Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 22, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

HEARING ON THE TECHNICAL UPDATE TO TITLE 22
PROJECT R2011-00518-(1-5)
ADVANCE PLANNING CASE NUMBER 201100007
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)

SUBJECT

The action is to amend Title 22 (Planning and Zoning). The Technical Update to Title 22 is a project to comprehensively update Title 22 in order to improve the administration and implementation of Title 22.

IT IS RECOMMENDED THAT THE BOARD, AFTER THE PUBLIC HEARING:

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) per Section 15305 (Class 5, Minor Alterations in Land Use Limitations) and per Guidelines Section 15061(b)(3). The Technical Update to Title 22 is administrative in nature and has no physical effect on the environment.

2. Approve the recommendation of the Regional Planning Commission (Commission) to amend Title 22 of the Los Angeles County Code as reflected in the draft ordinance.

3. Indicate the Board of Supervisors' (Board) intent to approve the Technical Update to Title 22 (Advance Planning Case No. 20110007).

4. Instruct County Counsel to prepare the final ordinance amending the County Code as recommended by the Commission and submit to the Board for its consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Technical Update to Title 22 will amend Title 22 by repealing and replacing the existing Title 22. The objectives of the amendment are to:

- Reorganize, clarify, and simplify Countywide standards and procedures.
- Combine logical information into sections, chapters, and divisions.
- Correct errors and omissions.
- Incorporate tables and figures to illustrate complex information and add or modernize maps.
- Reorganize and provide minimal edits to community standards districts.
- Incorporate specific plans that were adopted and held separate from Title 22.

The Technical Update to Title 22 will not add new uses or standards, nor incorporate policy memos. Changes such as these may be addressed as separate and future policy-specific updates to Title 22. The Commission recommended this action to the Board after conducting six public hearings.

The last comprehensive update to Title 22 was completed in 1974. In its entirety, the existing Title 22 is functionally sound. However, since the 1974 update, the laws and regulations of planning and development have evolved and portions of Title 22 have become complicated, unwieldy, or obsolete. In order to address the resultant inefficiencies in the administration and implementation of Title 22, the Board authorized the Zoning Code Streamlining Project on June 21, 2004. Subsequently, the Zoning Code Streamlining Project evolved into the Zoning Ordinance Update Program and further evolved into the Technical Update to Title 22.

Implementation of Strategic Plan Goals

The ordinance is compatible with, and supportive of, the policies of the Los Angeles County General Plan in that the Technical Update to Title 22 improves governmental effectiveness by making the Planning and Zoning Code easier to navigate and understand.

The ordinance is consistent with the County's Strategic Plan (Goal 1: Operational Effectiveness/Fiscal Sustainability) in that the Technical Update to Title 22 will "maximize the effectiveness of process, structure, operations, and strong fiscal management to support timely delivery of customer-oriented and efficient public services."

FISCAL IMPACT/FINANCING

Adoption of this ordinance will not result in additional costs to the County. Implementation and enforcement of the ordinance is an ongoing responsibility of the Department of Regional Planning and thus covered by Department of Regional Planning's operating budgets.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

The Commission considered the ordinance, Technical Update to Title 22, over a series of public hearings. Public hearings were held on June 18, 2014; July 30, 2014; September 17, 2014; December 10, 2014; and April 22, 2015. On April 22, 2015, the Commission considered the entire proposed Technical Update (Volumes I, II, and III), closed the public hearing, and adopted the resolution to recommended the Board consider and adopt the ordinance at a public hearing with a vote of 4-0.

ENVIRONMENTAL DOCUMENTATION

The adoption of the Technical Update is exempt from CEQA per Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and per Guidelines Section 15061(b)(3). The Technical Update to Title 22 is administrative in nature and has no physical effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposal is anticipated to have a positive impact on current services or projects. The Technical Update improves governmental effectiveness by making Title 22 easier to understand and use for both the Department of Regional Planning and the public. This will result in creating efficiencies in the Department of Regional Planning's operations and functions.

For further information, please contact Mr. Bruce Durbin at (213) 974-6432 or bdurbin@planning.lacounty.gov.

Respectfully submitted,

Richard J. Bruckner
Director

RJB:MC:BD:AN:an:ems

Attachments:

1. Resolution
2. Draft Ordinance
3. Regional Planning Commission Hearing Packages

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

S_AP_092215_BL_TECH_UPDATE_TITLE_22

LOS ANGELES COUNTY BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING:	September 22, 2015
DEPARTMENT NAME:	REGIONAL PLANNING
BOARD LETTERHEAD:	DEPARTMENT
SUPERVISORIAL DISTRICT AFFECTED	1-5
VOTES REQUIRED	3
CHIEF INFORMATION OFFICER'S RECOMMENDATION	NONE

**** * * * ENTRY MUST BE IN MICROSOFT WORD * * * ****

Instructions: To comply with the Brown Act requirement the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for; with whom the action is being taken; fiscal impact, including money amounts, funding sources, and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

PROJECT NO.: R2011-00518-(1-5)
CASE NO.: Advance Planning Case Number 201100007

PUBLIC HEARING: September 22, 2015

BOARD AGENDA TEXT: Hearing on Project No. R2011-00518-(1-5) and Advance Planning Case No. 201100007, the Technical Update to Title 22 (Planning and Zoning); the Technical Update to Title 22 is a project to comprehensively revise Title 22 in order to make it clear, concise, and easy to use; the project will reorganize and simplify the existing code, correct errors and omissions, streamline administrative procedures, and remove obsolete and redundant regulations; the project will not add new uses or standards, nor incorporate policy memos; find that the adoption of the ordinance are exempt from CEQA (Class 5); and instruct County Counsel to prepare the final ordinance amending Title 22. (The Regional Planning Commission has recommended approval of this project.) **(Department of Regional Planning)**

BOARD LETTER COVER SHEET

Agenda Date: September 22, 2015

Subject: **DEPARTMENT OF REGIONAL PLANNING**
PROJECT R2011-00518-(1-5)
ADVANCE PLANNING CASE NO. 201100007
TO AUTHORIZE THE TECHNICAL UPDATE TO TITLE 22
(ALL SUPERVISORIAL DISTRICTS)
(3-VOTES)

If the Board Agenda item requires clearance from County Counsel or Chief Information Officer, explain where you are in that review process. If not, please indicate that it is not required.

Project does not require clearance from County Counsel or CIO.

If there is an urgency to the Board Agenda item, explain the urgency, citing the reason for the urgency (including the drop-dead due date) and consequences if the due date is missed. If not, please indicate that there is no urgency.

Project is not urgent.

Is this a Consent Agenda item? Check the appropriate box below and explain why for either item.

☐ Consent

☒ Not Consent. This item requires a de novo public hearing.

Board Notification:

☒ Yes (see attached)

☐ No (please explain why not)

Contact person for the Board Agenda item, division, phone number, and e-mail address.

Bruce Durbin
Department of Regional Planning, Ordinance Studies Section
(213) 974-6432
bdurbin@planning.lacounty.gov

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

WHEREAS, the Regional Planning Commission (Commission) of the County of Los Angeles (County) conducted a public hearing on April 22, 2015; December 10, 2014; September 17, 2014; August 20, 2014; July 30, 2014; and June 18, 2014, regarding Project Number R2011-00518-(1-5), the proposed Technical Update to Title 22 (Technical Update).

WHEREAS, the Board of Supervisors authorized the Zoning Code Streamlining Project on June 21, 2004. Subsequently, the Zoning Code Streamlining Project evolved into the Zoning Ordinance Update Program and further evolved into the Technical Update.

WHEREAS, the proposed Technical Update to Title 22 (Technical Update) comprehensively updates Title 22, the County's Planning and Zoning code, according to the following:

1. The Technical Update reorganizes, clarifies, and simplifies countywide standards and procedures.

2. The Technical Update combines logical information into sections, chapters, and divisions.

3. The Technical Update corrects errors and omissions.

4. The Technical Update adds tables and figures to illustrate complex information and adds or modernizes maps.

5. The Technical Update will not add new uses or standards, nor incorporate policy memos. Changes such as these may be addressed as separate and future topic- or policy-specific updates to Title 22.

6. The Technical Update reorganizes and provides minimal edits to community standards districts.

7. The Technical Update incorporates specific plans that were adopted and held separate from Title 22 into Title 22 with no changes made.

WHEREAS, the Technical Update will amend Title 22 by replacing it with the attached Title 22, consisting of:

1. Volume I – Countywide Provisions

    a. Division 1 (Introductory Provisions)

    b. Division 2 (Definitions)

    c. Division 3 (Zones)

    d. Division 4 (Combining Zones and Supplemental Districts)

    e. Division 5 (Special Management Areas)

f. Division 6 (Development Standards)

g. Division 7 (Standards for Specific Uses)

h. Division 8 (Permits, Reviews, and Legislative Actions)

i. Division 9 (Administration)

2. Volume II – Community Standards Districts

3. Volume III – Specific Plans

WHEREAS, the Commission finds as follows:

1. The Technical Update represents a comprehensive effort to update Title 22, which was last comprehensively updated in 1974.

2. At the June 18, 2014 public hearing, the Commission considered Divisions 8 and 9.

3. At the July 30, 2014 public hearing, the Commission considered Divisions 3 and 7.

4. At the September 17, 2014 public hearing, the Commission considered Divisions 1, 2, 4, 5, and 6.

5. At the December 10, 2014 public hearing, the Commission considered Volume I in its entirety and reviewed the scope of work for Volumes II and III.

6. At the April 22, 2015 public hearing, the Commission considered the entire proposed Technical Update: Volumes I, II, and III.

7. Pursuant to Section 22.60.174 of Title 22, the public hearing notice was published in the Los Angeles Times on May 16, 2014. In addition to the minimum notification requirements, Staff also: (1) published the public hearing notice in the Antelope Valley Press on May 16, 2014 and La Opinion on May 17 and 24, 2014, (2) also emailed courtesy public hearing notices to 1,000 people for each public hearing date, and (3) made presentations to nine community groups.

8. Two comments were received from the public regarding the Technical Update. The first comment requested that OS Staff review Chapter 22.180 on “Modifications and Revocations” for an omission. OS Staff determined that a section had been omitted from the existing code and that OS Staff would update the draft. The second comment requested information on how the Technical Update would affect a specific property. Since the Technical Update will not add new uses, standards, nor incorporate policy memos, the specific property is not affected.

9. The Technical Update is compatible with and supportive of the policies of the Los Angeles County General Plan in that improves governmental effectiveness by making Title 22 easier to understand and use.

10. The Technical Update is consistent with the County's Strategic Plan in that it will "maximize the effectiveness of process, structure, operations, and strong fiscal management to support timely delivery of customer-oriented and efficient public services" (Goal #1 Operational Effectiveness/Fiscal Sustainability).

11. The adoption of the Technical Update is exempt from California Environmental Quality Act (CEQA) per Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and per Guidelines Section 15061(b)(3). The Technical Update is administrative in nature and has no physical effect on the environmental.

12. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Administration, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Supervising Regional Planner of the Ordinance Studies Section, Los Angeles County Regional Planning.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the amendment to Title 22 of the Los Angeles County Code to adopt the Technical Update to Title 22; and

2. That the Board find the adoption of the Technical Update to Title 22 is exempt from California Environmental Quality Act.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on April 22, 2015.

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Tracy D. Swann
Senior Deputy County Counsel

ORDINANCE NO._____

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, relating to the Technical Update to Title 22.

The Board of Supervisors of the County of Los Angeles ordains as follows:

…

SECTION 1. Title 22 – Planning and Zoning is hereby repealed.

SECTION 2. Title 22 – Planning and Zoning is hereby added to read per the attached Title 22 – Planning and Zoning.

DRAFT

TITLE 22 (PLANNING AND ZONING)

Volumes:

Volume I – Countywide Provisions
Volume II – Community Standards Districts
Volume III – Specific Plans

VOLUME I:
COUNTYWIDE PROVISIONS

Divisions:

Division 1 (Introductory Provisions)
Division 2 (Definitions)
Division 3 (Zones)
Division 4 (Combining Zones and Supplemental Districts)
Division 5 (Special Management Areas)
Division 6 (Development Standards)
Division 7 (Standards for Specific Uses)
Division 8 (Permits, Reviews, and Legislative Actions)
Division 9 (Administration)

DIVISION 1: INTRODUCTORY PROVISIONS

Chapters:

Chapter 22.02 Title, Purpose, and Components
Chapter 22.04 Rules for Provisions, Language, Measurement, and Interpretation
Chapter 22.06 Zones, Zoned Districts, and Zoning Map

Chapter 22.02 Title, Purpose, and Components

Sections:

22.02.010 Title
22.02.020 Purpose
22.02.030 Applicability of Title 22
22.02.040 Administration of Use Classifications
22.02.050 Consistency with the General Plan
22.02.060 Condition of Land Use Approval
22.02.070 Application Where Violation Exists
22.02.080 Approval Does Not Legalize Nuisances
22.02.090 Approvals Run with the Land
22.02.100 Severability

22.02.010 Title

Title 22 (Planning and Zoning) of the Los Angeles County Code shall be known and cited as this “Title 22,” the “Zoning Ordinance,” or the “Zoning Code.”

22.02.020 Purpose

It is hereby declared that in the creation by the ordinance set out in this Title 22 of the respective zones set forth herein, the Board of Supervisors has given due and special consideration to the peculiar suitability of each and every such zone herein created for the particular uses enumerated therefor, the area requirements, density of land occupancy, and the necessary, proper, and comprehensive groupings and arrangements of the various industries, businesses, and population of the unincorporated area of the County of Los Angeles and in relation with established plans in the incorporated areas of the County in accordance with a well considered master plan of land use for the development of the entire County, paying particular attention to those areas in said unincorporated territory wherein more densely populated communities have arisen, giving to such communities urban characteristics.

22.02.030 Applicability of Title 22

A. **Applicability.**

1. This Title 22 shall apply to all properties within the unincorporated area of Los Angeles County, including all uses, buildings, structures, and land owned by any private person, firm, corporation, or organization, or the County or other local, state, or federal agencies.
2. Governmental and quasi-government agencies may be exempt from portions of this Title 22 per the California Government Code.

B. **Compliance.** No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, or moved except as permitted in this Title 22.

C. **Provisions Interpreted as Minimum Requirements.** In interpreting and applying the provisions of this Title 22, they shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

D. **Regulations Not Exclusive.** This Title 22 shall not relieve a person from the responsibility of complying with all other applicable regulations of any other County, State, or federal agency.

E. **Amendments and Additional Included.** Whenever reference is made to this Title 22 or any portion of this Title 22, the reference applies to all amendments and additions made hereafter.

22.02.040 Administration of Use Classifications

A. **Principal Use.** In determining compliance with this Title 22 as it applies to the uses listed in the basic zones, each principal use shall be considered a separate use, provided:

1. The accessory uses, buildings, or structures shall be deemed an integral part of each principal use; and
2. That more than one principal use may be placed on a single lot where not in conflict with other provisions of this Title 22.

B. **Accessory Use.** The Director shall determine whether a use or structure may be considered accessory pursuant to the definitions contained in this Title 22.

22.02.050 Consistency with the General Plan

Notwithstanding the current zone classification applicable to any lot, if that zone classification does not conform to the General Plan affecting the same lot, then building permits may be issued only for those land uses which are authorized by both the zone and the objectives, policies, and land uses specified in the General Plan.

22.02.060 Condition of Land Use Approval

As a condition of the approval of a zoning permit, the applicant shall agree to reimburse the County for any court and attorney's fees which the County may be required by a court to pay as a result of any claim or action brought against the County relating to or arising out of such approval. Although the applicant is the real party in interest in such an action, the County may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the applicant of its obligations under this condition.

22.02.070 Application Where Violation Exists

A. No application required pursuant to this Title 22 shall be accepted for processing or approved where an existing land use, not previously authorized by any statute or ordinance, is being maintained or operated in violation of any applicable provision of this Title 22, or any condition of approval of a land use permit. This provision applies to the operation of land uses only, and does not affect buildings or structures which do not conform to development standards.

B. Where in his sole discretion the Director, whose determination shall be final, determines that the use in question is consistent with the objectives, goals, and policies of the General Plan, or that the continuation of said use is essential or desirable to the public convenience or welfare, this provision shall not apply.

22.02.080 Approval Does Not Legalize Nuisances

Any approval granted pursuant to this Title 22 shall not authorize nor legalize the maintenance of any public or private nuisance.

22.02.090 Approvals Run with the Land

Any approval granted pursuant to this Title 22 and is valid and in effect shall adhere to the land. The approval, including any applicable conditions or requirements, shall continue to be valid upon change of ownership of the subject land or any lawfully existing structure from the effective date of the approval, except if and when the approval expires and becomes void in compliance with this Title 22 or as otherwise specified in the approval.

22.02.100 Severability

If any provisions of the ordinance codified in this Title 22, or the application thereof to any person or circumstance is held invalid, the remainder of this Title 22, and the application of such provision to other persons or circumstances, shall not be affected thereby.

Chapter 22.04 Rules for Provisions, Language, Measurement, and Interpretation

Sections:

22.04.010 Purpose
22.04.020 Provisions Not Exclusive—More Restrictive Provisions Govern
22.04.030 Yards, Highway Lines, and Highways
22.04.040 Rules for Language
22.04.050 Rules for Measurement
22.04.060 Interpretation of Rules

22.04.010 Purpose

The purpose of this Chapter is to provide clear and consistent direction in the interpretation of this Title 22. The rules and use of words and phrases explained in this Chapter shall apply throughout this Title 22.

22.04.020 Provisions Not Exclusive—More Restrictive Provisions Govern

No part of Title 22 shall be deemed or construed to repeal, amend, modify, alter, or change any other ordinance or any part thereof not specifically repealed, amended, modified, altered, or changed herein, except in such particulars or matters as this title is more restrictive than such other ordinances or part thereof; and that in all particulars wherein this Title 22 is not more restrictive, each such other ordinance shall continue and shall be in full force and effect.

22.04.030 Yards, Highway Lines, and Highways

A. **Establishment—Purpose.** In order to provide for adequate open spaces and the admission thereto of light and air, and to provide adequate visibility to the operators of motor and other vehicles along streets, highways, and parkways, and at the intersection thereof, the yards provided in Division 3 (Zones) and any Combining Zone identified in Section 22.06.030 (Combining Zones) and the yards and highway lines provided for in Chapter 22.110 (General Site Regulations) and Chapter 22.116 (Highway Lines, Road Dedication, and Access) are created and established as part of a comprehensive system of yard and highway lines covering the unincorporated territory of the County.

B. **Use Restrictions.** A person shall not use any building, structure, equipment, or obstruction within any yard or highway line except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this Title 22.

C. **Supplemental Districts and General Site Regulations Provisions Applicable When.** Where a different yard requirement is established by any Supplemental District identified in Section 22.06.040 (Supplemental Districts) or Chapter 22.110 (General Site Regulations), it shall supersede the yard requirements contained elsewhere in this Title 22.

22.04.040 Rules for Language

The following rules for language shall apply:

A. The following conjunctions shall be interpreted as follows:

1. "And" indicates that all connected words or provisions shall apply.
2. "Or" indicates that the connected words or provisions may apply individually or in any combination.
3. "Either . . . or" indicates that the connected words or provisions shall apply individually but not in combination.

B. All references to departments, committees, commissions, boards, or other public agencies, and public officials are to those of the County, unless stated otherwise.

C. All references to Department, Director, and Commission in this Title 22 are to those of the County of Los Angeles Department of Regional Planning, unless stated otherwise.

D. All references to the Board are to those of the Los Angeles County Board of Supervisors, unless stated otherwise.

E. All references to the General Plan are to those of the Los Angeles County General Plan.

F. All references to days are to calendar days, unless stated otherwise.

G. All references to lists of items or examples that use terms such as "including," "such as," or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

H. The words "shall," "will," "must," and "is to" shall mean mandatory requirements.

I. The words "should" or "may" shall mean that the provisions are optional, subject to the Department's discretion.

J. The present tense includes the past and future tenses, and the future tense includes the present.

K. The singular number includes the plural and the plural includes the singular.

L. Section and subsection headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any section.

22.04.050 Rules for Measurement

The following rules for measurement shall apply:

A. **Fractions.**

1. ***Parking Spaces***. Rounding for parking spaces shall comply with Section 22.112.060.C (Fractions).

2. ***Dwelling Units.***

a. *Rounding.* When this Title 22 requires consideration of dwelling units and the result of a calculation contains a fraction of a whole number, the results shall be rounded down to the nearest whole number.

b. *Exception for State Affordable Housing Density Bonus.* For projects eligible for bonus density pursuant to Section 65915 of the California Government Code, or any successor statute, any fractional number of permitted bonus density units shall be rounded up to the next whole number.

3. ***Other Fractions***. Notwithstanding Subsections A.1 and A.2, above, when a measurement is expressed in terms of maximum or minimum limits or requirements, any other fractional measurement shall not be rounded. For example, if a maximum height for a building is 35 feet and the proposed building actually measures 35 feet and 6 inches, then the height is not in compliance with the requirement.

B. **Distance.**

1. ***Measurements are Shortest Distance.***

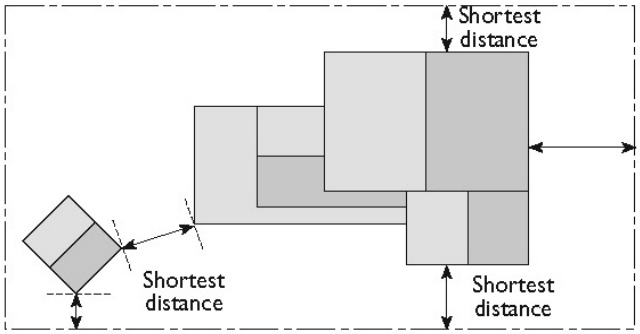
a. Measurement of a required shall be made from the closest or shortest distance between the two objects. For example, see Figure 22.04.040-A, below.

b. The following shall be excluded when measuring required distances:

i. Projections, as permitted in Section 22.110.090 (Projections into Yards).

ii. The below-ground portion of a basement.

FIGURE 22.04.040-A:MEASUREMENTS ARE SHORTEST DISTANCE



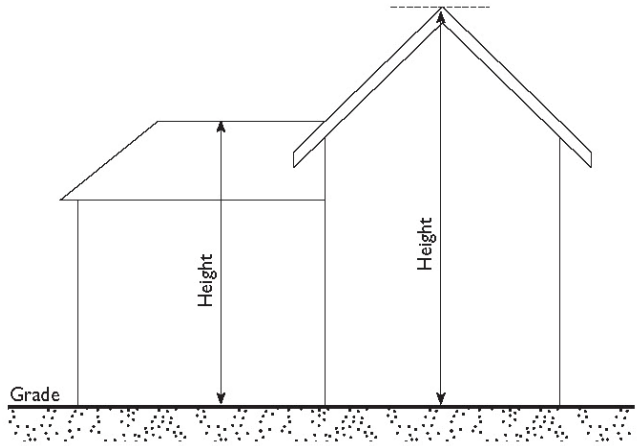
2. ***Distances are Measured Horizontally***. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. Distances shall not be measured by following the topography or slope of the land. For example, see Figure 22.04.040-B, below.

FIGURE 22.04.040-B:DISTANCES ARE MEASURED HORIZONTALLY

C. **Height.**

1. ***Measuring Height***. Measurement of the height of building or structure shall be the plumb line distance from the point being measured to the grade. For example, see Figure 22.04.040-C, below.

FIGURE 22.04.040-C:MEASURING HEIGHT



D. **Flag Lot Width and Depth.** Measurement for the average width and depth of a flag lot shall comply with Section 22.110.170.A (Measurement).

E. **Gross Floor Area and Floor Area Ratio.**

1. ***Gross Floor Area.*** Gross floor area shall be the total gross area of all floors of a building expressed in square feet.

   a. *Included in Gross Floor Area.* Gross floor area shall be the total building area, measured from the exterior of the building walls, of all floors of a building expressed in square feet.

   b. *Excluded from Gross Floor Area*. Gross floor area shall exclude:

      i. Parking structures, garages, carports, or other areas designated for parking and loading, or vehicular access to parking and loading spaces, as these structures shall be counted separately.

      ii. Unenclosed exterior balconies, decks, porches, courts, and stairs.

      iii. Buildings or structures for housing building operating equipment or machinery.

      iv. Cellars.

      v. Attics, if not a habitable room as defined by Title 26 (Building Code) of the County Code.

2. ***Floor Area Ratio***. Floor area ratio shall be the numerical value obtained through dividing the above ground gross floor area of a building or buildings located on a lot by the total area of such lot. Floor area ratio is expressed as a decimal number and shall be rounded to the tenths place.

F. **Lot Coverage.**

1. ***General*.**

a. Lot coverage shall be the ratio of the total footprint area of all buildings and structures on a lot to the net lot area, expressed as a percentage with a decimal number to the hundredths place.

b. For examples of this Subsection F, see Figure 22.04.040-D, below.

2. ***Included in Lot Coverage***. Lot coverage shall include:

a. The footprints of all principal and accessory building and structures, including garages, carports, covered patios, and roofed porches. The footprint shall be measured from the exterior walls or the exterior supports, and include all habitable and non-habitable rooms, and interior walls and partitions.

b. Unenclosed and unroofed decks, uncovered patio slabs, porches, landings, balconies, and stairways.

c. Eaves and roof overhangs that project more than two-and-one-half feet from the building wall.

d. The first floor of atrium and all lobby areas.

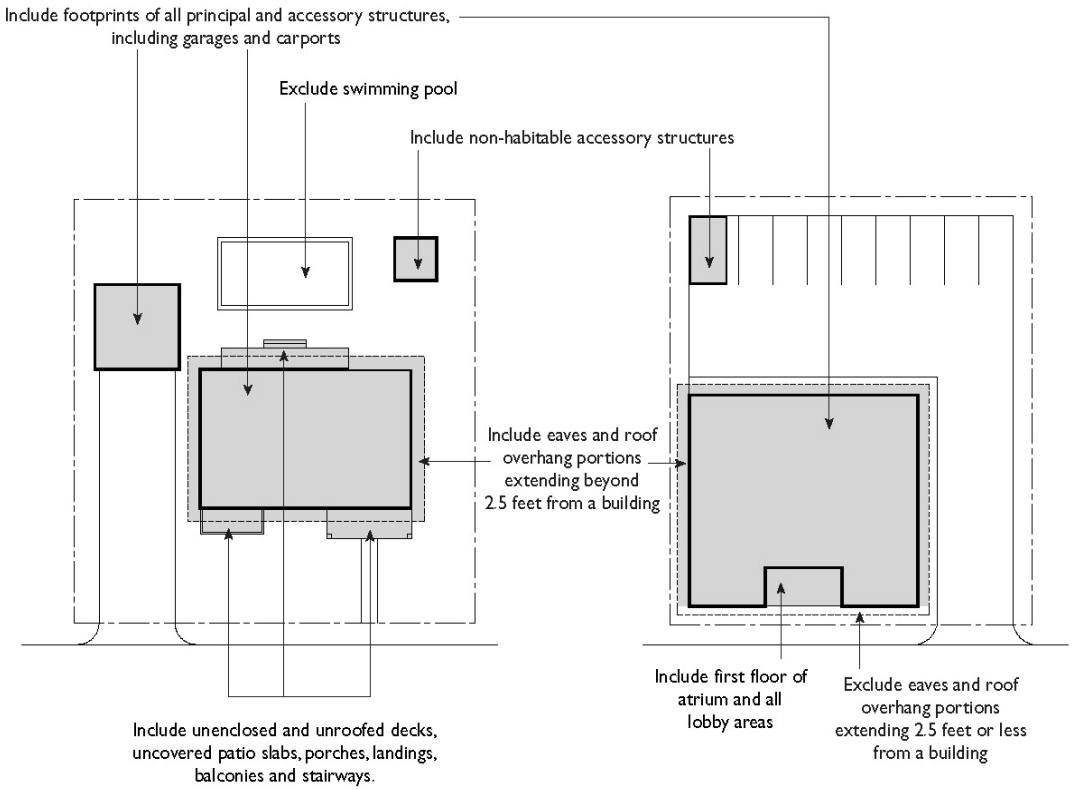
3. ***Excluded from Lot Coverage***. Lot coverage shall exclude:

a. Uncovered walkways, driveways, and landscaping.

b. Eaves and roof overhangs when projecting less than two-and-one-half feet from the building wall.

c. Swimming pools and hot tubs that are not enclosed in roofed buildings, structures, or decks.

FIGURE 22.04.040-D:LOT COVERAGE



G. **Days.** Whenever a specific number of days are specified by the Department, if the last of the specified number of days falls on a day that the Department is not open for business the time limit shall extend to the following business day.

22.04.060 Interpretation of Rules

The Director may make interpretations for any provision or measurements not expressly identified in this Chapter and provide clarification of these rules and their application, in compliance with Section 22.236 (Interpretations).

Chapter 22.06 Zones, Zoned Districts, and Zoning Map

Sections:

22.06.010 Zones Established
22.06.020 Suffixes to Zoning Symbols
22.06.030 Combining Zones
22.06.040 Supplemental Districts
22.06.050 Special Management Areas
22.06.060 Zoned Districts Established
22.06.070 Zoning Map

22.06.010 Zones Established

A. In order to classify regularly and restrict the location of trades and industries and the location of buildings for special uses, and the use and area of premises for the general welfare of the County as regulations for the execution of the General Plan pursuant to Chapters 3 and 4 of Title 7 (Planning and Land Use) of the California Government Code, or any statute superseding those chapters, the unincorporated area of the County is divided into classes of zones, according to Table 22.06.010-A, below.

TABLE 22.06.010-A:ZONES	
Abbreviation	***Full Name***
Agricultural, Open Space, Resort and Recreation, and Watershed Zones	
A-1	Light Agricultural
A-2	Heavy Agricultural
O-S	Open Space
R-R	Resort and Recreation
W	Watershed
Residential Zones	
R-A	Residential Agricultural
R-1	Single-Family Residence
R-2	Two-Family Residence
R-3	Limited Multiple Residence
R-4	Unlimited Residence
RPD	Residential Planned Development
Commercial Zones	
C-1	Restricted Commercial
C-2	Neighborhood Commercial
C-3	Unlimited Commercial
C-H	Commercial Highway
C-M	Commercial Manufacturing

C-R	Commercial Recreation
CPD	Commercial Planned Development
Industrial Zones	
M-1	Light Manufacturing
M-1.5	Restricted Heavy Manufacturing
M-2	Heavy Manufacturing
M-2.5	Aircraft, Heavy Industrial
M-3	Unclassified
D-2	Desert-Mountain
MPD	Manufacturing - Industrial Planned Development
Special Purpose Zones	
IT	Institutional
MXD	Mixed Use Development
SP	Specific Plan
SR-D	Scientific Research and Development
P-R	Restricted Parking
Buffer Zones	
B-1	Buffer Strip
B-2	Corner Buffer Strip

B. Zones designated in Subsection A, above, shall be deemed the basic zone.

22.06.020 Suffixes to Zoning Symbols

The letter "U," where used as a suffix to a zoning symbol, in combination with a numeral, shall designate the required area per dwelling unit in terms of units per net acre. For example, R-3-30U permits a maximum of 30 dwelling units per net acre.

22.06.030 Combining Zones

Combining Zones are established according to Table 22.06-030-A, below. Combining Zones are established as additional zone designations used in combination with the basic zone.

TABLE 22.06.030-A:COMBINING ZONES	
Abbreviation	***Full Name***
-BE	Billboard Exclusion
-DP	Development Program
-P	Parking
-CRS	Commercial—Residential

22.06.040 Supplemental Districts

Supplemental Districts are established according to Table 22.06.040-A, below. The regulations of each such Supplemental District shall supersede the specific

regulations of the basic zone to which the district is added in the manner indicated for each type of district.

TABLE 22.06.040-A:SUPPLEMENTAL DISTRICTS	
Abbreviation	***Full Name***
EQD	Equestrian District
Setback District	Setback District
Flood Protection District	Flood Protection District
Noise Insulation	Noise Insulation Program
CSD	Community Standards District
ROLD	Rural Outdoor Lighting District
TOD	Transit Oriented District

22.06.050 Special Management Areas

Special Management Areas are established according to Table 22.06.050-A, below.

TABLE 22.06.050-A:SPECIAL MANAGEMENT AREAS	
Abbreviation	***Full Name***
HM	Hillside Management
SEA	Significant Ecological Area

22.06.060 Zoned Districts Established[2]

Zoned Districts are established according to Table 22.06.060-A, below.

TABLE 22.06.060-A:ZONED DISTRICTS	
District No.	***Zoned District Name***
3	Altadena
6	East Side Unit No. 1
7	Walnut Park
8	South Santa Anita — Temple City
9	East San Gabriel
10	La Canada
11	San Pasqual
12	East Pasadena
13	City Terrace
14	East Side Unit No. 2
15	Stark Palms
16	La Crescenta
20	Rosemead
21	San Jose
26	Montrose
29	East Los Angeles
31	Lancaster
33	Norwalk

TABLE 22.06.060-A:ZONED DISTRICTS	
34	Willowbrook — Enterprise
35	Irwindale
36	East Compton
41	Central Gardens
43	Whittier Downs
44	Roosevelt Park
45	Covina Highlands
46	Duarte
47	La Habra Heights
48	Sunshine Acres
49	Northwest El Monte
51	East Side Unit No. 4
52	Walnut
53	Pico
54	Palmdale
55	La Rambla
57	Athens
58	Gage-Holmes
60	Compton-Florence
61	Azusa-Glendora
63	Lennox
64	Firestone Park
66	Harbor City
67	South Arcadia
68	View Park
69	Baldwin Hills
70	San Dimas
74	Del Aire
75	Mount Gleason
76	Puente
77	East Whittier
78	South San Gabriel
79	North Claremont
81	Bandini
82	Southeast Whittier
84	Paramount
85	Northeast Pasadena
86	Gardena Valley
87	Charter Oak
89	Playa Del Rey
91	Lakewood
92	Los Nietos-Sante Fe Springs

TABLE 22.06.060-A:ZONED DISTRICTS	
93	Artesia
95	North Palmdale
96	South El Monte
97	Workman Mill
98	Quartz Hill
99	Five Points
100	Castaic Canyon
101	Rolling Hills
103	Del Amo
105	Carson
106	Sand Canyon
107	Littlerock
108	Whittier Narrows
109	Leona Valley
110	The Malibu
111	Victoria
112	Palos Verdes Peninsula
115	Antelope Valley West
116	Antelope Valley East
117	Soledad
118	Newhall
119	Bouquet Canyon
120	Mountain Park
121	San Gabriel Watershed
122	Chatsworth
123	Franklin Canyon
124	Sawtelle
126	Hacienda Heights
127	Santa Catalina Island
128	West Athens-Westmont
UC	Universal City
Notes: [1] Section 437, Hacienda Heights, was created from portions of Sections 358, La Habra Heights; 387, Puente; 388, East Whittier; and 408, Workman Mill. [2] Beginning with Ord. 90-0151Z, ordinances rezoning portions of the above districts have amended this Section rather than the section of Ord. 1494 which established the district. [3] The above list includes current districts. Districts that have been removed from County zoning jurisdiction through incorporations and annexations of the unincorporated area are not included in this list.	

22.06.070 Zoning Map

A. **Zoning Map.** The boundaries of the zones established by this Title 22 are shown on the Zoning Map. The Zoning Map shall be maintained in the County's geographic information system. The Zoning Map is hereby

incorporated into this Title 22 and may be amended pursuant to this Title 22 and Title 7 (Planning and Land Use) of the California Government Code.

B. **Boundaries.** Where the boundaries of any zone are not clearly determined or shown on the Zoning Map, the Director shall make an interpretation in accordance with Chapter 22.236 (Interpretations).

C. **Zoning for Vacated Streets and Alleys.** Where a public street or alley is officially vacated, the zoning regulations applicable to the abutting property shall apply to the vacated portion.

D. **Property Divided by Zone Boundaries.** If a zone boundary divides a lot where either or both portions of such lot created by such division are not in Zones -P, B-1, or B-2, and are of such size and shape that no part of such portion is more than 50 feet from such zone boundary, then that portion or portions not in Zones -P, B-1, or B-2, and of such size and shape that no part of such portion is more than 50 feet from such zone boundary may be used for any purpose permitted in the other portion of such lot if such lot is:

1. Shown as a single lot on a final subdivision map which map was recorded with the Registrar-Recorder/County Clerk after the effective date of such zone boundary; and

2. At all times since the recording of such final map, in undivided ownership.

DIVISION 2: DEFINITIONS

Chapters:

Chapter 22.14 Definitions

Chapter 22.14 Definitions

Accessory building or structure. A detached building or structure that is subordinate and incidental in use to the principal building or use on the same lot, and located in the same or a less restrictive zone.

Accessory use. A use customarily incidental to, related, and clearly subordinate to a principal use established on the same lot, which accessory use does not alter said principal use nor serve property other than the lot on which the principal use is located. "Appurtenant use" means the same as accessory use.

ADA. The Americans with Disabilities Act of 1990.

Adjacent. Two or more lots separated only by an alley, street, highway, or recorded easement, or two or more objects that lie near or close to each other.

Adjoining. Two or more lots that share a common boundary line, or two or more objects that are in contact with each other. Lots which touch at corners only shall not be deemed adjoining. “Abut,” “abutting,” and “contiguous” shall mean the same as “adjoining.”

Adult. A person who is 18 years of age or older.

Adult business. Any terms used in Chapter 22.150 (Adult Business Permits) that relate to an adult business which are defined in Section 7.92.020 of Title 7 (Business Licenses Code) of the County Code shall have the meaning set forth in that Section.

Adult residential facility. Any facility that provides 24-hours-a-day nonmedical care and supervision to adults, as defined and licensed under the regulations of the State of California.

Affordable Housing and Density Bonus. The following terms are defined solely for the purpose of Chapter 22.168 (Housing Permits) and Chapter 22.120 (Density Bonuses and Affordable Housing Incentives):

Affordable housing costs. The amounts set forth in Section 50052.5 of the California Health and Safety Code.

Affordable rents. The amounts set forth in Section 50053 of the California Health and Safety Code.

Area median income. The current median annual household income for Los Angeles County as estimated yearly by the United States Department of Housing

and Urban Development or as published by the California Department of Housing and Community Development.

Child care facility. See “Child care center.”

Common interest development. A community apartment project, condominium project, planned development, or stock cooperative, as defined in Section 1351 of the California Civil Code.

Housing development. One or more groups of projects for residential units constructed in the planned development of the County, including a subdivision or a common interest development approved by the County and consists of residential units or unimproved residential lots, and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multi-family dwelling, as defined in Section 65863.4(d) of the California Government Code, where the result of rehabilitation would be a net increase in available residential units.

Housing set-aside. Housing reserved for very low, lower, or moderate income households, and for senior citizens, as described in Section 22.120.040 (Density Bonus), unless otherwise specified.

Incentive. A reduction in a development standard or a modification of the zoning code, or other regulatory incentive or concession, as specified in Section 65915(k) of the California Government Code or any successor statute, proposed by the developer or County that results in identifiable, financially sufficient, and actual cost reductions.

Low income. An annual income for a person or a family which does not exceed 80 percent of the area median income, as defined in Section 50093 of the California Health and Safety Code.

Lower income. An annual income for a household which does not exceed 80 percent of the area median income, as specified by Section 50079.5 of the California Health and Safety Code.

Major bus route. A bus route with a frequency of service interval of 15 minutes or less during the morning or afternoon peak commute periods.

Mass transit station. A transit stop for a fixed rail system, or a major bus center. A transit station means one that is currently in use or whose location is proposed and for which a full funding contract has been signed by all funding partners or one for which a resolution to fund a preferred alignment has been

adopted by the Los Angeles County Metropolitan Transportation Authority or its successor agency.

Moderate income. An annual income for a person or a family which does not exceed 120 percent of the area median income, as specified by Section 50093(b) of the California Health and Safety Code.

Qualified project. A housing development that meets the requirements entitling the project to a density bonus, as described in Section 65915 of the California Government Code and Chapter 22.120 (Density Bonuses and Affordable Housing Incentives) of this Title 22.

Senior citizen. An individual who is at least 62 years of age, except that for senior citizen housing developments, a threshold of 55 years of age may be used, provided all applicable County, State, and federal regulations are met.

Senior citizen housing development. A housing development as defined in Section 51.3 of the California Civil Code.

Very low income. An annual income for a household which does not exceed 50 percent of the area median income, as specified by Section 50105 of the California Health and Safety Code.

Waiver or modifications of development standards. A waiver or modification of site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, charter amendment, or other local condition, law, policy, resolution, or regulation.

Aggrieved person. Any person who, in person or through a representative, appeared at a public hearing of the Coastal Commission or the County in connection with the decision or action appealed, or who, by other appropriate means prior to a hearing, informed the Coastal Commission or the County of the nature of his concerns or who for good cause was unable to do either. "Aggrieved person" includes the applicant for a permit and, in the case of an approval of a local coastal program, the County.

Agricultural pest control service. A business that engages in eradicating or controlling any pests liable to be dangerous or detrimental to agriculture. The business also engages in preventing, destroying, repelling, mitigating, or correcting any disorder of plants. This term shall not include a business that engage in termite eradication and/or pest control for homes and commercial structures.

Aircraft. Any manned contrivance used or designed for navigation of, or flight in, the air requiring certification and registration as prescribed by federal statute or

regulation. Notwithstanding the foregoing provisions of this definition, manned lighter-than-air balloons and ultralight vehicles as defined in the regulations of the Federal Aviation Administration (14 C.F.R. Part 103), whether or not certificated by the Federal Aviation Administration, shall not be considered to be aircraft for purposes of this Title 22.

Airport. This term shall have the same meaning as stated forth in Section 21013 (State Aeronautics Act) of the California Public Utilities Code.

Alley. A public or private right-of-way of less than 40 feet wide that provides vehicular access to the side or rear of properties abutting a street or highway.

Amateur Radio Antennas. The following terms are defined solely for the purpose of Section 22.140.040 (Amateur Radio Antennas):

> ***Amateur radio antenna.*** Any antenna, including a whip antenna, which is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.
>
> ***Antenna structure.*** An antenna and its supporting mast or tower, if any.
>
> ***Mast.*** A pole of wood or metal, or a tower fabricated of metal, used to support an amateur radio antenna and maintain it at the proper elevation.
>
> ***Whip antenna.*** An antenna consisting of a single, slender, rod-like element, which is supported only at or near its base.

Amphitheater. An unroofed or partially enclosed building or structure used for public assembly and/or entertainment, such as sporting events, theatrical performances, concerts and recitals, circuses, stock shows, and conventions. This term includes stadium, sports arena, circus, convention, and outdoor theater. This term shall not include an entertainment park or its accessory building or structures.

Aquaculture. An agricultural use that involves the controlled growing and harvesting of fish, shellfish, and plants in marine, brackish, and fresh water. For purposes of this Title 22, it shall be considered an agricultural use, and its products shall be considered agricultural products.

Arcade, game. Any premises where five or more games of skill or amusement devices are offered. Games and amusement devices include games of skill or chance, pinball machines, electric or video game machines, contests, devices, pool tables, and other tables, boards, or other amusement devices. Operation of these games or devices may require depositing of any coin, token, plate, disc, slug, card,

or key into any slot or receptacle, or by the payment of a fee. This term includes penny arcade.

Arcade, movie. This term shall have the same meaning as stated forth in Chapter 7.64 (Picture Arcades) in Title 7 of the County Code. This term shall not include a "theater" or a motion picture theater, as defined in Chapter 7.82 (Theaters) in Title 7 of the County Code.

Area of special flood hazard. The land within a flood plain, as identified by the Flood Insurance Rate Map (FIRM) of Los Angeles County, subject to a one percent or greater chance of flooding in any given year.

Automobile dismantling yard. Any premises used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the California Vehicle Code, including the buying, selling, or dealing in such vehicles or vehicle parts or component materials. It also includes the storage, sale, or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop.

Automobile impound yard. Any premises used for the temporary storage of vehicles which have been legally removed or impounded at the direction of a peace officer or by judicial order from public or private property as prescribed by law.

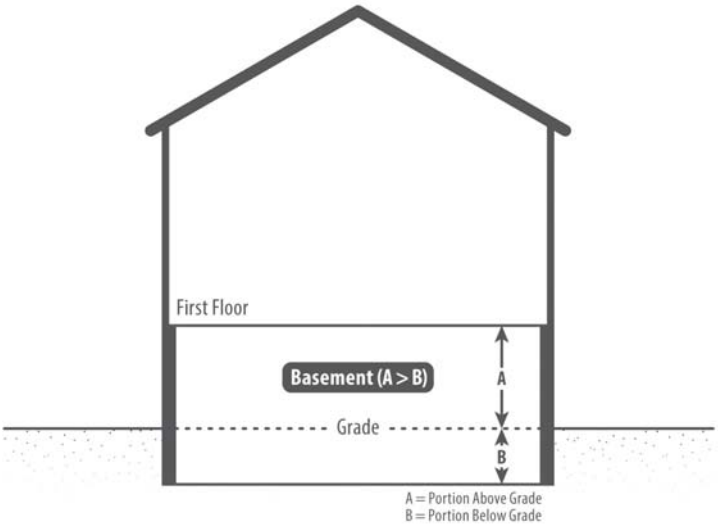
Automobile service station. Any premises where gasoline and other petroleum products are sold, and/or light maintenance activities such as engine tune-ups, oil changes, and other lubrication, minor repairs, and carburetor cleaning are conducted. Automobile service stations shall not include premises where heavy automobile maintenance activities, such as engine overhauls, automobile painting or body, and fender work are conducted.

Backfill. Earth, overburden, mine waste, or imported material used to replace material removed during mining operations.

Bar or tavern. Any premises where alcoholic beverages are sold for on-site consumption and is not accessory to a restaurant. This term does not include adult oriented business or nightclub.

Basement. The portion of a building between floor and ceiling, that is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling. For example, see Figure 22.14-A, below.

FIGURE 22.14-A: BASEMENT



Bench. A level area that interrupts a slope, with the intent to hold or limit rock falls, to provide working surfaces or access, and to control erosion.

Bicycle parking.

Bicycle parking space. A permanently maintained bicycle rack or other similar device which is designed for the secure storage of a standard size bicycle.

Bicycle rack. A fixture on which one or more bicycles can be secured.

Long-term bicycle parking. Bicycle parking intended for a period of two hours or longer, appropriate for residents, employees, transit users, and visitors to hotels in the nearby areas.

Short-term bicycle parking. Bicycle parking intended for a period of two hours or less, appropriate for persons making short visits to commercial establishments such as grocery and convenience stores, restaurants, coffee shops, bars and clubs, and offices such as medical, dental, and post offices.

Boarding house. As defined in Section 7.50.010 in Title 7 (Business Licenses) of the County Code, a lodging house or other facility maintained, advertised or held out to the public as a place where sleeping or rooming accommodations are available, with or without meals. This term includes “rooming house.”

Body piercing. The creation of an opening in the human body for the purpose of inserting jewelry or other decoration. This term shall include, but is not limited to, the piercing of an ear, lip, tongue, nose, or eyebrow. This term does not include piercing an ear with a disposable, single-use stud or solid needle that is applied using a

mechanical device to force the needle or stud through the ear. Nothing in this definition shall be deemed to restrict the activities of any licensed physician or surgeon.

Body piercing parlor. Any place of business where body piercing occurs.

Bookstore. Any premises which has a substantial or significant portion of its stock in trade books, magazines, periodicals, pamphlets, or newspapers.

Borrow pit. A site on a lot where dirt, soil, clay, decomposed granite, or other similar material is removed by excavation or otherwise for any purpose other than surface mining operations, or a grading project with off-site transport.

Building. A structure that has a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, belongings, or property.

Building frontage. The exterior building wall of a ground floor business establishment on the side of the building that fronts or is oriented towards a public street, highway, or parkway. "Building frontage" shall be measured continuously along the building wall for the entire length of the business establishment, including any portion not parallel to the remainder of the wall.

Building or structure, nonconforming due to standards. A primary or accessory building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in this Title 22 or any amendment thereto became effective, but which, due to the application of this Title 22 or any amendment thereto, no longer complies with all the applicable standards of development in the zone in which it is located. This term does not include a building or structure located in the Coastal Zone which is consistent with the provisions of this Title 22 with the exception of obtaining a Coastal Development Permit.

Building or structure, nonconforming due to use. A primary or accessory building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in this Title 22 or any amendment thereto became effective, but which, due to the application of this Title 22 or any amendment thereto, is designed for a use not listed as a principal, accessory, or temporary use in the zone in which it is located. This term shall also include buildings or structures designed for uses reclassified from one permit or review to another permit or review. This term does not include a building or structure located in the Coastal Zone which is consistent with the provisions of this Title 22 with the exception of obtaining a Coastal Development Permit.

Cabaret.

1. A bar, cocktail lounge, or restaurant, where entertainment, as described in Sections 143.2, 143.3, and 143.4 in Article 22 (Suspension or Revocation of Licenses), Division 1 (Department of Alcoholic Beverage Control), Title 4 (Business Regulations), of the California Code of Regulations is provided, except where said entertainment is prohibited by law; or
2. An establishment which provides entertainment and/or activity described by the applicable Rules and Regulations cited in Subsection 1, above, whether or not alcoholic beverages are served.

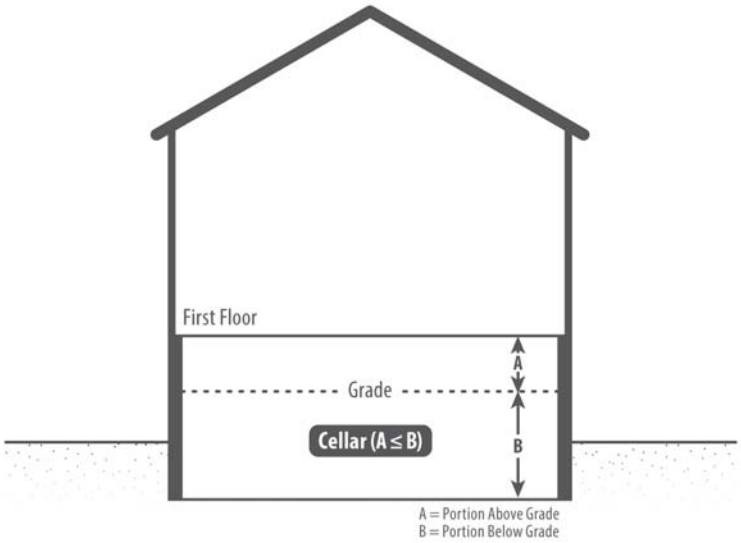
Campground. A lot that is designed or used for tent camping including picnic areas, but excludes any structures intended for permanent human occupancy.

Caretaker residence. A dwelling unit for a person residing on the premises of an employer and who is receiving meaningful compensation to assume the primary responsibility for the necessary repair, maintenance, supervision, or security of the real or personal property of the employer which is located on the same or contiguous lots.

CDC. Community Development Commission of the County of Los Angeles.

Cellar. The portion of a building between floor and ceiling which is wholly or partly below grade and the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling. For example, see Figure 22.14-B, below.

FIGURE 22.14-B: CELLAR



Cemetery. A place for the permanent interment of dead human bodies or the cremated remains thereof, including a crematory. This term may include “burial park” for earth interments, “mausoleum” for vault or crypt interments, “columbarium” for cinerary interments or a combination of these uses.

Centerline. A line designated by the Director of Public Works for any proposed or dedicated public way which, in whole or in part, is included in any such highway. Such centerlines are shown on the County Surveyor’s Maps or County Surveyor’s Filed Maps on file with the Department of Public Works. Where two or more centerlines are shown on any map in this series of maps, the one labeled “proposed centerline” is deemed the centerline of the highway.

Chapter. A chapter within Title 22 unless some other ordinance or statute is mentioned.

Child. A person under 18 years old. Child also means a minor.

Child care center. A facility other than a large family child care home or a small family child care home in which less than 24-hour-per-day nonmedical care and supervision is provided for children in a group setting as defined and licensed under Section 1596.750 of the California Health and Safety Code.

Coastal-dependent use. Any use which requires a site on, or adjacent to, the sea to be able to function at all.

Coastal-related use. Any use that is dependent on a coastal-dependent development or use.

Coastal development permit. A permit for any development within the Coastal Zone that is required pursuant to Section 22.56.2270 (Established-Purpose) through Section 22.56.2550 (Enforcement).

Coastal Act. The California Coastal Act of 1976, commencing with Section 30000 of the California Public Resources Code.

Coastal Commission. The California Coastal Commission created by and operating under the Coastal Act of 1976.

Coastal zone. That portion in the County of Los Angeles of the land, offshore islands, and water area of the State of California as shown on the detailed coastal maps prepared by the California Coastal Commission pursuant to Chapters 2 and 2.5 of the Coastal Act of 1976, as amended.

Commercial parking lot or building. A lot, building, area, or structure established or operated as a business, providing off-street parking for a fee or charge.

Commission. The Regional Planning Commission of the County of Los Angeles.

Communication equipment building. A building that houses operating electrical and mechanical equipment necessary for conducting a public utility communications business, with or without personnel.

Community garden. A garden used for multiple users established on a single or multiple plots of land for the cultivation of fruits, vegetables, plants, flowers, and/or herbs for the collective benefit of its users. All accessory storage structures for materials and equipment for the community garden shall be completely enclosed, and shall be located no less than six feet from any habitable structure. The sale of products on-site at a community garden is prohibited, unless otherwise specifically permitted in the zone.

Condition of use. A development standard determined to be necessary to permit harmonious classification of a use as listed in a zone and therefore a prerequisite to place, or for application to place, such use as classified. A condition of use shall be subject to the provisions of Section 22.158.060 (Conditions of Approval), but shall be deemed a mandatory requirement, except if modified in compliance with this Title 22.

Conditional use. Uses which because of characteristics peculiar to them, or because of size, technological processes, or types of equipment, or because of their location with reference to surroundings, street or highway width, traffic generation, or other demands on public services, require discretionary consideration relative to placement at specific locations in the zones where classified to ensure proper integration with other existing or permitted uses in the same zones.

County. The County of Los Angeles.

County Code. The Los Angeles County Code.

Cut slope (face). A bank or slope that has been created by removing material below the pre-existing ground surface.

Dairy. A facility or premises where milk is produced for sale or other distribution from three or more lactating cows or seven or more lactating goats.

Day care. A facility licensed by the California Department of Social Services that provides non-medical care and supervision of adults or children for periods of less than 24 hours.

> ***Adult day care center.*** As defined by Section 1502(a)(2) of the California Health and Safety Code, a licensed facility that provides non-medical care and supervision for adult clients on less than a 24-hour basis. This term includes "adult day program" and "respite care."
>
> ***Child day care center.*** As defined by Section 1596.76 of the California Health and Safety Code, a licensed child day care facility other than a family child care home, that provides non-medical care and supervision for children on less than a 24-hour basis. This term includes "infant center," "preschool," "extended day care facility" and "school-age child care center."
>
> ***Large family child care home.*** As defined by Section 1596.78 of the California Health and Safety Code, a licensed facility within a licensee's residence that provides non-medical care, protection, and supervision for nine to fourteen children on a less than 24-hour basis. The maximum number of children allowed includes children under the age of ten years who reside in the home.
>
> ***Small family child care home.*** As defined by Section 1596.78 of the California Health and Safety Code, a licensed facility within a licensee's residence that provides non-medical care, protection, and supervision for eight or fewer children on a less than 24-hour basis. The maximum number of children allowed includes children under the age of ten years who reside in the home.

Density. The number of dwelling units per unit of land area.

Density bonus. A density increase over the otherwise maximum allowable residential density provided in this Title 22. The allowable density to which the bonus may be applied shall be consistent with both the General Plan category and the zone classification describing the affected property.

Density-controlled development. The concentration of dwelling units on one or more portions of a lot resulting in the remainder of the lot being free of buildings or structures, as opposed to development spread throughout the entire lot. This type of development shall be designed by computing density on a project level rather than a lot-by-lot basis, and by the use of smaller lots than are customarily permitted in the zone in which the development is proposed, while retaining the remaining portion of such lot in permanent open space.

Development. In the Coastal Zone, development means the placement or erection of any solid material or structure on land, in or under water; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (commencing with Section 66410 of the California Government Code), any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes or kelp harvesting. "Structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Director. The Director of the Department of Regional Planning of the County of Los Angeles.

Disability. A condition, expected to last for a period of 12 consecutive months or more, which renders an individual unable to engage in one or more daily activities because of a medically determinable physical or mental impairment.

Disability rehabilitation and training center. A facility that provides specialized services for a person with a disability such as, but not limited to, developmental, orthopedic, or sensory motor disability, or for the social, personal, or economic habilitation or rehabilitation of a person with such disability. Such services may include, but are not limited to: day and residential facilities, personal, psychological, and socio-legal counseling, physical and special education, employment, job placement, speech therapy, vocational training, and transportation.

Domestic animal. An animal which is commonly maintained in residence with man.

Domestic violence shelter. A facility where specialized services are provided, including, but not limited to, the temporary provision of housing and food to victims of

domestic violence, as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institutions Code.

Dripline. A vertical line extending from the outermost portion of a tree canopy to the ground.

Dry cleaning establishment. Any premises equipped to perform the service of dry cleaning as defined in the California Fire Code. It may include a dry cleaning agency, a retail or wholesale dry cleaning plant, and self-service or coin-operated dry cleaning.

Retail dry cleaning plant. A plant where gross sales consist of at least 51 percent of direct sales to persons other than licensed dry cleaners.

***Wholesale dry cleaning plant*.** A plant where gross sales consist of at least 51 percent of sales to licensed dry cleaners.

Dwelling unit. One or more habitable rooms in a building, or portion thereof, designed or intended to be used or used for occupancy by one family for living and sleeping quarters and containing only one kitchen. This term includes:

1. One or more habitable rooms within a mobilehome which are designed to be occupied by one family with facilities for living, sleeping, cooking, eating, and sanitation; and
2. Any habitable room used for sleeping accommodations which contains a bar sink or gas, electrical, or water outlets designed, used for, or intended to be used for cooking facilities, except a guest room or suite in a hotel specifically approved by a Conditional Use Permit (Chapter 22.158).

Earth station. Structures that comprise of one or more large parabolic reflectors which may be mounted on a circular control building. They include all accessory equipment necessary for the receiving, amplifying, or transmitting of microwave signals in connection with a public utility communication route or system between such facilities and satellites in space.

Electric distribution substation. A facility that contains an assembly of equipment which is part of a system for the distribution of electric power, where electric energy is received at a sub-transmission voltage and transformed to a lower voltage for distribution for general consumer use.

Electric transmission substation. A facility that contains an assembly of equipment which is part of a system for the transmission of electric power where electric energy is received at a very high voltage from its generating source. The facility then transforms the energy to a lower sub-transmission voltage to supply or

distribute electric power to large-scale users, to interchange connections with other power producing agencies, or to supply such power to electric distribution substations for transformation to a lower voltage for distribution to small-scale users.

Enclosed building. A building that is enclosed on all sides.

Entertainment park. An entertainment or amusement complex developed as a regional tourist attraction and organized around a central theme. This term includes amusement rides and attractions, tours or exhibitions, and all related accessory uses, buildings, and structures designed and operated for patron participation and pleasure.

Environmental Document. An Environmental Impact Report, Mitigated Negative Declaration, or a Negative Declaration.

ERB. The Environmental Review Board (ERB), which is a group of members from the private and public sectors with a range of expertise in ecology and habitat restoration. The ERB reviews development proposals within the Santa Monica Mountains Coastal Zone to ensure their consistency with the Santa Monica Mountains Local Coastal Program Land Use Plan. The ERB recommends necessary measures to support preservation, restoration, and enhancement of significant biological resources within the Santa Monica Mountains Coastal Zone.

Escort bureau. A business or agency which, for a fee, commission, or reward, provides or offers to provide companions to accompany customers around any place, social event, or for entertainment.

Explosive and explosives. Any substance or combination of substances that is commonly used for the purpose of detonation and which, upon exposure to any external force or condition, is capable of a relatively instantaneous release of gas and heat. These terms shall include, but shall not necessarily be limited to, all of the following:

1. Substances determined to be Class A and Class B explosives, as classified by the United States Department of Transportation.
2. Nitro carbo nitrate substances (blasting agent), as classified by the United States Department of Transportation.
3. Any material designated as an explosive by California Department of Forestry and Fire Protection (CAL FIRE).
4. Certain Class C explosives, as designated by the United States Department of Transportation, when listed in regulations adopted by CAL FIRE.

This term shall not include the following:

1. Small arms ammunition of .75 caliber or less when designated as a Class C explosive by the United States Department of Transportation; and
2. Fireworks regulated under Part 2 (Fireworks and Pyrotechnic Devices) of Division 11 of the California Health and Safety Code.

Expressway. A highway or road shown on the County's Highway Plan, designed primarily for through traffic with full or partial control of access. Expressways are divided between 120 feet and 180 feet in width, which can accommodate six to ten traffic lanes.

Family. One or more persons living together as a single housekeeping unit in a dwelling unit. This term shall not include institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents, or residential care facilities, nor does it include such commercial group living arrangements as boarding houses, hotels, or motels. For the purposes of this term, single housekeeping unit means the functional equivalent of a traditional family, whose members:

1. Are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas;
2. Share household activities and responsibilities such as meals, chores, household maintenance, and expenses; and
3. If the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager.

Farmers' market. A California certified farmers' market, as defined in Section 113742 of the California Health and Safety Code, where producers sell farm products or value-added farm products directly to consumers, which:

1. Is operated by a local government agency, nonprofit organization or similar community group, or one or more certified producers holding a certified producer certificate from the County Agricultural Commissioner;
2. Is approved by the County Agricultural Commissioner to operate at the location at issue;
3. Is open to the public; and
4. Has a designated farmers' market manager.

Farmers' market manager. A person who is responsible for the operation of a farmers' market.

Farmworker Housing. The following terms are defined solely for the purpose of Section 22.140.220 (Farmworker Housing):

Farmworker. An agricultural employee as defined in Section 1140.4(b) of the California Labor Code.

Farmworker dwelling unit. A single-family residential unit that accommodates five or six farmworkers at any one time and shall be occupied exclusively by these farmworkers.

Farmworker housing. A housing accommodation developed for and/or provided to a minimum of five farmworkers, and shall consist of any living quarters, dwelling, boarding house, tent, barracks, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation maintained in one or more buildings and on one or more sites. Farmworker housing shall consist of either:

1. A farmworker dwelling unit: or
2. A farmworker housing complex.

Farmworker housing complex. Farmworker housing other than a farmworker dwelling unit that:

1. Contains a maximum of 36 beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or
2. Contains a maximum of 12 residential units, occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters.

Fill slope. A bank or slope created by placing material on top of the existing ground surface.

Foster family home. A residential facility providing 24-hour care for six or fewer foster children which is the residence of the foster parents, including their family, in whose care the foster children have been placed, as defined and licensed under the regulations of the County.

Freeway. A highway where the owners of abutting lands have limited, restricted, or no right or easement of access to or from their abutting lands. Such highway is identified to be in conformance with the California Streets and Highways Code. This term includes principal roadways, interchange roadways connecting one freeway with another, and entrance and exit ramps connecting the freeway with other highways, but does not include frontage roadways.

General Plan. The General Plan of the County of Los Angeles, including all adopted elements and area, community, neighborhood, specific, and local coastal plans.

Grade. The approved grade of a lot at the time such lot is created, except when excavation or fill is proposed. When excavation occurs after the lot is created, the grade of the excavated area shall be the grade after the excavation. Where fill material has been placed on a lot after such lot is created, grade shall be the grade prior to the placement of the fill or as determined by the Director. Grade within the perimeter of a structure shall be considered to transition uniformly from the lowest to the highest points of grade at the perimeter of the structure.

Grading project, off-site transport. Any excavation or fill, or a combination of both, necessary and incidental to impending building construction, or other lawful development which will require the removal from, or importation to, a lot of more than 10,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite, or other minerals along a transport route having more than 20 occupied dwelling units (in any combination of single-family or two-family residences, apartment houses, or mobilehomes), a hospital, or an accredited public or private school located within a parallel corridor 300 feet wide on each side of and measured from the edge of the existing right-of-way for a distance equal to the extent of such route, or for a distance of 2,640 feet, whichever distance is less. "Impending building construction or development" as used here shall mean the initiation of such construction or development within one year.

Grading project, on-site. Any excavation or fill, or a combination of both, requiring a grading permit by Title 26 (Building Code) of the County Code, which will involve a volume of earth greater than 100,000 cubic yards, whether filed as one permit or the cumulative total of more than one permit on the same lot within a one-year period. An on-site grading project shall not include any excavation or fill, or a combination of both, within the boundaries of any cemetery legally established or as depicted in a valid Cemetery Permit approved pursuant to Chapter 22.154 (Cemetery Permits).

Green Building and Drought Tolerant Landscaping. The following terms are defined solely for the purpose of Chapter 22.126 (Green Building) and Chapter 22.128 (Drought Tolerant Landscaping):

> ***Agricultural accessory building or structure.*** A structure used to shelter animals or agricultural equipment, hay, feed, and/or other agricultural supplies. Examples include a barn, a greenhouse, a coop, a corral, and a pen.
>
> ***Build It Green™.*** This is a nonprofit organization whose mission is to promote healthy, energy, and resource-efficient residential building practices in California.

California energy efficiency standards. The energy efficiency standards for residential and non-residential buildings as established in Title 24, Part 6 (California Energy Code) of the California Code of Regulations, as these standards may be updated from time to time.

County green building standards. The minimum green building development requirements for all projects in the unincorporated areas of the County, as set forth in Chapter 22.126 (Green Building).

CGB. California Green Builder, a green building rating system for residential construction developed by the California Building Industry Association.

Drought-tolerant plant. A native or non-native plant that requires minimal use of water and that is appropriate to the region's climate and the nature of a project's use.

Drought-tolerant plant list. A list of native and non-native plant species, approved by the Director and maintained by the Department, which is organized by ecological zones for use in landscaped areas within all projects.

Ecological zone. A geographic area where plants are indigenous or otherwise appropriate.

First-time tenant improvement. The initial improvement of the interior of a building or portion thereof, where the work requires a building, electrical, plumbing, and/or mechanical permit.

GPR. Green Point Rated™, a green building rating system for residential construction, developed, and administered by Build It Green™.

Green Building Technical Manual. A manual prepared by the Department that includes the most recent third-party standards and rating systems accepted by the Commission for inclusion in the manual, as required by Section 22.126.040.E (Updates to the Green Building Technical Manual), as well as other pertinent information, to assist applicants to comply with the requirements of Chapter 22.126 (Green Building). The Green Building Technical Manual includes the drought-tolerant plant list.

Hydrozone. A portion of a landscaped area that has plants with similar water and sun needs and that are served by an irrigation valve or set of valves operating on the same schedule.

Landscaped area. Any area planted with turf, shrubbery, flowers, or trees, excluding trees required by Chapter 22.126 (Green Building). For single-family residences, the landscaped area shall be any area measured from the front lot line to the front of the residence.

LEED™. Leadership in Energy and Environmental Design Green Building Rating System™, an independent certification system of green building point categories and guidelines established by the United States Green Building Council as a means to verify the sustainable qualities of differing building types. LEED™ certification has four ratings from lowest to highest, respectively, in terms of sustainable qualities: Certified, Silver, Gold, and Platinum.

LEED™ accredited professional. An accredited professional from the building industry with a demonstrated knowledge and understanding of green building practices and principles, as well as a familiarity with LEED™ requirements, resources and processes, all as described by LEED™.

Lodging house. A building or portion thereof that contains five or fewer guest rooms designed, used, intended to be used, or hired out to guests for purposes of lodging.

Mature tree. Any tree rooted on a lot with a trunk that is at least six inches in diameter, measured four and one-half feet above the mean natural grade.

Project. The construction of any building, as defined in this Title 22, or first-time tenant improvement, but excluding the remodel or addition to an existing building. If a site contains one or more separate buildings, each separate building shall comply with Title 20 (Utilities Code) of the County Code. It shall include any construction that requires discretionary or non-discretionary land use approval from the County.

Public recreational lawn. An area planted with turf or other mowed ground cover that is maintained for recreation or enjoyment by the public, including athletic fields that are available for use by the public or membership associations.

Registered historic site. A property that is listed on any federal, State, or County register related to historic designation or status, including, but not limited to, the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, and State Points of Historical Interest.

Smart irrigation controller. A watering device that uses sensors and weather information to automatically adjust watering times and frequency in response to weather changes.

Third-party standards and rating systems. The three independent green building standards and rating systems, CGB, GPR, and LEED™. These standards and rating systems may be updated from time to time.

Total landscaped area. The cumulative landscaped area of a lot, but shall not include the area in which any tree required by Chapter 22.126 (Green Building) or Chapter 22.128 (Drought Tolerant Landscaping) or any mature tree is situated. For single-family residences, the landscaped area shall be any area measured from the front property line to the front of the residence.

Turf. Grass that is maintained by mowing and watering.

United States Green Building Council (USGBC). A nonprofit organization whose mission is to promote the development of buildings and structures that are environmentally responsible, profitable, and healthy places to live and work.

Group home for children. A facility that provides 24-hours-a-day nonmedical care and supervision to children in a structured environment, with services provided at least in part by staff employed by the licensee, as defined and licensed under the regulations of the State of California. A licensee means the adult, firm, partnership, association, corporation, county, city, or other public agency having the authority and responsibility for the operation of a licensed community care facility.

Guest house. Living quarters within a detached accessory building located on the same premises as the main single family dwelling on the lot, for use by temporary guests or persons employed on the premises, such as domestic help. Such quarters shall have no plumbing facilities of any kind except for heating and air conditioning facilities, and a bathroom. This term includes “detached living quarters for servants.”

Guest ranch. A property operated as a ranch with facilities for overnight accommodation, including guest rooms for rent, eating facilities, meeting rooms, and outdoor recreational facilities such as horseback riding, swimming, or hiking.

Guest room. A room that is designed, used, or intended to be used as a temporary sleeping accommodation for any person, and which does not contain a kitchen, except as otherwise specified by this Title 22.

Guest suite. A combination of two or more guest rooms.

Habitable room. An enclosing subdivision or space in a building commonly used for sleeping, living, cooking, or dining purposes. This room excludes closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage space, cellars, utility rooms, garages, carports, sheds, agricultural

accessory structures, and similar spaces. For purposes of applying parking space requirements:

1. If any of the rooms or spaces mentioned above equals or exceeds 90 square feet of floor area, and could be used for living or sleeping purposes, such room or space shall be considered a habitable room; or
2. If any room or space equals or exceeds 150 square feet of floor area and is designed to be capable of being used for both cooking and living, living and sleeping, or cooking and sleeping purposes, such room or space shall be considered as two habitable rooms. A bachelor or efficiency apartment is exempt from this calculation. Floor area shall be measured as clear floor space, exclusive of fixed or built-in cabinets or appliances.

Health retreat. Any premises that provides a preventive and rehabilitative health care program on a live-in basis and offers dietary education and control as well as physical therapy. The facility may include a gymnasium and other exercise equipment, solariums, yoga, swimming, and outdoor recreational activities. This term shall not include a hospital, medical office or clinic, or nudist camp.

Hearing Examiner. A person who is an employee of, or under contract to, the Department who has been appointed by the Director and confirmed by the Board to perform the duties of Hearing Examiner described by this Title 22 relating to conducting public hearings, receiving public testimony, and making recommendations to the Commission.

Hearing Officer. An employee of the Department who is appointed by the Director and confirmed by the Board to perform the duties described by this Title 22 relating to conducting public hearings and making determinations on land use reviews, permits and variances.

Heavy equipment training school. Any premises for training operators in the use of earth-moving and construction equipment, including motor graders, bulldozers, rollers, earth-movers, cable and hydraulic shovels, front loaders, drilling equipment, pile drivers, standing and truck cranes, forklifts, welders, and similar equipment.

Height of building or structure. The plumb line distance from the point being measured to the grade.

Heliport. A site used, designed, or intended to be used for the landing and takeoff of helicopters, for embarking and disembarking passengers and cargo, with safety and navigation markings and facilities as required by the Federal Aviation Administration and California Department of Transportation, Division of Aeronautics. This term includes accessory facilities for passengers, cargo, and storage; and maintenance of helicopters.

Helistop. A site used, designed, or intended to be used for the landing and takeoff of helicopters, for embarking and disembarking passengers and cargo, with safety and navigation markings, and facilities as required by the Federal Aviation Administration and California Department of Transportation, Division of Aeronautics. This term shall not include any accessory facilities except for passenger shelters.

Highway. A road identified on the Highway Plan as an expressway, a major highway, a secondary highway, a limited secondary highway, or a parkway.

Highway frontage. See "Street frontage."

Highway line. The right-of-way line established for an alley, street, or highway by this Title 22. Such line shares the same boundary with the lot line on a property adjoining a fully widened alley, street, or highway, with the exception of a limited secondary highway or a street that uses an alternative cross-section as described in Sections 21.24.065 and 21.24.090 of Title 21 (Subdivisions Ordinance) of the County Code.

Hillside Management Area.

Nonurban. Areas that have a natural slope of 25 percent or more and are included within the nonurban classification of the general development policy map of the General Plan.

Urban. Areas that have a natural slope of 25 percent or more and are included within the urban classification of the general development policy map of the General Plan.

Historic vehicle collection. The storage and maintenance of one or more vehicles of historic value, consistent with the terms of Section 5004(a) of the California Vehicle Code or special interest vehicles, parts cars, or street rod vehicles, as defined by Section 5051 of the California Vehicle Code, which are collected, restored, or maintained for noncommercial hobby or historical purposes.

Hog ranch. A property or facility where three or more weaned hogs are maintained.

Home-based occupation. An accessory use, within a portion of a dwelling unit, of a single business conducted by one or more persons residing in that dwelling unit and up to one employee or volunteer not residing there.

Homeless shelter. A residential facility, other than a community care facility, operated by either a governmental agency or private nonprofit organization, which offers temporary accommodations to the homeless. Such temporary

accommodations mean that persons may reside at the shelter for a period not to exceed six months.

Hospital. A facility licensed by the California Departments of Public Health or Health Care Services to provide for the diagnosis, care, and treatment of human illness, including convalescence, and to provide for perinatal care. This term includes “sanitarium,” “sanatorium,” “convalescent home,” “nursing home,” and “maternity home.”

Hostel. A lodging establishment consisting of guest rooms, dormitories, kitchen, dining room, assembly room, and/or habitable rooms providing supervised overnight accommodations for the temporary use of travelers, under the auspices of a nonprofit organization.

Hotel. A lodging establishment containing six or more guest rooms or suites and offering temporary overnight accommodations for guests with a maximum rental period of 30 days. Access to all guest rooms is from one or more interior walkways.

Idle mine. A surface mining operation as defined in Section 2727.1 of the California Public Resources Code.

Inoperative vehicle. A motor vehicle which cannot be moved under its own power or which cannot lawfully be operated on a public street or highway for any reason other than the lack of current vehicle registration.

Joint live and work unit. A dwelling unit comprised of both living space and work space, where either a residential use or a commercial use can be the primary use. At least one resident of the living space shall be responsible for the commercial activity performed in the work space. The terms “living space” shall mean the area for the residential use, and “work space” shall mean the area for the commercial use.

Junk and salvage. Any old, secondhand, or scrap ferrous and nonferrous metals, paper and paper products (including roofing and tar paper), cloth and clothing, wood and wood products, manufactured rubber products, rope, manufactured plastic products, paint, manufactured clay and porcelain products, trash, and similar materials, and shall include dismantled machinery, equipment, and parts. This term shall also include the bailing of cardboard boxes, paper, and paper cartons.

Junk and salvage yard. Any premises, establishment or place of business which is maintained, operated, or used for storing, keeping, buying, selling, or dismantling of junk and salvage.

Kitchen. A room or space used, intended, or designed for cooking or the preparation of food, or that contains a bar sink or gas, electrical, or water outlets used, intended, or designed for cooking facilities.

Land reclamation project. A project established to restore otherwise unsuitable land to useful purposes through the use of fill materials such as rubbish, waste, soil, or other unwanted materials. This term includes “dump” or “waste disposal facility.”

Lateral access. A recorded dedication or easement granting to the public the right of passive recreation and the right to pass and repass over the dedicator's real property, generally parallel to the mean high tide line, up to a defined physical feature or inland point, but allowing the public the right to pass nearer than five feet to any living unit on the property only when no other beach areas are available for public access.

Law enforcement facilities fee. The following terms are defined solely for the purpose of Section 22.248.060 (Law Enforcement Facilities Fee):

Appropriated. The authorization by the Board to make expenditures and incur obligations for specific purposes.

Capital improvement plan. A plan indicating the approximate location, size, time of availability, and estimates of cost for law enforcement facilities to be financed with law enforcement facilities mitigation fees. A capital improvement plan shall be adopted and annually updated by the Board in accordance with Section 66002 of the California Government Code.

Commercial. Retail, education, hotels/motels, places of religious worship, and other similar buildings.

Industrial. Manufacturing, warehousing, and similar industrial buildings.

Law enforcement facilities. Law enforcement improvements and amenities, the need for which is directly or indirectly generated by a residential, commercial, office, and/or industrial development project, including but not limited to acquiring, through purchase, lease, lease-purchase, installment purchase, or otherwise; improving, constructing, altering, repairing, augmenting, equipping, and furnishing real property, buildings, and other structures, equipment, and materials for law enforcement purposes; and all other auxiliary work which may be required to carry out that work, such as administrative, engineering, architectural, and legal work performed in connection with establishing, implementing, and monitoring such projects, indirect costs, and other incidental expenses of providing those law enforcement facilities, or all or any combination thereof.

Law enforcement facilities fee zone. One of the three law enforcement facility fee zones, for the unincorporated Santa Clarita, Newhall, and Gorman areas, the boundaries of which are depicted in the "Santa Clarita-North Los Angeles County Law Enforcement Facilities Fee Study, October 29, 2007," on file in the Executive Office of the Board, each of which includes areas which are within the service area of the County Sheriff's Department. The law enforcement facilities fee zones are:

Zone 1: Santa Clarita Zone

Zone 2: Newhall Zone

Zone 3: Gorman Zone

Mitigation fee. A monetary exaction other than a tax or special assessment that is collected under the terms of Section 22. 248.060 (Law Enforcement Facilities Fee) to provide funds for law enforcement facilities related to a residential, commercial, office, and/or industrial development project.

Multi-family. Attached single-family dwellings, multiple unit apartment buildings, condominiums, and similar multi-family residential buildings.

New development project. Any activity which requires approval by the County resulting in the issuance of grading, building, plumbing, mechanical, or electrical permits, or certificates of occupancy to construct or change the use of a building, or property for residential, commercial, office, and/or industrial use.

Office. General, professional, or medical office building developments.

Single-family. Detached one-family dwelling units, duplexes, condominiums, townhomes, and similar residential uses.

Library facilities mitigation fee. The following terms are defined solely for the purpose of Section 22. 248.050 (Library Facilities Mitigation Fee):

Appropriated. The authorization by Board to make expenditures and incur obligations for specific purposes.

Capital improvement plan. A plan indicating the approximate location, size, time of availability, and estimates of cost for all library facilities to be financed with library facilities mitigation fees. A capital improvement plan shall be adopted and annually updated by the Board in accordance with Section 66002 of the California Government Code.

Library facilities. Public library improvements and public library services and community amenities, the need for which is directly or indirectly generated by a residential development project, including but not limited to acquiring, through purchase, lease, lease-purchase, installment purchase, or otherwise, improving, constructing, altering, repairing, augmenting, equipping, and furnishing real property, buildings, equipment, materials, and other facilities for the conduct of public library services and programs; providing collection development and maintenance, including acquiring books, magazines, newspapers, audio-visual, electronic media, and other informational materials; and all other auxiliary work which may be required to carry out that work, such as administrative, engineering, architectural, and legal work performed in connection with establishing, implementing, and monitoring such projects, indirect costs, and other incidental expenses of providing those library facilities, or all or any combination thereof.

Library planning area. One of seven planning areas, the boundaries of which are depicted in the "Report on Proposed Developer Fee Program for Library Facilities—Prepared by the County of Los Angeles Public Library, October 1998" on file in the Executive Office of the Board, each of which includes related territories in the unincorporated portions of the County of Los Angeles which are within the service area of the County Public Library. The seven library planning areas are:

Planning Area 1: Santa Clarita Valley

Planning Area 2: Antelope Valley

Planning Area 3: West San Gabriel Valley

Planning Area 4: East San Gabriel Valley

Planning Area 5: Southeast

Planning Area 6: Southwest

Planning Area 7: Santa Monica Mountains

Mitigation fee. A monetary exaction other than a tax or special assessment that is collected under the terms of this chapter to provide funds for library facilities related to a residential development project.

Residential development project. Any activity which requires approval by the County resulting in the issuance of grading, building, plumbing, mechanical, or electrical permits, or certificates of occupancy to construct or change the use of a building or property for residential use.

Limited secondary highway. A highway identified on the Highway Plan which provides access to low-density settlements, ranches, and recreation areas, with a

standard improvement of 64 feet of right-of-way, with two traffic lanes. The right-of-way may be increased to 80 feet for improvements where traffic or drainage conditions warrant.

Live entertainment, accessory. An accessory use in a legally established bar, cocktail lounge, or restaurant with an occupancy load of less than 200 people that provides live performances, such as music, singing, dancing, stand-up comedy, and poetry readings.

Lot. A contiguous quantity of land, owned by or recorded as the property of the same claimant or person, or in the possession of the same claimant or person pursuant to a recorded lease with a term of not less than 20 years, including legally defined real property or a parcel of land established by a recorded map. This term includes "parcel of land."

Corner lot. A lot situated at the intersection of two or more parkways, highways, or streets, of which parkways, highways, or streets have an angle of intersection measured within said lot of not more than 135 degrees. For example, see Figure 22.14-C, below.

Flag lot. A lot that takes access by a strip, which the owner has fee-simple title, extending from the main portion of the lot to an adjoining parkway, highway, street, or other right-of-way.

Interior lot. A lot other than a corner or flag lot.

Key lot. An interior lot that adjoins the rear lot line of a reversed corner lot.

Reversed corner lot. A corner lot on which a parkway, highway, or street side lot line is substantially a continuation of the front lot line adjoining a rear lot line on the same lot. For example, see Figure 22.14-D, below.

Through lot. A lot that fronts two parallel or approximately parallel parkways, highways, and/or streets.

FIGURE 22.14-C: CORNER LOT

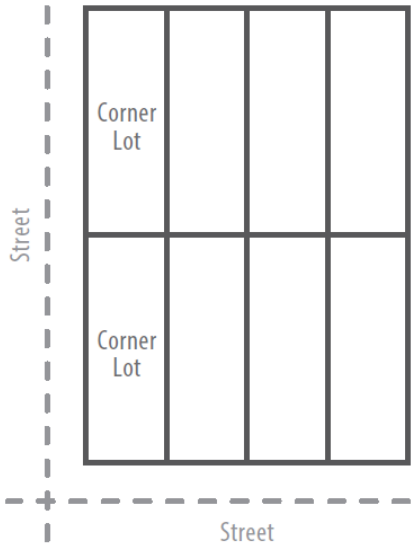
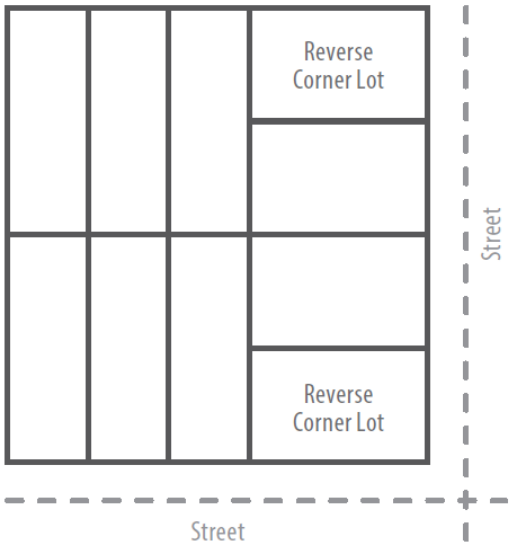


FIGURE 22.14-D: REVERSE CORNER LOT



Lot line. A boundary line of a lot. Also see “Property line.”

Front lot line. A lot line that separates the front yard from the parkway, highway, or street upon which the yard fronts. In the case of a flag lot where the front yard is oriented toward an adjoining lot, this lot line separates such front yard from such adjoining lot.

Rear lot line. A lot line which is opposite and most distant from the front lot line. For a triangular or gore-shaped lot, the rear lot line shall mean a line 10 feet to the length within the lot which is either parallel to the front lot line or parallel to the chord of a curved front lot line, and the maximum distance from the front lot line.

Side lot line. A lot line which is not a front lot line or a rear lot line.

Lot width.

Average lot width. The average width of a portion of a lot, of which portion has the required area. For an irregularly shaped lot, the average width of a portion of the lot, of which portion shall be determined by the Director to be an adequate building site.

Required lot width. See Section 22.110.130 (Required Lot Area and Width).

Mailed. This term and the term "mailed or delivered" shall mean:

1. Mailed by United States Postal Service, postage prepaid;
2. Electronic delivery;
3. Hand delivery; or
4. As otherwise specified by the Director.

Major highway. A road identified on the County Highway Plan that requires four or more traffic lanes and a standard right-of-way of 100 feet.

Major projects review trust funds. The following term is defined solely for the purpose of Section 22.248.040 (Major Projects Review Trust Funds):

Major projects. Any project so determined by the Director for which the planning or processing of requests for entitlements will impact County departmental resources.

Massage. This term includes any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, manipulation, or stimulating the external parts of the body, with or without the aid of any mechanical or electrical

apparatus or appliances, with or without supplementary aids such as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotions, ointments, or other similar preparations. This term includes “massage services.”

Massage parlor. Any premises where "massage" or "massage services" are given.

Medical marijuana dispensary. A facility or location that distributes, transmits, gives, or otherwise provides medical marijuana to qualified patients or primary caregivers in accordance with Sections 11362.5 through 11362.83, inclusive, of the California Health and Safety Code, commonly referred to as the Compassionate Use Act of 1996 and the Medical Marijuana Program.

Microwave station. A building that houses equipment necessary for the receiving, amplifying, or transmitting of microwave signals, including necessary antenna systems, along a communications route or system which employs microwave frequencies assigned by the Federal Communications Commission.

Mills Act Program. The following terms are defined solely for the purpose of Chapter 22.172 (Los Angeles County Mills Act Program):

Application. An application to enter into an historical property contract.

Historical property contract. A contract between the Director and the owners of a qualified historical property and which meets all the requirements of Chapter 22.172 (Los Angeles County Mills Act Program) and of Sections 50280 through 50290, inclusive, of the California Government Code.

Landmarks Commission. The Los Angeles County Historical Landmarks and Records Commission.

Owner or owners. One or more individuals, partnerships, or corporations holding any portion or all of the fee simple title to a qualified historical property.

Preservation or preserve. The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a qualified historical property.

Program. The Los Angeles County Mills Act Program.

Qualified historical property. A property which meets the definition of a "qualified historical property" as set forth in Section 50280.1 of the California Government Code and which is located within the unincorporated areas of the County. A property located within a national, State, or County registered historic district is not a "qualified historical property" for the purposes of Chapter 22.172

unless the property is certified by the Secretary of Interior, the State, or the County as being of historic significance to the relevant historic district.

Rehabilitation or rehabilitate. The act or process of making possible an efficient compatible use for a property through repair, alterations, and additions while preserving those portions or features of the property that convey its historical, cultural, or architectural values. For the purposes of this definition, "compatible use" means the property's historical use or a new use that requires minimal change to the property's distinctive materials, features, spaces, and spatial relationships.

Restoration or restore. The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removing features of the property from other periods in its history and reconstructing its missing features from the restoration period.

Mined lands. The surface, subsurface, and groundwater of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads accessory to any such area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials on property which result from or are used in surface mining operations, are located.

Minerals. Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances. This term includes, but is not limited to, coal, peat, and bituminous rock and excludes geothermal, natural gas, and petroleum resources.

Mixed use development. A development that combines residential and commercial uses, unless otherwise specified.

Mobilehome. As defined in Section 18008 of the California Health and Safety Code.

Mobilehome park. As defined in Section 18214 of the California Health and Safety Code.

Motel. A lodging establishment containing a group of attached or detached buildings containing guest rooms and offering temporary overnight visitor accommodations with a maximum rental period of 30 days. Access to some or all guest rooms is from a walkway open to the outside. This term includes “auto court,” “motor lodge,” and “tourist court.”

Multi-family housing.

Apartment house. A building, or a portion of a building, that is designed or used for occupancy by three or more families living independently of each other, and contains three or more dwelling units. The following are types of dwelling units in an apartment house:

1. ***Apartment, bachelor.*** A dwelling unit that combines sleeping, living, cooking, and dining facilities into one habitable room. This term includes "light housekeeping room."

2. ***Apartment, efficiency.*** A dwelling unit that combines sleeping, living, cooking, and dining facilities into two habitable rooms, only one of which shall be a kitchen. This term includes "single apartment" and "efficiency living unit."

3. ***Apartment, one-bedroom.*** A dwelling unit that contains a maximum of three habitable rooms, only one of which shall be a kitchen.

4. ***Apartment, two or more bedrooms*****.** A dwelling unit that contains more than three habitable rooms, only one of which shall be a kitchen.

Townhouse. A single-family dwelling unit sharing a common wall with other single-family dwelling units on one or two sides and capable of being placed on a separate lot. This term includes "row house."

National recreation area. Any land or water area designated by an act of Congress as an area for public outdoor recreational use and enjoyment, for which area is managed by one or more relevant federal, state, or local agency.

Net area. That portion of a lot which is:

1. Not subject to any easement or included as a proposed public or private facility such as an alley, highway, or street except as provided in Subsection 3, below, or other necessary public site within a proposed development project;
2. Subject to an easement where the owner of the underlying fee interest in the property has the right to use the entire surface except that portion where the owner of the easement may place utility poles or minor utility structures;
3. Subject to that portion of a highway easement or private street easement shown on an alternate cross-section in Section 21.24.090 of Title 21 (Subdivisions Ordinance) of the County Code, marked with an asterisk (*);
4. That portion of a corner lot or corner parcel of land not to exceed five percent of the net area within a corner cutoff.

Except as provided above, the following shall not be counted as a part of the net area:

1. Any portion of a lot subject to a highway easement or any other private or public easement.
2. An access strip on a flag lot.
3. As used in Sections 22.140.600 (Tasting Rooms and Remote Tasting Rooms) and 22.140.630 (Wineries), any area with a slope of 25 percent or greater.

Nightclub. A bar, cocktail lounge, or restaurant, other than a cabaret, which provides live entertainment and has an established occupant load of at least 200 people.

Nonprofit organization. An organization formed under the Nonprofit Public Benefit Corporation Law (Section 5110 et. seq. of the California Corporations Code) and as described in Section 501(c) of the Internal Revenue Code of 1986; provided, however, that a corporation or any body organized for the private gain of any person, or for which any part of the net earnings inures to the benefit of any private shareholder or individual is not a nonprofit organization as used herein.

Nudist camp. Any place where three or more persons, not all members of the same family, congregate, assemble, associate, or engage in any activity while without clothing or covering, or with partial clothing or covering, but with any pubic area or any portion of the crease of the buttocks exposed in the presence of others or of each other. This term shall not include occasional gatherings in or on the premises of a private home. This term includes "growth center," as defined in Chapter 7.44 in Title 7 (Business Licenses Code) of the County Code.

Oak tree. Valley Oak *(Quercus iobata)*, Coast Live Oak *(Quercus agrifola), or* any other tree of the oak genus.

Oak tree permits. The following terms are defined solely for the purpose of Chapter 22.176 (Oak Tree Permits):

Damage. Any act causing or tending to cause injury to the root system or other parts of a tree, including, but not limited to, the acts of burning, applying toxic substances, operating equipment, or machinery, paving, changing the natural grade, trenching, or excavating within the protected zone of an oak tree.

Protected zone*.* The area within the dripline of an oak tree and extending therefrom to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater.

Oath. This term includes “affirmation.”

Occupant load. The total number of persons that may occupy a building or structure, or portion thereof, at any one time as provided by Chapter 33 in Title 26 (Building Code) of the County Code.

Ordinance. An ordinance of the County of Los Angeles.

Outdoor advertising signs. The following terms are defined solely for the purpose of Section 22.114.140 (Outdoor Advertising Signs):

Alcoholic beverage. Any beverage in liquid form that contains not less than one-half of one percent of alcohol by volume and is intended for human consumption.

Child care center. A facility, other than a family child care home, in which less than 24-hour-per-day nonmedical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the State of California. This term shall not include such a facility when it is accessory and clearly subordinate to a commercial or industrial activity, established on the same lot and operated for the children of the employees of the commercial or industrial activity.

Church. A development maintained and used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

Park. Any park, playground, or grounds under the control, direction, or management of a public entity, whether such use is within or outside the unincorporated area of the County.

Recreational facility. Any recreational center or facility under the control, direction, or management of a public entity, whether such use is within or outside the unincorporated area of the County.

School. Any elementary or secondary school, public or private, attendance at which satisfies the compulsory education laws of the State of California, whether such use is within or outside the unincorporated area of the County.

Tobacco product. Any substance containing tobacco leaf, including but not limited to cigarettes, cigars, pipes, snuff, chewing tobacco, and dipping tobacco.

Youth center. Any designated indoor public, private, or parochial facility, other than a private residence or a multiple dwelling unit, which contains programs

which provide, on a regular basis, activities, or services for persons who have not yet reached the age of 18 years, including, but not limited to, community-based programs, after-school programs, weekend programs, violence prevention programs, leadership development programs, vocational programs, substance abuse prevention programs, individual or group counseling, case management, remedial, tutorial, or other educational assistance or enrichment, music, art, dance, and other recreational or cultural activities, physical fitness activities, and sports programs.

Outdoor dining. A restaurant or other eating establishment, including food take-out, where food or beverage are served on private property, and where there is not a roof and walls on all sides.

Outdoor festival. A music or rock festival, dance festival, or similar amplified musical activity held at any place other than a permanent building, and designated for such activities and where attendance by more than 500 people may reasonably be expected. Entertainment may be provided by paid, professional, or amateur performers, or by prerecorded means; admission may be charged.

Outside display. The display or placement of goods, equipment, materials, merchandise, or exhibits at a location visible to the public view, other than within a building.

Outside storage. The storage of goods, equipment, or materials outside of a building for any purpose other than outdoor display.

Overburden. Soil, rock, or other materials that lie above a natural mineral deposit, or in between mineral deposits, before or after their removal by surface mining operations.

Owner. In regards to a lot, one or more persons shown by the most current assessment roll that has been recorded by the Registrar-Recorder/County Clerk that holds, transfers, grants, or imports total or partial ownership of a lot.

Parking areas, buildings, facilities, or lots. Any readily accessible area within structures or surface parking areas, exclusive of aisles, driveways, ramps, and columns, maintained exclusively for the parking of vehicles, not including areas for the parking or storage of commercial vehicles with registered net weights in excess of 10,000 pounds, unladen.

Parking space.

Bicycle parking space. See “Bicycle parking space.”

Vehicle parking space. A permanently maintained and readily accessible space maintained exclusively for the storage of one passenger vehicle. This term shall include "parking."

Parkway. A road identified on the County Highway Plan that has park-like features with landscaping and a right-of-way of at least 80 feet.

Permanent cosmetics. The application of pigments to or under the human skin, for the purpose of permanently changing the color or other appearance of the skin. Permanent cosmetics services include, but are not limited to, the application of permanent eyeliner, eye shadow, or lip color. This term shall not restrict services provided by a licensed physician or surgeon. Also see "Tattoo parlor."

Permanent cosmetics parlor. Any place of business where permanent cosmetics are applied.

Person. An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, or syndicate. This term also includes the County, any other county, city and county, municipality, district, or other political subdivision, or any other group or combination acting as a unit.

Principal use. A primary or dominant use established, or proposed to be established, on a lot.

Procedural ordinance for financing of public facilities. These terms are defined solely for the purpose of Section 22.248.030 (Procedural Ordinance for Financing of Public Facilities). Unless the context requires otherwise, the definitions apply to the terms as used in that Section.

Advance. The amounts expended by the County or other governmental entity toward the cost of a public facilities project within or for the benefit of an area of benefit and for which the County shall be reimbursed from facilities benefit assessments.

***Area of benefit*.** Land which is designated as receiving special benefits from the construction, acquisition, and improvement of a public facilities project as established by a resolution of designation adopted by the County pursuant to Section 22.248.030.

***Building permit*.** The permit issued or required for the construction of any structure in connection with the development of land pursuant to and as defined by the Uniform Building Code.

Capital improvement program. A plan for the implementation and financing of public facilities projects, including but not limited to a schedule for the commencement of construction, the estimated cost of construction and the payment of facilities benefit assessments.

Construction. The design, acquisition of property, administration of construction contracts, actual construction, and incidental costs related thereto.

Contribution. The amounts expended by the County or other governmental entity toward the cost of a public facilities project in relation to the general benefit received by the County from construction of the public facilities project.

Costs. The amounts spent or authorized to be spent in connection with the planning, financing, acquisition, and development of a public facilities project including, without limitation, the costs of land, construction, engineering, administration, and legal and financial consulting fees.

Development. The division of land, grading, or original construction of an improvement to real property, which division of land, grading, or construction is of the type normally associated with urban development.

Facilities benefit assessment. The amounts collected under the terms of Section 22.248.030 to provide funds for public facilities project which will benefit designated areas of benefit.

Public facilities project. Any and all public improvements, the need for which is directly or indirectly generated by development, including, but not limited to the following:

1. Water mains, pipes, conduits, tunnels, hydrants, and other necessary works and appliances for providing water service.
2. Lines, conduits, and other necessary works and appliances for providing electric power service.
3. Mains, pipes, and other necessary works and appliances for providing gas service.
4. Poles, posts, wires, pipes, conduits, lamps, and other necessary works and appliances for lighting purposes.
5. Sidewalks, crosswalks, steps, safety zones, platforms, seats, culverts, bridges, curbs, gutters, tunnels, parks and parkways, recreation areas, including all structures, buildings, and other facilities necessary to make parks and parkways, and recreation areas useful for the purposes for which intended.

6. Sanitary sewers or instrumentalities of sanitation, together with the necessary outlets, cesspools, manholes, catchbasins, flush tanks, septic tanks, disposal plants, connecting sewers, ditches, drains, conduits, tunnels, channels, or other appurtenances.
7. Dams, retention basins, detention basins, debris basins, spreading grounds, injection wells, observation wells, pressure-reduction facilities, headworks, drains, tunnels, conduits, culverts, washes, swales, floodways, flowpaths, and channels for drainage and/or water conservation purposes.
8. Pipes, hydrants, and appliances for fire protection.
9. Retaining walls, embankments, buildings, and any other structures or facilities necessary or suitable in connection with any of the work mentioned under the term public facilities project.
10. Compaction of land, change of grade or contours, construction of caissons, retaining walls, drains, and other structures suitable for the purpose of stabilizing land.
11. Acquisition, construction, and installation of streets and highways.
12. Acquisition, construction, improvement, and equipping of library buildings.
13. Acquisition, construction, improvement, and equipping of fire stations.
14. Acquisition, construction, improvement, and equipping of temporary and permanent school buildings.
15. Acquisition, construction, improvement, and equipping of police stations.
16. Acquisition, construction, and installation of traffic signs, signals, lights, and lighting.
17. Public works maintenance facilities.
18. All other work auxiliary to any of the above which may be required to carry out that work, including but not limited to the maintenance of public facilities projects and administrative, engineering, architectural, and legal work performed in connection with establishing, implementing, and monitoring public facilities projects.
19. Acquisition of any and all property, easements, and rights-of-way which may be required to carry out the purposes of the project.

Property line. The line between that portion of a limited secondary highway or street cross-section designated with an asterisk (*) and the portion that is not designated as shown in Sections 21.24.065 and 21.24.090 of Title 21 (Subdivisions) of the County Code. Also see “Highway line.”

Pro shop. An incidental commercial use that operates on the same premises as a principal recreational use, which offers for retail sale sporting equipment and supplies customarily associated with the recreational use. Pro shop does not include a general sporting goods store.

Public utility service center. A building or premises used for the administration of public utility repair, dispatch of maintenance and installation crews, and includes parking for vehicles not to exceed two tons rated capacity, but does not include warehouses or storage yards.

Public utility service yard. A building or premises used for the office, warehouse, storage yard, or maintenance garage of a public utility, including microwave repeater stations when incorporated as a part of the service yard use.

Reclamation of mined lands. The process of treating lands so as to minimize water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines. The mined lands are treated to be reclaimed to a condition readily adaptable for alternate land uses with no danger to public health and safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other such measures.

Reclamation plan. A plan for reclaiming the lands affected by surface mining operations conducted after January 1, 1976.

Recreation club, commercial. A commercial enterprise that offers the use of outdoor recreational facilities to the public.

Recreation club, private. A facility that offers the use of outdoor recreational facilities for dues-paying members of a private association and their guests. This term shall not include a facility run by an association organized primarily to render a service customarily carried on as a commercial enterprise.

Recreation facility, neighborhood. A recreation facility operated by a nonprofit corporation to provide outdoor recreation facilities for residents in the immediate vicinity and their guests. Such facilities may include a clubhouse, changing rooms, and similar subordinate facilities in conjunction with the outdoor recreation activity, but shall not include a restaurant, bar, or pro shop.

Recreational vehicle. As defined in Section 18010 of the California Health and Safety Code.

Recreational vehicle (RV) park. As defined in Section 18862.39 of the California Health and Safety Code.

Requests for reasonable accommodation. The following terms are defined solely for the purpose of Chapter 22.184 (Requests for Reasonable Accommodation):

> ***The Acts.*** The federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, as those Acts are amended from time to time.
>
> ***Individual with a disability.*** An individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment as defined in the Acts.
>
> ***Reasonable accommodation.*** A waiver or modification to regulations, policies, procedures, and standards that is both reasonable and necessary for a person with a disability to have an equal opportunity to use and enjoy a residential use. Examples of reasonable accommodation include, if reasonable and necessary, allowing a wheelchair ramp in a required setback, allowing an increase in building height to permit an elevator installation, or allowing an applicant additional time to submit material.
>
> ***Residential use.*** Any dwelling as defined by 42 U.S.C. 3602, subsection (b), as that Section may be amended from time to time.

Residential care facilities. Residential care facilities include adult residential facilities, group homes for children, small family homes for children, and foster family homes, as these uses are defined in Section 1500, et al., of the California Health and Safety Code.

Resoiling. The process of artificially building or rebuilding a soil profile.

Road. An open way used for the passage of vehicles, and includes alleys, streets, and highways.

Rooming house. See “Boarding house.”

Rural Outdoor Lighting District. The following terms are defined solely for the purpose of Chapter 22.80 (Rural Outdoor Lighting District):

> ***Abandoned use.*** A use which has been discontinued and/or its structure has been abandoned and there is no indication that any use or occupancy of the structure will resume.

Accurate color rendition. The accurate representation of colors provided by an artificial light source.

Drop-down lens. A lens or diffuser that extends below a horizontal plane passing through the lowest point of the opaque portion of a light fixture.

Foot-candle. A unit of measurement that shows the quantity of light received on a surface. Foot-candles shall be measured by a photometer.

Fully shielded. A light fixture is fully shielded when it emits no light in the area above a horizontal plane passing through the lowest point of the light fixture and no more than 10 percent of its light in the area between zero and 10 degrees below the horizontal plane. A full-cutoff light (flat glass lens) fixture is a fully shielded light fixture of a specific design, usually with a box or oval shape and a flat bottom.

Light pollution. Any adverse effect of artificial lighting including glare, light trespass, obtrusive light, sky glow, or other lighting impacts on the nocturnal environment.

Light fixture. Light fixture is the structure used to produce an artificial light source, including all of its necessary auxiliary components. Examples of a light structure include a lamp, pole, post, ballast, reflector, lens, diffuser, shielding, bulb, and related electrical wiring.

Light trespass. The falling of light across a property line onto an adjoining lot or public right-of-way. The measurement of light trespass shall be determined by a photometer, taken at ground level from the subject property line. For purposes of Chapter 22.80, an unacceptable level of light trespass shall be 0.5 foot-candle or greater when the light trespass falls onto an adjoining public right-of-way or an adjoining residentially-zoned lot, open space-zoned lot, or agriculturally-zoned lot, and 1.0 foot-candle or greater when the light trespass falls onto an adjoining lot with any other zoning classification.

Lumen (lm). A unit of light energy or the visual amount of light produced by a light fixture, calculated as a rating by the manufacturer (distinct from a watt, which measures power consumption). For example, a 40-watt incandescent lamp produces approximately 400 lumens, and a 35-watt, high-pressure sodium lamp, produces 2,300 lumens.

Major addition. The cumulative addition of 25 percent or more of gross floor area, seating capacity, parking spaces, or number of dwelling units to any structure, building, or development; except in the Coastal Zone, where a cumulative addition of 10 percent or more of gross floor area, seating capacity,

parking spaces, or number of dwelling units to any structures, buildings, or development shall constitute a major addition.

Outdoor lighting. Lighting equipment or light fixtures used to provide illumination for outdoor areas, objects, or activities, including light fixtures attached to buildings or structures. Self-supporting structures to provide lighting for parking lots, walkways, building entrances, outdoor sales areas, recreational fields, or within landscaped areas shall all constitute outdoor lighting.

Outdoor recreational activity area. An area designed for active outdoor recreation, whether publicly or privately owned, including, but not limited to, sports fields, race tracks, stadiums, and riding arenas. The accessory uses to these areas, including parking lots and concessions stands, shall not be considered part of the involved outdoor recreational activity area.

Sky glow. The brightening of the nighttime sky resulting from outdoor light reflecting into or toward the sky, and combining with moisture and/or dust particles in the atmosphere to cause light pollution.

Street lights. Pole-mounted light fixtures used to illuminate public or private rights-of-way and to enhance the safe movement of vehicular and pedestrian traffic.

Scenic highway. A highway within the California Scenic Highway System, a State-designated County scenic highway, or any scenic drive adopted as a part of the Conservation and Natural Resources Element of the County General Plan.

School, public or private. An accredited facility for students through grade 12, along with accessory facilities, offering instruction required to be taught in the public schools by the California Education Code, in which no pupil is physically restrained. This term shall not include other types of schools or facilities offering instruction not covered by the California Education Code, such as trade or commercial schools.

Scrap metal processing yard. An establishment or place of business which is maintained, used, or operated solely for the processing and preparing of scrap metals for remelting by steel mills and foundries.

Sea. The Pacific Ocean and/or harbors, bays, channels, estuaries, salt marshes, sloughs, and other areas subject to tidal action through any connection with the Pacific Ocean. This excludes non-estuarine rivers, streams, creeks, and flood control and drainage channels.

SEATAC. The Significant Ecological Area Technical Advisory Committee.

Secondary highway. A road identified on the County Highway Plan that serves areawide or countywide transportation needs. This type of highway normally requires four moving lanes of traffic on 80 feet of right-of-way or two lanes of moving traffic in nonurban areas.

Secondhand store. A retail store established to collect and sell used household goods, clothing, and/or merchandise that are donated to the store. Secondhand store shall not include an antique shop, pawnshop, yard sale, or junk and salvage use, or use involving the sale of used vehicles or vehicle parts. To the extent that a secondhand store sells tangible personal property, as defined in Section 21627 of the California Business and Professions Code, the secondhand store shall comply with all applicable requirements of said Code governing secondhand goods, including applicable registration and reporting requirements.

Second unit. A dwelling unit that is either attached to or located on the same lot as an existing single-family residence. This term includes a manufactured home, as defined in Section 18007 of the California Health and Safety Code, and an efficiency living unit, as described in Section 11.20.370 in Title 11 (Health and Safety Code) of the County Code. The following terms are defined solely for the purpose of Section 22.140.550 (Second Units):

Building site. Building site shall have the same term as in Section 21.08.040 (Building Site) in Title 21 of the County Code.

Rural area. An area for which the maximum density permitted by this Title 22 or by the General Plan, whichever is less, is one dwelling unit or less per acre.

Urban area. An area for which the maximum density permitted by this Title 22 or by the General Plan, whichever is less, is greater than one dwelling unit per acre.

Section. A section of an ordinance codified in this Title 22, unless some other ordinance or statute is mentioned.

Self-service storage facility. Any real property designed and used for the renting or leasing of individual storage spaces to tenants who have access to such spaces for the purpose of storing personal property.

Senior citizens and disabled persons housing development. A multiple-family housing development maintained for the occupancy of the elderly and senior citizens, defined in Section 51.3 of the California Civil Code, in which not more than 10 percent of the occupants are under 62 years of age, or for the occupancy of persons whose disabilities seriously restrict operation of a motor vehicle. (The Regional Planning Commission in recommending this definition on August 17, 1977 also took action to state that it shall be the Commission's policy to insure that some

agency of government, other than the Commission or Department of Regional Planning, is exercising entry or occupancy controls assuring that each unit in an approved senior citizen and disabled persons housing development is in fact occupied by an eligible individual or family.

Signs.

Awning or entrance canopy sign. A sign affixed to an awning or removable canopy not permanently attached to or built as part of a building. Such signs shall be considered the same as a projecting sign for purposes of regulation.

Building identification sign. A sign which contains no advertising matter other than the name and/or trademark of an occupant located within the building and/or the address of the building to which it is affixed.

Bulletin or special event sign. A changeable copy sign on which bulletins, notices, messages, or displays are placed.

Business sign. A sign that directs attention to:

1. The principal business, profession, or industry located on the premises where the sign is displayed;
2. The type of products sold, manufactured, or assembled on such premises; or
3. Services or entertainment offered on such premises.

Changeable copy sign. A sign whose text and symbols are manually changeable.

Civic organization sign. A sign which contains the names of, or any other information regarding civic, fraternal, or religious organizations located within an unincorporated community or city, but which contains no other advertising matter.

Construction sign. A temporary sign that lists the architects, engineers, owners, lenders, contractors, future tenants, or other parties associated with a construction project, or describes in words or drawings a planned future development project on a property, but which contains no other advertising matter.

Directional or informational sign. A sign which indicates the route to, direction of or location of a given goal, or which provides regulatory or service information of a non-advertising character. Directional or informational signs include signs for parking for persons with disabilities, one-way, exit, and entrance.

Flashing sign. A sign which, by illumination, flashes on or off, or blinks with varying light intensity, shows motion or creates the illusion of motion, or revolves to create the illusion of being on or off.

Freestanding sign. A sign which is placed on the ground or has as its primary structural support on one or more poles, braces, or columns in or upon the ground, and is not attached to any building or other structure. Freestanding sign includes “ground sign,” “monument sign,” and “pole sign.”

Freeway-oriented sign. A sign oriented to be viewed primarily from an adjacent freeway which identifies a business engaged in the provision of food, lodging, or motor vehicle fuel, and which is primarily dependent upon said freeway.

Fuel pricing sign. A sign that indicates, and is limited to, the brand or trade name, method of sale, grade designation, and price per gallon of gasoline or other motor vehicle fuel offered for sale on the business premises, and such other information as may be required by County ordinance or State law.

Incidental business sign. A business sign that indicates credit cards accepted, trade affiliations, and similar matters of a non-advertising nature. Incidental business signs include signs for ATMs, California Lottery, and accepted credit cards.

Lighted sign. A sign which is illuminated internally, externally, or indirectly.

Marquee sign. A sign that is painted on or affixed to the perimeter or border of a permanently roofed structure constructed as part of a building and protruding over public or private sidewalks or rights-of way. Such sign shall be considered “wall sign” for purposes of regulation.

***Outdoor advertising sign*.** A sign that directs public attention to a business, profession, product, or service that is not a primary business, profession, product, or service which is sold, manufactured, conducted, or offered on the premises where such sign is erected. This term includes “portable outdoor advertising sign,” and “billboard,” but does not include “public transportation sign.”

Portable sign. A freestanding sign that is not permanently affixed, anchored, or secured to either the ground or a structure on the property it occupies. Portable sign includes “A-frame sign,” “sandwich board sign,” and “sign on wheels.”

Projecting sign. A sign which is affixed to and wholly supported by an exterior wall of a building and projects more than 18 inches from the wall. This term shall not include “wall sign.”

Public transportation sign. An incidental sign that is placed on a structure, either a portable bench or shelter, located on a public alley, road, street, parkway, or highway, if the purpose of the structure is to facilitate the use of public transportation and promote the safety, comfort, and convenience of public transit patrons.

Real estate sign. A temporary sign that advertises the sale, lease, or rental of the premises on which the sign is located.

Revolving sign. A sign or any portion of a sign which rotates, moves, or appears to move in some manner by mechanical, electrical, natural, or other means.

Roof sign. A sign erected upon and wholly supported by the roof of any building or structure. "Roof sign" shall not include a wall sign affixed to the roof eaves or that portion of an actual or false roof varying less than 45 degrees from a vertical plane as provided by this Title 22. A roof sign shall not be considered a "wall sign."

Sign. Any name, figure, character, outline, spectacle, display, delineation, announcement, advertising, billboard, signboard, device, appliance, or any other thing of similar nature to attract attention outdoors or on the face, wall, or window of any building, and shall include all parts, portions, units, and materials composing the same, together with the frame, background, and support of anchorage therefor, as the case may be.

Sign area. The entire surface area, excluding all support structures, of a single-faced sign, or the largest face of a sign having two or more faces.

Sign face. That portion of a sign intended to be viewed from one direction at one time.

Sign structure. A structure existing or erected to serve exclusively as a stand, frame, or background for the support or display of signs.

Subdivision entry sign. A temporary sign which provides necessary travel directions to and within a subdivision offered for sale or lease for the first time, but which contains no other advertising matter.

Subdivision sales sign. A temporary sign which contains the name of, and information relating to, a subdivision being offered for sale or lease for the first time.

Subdivision special-feature sign. A temporary sign which contains a description of the features and related information pertaining to a model home complex in a subdivision offered for sale or lease for the first time.

Total sign area. The sum of the surface areas, excluding all support structures, of all faces of a sign.

Under-marquee sign. A sign suspended from the underside of a permanently roofed structure constructed as part of a building and protruding over public or private sidewalks or rights-of-way. Such signs shall be considered the same as a projecting sign for purpose of regulating area and location.

Wall sign. A sign mounted to and wholly supported by a permanently roofed building or structure and is parallel to and does not project more than 18 inches from the face of the building or structure. A wall sign shall not be considered a "roof sign."

Window sign. A temporary sign which is placed on the window or constructed of materials, such as paint, paper, cloth, canvas, vinyl, or other similar lightweight material, and affixed to or within three feet of the interior side of a window.

Significant Ecological Area (SEA). This term means:

1. Significant ecological areas and/or habitat management areas designated on the special management areas map of the Los Angeles County General Plan.
2. Environmentally sensitive habitat areas, sensitive environmental resource areas and rare plant habitat areas, identified in the Santa Catalina Island Local Coastal Program depicting any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Single-family residence. A building that contains one dwelling unit, or a mobilehome comprising one dwelling unit manufactured and certified under the National Mobilehome Construction and Safety Standards Act of 1974 on a permanent foundation system approved by the Director of Public Works.

Small animal hospital. A facility that provides medical or surgical treatment, clipping, bathing, and other services, including incidental boarding to dogs, cats, and other small animals.

Small animal veterinary clinic. A facility that provides medical or surgical treatment, clipping, bathing, and similar services to dogs, cats, and other small

animals, but excludes boarding or keeping of animals on the premises other than those requiring emergency treatment or those recovering from anesthetic.

Small family home for children. As defined in Section 1502.a.(6) of the California Health and Safety Code, any state-licensed facility within a licensee's residence providing 24-hour a-day care for six or fewer children with developmental, intellectual, or physical disabilities, or mental disorders, who require special care and supervision as a result of such disabilities.

Small wild animal rehabilitation facility. A facility that is accessory to a single family residence in any specified Residential or Agricultural Zone and used for the temporary care of sick, injured, and/or orphaned small wild animals until such animals are nursed back to health and can be returned to their native habitat.

Solid fill. Any noncombustible materials that are insoluble in water, such as soil, rock, sand, or gravel, that can be used for grading land or filling depressions.

Solid fill project. An operation on a lot where more than 1,000 cubic yards of solid fill materials are deposited for any purpose, including grading or reclaiming of land.

Special Use Permit. Whenever this Title 22, or any case granted thereunder, refers to a "special permit" or a "special use permit," it shall be construed to mean a Conditional Use Permit.

Stand. A structure used for the display and sale of products with no space for customers within the structure itself.

Station. A stopping place or facility in a transportation system designed or intended to be used for the receiving or discharging of passengers and cargo. This place or facility shall not provide for the storage of the conveyance vehicle and shall not include any accessory facilities other than a shelter and ticketing facilities for passengers. This term includes "train station," "bus station," and any similar transit station.

Story. That portion of a building that is included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the roof above. This term includes a "basement," but shall not include a "cellar."

Street. A public or private right-of-way, other than a highway or alley, whose function is to carry vehicular traffic and/or provide vehicular access to abutting property.

Street frontage. The portion of a lot which borders a public street, highway, or parkway, measured along the common lot line separating the lot from the public street, highway, or parkway. This term means the same as "highway frontage."

Structure. Anything constructed or erected which requires a fixed location on the ground, or is attached to something having a fixed location on the ground.

Surface mining operation. All or any part of the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging, and quarrying, or surface work incident to an underground mine. Surface mining operations shall include but are not limited to:

1. In-place distillation, retorting, or leaching.
2. The production and disposal of mining waste.
3. Prospecting and exploratory activities.
4. The removal of overburden.

Swap meet. Any event where new and secondhand goods are offered or displayed for sale or exchange and at least one of the following:

1. A fee is charged for the privilege of offering or displaying new and secondhand goods for sale or exchange.
2. A fee is charged to prospective buyers for admission to the area where new and secondhand goods are offered or displayed for sale or exchange.

Tasting rooms and wineries. The following terms are defined solely for the purpose of Chapter 22.140.600 (Tasting Rooms and Remote Tasting Rooms) and Chapter 22.140.630 (Wineries):

Incidental merchandise. Small retail products related to the use and consumption of wine, such as wine glasses, corkscrews, or other small products, such as accessory clothing, key chains, and pens, which raise awareness of a winery's brand.

Net area. Net area shall have the same meaning as the term above in this Division, but shall also exclude any area of a lot with a slope of 25 percent or greater.

Remote tasting room. An area or facility that is used for the sale and sampling of alcoholic beverages that is operated in conjunction with a separate alcoholic beverage production facility licensed under a Type 02 licensed issued by the California Department of Alcoholic Beverage Control, where the sale and sampling facility is located on a different lot than the production facility.

Tasting room. An area or facility that is used for the sale and sampling of alcoholic beverages that is operated in conjunction with a winery, where the sale and sampling area is located on the same lot as the winery.

Wine events. Events that are intended to provide instruction regarding the production and consumption of wine, and shall include private group wine tastings, property tours of a winery, and winery presentations regarding proper wine and food combinations and/or the preparation of such food.

Winery. A facility that is used for processing grapes or other agricultural products into wine, including mobile bottling or crushing facilities, operated under a Type 02 license issued by the California Department of Alcoholic Beverage Control, where processing involves the fermentation, crushing, bottling, testing, or aging of wine.

Winery facilities. All structures and accessory structures as used by a winery, as defined above, including the paved parking areas required by Section 22.140.630 for mobile bottling or crushing facilities, but excluding any tasting room area or structure.

Tattooing. The application of pigment to or under the surface of the human skin by pricking with a needle or otherwise to produce an indelible mark or figure visible through the skin. Nothing in this definition shall be deemed to restrict the activities of any licensed physician or surgeon.

Tattoo parlor. Any place of business where tattooing occurs.

Telephone repeater station. A building or facility used for housing amplifying equipment along aerial or underground telephone cable routes.

Temporary meteorological tower (Temp Met Tower). A facility that consists of a tower and related wind-measuring devices which is used solely to measure winds, temperature, and humidity preliminary to construction of a non-commercial wind energy conversion system.

Temporary subdivision and real estate signs. The following terms are defined solely for Section 22.114.180 (Temporary Subdivision and Real Estate Signs):

Subdivision. Contiguous units developed by one person or entity that have separate recorded tract numbers.

Subdivision development. A subdivision located wholly or partially within the County, for which a final map was recorded prior to the date on which an

application for a Conditional Use Permit for a subdivision directional sign pursuant to the provisions of Section 22.114.180 was filed.

Subdivision directional sign. A temporary single or double-faced sign used for the purpose of providing travel directions to one subdivision development offered for public sale for the first time.

Terminal. A facility that is designed or intended to be used for the receiving or discharging of passengers or cargo and provides for the temporary or permanent storage of conveyance vehicles. Terminals include train terminals, airports, bus terminals, freight terminals, harbor terminals or any combination of the above commonly referred to as multipurpose terminals. Also see “Stations."

Theater. An enclosed building or auditorium used for public assembly and/or group entertainment, including sport events, theatrical performances, concerts and recitals, circuses, stock shows, movies, and conventions.

Transit oriented district (TOD). A mixed use community within an approximately one-quarter to one-half mile radius of a significant transit facility station. Transit oriented districts are established to encourage a mix of residential, retail, office, open space, and public uses in close proximity to each other in order to contribute to a vibrant, safe, and revitalized walkable environment. The transit oriented district land use provisions and design standards encourage convenient travel by transit, bicycle, or foot by both residents and employees. Transit oriented districts also promote the efficient use of land for the mutual reinforcement of private development and public investments in the transit system.

Travel trailer park. As defined in Section 18862.39 of the California Health and Safety Code.

Two-family residence. A building containing two dwelling units, other than a single-family residence with an attached second unit. This term includes “duplex.”

Use. Any construction, establishment, maintenance, alteration, moving onto, enlargement, or occupation. Wherever this Title 22 prohibits the use of any premises for any purposes, such premises and any building, structure, or improvement on such premises shall not be used, occupied, altered, or improved for such purpose. No building, structure, or improvement on such premises where prohibited shall be erected, constructed, established, maintained, allowed to remain, altered, moved onto, or enlarged which is designed, arranged, or intended to be occupied, or used for such purpose.

Value-added farm product. Any product processed from a farm product, such as baked goods, jams, and jellies, by a certified producer.

Vertical access. A recorded dedication or easement granting to the public the privilege and right to pass and repass over the dedicator's real property from a public road or dedicated trail to the mean high tide line.

Visible. The ability of being seen (whether legible or not) by a person walking or driving on a public road.

Warehouse. A building or facility located in an Industrial Zone that utilizes at least 80 percent of the floor area for storage or warehousing of goods. This term shall not include a “self-service storage facility.”

Waste disposal facility. A landfill, transfer station, land reclamation project, incinerator, or other similar site or facility which is used or intended to be used for the transfer, salvage, or disposal of rubbish, garbage, or industrial waste.

Water appeals board. The water appeals board created by the ordinance set out at Division 1 of Title 20 (Utilities Code) of the County Code.

Water well. The following terms are defined solely for Section 22.140.580 (Shared Water Wells):

Abandoned water well. This term has the meaning set forth in Section 11.38.010 of Title 11 (Health and Safety Code) of the County Code and comprises a non-operating well that is not maintained in conformity with Section 11.38.290 of Title 11.

Shared water well. A single water well, with its related tanks, pumps, and pipes, that provides potable water for up to four dwelling units located on the same lot that contains the well or on any adjoining lot, in any combination.

Water well. This term has the meaning set forth in Section 11.38.120 of Title 11 (Health and Safety Code) of the County Code. It comprises any drilled, excavated, jetted, or otherwise constructed excavation which is used or intended to be used to extract water from or inject water into the underground for any purpose or to observe or test underground waters, but does not include:

1. Saltwater wells;
2. Wells under the jurisdiction of the State of California, Division of Oil and Gas, except those wells converted to use as water wells; or
3. Wells used for the purpose of dewatering during construction, stabilizing hillsides, or earth embankments.

Weekend. A weekend includes Saturday and Sunday. National holidays observed on a Friday or Monday may be included in a weekend.

Wetland. Land within the Coastal Zone that may be covered periodically or permanently with shallow water and includes saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

Wheel stop. A physical barrier sufficient in size to prevent the movement of automobiles or other vehicles over or past such barrier.

Wild animal. An animal as defined by Section 10.08.250 (Wild Animal) of Title 10 (Animals Code) of the County Code.

Wind energy conversion systems, noncommercial and temporary meteorological towers. The following terms are defined solely for Section 22.140.620 (Wind Energy Conversion Systems, Noncommercial and Temporary Meteorological Towers):

Facility height. Facility height shall be measured from the ground to the top of the tower, including the wind turbine generator, blades, and wind-measuring devices, as applicable.

Guy wires. Wires or cable used in tension to support a tower.

Tower. The vertical component of a WECS-N that elevates the wind turbine generator and attached blades above the ground or the vertical component of a Temp Met Tower that elevates the wind measuring devices above the ground.

Tower height. Tower height shall be measured from the ground to the top of the tower, excluding the wind turbine generator, blades, and wind-measuring devices, as applicable.

Non-commercial. On-site consumption of electricity power generated by the WECS-N used in conjunction with a residential or agricultural use on the property and no power is sold off-site for profit. The “N” in WECS-N refers to the non-commercial use of the turbine, not the use on the property.

Wind energy conversion system, non-commercial (WECS-N). A facility consisting of a tower, wind turbine generator with blades, guy wires and anchors, and associated control and conversion electronic equipment to convert wind movement into electricity, with a rated capacity of not more than 50 kW; and that is incidental and subordinate to another use on the same parcel. A facility should be considered a WECS-N only if it supplies electrical power solely for on-site use, except that when a parcel on which a WECS-N is installed also receives

electrical power supplied by an utility company, excess electrical power generated by the WECS-N and not presently needed for on-site use may be used by the utility company in exchange for a reduction in the cost of electrical power supplied by that company to the parcel for on-site use, as long as no net revenue is produced by such excess electrical power.

Wind turbine generator. The component of a WECS-N that transforms mechanical energy from the wind into electrical energy.

Writing. Any form of recorded message capable of comprehension by ordinary visual means. Whenever any notice, report, statement, or record is required or authorized by this Title 22, it shall be made in writing in the English language unless it is expressly provided otherwise.

Yard. An open space on the same lot, other than a court, unoccupied and unobstructed from the ground upward, except as otherwise permitted by this Title 22.

Corner side yard. A yard bounded by an alley, highway, or street that extends from the required front yard, or the highway line on which the lot fronts where no front yard is required, to the required rear yard or to the rear lot line where no rear yard is required. The width of the required side yard shall be a specified horizontal distance between the highway line of the alley, highway, or street on which the lot sides, and a line parallel thereto on the lot.

Front yard. A yard that extends across the full width of the lot. The depth of the required front yard shall be a specified horizontal distance between the highway line of the parkway, highway, or street on which the lot fronts, and a line parallel to the lot, except as otherwise provided for a flag lot in Section 22.110.170 (Flag Lots). On corner lots, the front yard shall be located across the narrower frontage of the lot. A yard shall not be deemed a front yard if there is no right of access of any kind, pedestrian or vehicular, from the adjoining parkway, highway, or street, except in Zones C-H or C-1.

Interior side yard. A yard on that extends from the required front yard, or the highway line on which the lot fronts where no front yard is required, to the required rear yard, or the rear lot line where no rear yard is required, other than a corner side yard. The width of a required interior side yard shall be a specified horizontal distance between each such side lot line parallel thereto on the lot.

Rear yard. A yard that extends across the full width of the lot. The depth of the required rear yard shall be a specified horizontal distance between the rear lot line or the highway line of an abutting alley and a line parallel thereto on the lot.

DIVISION 3: ZONES

Chapters:

Chapter 22.16	Agricultural, Open Space, Resort and Recreation, and Watershed Zones
Chapter 22.18	Residential Zones
Chapter 22.20	Commercial Zones
Chapter 22.22	Industrial Zones
Chapter 22.24	Special Purpose Zones

Chapter 22.16 Agricultural, Open Space, Resort and Recreation, and Watershed Zones

Sections:

22.16.010 Purpose
22.16.020 Agricultural Zones Designated
22.16.030 Land Use Regulations for for Zones A-1, A-2, O-S, R-R, and W
22.16.040 Development Standards for Zones A-1, A-2, O-S, R-R, and W
22.16.050 Development Standards for Zones A-1 and A-2
22.16.060 Development Standards for Zone O-S

22.16.010 Purpose

A. **General Purpose.** The Agricultural, Open Space, Resort and Recreation, and Watershed Zones consist primarily of lands for agricultural uses or are in natural resource areas which limit dwellings and accessory uses. These zones provide areas for agricultural operations, open space, recreation, natural resource industries, or natural resource protection.

B. **Purpose of Individual Zones.** The purposes of individual zones are established as follows:

1. ***Agricultural Zones.*** The Agricultural Zones (Zones A-1 and A-2) are established to permit a comprehensive range of agricultural uses in areas particularly suited for agricultural activities. Permitted uses are intended to encourage agricultural activities and other such uses required for, or desired by, the inhabitants of the community. An area so zoned may provide the land necessary to permit low-density single-family residential development, outdoor recreational uses, and public and institutional facilities.

2. ***Open Space Zone****.* The Open Space Zone (Zone O-S) is established to provide for the preservation, maintenance, and enhancement of the recreational, natural, and environmental resources of this County as defined in the General Plan. The purpose and intent of this zone is to:

   a. Provide for the continued availability of open space lands for outdoor recreational usage.

   b. Protect water resources by maintaining groundwater recharge and watershed areas.

   c. Protect ecological and habitat areas to assure the continued survival of wildlife and vegetation.

   d. Protect sites of historical, archaeological, scenic, or scientific value.

e. Protect areas identified as having significant mineral resources to assure their continued availability, conservation, and production.

f. Reduce the risk to public safety through protective management of seismic, flooding, erosion, fire, geologic, and other natural hazard areas.

g. Protect areas used for the managed production of resources, including but not limited to rangeland and agricultural land.

3. ***Resort and Recreation Zone.*** The Resort and Recreation Zone (Zone R-R) is established to provide for outdoor recreation and agricultural uses suitable for development without significant impairment to the resources of the area. Zone R-R also recognizes some single-family residences, additional recreation uses, and limited commercial and public service facilities, subject to review and conditions to protect natural scenic or recreational value.

4. ***Watershed Zone****.* The Watershed Zone (Zone W) is established to provide for conservation of water and other natural resources within a watershed area and to protect areas subject to fire, flood, erosion, or similar hazards. Zone W also provides for limited recreational development of the land and necessary public facilities.

22.16.020 Agricultural Zones Designated

Table 22.16.020.A, below, identifies "Agricultural Zones", as used in this Title 22:

TABLE 22.16.020-A:AGRICULTURAL ZONES	
Abbreviation	***Full Name***
A-1	Light Agricultural
A-2	Heavy Agricultural

22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W

A. **General.** This Section prescribes the land use regulations for Zones A-1, A-2, O-S, R-R, and W.

B. **Permit and Review Requirements.** Table 22.16.030-A, below, identifies the permit or review required to establish each use listed in Subsection C, below.

TABLE 22.16.030-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	***Permit or Review Requirement***	***Reference***
-	Not Permitted	
P	Permitted	
ABP	Adult Business Permit	Chapter 22.150
AP	Animal Permit	Chapter 22.152

CEM	Cemetery Permit	Chapter 22.154
CUP	Conditional Use Permit	Chapter 22.158
MCUP	Minor Conditional Use Permit	Chapter 22.160
DSP	Discretionary Site Plan Review	Chapter 22.190
EP	Explosives Permit	Chapter 22.164
HP	Housing Permit	Chapter 22.168
SPR	Ministerial Site Plan Review	Chapter 22.188
SEP	Special Events Permit	Chapter 22.192
SMP	Surface Mining Permit	Chapter 22.194

C. **Use Regulations.**

1. ***Principal Uses.*** Table 22.16.030-B, below, identifies the permit or review required to establish each principal use:

TABLE 22.16.030-B:PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Agricultural and Resource-Based Uses						
Any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development	-	-	-	-	SPR[1]	
Aqueducts	-	-	CUP	-	-	
Community gardens	P	P	P	P	-	
Crops; including field, tree, bush, berry, row, and nursery stock	P	P	P	SPR[2]	-	
Fairgrounds of a public character, when permanently located; including accessory commercial uses	-	SPR[3]	CUP	-	-	
Greenhouses	SPR[2,4]	SPR[2,4]	-	SPR[2,4]	-	
Harvesting of miscellaneous forest products	-	-	CUP	-	-	
Land reclamation projects	CUP	CUP	CUP[5]	CUP	CUP	
Logging operations, involving only the actual controlled cutting and removing of trees						
Excluding sawmill operations	-	SPR	-	-	DSP	
Including sawmill operations	-	CUP	-	-	-	
Manure; spreading, drying, and sales; excluding pulverizing and shaking machinery	-	SPR[2,6]	-	-	-	
Mushroom farms	-	SPR[2]	-	-	-	

TABLE 22.16.030-B:PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Oil wells						
In established oil fields as delineated on maps published by the California Division of Oil, Gas, and Geothermal Resources	CUP	SPR	SPR	CUP	CUP	Section 22.140.400
Outside established oil fields as delineated on maps published by the California Division of Oil, Gas, and Geothermal Resources	CUP	SPR	CUP	CUP	CUP	Section 22.140.400
Plant aquaria	-	-	-	SPR[2,4]	-	
Plant nurseries, propagation only	SPR	SPR	SPR	SPR	DSP[4]	Also see Retail/Commercial Uses
Solid fill projects	CUP	CUP	-	-	-	
Surface mining operations	SMP	SMP	SMP	SMP	SMP	Chapter 22.194
Watershed, water recharge, and percolation areas	-	-	SPR	-	-	
Wildlife, nature, forest and marine preserves, and sanctuaries	-	-	SPR	-	-	
Wineries						
Producing up to 5,000 cases per year, and located at least one mile from a national recreation area	MCUP	SPR	-	SPR	-	Section 22.140.630
Producing more than 5,000 cases per year, and located at least one mile from a national recreation area	MCUP	MCUP	-	MCUP	-	Section 22.140.630
Located in or within one mile from a national recreation area	CUP	CUP	-	CUP	-	Section 22.140.630
Animal-Related Uses						
Animal hospitals	-	SPR[2]	-	-	-	
Animal shelters and pounds	-	SPR[2]	-	-	-	
Apiaries	SPR[2,4]	SPR[2,4]	SPR[7]	SPR[4]	DSP	
Breeding farms for selective or experimental breeding of cattle or horses, or the raising or training of horses or show cattle	-	-	-	SPR[2,4]	-	
Circus winter quarters	-	CUP	-	-	-	
Dairies	-	SPR	-	-	-	Section 22.140.150
Dog kennels	-	SPR[2]	-	-	-	
Dog training schools	-	SPR[2]	-	-	-	

TABLE 22.16.030-B:PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Equestrian hostels, including corrals and feeding bins	-	-	-	-	DSP	
Grazing of cattle, horses, sheep, goats, alpacas, or llamas	SPR	SPR	SPR	SPR	DSP	Section 22.140.080
Hogs or pigs	SPR	SPR	-	SPR	-	Section 22.140.080
Hog ranches	-	CUP	-	-	-	
Livestock feed yards	-	SPR[2,6]	-	-	-	
Livestock sales yards	-	SPR[2,8]	-	-	-	
Menageries, zoos, animal exhibitions, or other facilities for keeping of wild animals	-	CUP	CUP	CUP[3,9]	-	
Raising, breeding, and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas						
Eight or fewer animals per acre	SPR	SPR	-	-	-	Section 22.140.080
More than eight animals per acre	CUP	SPR	-	-	-	Section 22.140.080
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size; including hatching, fattening, marketing, sale, slaughtering, dressing, processing, and packing; including eggs, honey, or similar products derived from such animals	SPR	SPR	-	SPR	-	Section 22.140.080
Riding academies and stables, with the boarding of horses	CUP[5]	SPR[2,8]	CUP[7]	SPR[8]	-	
Veterinaries	-	SPR	-	-	-	
Wild animals, keeping of individually or collectively for private or commercial purposes	-	CUP	-	CUP[4,9]	-	
Cultural, Educational, and Institutional Uses						
Amphitheaters	-	CUP[10]	-	CUP[4,9]	-	
Aquaria	-	SPR[2]	-	-	-	
Arboretums and horticultural gardens	CUP	CUP	CUP	SPR	-	
Camps, operated by or used in conjunction with the Los Angeles County Fire Department for the purpose of watershed conservation and fire control	-	-	-	-	SPR	

TABLE 22.16.030-B:PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Churches, temples, or other places used exclusively for religious worship; including accessory educational and social activities	CUP	CUP	-	CUP	-	
Correctional institutions; including jails, farms, and camps	CUP	CUP	-	CUP	-	
Disability rehabilitation and training centers	CUP[11]	CUP[11]	-	-	-	
Grange halls	CUP	CUP	-	-	-	
Historical monuments and cultural heritage sites	-	-	SPR	-	-	
Juvenile halls	CUP	CUP	-	CUP	-	
Libraries	CUP	CUP	-	CUP	-	
Military reservations	-	-	CUP	-	-	
Museums	CUP	CUP	CUP	SPR[12]	-	
Observatories	CUP	CUP	CUP	SPR	-	
Revival meetings, tent	-	CUP	-	CUP	-	
Schools						
Colleges and universities, accredited; including accessory facilities; excluding trade or commercial schools	CUP	CUP	-	CUP	-	
Schools, grades K-12; accredited by the State of California; including accessory facilities; excluding trade or commercial schools	CUP	CUP	-	CUP	-	
Theaters, drive-in	CUP	CUP	-	-	-	
Theaters, excluding drive-in	-	CUP[10]	-	-	-	
Industrial Uses						
Explosives storage, permanent	EP	EP	EP	EP	EP	Chapter 22.164
Farm equipment repair shops	-	CUP	-	-	-	
Feed mills	-	SPR[2,8]	-	-	-	
Fertilizer plants	-	CUP	-	-	-	
Fruit and vegetable packing plants	-	SPR[3]	-	-	-	
Heavy equipment training schools	CUP[13]	CUP[13]	-	-	-	
Linseed, cottonseed, and coconut oil processing plants	-	SPR[3]	-	-	-	
Motion picture sets and indoor studios	-	CUP	-	-	-	Section 22.140.060.A
Motion picture sets	-	-	CUP	-	-	Section 22.140.060.A

TABLE 22.16.030-B:PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Motion picture studios and sets	-	-	-	SPR[4]	-	Section 22.140.060.A
Lodging Uses						
Cabins	-	-	-	CUP	-	
Guest ranches	CUP	CUP	-	CUP	-	
Hotels	-	-	CUP[14]	CUP	-	
Motels	-	-	CUP[14]	CUP	-	
Youth hostels	CUP	SPR	CUP[14]	CUP[4,9]	-	
Recreational Uses						
Archery ranges	-	-	-	SPR[4]	-	
Athletic fields, excluding stadiums	-	CUP	CUP	SPR[4]	-	
Boat rentals	-	-	-	SPR[4]	-	
Campgrounds, picnic areas, trails with overnight camping facilities, including fishermen's and hunters' camps, excluding permanent habitable structures	CUP	SPR	SPR	SPR[4]	DSP	
Camps; religious, educational, and similar non-profit organizations	-	-	-	-	CUP	
Camps, youth	CUP	SPR	CUP	CUP	-	
Fishing and casting ponds	-	-	-	SPR[4]	-	
Golf						
Golf courses, including clubhouses and accessory facilities	CUP	CUP	CUP	SPR[4]	-	
Golf driving ranges	CUP	CUP	CUP	SPR[4]	-	
Miniature golf courses	-	-	-	CUP[4,9]	-	
Ice skating rinks	-	-	-	CUP[4,9]	CUP	
Marinas, small boat harbors, docks, piers, boat launches, and similar recreational facilities	-	-	CUP	-	-	
Motor recreational facilities for the driving, testing, or racing of automobiles, dune buggies, motorcycles, trail bikes, or similar vehicles; including accessory facilities	-	-	CUP[13]	-	-	
Nudist camps	-	CUP	-	-	-	
Outdoor festivals	-	CUP	-	CUP	-	
Parks, playgrounds, and beaches; including accessory facilities	CUP	SPR	CUP	SPR[12]	-	
Polo fields	-	-	CUP	SPR[4]	-	

TABLE 22.16.030-B:PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Recreation clubs, private	CUP	CUP	CUP	CUP	-	Section 22.140.480
Recreational vehicle parks	CUP	CUP	CUP	CUP	CUP	Section 22.140.490
Riding and hiking trails, excluding trails for motor vehicles	DSP	SPR	SPR	SPR	SPR	
Rifle, pistol, or skeet ranges	CUP[8]	CUP	CUP[8]	CUP[8,9]	-	
Rodeos, excluding horse racing	-	CUP	-	SPR[4]	-	
Skating rinks, outdoor	-	-	-	CUP[4,9]	-	
Ski lifts, tows, runs, and warming huts	-	-	CUP[8]	SPR[4]	DSP	
Sport courts; including tennis, volleyball, badminton, croquet, lawn bowling, and similar uses	-	-	-	SPR[4]	-	
Swimming pools as a primary use	-	-	-	SPR	-	
Tramways	-	-	-	-	CUP	
Trap ranges	-	CUP	CUP[8]	CUP[8,9]	-	
Renewable Energy Uses						
Energy generating or storage devices; including but not limited to solar, wind, or geothermal devices	-	-	-	CUP	-	
Wind energy conversion systems, non-commercial	MCUP	MCUP	MCUP	-	-	Section 22.140.620
Residential Uses						
Adult residential facilities						
Facilities serving six or fewer persons, in compliance with Section 22.140.530.B.1	P	P	-	-	-	Section 22.140.530
Facilities serving six or fewer persons, in compliance with Section 22.140.530.B.2	SPR	SPR	-	-	-	Section 22.140.530
Facilities serving six or fewer persons, not specified by Section 22.140.530	-	-	-	CUP	-	
Facilities serving seven or more persons	CUP	CUP	-	CUP	-	
Convents and monasteries	CUP	CUP	-	CUP	-	
Density-controlled developments	CUP	CUP	-	CUP	-	Section 22.140.160
Farmworker housing						
Farmworker dwelling units	SPR	SPR	-	-	-	Section 22.140.220
Farmworker housing complexes	SPR	SPR	-	-	-	Section 22.140.220

TABLE 22.16.030-B:PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Foster family homes, in an approved residential use	P	P	P	P	P	
Group homes for children						
Facilities serving six or fewer persons, in compliance with Section 22.140.530.B.1	P	P	-	-	-	Section 22.140.530
Facilities serving six or fewer persons in compliance with Section 22.140.530.B.2	SPR	SPR	-	-	-	Section 22.140.530
Facilities serving six or fewer persons	-	-	-	CUP	-	
Facilities serving seven or more persons	CUP	CUP	-	CUP	-	
Mobilehome parks	CUP	CUP	-	CUP	-	Section 22.140.370
Mobilehomes in lieu of a single-family residence	CUP	CUP	-	-	-	Section 22.140.380
Qualified projects	HP	HP	-	-	-	Chapters 22.120 and 22.168
Residences, single-family	SPR	SPR	CUP	CUP	CUP	Section 22.140.590
Small family homes for children						
Facilities serving six or fewer persons, in compliance with Section 22.140.530.B.1	P	P	-	P	-	Section 22.140.530
Facilities serving six or fewer persons, in compliance with Section 22.140.530.B.2	SPR	SPR	-	-	-	Section 22.140.530
Townhouses	CUP	CUP	-	CUP	-	Section 22.140.610
Retail/Commercial Uses						
Bait and tackle shops	-	-	-	CUP[4,9]	-	
Farm equipment sales, rental, and storage	-	CUP	-	-	-	
Farmers' markets	MCUP	DSP	MCUP	MCUP	-	Section 22.140.210
Grocery stores	-	-	-	CUP[4,9]	-	
Plant nurseries, excluding wholesale	CUP	CUP	-	CUP	-	Section 22.140.450
Souvenir shops	-	-	-	CUP[4,9]	-	
Tasting rooms, on-site						
In compliance with 22.140.600.D.1	MCUP	MCUP	-	MCUP	-	Section 22.140.600
In compliance with 22.140.600.D.2	CUP	CUP	-	CUP	-	Section 22.140.600
Tasting rooms, remote						
In compliance with 22.140.600.D.1	MCUP	MCUP	-	MCUP	-	Section 22.140.600

TABLE 22.16.030-B:PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
In compliance with 22.140.600.D.2	CUP	CUP	-	CUP	-	Section 22.140.600
Service Uses						
Barber shops	-	-	-	CUP[4,9]	-	
Bars and cocktail lounges	-	-	-	CUP[4,9]	-	
Beauty shops	-	-	-	CUP[4,9]	-	
Bicycle and motor scooter rentals	-	-	-	CUP[4,9]	-	
Cemeteries	CEM	CEM	CEM	CEM	CEM	Chapter 22.154
Dance pavilions, outdoor	-	-	-	SPR[4]	-	
Day care						
Adult day care centers	CUP	CUP	-	CUP	-	
Child care centers	CUP	CUP	-	CUP	-	
Child care centers operated in conjunction with and accessory to an accredited K-12 school	CUP	SPR	-	CUP	-	
Large family child care homes, in compliance with Section 22.140.200.B.1	SPR	SPR	-	SPR	-	Section 22.140.200
Large family child care homes, in compliance with Section 22.140.200.B.2	DSP	DSP	-	-	-	Section 22.140.200
Small family child care homes	SPR	SPR	-	SPR	-	
Domestic violence shelters	SPR	SPR	-	-	-	Section 22.140.170
Health retreats	CUP	CUP	-	CUP	-	Section 22.140.260
Medical services						
First aid stations	-	-	-	CUP[4,9]	-	
Hospitals	CUP	CUP	-	CUP	-	
Laundries, self-service	-	-	-	CUP[4,9]	-	
Pest control operators	-	CUP	-	-	-	
Recreational equipment rentals	-	-	CUP[9]	-	-	
Restaurants and other eating establishments, including food take-out	-	-	-	CUP[4,9]	CUP	
Tourist information centers	-	-	-	SPR	-	
Transportation, Electrical, Gas, Communication, Utilities, and Public Service Uses						
Airports, heliports, helistops, and landing strips	CUP	CUP	CUP[14]	CUP	CUP[15]	
Comfort stations	-	-	DSP	SPR	SPR	
Communication equipment buildings	CUP	CUP	CUP	CUP	-	
Earth stations	CUP	CUP	CUP	CUP	-	

TABLE 22.16.030-B:PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Electric distribution substations, including related microwave facilities	CUP	CUP	CUP	CUP	SPR	
Electric generating plants-other than hydroelectric	-	-	-	-	CUP	
Electric transmission substations, including related microwave facilities	-	-	CUP	CUP	SPR	
Fire stations	CUP	CUP	-	CUP	-	
Gas metering and control stations, public utility	CUP	CUP	CUP	CUP	DSP	
Hydroelectric generating plants	-	-	-	-	SPR	
Microwave stations	CUP	CUP	CUP	CUP	SPR	
Petroleum pipelines and pumping stations	-	-	-	-	SPR	
Police stations	CUP	CUP	-	CUP	-	
Post offices	-	-	-	CUP	-	
Publicly owned uses that are necessary to maintain the public health, convenience, or general welfare; other than those already listed in this Section	CUP	CUP	CUP	CUP	CUP	
Public utility service centers	-	CUP	CUP	CUP	-	
Public utility service yards	-	CUP	-	-	-	
Radio and television stations and towers, excluding studios	CUP	CUP	CUP	CUP	DSP	
Radio and television transmitter stations	-	-	-	-	CUP	
Road construction and maintenance yards	CUP	CUP	-	CUP	SPR	
Scenic turnouts, vista points, and interpretative displays	-	-	DSP	-	-	
Sewage treatment plants	CUP	CUP	-	CUP	-	
Stations; bus, railroad, and taxi	CUP	CUP	-	-	-	
Telephone repeater stations	CUP	CUP	CUP	CUP	SPR	
Transportation of oil, gas, or other produced substances from an existing oil field by means other than buried pipeline	-	-	DSP	-	-	
Water reclamation facilities	-	-	CUP	-	-	

TABLE 22.16.030-B:PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, wells, and tanks, and any other use normal and accessory to the storage and distribution of water; except for shared water wells and associated tanks	CUP	CUP	CUP	CUP	SPR	
Vehicle-Related Uses						
Automobile service stations	-	-	-	CUP[4,9]	-	Section 22.140.100

Notes:

1. A copy of a valid letter from the U.S. Forest Service indicating that the use is consistent with the overall recreational plan, signed by the Forest Supervisor, shall be required prior to approval.
2. All buildings and structures on the property used in conjunction with the permitted use shall be located at least 50 feet from any street or highway or any habitable structure.
3. Use shall be located at least 300 feet from any public park or any area in a Residential Zone.
4. Minimum lot size is one acre.
5. Use shall meet all applicable health and safety standards and be reclaimed for open space use when declared safe for such use by the California Department of Health.
6. Minimum lot size is 10 acres.
7. Limited to hives only.
8. Minimum lot size is five acres.
9. Use shall be located within 600 feet of or be in conjunction with and intended to serve any use listed as permitted for the zone under the Recreation Uses category in Table 22.16.030-B, above.
10. Use shall be limited to a seating capacity not to exceed 500 seats.
11. Minimum lot size is one acre where sheltered employment or industrial-type training is conducted.
12. Use is permitted if publicly owned.
13. Minimum lot size is 100 acres.
14. Use is allowed in an open space easement if use is consistent with the intent and language of the applicable open space easement.
15. Airports and landing strips are not permitted.

2. ***Accessory Uses.*** Table 22.16.030-C, below, identifies the permit or review required to establish each accessory use:

TABLE 22.16.030-C:ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Access to property lawfully used for a purpose not permitted in the zone[1]	DSP	DSP	DSP	DSP	-	
Accessory buildings and structures, unless more specifically regulated by this Title 22	*As determined by the principal use.*					Sections 22.110.030 and 22.110.040
Amateur radio antennas						
In compliance with Section 22.140.040.D.1	SPR	SPR	SPR	SPR	SPR	Section 22.140.040
In compliance with Section 22.140.040.D.2	DSP	DSP	DSP	DSP	DSP	Section 22.140.040

TABLE 22.16.030-C:ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Animals, domestic and wild; maintained or kept as pets or for personal use, in conjunction with a residential use						
In compliance with Section 22.140.070.B.1	P	P	P	P	P	Section 22.140.070
In compliance with Section 22.140.070.B.2	AP	AP	AP	AP	AP	Section 22.140.070
Building materials storage, for an approved project on the same site	SPR	SPR	-	SPR	-	Section 22.140.130
Caretaker residences, including mobilehomes	CUP	CUP	CUP	CUP	-	Section 22.140.140
Dormitories, including dining facilities	-	-	-	-	SPR	
Grading projects						
More than 10,000 up to 100,000 cubic yards of material to be transported off-site	DSP	DSP	DSP/ CUP	DSP	DSP	Section 22.140.240
More than 100,000 cubic yards of material to be transported off-site	CUP	CUP	CUP	CUP	CUP	Section 22.140.240
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	DSP/ CUP	CUP	CUP	Section 22.140.240
Guest houses	SPR	SPR	-	-	-	Section 22.140. 250
Historic vehicle collections						
In compliance with Section 22.140.270.B.1	SPR	SPR	-	-	-	Section 22.140.270
In compliance with Section 22.140.270.B.2	CUP	CUP	-	-	-	Section 22.140.270
Home-based occupations	P	P	-	-	-	Section 22.140.290
Live entertainment						
In compliance with Section 22.140.330.D.1	-	-	-	SPR	SPR	Section 22.140.330
In compliance with Section 22.140.330.D.2	-	-	-	CUP	CUP	Section 22.140.330
Living quarters for persons employed and deriving a major portion of their income on the premises	CUP	CUP	-	CUP	-	

TABLE 22.16.030-C:ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Parking lots, excluding commercial parking lots[3]	-	-	DSP	-	-	
Parking as a transitional use	DSP	DSP	-	DSP	-	Section 22.140.440
Produce stands, including products from community gardens	SPR	SPR	DSP	SPR	-	Section 22.140.460
Refreshment stands	-	CUP	CUP	DSP	-	
Rehabilitation facilities for small wild animals	AP	AP	-	-	-	Section 22.140.500
Room rentals[4]	P	P	-	-	-	
Second units						
In compliance with Section 22.140.550.D.1	SPR	SPR	-	-	-	Section 22.140.550
In compliance with Section 22.140.550.D.2	CUP	CUP	-	-	-	Section 22.140.550
Shared water wells	DSP	DSP	-	-	-	Section 22.140.580
Signs	*As specified in Chapter 22.114 (Signs).*					

Notes:

1. Provided that there is no other practical access to such property available, and such access will not alter the character of the premises in respect to permitted uses in the subject zone.
2. Use does not permit residential accessory structures. Any other non-habitable accessory structures shall be limited to 400 square feet in floor area.
3. Use shall be developed in compliance with Chapter 22.112 (Parking).
4. Rooms may be rented out to four or fewer tenants, with or without board, in a single-family residence if it is not used as a residential facility for adults or children.

3. ***Temporary Uses.*** Table 22.16.030-D, below, identifies the permit or review required to establish each temporary use:

TABLE 22.16.030-D:TEMPORARY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Explosives storage, temporary	EP	EP	EP	EP	EP	Chapter 22.164
Garage or yard sales	P	P	-	-	-	Section 22.140.230
Holiday and seasonal sales	SPR	SPR	-	DSP	-	Section 22.140.280
Meteorological towers	SPR	SPR	-	-	-	Section 22.140.620
Mobilehomes used as a residence during construction						
Used for a period not to exceed one year	SPR	SPR	-	SPR	-	Section 22.140.380
Used for a period not to exceed two years	CUP	CUP	-	CUP	-	Section 22.140.380

TABLE 22.16.030-D:TEMPORARY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	***A-2***	***O-S***	***R-R***	***W***	***Additional Regulations***
Model homes	SPR	SPR	-	-	-	Section 22.140.390
Model homes, in those areas where such uses are specifically mentioned in the General Plan	CUP	CUP	-	-	-	
Real estate tract offices	SPR	SPR	-	-	-	Section 22.140.470
Special events	SEP	SEP	SEP	SEP	SEP	Chapter 22.192
Storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines, and similar uses for up to one year	CUP	CUP	CUP	CUP	-	

22.16.040 Development Standards for Zones A-1, A-2, O-S, R-R, and W

Development on any lot in Zones A-1, A-2, O-S, R-R, and W shall comply with Division 6 (Development Standards), where applicable.

22.16.050 Development Standards for Zones A-1 and A-2

A. **Required Yards**. Table 22.16.050-A, below, identifies minimum yard depths for Zones A-1 and A-2:

TABLE 22.16.050-A:MINIMUM YARD DEPTHS IN ZONES A-1 AND A-2				
Minimum Yard Depths (in feet)				
Front	***Corner Side***	***Corner Side—Reversed Corner Lot***	***Interior Side***	***Rear***
20	5	10	5	15

B. **Maximum Height.** Every single-family residence shall not exceed a height of 35 feet above grade.

C. **Lot Development.** Regulations regarding development of lots in the Agricultural Zones are found in Division 6 (Development Standards).

22.16.060 Development Standards for Zone O-S

Premises in Zone O-S shall be subject to the following regulations:

A. **Development.** Premises shall remain essentially unimproved and buildings, structures, grading excavation, fill or other alterations shall be prohibited except for the specified uses listed as permitted or conditionally permitted in Section 22.16.030.C (Use Regulations). Additionally, for any premises located within a significant ecological area such uses shall be subject to a Discretionary Site Plan Review (Chapter 22.190).

B. **Maximum Height.** Buildings or structures, except historical monuments, shall not exceed a height of two stories or 35 feet, whichever is less, including the basement but excluding the cellar.

C. **Additional Regulations for Zone O-S.** In addition to the application requirements listed in Section 22.16.030.C (Use Regulations), the following applies to specified applications in Zone O-S.

1. ***Significant Ecological Areas.*** Where any uses or buildings subject to a Discretionary Site Plan Review (Chapter 22.190), as specified in Section 22.16.030.C, are located within a significant ecological area, the site plans shall be reviewed by SEATAC and its recommendations shall be sent to the Director. The Director may approve a Discretionary Site Plan Review application only after the applicant substantiates the following findings:

    a. That the use or buildings requested are clearly accessory and subordinate to, will not alter the nature of, and are limited to facilities compatible with the intent and purpose of Zone O-S on the property where proposed; and

    b. That in a significant ecological area such placement will not contribute to the detriment of the resources constituting the basis for classification as a significant ecological area.

2. ***Fences.*** A Discretionary Site Plan Review (Chapter 22.190) is required for all fences in Zone O-S, subject to the following:

    a. Fences shall not exceed eight feet in height except where a higher fence is required by other ordinance or law.

    b. Such fence shall be open-work, non-view-obscuring except where a solid fence limited to five feet in height is specifically approved by the Director in order to protect identified resources.

3. ***Conditions of Approval.*** In approving a Conditional Use Permit (Chapter 22.158) application in Zone O-S, the Commission or Hearing Officer may impose additional conditions to ensure that the use will be in accordance with Section 22.158.050 (Findings and Decision). Additional conditions may include, but are not limited to:

    a. Appropriate measures to further the safety of persons using the facilities or adjacent properties.

b. Dedication of conservation easements or other easements to insure the preservation of specified resources.

c. Delayed commencement of a project for a specified period of time to provide for scientific studies of resources on the subject property.

Chapter 22.18 Residential Zones

Sections:

22.18.010 Purpose
22.18.020 Residential Zones Designated
22.18.030 Land Use Regulations for Zones for Zones R-A, R-1, R-2, R-3, and R-4
22.18.040 Development Standards for Residential Zones
22.18.050 Development Standards and Regulations for Zone RPD

22.18.010 Purpose

A. **General Purpose of Residential Zones.** The Residential Zones preserve, protect, and enhance areas for residential land uses in a range of densities; provide for orderly, well-planned, and balanced growth of residential neighborhoods; and ensure adequate light, air, privacy, and open space for each dwelling. These zones also provide for the appropriate location of public and semi-public uses such as schools, parks, and religious facilities that can serve and complement residential uses.

B. **Purpose of Individual Zones.** The purposes of individual zones are established as follows:

1. ***Residential Planned Development Zone.*** The Residential Planned Development Zone (Zone RPD) is established to promote residential amenities beyond those expected under conventional development, to achieve greater flexibility in design, to encourage well-planned neighborhoods through creative and imaginative planning, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development. In implementing residential planned development, it is further declared the purpose of this zone is to reduce developmental problems in hillside areas and to preserve areas of natural scenic beauty through the encouragement of integrated planning, integrated design and unified control of development.

22.18.020 Residential Zones Designated

Table 22.18.020.A, below, identifies “Residential Zones”, as used in this Title 22:

TABLE 22.18.010-A:RESIDENTIAL ZONES	
Abbreviation	***Full Name***
R-A	Residential Agricultural
R-1	Single-Family Residence
R-2	Two-Family Residence
R-3	Limited Multiple Residence

R-4	Unlimited Residence
RPD	Residential Planned Development

22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, and R-4

A. **General.** This Section prescribes the land use regulations for Zones R-A, R-1, R-2, R-3, and R-4.

B. **Permit and Review Requirements.** Table 22.18.030-A, below, identifies the permit or review required to establish each use according to Subsection C, below.

TABLE 22.18.030-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	***Permit or Review Requirement***	***Reference***
-	Not Permitted	
P	Permitted	
ABP	Adult Business Permit	Chapter 22.150
AP	Animal Permit	Chapter 22.152
CEM	Cemetery Permit	Chapter 22.154
CUP	Conditional Use Permit	Chapter 22.158
MCUP	Minor Conditional Use Permit	Chapter 22.160
DSP	Discretionary Site Plan Review	Chapter 22.190
EP	Explosives Permit	Chapter 22.164
HP	Housing Permit	Chapter 22.168
SPR	Ministerial Site Plan Review	Chapter 22.188
SEP	Special Events Permit	Chapter 22.192

C. **Use Regulations.**

1. ***Principal Uses.*** Table 22.18.030-B, below, identifies the permit or review required to establish each principal use:

TABLE 22.18.030-B:PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES						
	R-A	***R-1***	***R-2***	***R-3***	***R-4***	***Additional Regulations***
Agricultural and Resource-Based Uses						
Community gardens	P	P	P	P	P	
Crops; including field, tree, bush, berry, row, and nursery stock	P	CUP	CUP	CUP	CUP	
Land reclamation projects	CUP	CUP	CUP	CUP	CUP	
Oil wells	CUP	CUP	CUP	CUP	CUP	
Solid fill projects	CUP	CUP	CUP	CUP	CUP	
Surface mining operations	SMP	SMP	SMP	SMP	SMP	Chapter 22.194
Cultural, Educational, and Institutional Uses						
Arboretums and horticultural gardens	CUP	CUP	CUP	CUP	CUP	

TABLE 22.18.030-B:PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES						
	R-A	***R-1***	***R-2***	***R-3***	***R-4***	***Additional Regulations***
Churches, temples, or other places used exclusively for religious worship; including accessory educational and social activities	CUP	CUP	CUP	DSP	DSP	
Community centers, non-profit[1,2]	-	-	-	CUP	CUP	
Disability rehabilitation and training centers[2]	-	-	-	CUP	CUP	
Institutions of educational, philanthropic, or charitable nature; excluding any commercial or industrial enterprise sponsored or operated by such institution	-	-	-	-	CUP	
Juvenile halls	CUP	CUP	CUP	CUP	CUP	
Libraries	CUP	CUP	CUP	CUP	CUP	
Museums	CUP	CUP	CUP	CUP	CUP	
Schools						
Colleges and universities, accredited; including accessory facilities; excluding trade or commercial schools	-	-	-	-	CUP	
Schools, grades K-12; accredited by the State of California; including accessory facilities; excluding trade or commercial schools	CUP	CUP	CUP	CUP	SPR	
Industrial Uses						
Explosives storage, permanent	EP	EP	EP	EP	EP	Chapter 22.164
Lodging Uses						
Hotels	-	-	-	-	CUP	Section 22.140.310
Recreational Uses						
Golf courses, including clubhouses and accessory facilities	CUP	CUP	CUP	CUP	CUP	
Parks, playgrounds, and beaches; including accessory facilities	CUP	CUP	CUP	CUP	CUP	
Recreation facilities, neighborhood	CUP	CUP	CUP	CUP	CUP	Section 22.140.480
Riding and hiking trails, excluding trails for motor vehicles	DSP	DSP	DSP	SPR	SPR	
Renewable Energy Uses						
Wind energy conversion systems, non-commercial	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.620
Residential Uses						
Adult residential facilities						
Facilities serving six or fewer persons, in compliance with Section 22.140.530.B.1	P	P	P	P	P	Section 22.140.530
Facilities serving six or fewer persons in compliance with Section 22.140.530.B.2	DSP	DSP	DSP	DSP	DSP	Section 22.140.530

TABLE 22.18.030-B:PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES						
	R-A	***R-1***	***R-2***	***R-3***	***R-4***	***Additional Regulations***
Facilities serving seven or more persons	CUP	CUP	CUP	CUP	CUP	
Convents and monasteries, where on the same lot as a legally established church or school	CUP	CUP	CUP	DSP	DSP	
Density-controlled developments	CUP	CUP	CUP	-	-	Section 22.140.160
Farmworker housing						
Farmworker dwelling units	SPR	SPR	SPR	SPR	SPR	Section 22.140.220
Farmworker housing complexes	SPR	CUP	CUP	See below	See below	Section 22.140.220
Farmworker housing complexes, in compliance with Section 22.140.220.E.1	-	-	-	SPR	SPR	Section 22.140.220
Farmworker housing complexes, in compliance with Section 22.140.220.E.2	-	-	-	CUP	CUP	Section 22.140.220
Foster family homes, in an approved residential use	P	P	P	P	P	
Fraternity and sorority houses	-	-	-	CUP	SPR	
Group homes for children						
Facilities serving six or fewer persons, in compliance with Section 22.140.530.B.1	P	P	P	P	P	Section 22.140.530
Facilities serving six or fewer persons, in compliance with Section 22.140.530.B.2	DSP	DSP	DSP	DSP	DSP	Section 22.140.530
Facilities serving seven or more persons	CUP	CUP	CUP	CUP	CUP	
Mobilehome parks	CUP	CUP	CUP	CUP	CUP	Section 22.140.370
Multi-family housing						
Apartment houses	-	-	MCUP[5] /CUP[3]	SPR	SPR	*Also see Accessory Uses*
Townhouses	CUP	CUP	CUP	SPR	SPR	Section 22.140.610
Two-family residences	-	-	SPR	SPR	SPR	
Qualified projects	HP	HP	HP	HP	HP	Chapters 22.120 and 22.168
Residences, single-family	SPR	SPR	SPR	SPR	SPR	Chapter 22.140.590
Rooming and boarding houses	-	-	-	CUP	SPR	
Small family homes for children						
Facilities serving six or fewer persons, in compliance with Section 22.140.530.B.1	P	P	P	P	P	Section 22.140.530
Facilities serving six or fewer persons, in compliance with Section 22.140.530.B.2	DSP	DSP	DSP	DSP	DSP	Section 22.140.530
Retail/Commercial Uses						
Farmers' markets	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.210

TABLE 22.18.030-B:PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES						
	R-A	***R-1***	***R-2***	***R-3***	***R-4***	***Additional Regulations***
Service Uses						
Cemeteries	CEM	CEM	CEM	CEM	CEM	Chapter 22.154
Day care						
Adult day care centers	CUP	CUP	CUP	CUP	CUP	
Child care centers, less than 50 children	CUP	CUP	CUP	SPR	SPR	
Child care centers, more than 50 children	CUP	CUP	CUP	DSP	SPR	
Large family child care homes, in compliance with Section 22.140.200.B.1	SPR	SPR	SPR	SPR	SPR	Section 22.140.200
Large family child care homes, in compliance with Section 22.140.200.B.2	DSP	DSP	DSP	-	-	Section 22.140.200
Small family child care homes	SPR	SPR	SPR	SPR	SPR	
Domestic violence shelters	SPR	-	SPR	SPR	SPR	Section 22.140.170
Homeless shelters	-	-	-	SPR	SPR	Section 22.140.300
Medical services						
Hospitals	-	-	-	-	CUP	
Parking buildings, excluding commercial parking buildings	-	-	-	-	CUP[4]	
Parking lots, excluding commercial parking lots[4]	-	-	CUP	CUP	CUP	
Transportation, Electrical, Gas, Communication Utilities, and Public Service Uses						
Airports, heliports, helistops, and landing strips	CUP	CUP	CUP	CUP	CUP	
Communication equipment buildings	CUP	CUP	CUP	CUP	CUP	
Earth stations	CUP	CUP	CUP	CUP	CUP	
Electrical distribution substations, including related microwave facilities	CUP	CUP	CUP	CUP	CUP	
Fire stations	CUP	CUP	CUP	CUP	CUP	
Gas metering and control stations, public utility	CUP	CUP	CUP	CUP	CUP	
Microwave stations	CUP	CUP	CUP	CUP	CUP	
Police stations	CUP	CUP	CUP	CUP	CUP	
Post offices	-	-	-	-	CUP	
Publicly owned uses that are necessary to maintain the public health, convenience, or general welfare; other than those already listed in this Section	CUP	CUP	CUP	CUP	CUP	
Radio and television stations and towers, excluding studios	CUP	CUP	CUP	CUP	CUP	
Sewage treatment plants	CUP	CUP	CUP	CUP	CUP	
Stations; bus, railroad, and taxi	-	-	-	-	CUP	

TABLE 22.18.030-B:PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES						
	R-A	***R-1***	***R-2***	***R-3***	***R-4***	***Additional Regulations***
Telephone repeater stations	CUP	-	CUP	CUP	CUP	
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, wells and tanks, and any other use normal and accessory to the storage and distribution of water; except for shared water wells and associated tanks	CUP	CUP	CUP	CUP	CUP	

Notes:
1. Use permitted where developed as an integral part of a building project.
2. Minimum lot size is one acre where sheltered employment or industrial-type training is conducted.
3. Each unit shall have the required minimum lot area, but in no event shall the minimum lot area be less than 2,500 square feet.
4. Use shall be developed in compliance with Chapter 22.112 (Parking).
5. When non-conforming due to use.

2. ***Accessory Uses.*** Table 22.18.030-C, below, identifies uses as follows, provided that these uses shall be accessory to an established principal use listed in Table 22.18.030-B, above:

TABLE 22.18.030-C:ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES						
	R-A	***R-1***	***R-2***	***R-3***	***R-4***	***Additional Regulations***
Access to property lawfully used for a purpose not permitted in the zone[1]	DSP	DSP	DSP	DSP	DSP	
Accessory buildings and structures, unless more specifically regulated by this Title 22	*As determined by the principal use.*					Sections 22.110.030 and 22.110.040
Amateur radio antennas						
In compliance with Section 22.140.040.D.1	SPR	SPR	SPR	SPR	SPR	Section 22.140.040
In compliance with Section 22.140.040.D.2	DSP	DSP	DSP	DSP	DSP	Section 22.140.040
Animals, domestic and wild; maintained or kept as pets or for personal use, in conjunction with a residential use						
In compliance with Section 22.140.070.B.1	P	P	P	P	P	Section 22.140.070
In compliance with Section 22.140.070.B.2	AP	AP	AP	AP	AP	Section 22.140.070
Building materials storage, for an approved project on the same site	P	P	P	P	P	Section 22.140.130
Grading projects						
More than10,000 and up to 100,000 cubic yards of material to be transported off-site	DSP	DSP	DSP	DSP	DSP	Section 22.140.240
More than 100,000 cubic yards of material to be transported off-site	CUP	CUP	CUP	CUP	CUP	Section 22.140.240

TABLE 22.18.030-C:ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES						
	R-A	***R-1***	***R-2***	***R-3***	***R-4***	***Additional Regulations***
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	CUP	CUP	CUP	Section 22.140.240
Guest houses	SPR	SPR	SPR	SPR	SPR	Section 22.140.250
Historic vehicle collections						
In compliance with Section 22.140.270.B.1	SPR	SPR	SPR	-	-	Section 22.140.270
In compliance with Section 22.140.270.B.2	CUP	CUP	CUP	-	-	Section 22.140.270
Home-based occupations	P	P	P	P	P	Section 22.140.290
Parking as a transitional use	DSP	DSP	DSP	DSP	DSP	Section 22.140.440
Rehabilitation facilities for small wild animals	AP	AP	-	-	-	Section 22.140.500
Restaurants and accessory commercial service concessions in hotels or apartment houses	-	-	-	-	CUP	Sections 22.140.090 and 22.140.310
Room rentals[2]	P	P	P	P	P	
Second units						
In compliance with Section 22.140.550.D.1	SPR	SPR	SPR	SPR	SPR	Section 22.140.550
In compliance with Section 22.140.550.D.2	CUP	CUP	CUP	CUP	CUP	Section 22.140.550
Shared water wells	DSP	DSP	DSP	-	-	Section 22.140.580
Signs	*As specified in Chapter 22.114 (Signs).*					

Notes:
1. Provided that there is no other practical access to such property available, and such access will not alter the character of the premises in respect to permitted uses in the subject zone.
2. Rooms may be rented out to four or fewer tenants, with or without board, in a single-family residence if it is not used as a residential care facility for adults or children.

3. ***Temporary Uses.*** Table 22.18.030-D, below, below, identifies the permit or review required to establish each temporary use:

TABLE 22.18.030-D:TEMPORARY USE REGULATIONS FOR RESIDENTIAL ZONES						
	R-A	***R-1***	***R-2***	***R-3***	***R-4***	***Additional Regulations***
Explosives storage, temporary	EP	EP	EP	EP	EP	Chapter 22.164
Garage or yard sales	P	P	P	P	P	Section 22.140.230
Holiday and seasonal sales	-	-	SPR	SPR	SPR	Section 22.140.280
Meteorological towers	SPR	SPR	SPR	SPR	SPR	Section 22.140.620
Mobilehomes used as a residence during construction						
Used for a period not to exceed one year	SPR	SPR	SPR	SPR	SPR	Section 22.140.380

TABLE 22.18.030-D:TEMPORARY USE REGULATIONS FOR RESIDENTIAL ZONES						
	R-A	***R-1***	***R-2***	***R-3***	***R-4***	***Additional Regulations***
Used for a period not to exceed two years	CUP	CUP	CUP	CUP	CUP	Section 22.140.380
Model homes	SPR	SPR	SPR	SPR	SPR	Section 22.140.390
Model homes, in those areas where such uses are specifically mentioned in the General Plan	CUP	CUP	CUP	CUP	CUP	
Real estate tract offices	SPR	SPR	SPR	SPR	SPR	Section 22.140.470
Special events	SEP	SEP	SEP	SEP	SEP	Chapter 22.192
Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for up to one year	CUP	CUP	CUP	CUP	CUP	

22.18.040 Development Standards for Residential Zones

A. **Required Yards**. Table 22.18.040-A, below, identifies the minimum yard depths for Zones R-A, R-1, R-2, R-3, and R-4 as follows:

TABLE 22.18.040-A:MINIMUM YARD DEPTHS (IN FEET)					
Zone	***Front***	***Corner Side***	***Corner Side—Reversed Corner Lot***	***Interior Side***	***Rear***
R-A R-1 R-2	20	5	10	5	15
R-3	15	5	7.5	5	15
R-4	15	5	7.5	5 feet where no building exceeds two stories in height; or 5 feet plus 1 foot for each story that exceeds two stories, except the maximum required side yard depth is 16 feet.	15

B. **Maximum Height.**

1. ***Zones R-A, R-1, R-2, and R-3.*** Every residence and every other building and structure shall not exceed a height of 35 feet above grade.

2. ***Zone R-4.*** Every building and structure shall not exceed a height of 13 times the buildable area.

C. **Development Standards for Zones R-1, R-2, R-3, R-4, and RPD.** Development in any lot in Zones R-1, R-2, R-3, R-4, and RPD shall comply with Division 6 (Development Standards), where applicable.

22.18.050 Development Standards and Regulations for Zone RPD

Premises in Zone RPD shall be subject to the following regulations:

A. **Use Regulations.**

1. ***Permitted Uses.*** Property in Zone RPD may be used for any use permitted in Zone R-1 under the same limitations and conditions; including auxiliary and transitional uses, front, side, and rear yards, garages and carports, and area requirements; and those provisions of Chapter 22.110 (General Site Regulations) which relate to Zone R-1.

2. ***Conditional Uses.*** A Conditional Use Permit (Chapter 22.158) application is required if the property in Zone RPD is to be used for a planned residential development, including a mobilehome park, subject to the approval by the Commission or Hearing Officer, which will afford the same or lesser density of population or intensity of use than is specified in the zone, subject to Subsections B through G, below.

B. **Additional Findings.**

1. The project compiles with the purpose for the planned residential development as set forth in Section 22.18.010.B.1 (Residential Planned Development Zone).

2. The project provides as well or better for light and air, for public safety and convenience, the protection of property values and the preservation of the general welfare of the community, than if developed as provided in Subsection A, above.

3. The project complies with all standards of Subsections C through G, below.

C. **Development Standards.**

1. ***Area.***

   a. The proposed development plan shall include a lot containing not less than five acres.

   b. A planned residential development may be considered on a lot less than five acres in area,

      i. When such property is in Zone RPD and has a common boundary with property that has been developed under an approved planned residential development pursuant to Subsection A.2, above, and

      ii. The plan shall indicate that the proposed development will constitute an orderly extension in arrangement of buildings, facilities, and open space throughout the combined lots of land in

addition to all the other requirements for approval of a Conditional Use Permit.

2. ***Density.*** When property in Zone RPD is developed as a planned residential development pursuant to Subsection A.2, above, the number of units for each acre of the net area shall be equal to the number preceding the letter “U” in the suffix to the zoning symbol.

3. ***Type of Buildings or Structures.***

   a. Dwelling units may be in single-family, two-family, or multiple-family residential buildings, or they may be mobilehomes, manufactured homes or factory-built houses as defined in the California Health and Safety Code, depending upon adjacent development and the compensating features of the development plan.

   b. The Commission or Hearing Officer may approve places of public assembly, recreational buildings and accessory buildings if such facilities are for the primary use of persons residing within the proposed planned development and located so as not to be detrimental to adjacent properties. Distance between buildings shall not be less than 10 feet for one-story and two-story buildings, plus two additional feet for each story above the second.

   c. The Commission or Hearing Officer, in considering placement and type of buildings, may modify or require a greater depth for yards than would be required if developed as provided in Subsection A.1, above. Provisions regarding yards and distances between buildings shall not apply to mobilehomes within mobilehome parks.

4. ***Open Space.***

   a. *Minimum Area.* Open space shall comprise not less than 30 percent of the net area. The Commission or Hearing Officer may modify this requirement if the applicant submits evidence to the satisfaction of the Commission or Hearing Officer that the particular development will contain compensatory characteristics which will provide as well as or better for planned unit development within the intent of this Section.

   b. *Open Space Types*. Subject to the approval of the Commission or Hearing Officer, open space may include one or more of the following, designated for the use and enjoyment of all of the occupants of the planned residential development or appropriate phase thereof:

      i. Common open space developed for recreational purposes;

      ii. Areas of scenic or natural beauty forming a portion of the proposed development;

      iii. Present or future recreational areas of a noncommercial nature, including parks, playgrounds, and beaches. Where specifically

approved by the Commission or Hearing Officer, green fees or similar charges related to use of a golf course or similar open recreational use may be permitted, provided such charges are incidental to operation of said facilities, are not primarily commercial in nature, and do not alter the character of said recreational facility;

iv. Present or future hiking, riding, or bicycling trails;

v. Landscaped portions adjacent to streets or highways which are in excess of minimum required rights-of-way;

vi. Other similar areas determined appropriate by the Commission or Hearing Officer.

c. *Factors for Review.* In approving said open space, the Commission or Hearing Officer shall give consideration to the project to be developed, the characteristics of such open space, the manner in which the open space is to be improved and maintained, and other information as the Commission or Hearing Officer deems pertinent.

d. *Dedication and Maintenance of Required Open Space.* Reservation of open space shall be made a condition of approval. Such reservation shall be by public dedication, establishment of a maintenance district, common ownership, or other satisfactory means to ensure the permanent reservation of, and where appropriate perpetual maintenance of, required open space.

e. *Distribution of Open Space*. Planned development projects developed in phases shall be designated so that each successive phase will contain open space to independently meet the standards of this Subsection C.4, provided that:

i. Where the applicant submits development plans indicating to the satisfaction of the Commission or Hearing Officer that the proposed development will provide as well or better for planned unit development within the intent of this Section, the Commission or Hearing Officer may approve a division of open space encompassing more than one phase; and

ii. Where a division of open space will encompass more than one phase, the applicant shall provide the Commission or Hearing Officer with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application.

5. ***Building Coverage.*** Buildings shall not occupy more than 50 percent of the net area, except that common recreational buildings are excluded from this building coverage limitation.

6. ***Parking.*** The provisions of Section 22.112.060 (Required Parking Spaces), which specify the number and/or location of required parking spaces relating to dwelling units, places of public assembly and other recreational uses shall not apply when property in Zone RPD is developed pursuant to Subsection A.2, above. In approving a Conditional Use Permit (Chapter 22.158) application for a planned residential development, the Commission or Hearing Officer shall require automobile parking for such uses in an amount adequate to prevent traffic congestion and excessive on-street parking; provided that in no event shall less than one covered parking space per dwelling unit, or less than 50 percent of the required number of parking spaces for public assembly or recreational uses specified in Section 22.112.060 be permitted. Where the Commission or Hearing Officer does not specifically designate such parking requirements, the requirements of Section 22.112.060 shall be deemed to have been specified.
7. ***Utilities.*** The applicant shall submit to the Commission or Hearing Officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.
8. ***Landscaping.*** A site plan for landscaping of all open areas, where appropriate, shall be submitted to and approved by the Commission or Hearing Officer.

D. **Development Schedule.** The Commission or Hearing Officer shall approve a progress schedule indicating the development of open space related to the construction of residential dwelling units, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the Commission or Hearing Officer, be coordinated between phases as approved in Subsection C.4.e, above. The Commission or Hearing Officer may modify, without a hearing, this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.

E. **Tentative Division of Land Map.** A tentative map shall be filed when required by Title 21 (Subdivisions) of the County Code. Where a tentative map is not required, the application shall require a site plan indicating the precise location, width and type of improvements for private or public streets and pedestrian walks.

F. **Division of Lots.** In addition to a tentative division of land map when required by Title 21 (Subdivisions) of the County Code, where lots are to be sold or separated in ownership from other property in the development, or applicable phase thereof, a map shall be submitted to the Commission or Hearing

Officer, indicating the proposed boundaries of the lots to be sold or separated in ownership. Where the proposed division would create one or more lots having an area of less than that specified if developed as provided in Subsection A.1, above, said map shall also delineate the relationship between said lots and open space provided as required in Subsection C.4, above. The Commission or Hearing Officer shall consider the proposed separation in ownership and may approve such separation where, in the Commission or Hearing Officer's opinion, the proposed separation provides as well or better for planned development within the intent of this Section.

G. **Sale or Separation of Lots.** Where lots are sold or otherwise separated in ownership, no dwelling unit or lot for a residential building shall be sold or encumbered separately from an undivided interest in the open space appurtenant to such dwelling unit or lot where required by Subsection C.4, above. Such undivided interest shall include either:

1. An undivided interest in the open space; or
2. A share in the corporation, or voting membership in an association owning the open space, where approved.
3. This Subsection G shall not apply when said required open space has been accepted for public dedication; or where held in separate ownership with recreational rights to the required open space reserved to the lot owners and maintenance easements granted to an established maintenance district; or where other satisfactory means to ensure permanent reservation of required open space have been approved by the Commission or Hearing Officer.

Chapter 22.20 Commercial Zones[5]

Sections:

22.20.010 Purpose
22.20.020 Commercial Zones Designated
22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, and C-R
22.20.040 Development Standards for Commercial Zones
22.20.050 Development Standards for Zones C-H and C-1
22.20.060 Development Standards for Zone C-M
22.20.070 Development Standards for Zone C-R
22.20.080 Development Standards for Zone CPD

22.20.010 Purpose

A. **General Purpose of Commercial Zones.** Commercial Zones provide for the orderly, well-planned, and balanced growth of commercial districts; support commercial activity to meet the needs of the community, strengthen the County's tax base; and provide appropriate transitions between commercial and residential uses to promote commercial opportunities and preserve residential quality of life.

B. **Purpose of Individual Zones.** The purposes of individual Commercial Zones are established as follows.

1. **Commercial Recreation Zone.** The Commercial Recreation Zone (Zone C-R) is established to permit a comprehensive range of entertainment and amusement activities of a commercial nature. Provisions of this zone also provide for other commercial uses that may be necessary in such an area.

22.20.020 Commercial Zones Designated

Table 22.20.020.A, below, identifies "Commercial Zones", as used in this Title 22:

TABLE 22.20.020-A:COMMERCIAL ZONES

Abbreviation	*Full Name*
C-H	Commercial Highway
C-1	Restricted Commercial
C-2	Neighborhood Commercial
C-3	Unlimited Commercial
C-M	Commercial Manufacturing
C-R	Commercial Recreation
CPD	Commercial Planned Development

22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, and C-R

A. **General.** This Section prescribes the land use regulations for Zones C-H, C-1, C-2, C-3, C-M, and C-R.

B. **Permit and Review Requirements.** Table 22.20.030-A, below, identifies the permit or review required to establish each use in Subsection C, below.

TABLE 22.20.030-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	***Permit or Review Requirement***	***Reference***
-	Not Permitted	
P	Permitted	
ABP	Adult Business Permit	Chapter 22.150
AP	Animal Permit	Chapter 22.152
CEM	Cemetery Permit	Chapter 22.154
CUP	Conditional Use Permit	Chapter 22.158
MCUP	Minor Conditional Use Permit	Chapter 22.160
DSP	Discretionary Site Plan Review	Chapter 22.190
EP	Explosives Permit	Chapter 22.164
HP	Housing Permit	Chapter 22.168
SPR	Ministerial Site Plan Review	Chapter 22.188
SEP	Special Events Permit	Chapter 22.192
SMP	Surface Mining Permit	Chapter 22.194

C. **Use Regulations.**

1. ***Principal Uses.*** Table 22.20.030-B, below, identifies the permit or review required to establish each principal use:

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Agricultural and Resource-Based Uses							
Community gardens	-	P	P	P	P	P	
Crops; including field, tree, bush, berry, row, and nursery stock	DSP[1]	SPR	SPR	SPR	SPR	SPR	
Greenhouses	-	SPR	SPR	SPR	SPR	SPR[2]	
Land reclamation projects	CUP	CUP	CUP	CUP	CUP	CUP	
Oil wells	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.400
Solid fill projects	CUP	CUP	CUP	CUP	CUP	CUP	
Surface mining operations	SMP	SMP	SMP	SMP	SMP	SMP	Chapter 22.194

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Animal-Related Uses							
Breeding farms for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle	-	-	-	-	-	SPR[2,3]	
Dog kennels	-	-	-	-	CUP	-	
Dog training schools, excluding boarding	-	-	-	SPR	SPR	CUP[4]	
Grazing of cattle, horses, sheep, or goats	-	-	-	-	-	SPR[3]	Section 22.140.080
Hogs or pigs	-	-	-	-	-	SPR[3]	Section 22.140.080
Menageries, zoos, animal exhibitions, or other facilities for keeping of wild animals	-	-	-	-	-	CUP	
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size; including hatching, fattening, marketing, sale, slaughtering, dressing, processing, and packing; including eggs, honey, or similar products derived from such animals	-	-	-	-	-	SPR[2]	Section 22.140.080
Riding academies and stables, with the boarding of horses	-	-	-	-	-	SPR[5]	
Veterinaries, small animal							
Clinics	-	CUP	CUP	SPR	SPR	CUP[4]	
Hospitals	-	-	-	-	CUP	-	
Wild animals, the keeping of, either individually or collectively for private or commercial purposes	-	-	-	-	-	CUP	
Cultural, Educational, and Institutional Uses							
Amphitheaters	-	-	-	CUP	CUP	CUP	
Arboretums and horticultural gardens	CUP	SPR	SPR	SPR	SPR	SPR	
Boxing arenas	-	-	-	CUP	CUP	CUP	
Churches, temples, or other places used exclusively for religious worship; including accessory educational and social activities	SPR	SPR	SPR	SPR	SPR	CUP[4]	

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Community centers	-	-	-	SPR	SPR	CUP[4]	
Correctional institutions; including jails, farms, and camps	-	CUP	CUP	CUP	CUP	CUP	
Disability rehabilitation and training centers	-	CUP[6]	CUP[6]	CUP	SPR[7]	-	
Juvenile halls	CUP	CUP	CUP	CUP	CUP	CUP	
Libraries	SPR	SPR	SPR	SPR	SPR	CUP[4]	
Lodge and union halls	-	SPR	SPR	SPR	SPR	CUP[4]	
Museums	SPR[8]	SPR	SPR	SPR	SPR	CUP[4]	
Observatories	-	SPR	SPR	SPR	SPR	SPR	
Revival meetings, tent; for longer than seven days	-	-	-	CUP	CUP	-	
Schools							
Business and professional schools; including art, barber, beauty, dance, drama, and music	SPR	SPR	SPR	SPR	SPR	CUP[4]	
Colleges and universities, accredited; including accessory facilities; excluding trade or commercial schools	SPR	SPR	SPR	SPR	SPR	CUP[4]	
Schools, grades K-12; accredited by the State of California; including accessory facilities; excluding trade or commercial schools	SPR	SPR	SPR	SPR	SPR	CUP	
Theaters and other auditoriums	-	CUP	CUP	CUP	CUP	CUP	
Theaters, drive-in	-	CUP	CUP	CUP	CUP	CUP	
Industrial Uses							
Assaying services	-	-	-	-	SPR	-	
Assembly and manufacture							
Aluminum products	-	-	-	-	SPR	-	
Appliance assembly; electrical, electronic, and electromechanical	-	-	-	-	SPR	-	
Bone products	-	-	-	-	SPR	-	
Canvas products	-	-	-	-	SPR	-	
Cellophane products	-	-	-	-	SPR	-	
Cloth products	-	-	-	-	SPR	-	
Cosmetics, excluding soap	-	-	-	-	SPR	-	
Equipment assembly; electrical, electronic, and electromechanical	-	-	-	-	SPR	-	

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Felt products	-	-	-	-	SPR	-	
Fur products	-	-	-	-	SPR	-	
Glass products and stained-glass assembly	-	-	-	-	SPR[9]	-	
Golf balls	-	-	-	-	SPR	-	
Instrument assembly; electrical, electronic, and electromechanical; including precision machine shops	-	-	-	-	SPR	-	
Jewelry	-	-	-	-	SPR	-	
Leather products, excluding machine belting	-	-	-	-	SPR	-	
Metals; working and casting of rare, precious, or semiprecious metals	-	-	-	-	SPR	-	
Metal plating	-	-	-	-	SPR	-	
Optical goods	-	-	-	-	SPR	-	
Paper products, excluding the manufacture of paper itself	-	-	-	-	SPR	-	
Perfume	-	-	-	-	SPR	-	
Phonograph records	-	-	-	-	SPR	-	
Plastic products	-	-	-	-	SPR	-	
Shell products	-	-	-	-	SPR	-	
Stone products	-	-	-	-	SPR	-	
Textile products	-	-	-	-	SPR	-	
Textile products, from previously prepared materials	-	-	-	CUP	SPR	-	
Toiletries, excluding soap	-	-	-	-	SPR	-	
Wicker and bamboo products	-	-	-	-	SPR	-	
Yarn products, excluding dyeing of yarn	-	-	-	-	SPR	-	
Bakery goods distributors	-	-	-	SPR	SPR	CUP[4]	
Dry cleaning plants, wholesale	-	-	-	CUP	SPR	-	Section 22.140.180
Explosives storage, permanent	EP	EP	EP	EP	EP	EP	Chapter 22.164
Film laboratories	-	-	-	SPR	SPR	CUP[4]	
Food processing							
Bakeries	-	-	-	-	SPR	-	
Candy confectioneries	-	-	-	-	SPR	-	
Fruit and vegetable juices, excluding the use of carbonization	-	-	-	-	SPR	-	

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Ice cream	-	-	-	-	SPR	-	
Wineries	-	-	-	-	SPR	-	Section 22.140.630
Frozen food lockers	-	-	-	SPR	SPR	CUP[4]	
Furniture and household goods, including transfer and storage	-	-	-	SPR	SPR	CUP[4]	
Industrial gas storage, including oxygen, acetylene, argon, carbon dioxide, and similar gases in Interstate Commerce Commission approved-type cylinders	-	-	-	-	CUP	-	
Laboratories, research and testing	-	-	-	SPR	SPR	CUP[4]	
Laundry plants, wholesale	-	-	-	CUP	SPR	-	
Motion picture processing, reconstruction, and synchronizing of film with sound tracks	-	-	-	SPR	SPR	CUP[4]	
Motion picture studios and indoor sets	-	-	-	SPR	SPR	-	Section 22.140.060.A
Motion picture studios and sets	-	-	-	-	-	SPR	Section 22.140.060.A
Tire retreading or recapping	-	-	-	-	SPR	-	
Lodging Uses							
Hotels	CUP	CUP	CUP	CUP	CUP	CUP	
Motels	CUP	CUP	CUP	CUP	CUP	CUP	
Youth hostels	CUP	CUP	CUP	CUP	CUP	CUP	
Recreational Uses							
Amusement rides and devices, for longer than seven days.	-	-	-	CUP	CUP	CUP	
Arcades, game or movie	-	-	CUP	CUP	CUP	CUP	
Archery ranges	-	CUP	CUP	CUP	CUP	CUP	
Athletic fields, excluding stadiums	-	SPR	SPR	SPR	SPR	SPR	
Billiard or pool halls	-	-	CUP	CUP	CUP	CUP	
Bowling alleys	-	-	CUP	CUP	CUP	CUP	
Campgrounds	-	-	-	-	-	SPR	
Card rooms or clubs	-	-	-	CUP	CUP	CUP	
Carnivals, commercial, including pony rides, for longer than seven days.	-	-	-	CUP	CUP	CUP	
Circuses and wild animal exhibitions, for longer than seven days.	-	-	-	CUP	CUP	CUP	

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Entertainment parks	-	-	-	-	-	CUP	
Fishing and casting ponds	-	-	-	-	-	SPR	
Games of skill	-	-	CUP	CUP	CUP	CUP	
Golf courses							
Golf courses, including clubhouses and accessory facilities	CUP	SPR	SPR	SPR	SPR	SPR	
Golf driving ranges	-	CUP	CUP	CUP	CUP	SPR	
Miniature golf courses	-	CUP	CUP	CUP	CUP	SPR	
Gymnasiums	-	-	-	CUP	CUP	CUP	
Motor recreational facilities for the driving, testing, or racing of automobiles, dune buggies, motorcycles, trail bikes, or similar vehicles; including accessory facilities	-	-	-	-	-	CUP	
Outdoor festivals	-	-	-	-	CUP	CUP	
Parks, playgrounds, and beaches; including accessory facilities	SPR	SPR	SPR	SPR	SPR	SPR	
Polo fields	-	-	-	-	-	SPR	
Race tracks	-	-	-	-	-	CUP	
Recreation clubs, commercial, including accessory clubhouses	CUP	CUP	CUP	SPR	SPR	SPR	Section 22.140.480
Recreational vehicle parks	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.490
Riding and hiking trails, excluding trails for motor vehicles	SPR	SPR	SPR	SPR	SPR	SPR	
Rifle, pistol, or skeet ranges	-	-	-	CUP	CUP	CUP	
Rodeos, excluding horse racing	-	-	-	-	-	SPR	
Shooting galleries	-	-	-	CUP	CUP	CUP	
Skating rinks, ice or roller	-	-	-	CUP	CUP	CUP	
Ski lifts, tows, runs, and warming huts	-	-	-	-	-	CUP	
Sport courts; including tennis, volleyball, badminton, croquet, lawn bowling and similar uses, as primary uses	-	CUP	CUP	SPR	SPR	SPR	
Swimming pools as primary uses	-	SPR	SPR	SPR	SPR	SPR	
Trap ranges	-	-	-	CUP	CUP	CUP	
Residential Uses							
Adult residential facilities							

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Facilities serving six or fewer persons	CUP	P	P	P	P	CUP[4]	
Facilities serving seven or more persons	CUP	CUP	CUP	CUP	CUP	-	
Convents and monasteries	CUP	CUP	CUP	CUP	CUP	-	
Farmworker housing							
Farmworker dwelling units	SPR	SPR	SPR	SPR	CUP	SPR	Section 22.140.220
Farmworker housing complexes	SPR	SPR	SPR	SPR	CUP	SPR	Section 22.140.220
Foster family homes, in an approved residential use	P	P	P	P	P	CUP	
Fraternity and sorority houses	CUP	CUP	CUP	CUP	CUP	-	
Group homes for children							
Facilities serving six or fewer persons	CUP	P	P	P	P	CUP[4]	
Facilities serving seven or more persons	CUP	CUP	CUP	CUP	CUP	-	
Joint live and work units							
In compliance with Section 22.140.320.C.1 or C.2	SPR	SPR	SPR	SPR	MCUP	-	Section 22.140.320
In compliance with Section 22.140.320.C.3	CUP	CUP	CUP	CUP	CUP	-	Section 22.140.320
Mixed use developments							
In compliance with Section 22.140.360.C.1 or C.2	SPR	SPR	SPR	SPR	MCUP		Section 22.140.360
In compliance with Section 22.140.360.C.3	CUP	CUP	CUP	CUP	CUP		Section 22.140.360
Mobilehome parks	CUP	CUP	CUP	CUP	CUP	-	Section 22.140.370
Multi-family housing							
Apartment houses	MCUP[18]/ CUP	MCUP[18]/ CUP	MCUP[18]/ CUP	MCUP[18]/ CUP	MCUP[18]/ CUP	-	*Also see Accessory Uses*
Townhouses	CUP	CUP	CUP	CUP	CUP	-	
Two-family residences	CUP	CUP	CUP	CUP	CUP	-	
Qualified projects	HP	HP	HP	HP	HP	HP	Chapters 22.120 and 22.168
Residences, single-family	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.590
Rooming and boarding houses	CUP	CUP	CUP	CUP	CUP	-	
Small family homes for children	P	P	P	P	P	CUP[4]	Section 22.140.530
Retail/Commercial Uses							
Adult businesses	-	-	-	ABP	ABP	-	Chapter 22.150

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Alcoholic beverage sales for off-site consumption, including beer and wine sales in conjunction with motor fuel sales	-	CUP	CUP	CUP	CUP	CUP	Section 22.140.030 Also see Service Uses
Antique shops, genuine antiques only	-	SPR	SPR	SPR	SPR	-	
Appliance stores, household	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Art galleries	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Art supply stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Auction houses, excluding animal auctions	-	-	-	SPR	SPR	-	
Bakery shops, including baking only when accessory to retail sales from the premises	-	SPR	SPR	SPR	SPR	CUP[4]	
Bicycle shops	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Bookstores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Ceramic shops	-	SPR[10,11]	SPR[10,12]	SPR[13]	SPR	CUP[4,]	
Clothing stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Confectioneries and candy stores, including making only when accessory to retail sales from the premises	-	SPR	SPR	SPR	SPR	CUP[4]	
Delicatessens	-	SPR	SPR	SPR	SPR	CUP[4]	
Department stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Dress shops	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Drugstores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Farmers' markets	DSP	DSP	DSP	DSP	DSP	DSP	Section 22.140.210
Feed and grain sales	-	-	-	SPR	SPR	CUP[4]	
Florist shops	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Furniture stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Furrier shops	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Gift shops	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Glass and mirror sales, including automobile glass	-	SPR[10,14]	SPR[10,14]	SPR[14]	SPR[14]	CUP[4,14]	
Grocery stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Hardware stores	-	SPR[10]	SPR[10]	SPR[15]	SPR[15]	CUP[4,15]	
Health clubs and centers	-	-	-	CUP	CUP	CUP	
Health food stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Hobby supply stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Ice cream shops	-	SPR	SPR	SPR	SPR	CUP[4]	

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Ice sales, excluding ice plants	-	CUP	CUP	SPR	SPR	CUP[4]	
Jewelry stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Lapidary shops	-	-	-	-	SPR	-	
Leather goods stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Mail order houses	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Meat markets, excluding slaughtering	-	SPR	SPR	SPR	SPR	CUP[4]	
Millinery shops	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Mobilehome sales	-	-	-	SPR	SPR	CUP[4]	
Model home display centers and sales offices							
With residential units	-	-	-	CUP	CUP	CUP[4]	
Without residential units	-	-	-	SPR	SPR	CUP[4]	
Music stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Newsstands	-	-	-	SPR	SPR	CUP[4]	
Notion or novelty stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Office machines and equipment sales	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Paint and wallpaper stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Pawnshops	-	-	-	SPR	SPR	-	
Pet stores, including the sale of pets	-	CUP[16]	CUP[16]	SPR[16]	SPR[16]	CUP[4,16]	
Pet supply stores, excluding the sale of pets other than tropical fish or goldfish	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Photographic equipment and supply stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Plant nurseries, including the growing of nursery stock	-	SPR	SPR	SPR	SPR	CUP[4]	
Radio and television stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Recording studios	-	CUP	CUP	SPR	SPR	CUP[4]	
Retail stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Secondhand stores	-	-	SPR	SPR	SPR	-	Section 22.140.560
Shoe stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Silver shops	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Sporting goods stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Stamp redemption centers	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Stationery stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Swap meets	-	-	-	CUP	CUP	-	
Tasting rooms, on-site							
In compliance with 22.140.600.D.1	-	-	-	-	MCUP	-	Section 22.140.600

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
In compliance with 22.140.600.D.2	-	-	-	-	CUP	-	Section 22.140.600
Tasting rooms, remote							
In compliance with 22.140.600.D.1	-	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.600
In compliance with 22.140.600.D.2	-	CUP	CUP	CUP	CUP	CUP	Section 22.140.600
Tobacco shops	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Toy stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Yarn and yardage stores	-	SPR[10]	SPR[10]	SPR	SPR	CUP[4]	
Service Uses							
Alcohol beverage sales for on-site consumption	-	CUP	CUP	CUP	CUP	CUP	Section 22.140.030 Also see Retail/ Commercial Uses
Banks, savings and loans, credit unions, and finance companies	SPR	SPR	SPR	SPR	SPR	CUP[4]	
Barber shops	-	SPR	SPR	SPR	SPR	CUP[4]	
Bars and cocktail lounges, excluding cabarets	-	CUP	CUP	CUP	CUP	CUP	
Beauty shops	-	SPR	SPR	SPR	SPR	CUP[4]	
Blueprint shops	-	-	-	SPR	SPR	CUP[4]	
Body piercing parlors	-	-	-	CUP	CUP	CUP	
Book binderies	-	-	-	SPR	SPR	CUP[4]	
Butane and propane service stations	-	-	-	CUP	CUP	-	
Carpet and rug cleaners	-	-	-	-	SPR	-	
Catering services	-	-	-	SPR	SPR	CUP[4]	
Cemeteries	CEM	CEM	CEM	CEM	CEM	CEM	Chapter 22.154
Dance halls, indoor	-	-	-	CUP	CUP	CUP	
Dance pavilions, outdoor	-	-	-	-	-	SPR	
Day care							
Adult day care centers	CUP	CUP	CUP	CUP	CUP	-	
Child care centers	SPR	SPR	SPR	SPR	SPR	SPR	
Large family child care homes	SPR	SPR	SPR	SPR	SPR	SPR	
Small family child care homes	P	P	P	P	P	P	
Domestic violence shelters	SPR	SPR	SPR	SPR	-	-	Section 22.140.170
Dry cleaning establishments, excluding wholesale dry cleaning plants	-	SPR	SPR	SPR	SPR	CUP[4]	Section 22.140.180

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Electricians' shops	-	-	-	SPR	SPR	CUP[4]	
Employment agencies	-	SPR	SPR	SPR	SPR	CUP[4]	
Escort bureaus	-	-	-	CUP	CUP	CUP	
Health retreats	-	-	-	-	-	CUP	
Homeless shelters	CUP	SPR	SPR	SPR	SPR	-	Section 22.140.300
Interior decorating studios	-	SPR	SPR	SPR	SPR	CUP[4]	
Laundries							
Agencies	-	SPR	SPR	SPR	SPR	CUP[4]	
Hand	-	SPR	SPR	SPR	SPR	CUP[4]	
Retail	-	-	-	SPR	SPR	CUP[4]	
Self-service	-	SPR	SPR	SPR	SPR	CUP[4]	
Locksmith shops	-	SPR	SPR	SPR	SPR	CUP[4]	
Massage parlors	-	-	-	CUP	CUP	CUP	
Medical services							
Ambulance emergency service facilities	CUP	CUP	P	P	P	CUP[4]	Section 22.140.050
Ambulance service facilities	-	-	-	CUP	CUP	-	
Dental clinics, including associated laboratories	CUP	SPR	SPR	SPR	SPR	CUP[4]	
Dental laboratories	-	-	-	SPR	SPR	-	
First aid stations	-	-	-	-	-	CUP	
Hospitals	CUP	CUP	CUP	CUP	CUP	CUP	
Medical clinics, including associated laboratories and prescription pharmacies	CUP	SPR	SPR	SPR	SPR	CUP[4]	
Medical laboratories	-	-	-	SPR	SPR	CUP[4]	
Medical marijuana dispensaries	-	-	-	-	-	-	Section 22.140.350
Mimeograph and addressograph services	-	-	-	SPR	SPR	CUP[4]	
Mortuaries	-	-	-	SPR	SPR	CUP[4]	
Nightclubs	-	-	CUP	CUP	CUP	CUP	
Offices, business or professional	SPR	SPR	SPR	SPR	SPR	CUP[4]	
Packaging businesses	-	-	-	-	SPR	-	
Parcel delivery terminals	-	-	-	SPR	SPR	CUP[4]	
Parking lots and parking buildings[17]	CUP	SPR	SPR	SPR	SPR	CUP	Chapter 22.112
Permanent cosmetics parlors	-	-	-	CUP	CUP	CUP	
Pet grooming services, excluding boarding	-	CUP	CUP	SPR	SPR	CUP[4]	
Photocopying and duplicating services	-	-	-	SPR	SPR	CUP[4]	

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Photoengravers and lithographers	-	-	-	SPR	SPR	CUP[4]	
Photography studios	-	SPR	SPR	SPR	SPR	CUP[4]	
Plumbing shops	-	-	-	SPR	SPR	CUP[4]	
Printers or publishers	-	-	-	SPR	SPR	CUP[4]	
Real estate offices	-	SPR	SPR	SPR	SPR	CUP[4]	
Rental services							
Bicycle rentals	-	SPR	SPR	SPR	SPR	CUP[4]	
Costume rentals	-	-	-	SPR	SPR	CUP[4]	
Furniture and appliance rentals	-	-	SPR	SPR	SPR	CUP[4]	Section 22.140.520
Hospital equipment and supply rentals	-	-	SPR	SPR	SPR	CUP[4]	Section 22.140.520
Party equipment rentals	-	-	SPR	SPR	SPR	CUP[4]	Section 22.140.520
Tool rentals, excluding heavy machinery or trucks	-	-	SPR	SPR	SPR	CUP[4]	Section 22.140.520
Repair shops, household and fix-it	-	-	-	SPR	SPR	CUP[4]	
Restaurants and other eating establishments, including food take-out and excluding outdoor dining	CUP	SPR	SPR	SPR	SPR	CUP	
Restaurants and other eating establishments, including food take-out and outdoor dining							
In compliance with Section 22.140.410.B.1	CUP	SPR	SPR	SPR	SPR	-	Section 22.140.410
In compliance with Section 22.140.410.B.2	CUP	CUP	CUP	CUP	CUP	-	Section 22.140.410
Reupholsters, furniture	-	-	-	SPR	SPR	CUP[4]	
Self-service storage facilities	-	-	-	-	CUP	-	Section 22.140.570
Shoe repair shops	-	SPR	SPR	SPR	SPR	CUP[4]	
Shoeshine stands	-	SPR	SPR	SPR	SPR	CUP[4]	
Sightseeing agencies	-	-	-	SPR	SPR	CUP[4]	
Sightseeing agencies, automobile	-	-	-	-	SPR	-	
Steam or sauna baths	-	CUP	CUP	CUP	CUP	CUP	
Tailor shops	-	-	SPR	SPR	SPR	CUP[4]	
Tattoo parlors	-	-	-	CUP	CUP	CUP	
Taxidermists	-	-	-	SPR	SPR	CUP[4]	
Tourist information centers	-	SPR	SPR	SPR	SPR	SPR	
Watch repair shops	-	SPR	SPR	SPR	SPR	CUP[4]	
Wedding chapels	-	-	-	SPR	SPR	CUP[4]	

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Transportation, Electrical, Gas, Communication Utilities, and Public Service Uses							
Airports, heliports, helistops, and landing strips	CUP	CUP	CUP	CUP	CUP	CUP	
Comfort stations	-	SPR	SPR	SPR	SPR	SPR	
Communications equipment buildings	SPR	SPR	SPR	SPR	SPR	CUP	
Earth stations	CUP	CUP	CUP	CUP	CUP	CUP	
Electric distribution substations, including related microwave facilities	SPR	SPR	SPR	SPR	SPR	CUP	Section 22.140.190
Electric transmission substations and generating plants, including related microwave facilities	CUP	CUP	CUP	CUP	CUP	CUP	
Fire stations	SPR	SPR	SPR	SPR	SPR	CUP	
Gas distribution depots, public utility	-	-	-	CUP	CUP	-	
Gas metering and control stations, public utility	CUP	SPR	SPR	SPR	SPR	CUP	
Microwave stations	CUP	SPR	SPR	SPR	SPR	CUP	
Police stations	SPR	SPR	SPR	SPR	SPR	CUP	
Post offices	SPR	SPR	SPR	SPR	SPR	CUP	
Publicly owned uses that are necessary to maintain the public health, convenience, or general welfare; other than those already listed in this Section	CUP	CUP	CUP	CUP	CUP	CUP	
Public utility service centers	CUP	SPR	SPR	SPR	SPR	CUP	
Public utility service yards	-	-	-	CUP	CUP	-	
Radio and television broadcasting studios	-	-	-	SPR	SPR	CUP[4]	
Radio and television stations and towers, excluding studios	CUP	CUP	CUP	-	-	CUP	
Radio and television stations, studios, and towers	-	-	-	CUP	- CUP	-	
Road construction and maintenance yards	-	-	-	-	-	CUP	
Sewage treatment plants	CUP	CUP	CUP	CUP	CUP	CUP	
Stations; bus, railroad, or taxi	SPR	SPR	SPR	SPR	SPR	CUP	
Telephone repeater stations	CUP	SPR	SPR	SPR	SPR	CUP	

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any use normal or accessory to the storage and distribution of water	CUP	CUP	CUP	CUP	CUP	CUP	
Vehicle-Related Uses							
Automobile washing							
Automatic car washes	-	-	-	SPR	SPR	CUP[4]	
Coin-operated or hand wash	-	CUP	CUP	SPR	SPR	CUP[4]	
Vehicle sales and rentals							
Automobile rental and leasing agencies	-	-	SPR	SPR	SPR	CUP[4]	
Boat and other marine sales	-	SPR	SPR	SPR	SPR	CUP[4]	
Boat rentals	-	-	-	SPR	-	SPR	
Motorcycle, motor scooter, and trail bike; sales and rentals	-	-	-	SPR	SPR	CUP	
New automobile sales	-	SPR	SPR	SPR	SPR	CUP[4]	Sections 22.140.100 and 22.140.110
Recreational vehicle sales and rentals	-	-	-	SPR	SPR	CUP[4]	
Trailer sales and rentals, box and utility	-	-	-	SPR	SPR	CUP[4]	Section 22.140.100
Truck rentals, excluding trucks exceeding two tons' capacity	-	-	-	SPR	SPR	CUP[4]	
Used automobile sales	-	-	-	SPR	SPR	-	
Vehicle services							
Air pollution sampling stations	CUP	SPR	SPR	SPR	SPR	CUP[4]	
Automobile battery services	-	-	-	SPR[16]	SPR[16]	CUP[4,16]	
Automobile body and fender repair shops	-	-	-	CUP[16]	CUP[16]	-	
Automobile brake repair shops	-	-	-	SPR[16]	SPR[16]	CUP[4,16]	
Automobile impound yards	-	-	-	CUP	CUP	-	Section 22.140.120
Automobile muffler shops	-	-	-	SPR[16]	SPR[16]	CUP[4,16]	
Automobile painting and upholstering shops	-	-	-	CUP[16]	CUP[16]	-	
Automobile radiator shops	-	-	-	SPR[16]	SPR[16]	CUP[4,16]	

TABLE 22.20.030-B:PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Automobile repair garages; excluding body and fender work, painting, and upholstering	-	-	-	SPR[16]	SPR[16]	CUP[4,16]	
Automobile service stations, including accessory uses	-	SPR	SPR	SPR	SPR	CUP	Section 22.140.100
Automobile supply stores, including accessory uses	-	SPR	SPR	SPR	SPR	CUP[4]	Section 22.140.100

Notes:

1. Roadside stands, retail sales from the premises, or signs advertising products produced on the premises are prohibited.
2. Minimum lot size is one acre.
3. All buildings and structures on the property used in conjunction with the permitted use on the property shall be located at least 50 feet from any street or highway or any building used for human habitation.
4. See Section 22.20.070 (Development Standards for Zone C-R) for regulations for selected sales and service uses in Zone C-R.
5. Minimum lot size is five acres.
6. Minimum lot size is one acre where sheltered employment or industrial-type training is conducted.
7. The use shall comply with the standards in Section 22.20.060 (Development Standards for C-M), below, if assembly and manufacturing would be part of industrial-type training.
8. Only publicly owned museums are permitted.
9. Individual crucibles that exceed a capacity of 16 square feet are prohibited.
10. Sales shall be limited to retail sales only and all goods sold shall be new.
11. Use does not permit a kiln or manufacture.
12. Use may permit manufacturing on the premises when accessory to retail sales, provided that total volume of kiln space does not exceed 8 cubic feet.
13. Use may permit manufacturing on the premises when accessory to retail sales, provided that total volume of kiln space does not exceed 16 cubic feet.
14. Installation and repair are permitted if conducted within an enclosed building.
15. Use may include the sale of lumber and other building supplies, but shall exclude milling or woodworking other than accessory cutting of lumber to size, provided that all sale, display, storage and accessory cutting is within an enclosed building.
16. Use is permitted within an enclosed building only.
17. Parking provided is separate from required parking in Chapter 22.112 (Parking), however, parking lots shall comply with other applicable provisions of Chapter 22.112.
18. When non-conforming due to use.

2. ***Accessory Uses.*** Table 22.20.030-C, below, identifies uses as follows, provided that such uses shall be accessory to an established principal use listed in Table 22.20.030-B, above:

TABLE 22.20.030-C:ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Access to property lawfully used for a purpose not permitted in the zone[1]	DSP	DSP	DSP	DSP	DSP	DSP	
Accessory buildings and structures, unless more specifically regulated by this Title 22	*As determined by the principal use.*						Sections 22.110.030 and 22.110.040
Amateur radio antennas							

TABLE 22.20.030-C:ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
In compliance with Section 22.140.040.D.1	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.040
In compliance with Section 22.140.040.D.2	DSP	DSP	DSP	DSP	DSP	DSP	Section 22.140.040
Boats, minor repair of, accessory to the sale of boats	-	-	-	P[2]	P[2]	-	
Building materials storage, for an approved project on the same site	P	P	P	P	P	P	Section 22.140.130
Caretaker residences, including mobilehomes	-	CUP	CUP	CUP	CUP	CUP	Section 22.140.140
Grading projects							
More than10,000 and up to 100,000 cubic yards of material to be transported off-site	DSP	DSP	DSP	DSP	DSP	DSP	Section 22.140.240
More than 100,000 cubic yards of material to be transported off-site	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.240
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.240
Guest houses	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.250
Home-based occupations	P	P	P	P	P	P	
Live entertainment							
In compliance with Section 22.140.330.D.1	-	SPR	SPR	SPR	SPR	SPR	Section 22.140.330
In compliance with Section 22.140.330.D.2	-	CUP	CUP	CUP	CUP	CUP	Section 22.140.330
Living quarters for persons employed and deriving a major portion of their income on the premises, with their immediate families	-	-	-	-	-	CUP	
Manufacturing, processing, treating, packaging, and storage; accessory to a business on the premises	-	-	-	SPR	SPR	CUP[4]	Section 22.140.340
Outdoor display	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.420
Outdoor storage	-	-	-	SPR	SPR	-	Section 22.140.430
Refreshment stands	-	-	-	-	-	DSP[3]	

TABLE 22.20.030-C:ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Rental, leasing, and repair of articles sold on the premises; accessory to retail sales	-	P	P	P	-	-	
Restaurants and accessory commercial service concessions in hotels or apartment houses	CUP	-	-	-	-	-	Section 22.140.090
Room rentals[4]	P	P	P	P	P	P	
Signs	*As specified in Chapter 22.114 (Signs).*						
Used merchandise, retail sale of; taken as trade-in on the sale of new merchandise when such new merchandise is sold from the premises	-	P	P	P	P	P	

Notes:

1. Provided that there is no other practical access to such property available, and such access will not alter the character of the premises in respect to permitted uses in the subject zone.
2. Use is permitted within an enclosed building only.
3. Use is permitted only in conjunction with and intended to serve the patrons of a use permitted in the zone, but not as a separate enterprise.
4. Rooms may be rented out to four or fewer tenants, with or without board, in a single-family residence if it is not used as a residential facility for adults or children.

3. ***Temporary Uses.*** Table 22.20.030-D, below, identifies the permit or review required to establish each temporary use:

TABLE 22.20.030-D:TEMPORARY USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Amusement rides and devices, for up to seven days in any six-month period	-	-	-	SPR	SPR	SPR	
Carnivals, commercial, including pony rides, for up to seven days in any six-month period	-	-	-	SPR	SPR	SPR	
Circuses and wild animal exhibitions, for up to seven days	-	-	-	-	-	SPR	Section 22.140.060.B
Explosives storage, temporary	EP	EP	EP	EP	EP	EP	Chapter 22.164
Holiday and seasonal sales	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.280
Mobilehomes used as a residence during construction	DSP	DSP	DSP	DSP	DSP	-	Section 22.140.380
Revival meetings, tent; for up to seven days in any six-month period	-	-	-	SPR[1]	SPR[1]	-	

TABLE 22.20.030-D:TEMPORARY USE REGULATIONS FOR COMMERCIAL ZONES							
	C-H	***C-1***	***C-2***	***C-3***	***C-M***	***C-R***	***Additional Regulations***
Special events	SEP	SEP	SEP	SEP	SEP	SEP	Chapter 22.192
Storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for up to one year	CUP	CUP	CUP	CUP	CUP	CUP	
Notes: 1. Use is not permitted within 300 feet of any public park or school, or area in any Residential Zone or residential use.							

22.20.040 Development Standards for Commercial Zones

A. Development on any lot in Zones C-H, C-1, C-2, C-3, C-M, C-R, and CPD shall comply with Division 6 (Development Standards), where applicable.

B. Table 22.20.040-A, below, identifies the development standards for Zones C-H, C-1, C-2, C-3, C-M, and C-R.

TABLE 22.20.040-A: DEVELOPMENT STANDARDS FOR COMMERCIAL ZONES					
	C-H, C-1	***C-2***	***C-3***	***C-M***	***C-R***
Building and Site Standards					
Maximum Lot Coverage (net)	90%	90%	90%	90%	N/A
Maximum Height of Building or Structure	35 ft	35 ft	13x buildable area	13x buildable area	13x buildable area
Street-fronting Yard Depth	See Section 22.20.050.A	Adjacent to a secondary highway: 8 ft.			
Minimum Required Landscaping (net)[1]	10% of the lot				N/A
Notes: 1. Minimum required landscaping required by each zone shall consist of lawn, shrubbery, flowers, or trees, which shall be continuously maintained in good condition. Incidental walkways may be developed in the landscaped area.					

22.20.050 Development Standards for Zones C-H and C-1

A. **Minimum Yard Depths for Zones C-H and C-1**. In Zones C-H and C-1, the minimum front or corner side yard depths are:

1. Twenty feet where a lot fronts on a road classified as a major highway, secondary highway, or parkway; or

2. Equal to the front or corner side yard depth required on any contiguous Residential or Agricultural Zone where property adjoins a street.

B. **Architectural Design for Zone C-1**. In Zone C-1, the architectural design and general appearance of all such commercial buildings and grounds shall be in keeping with the character of the neighborhood such as not to be detrimental to the public health, safety, and general welfare of the community in which such uses are located.

22.20.060 Development Standards for Zone C-M

In Zone C-M, all uses listed under "Assembly and Manufacturing" within the Industrial Uses category in Table 22.20.030-B, above, shall comply with the following development standards:

A. All activities shall be conducted within an enclosed building; and

B. Uses shall be limited to assembly and manufacture from previously prepared materials, and excludes the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horsepower capacity that are used to operate lathes, drill presses, grinders, or metal cutters.

22.20.070 Development Standards for Zone C-R

A. **Sales and Service Uses.** In Zone C-R, sales and service uses referenced in Table 22.20.030-B, above, shall comply with the following standards:

1. ***Minimum Lot Area.*** The minimum lot area shall be one acre.

2. ***Distance.*** The use shall be located within 600 feet of a recreational use permitted in the zone.

3. ***Sale of Goods.*** Sales shall be limited to retail and, with the exception of antiques, all goods sold shall be new.

22.20.080 Development Standards for Zone CPD

Premises in Zone CPD shall be subject to the following regulations:

A. **Use Regulations.**

1. ***Permitted Uses.*** Property in Zone CPD may be used for any uses listed as permitted in Zone R-A, under the same limitations and conditions, including accessory and transitional uses, front, side and rear yards, parking, and area requirements.

2. ***Conditional Use Permit.*** If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone CPD may be used for a planned commercial development in which the Commission or Hearing Officer may approve any nonresidential use listed in Zone C-1 if it

finds that proposed commercial development is needed to serve the immediately adjacent area, and development has occurred, or is proposed, which will warrant such commercial development. The Commission or Hearing Officer may modify any of the prescribed development standards, below:

B. **Development Standards.** Unless modified per Subsection A.2, above, conditionally permitted uses in Zone CPD shall comply with the following standards:

1. ***Design****.* The arrangement of buildings, architectural design and the types of commercial uses shall be such as to minimize adverse influences on adjacent properties.
2. ***Access and Parking****.* Adequate provision shall be made for vehicular access, parking and loading so as to prevent undue traffic congestion on adjacent streets and highways, particularly on local streets.
3. ***Building Coverage****.* Buildings shall not occupy more than 40 percent of the gross area. In calculating “gross area”, any streets or highways on the perimeter of the lot, or any major or secondary highway, or parkway that traverses the property, or any area which is required to be dedicated, or a private easement given for any such street or highway, shall be excluded.
4. ***Utilities****.* The applicant shall submit to the Commission or Hearing Officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.
5. ***Signs****.* The Commission or Hearing Officer, in granting the Conditional Use Permit, may allow business signs permitted in Zone C-1 if they find such sign will be in keeping with the concept of planned development.
6. ***Development Features****.* The development plan shall include yards, walls, walks, landscaping, and such other features as may be needed to make the commercial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area.
7. ***Development Schedule****.* The Commission or Hearing Officer shall approve a progress schedule including all phases of development and indicating that the improvements described in the development plan will be made prior to occupancy of commercial structures. The Commission or Hearing Officer may modify without a hearing this condition pertaining to the development schedule based upon an affirmative showing, in writing of hardship.

8. ***Tentative Subdivision Map****.* A tentative map shall be filed and made a condition of approval.

Chapter 22.22 Industrial Zones

Sections:

22.22.010 Purpose
22.22.020 Industrial Zones Designated
22.22.030 Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5
22.22.040 Land Use Regulations for Zone M-3
22.22.050 Land Use Regulations for Zones B-1 and B-2
22.22.060 Development Standards for Industrial Zones
22.22.070 Development Standards for Zone M-1
22.22.080 Development Standards for Zone M-2.5
22.22.090 Development Standards for Zone D-2
22.22.100 Development Standards for Zone MPD

22.22.010 Purpose

A. **General Purpose of Industrial Zones.** Industrial Zones provide for the orderly, well-planned, and balanced growth of industrial districts and designate adequate land for the growth of employment centers in the County.

B. **Purpose of Individual Zones.** The purposes of individual zones are established as follows:

1. **Heavy Industrial Aircraft Zone.** The Heavy Industrial Aircraft Zone (Zone M-2.5) is established and designed for premises to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul, repair plants, and aircraft power-plant testing stations (hereinafter collectively referred to as “zone aircraft uses”), as well as other heavy industrial uses which cause loud noises, heavy vibrations, or other conditions which may be detrimental to certain trades and industries. In order to locate each use in its proper place, therefore, it is the purpose of this section to prohibit in Zone M-2.5 those uses which will be detrimentally affected by, or will detrimentally affect, such aircraft or other heavy uses for which Zone M-2.5 is designed. Zone M-2.5 is also designed to serve as a buffer zone to protect government-owned airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, and aircraft power testing stations, hereinafter referred to as “unzoned lawful aircraft uses”, that are not subject to the zoning jurisdiction of Los Angeles County but are contiguous or adjacent to any zone established by this Title 22.

22.22.020 Industrial Zones Designated

Table 22.22.020.A, below, identifies “Industrial Zones”, as used in this Title 22:

TABLE 22.22.020-A:ZONES	
Abbreviation	***Full Name***
M-1	Light Manufacturing
M-1.5	Restricted Heavy Manufacturing
M-2	Heavy Manufacturing
M-2.5	Aircraft, Heavy Industrial
M-3	Unclassified
D-2	Desert-Mountain
MPD	Manufacturing - Industrial Planned Development
B-1	Buffer Strip
B-2	Corner Buffer Strip

22.22.030 Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5

A. **General.** This Section prescribes the land use regulations for Zones M-1, M-1.5, M-2, and M-2.5.

B. **Permit and Review Requirements.** Table 22.22.030-A, below, identifies the permit or review required to establish each use in Subsection C, below.

TABLE 22.22.030-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	***Permit and Review Requirement***	***Reference***
-	Not Permitted	
P	Permitted	
ABP	Adult Business Permit	Chapter 22.150
AP	Animal Permit	Chapter 22.152
CEM	Cemetery Permit	Chapter 22.154
CUP	Conditional Use Permit	Chapter 22.158
MCUP	Minor Conditional Use Permit	Chapter 22.160
DSP	Discretionary Site Plan Review	Chapter 22.190
EP	Explosives Permit	Chapter 22.164
HP	Housing Permit	Chapter 22.168
SPR	Ministerial Site Plan Review	Chapter 22.188
SEP	Special Events Permit	Chapter 22.192
SMP	Surface Mining Permit	Chapter 22.194

C. **Use Regulations.**

1. ***Principal Uses.*** Table 22.22.030-B, below, identifies the permit or review required to establish each principal use:

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Agricultural and Resource-Based Uses					
Borrow pits to a depth of over three feet	-	-	CUP	CUP	
Crops; including field, tree, bush, berry, row, and nursery stock	P	P	P	CUP	
Fairgrounds	-	SPR	SPR	CUP	
Greenhouses	SPR[1,2]	SPR	SPR	CUP	
Land reclamation projects	CUP	SPR	SPR	CUP	
Manure; spreading, drying, and sales	-	SPR	SPR	CUP	
Oil wells	SPR	SPR	SPR/ CUP	CUP	Section 22.140.400
Solid fill projects	CUP	CUP	SPR	CUP	
Surface mining operations	SMP	SMP	SMP	SMP	Chapter 22.194
Animal-Related Uses					
Animal experimental research institutes	SPR	SPR	SPR	CUP	
Animal hospitals	SPR	SPR	SPR	CUP	
Animal shelters and pounds[1]	SPR	SPR	SPR	CUP	
Cemeteries for pets	-	-	CUP	CUP	
Circus winter quarters	-	SPR	SPR	CUP	
Dairies	-	-	CUP	CUP	Section 22.140.150
Dog kennels[1]	SPR	SPR	SPR	CUP	
Dog training schools	SPR	SPR	SPR	CUP	
Fox farms[1]	SPR	SPR	SPR	CUP	
Grazing of cattle, horses, sheep, goats, alpacas, or llamas	SPR	SPR	SPR	CUP	Section 22.140.080
Hogs or pigs[1]	SPR	SPR	SPR	CUP	Section 22.140.080
Hog ranches[1]	-	-	CUP	CUP	
Humane societies[1]	SPR	SPR	SPR	CUP	
Livestock feed yards[1]	-	-	CUP	CUP	
Livestock sales yards[1]	-	-	CUP	CUP	
Menageries, zoos, animal exhibitions, or other facilities for the keeping of wild animals[1]	-	SPR	SPR	CUP	
Raising, breeding, and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas[1]					
Eight or fewer animals per acre	SPR	SPR	SPR	CUP	Section 22.140.080

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
More than eight animals per acre	CUP	SPR	SPR	CUP	Section 22.140.080
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size; including hatching, fattening, marketing, sale, slaughtering, dressing, processing, and packing; including eggs, honey, or similar products derived from such animals[1]	SPR	SPR	SPR	CUP	Section 22.140.080
Riding academies[1]	SPR	SPR	SPR	CUP	
Riding academies and stables, with the boarding of horses[1]	CUP[3]	SPR	SPR	CUP	
Stables, private; for the raising and training of racehorses, provided such use is not established for commercial purposes[1]	SPR	SPR	SPR	CUP	
Veterinaries, small animal					
Clinics	SPR	SPR	SPR	CUP	
Hospitals and veterinary consulting offices	SPR	SPR	SPR	CUP	
Wild animals, the keeping of; either individually or collectively for private or commercial purposes	P/AP	P/AP	P/AP	CUP	Section 22.140.060 and 22.140.070
Cultural, Educational, and Institutional Uses					
Amphitheaters	CUP	CUP	CUP	CUP	
Aquaria	-	SPR	SPR	CUP	
Arboretums and horticultural gardens	SPR	SPR	SPR	CUP	
Boxing arenas	CUP	SPR	SPR	CUP	
Churches, temples, or other places used exclusively for religious worship; including accessory educational and social activities	SPR	SPR	SPR	CUP	
Community centers	SPR	SPR	SPR	CUP	
Correctional institutions; including jails, farms, and camps	CUP	CUP	CUP	CUP	
Disability rehabilitation and training centers[4]	SPR	SPR	SPR	CUP	
Grange halls	CUP	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Institutions of educational, philanthropic, or charitable nature; excluding any commercial or industrial enterprise sponsored or operated by such institutions	-	-	-	CUP	
Juvenile halls	CUP	CUP	CUP	CUP	
Libraries	SPR	SPR	SPR	CUP	
Lodge and union halls	SPR	SPR	SPR	CUP	
Museums	SPR	SPR	SPR	CUP	
Observatories	SPR	SPR	SPR	CUP	
Revival meetings, tent; for longer than seven days	CUP	SPR	SPR	CUP	
Theaters and other auditoriums having a seating capacity of less than 3,000 seats	CUP	SPR	SPR	CUP	
Theaters and other auditoriums having a seating capacity of 3,000 seats or more	-	CUP	CUP	CUP	
Theaters, drive-in	CUP	SPR	SPR	CUP	
Industrial Uses					
Airport-related					
Aircraft taxiways	-	-	-	SPR	
Ground operations and testing of aircraft	-	-	-	SPR	
Manufacture, storage aircraft, components	-	-	-	SPR	
Manufacture, storage missiles, components	-	-	-	SPR	
Storage of aircraft fuels	-	-	-	SPR	
Assaying services	SPR	SPR	SPR	CUP	
Assembly and manufacture					
Aluminum products	SPR	SPR	SPR	CUP	
Ammonia, synthetic	-	-	CUP	CUP	
Appliance assembly; electrical, electronic, and electromechanical	SPR	SPR	SPR	CUP	
Asphalt plants	-	-	CUP	CUP	
Assembly plants	SPR	SPR	SPR	CUP	
Bags	SPR	SPR	SPR	CUP	
Batteries, including rebuilding	SPR	SPR	SPR	CUP	
Beds, bedspreads, and bedsprings	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Billboards	SPR	SPR	SPR	CUP	
Blacksmith shops	SPR	SPR	SPR	CUP	
Blast furnaces	-	-	CUP	CUP	
Bleaching powder	-	-	CUP	CUP	
Boat building	SPR	SPR	SPR	CUP	
Boiler works	-	-	CUP	CUP	
Bone distillation	-	-	CUP	CUP	
Bone products	SPR	SPR	SPR	CUP	
Bottling plants	SPR	SPR	SPR	CUP	
Box factories	SPR	SPR	SPR	CUP	
Brick	-	-	CUP	CUP	
Brushes	SPR	SPR	SPR	CUP	
Cabinetmaking	SPR	SPR	SPR	CUP	
Candles	SPR	SPR	SPR	CUP	
Canvas and canvas products	SPR	SPR	SPR	CUP	
Carpenter shops	SPR	SPR	SPR	CUP	
Casein products	SPR[5]	SPR[5]	SPR	CUP	
Caustic soda, manufacture by electrolysis	-	-	CUP	CUP	
Cellophane products	SPR	SPR	SPR	CUP	
Celluloid	-	-	CUP	CUP	
Cellulose	-	-	CUP	CUP	
Cement	-	-	CUP	CUP	
Ceramics	SPR	SPR	SPR	CUP	
Chlorine gas	-	-	CUP	CUP	
Cigarettes	SPR	SPR	SPR	CUP	
Cigars	SPR	SPR	SPR	CUP	
Clay products, including storage	SPR	SPR	SPR	CUP	
Clocks	SPR	SPR	SPR	CUP	
Cloth and cloth products, excluding tanning	SPR	SPR	SPR	CUP	
Coal and coal tar products, including distillation	-	-	CUP	CUP	
Coffins	SPR	SPR	SPR	CUP	
Coke ovens	-	-	CUP	CUP	
Concrete batching plants					
With mixers of one cubic yard capacity or smaller	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
With mixers over one cubic yard capacity	-	-	CUP	CUP	
Cork products	SPR	SPR	SPR	CUP	
Cosmetics	SPR[6]	SPR	SPR	CUP	
Cosmetics and pharmaceutical items; packaging and distribution	SPR	SPR	SPR	CUP	
Creosote, including bulk storage	-	-	CUP	CUP	
Drop hammers	-	-	CUP	CUP	
Drugs, including wholesale sales	SPR	SPR	SPR	CUP	
Dry goods, including wholesale sales and storage	SPR	SPR	SPR	CUP	
Electrical parts, including wholesale sales and storage of small electrical parts.	SPR	SPR	SPR	CUP	
Electric appliances	SPR	SPR	SPR	CUP	
Electric signs	SPR	SPR	SPR	CUP	
Emery cloth	SPR	SPR	SPR	CUP	
Engines; including electric, internal combustion, or steam engines; excluding foundries	SPR	SPR	SPR	CUP	
Engraving; machine metal engraving	SPR	SPR	SPR	CUP	
Equipment assembly; electrical, electronic, and electromechanical	SPR	SPR	SPR	CUP	
Explosives	-	-	EP	EP	Chapter 22.164
Fabricating	SPR[7]	SPR	SPR	CUP	
Fat rendering	-	-	CUP	CUP	
Feather products, including renovation	SPR	SPR	SPR	CUP	
Felt and felt products	SPR	SPR	SPR	CUP	
Fertilizer (commercial)	-	-	CUP	CUP	
Fiber products, including fiberglass	SPR	SPR	SPR	CUP	
Fireworks	-	-	CUP	CUP	
Fixtures, gas or electrical	SPR	SPR	SPR	CUP	
Forging works	-	-	CUP	CUP	
Foundries, other than an aluminum foundry employing only electric or low-pressure crucibles	-	-	CUP	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Fur products	SPR	SPR	SPR	CUP	
Furniture	SPR	SPR	SPR	CUP	
Gas	-	-	CUP	CUP	
Gelatin	-	-	CUP	CUP	
Generators, electrical	SPR	SPR	SPR	CUP	
Glass; the production by hand of crystal glass art novelties within a closed building of fire-resistant construction	SPR	SPR	SPR	CUP	
Glass products and stained-glass assembly	SPR[8]	SPR	SPR	CUP	
Gloves	SPR	SPR	SPR	CUP	
Glue	-	-	CUP	CUP	
Golf balls	SPR	SPR	SPR	CUP	
Grease	-	-	CUP	CUP	
Grinding of nonmetallic ore	-	-	CUP	CUP	
Guncotton products	-	-	CUP	CUP	
Gypsum	-	-	CUP	CUP	
Hair products	SPR	SPR	SPR	CUP	
Harnesses	SPR	SPR	SPR	CUP	
Heating equipment	SPR	SPR	SPR	CUP	
Horn products	SPR	SPR	SPR	CUP	
Hydrocyanic acid products	-	-	CUP	CUP	
Ice, including distribution and storage	SPR	SPR	SPR	CUP	
Incinerators	SPR	SPR	SPR	CUP	
Ink	SPR	SPR	SPR	CUP	
Instrument assembly; electrical, electronic, and electromechanical, including precision machine shops	SPR	SPR	SPR	CUP	
Iron, including ornamental iron works, excluding foundries	SPR	SPR	SPR	CUP	
Jewelry	SPR	SPR	SPR	CUP	
Knitting mills	SPR	SPR	SPR	CUP	
Lamp black	-	-	CUP	CUP	
Leather products	SPR	SPR	SPR	CUP	
Lime	-	-	CUP	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Lubricating oil canning and packaging, limited to 100 barrels stored aboveground at a time	SPR	SPR	SPR	CUP	
Lumberyards, excluding storage of boxes or crates	SPR	SPR	SPR	CUP	
Machine shops	SPR	SPR	SPR	CUP	
Mattresses, including renovation	SPR	SPR	SPR	CUP	
Medicine	SPR	SPR	SPR	CUP	
Metals:					
Manufacture of products of precious metals;	SPR	SPR	SPR	CUP	
Manufacture of metal, steel, and brass stamps; including hand and machine engraving	SPR	SPR	SPR	CUP	
Metal fabricating	SPR[7]	SPR	SPR	CUP	
Metals; working and casting of rare, precious, or semiprecious metals	SPR	SPR	SPR	CUP	
Metal plating	SPR	SPR	SPR	CUP	
Metal spinning	SPR	SPR	SPR	CUP	
Metal working shops	SPR	SPR	SPR	CUP	
Metals, plating and finishing of, provided no perchloric acid is used	SPR	SPR	SPR	CUP	
Musical instruments	SPR	SPR	SPR	CUP	
Novelties	SPR	SPR	SPR	CUP	
Oil reclaiming plants	-	-	CUP	CUP	
Optical goods	SPR	SPR	SPR	CUP	
Ore reduction plants	-	-	CUP	CUP	
Paint mixing, excluding lacquers and synthetic enamels	SPR	SPR	SPR	CUP	
Paper products, excluding the manufacture of paper itself	SPR	SPR	SPR	CUP	
Perfume	SPR	SPR	SPR	CUP	
Petroleum refineries	-	-	CUP	CUP	
Pharmaceuticals, including packaging	SPR	SPR	SPR	CUP	
Phenol	-	-	CUP	CUP	
Phonograph assembly	SPR	SPR	SPR	CUP	
Phonograph records	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Plastic products, including molding	SPR[9]	SPR	SPR	CUP	
Polish	SPR	SPR	SPR	CUP	
Potash, including refining	-	-	CUP	CUP	
Pottery	SPR	SPR	SPR	CUP	
Presses; hydraulic presses for the molding of plastics	SPR[9]	SPR	SPR	CUP	
Printer's type	SPR	SPR	SPR	CUP	
Putty	SPR	SPR	SPR	CUP	
Pyroxylin plastic material products	-	-	CUP	CUP	
Radios assembly	SPR	SPR	SPR	CUP	
Refrigeration plants	SPR	SPR	SPR	CUP	
Rope, including storage	SPR	SPR	SPR	CUP	
Rubber, including raw rubber processing	SPR[10]	SPR	SPR	CUP	
Rubber reclaiming plants	-	-	CUP	CUP	
Rugs	SPR	SPR	SPR	CUP	
Saddles	SPR	SPR	SPR	CUP	
Sand, the washing of sand to be used in sandblasting	SPR	SPR	SPR	CUP	
Sandblasting plants	-	-	CUP	CUP	
Sandpaper	SPR	SPR	SPR	CUP	
Sash and door	SPR	SPR	SPR	CUP	
Sawmills	-	SPR	SPR	CUP	
Sheet metal shops	SPR	SPR	SPR	CUP	
Shell products	SPR	SPR	SPR	CUP	
Shoes	SPR	SPR	SPR	CUP	
Shoe polish	SPR	SPR	SPR	CUP	
Signs	SPR	SPR	SPR	CUP	
Size	-	-	CUP	CUP	
Smelters	-	-	CUP	CUP	
Soda ash	-	-	CUP	CUP	
Springs	SPR	SPR	SPR	CUP	
Statuary and monuments; including clay, paper mache, and stone	SPR	SPR	SPR	CUP	
Stencils	SPR	SPR	SPR	CUP	
Stone products	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Stone, marble, and granite; including grinding, dressing, and cutting	SPR	SPR	SPR	CUP	
Stove polish	SPR	SPR	SPR	CUP	
Tanneries	-	-	CUP	CUP	
Tar products, including byproducts	-	-	CUP	CUP	
Terra cotta products	-	-	CUP	CUP	
Textiles and textile products, including clothing and upholstery	SPR	SPR	SPR	CUP	
Tile with outdoor kilns	-	-	CUP	CUP	
Tobacco and chewing tobacco	-	-	CUP	CUP	
Toiletries	SPR[6]	SPR	SPR	CUP	
Tools	SPR	SPR	SPR	CUP	
Toys	SPR	SPR	SPR	CUP	
Trailers	SPR	SPR	SPR	CUP	
Venetian blinds	SPR	SPR	SPR	CUP	
Ventilating ducts	SPR	SPR	SPR	CUP	
Vitamin tablets	SPR	SPR	SPR	CUP	
Wallboard	SPR	SPR	SPR	CUP	
Watches	SPR	SPR	SPR	CUP	
Window shades	SPR	SPR	SPR	CUP	
Wicker and bamboo products	SPR	SPR	SPR	CUP	
Wood products, excluding a planing mill	SPR	SPR	SPR	CUP	
Woolen goods and storage	SPR	SPR	SPR	CUP	
Wool-pulling plants	-	-	CUP	CUP	
Yarn products, including dyeing of yarn	SPR	SPR	SPR	CUP	
Farm equipment repair shops	-	SPR	SPR	CUP	
Farm machinery repair shops	SPR	SPR	SPR	CUP	
Film laboratories	SPR	SPR	SPR	CUP	
Food processing					
Bakeries	SPR	SPR	SPR	CUP	
Breweries	SPR	SPR	SPR	CUP	
Byproducts and scrap; from the handling or utilization of fish, meat, or animals	-	-	CUP	CUP	
Candy confectioneries	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Canneries, excluding meat or fish	SPR	SPR	SPR	CUP	
Coffee roasting	SPR	SPR	SPR	CUP	
Creameries	SPR	SPR	SPR	CUP	
Dairy products, including depots	SPR	SPR	SPR	CUP	
Dextrine	SPR	SPR	SPR	CUP	
Fish processing, including fish canneries	-	-	CUP	CUP	
Food products; including processing, storage, and sale	SPR[11]	SPR[11]	SPR	CUP	
Frozen food lockers	SPR	SPR	SPR	CUP	
Fruit and vegetable packing plants	SPR	SPR	SPR	CUP	
Fruit and vegetable juices	SPR[12]	SPR	SPR	CUP	
Ice cream	SPR	SPR	SPR	CUP	
Ice plants	-	-	SPR	CUP	
Lard	-	-	CUP	CUP	
Linseed, cottonseed, and coconut oil processing plants	-	SPR	SPR	CUP	
Malt products	SPR	SPR	SPR	CUP	
Meat packing plants	-	-	CUP	CUP	
Oleomargarine	SPR	SPR	SPR	CUP	
Poultry and rabbits, the wholesale and retail sale; including slaughtering and dressing	SPR	SPR	SPR	CUP	
Sodium glutamate	SPR	SPR	SPR	CUP	
Soft drinks, including bottling	SPR	SPR	SPR	CUP	
Starch mixing and bottling	SPR	SPR	SPR	CUP	
Tallow	-	-	CUP	CUP	
Vegetable oil	SPR	SPR	SPR	CUP	
Vinegar	-	-	CUP	CUP	
Wineries	SPR	SPR	SPR	CUP	
Fumigating contractor's establishments	SPR	SPR	SPR	CUP	
Heavy equipment training schools	CUP[13]	SPR	SPR	CUP	
Junk and salvage yards; including the baling of cardboard, cardboard boxes, paper and paper cartons	-	-	CUP	CUP	Section 22.140.120

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Laboratories for testing experimental motion picture film	SPR	SPR	SPR	CUP	
Laboratories, research, and testing	SPR	SPR	SPR	CUP	
Laundries and cleaning services					
Cleaning and dyeing establishments, wholesale	SPR	SPR	SPR	CUP	
Curtain cleaning plants	SPR	SPR	SPR	CUP	
Dry cleaning plants, wholesale	SPR	SPR	SPR	CUP	Section 22.140.180
Laundry plants, wholesale	SPR	SPR	SPR	CUP	
Linen and towel supply	SPR	SPR	SPR	CUP	
Rug cleaning plants	SPR	SPR	SPR	CUP	
Motion picture processing, reconstruction and synchronizing of film with sound tracks	SPR	SPR	SPR	CUP	
Motion picture outdoor sets	-	-	SPR	CUP	
Motion picture studios and indoor sets	SPR	SPR	SPR	CUP	Section 22.140.060.A
Outdoor advertising signs	CUP	CUP	CUP	-	
Roofing contractor's establishments	SPR	SPR	SPR	CUP	
Schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment; including trade schools; excluding commercial schools	-	SPR	SPR	CUP	
Scientific research or experimental development of materials, methods or products, including engineering and laboratory research, including administrative and other related activities and facilities in conjunction therewith, provided that all products initiated, developed or completed shall be restricted to prototypes.	-	SPR	SPR	CUP	
Scrap metal processing yards	-	-	CUP	CUP	Section 22.140.540
Storage					
Acetylene and oxygen storage in tanks[14]	SPR	SPR	SPR	CUP	
Bakery goods distributors	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Barrels storage, including empty barrels	SPR	SPR	SPR	CUP	
Bus storage	SPR	SPR	SPR	CUP	
Car barns for buses and streetcars	SPR	SPR	SPR	CUP	
Cold storage plants	SPR	SPR	SPR	CUP	
Contractor's equipment yards, including farm and building trade equipment	SPR	SPR	SPR	CUP	
Cotton storage	SPR	SPR	SPR	CUP	
Distributing plants	SPR	SPR	SPR	CUP	
Draying yards or terminals	SPR	SPR	SPR	CUP	
Explosives storage, permanent	EP	EP	EP	EP	Chapter 22.164
Feed mills	-	SPR	SPR	CUP	
Fuel yards	SPR	SPR	SPR	CUP	
Fur warehouses	SPR	SPR	SPR	CUP	
Furniture and household goods, transfer and storage	SPR	SPR	SPR	CUP	
Gas, above-surface storage of illumination					
Up to 500,000 cubic feet	-	SPR	SPR	CUP	
In excess of 500,000 cubic feet	-	-	CUP	CUP	
Glass storage	SPR	SPR	SPR	CUP	
Hemp storage	SPR	SPR	SPR	CUP	
Industrial gas storage, including oxygen, acetylene, argon, carbon dioxide, and similar gases in Interstate Commerce Commission approved-type cylinders[14]	CUP	SPR	SPR	CUP	
Liquor storage	SPR	SPR	SPR	CUP	
Machinery storage yards	SPR	SPR	SPR	CUP	
Metal storage	SPR	SPR	SPR	CUP	
Moving van storage or operating yards	SPR	SPR	SPR	CUP	
Oil, gasoline, or petroleum products storage					
2,500 barrels or less on any one lot	-	-	SPR	CUP	
Any quantity exceeding 2,500 barrels on any one lot	-	-	CUP	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
In conjunction with an oil well being drilled or in production not exceeding 6,000 barrels per each such well on the same lot upon which such well is located	-	-	CUP	CUP	Also see Oil wells
Oil well valves; including storage and repair	SPR	SPR	SPR	CUP	
Plaster storage	SPR	SPR	SPR	CUP	
Produce yards or terminals	SPR	SPR	SPR	CUP	
Rock and gravel storage					
Up to 2,000 tons	-	SPR	SPR	CUP	
In excess of 2,000 tons	-	-	CUP	CUP	
Storage and rental of plows, tractors, buses, contractor's equipment, and cement mixers; not within a building	SPR	SPR	SPR	CUP	
Truck storage	SPR	SPR	SPR	CUP	
Warehouses, including storage warehouses	SPR	SPR	SPR	CUP	
Wood yards	SPR	SPR	SPR	CUP	
Tire retreading or recapping	SPR	SPR	SPR	CUP	
Welding	SPR	SPR	SPR	CUP	
Lodging Uses					
Guest ranches	CUP	SPR	SPR	CUP	
Youth hostels	CUP	SPR	SPR	CUP	
Recreational Uses					
Amusement rides and devices for longer than seven days	CUP	CUP	SPR	CUP	
Arcades, game or movie	CUP	SPR	SPR	CUP	
Archery ranges	CUP	SPR	SPR	CUP	
Athletic fields, excluding stadiums	SPR	SPR	SPR	CUP	
Baseball parks	SPR	SPR	SPR	CUP	
Billiard or pool halls	CUP	SPR	SPR	CUP	
Bowling alleys	CUP	SPR	SPR	CUP	
Campgrounds	CUP	SPR	SPR	CUP	
Cardrooms or clubs	CUP	SPR	SPR	CUP	
Carnivals, commercial or otherwise; including pony rides, for longer than seven days	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Circuses and wild animal exhibitions, for longer than seven days	CUP	SPR	SPR	CUP	
Ferris wheels	SPR	SPR	SPR	CUP	
Games of skill	CUP	SPR	SPR	CUP	
Golf					
Golf courses, including clubhouses and accessory facilities	SPR	SPR	SPR	CUP	
Golf driving ranges	CUP	SPR	SPR	CUP	
Miniature golf courses	CUP	SPR	SPR	CUP	
Gymnasiums	CUP	CUP	SPR	CUP	
Nudist camps	-	SPR	SPR	CUP	
Outdoor festivals	-	-	CUP	CUP	
Parks, playgrounds, and beaches; including accessory facilities	SPR	SPR	SPR	CUP	
Race tracks of any kind, excluding race tracks used exclusively for contests of speed, skill, or endurance between human beings only	-	-	CUP	CUP	
Recreation clubs, commercial, including accessory clubhouses	SPR	SPR	SPR	CUP	
Recreation clubs, private	CUP	SPR	SPR	CUP	
Riding and hiking trails, excluding trails for motor vehicles	SPR	SPR	SPR	CUP	
Rifle, pistol, or skeet ranges	CUP	CUP	CUP	CUP	
Rodeos	-	SPR	SPR	CUP	
Shooting galleries	CUP	CUP	SPR	CUP	
Skating rinks, ice or roller	CUP	CUP	SPR	CUP	
Skating rinks, outdoors	SPR[11]	SPR	SPR	CUP	
Sport courts; including tennis, volleyball, badminton, croquet, lawn bowling and similar courts	SPR	SPR	SPR	CUP	
Swimming pools as a primary use	SPR	SPR	SPR	CUP	
Trap ranges	CUP	CUP	CUP	CUP	
Retail/Commercial Uses					
Adult businesses	ABP	ABP	ABP	ABP	Chapter 22.150
Agricultural contractor equipment sales and rentals	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Alcoholic beverages sales for off-site consumption, including beer and wine sales with motor fuel sales	CUP	CUP	CUP	CUP	Section 22.140.030 Also see Service Uses
Antique shops, genuine antiques only	SPR	SPR	SPR	CUP	
Appliance stores, household	SPR	SPR	SPR	CUP	
Art galleries	SPR	SPR	SPR	CUP	
Art supply stores	SPR	SPR	SPR	CUP	
Auction houses	SPR	SPR	SPR	CUP	
Bakery shops, including baking only when accessory to retail sales from the premises.	SPR	SPR	SPR	CUP	
Bicycle shops	SPR	SPR	SPR	CUP	
Bookstores	SPR	SPR	SPR	CUP	
Ceramic shops	SPR	SPR	SPR	CUP	
Clothing stores	SPR	SPR	SPR	CUP	
Confectioneries and candy stores, including making only when accessory to retail sales from the premises	SPR	SPR	SPR	CUP	
Delicatessens	SPR	SPR	SPR	CUP	
Department stores	SPR	SPR	SPR	CUP	
Dress shops	SPR	SPR	SPR	CUP	
Drugstores	SPR	SPR	SPR	CUP	
Farm equipment sales, rentals, and storage	SPR	SPR	SPR	CUP	
Feed and grain sales	SPR	SPR	SPR	CUP	
Florist shops	SPR	SPR	SPR	CUP	
Fruit and vegetable markets	SPR	SPR	SPR	CUP	
Furniture stores	SPR	SPR	SPR	CUP	
Furrier shops	SPR	SPR	SPR	CUP	
Gift shops	SPR	SPR	SPR	CUP	
Glass and mirror sales, including automobile glass	SPR	SPR	SPR	CUP	
Grocery stores	SPR	SPR	SPR	CUP	
Hardware stores	SPR	SPR	SPR	CUP	
Health clubs and centers	CUP	CUP	SPR	CUP	
Health food stores	SPR	SPR	SPR	CUP	
Hobby supply stores	SPR	SPR	SPR	CUP	
Ice cream shops	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Ice sales, excluding ice plants	SPR	SPR	SPR	CUP	
Jewelry stores	SPR	SPR	SPR	CUP	
Lapidary shops	SPR	SPR	SPR	CUP	
Leather goods stores	SPR	SPR	SPR	CUP	
Mail order houses	SPR	SPR	SPR	CUP	
Meat markets, excluding slaughtering	SPR	SPR	SPR	CUP	
Millinery shops	SPR	SPR	SPR	CUP	
Mobilehome sales	SPR	SPR	SPR	CUP	
Music stores	SPR	SPR	SPR	CUP	
Newsstands	SPR	SPR	SPR	CUP	
Notion or novelty stores	SPR	SPR	SPR	CUP	
Office machines and equipment sales	SPR	SPR	SPR	CUP	
Paint and wallpaper stores	SPR	SPR	SPR	CUP	
Pawnshops	SPR	SPR	SPR	CUP	
Pet stores	SPR	SPR	SPR	CUP	
Pet supply stores, excluding the sale of pets other than tropical fish or goldfish	SPR	SPR	SPR	CUP	
Photographic equipment and supply stores	SPR	SPR	SPR	CUP	
Plant nurseries, including the growing of nursery stock	SPR	SPR	SPR	CUP	
Radio and television stores	SPR	SPR	SPR	CUP	
Recording studios	SPR	SPR	SPR	CUP	
Retail stores	SPR	SPR	SPR	CUP	
Secondhand stores	SPR	SPR	SPR	CUP	
Shoe stores	SPR	SPR	SPR	CUP	
Silver shops	SPR	SPR	SPR	CUP	
Sporting goods stores	SPR	SPR	SPR	CUP	
Stamp redemption centers	SPR	SPR	SPR	CUP	
Stationery stores	SPR	SPR	SPR	CUP	
Swap meets	CUP	SPR	SPR	CUP	
Tasting rooms, on site and remote					
In compliance with Section 22.140.600.D.1	MCUP	MCUP	MCUP	MCUP	Section 22.140.600
In compliance with Section 22.140.600.D.2	CUP	CUP	CUP	CUP	Section 22.140.600

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Tobacco shops	SPR	SPR	SPR	CUP	
Toy stores	SPR	SPR	SPR	CUP	
Yarn and yardage stores	SPR	SPR	SPR	CUP	
Service Uses					
Alcohol beverage sales for on-site consumption	CUP	CUP	CUP	CUP	Section 22.140.030 Also see Retail/Commercial Uses
Automobile sightseeing agencies	SPR	SPR	SPR	CUP	
Banks, savings and loans, credit unions, and finance companies	SPR	SPR	SPR	CUP	
Barber shops	SPR	SPR	SPR	CUP	
Bars and cocktail lounges	CUP	CUP	CUP	CUP	Section 22.140.030
Beauty shops	SPR	SPR	SPR	CUP	
Blueprint shops	SPR	SPR	SPR	CUP	
Body piercing parlors	CUP	CUP	CUP	CUP	
Book binderies	SPR	SPR	SPR	CUP	
Butane and propane service stations	CUP	SPR	SPR	CUP	
Carpet and rug cleaners	SPR	SPR	SPR	CUP	
Catering services	SPR	SPR	SPR	CUP	
Cemeteries	CEM	CEM	CEM	CEM	Chapter 22.154
Cesspool pumping, cleaning, and draining	SPR	SPR	SPR	CUP	
Dance halls, indoor	CUP	SPR	SPR	CUP	
Dance pavilions, outdoor	SPR[15]	SPR	SPR	-	
Day care					
Child care centers	CUP	CUP	CUP	CUP	
Domestic violence shelters	SPR	SPR	SPR	CUP	Section 22.140.170
Dry cleaning establishments, excluding wholesale dry cleaning plants	SPR	SPR	SPR	CUP	Section 22.140.180
Electricians' shops	SPR	SPR	SPR	CUP	
Employment agencies	SPR	SPR	SPR	CUP	
Escort bureaus	CUP	SPR	SPR	CUP	
Health retreats	CUP	SPR	SPR	CUP	
Homeless shelters	SPR	SPR	SPR	CUP	Section 22.140.300
Interior decorating studios	SPR	SPR	SPR	CUP	
Laundries					
Agencies	SPR	SPR	SPR	CUP	
Retail	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Self-service	SPR	SPR	SPR	CUP	
Locksmith shops	SPR	SPR	SPR	CUP	
Marine oil service stations	SPR	SPR	SPR	CUP	
Massage parlors	CUP	CUP	CUP	CUP	
Medical services					
Ambulance services facilities	CUP	SPR	SPR	CUP	
Ambulance emergency services facilities	SPR	SPR	SPR	CUP	
Dental clinics, including associated laboratories	SPR	SPR	SPR	CUP	
Dental laboratories	SPR	SPR	SPR	CUP	
First aid stations	-	SPR	SPR	CUP	
Hospitals	-	-	SPR	CUP	
Medical clinics, including associated laboratories	SPR	SPR	SPR	CUP	
Medical laboratories	SPR	SPR	SPR	CUP	
Medical marijuana dispensaries	-	-	-	-	Section 22.140.350
Mimeograph and addressograph services	SPR	SPR	SPR	CUP	
Mortuaries	SPR	SPR	SPR	CUP	
Nightclubs	CUP	SPR	SPR	CUP	
Offices, business or professional	SPR	SPR	SPR	CUP	
Packaging businesses	SPR	SPR	SPR	CUP	
Parcel delivery terminals	SPR	SPR	SPR	CUP	
Parking lots and parking buildings	SPR	SPR	SPR	CUP	
Permanent cosmetics parlors	CUP	CUP	CUP	CUP	
Pest control services, including residential termite control	SPR	SPR	SPR	CUP	
Pet grooming services, excluding boarding	SPR	SPR	SPR	CUP	
Photocopying and duplicating services	SPR	SPR	SPR	CUP	
Photoengravers and lithographers	SPR	SPR	SPR	CUP	
Photography studios	SPR	SPR	SPR	CUP	
Plumbing shops	SPR	SPR	SPR	CUP	
Printers or publishers	SPR	SPR	SPR	CUP	
Real estate offices	SPR	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Rental services					
Bicycle rentals	SPR	SPR	SPR	CUP	
Costume rentals	SPR	SPR	SPR	CUP	
Furniture and appliance rentals	SPR	SPR	SPR	CUP	
Hospital equipment and supply rentals	SPR	SPR	SPR	CUP	
Party equipment rentals	SPR	SPR	SPR	CUP	
Tool rentals, excluding heavy machinery or trucks exceeding two tons capacity	SPR	SPR	SPR	CUP	
Repair shops, household and fix-it	SPR	SPR	SPR	CUP	
Restaurants and other eating establishments, including food take-out	SPR	SPR	SPR	CUP	
Restaurants and other eating establishments, including food take-out and outdoor dining					
In compliance with Section 22.140.410.B.1	SPR	SPR	SPR	CUP	Section 22.140.410
In compliance with Section 22.140.410.B.2	CUP	CUP	CUP	CUP	Section 22.140.410
Reupholsters, furniture	SPR	SPR	SPR	CUP	
Self-service storage facilities	SPR	SPR	SPR	CUP	Section 22.140.570
Shoe repair shops	SPR	SPR	SPR	CUP	
Shoeshine stands	SPR	SPR	SPR	CUP	
Sightseeing agencies	SPR	SPR	SPR	CUP	
Steam or sauna baths	CUP	SPR	SPR	CUP	
Tailor shops	SPR	SPR	SPR	CUP	
Tattoo parlors	CUP	CUP	CUP	CUP	
Taxidermists	SPR	SPR	SPR	CUP	
Tourist information centers	SPR	SPR	SPR	CUP	
Watch repair shops	SPR	SPR	SPR	CUP	
Wedding chapels	SPR	SPR	SPR	CUP	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses					
Airports, heliports and landing strips	CUP	CUP	CUP	SPR	
Comfort stations	SPR	SPR	SPR	CUP	
Communications equipment buildings	SPR	SPR	SPR	CUP	
Earth stations	CUP	SPR	SPR	SPR	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Electric distribution substations, including related microwave facilities	SPR	SPR	SPR	SPR	Section 22.140.190
Electric transformer substations	SPR	SPR	SPR	SPR	
Electric transmission substations and generating plants, including related microwave facilities	CUP	SPR	SPR	SPR	
Fire stations	SPR	SPR	SPR	CUP	
Gas distribution depots, public utility	CUP	SPR	SPR	SPR	
Gas metering and control stations, public utility	SPR	SPR	SPR	SPR	
Helistops	CUP	CUP	SPR	CUP	
Microwave stations	SPR	SPR	SPR	SPR	
Police stations	SPR	SPR	SPR	CUP	
Post offices	SPR	SPR	SPR	CUP	
Publicly owned uses that are necessary to maintain the public health, convenience, or general welfare; other than those already listed in this Section	CUP	SPR	SPR	SPR	
Public utility service centers	SPR	SPR	SPR	CUP	
Public utility service yards	CUP	SPR	SPR	SPR	
Radio and television broadcasting studios	SPR	SPR	SPR	CUP	
Radio and television stations, studios, and towers	CUP	SPR	SPR	CUP	
Radio transmitter stations	-	-	CUP	CUP	
Road construction and maintenance yards	CUP	SPR	SPR	CUP	
Roundhouses	-	-	CUP	CUP	
Sewage treatment plants	CUP	SPR	SPR	CUP	
Sewer farms or sewage disposal plants not operated by or under control of the County	-	-	CUP	CUP	
Stations and terminals; bus, railroad, and taxi	SPR	SPR	SPR	CUP	
Telephone repeater stations	SPR	SPR	SPR	SPR	
Waste disposal facilities	-	-	CUP	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any use normal or accessory to the storage and distribution of water	CUP	SPR	SPR	SPR	
Wharves	SPR	SPR	SPR	CUP	
Vehicle-Related Uses					
Automobile washing					
Automatic car washes	SPR	SPR	SPR	CUP	
Coin-operated or hand wash	SPR	SPR	SPR	CUP	
Vehicle sales and rentals					
Automobile rental and leasing agencies	SPR	SPR	SPR	CUP	
Boat and other marine sales, including minor repairs and rentals	SPR	SPR	SPR	CUP	
Motorcycle, motor scooter, and trail bike sales and rental	SPR	SPR	SPR	CUP	
New automobile sales	SPR	SPR	SPR	CUP	
Recreational vehicle sales and rentals	SPR	SPR	SPR	CUP	
Trailer sales and rentals, box and utility	SPR	SPR	SPR	CUP	
Truck rentals	SPR	SPR	SPR	CUP	
Used automobile sales	SPR	SPR	SPR	CUP	
Vehicle services					
Air pollution sampling stations	SPR	SPR	SPR	CUP	
Automobile battery services	SPR[16]	SPR	SPR	CUP	
Automobile body and fender repair shops	SPR[16]	SPR	SPR	CUP	
Automobile brake repair shops	SPR[16]	SPR	SPR	CUP	
Automobile dismantling yards	-	-	CUP	CUP	Section 22.140.120
Automobile impound yards	CUP	SPR	SPR	CUP	
Automobile muffler shops	SPR[16]	SPR	SPR	CUP	
Automobile painting and upholstering shops	SPR	SPR	SPR	CUP	
Automobile radiator shops	SPR[16]	SPR	SPR	CUP	
Automobile repair garages; excluding body and fender work, painting, and upholstering	SPR[16]	SPR	SPR	CUP	

TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Automobile service stations, including accessory uses	SPR	SPR	SPR	CUP	
Automobile supply stores, including accessory uses	SPR	SPR	SPR	CUP	

Notes:

1. All buildings on the property used in conjunction with the permitted use on the property shall be located at least 50 feet from any street or highway or any building used for human habitation.
2. Minimum lot size is one acre.
3. Minimum lot size is five acres.
4. A caretaker residence may be permitted. Dormitories and similar structures used for living or sleeping accommodations in conjunction with the use are prohibited.
5. Excludes the manufacturing of glue.
6. Excludes the manufacturing of soap.
7. Fabricating activities that include snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise is prohibited.
8. Individual crucibles that exceed a capacity of 16 square feet are prohibited.
9. All grinding involved with the molding of plastics shall be conducted in an interior room.
10. Use permits the processing of raw rubber if:
    a. The rubber is not melted; or
    b. Where a banbury mixer is used, the dust resulting therefrom is washed.
11. Excludes lard, pickles, sausage, sauerkraut, or vinegar.
12. Excludes the use of carbonization.
13. Minimum lot size is 100 acres.
14. Oxygen shall be stored in a room separate from acetylene and such rooms are separated by a not less than one-hour fire-resistant wall.
15. Use must be at least 500 feet away from any Residential Zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.
16. Use is permitted within an enclosed building only.

2. ***Accessory Uses.*** Table 22.22.030-C, below, identifies uses as follows, provided that such uses shall be accessory to an established principal use listed in Table 22.22.030-B, above:

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Access to property lawfully used for a purpose not permitted in the zone[1]	DSP	P	P	P	
Accessory automobile body and fender repair, painting, and upholstering at new automobile dealerships	P	P	P	P	
Accessory buildings and structures, unless more specifically regulated by this Title 22	*As determined by the principal use.*				Sections 22.110.030 and 22.110.040
Amateur radio antennas					
In compliance with Section 22.140.040.D.1	SPR	SPR	SPR	SPR	Section 22.140.040
In compliance with Section 22.140.040.D.2	DSP	DSP	DSP	DSP	Section 22.140.040

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Automobile washing and waxing and polishing, accessory only to the automobile service stations	P	P	P	P	
Building materials storage, for an approved project on the same site	SPR	SPR	SPR	CUP	Section 22.140.130
Caretaker residences, including mobilehomes					
For up to six months	SPR	SPR	SPR	CUP	Section 22.140.140
For longer than six months	CUP	CUP	CUP	CUP	Section 22.140.140
Employees' recreational areas without structures	-	SPR	SPR	CUP	
Grading projects					
More than 10,000 and up to 100,000 cubic yards of material to be transported off-site	DSP	DSP	DSP	DSP	Section 22.140.240
More than 100,000 cubic yards of material to be transported off-site	CUP	CUP	CUP	CUP	Section 22.140.240
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	CUP	CUP	Section 22.140.240
Live entertainment					
In compliance with Section 22.140.330.D.1	SPR	SPR	SPR	CUP	Section 22.140.330
In compliance with Section 22.140.330.D.2	CUP	CUP	CUP	CUP	Section 22.140.330
Manufacturing, processing, treating, packing, and storage; accessory to a business on the premises	P	P	P	P	
Outdoor display	SPR	SPR	SPR	SPR	Section 22.140.420
Outdoor storage	SPR	SPR	SPR	SPR	Section 22.140.430
Recreation facilities that require a building permit	-	SPR	SPR	CUP	
Signs	*As specified in Chapter 22.114 (Signs).*				
Notes: 1. Provided that there is no other practical access to such property available and such access will not alter the character of the premises in respect to permitted uses in the subject zone.					

3. ***Temporary Uses.*** Table 22.22.030-D, below, identifies uses as follows, provided that such uses shall be of a temporary nature and shall also be

accessory to an established principal use listed in Table 22.22.030-B, above.

TABLE 22.22.030-D: TEMPORARY USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	***M-1.5***	***M-2***	***M-2.5***	***Additional Regulations***
Amusement rides and devices for up to seven days	SPR	SPR	SPR	CUP	
Carnivals, commercial, including pony rides for up to seven days	SPR	SPR	SPR	CUP	
Circuses and wild animal exhibitions, for up to 14 days	SPR	SPR	SPR	CUP	Section 22.140.060.A
Explosives storage, temporary	EP	EP	EP	EP	Chapter 22.164
Holiday and seasonal sales	SPR	SPR	SPR	CUP	Section 22.140.280
Revival meetings, tent for up to seven days	SPR[1]	SPR	SPR	SPR	
Special events	SEP	SEP	SEP	SEP	Chapter 22.192
Storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year	SPR	SPR	SPR	CUP	

Notes:

1. Use may not be located within 300 feet of any public park or school, residential use, or any area located in any Residential Zone.

D. **Additional Uses Not Listed.** Any use not listed in Subsection C, above, and not listed in Subsection E, below, may be permitted:

1. In Zones M-1.5 and M-2 with a Ministerial Site Plan Review (Chapter 22.188) application.
2. In Zone M-2.5 with a Conditional Use Permit (Chapter 22.158) application.

E. **Prohibited Uses.** The following uses are prohibited in Zones M-1, M-1.5, M-2, and M-2.5:

1. Adult day care centers.
2. Business and professional schools; including art, barber, beauty, dance, drama, and music.
3. Colleges and universities.
4. Community gardens.
5. Dwelling units of any type, excluding:
   a. Caretaker residences as an accessory use.
   b. Farmworker dwelling units and housing complexes.

6. Family child care homes, large and small.
7. Foster family homes.
8. Hospitals.
9. Hotels.
10. Mobilehomes or recreational vehicles for sleeping or residential purposes, except as otherwise provided in Subsection C, above.
11. Mobilehome parks.
12. Motels.
13. Residential facilities for adults and children.
14. Rooming and boarding houses.
15. Schools, grades K-12; accredited by the State of California; including accessory facilities.

22.22.040 Land Use Regulations for Zone M-3

A. **Permitted Uses.** Premises in Zone M-3 may be used for any use, including signs as specified in Chapter 22.114 (Signs), except for all uses listed in Subsections B through F, below.

B. **Discretionary Site Plan Review.** If a Discretionary Site Plan Review (Chapter 22.190) application has first been approved, premises in Zone M-3 may be used for the following uses:

1. Automobile dismantling yards.
2. Boiler works.
3. Grading projects, with off-site transport up to 100,000 cubic yards of material, subject to Section 22.140.240 (Grading Projects).
4. Grinding of nonmetallic ore.
5. Junk and salvage yards.
6. Manufacturing of ammonia, brick, grease, lamp black, tar and tar byproducts, tile, terra cotta, tobacco, and vinegar.
7. Radio transmitter stations and towers.
8. Rock and gravel storage in excess of 2,000 tons.
9. Roundhouses.
10. Sandblasting plants.
11. Scrap metal processing yards.
12. Signs, as specified in Chapter 22.114 (Signs).

C. **Conditional Use Permit.** If a Conditional Use Permit (Chapter 22.158) application has first been approved, premises in Zone M-3 may be used for:

1. Any use that is listed under Zone M-2 in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) that requires a Conditional Use Permit application and is subject to the same limitations and conditions as in Zone M-2, except for the uses listed in Subsection B, above.
2. The following additional uses:
   a. Institutions for the care of alcoholic and mental patients.
   b. Mobilehomes used as caretaker residences in compliance with Section 22.140.140 (Caretaker Residences, including Mobilehomes).
   c. Signs, as specified in Chapter 22.114 (Signs).

D. **Other Permits Required.** If an application for a specified permit has first been approved, premises in Zone M-3 may be used for the following:

1. Cemeteries, as provided in Chapter 22.154 (Cemetery Permit).
2. Explosives storage, as provided in Chapter 22.164 (Explosives Permit).
3. Surface mining operations, as provided in Chapter 22.194 (Surface Mining Permits).

E. **Prohibited Uses.** The following uses are prohibited in Zone M-3:

1. Mobilehomes and recreational vehicles used for sleeping or residential purposes, except if used as caretaker residences as provided in Subsection C.2.b, above.
2. Mobilehome parks.

22.22.050 Land Use Regulations for Zones B-1 and B-2

Table 22.22.050-A, below, identifies the permit or review required to establish each use.

TABLE 22.22.050-A:LAND USE REGULATIONS FOR ZONES B-1 AND B-2

Use or Structure	*B-1*	*B-2*	*Additional Regulations*
Access to any property between which and a highway the area in Zone B-1 or Zone B- 2 is located	P	P	
Cemeteries	CEM	CEM	Chapter 22.154
Explosives storage, permanent or temporary	EP	EP	Chapter 22.164
Employees' recreational areas without structures, accessory to a primary use	P	P	
Fences: open-work non-view-obscuring fences not exceeding eight feet in height, such as woven wire, welded wire, chain-link, or wrought iron	P	P	

TABLE 22.22.050-A:LAND USE REGULATIONS FOR ZONES B-1 AND B-2			
Use or Structure	***B-1***	***B-2***	***Additional Regulations***
Grading			
More than10,000 and up to 100,000 cubic yards of material to be transported off-site	DSP	DSP	Section 22.140.240
More than 100,000 cubic yards of material to be transported off-site	CUP	CUP	Section 22.140.240
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	Section 22.140.240
Landscaping	P	P	
Parking lots accessory to a permitted primary use	SPR[1]	SPR[1]	
Parking lots as a primary use	CUP[1]	CUP[1]	
Railroad spur tracks	P[2]	P[2]	
Signs	*As specified in Chapter 22.114 (Signs).*		
Special events	SEP	SEP	Chapter 22.192
Surface mining operations	SMP	SMP	Chapter 22.194
Any lot in Zone B-2 between a street or highway and property developed to uses permitted in Zone C-3 may be used for uses permitted in and subject to all of the conditions of Zone C-3, except that outdoor advertising signs are prohibited.	-	According to use regulations and permit or review requirements of Zone C-3.	
Notes: 1. Excluding parking buildings and structures. 2. Storage of railroad motive power equipment or rolling stock not permitted.			

22.22.060 Development Standards for Industrial Zones

Development on any lot in Zones M-1, M-1.5, M-2, M-2.5, M-3, D-2, MPD, B-1, and B-2 shall comply with Division 6 (Development Standards), where applicable.

22.22.070 Development Standards for Zone M-1

A. **Use Regulations.** In Zone M-1, punch presses exceeding 20 tons rated capacity, drop hammers, and automatic screw machines are not permitted.

22.22.080 Development Standards for Zone M-2.5

In Zone M-2.5, Conditional Use Permit (Section 22.158) applications shall be subject to the following additional standards and procedures:

A. **Additional Findings.**

1. That the requested use will not be a menace to or endanger the public health, safety, or general welfare.

2. That the requested use will not detrimentally affect such zoned aircraft or other heavy uses or such unzoned lawful aircraft uses.
3. That the requested zoned aircraft or other heavy uses or such unzoned lawful aircraft uses would not detrimentally affect such use.

B. **Additional Conditions.** Every Conditional Use Permit (22.158) application approved in Zone M-2.5 shall, in addition to any other conditions which may be imposed, contain conditions which will prevent the authorized use from detrimentally affecting or being detrimentally affected by any zoned aircraft or other heavy use, or any unzoned lawful aircraft use.

C. **Covenant and Agreement.** In addition to Section 22.222.260 (Performance Guarantees and Covenants), the applicant shall record in the Registrar-Recorder's Office, an instrument reading substantially as follows:

"Whereas we have sought and have been granted a conditional use permit, permitting the use of the following described property (name of use permitted) to wit, (describe property)"; and

"Whereas the whole of the said property (or a substantial portion thereof, if that be the fact) is in the unincorporated area of the County of Los Angeles and in Zone M-2.5, under Title 22 of the County Code, which zone is designed to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, aircraft power plant testing stations, or other heavy industrial uses which cause loud noises, heavy vibrations, or other conditions which may be very detrimental to such trades and industries, and as a buffer zone for certain unzoned lawful aircraft uses referred to in said Title 22"; and

"Whereas we have assured the County of Los Angeles that such heavy industrial uses will not be in any way detrimental to the use requested by us; and

"NOW, THEREFORE, as a condition (or one of the conditions) of the granting of said conditional permit, we hereby covenant and agree, both for ourselves and for our successors in interest, and assigns, that we will not, nor will any of us or any of our successors in interest, or assigns, seek damages for, or attempt to enjoin or complain of, the reasonable and necessary operation of any use permitted in Zone M-2.5, or of any unzoned lawful aircraft use and which use is not in violation of said Title 22 of the County Code, or of any other ordinance or law."

D. The execution of or promise to execute such instrument described in Subsection C, above, may be deemed to be evidence that zoned aircraft or other heavy uses permitted in Zone M-2.5, or unzoned lawful aircraft uses, will not detrimentally affect such use.

22.22.090 Development Standards for Zone D-2

A. **Use Regulations.** Properties in Zone D-2 may be used for either:

1. Any use permitted or conditionally permitted in Zone A-2, subject to all the conditions and requirements in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for Zone A-2; or
2. Any use permitted or conditionally permitted in Zone M-1, subject to all the conditions and requirements in Chapter 22.22 (Industrial Zones) for Zone M-1, except that outdoor advertising signs are prohibited.

B. **Minimum Requirements.** The minimum lot area and width for Zone D-2 shall be as follows:

1. ***Minimum Lot Area.*** Any Zone D-2 without an attached zoning suffix has a minimum required lot area of one acre.
2. ***Minimum Lot Width.*** Minimum lot width shall be 60 feet.

22.22.100 Development Standards for Zone MPD

Premises in Zone MPD shall be subject to the following regulations:

A. **Use Regulations.**

1. ***Permitted Uses.*** Property in Zone MPD may be used for the following uses may be permitted, subject to the same limitations and conditions, including auxiliary and transitional uses, front, side, and rear yards, parking standards, height limits, and other development requirements specified in the respective zones:
   a. Any use permitted in Zone SR-D; and
   b. Any nonresidential use permitted in Zone R-A.
2. ***Conditional Uses*****.** If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone MPD may be used for:
   a. Child care centers.
   b. A planned industrial development in which the Commission or Hearing Officer may approve any use permitted in Zone M-1.5, subject to the development standards in Subsection B, below:

B. **Development Standards.** Conditionally permitted uses listed in Subsection A.2.b, above, shall comply with the following standards:

1. ***Area.*** The development plan for the proposed planned industrial development shall include a minimum lot area of five acres. A development plan may be considered on a lot less than five acres in area when such property is in Zone MPD and has a common boundary with

property which has been developed under an approved planned industrial development pursuant to this Subsection B. In such case, the plan shall indicate that the proposed development will constitute an orderly extension in arrangement of buildings, facilities, and improvements throughout the combined lots in addition to all the other requirements for approval of a Conditional Use Permit (Chapter 22.158) application.

2. ***Compatibility.*** The proposed development, including the specific industrial uses proposed, shall not be in conflict with the objectives of the General Plan.
3. ***Design.*** The structural improvements shall not detract from the established or anticipated character of the surrounding area, as indicated by schematic drawings and renderings to scale showing the architectural design of buildings and structures to be established.
4. ***Access and Parking.*** Adequate provision shall be made for vehicular access, parking and loading so as to prevent undue traffic congestion on adjacent streets or highways, particularly local streets.
5. ***Building Density.*** The floor area ratio shall not be greater than 1.0, and the ground-floor area of buildings shall not exceed 60 percent of the gross area of the lot. This does not permit a reduction in the parking requirement specified in Chapter 22.112 (Parking). In calculating “gross area,” any streets or highways on the perimeter of the lot, or any major or secondary highway or parkway that traverses the property, or any area which is required to be dedicated or a private easement given for any such street or highway, shall be excluded.
6. ***Utilities.*** The applicant shall submit to the Commission or Hearing Officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.
7. ***Signs.*** The Commission or Hearing Officer, in approving the Conditional Use Permit (Chapter 22.158) application, may allow signs which it finds will be in keeping with the concept of planned development.
8. ***Development Features.*** The development plan shall include yards, walls, walks, landscaping, and other such features as may be needed to make the industrial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the established or anticipated development of the surrounding area.
9. ***Development Schedule.*** The Commission or Hearing Officer shall approve a progress schedule, including all phases of development, and indicating that the improvements described in the development plan will

be made prior to occupancy of industrial buildings. The Commission or Hearing Officer may modify without a hearing this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.

10. ***Tentative Subdivision Map.*** A tentative map shall be filed and made a condition of approval.

Chapter 22.24 Special Purpose Zones

Sections:

22.24.010 Special Purpose Zones Designated
22.24.020 Institutional Zone
22.24.030 Mixed Use Development Zone
22.24.040 Specific Plan Zone
22.24.050 Scientific Research and Development Zone
22.24.060 Restricted Parking Zone

22.24.010 Special Purpose Zones Designated

Table 22.24.010.A, below, identifies "Special Purpose Zones", as used in this Title 22:

TABLE 22.24.010-A:SPECIAL PURPOSE ZONES	
Abbreviation	***Full Name***
IT	Institutional
MXD	Mixed Use Development
SP	Specific Plan
SR-D	Scientific Research and Development
P-R	Restricted Parking

22.24.020 Institutional Zone

A. **Purpose.** Institutional Zone (Zone IT) is established to provide for the preservation, maintenance and enhancement of public and quasi-public uses and resources of the County as defined in the General Plan. It is the purpose and intent of this zone:

1. To allow publicly and privately owned uses which provide public services to the community;
2. To protect and preserve public facilities; and
3. To provide and enhance all educational institutions, whether publicly or privately owned.

B. **Land Use Regulations.**

1. ***General.*** This Section prescribes the land use regulations for Zone IT.
2. ***Permit and Review Requirements.*** Table 22.24.020-A, below, identifies the permit or review required to establish each use according to Table 22.24.020-B, below.

TABLE 22.24.020-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	***Permit or Review Requirement***	***Reference***
-	Not Permitted	

P	Permitted	
CEM	Cemetery Permit	Chapter 22.154
CUP	Conditional Use Permit	Chapter 22.158
MCUP	Minor Conditional Use Permit	Chapter 22.160
DSP	Discretionary Site Plan Review	Chapter 22.190
SPR	Ministerial Site Plan Review	Chapter 22.188
SEP	Special Events Permit	Chapter 22.192

3. ***Use Regulations.*** Table 22.24.020-B, below, identifies the permit or review required to establish each use.

TABLE 22.24.020-B:LAND USE REGULATIONS FOR ZONE IT		
	Permit/Review	***Additional Regulations***
Cultural, Educational, and Institutional Uses		
Educational institutions, either publicly or privately owned	CUP	
Libraries	CUP	
Recreational Uses		
Parks, playgrounds, and recreational areas	CUP	
Service Uses		
Cemeteries	CEM	Chapter 22.154
Hospitals, publicly and privately owned	CUP	
Transportation, Electrical, Gas, Communication, Utility, and Public Service Uses		
Fire stations	CUP	
Government offices and services	CUP	
Police stations	CUP	
Accessory Uses		
Accessory buildings and structures	*As determined by the principal use.*	Sections 22.110.030 and 22.110.040
Building materials storage, for an approved project on the same site	SPR	Section 22.140.130
Temporary Uses		
Special events	SEP	Chapter 22.192

C. **Development Standards.** Development in Zone IT shall be subject to the following development standards:

1. ***Design.*** The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjacent properties.

2. ***Access and Parking.*** Parking spaces as required by Chapter 22.112 (Parking) shall be provided, as well as adequate provisions for vehicular

access and loading to prevent undue congestion on adjacent streets and highways, particularly on local streets.

3. ***Development Features.*** The development plan shall include yards, walls, walks, landscaping and such other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses and compatible with the character of the surrounding area.
4. ***Signs.*** The Director may allow signs subject to the standards specified in Chapter 22.114 (Signs) for Zone C-1, where he finds that said signs will be compatible with the character and nature of the surrounding area.
5. ***Division 6 (Development Standards).*** Development on any lot in Zone IT shall comply with Division 6 (Development Standards), where applicable.

22.24.030 Mixed Use Development Zone

A. **Purpose.** Mixed Use Development (Zone MXD) is established to provide for planned mixed use developments which may contain residential, commercial, and industrial and other such uses. By allowing greater flexibility in design and encouraging innovative and creative planning, Zone MXD provides the opportunity to combine various land uses in well-planned developments which may contain multi-use buildings or several single-purpose buildings each containing a different use. It is the purpose and intent of this zone to:

1. Integrate a variety of housing densities with commercial, industrial or other uses, thus reducing transportation costs, energy consumption, and air pollution, preserve precious land resources, and foster varied human environments through unified planning, design, and control of development;
2. Implement the land use and special management area policies of the General Plan; and
3. Implement the policies and provisions of adopted coastal, community, and redevelopment plans.

B. **Establishment—Findings for Approval.** Approval by the Commission or Hearing Officer shall be based upon findings that the plan complies with the intent of planned mixed use development as set forth in Subsection A, above, and provides as well or better for light and air, for public safety and convenience, the protection of property values and the preservation of the general welfare of the community, than if developed as a Zone R-A use.

C. **Development Under Zone R-A Regulations.** Property in Zone MXD may be used for any use listed in Zone R-A, subject to the same limitations, conditions and development standards including, but not limited to accessory and transitional uses and yard, height, parking, and area requirements.

D. **Mixed Use Developments—Land Uses Established Through Conditional Use Permit.** In addition to the uses permitted in Zone R-A, land in Zone MXD may be used for a mixed use development, subject to a Conditional Use Permit (Chapter 22.158) application. The Commission or Hearing Officer may approve any use or combination of uses listed in Zones R-4, M-1, and SR-D, subject to the same limitations, conditions, and development standards.

E. **Application.** In approving a Conditional Use Permit (Chapter 22.158) application, the Commission or Hearing Officer may impose any condition that may be necessary to foster the harmonious development of mixed land uses and to prevent any adverse impacts of uses internal or external to the development. Unless specifically waived or modified by the Commission or Hearing Officer, mixed use developments shall be subject to all of the development standards in Subsection H, below.

F. **Use Restrictions.** The location of all uses shall be approved by the Commission or Hearing Officer. When it is not possible to indicate specific uses, the Commission or Hearing Officer may establish locations for broad categories of use types that have similar characteristics. In exercising its discretion, the Commission or Hearing Officer may prohibit certain uses, such as those involving hazardous materials, from the development when it finds that such uses would be detrimental to the safety or general welfare of persons and property. The Commission or Hearing Officer may establish hours of operation, operating restrictions, performance standards or other conditions necessary to promote a well-planned development that is compatible with the surrounding area.

G. **Modifications to Approved Uses.** Uses may be added, changed, expanded, moved or otherwise altered under the following situations:

1. The Director may approve a Discretionary Site Plan Review (Chapter 22.190) application for a modification, provided such change does not increase the occupant load, increase the parking requirement, or constitute a change in the use category; or

2. The Director may approve a Minor Conditional Use Permit (Chapter 22.160) application for a modification for changes that do not qualify under Subsection G.1, above, if such change is approved by the property owners' association or similar organization of the development and all adjoining property owners; or

3. All other situations require a filing of a new Conditional Use Permit (Chapter 22.158) application.

H. **Development Standards—Mixed Use Developments.** Mixed use developments shall comply with the following development standards:

1. Area.

a. The proposed development plan shall include, as a condition of use, a lot containing not less than five acres in size. A development plan may be considered on a lot with less than five acres in size when:

   i. Such property is in Zone MXD and has a common boundary with property which has been developed under an approved plan pursuant to this Section;

   ii. Such development plan is appropriate and necessary to implement land use and special management areas policies of the General Plan; or

   iii. Such development plan is appropriate and necessary to implement provisions of an adopted coastal, community, or redevelopment plan.

b. In cases involving a lot of less than five acres, the plan shall indicate that the proposed development will constitute an appropriate and orderly extension and/or arrangement of buildings, facilities, and open space, in addition to all the other requirements for approval of a Conditional Use Permit (Chapter 22.158) application.

2. ***Building Coverage and Density.*** Buildings shall not occupy more than 50 percent of the net area, nor shall the floor area ratio for a lot exceed 2.0.

3. ***Design and Development Features.*** Site plans and preliminary architectural plans shall show that the arrangement of uses and buildings, the architectural design of all structures, and the development features of the proposed project constitute a well-planned development that does not detract from or have any adverse impacts on the residents or land in the surrounding area. To accomplish this, such plans shall include yards, walls, walks, landscaping, open space, buffer areas, and other similar features.

4. ***Open Space.***

   a. *Minimum Area.* Open space shall comprise not less than 30 percent of the net area; provided, however, that where the applicant submits evidence to the satisfaction of the Commission or Hearing Officer that the particular development will contain compensatory characteristics that will provide as well or better for planned mixed use development within the intent of this Section, the Commission or Hearing Officer may modify said requirements.

   b. *Open Space Types.* Subject to the approval of the Commission or Hearing Officer, open space may include one or more of the following, provided that the space is designated for the use and enjoyment of all

the occupants of the planned mixed use development or appropriate phase thereof:

i. Common open space developed for recreational purposes;

ii. Areas of scenic or natural beauty forming a portion of the proposed development;

iii. Present or future recreational areas of a noncommercial nature, including parks, playgrounds, and beaches. Where specifically approved by the Commission or Hearing Officer, green fees or similar charges related to use of a golf course or similar open recreational use may be permitted, provided that such charges are accessory to operation of said facilities, are not primarily commercial in nature, and do not alter the character of said recreational facility;

iv. Present or future hiking, riding, or bicycle trails;

v. Landscaped portions adjacent to streets or highways that are in excess of minimum required rights-of-way;

vi. Other similar areas determined appropriate by the Commission or Hearing Officer.

c. *Factors for Review.* In approving said open space, the Commission or Hearing Officer shall give consideration to the project to be developed, the characteristics of such open space, the manner in which the open space is to be improved and maintained, and such other information as the Commission or Hearing Officer deems pertinent.

d. *Dedication and Maintenance of Open Space.* Reservation of open space shall be made a condition of approval. Such reservation shall be by public dedication, establishment of a maintenance district, common ownership, or other satisfactory means to ensure the permanent reservation of, and where appropriate perpetual maintenance of, required open space.

5. ***Building Design.*** Buildings may be designed for single or multiple uses. Buildings designed for multiple uses shall provide adequate separation between different uses to ensure their compatibility. There shall also be adequate spacing between buildings to ensure safety and compatibility. Special attention shall be given where residential uses are developed in proximity to commercial or industrial uses. Building heights shall be established to conserve land, enhance solar access, create visual landmarks, and protect privacy.

6. ***Landscaping.***

a. All portions of the lot exclusive of structures, access roads, and other similar facilities shall be landscaped and maintained in a neat, clean, and healthful condition. Special attention shall be given to landscaping and screening of parking lots and loading areas. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to insure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.

b. A landscaping plan shall be submitted to and approved by the Commission or Hearing Officer. Drought-tolerant plant materials shall be used to the greatest extent possible.

7. ***Residential Density.*** When property in Zone MXD is developed as a mixed use development, the number of units for each acre of the net area shall be equal to the number preceding the letter “U” in the suffix to the zoning symbol.

8. ***Utilities.*** The applicant shall submit to the Commission or Hearing Officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.

9. ***Parking and Access.***

a. The provisions of Section 22.112.060 (Required Parking Spaces) and Section 22.112.100 (Bicycle Parking Spaces and Related Facilities) that specify the number and/or location of required parking spaces relating to dwelling units, places of public assembly, commercial or industrial uses and other uses shall not apply when property in Zone MXD is developed pursuant to this Subsection H and where the Commission or Hearing Officer specifies different parking standards.

b. Where the Commission or Hearing Officer specifies different parking standards in approving a Conditional Use Permit (Chapter 22.158) application for a planned mixed use development, the Commission or Hearing Officer shall require parking for such development in an amount adequate to prevent traffic congestion and excessive on-street parking; provided, however, in no event shall less than one parking space per dwelling unit, or less than 50 percent of the required number

of parking spaces for public assembly, commercial or industrial uses specified in Chapter 22.112 (Parking) be permitted. Special attention shall be given to the parking needs of residents, visitors, employees, customers, and other persons using the site.

c. Where the Commission or Hearing Officer fails to specifically designate different parking requirements, the requirements of Chapter 22.112 (Parking) shall be deemed to have been specified.

d. There shall be adequate provision for and separation of different transportation modes, including pedestrian, bicycle, automobile and truck transportation. Provision shall also be made for public transportation facilities where appropriate.

10. ***Signs.*** The Commission or Hearing Officer, in approving a Conditional Use Permit (Chapter 22.158) application, may allow specific signs which it finds will be in keeping with the concept of planned mixed use development.

11. ***Outdoor Operations, Storage, and Display***

    a. Except for the following uses or where specifically authorized by the Commission or Hearing Officer, all operations, storage and display shall be conducted within a completely enclosed building:

        i. Amusement rides and devices.

        ii. Arts and crafts products.

        iii. Automobile sales, limited to automobiles and trucks under two tons held for sale or rental only.

        iv. Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.

        v. Beer gardens.

        vi. Boat sales, limited to boats held for sale or rental only.

        vii. Carnivals, commercial.

        viii. Crops; including field, tree, bush, berry, row, and nursery stock.

        ix. Electric distribution substations.

        x. Gas metering and control stations, public utility.

        xi. Holiday and Seasonal Sales

        xii. Mobilehome sales, limited to mobilehomes held for sale or rental only.

        xiii. Parking lots.

xiv. Recreational vehicle sales, limited to recreational vehicles held for sale or rental only.

xv. Restaurants and cafes.

xvi. Trailer sales, box and utility; limited to trailers held for sale only.

b. Outdoor storage is permitted on the rear of a lot in Zone MXD when such storage is strictly accessory to the permitted use existing in a building on the front portion of the same lot, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line.

c. Special attention shall be given to screening outdoor storage from view of properties and uses which are higher in elevation than the proposed storage area.

d. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, between five feet and six feet in height, except that the Director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this Section. All such requests for substitution shall be subject to the provisions of Section 22.140.430.C.3 (Modification of Fences or Walls).

I. **General Performance Standards—Mixed Use Developments.** Any existing or proposed use, or portion thereof, shall comply with the following performance standards:

1. Noise shall be controlled in such a manner so as not to create a nuisance or hazard on any adjacent property.

2. The emission of odorous, toxic, or noxious matter shall be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health, safety, or comfort, or cause injury or damage to property.

3. The emission of pollutants from stationary sources shall be subject to the standards and regulations of the South Coast Air Quality Management District.

4. Heat or glare which is perceptible at any point beyond the lot boundaries shall not be allowed.

5. Vibration which is perceptible, without instruments, at any point beyond the lot boundaries shall not be allowed.

6. Loading, unloading, and all maintenance activities shall be conducted at such times and in such a fashion so as to prevent annoyance to adjacent residents and property owners.

J. **Development Schedule—Mixed Use Developments.**

1. The Commission or Hearing Officer shall approve a progress schedule indicating the development of open space, utilities, roads, and other necessary features related to the construction of the mixed use development, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the Commission or Hearing Officer, be coordinated between phases, as approved in Subsection J.2, below. The Commission or Hearing Officer may modify, without a hearing, this condition pertaining to the development schedule based upon a written affirmative showing of hardship.
2. Planned mixed use development projects developed in phases shall be designated so that each successive phase will contain open space to independently qualify under the provisions of Subsection H.4, above, of this Section; provided, however, that where the applicant submits development plans indicating to the satisfaction of the Commission or Hearing Officer that the proposed development will provide as well or better for planned unit development within the intent of this Section, the Commission or Hearing Officer may approve a division of open space encompassing more than one phase.
3. Where a division of open space will encompass more than one phase, the applicant shall provide the Commission or Hearing Officer with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application.

K. **Division of Land.** The applicant for any development shall comply with the provisions of Title 21 (Subdivisions) of the County Code.

22.24.040 Specific Plan Zone

A. **Purpose.** The Specific Plan Zone (Zone SP) is established to provide a zone for property which is subject to a specific plan adopted in accordance with the provisions of the California Government Code and this Title 22. The zone recognizes the detailed and unique nature of specific plans and the need to insure that development conforms to the uses, development standards and procedures contained in specific plans. The zone may be established for an area concurrently or following the adoption of a specific plan. Provisions relating to the adoption and administration of specific plans and a list of all adopted specific plans are found in Chapter 22.46 (Specific Plans) and Volume III (Specific Plans).

B. **Land Use Regulations.**

1. Premises in Zone SP may be used for any principal, accessory, or temporary use permitted in the specific plan, subject to all of the limitations and conditions of the specific plan.

2. In addition, Table 22.24.040-A, below, identifies additional uses that are permitted if authorized by the specific plan:

TABLE 22.24.040-A:ADDITIONAL USES		
Use	***Permit Requirement***	***Reference***
Cemeteries	Cemetery Permit	Chapter 22.154
Explosives storage, temporary or permanent	Explosives Permit	Chapter 22.164
Special events	Special Events Permit	Chapter 22.192
Surface mining operations	Surface Mining Permit	Chapter 22.194

C. **Development Standards.** Premises in Zone SP shall be subject to the following development standards:

1. Any development standards contained in the specific plan.
2. Any development standards contained in this Title 22 which are referred to in the specific plan.

22.24.050 Scientific Research and Development Zone

A. Land Use Regulations.

1. ***General.*** This Section prescribes the land use regulations for the Scientific Research and Development Zone (Zone SR-D).
2. ***Permit and Review Requirements.*** Table 22.24.050-A, below, identifies the permit or review required to establish each use according to Subsection A.3, below.

TABLE 22.24.050-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	***Permit or Review Requirement***	***Reference***
-	Not Permitted	
P	Permitted	
ABP	Adult Business Permit	Chapter 22.150
AP	Animal Permit	Chapter 22.152
CEM	Cemetery Permit	Chapter 22.154
CUP	Conditional Use Permit	Chapter 22.158
MCUP	Minor Conditional Use Permit	Chapter 22.160
DSP	Discretionary Site Plan Review	Chapter 22.190
EP	Explosives Permit	Chapter 22.164
HP	Housing Permit	Chapter 22.168
SPR	Ministerial Site Plan Review	Chapter 22.188
SEP	Special Events Permit	Chapter 22.192
SMP	Surface Mining Permit	Chapter 22.194

3. ***Use Regulations.***

a. *Principal uses.* Table 22.24.050-B, below, identifies the permit or review required to establish each principal use:

TABLE 22.24.050-B:PRINCIPAL USE REGULATIONS FOR ZONE SR-D		
Use Category	***Permit/Review***	***Additional Regulations***
Agricultural and Resource-Based Uses		
Community gardens	P	
Crops; including field, tree, bush, berry, row, and nursery stock	P	
Greenhouses	SPR	
Plant nurseries, excluding retail	SPR	
Surface mining operations	SMP	Chapter 22.194
Cultural, Educational, and Institutional Uses		
Aquaria	SPR	
Arboretums and horticultural gardens	SPR	
Institutions of educational, philanthropic, or charitable nature; excluding any commercial or industrial enterprise sponsored or operated by such institutions	SPR	
Libraries	SPR	
Museums	SPR	
Schools		
Colleges and universities, accredited; including accessory facilities; excluding trade or commercial schools	SPR	
Schools, grades K-12; accredited by the State of California; including accessory facilities; excluding trade or commercial schools	SPR	
Industrial Uses		
Explosives storage, permanent	EP	Chapter 22.164
Scientific research or experimental development of materials, methods, or products; including engineering and laboratory research and including administrative and other accessory activities and facilities	SPR[1]	
Recreational Uses		
Parks, playgrounds, and beaches; including accessory facilities	SPR	
Service Uses		
Cemeteries	CEM	Chapter 22.154
Transportation, Electrical, Gas, Communication, Utility, and Public Service Uses		
Communication equipment buildings	CUP	
Electric distribution substations, including related microwave facilities	CUP	
Electric transmission substations, including related microwave facilities	CUP	
Fire stations	CUP	
Gas metering and control stations, public utility	CUP	
Helistops	CUP	
Microwave stations	CUP	
Police stations	CUP	
Public utility service centers	CUP	

TABLE 22.24.050-B:PRINCIPAL USE REGULATIONS FOR ZONE SR-D		
Use Category	***Permit/Review***	***Additional Regulations***
Publicly owned uses necessary to maintain the public health, convenience, or general welfare	CUP	
Radio and television stations and towers, excluding studios	CUP	
Stations; bus, railroad, and taxi	SPR	
Telephone repeater stations	CUP	
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any use normal and accessory to the storage and distribution of water	CUP	
Notes: 1. Scientific research uses are permitted provided that all products initiated, developed or completed shall be restricted to prototypes and subject to the development standards of Subsection B of this Section.		

b. *Accessory Uses.* Table 22.24.050-C, below, identifies the permit or review required to establish each accessory use:

TABLE 22.24.050-C:ACCESSORY USE REGULATIONS FOR ZONE SR-D		
Use Category	***Permit/Review***	***Additional Regulations***
Cafeterias and eating facilities designed primarily to serve a permitted use	CUP	
Caretaker residences, excluding mobilehomes	SPR	Section 22.140.140
Grading projects		
More than 10,000 and up to 100,000 cubic yards of material to be transported off-site	DSP	Section 22.140.240
More than 100,000 cubic yards of material to be transported off-site	CUP	Section 22.140.240
On-site transport, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	Section 22.140.240
Recreational facilities for employees of a permitted use		
Where no structure is established that requires a building permit pursuant to Title 26 (Building Code) of the County Code	SPR	
Where projects include structures requiring a building permit pursuant to Title 26 (Building Code) of the County Code	CUP	

c. *Temporary Uses.* Table 22.24.050-D, identifies the permit or review required to establish each temporary use:

TABLE 22.24.050-D:TEMPORARY USE REGULATIONS FOR ZONE SR-D		
Use Category	***Permit/Review***	***Additional Regulations***
Explosives storage, temporary	EP	Chapter 22.164
Special events	SEP	Chapter 22.192

B. **Development Standards.**

1. ***Development Standards.*** Development on any lot in Zone SR-D shall comply with Division 6 (Development Standards), where applicable.
2. ***Scientific Research and Development Facilities.*** Scientific research and development facilities shall be subject to the following development standards:
   a. *Enclosure.* All operations shall be conducted in a completely enclosed building.
   b. *Floor Area Ratio.* The floor area ratio of each lot shall be limited to 1.0 and the ground floor area of all structures shall not exceed 35 percent of the total area of the lot.
   c. *Setbacks.* All structures not exceeding 30 feet in height shall be set back not less than 30 feet from the front property line and 100 feet from any property in a Residential or Agricultural Zone. Structures exceeding 30 feet in height shall be set back one additional foot from the front property line for each foot of height in excess of 30 feet, and not less than 500 feet from any property in a Residential or Agricultural Zone. In no event shall the required setback exceed 60 feet from the front property line.
   d. *Parking.* Parking space shall be furnished for all vehicles used in conducting such enterprise and, in addition, employee and visitor parking shall be furnished with at least one automobile parking space for each person employed or intended to be employed, or one space for each 200 square feet of gross building floor area except building floor area devoted exclusively to warehouse purposes, whichever is greater, on such lot together with adequate ingress and egress thereto. Where more than one work-shift is employed and the required employee parking is determined by the number of employees, such required parking shall be based on a ratio of 1.25 parking spaces for each person employed or intended to be employed on the largest work shift. Required employee parking shall be determined on the basis of 400 square feet of usable lot area per vehicle, unless the plot plan required by this Section contains a detailed parking arrangement showing individual parking spaces of not less than nine feet by 20 feet in size, accurately dimensioned, together with adequate ingress and egress thereto, and the Director finds that such parking arrangement satisfies the requirements of this Section. All vehicle parking areas and access roads required by this Section shall be paved with asphaltic or concrete surfacing as provided in Section 22.112.090.D (Surfacing).
   e. *Screening.* Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a Residential or Agricultural Zone of equal elevation or within 10 feet

thereof. Such screening shall consist of a masonry wall, fence, or densely planted compact hedge, or other suitable vegetation between five feet and six feet in height.

f. *Landscaping.* All portions of the lot exclusive of structures, parking areas, recreational uses, and access roads shall be landscaped and maintained in a neat, clean, and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to insure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.

C. **Performance Standards***.* Any existing or proposed use, or portion thereof, shall comply with the following performance standards:

1. Any use or portion thereof causing noise shall be operated in such a manner so as not to create a nuisance or hazard on any adjacent property.
2. Any use or portion thereof emitting odorous, toxic or noxious matter shall be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health, safety or comfort, or cause injury or damage to property.
3. No smoke or other air pollutant shall be discharged into the atmosphere from any single source of emission for a period or periods aggregating more than three minutes in any one hour which impedes vision within apparent opaqueness equivalent to or greater than the No. 1 designation on the Ringelmann Smoke Chart, published by the United States Bureau of Mines in 1967.
4. No use or portion thereof shall cause or emit heat or glare which is perceptible at any point beyond the lot boundaries.
5. No use or portion thereof shall cause or emit vibration which is perceptible, without instruments, at any point beyond the lot boundaries.

22.24.060 Restricted Parking Zone

A. **Purpose.** Parking Restricted Zone (Zone P-R) is established to provide an area for motor vehicle parking that may also serve as a means of reducing conflicts between incompatible uses along zone boundaries.

B. **Land Use Regulations.**

1. ***General.*** This Section prescribes the land use regulations for Zone P-R.
2. ***Permit and Review Requirements.*** Table 22.24.060-A, below, identifies the permit or review required to establish each use according to Table 22.24.060-B.

TABLE 22.24.060-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	***Permit or Review Requirement***	***Reference***
-	Not Permitted	
P	Permitted	
ABP	Adult Business Permit	Chapter 22.150
AP	Animal Permit	Chapter 22.152
CEM	Cemetery Permit	Chapter 22.154
CUP	Conditional Use Permit	Chapter 22.158
MCUP	Minor Conditional Use Permit	Chapter 22.160
DSP	Discretionary Site Plan Review	Chapter 22.190
EP	Explosives Permit	Chapter 22.164
HP	Housing Permit	Chapter 22.168
SPR	Ministerial Site Plan Review	Chapter 22.188
SEP	Special Events Permit	Chapter 22.192
SMP	Surface Mining Permit	Chapter 22.194

3. ***Use Regulations.*** Table 22.24.060-B, below, identifies the permit or review required to establish each use.

TABLE 22.24.060-B: USE REGULATIONS FOR ZONE P-R		
Use Category	***Permit/Review***	***Additional Regulations***
Agricultural and Resource-Based Uses		
Surface mining operations	SMP	Chapter 22.194
Accessory Uses		
Grading projects		
More than10,000 and up to 100,000 cubic yards of material to be transported off-site	DSP	Section 22.140.240
More than 100,000 cubic yards of material to be transported off-site	CUP	Section 22.140.240
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	Section 22.140.240
Parking lots or buildings providing supplemental parking for motor vehicles having a rated capacity of not more than two tons as accessory to any lawful use.[1]	SPR	Chapter 22.112
Signs	As specified in Chapter 22.114 (Signs)	
Temporary Uses		
Special events	SEP	Chapter 22.192

Notes:

1. Use is not prohibited from confining such parking to the owners, proprietors, or customers of such use.

C. **Development Standards for Zone P-R.** Development on any lot in Zone P-R shall comply with Division 6 (Development Standards), where applicable.

DIVISION 4: COMBINING ZONES AND SUPPLEMENTAL DISTRICTS

Chapters:

Chapter 22.44 (Reserved)
Chapter 22.46 Specific Plans
Chapter 22.48 Combining Zones
Chapter 22.50 Billboard Exclusion Zone
Chapter 22.52 Development Program Zone
Chapter 22.54 Parking Zone[9]
Chapter 22.56 Coastal Development Permits
Chapter 22.58 Commercial–Residential Zone
Chapter 22.68 Supplemental Districts
Chapter 22.70 Equestrian Districts
Chapter 22.72 Setback Districts
Chapter 22.74 Flood Protection Districts[11]
Chapter 22.76 Noise Insulation Program
Chapter 22.78 Community Standards Districts
Chapter 22.80 Rural Outdoor Lighting District
Chapter 22.82 (Reserved)
Chapter 22.84 Transit Oriented Districts

Chapter 22.44 (Reserved)

Reserved for Santa Monica Mountains Local Coastal Program Local Implementation Program.

Chapter 22.46 Specific Plans

Chapter 22.46 (Specific Plans) are located in Volume III of this Title 22.

Chapter 22.48 Combining Zones

Sections:

22.48.010 Purpose and Applicability
22.48.020 Establishment

22.48.010 Purpose and Applicability

Combining Zones, established in Section 22.06.030 (Combining Zones), carry out specific purposes by regulating specific uses and imposing requirements that apply in designated geographic areas.

22.48.020 Establishment

A. New Combining Zones and delineation of Combining Zones on the Zoning Map may be established by the Board or Commission, in compliance with Section 22.246 (Ordinance Amendments).

B. Delineation of Combining Zones on the Zoning Map may be established by filing an application in compliance with Chapter 22.198 (Zone Changes).

C. New Combining Zones may be established without being delineated on the Zoning Map.

Chapter 22.50 Billboard Exclusion Zone

Sections:

22.50.010 Purpose
22.50.020 Applicability
22.50.030 Land Use Regulations

22.50.010 Purpose

The Billboard Exclusion Zone, Zone ( )-BE, is established to exclude new outdoor advertising signs in designated commercial and industrial areas within the County where such signs could cause hazards to pedestrians and motorists, or detract from the appearance or character of such areas, or be detrimental to an important aspect of the economic base of such areas. Content or subject matter on an existing or potential outdoor advertising sign shall not be used as a criterion for establishment of Zone ( )-BE.

22.50.020 Applicability

Zone ( )-BE may be combined with Zones C-2, C-3, C-M, M-1, M-1.5, M-2, M-2.5, and M-3 by adding the letters “BE” to the zone. For example, Zone M-1-BE.

22.50.030 Land Use Regulations

Zone ( )-BE may be used for any use permitted in the zone, subject to the same standards and limitations, except that outdoor advertising signs are prohibited.

Chapter 22.52 Development Program Zone

Sections:

22.52.010 Purpose
22.52.020 Applicability
22.52.030 Land Use Regulations
22.52.040 Development Program
22.52.050 Permit Conditions
22.52.060 Review of Zone Classification

22.52.010 Purpose

The Development Program Zone, Zone ( )-DP, is established to regulate development on a lot after it has been rezoned. When an applicant applies for a Zone Change (Chapter 22.198) the request shall be accompanied with a Conditional Use Permit (Chapter 22.158) application. The application shall define the proposed development program in conformance with this Chapter and include plans and exhibits that are a critical factor in the decision to rezone the lot. Any future development in an established Zone ( )-DP shall require a Conditional Use Permit application with a proposed development program in conformance with this Chapter.

22.52.020 Applicability

Zone ( )-DP may be combined with any zone by adding the letters “DP” to the basic zone. For example, Zone C-1-DP. Zone ( )-DP may only be combined with another zone when used in combination with a request for a Zone Change.

22.52.030 Land Use Regulations

Property in Zone ( )-DP may be used for any use permitted in the basic zone, subject to the limitations and conditions of the approved Conditional Use Permit (Section 22.158) that incorporates an approved development program.

22.52.040 Development Program

Both the initiation of a Zone Change (Chapter 22.198) to establish Zone ( )-DP on a property and the change of use on a property that has an established Zone ( )-DP designation require the approval of a Conditional Use Permit (Chapter 22.158) application that incorporates a development program as follows:

A. **Submittal Requirements.** In addition to the requirements of Chapter 22.158, an application in Zone ( )-DP shall include:

   1. A site plan showing the location of all proposed structures, the alteration or demolition of any existing structures, and the height, bulk, arrangement, color, and appearance of buildings and structures. The site plan shall

show development features, including grading, yards, walls, walks, landscaping, and signs. In addition, the site plan shall show any other features necessary to make the development attractive, be adequately buffered from adjacent uses, and in keeping with the character of the surrounding area; and

2. A progress schedule, which includes all phases of development shown on a site plan in compliance with Subsection A.1, above. Each phase of development shall include the sequence and time period for the demolition, grading, and construction of the described improvements.

B. **Findings**. In order to approve the application, the Commission or the Hearing Officer shall find that the applicant substantiates the required findings for a Conditional Use Permit application and that such development program provides necessary safeguards to ensure completion of the proposed development by the applicant, and it does not allow for substitution of a lesser type of development that is contrary to the public convenience, welfare, or development needs of the area.

22.52.050 Permit Conditions

A. **Conditions of Approval.** The following shall be required conditions of every development program approved with the application, whether such conditions are set forth in the approved Conditional Use Permit (Chapter 22.158) or not, unless otherwise specified as part of such development program:

1. No building or structure of any kind, except a temporary structure used only in the developing of the lot according to the development program, shall be built, erected, or moved onto any part of the lot;
2. No existing building or structure proposed to be demolished shall be used;
3. No existing building or structure proposed to be altered shall be used until such building or structure has first been altered;
4. All improvements shall be completed prior to the occupancy of any structures; and
5. Where one or more buildings in the proposed development are designated as primary buildings, building permits for accessory buildings and structures shall not be issued until the foundations have been constructed for such primary buildings.

B. Where specifically indicated in approval of the development program, the schedule may permit development to be completed in phases. In interpreting Subsections A.4 and A.5, above, each separately designated phase shall be considered a separate development program.

22.52.060 Review of Zone Classification

A. Upon expiration of an unused Conditional Use Permit in Zone ( )-DP, or if no Conditional Use Permit (Chapter 22.158) application has been filed within two years following the effective date of an ordinance placing lots in Zone ( )-DP, the Commission or the Hearing Officer may investigate the circumstances resulting in failure to apply for or use such Conditional Use Permit.

B. In all cases, the Commission or the Hearing Officer may extend such time for a period not to exceed one year, in compliance with Section 22.222.270 (Time Limit and Extension).

C. If neither the applicant nor the owner can substantiate to the satisfaction of the Commission or the Hearing Officer that additional time should be granted for the filing or resubmittal of a Conditional Use Permit (Chapter 22.158) application, the Commission or the Hearing Officer may institute proceedings to rezone such lots back to the previous zone prior to the adoption of a Zone ( )-DP designation or rezone to such other zone as deemed appropriate.

D. If the additional time granted by the Commission or the Hearing Officer expires before a Conditional Use Permit (Chapter 22.158) application has been filed or if a second Conditional Use Permit has expired unused, the Commission or the Hearing Officer may initiate proceedings to rezone such lots as provided in this Subsection C, above.

Chapter 22.54 Parking Zone[9]

Sections:

22.54.010 Purpose
22.54.020 Applicability
22.54.030 Land Use Regulations
22.54.040 Development Standards

22.54.010 Purpose

The Parking Zone, Zone ( )-P, is established to create supplemental off-street parking facilities in areas where additional parking is needed. Development standards are imposed to provide for vehicle parking areas with a functional design that will be harmoniously integrated with adjacent land uses.

22.54.020 Applicability

Zone ( )-P may be combined with any basic zone by adding the letter “P” to the zone. For example, Zone M-1-P.

22.54.030 Land Use Regulations

Property in Zone ( )-P may be used for the following uses:

A. Any use permitted or conditionally permitted in the basic zone, subject to the same standards;

B. Any accessory use to a permitted principal use; and

C. In addition to Subsections A and B, above:

1. A Ministerial Site Plan Review (Chapter 22.188) application may approve parking lots that provide supplemental parking for motor vehicles having a rated capacity of not more than two tons. Such parking lots shall be incidental to a lawfully established agricultural, residential, industrial, or special purpose use. Such parking facilities may, but need not, be confined to use by the owners, proprietors, clients, or customers of the lawful principal use. This Section does not permit a parking building or structure, unless in compliance with Subsection C.3, below,

2. In addition to Subsection C.1, above, a Discretionary Site Plan Review (Chapter 22.190) application may approve a parking attendant structure not to exceed 30 square feet in floor area, and

3. In addition to Subsection C.1 and C.2, above, a Conditional Use Permit (Chapter 22.158) application may approve:

a. Parking buildings and structures that provide supplemental parking for motor vehicles;

b. Cemeteries, in compliance with Chapter 22.154 (Cemetery Permits);

c. Explosives storage, in compliance with Chapter 22.164 (Explosives Permits);

d. Surface mining operation, in compliance with Chapter 22.194 (Surface Mining Permits); and

e. Temporary uses, in compliance with Chapter 22.192 (Special Events Permits).

22.54.040 Development Standards

Premises in Zone ( )-P shall be subject to the following development standards:

A. When developed with parking as the principal use, as provided in Section 22.54.030 (Land Use Regulations), property in Zone ( )-P shall be subject to Section 22.112.080 (Parking Design).

B. When developed as a principal use permitted in the basic zone, property in Zone ( )-P shall be subject to the development standards of the basic zone.

Chapter 22.56 Coastal Development Permits

Chapter 22.56 (Coastal Development Permits) is located in Division 8 (Permits, Reviews and Legislative Actions) in Chapter 22.156 (Coastal Development Permits).

Chapter 22.58 Commercial–Residential Zone

Sections:

22.58.010 Purpose
22.58.020 Applicability
22.58.030 Land Use Regulations
22.58.040 Development Standards

22.58.010 Purpose

The Commercial-Residential Zone, Zone ( )-CRS, is established to create areas in Zone C-3 for the combination of commercial and residential uses on the same property, subject to specific development standards or as approved by the Director. It is the intent of this Combining Zone to provide additional opportunities for housing development and to reduce transportation costs, energy consumption, and air pollution.

22.58.020 Applicability

Zone ( )-CRS may be combined with Zone C-3 by adding the letters “CRS” to the zone. For example, C-3-CRS.

22.58.030 Land Use Regulations

Property in Zone ( )-CRS may be used for the following uses:

A. Any use permitted in Zone C-3, subject to the same standards; and

B. In addition to Subsection A, above;

   1. A Discretionary Site Plan Review (Chapter 22.190) application may approve:

      a. Any single-family residence, two-family residence, or apartment house,

      b. Commercial developments with residential uses, subject to Section 22.58.040 (Development Standards), and

      c. Any use subject to a Discretionary Site Plan Review application in Zone C-3, subject to the same standards.

   2. A Conditional Use Permit (Chapter 22.158) application may approve any use which requires a Conditional Use Permit application in Zone C-3, excluding uses listed in Subsection B.1, above.

22.58.040 Development Standards

A. **Separation of Mixed Uses in Same Building.** Commercial uses and residential uses shall not be established on the same floor, except that professional offices may be established on the same floor as residential uses, in accordance with the following:

1. Where professional offices and residential uses are located on the same floor, they shall not have common entrance hallways or entrance balconies, except for single-story structures; and
2. Where professional offices and residential uses have a common wall, such wall shall be constructed to minimize the transmission of noise and vibration.

B. **Parking.**

1. Parking spaces shall be provided for all uses, in compliance with Chapter 22.112 (Parking).
2. Commercial and residential parking spaces shall be specifically designated by posting, pavement marking, and/or physical separation.

Chapter 22.68 Supplemental Districts

Sections:

22.68.010 Purpose and Applicability
22.68.020 Establishment, Expansion, and Repeal

22.68.010 Purpose and Applicability

Supplemental Districts, established in Section 22.06.040 (Supplemental Districts), are established to carry out specific purposes by regulating specific uses and imposing requirements that apply in designated geographic areas.

22.68.020 Establishment, Expansion, and Repeal

A. New Supplemental Districts and the delineation, expansion, or repeal of Supplemental Districts may be established by the Board or Commission, in compliance with Chapter 22.246 (Ordinance Amendments).

B. Delineation, expansion, or repeal of Supplemental Districts may be established by filing an application in compliance with Chapter 22.198 (Zone Changes). In addition, the application shall include evidence that the applicant:

   1. Is an owner of the property involved; or

   2. Has written permission of an owner of all or a portion of the property involved.

C. New Supplemental Districts may be established without being delineated on the Zoning Map.

Chapter 22.70 Equestrian Districts

Sections:

22.70.010 Purpose
22.70.020 Applicability and Land Use Regulations
22.70.030 Establishment, Expansion, or Repeal of Equestrian Districts
22.70.040 Established Equestrian Districts
22.70.050 Development Standards

22.70.010 Purpose

Equestrian Districts are established to recognize areas where the keeping of horses and other large domestic animals for residents' personal use has become or are intended to become integral to the character of the area. An Equestrian District (EQD) permits the keeping of horses and other large domestic animals as accessory to residential uses and is subject to development standards intended to ensure compatibility with surrounding areas and within the EQD itself while also taking the individual characteristics of the particular area under consideration.

22.70.020 Applicability and Land Use Regulations

Property in an EQD may be used for any use permitted in the zone, subject to the same standards of that zone. This Chapter shall supersede provisions in this Title 22 which regulate the keeping of horses and other large domestic animals (animals), including other equine, cattle, sheep, and goats, as accessory to a residential use.

22.70.030 Establishment, Expansion, or Repeal of Equestrian Districts

A. **Establishment, Expansion, or Repeal**. In addition to Section 22.68.020 (Establishment, Expansion, and Repeal), EQDs may be established, expanded, or repealed by a petition signed by at least 75 percent of the property owners within the area under consideration.

B. **Requirements for Establishment or Expansion**. An EQD may be established or expanded where the proposed district will comply with the following requirements:

1. ***Area.*** The proposed EQD shall contain a minimum area of five acres. The expansion of an existing EQD may be considered on less than five acres, where it is an orderly and contiguous extension of an existing EQD.

2. ***Buffer Area.***

   a. Animals regulated by the proposed EQD shall be separated by a buffer area from any lot which is used for residential purposes or

located in a Residential Zone or Zone A-1 having the potential for residential development and not within the EQD. Such buffer area shall consist of:

i. A designated setback of not less than 25 feet, located contiguous to and within the boundaries of the proposed EQD. Such setback shall provide a permanently established buffer within which animals regulated by such district will not be kept or maintained; or

ii. A physical separation in lieu of such setback located contiguous to and either outside or inside of the boundary of the proposed EQD, which provides an equivalent setback or satisfactorily eliminates the need for such setback, within the intent of this Section. Such physical separation may consist of but is not limited to a public street, highway, riding trail or other public or private easement, or an appropriate topographical separation.

b. Where animals to be regulated within the proposed EQD are permitted in the same or greater numbers on property contiguous to its boundary, the Commission may recommend, and the Board may waive, such setback along the common boundary in adopting the District.

3. ***Findings***. In addition to the findings in Section 22.198.050 (Findings and Decision), the Commission shall recommend approval of a petition requesting the establishment of an EQD where the information submitted or presented at the public hearing substantiates the following findings:

a. That the requested animals within the proposed EQD will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; and

b. That the properties in the EQD are adequate in size and shape to accommodate the requested animals without material detriment to the use, enjoyment, or valuation of property of other persons located in the vicinity of the EQD.

4. ***Conditions of Approval***. The Commission may recommend, and the Board may impose conditions as deemed necessary to ensure that animals permitted in an EQD will be kept in compliance with the findings required by Subsection B.3, above. Conditions imposed may involve any pertinent factors affecting the establishment, operation, and maintenance of the requested EQD, including but not limited to:

a. The number and location of animals permitted;

b. The type, and construction of corrals, stables, or other structures used for the housing of such animals;

c. Fencing requirements;

d. Required setbacks; or

e. The inclusion of riding areas and/or equestrian trails within the EQD.

22.70.040 Established Equestrian Districts

Established EQDs are listed in Table 22.70.040-A, below. These EQDs are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

TABLE 22.70.040-A:ESTABLISHED EQUESTRIAN DISTRICTS

Equestrian Zone Number	*District Name*	*Ordinance of Adoption*	*Date of Adoption*
EQD-1	Rancho Potrero De Felipe Lugo	11297	1-27-1976
EQD-2	West Altadena	11301	2-17-1976
EQD-3	Pellissier Village	11384	7-27-1976
EQD-4	Kinneloa Mesa	11515	4-26-1977
EQD-5	Trailside Ranch	11690	4-4-1978
EQD-6	Beverly Acres	11841	12-28-1978
EQD-7	Avocado Heights	91-0054Z	4-9-1991

22.70.050 Development Standards

A. General Development Standards.

1. ***Maintenance***. All animals authorized to be kept in an EQD shall be maintained in a safe and healthy manner, in compliance with all applicable regulations provided in any other statute or ordinance.

2. ***Stable and Corral***.

a. Animals shall be kept in a stable or fenced corral.

b. No part of any stable or corral shall be located within 35 feet from any existing habitable structure.

c. No part of any stable or corral shall be located within 100 feet of an existing school building or hospital building.

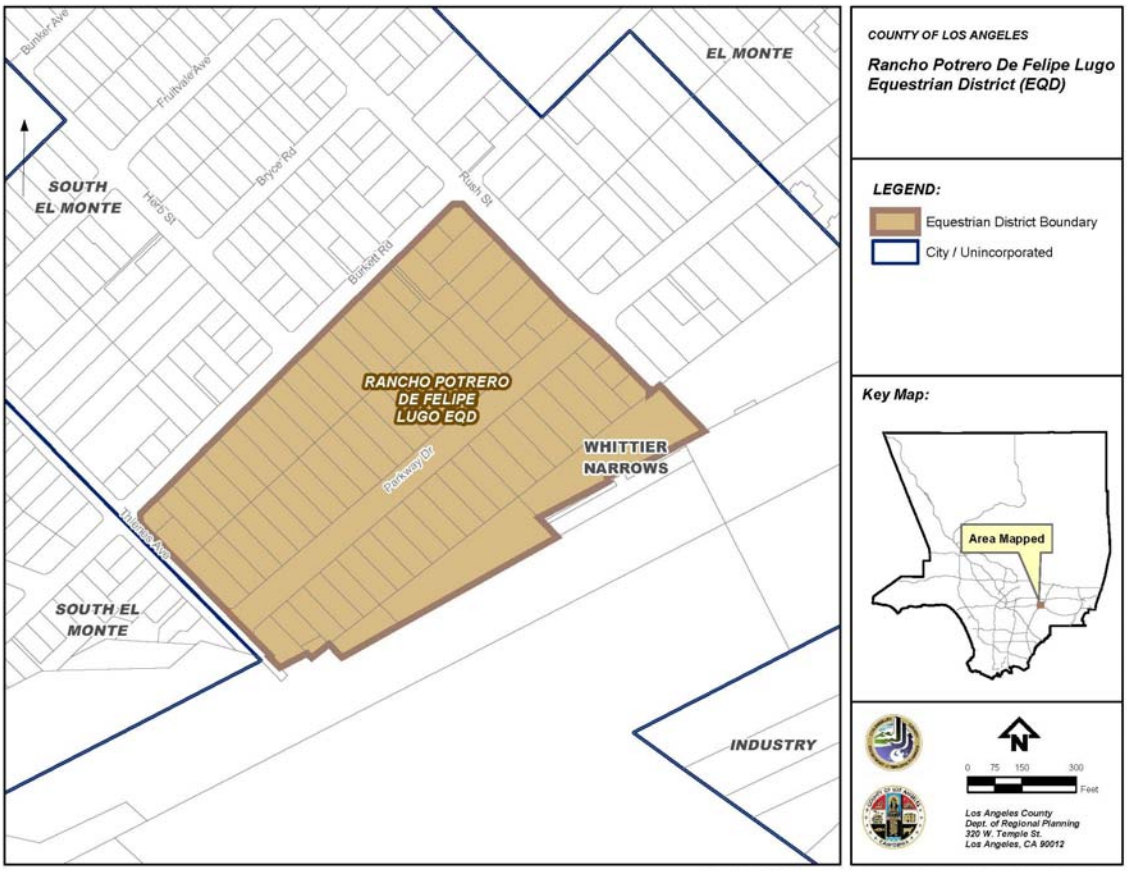
B. **Agency Review**. As part of the review of an application for a project in an EQD, the Director shall notify and request reports from the Departments of Animal Care and Control and Public Health regarding the ability of the applicant to maintain such animals properly as indicated in the application and site plan.

C. Equestrian District Specific Development Standards.

1. ***Rancho Potrero De Felipe Lugo.*** The maximum number of animals in EQD-1: Rancho Potrero De Felipe Lugo shall comply with Table 22.70.050-A and Figure 22.70.050-A:Rancho Potrero De Felipe Lugo, below:

TABLE 22.070.050-A:EQD-1: RANCHO POTRERO DE FELIPE LUGO	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
Under 6,400 square feet	1
6,400—7999 square feet	2
8,000 – 9,499 square feet	3
9,500 – 10,999 square feet	4
11,000 – 12,499 square feet	5
12,500 – 19,999 square feet	6
20,000 – 39,999 square feet	7
Over 40,000 square feet	1 additional animal per each additional 5,000 square feet

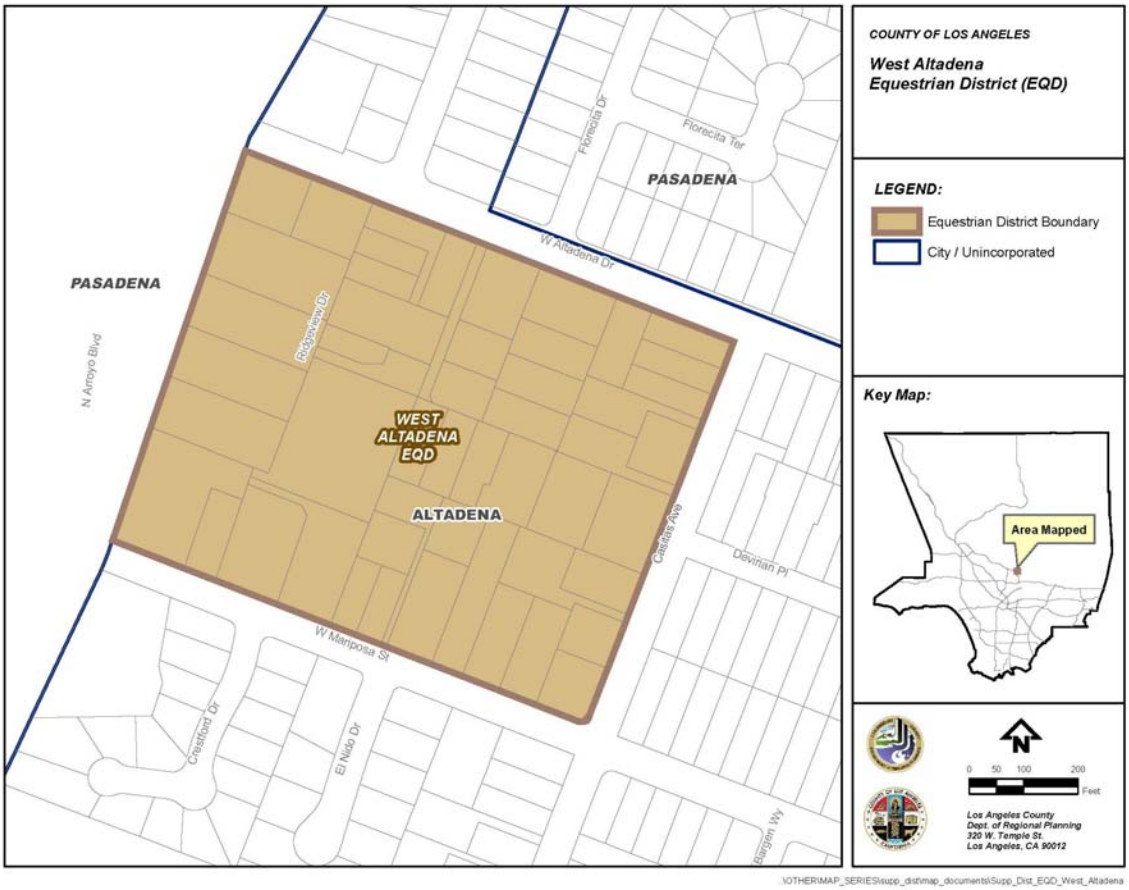
FIGURE 22.70.050-A:RANCHO POTRERO DE FELIPE LUGO



2. ***West Altadena.*** The maximum number of animals in EQD-2: West Altadena shall comply with Table 22.70.050-B and Figure 22.70.050-B:West Altadena, below:

TABLE 22.70.050-B:EQD-2: WEST ALTADENA	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
3,750 – 7,499 square feet	1
7,500 – 11,249 square feet	2
11,250 – 14,999 square feet	3
15,000 – 18,749 square feet	4
18,750 – 22,499 square feet	5
22,500 – 26,249 square feet	6
26,250 – 29,999 square feet	7
30,000 – 44,999 square feet	8
45,000 – 49,999 square feet	9
50,000 – 54,999 square feet	10
55,000 – 59,999 square feet	11
60,000 – 64, 999 square feet	12
65,000 square feet and over	1 additional animal per each additional 5,000 square feet

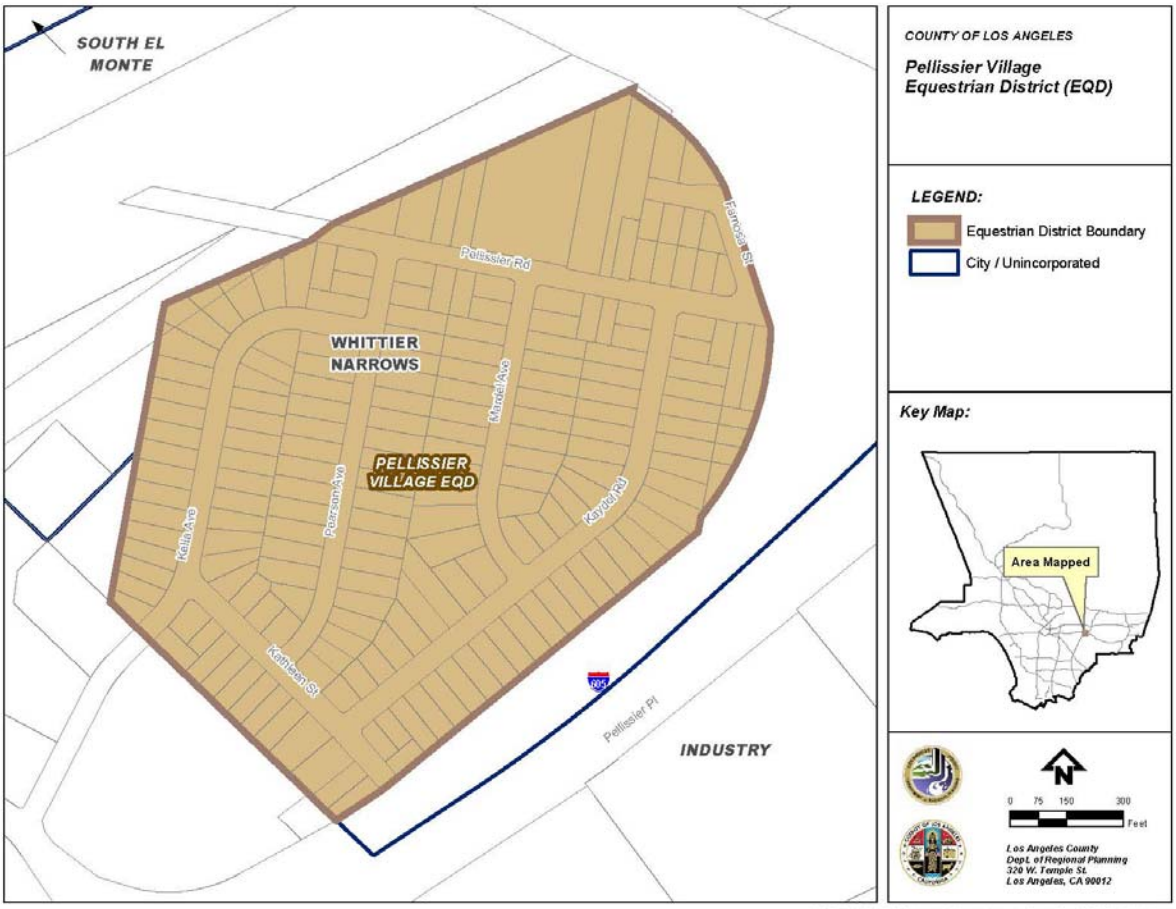
FIGURE 22.70.050-B:WEST ALTADENA



3. ***Pellissier Village.*** The maximum number of animals in EQD-3: Pellissier Village shall comply with Table 22.70.050-C and Figure 22.70.050-C:Pellissier Village, below:

TABLE 22.70.050-C:EQD-3: PELLISSIER VILLAGE	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
Under 5,000 square feet	1
5,000 – 5,999 square feet	2
6,000 – 7,999 square feet	3
8,000 – 10,999 square feet	4
11,000 – 16,999 square feet	5
17,000 – 24,999 square feet	6
25,000 – 29,999 square feet	7
40,000 – 44,999 square feet	8
45,000 square feet and over	1 additional animal per each additional 5,000 square feet

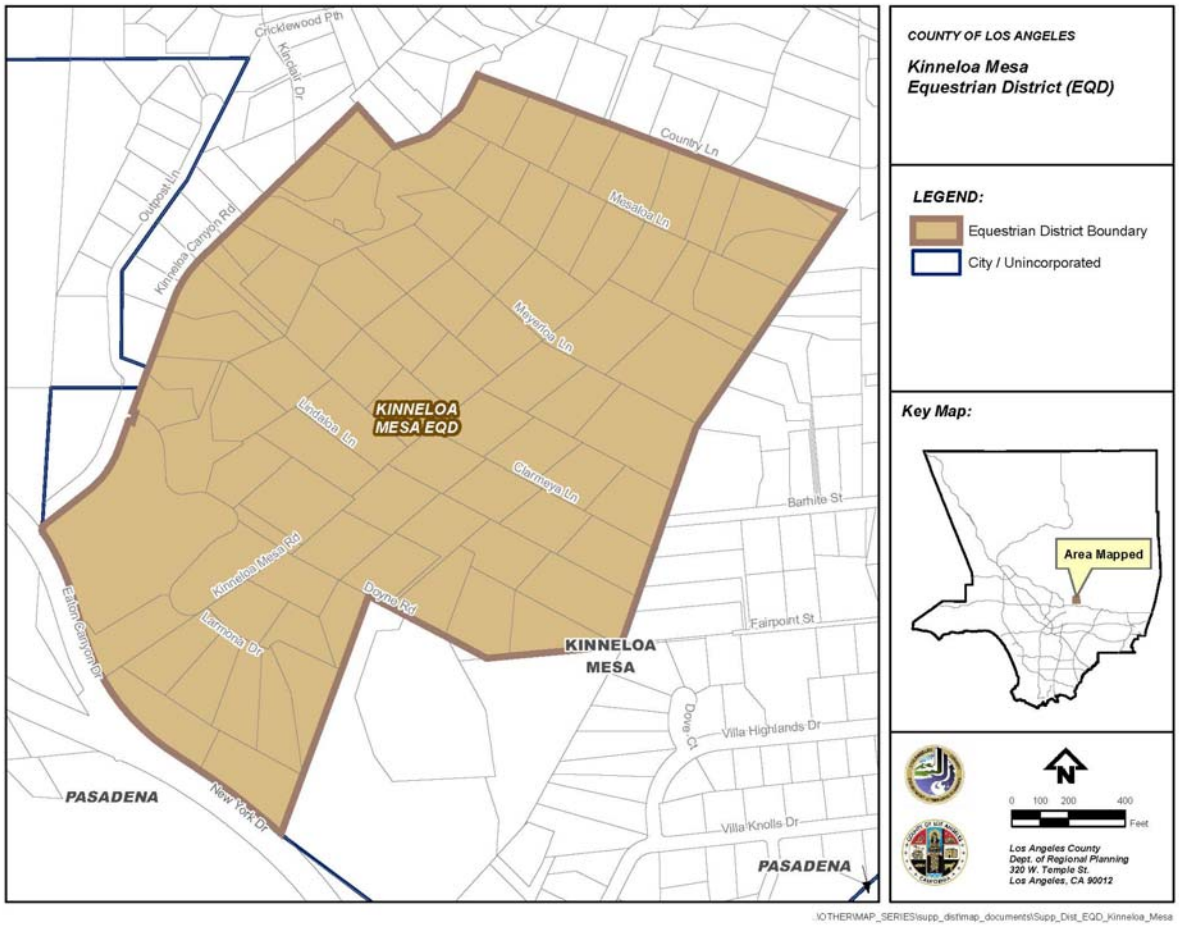
FIGURE 22.70.050-C:PELLISSIER VILLAGE



4. ***Kinneloa Mesa.*** The maximum number of animals in EQD-4: Kinneloa Mesa shall comply with Table 22.70.050-D and Figure 22.70.050-D:Kinneloa Mesa, below:

TABLE 22.70.050-D:EQD-4: KINNELOA MESA	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
Under 5,000 square feet	1
5,000 – 5,899 square feet	2
6,000 – 7,999 square feet	3
8,000 – 10,999 square feet	4
11,000 – 16,999 square feet	5
17,000 – 24,999 square feet	6
25,000 – 29,999 square feet	7
40,000 – 44,999 square feet	8
45,000 square feet and over	1 additional animal per each additional 5,000 square feet

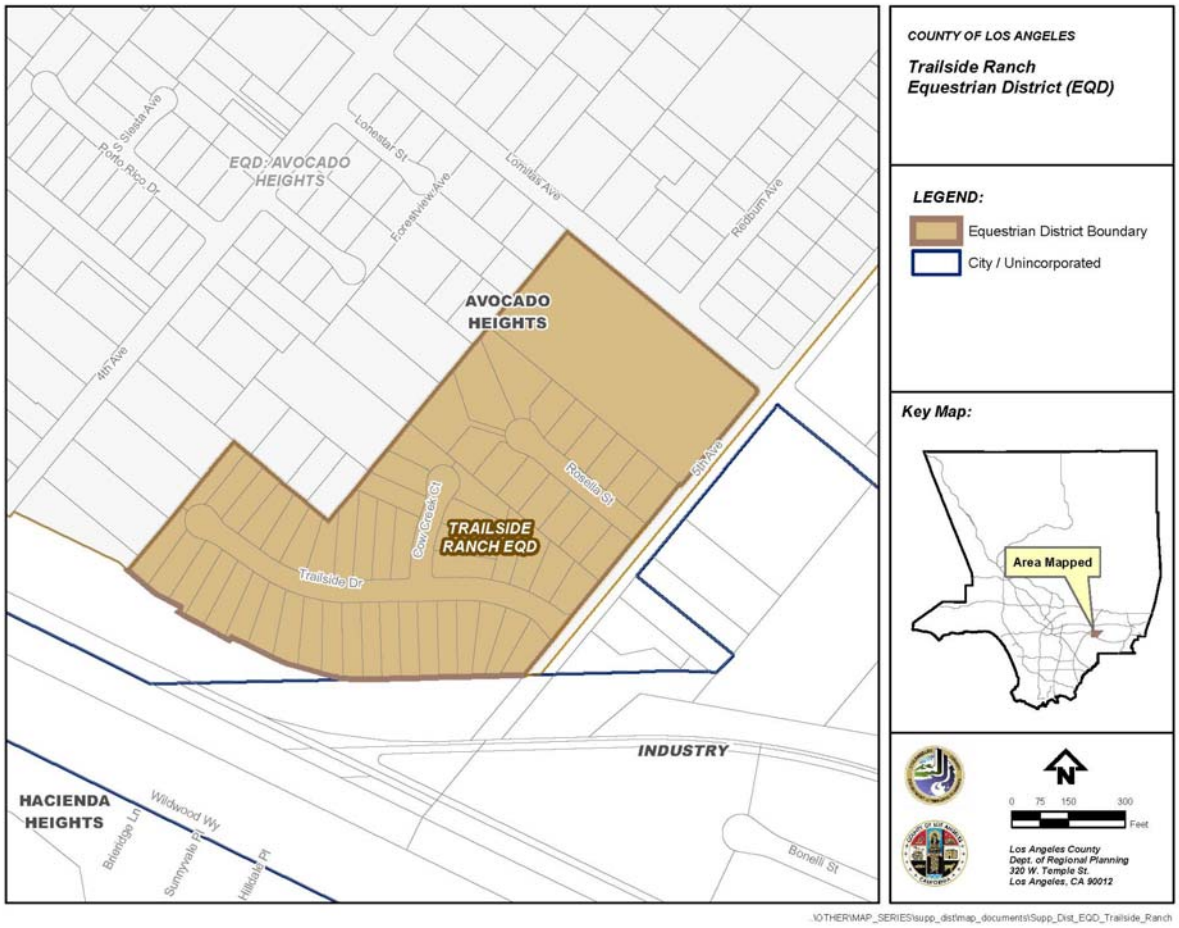
FIGURE 22.70.050-D:KINNELOA MESA



5. ***Trailside Ranch.*** The maximum number of animals in EQD-5: Trailside Ranch shall comply with Table 22.70.050-E and Figure 22.70.050-E:Trailside Ranch, below:

TABLE 22.70.050-E:EQD-5: TRAILSIDE RANCH	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
10,000 square feet	2
10,001 square feet and over	1 additional animal per each additional 5,000 square feet

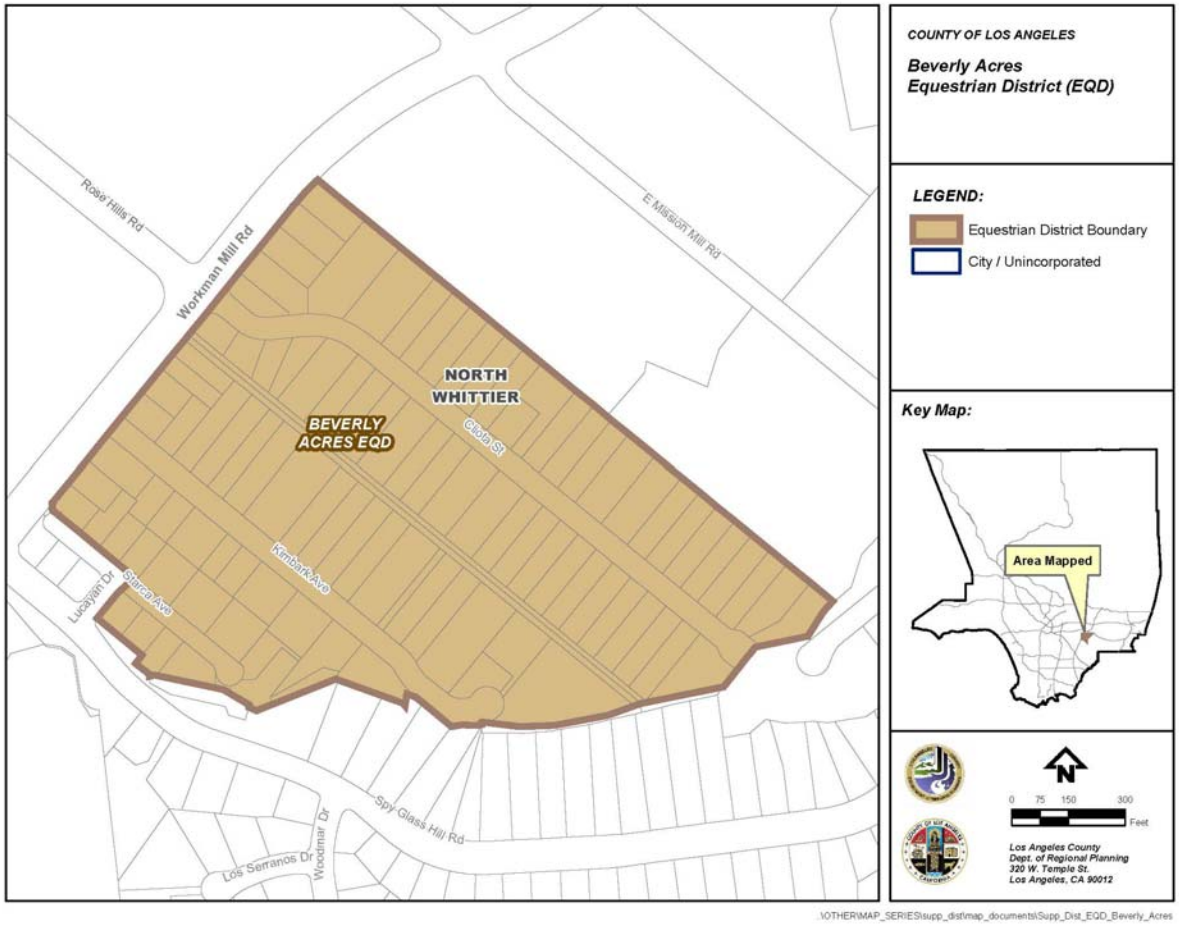
FIGURE 22.70.050-E:TRAILSIDE RANCH



6. ***Beverly Acres.*** The maximum number of animals in EQD-6: Beverly Acres shall comply with Table 22.70.050-F and Figure 22.70.050-F:Beverly Acres, below:

TABLE 22.70.050-F:EQD-6: BEVERLY ACRES	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
5,000 – 8,499 square feet	1
8,500 – 13,499 square feet	2
13,500 – 19,999 square feet	3
20,000 square feet and over	1 additional animal per each additional 5,000 square feet

FIGURE 22.70.050-F-BEVERLY ACRES



7. ***Avocado Heights.*** EQD-7: Avocado Heights shall comply with this Subsection C.7.

   a. *Number of Animals.* The maximum number of animals shall comply with Table 22.70.050-G and Figure 22.70.050-G:Avocado Heights, below:

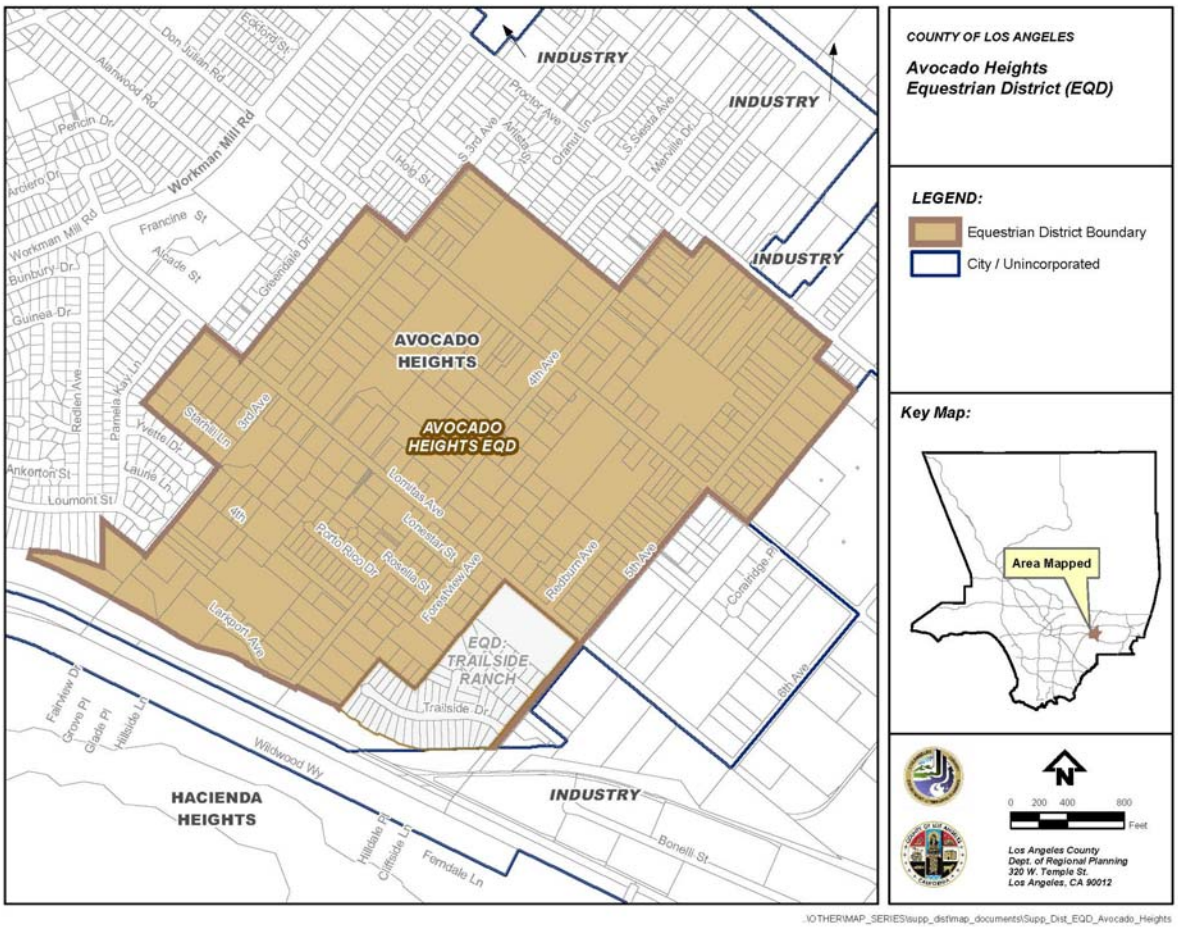
TABLE 22.70.050-G:EQD-7: AVOCADO HEIGHTS	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
10,000 – 14,999 square feet	2
Over 15,000 square feet	1 additional animal per each additional 5,000 square feet

b. *Additional Regulations.* In Zone B-1:

i. Animals shall not be maintained; and

ii. Trails shall not be established.

FIGURE 22.70.050-G:AVOCADO HEIGHTS



Chapter 22.72 Setback Districts

Sections:

22.72.010 Purpose
22.72.020 Front Yard Setback Districts
22.72.030 Modification of Setback Requirements

22.72.010 Purpose

Setback Districts are established to develop properties with minimum building setbacks in designated yards. This Chapter shall supersede other provisions in this Title 22 that require building setbacks in designated yards.

22.72.020 Front Yard Setback Districts

Established Front Yard Setback Districts are listed in Table 22.72.020-A, below. Front Yard Setback Districts are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

TABLE 22.72.020-A:FRONT YARD SETBACK DISTRICTS

District Number	*District Name*	*Ordinance of Adoption*	*Date of Adoption*
1	City Terrace	2179	11-25-1932
3	Walnut Park	2189	12-12-1932
4	Southwest	2190	12-12-1932
5	Second Unit Eastside	2191	12-12-1932
6	First Unit Eastside	2426	3-5-1934
7	Altadena Unit No. 1	3757	1-14-1941
8	Altadena Unit No. 2	3854	5-20-1941
9	E. Pasadena Unit No. 1	3900	7-15-1941
12	Altadena Unit No. 3	5541	5-9-1950
13	Whittier Downs, Dist. No. 43, Tr. No. 10411	5600	9-19-1950
14	Southwest Puente	6526	8-24-1954

22.72.030 District Maps

The boundaries of the Setback Districts are shown on Figures 22.72.030-A through Q, at the end of this Chapter.

22.72.040 Modification of Setback Requirements

Every lot in a Setback District shall conform to the building setbacks established by this Chapter, except where a subject lot adjoins another lot that fronts on the same highway, parkway, or street that has a lesser setback or yard, the building setback

shall be the average of the building setbacks or yards of the adjacent lots on both sides of the subject lot. Otherwise, the setback shall conform to the distance established therefore in this Title 22.

FIGURE 22.72.030-A:CITY TERRACE

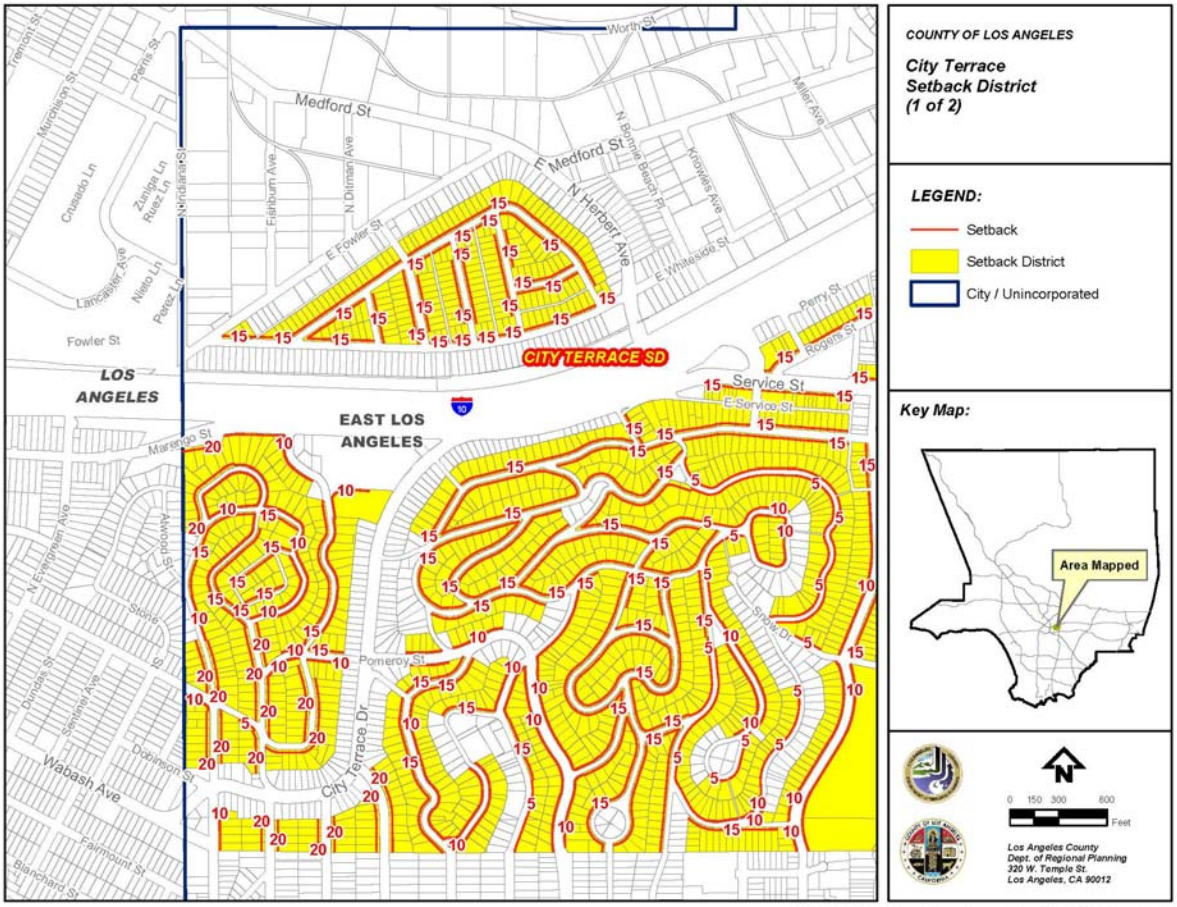


FIGURE 22.72.030-B:CITY TERRACE

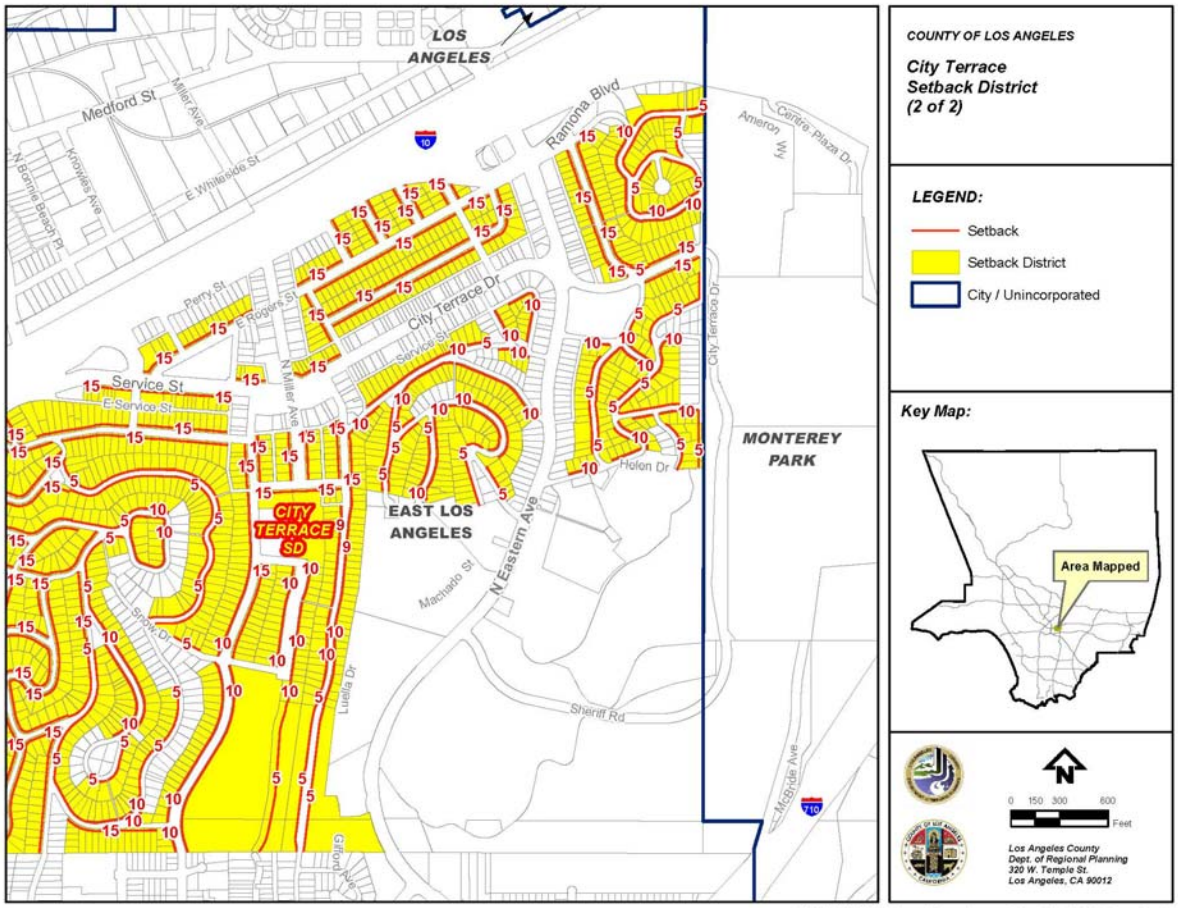


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FIGURE 22.72.030-C:WALNUT PARK

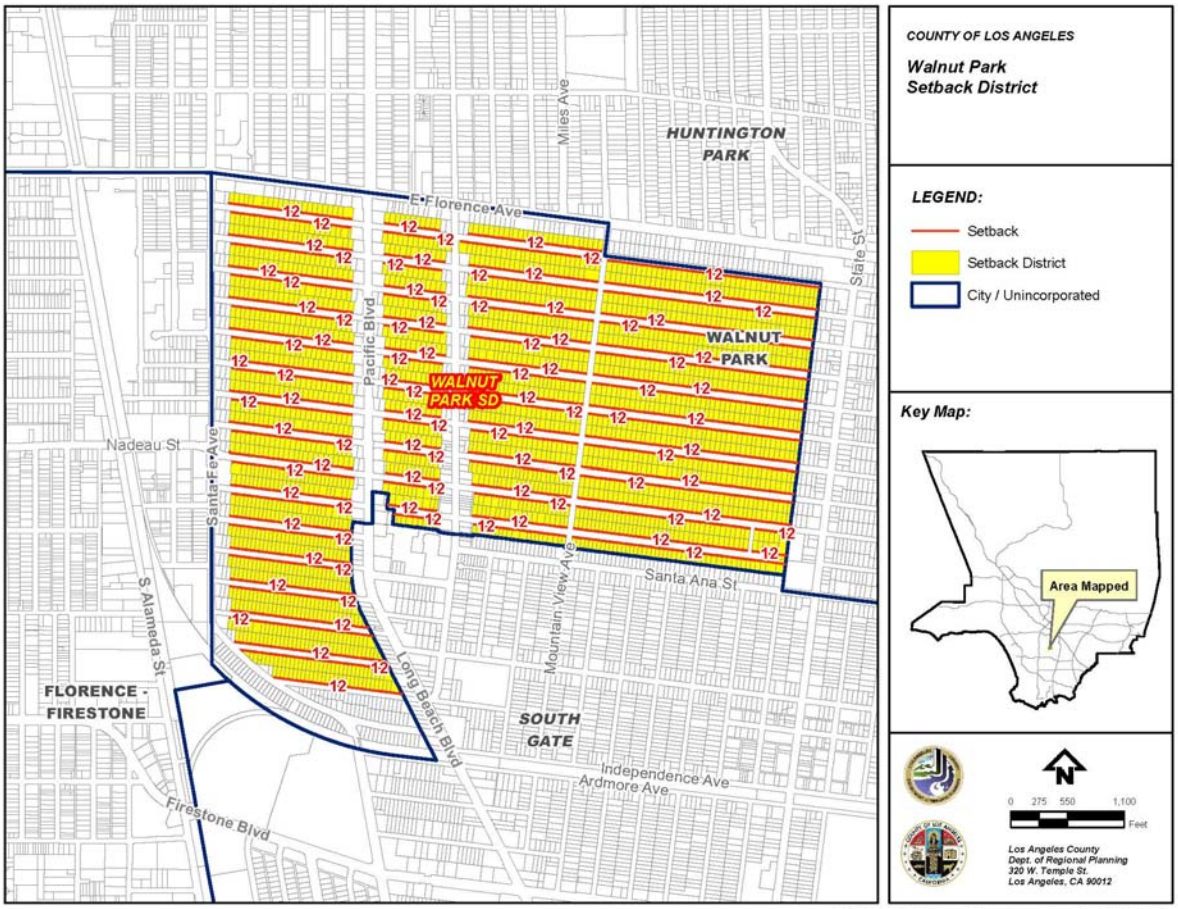

FIGURE 22.72.030-D:SOUTHWEST

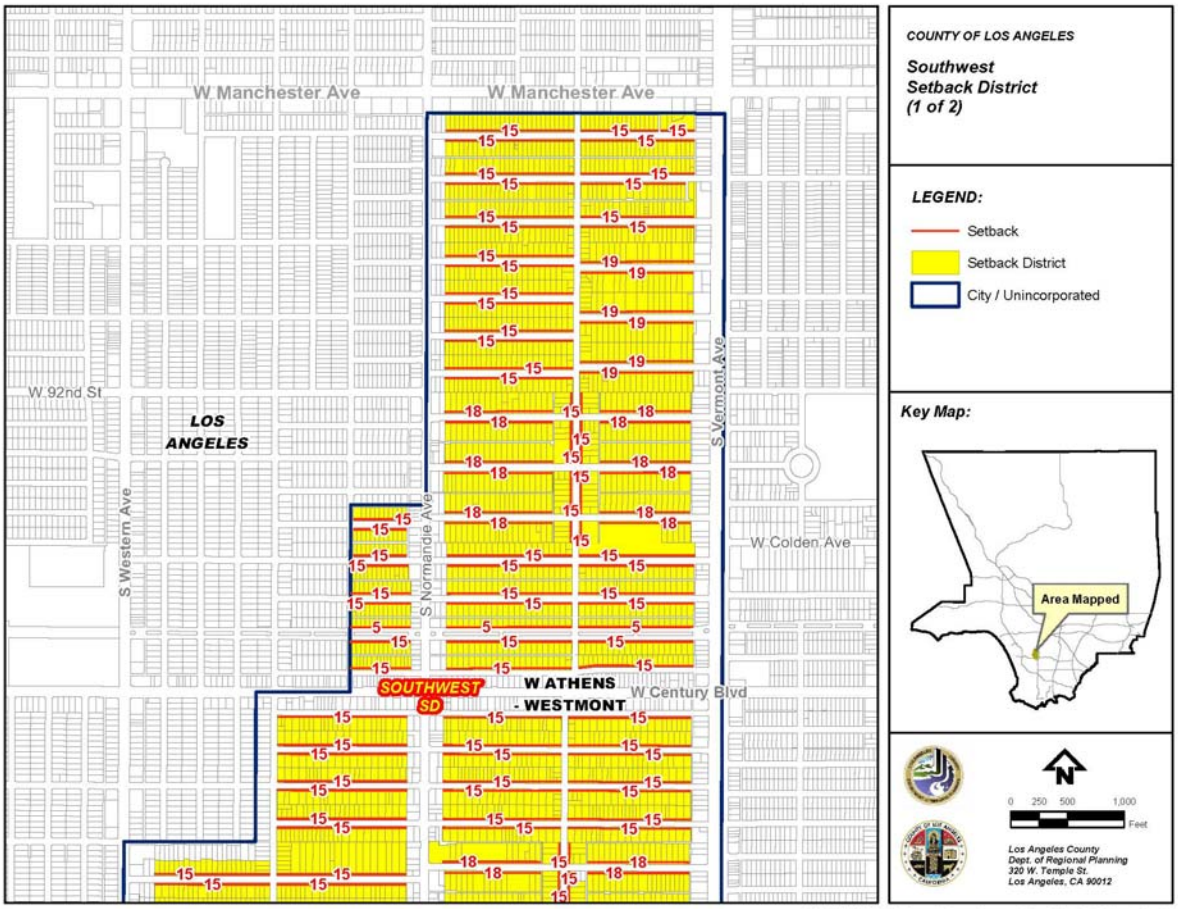

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FIGURE 22.72.030-E:SOUTHWEST

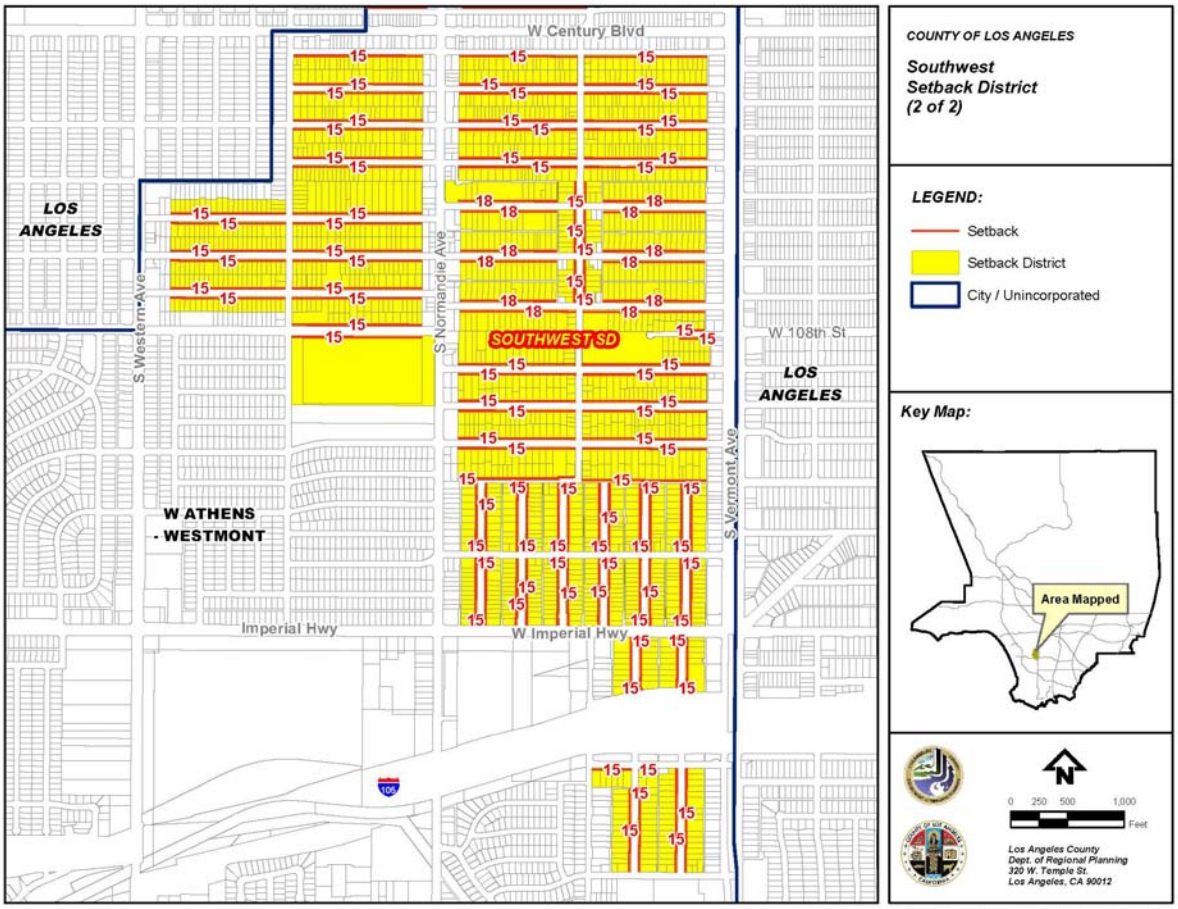

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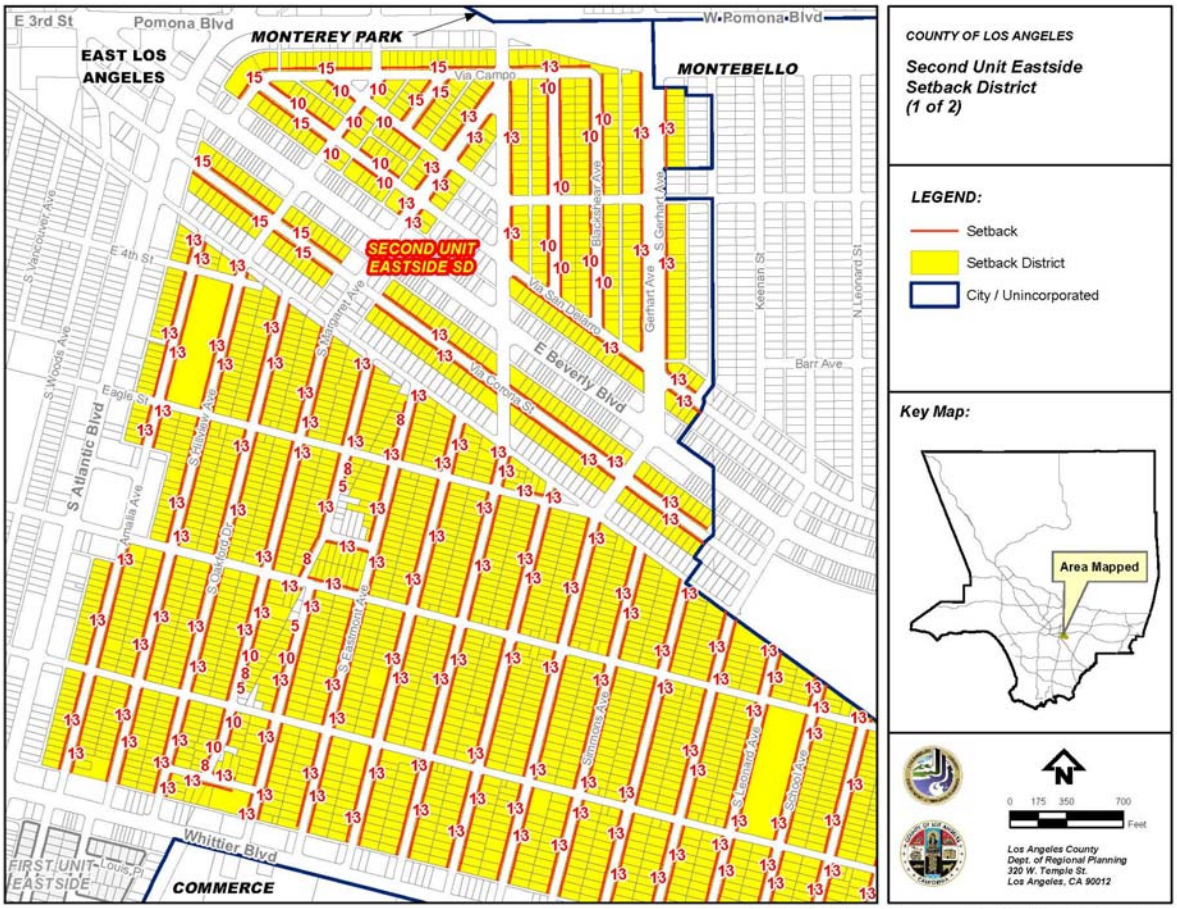
FIGURE 22.72.030-F:SECOND UNIT EASTSIDE



..\OTHER\MAP_SERIES\supp_dist\map_documents\Supp_Dist_SB_Second_Unit_Eastside_1_of_2

FIGURE 22.72.030-G:SECOND UNIT EASTSIDE

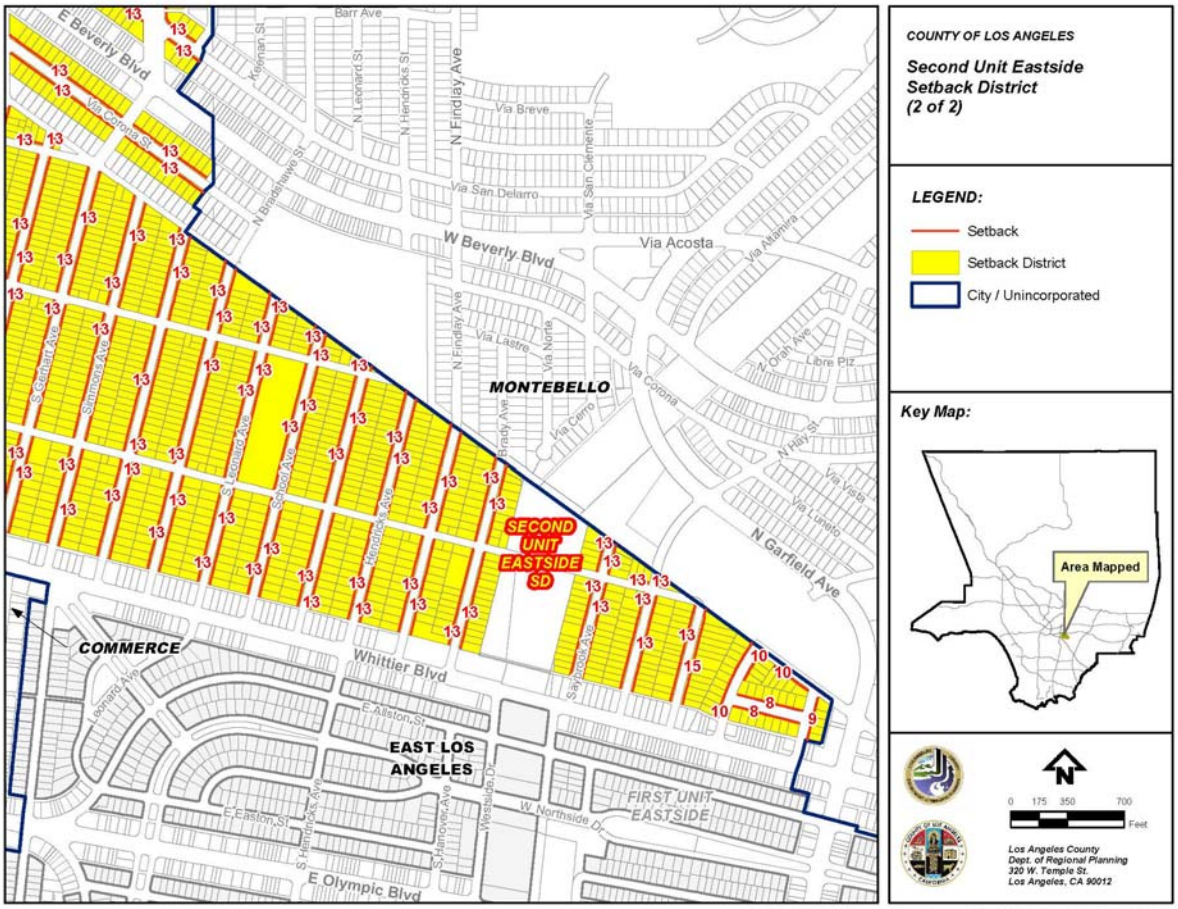


FIGURE 22.72.030-H:FIRST UNIT EASTSIDE

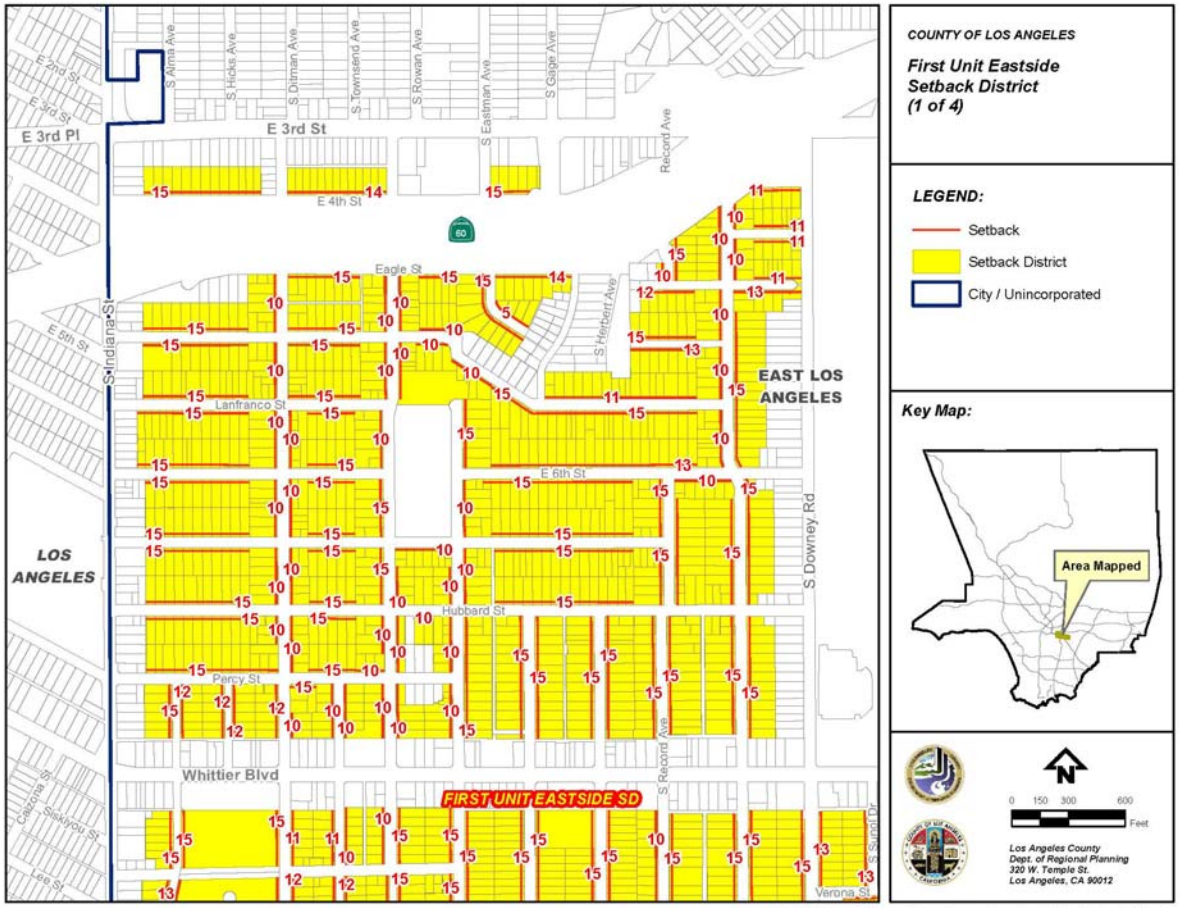


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FIGURE 22.72.030-I:FIRST UNIT EASTSIDE

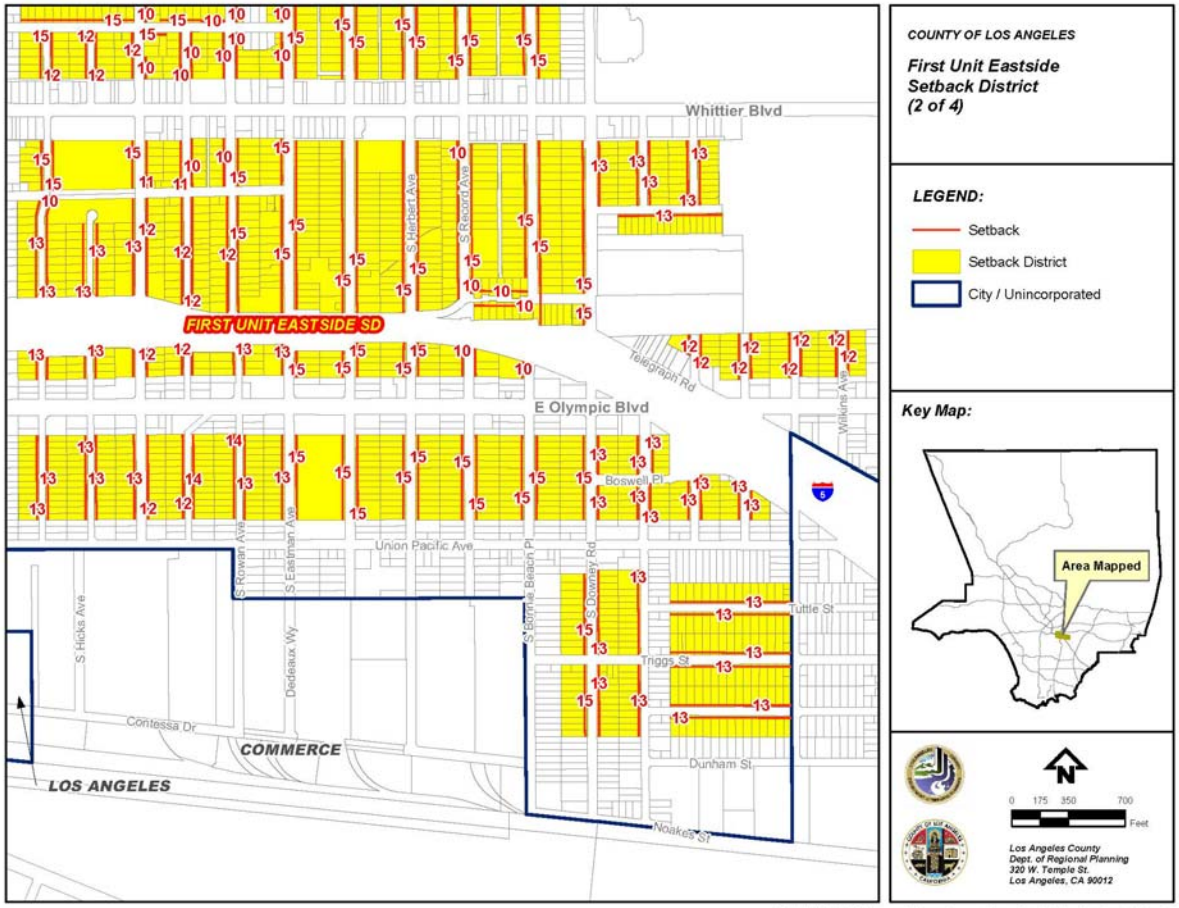

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FIGURE 22.72.030-J:FIRST UNIT EASTSIDE

FIGURE 22.72.030-K:FIRST UNIT EASTSIDE

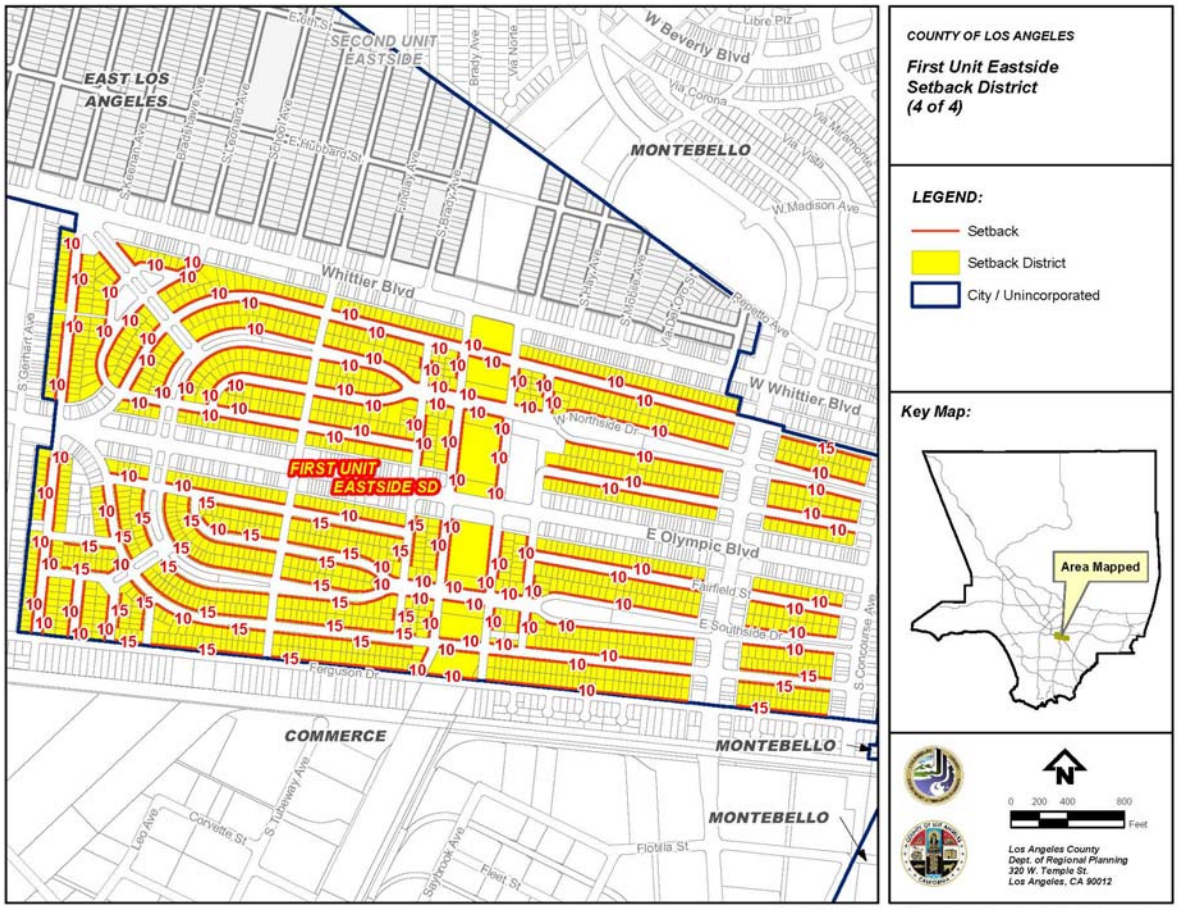

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FIGURE 22.72.030-L:ALTADENA UNIT NO. 1

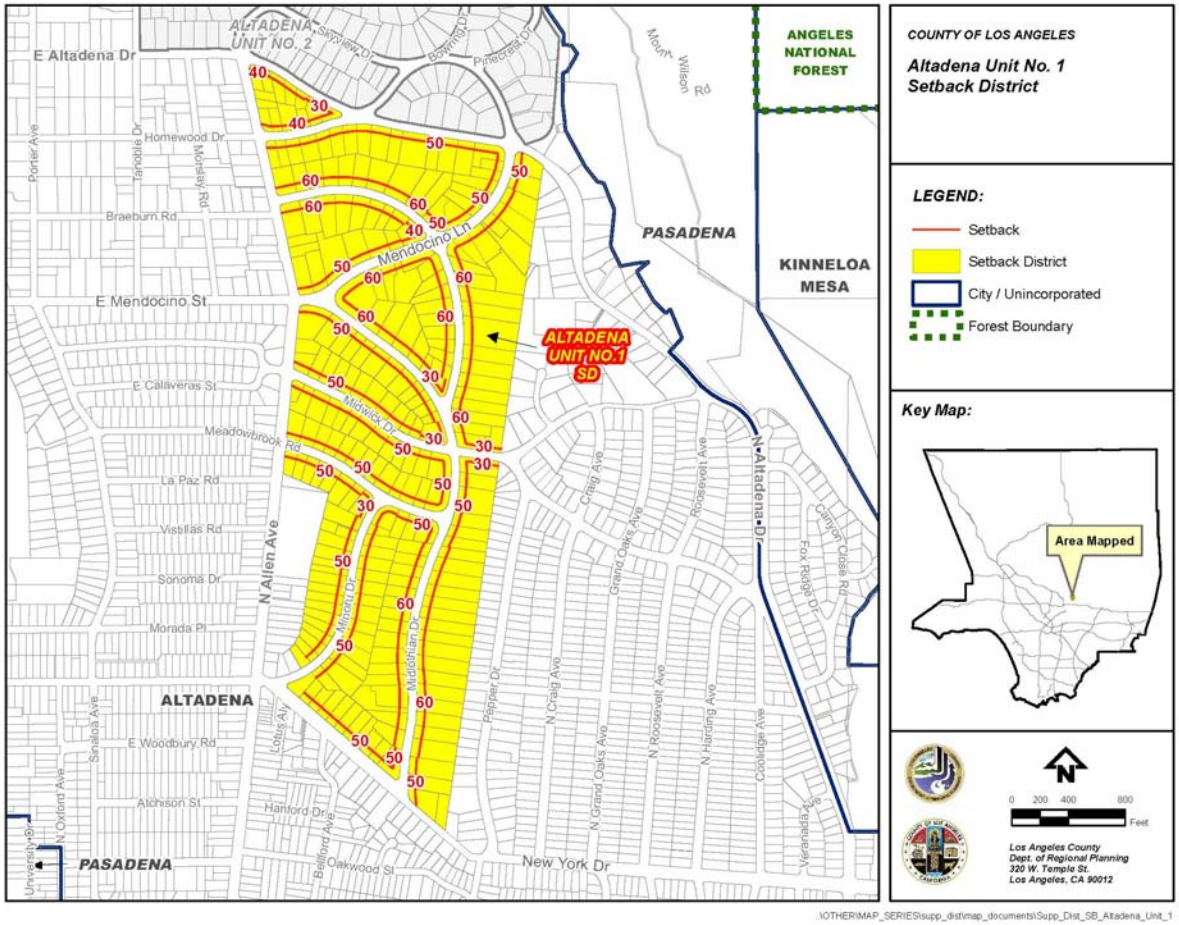

FIGURE 22.72.030-M:ALTADENA UNIT NO. 2

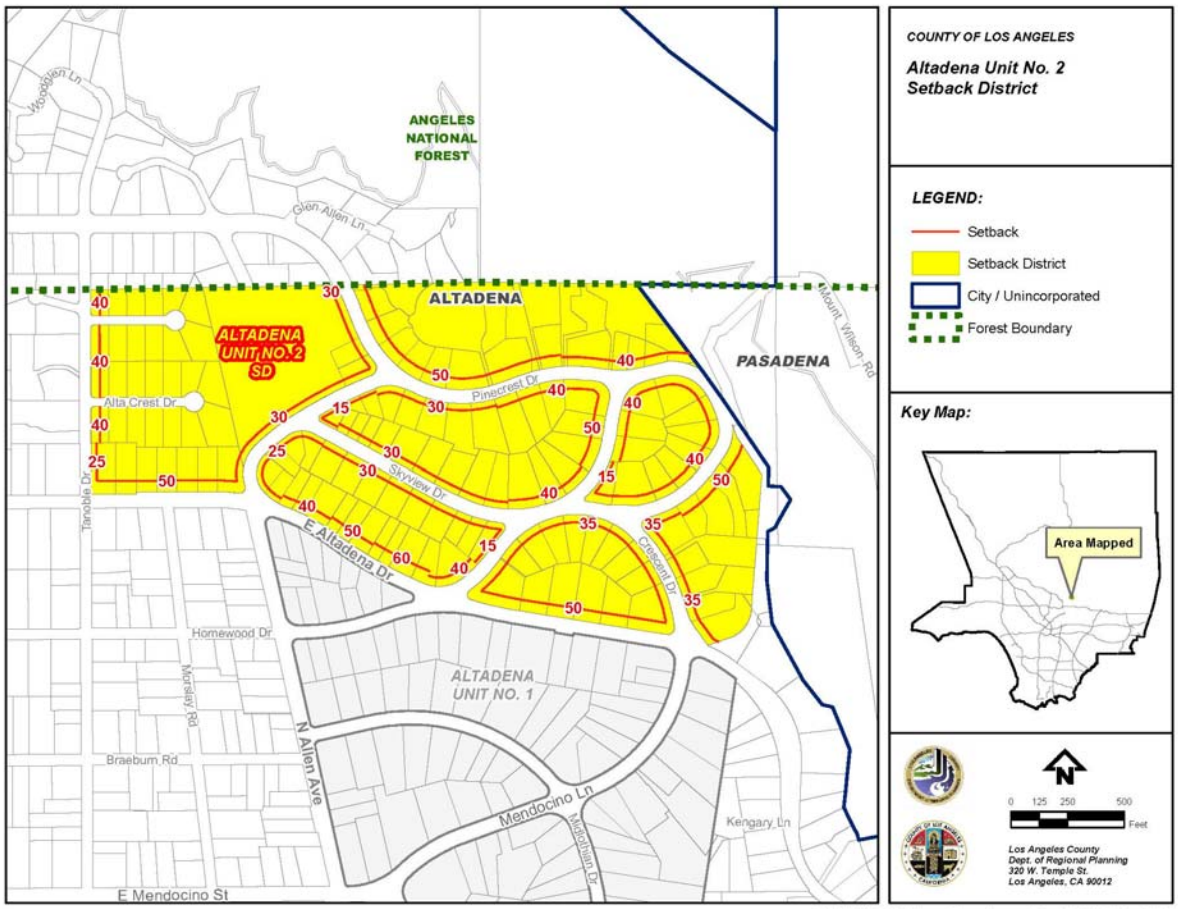

FIGURE 22.72.030-N:EAST PASADENA UNIT NO. 1

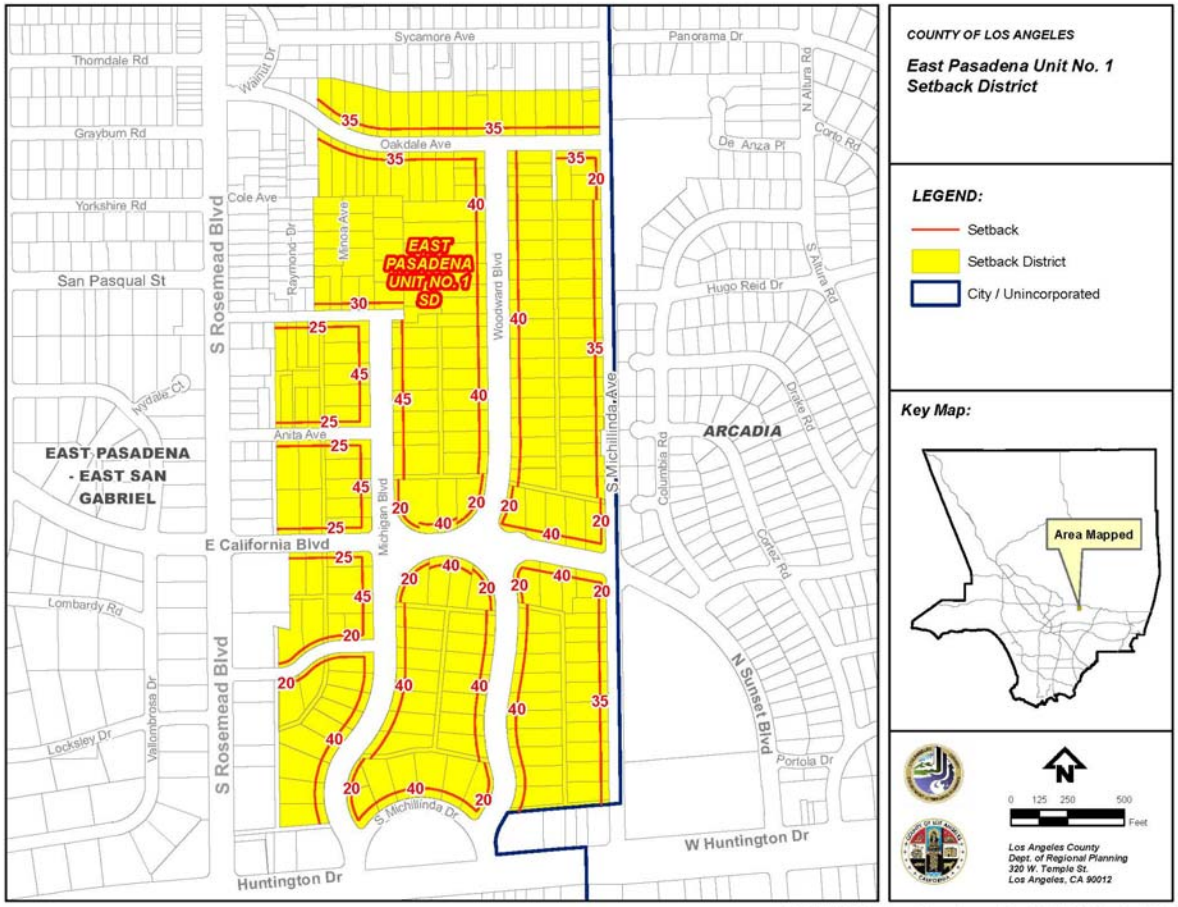

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FIGURE 22.72.030-O:ALTADENA UNIT NO. 3

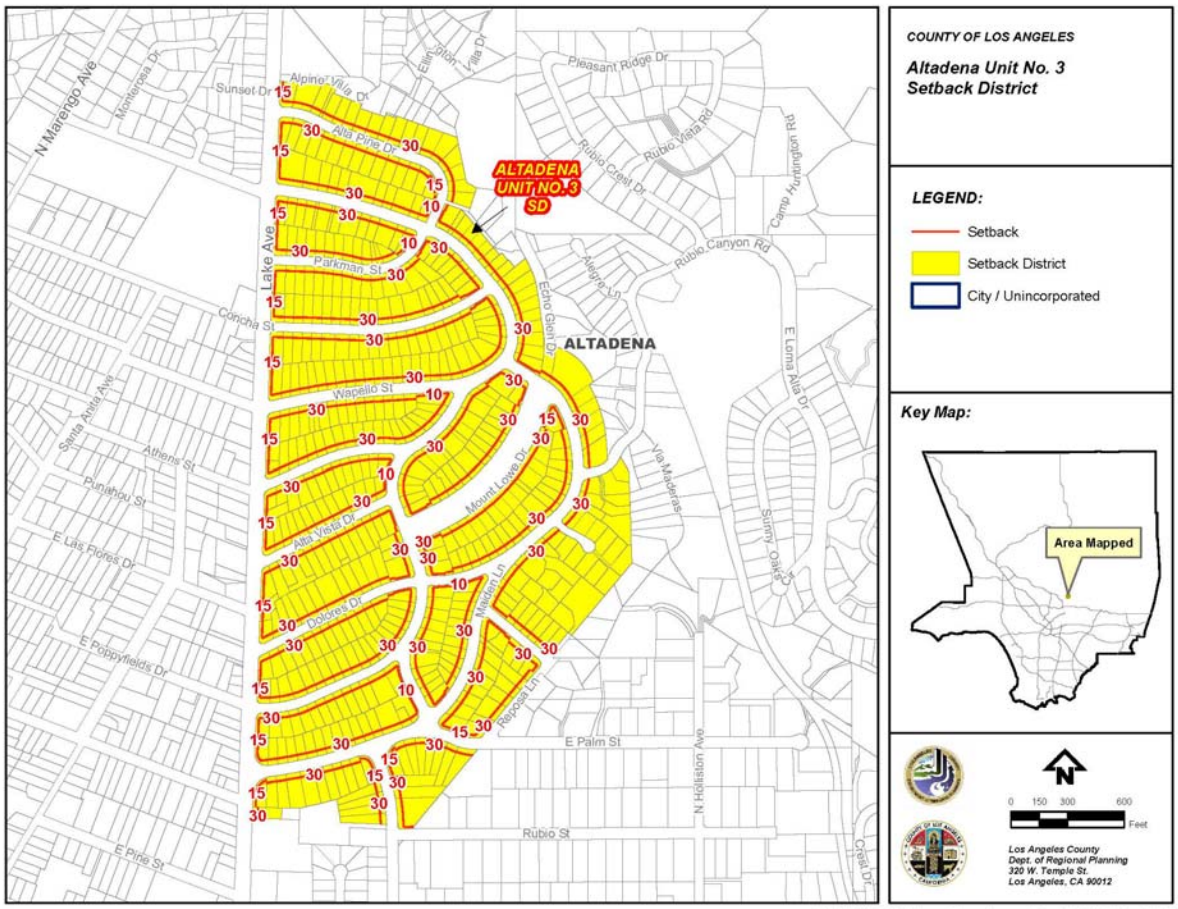


FIGURE 22.72.030-P:WHITTIER DOWNS, DISTRICT NO. 43, TR. NO 10411

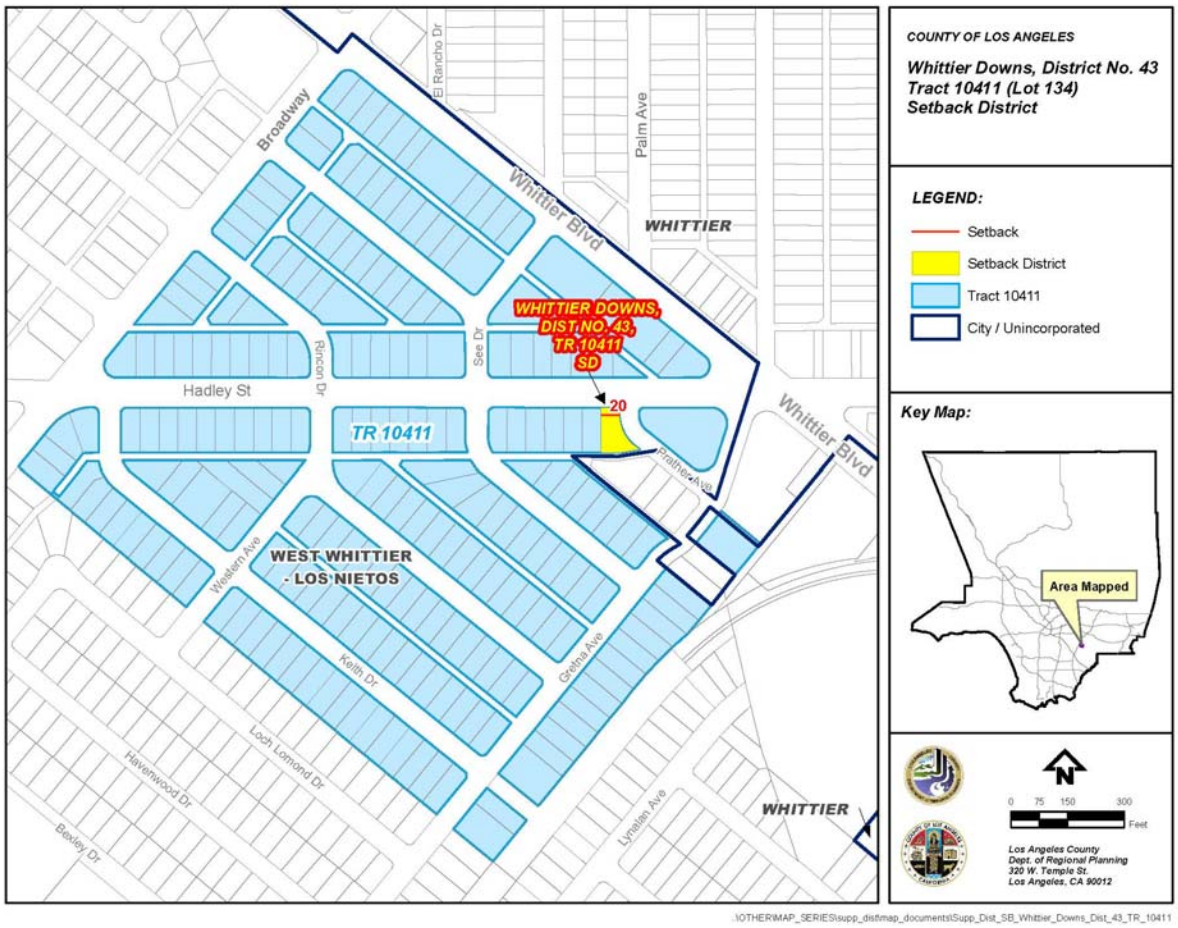
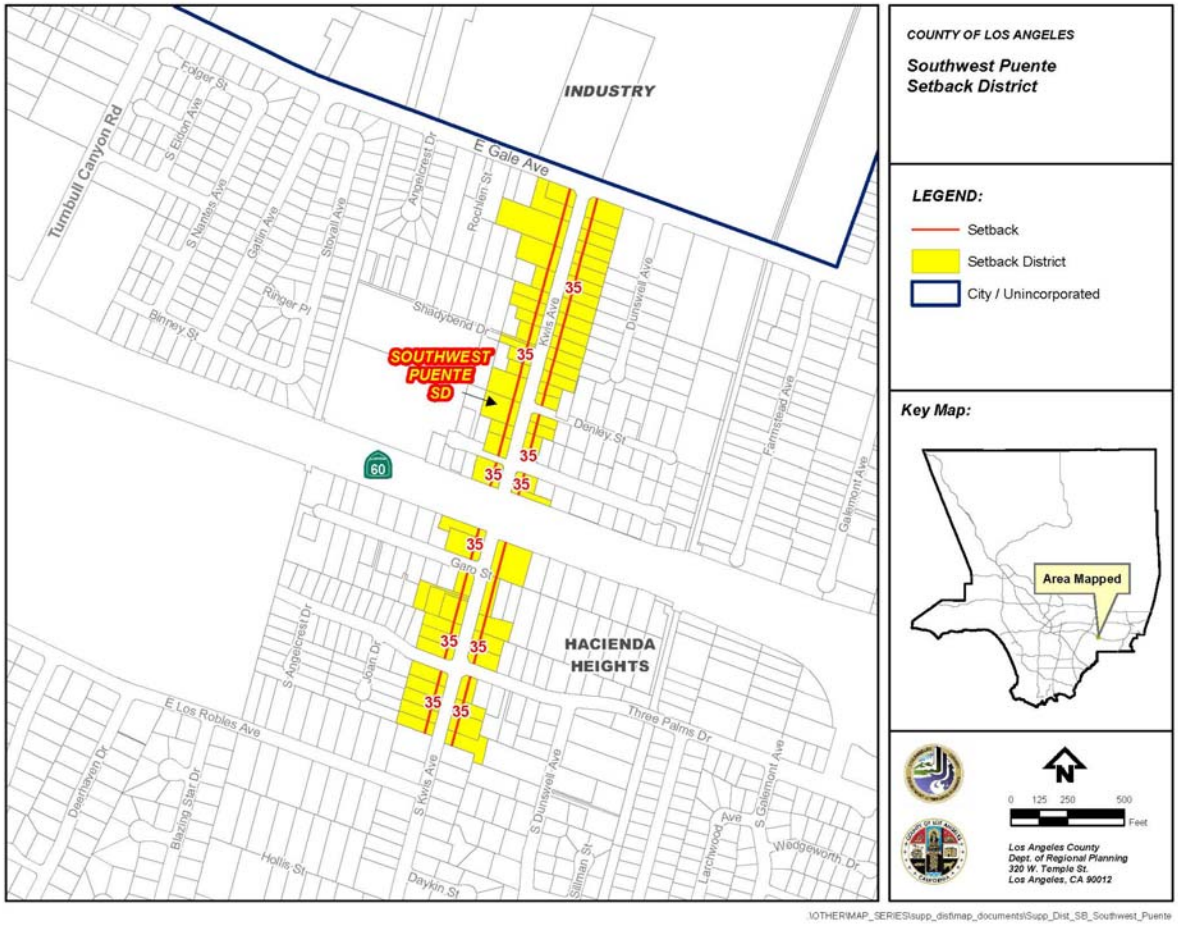


FIGURE 22.72.030-Q:SOUTHWEST PUENTE



Chapter 22.74 Flood Protection Districts[11]

Sections:

22.74.010 Purpose
22.74.020 Development Standards
22.74.030 List of Districts

22.74.010 Purpose

Flood Protection Districts are established to regulate properties within areas designated by the Department of Public Works as subject to substantial flood hazard. These Districts include both the existing washes or channels and additional areas as necessary to provide reasonable protection from overflow of floodwaters, bank erosion, and debris deposition. The regulations contained in the District are supplemental to other flood protection regulations of this Title 22.

22.74.020 Development Standards

A. No building or structure shall be used, erected, constructed, or moved onto a lot within the boundaries of a Flood Protection District, except for the following structures:

   1. Accessory buildings and structures that will not substantially impede the flow of water, including sewer, gas, electrical, and water systems, approved by the Department of Public Works pursuant to Title 26 (Building Code) of the County Code;

   2. Parking lots or buildings incidental to a lawfully established use; and

   3. Flood-control structures approved by the Department of Public Works.

B. No building or structure shall be altered, modified, enlarged, or reconstructed on a lot within the boundaries of a Flood Protection District, except for nonconforming buildings and structures, subject to Sections 22.174.020.B (Nonconforming Uses and Structures - Alterations and Enlargements to Nonconforming Structures Due to Use or Standards) and Section 22.174.020.C (Nonconforming Uses and Structures - Alterations and Enlargements to Nonconforming Structures Due to Standards);

22.74.030 List of Districts

Established Flood Protection Districts are listed in Table 22.74.030-A, below. Flood Protection Districts are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

TABLE 22.74.030-A:FLOOD PROTECTION DISTRICTS			
District Number	***District Name***	***Ordinance of Adoption***	***Date of Adoption***
3	Mill Creek	12413	8-11-1981

Chapter 22.76 Noise Insulation Program

Sections:

22.76.010 Intent and Purpose
22.76.020 Description of Noise Zone Boundaries
22.76.030 Community-Wide Development Standards

22.76.010 Intent and Purpose

The Noise Insulation Program is intended to safeguard the public health and safety by establishing minimum building requirements for residential occupancies in the vicinity of Los Angeles International Airport. These requirements are not intended to supersede any health or safety provisions required under any applicable codes or ordinances. These requirements shall apply to all construction, additions, alterations, improvements, and repairs of Group R buildings, as defined by the Los Angeles County Building Code (Title 26), in the 65 decibel Community Noise Equivalent Level (CNEL) and above noise zones of the Los Angeles International Airport.

22.76.020 Noise Zone Boundaries

The location and boundaries of the 65 decibel CNEL and above noise zones are shown and delineated on the Angeles World Airports Quarterly Report Noise Contour Map, as required by Title 21 of the California Code of Regulations.

22.76.030 Community-Wide Development Standards

Proposed construction, additions, alterations, improvements and repairs requiring a building permit within the 65 decibel CNEL and above noise zones depicted on the Quarterly Report Noise Contour Map, shall comply with such building requirements as may be specified for these zones in Title 26 (Building Code) of the County Code. No building permit shall be issued within these zones unless the covered work is in compliance with the specified Building Code requirements to the satisfaction of the Department of Public Works, Building and Safety Division. Deviations from the specified building requirements are permissible only if all deviations are certified, by a person experienced in the field of acoustical engineering retained by the permit applicant, to comply with and achieve the 45 decibel standard for every habitable room constructed or modified.

Chapter 22.78 Community Standards Districts

Community Standards Districts are located in Volume II of this Title 22.

Chapter 22.80 Rural Outdoor Lighting District

Sections:

22.80.010 Purpose
22.80.020 Definitions
22.80.030 Applicability
22.80.040 Prohibited Outdoor Lighting
22.80.050 General Development Standards
22.80.060 Additional Standards for Commercial, Industrial, and Mixed Uses
22.80.070 Additional Standards for Outdoor Recreational Activity Areas
22.80.080 Additional Standards for Signage
22.80.090 Street Light Standards
22.80.100 Exemptions

22.80.010 Purpose

The Rural Outdoor Lighting District (ROLD) is established as a supplemental district for the rural areas of the County to promote and maintain dark skies for the health and enjoyment of individuals and wildlife by:

A. Curtailing light pollution and preserving the nighttime environment.

B. Permitting reasonable uses of outdoor lighting for nighttime safety, security, productivity, and enjoyment, while protecting the natural environment from the adverse effects of excessive outdoor nighttime lighting from artificial sources.

C. Conserving energy and resources.

D. Minimizing adverse offsite impacts of outdoor lighting, such as light trespass.

22.80.020 Definitions

Specific terms used in this Chapter are defined in Division 2 (Definitions), under “Rural Outdoor Lighting District."

22.80.030 Applicability

A. **General Applicability.** This Chapter shall apply within ROLD, as depicted on Figure 22.80.030-A:Rural Outdoor Lighting District following this Chapter, to the following:

1. Outdoor lighting for new land uses, structures, buildings, and/or developments;

2. Outdoor lighting for all portions of any structure, building, and/or development following a major addition thereto;

3. New street lights; and/or

4. Abandoned uses that are resumed.

B. **Applicability to Existing Outdoor Lighting and Replacement Lighting.** Except as otherwise provided in this Subsection B, outdoor lighting, including street lights, that were lawfully existing on December 13, 2012, the effective date of this Chapter, may remain in their present condition without complying with this Chapter.

1. Additions, upgrades, or replacements that are made to outdoor lighting, including street lights, that were lawfully existing on December 13, 2012, shall comply this Chapter, where applicable, except that when less than 50 percent of the outdoor lighting fixtures on a property are replaced for a commercial, industrial, or mixed use, Section 22.80.060.C (Automatic Controls) shall not apply. For purposes of this provision, the term replacement shall include the replacement of outdoor lighting, including street lights, due to damage or destruction; and

2. Outdoor lighting, other than street lights, located on properties in a Residential or Agricultural Zone that was lawfully existing at the time this Chapter became effective shall be removed or made to comply with this Chapter within six months after December 13, 2012, if such outdoor lighting causes light trespass, the determination of which shall be made by the Director, and in all other cases, shall be removed or made to comply with the applicable provisions of this Chapter within three years after the effective date of this Chapter.

3. Outdoor lighting, other than street lights, located on properties in a zone other than a Residential or Agricultural Zone that was lawfully existing at the time this Chapter became effective shall be removed or made to comply with this Chapter within six months after December 13, 2012, if such outdoor lighting causes light trespass onto a property located in a Residential, Agricultural or Open Space Zone or onto the improved portion of any public right-of-way, as such determination is made by the Director.

22.80.040 Prohibited Outdoor Lighting

Subject to Section 22.80.030 (Applicability), the following types of outdoor lighting shall be prohibited within ROLD:

A. Drop-down lenses.

B. Mercury vapor lights.

C. Ultraviolet lights.

D. Searchlights, laser lights, or other outdoor lighting that flashes, blinks, alternates, or moves.

22.80.050 General Development Standards

In addition to complying with the applicable provisions of Title 26 (Building Code) and Title 27 (Electrical Code) of the County Code, outdoor lighting within the ROLD, other than street lights, shall be subject to the following requirements:

A. **Lighting Allowance.** For properties located in a Residential, Agricultural, Open Space, or Watershed Zone, outdoor light fixtures installed above 15 feet in height shall have a manufacturer's maximum output rating of no greater than 400 lumens.

B. **Light Trespass.** Outdoor lighting shall cause no unacceptable light trespass.

C. **Shielding.** Outdoor lighting shall be fully shielded.

D. **Maximum Height.**

1. The maximum height for an outdoor light fixture, as measured from the finished grade to the top of the fixture, shall be as follows:

    a. 20 feet for a property located in a Residential, Agricultural, Open Space, or Watershed Zone;

    b. 35 feet for a property located in an Industrial Zone; and

    c. 30 feet for property located in any other zone.

2. Notwithstanding Subsection D.1, above, 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 75 feet; and

3. Notwithstanding Subsections D.1 and D.2, above, the Director may approve an outdoor light fixture with a height higher than as otherwise permitted by these Subsections through a Ministerial Site Plan Review (Chapter 22.188) application, if the applicant demonstrates that a higher light fixture would reduce the total number of light fixtures needed at the involved site, and/or would reduce the light trespass of the outdoor lighting.

E. **Maintenance.** Outdoor lighting shall be maintained in good repair and function as designed, with shielding securely attached to the outdoor lighting.

22.80.060 Additional Standards for Commercial, Industrial, and Mixed Uses

In addition to complying with the applicable provisions of Section 22.80.050 (General Development Standards) outdoor lighting located on a property with a commercial, industrial, or mixed use shall be subject to the following requirements:

A. **Building Entrances.** All building entrances shall have light fixtures providing light with an accurate color rendition so that persons entering or exiting the building can be easily recognized from the outside of the building.

B. **Hours of Operation.**

1. Outdoor lighting shall be turned off between the hours of 10:00 p.m. and sunrise every day, unless the use on the involved property operates past 10:00 p.m., and then the outdoor lighting shall be turned off within one hour after the use's operation ends for the day. Notwithstanding the foregoing, if the use on the involved property requires outdoor lighting between 10:00 p.m. and sunrise every day for safety or security reasons, outdoor lighting shall be allowed during these hours, but only if:

   a. Fully-shielded motion sensors are used to turn the outdoor lighting on after 10:00 p.m., and these sensors turn the outdoor lighting off automatically no more than 10 minutes after the involved area has been vacated; or

   b. Where the use is commercial or industrial, at least 50 percent of the total lumen levels for the outdoor lighting are reduced, or 50 percent of the total number of outdoor light fixtures are turned off, between 10:00 p.m. and sunrise.

2. ***Exemption from Hours of Operation.*** Outdoor lighting shall be exempt from the hours of operation requirements of Subsection B.1, above, if such lighting:

   a. Is required by Title 26 (Building Code) for steps, stairs, walkways, or points of ingress and egress to buildings; or

   b. Is governed by an approved discretionary permit which specifically provides for different hours of operation.

C. **Automatic Controls.** Outdoor lighting shall use automatic control devices or systems to turn the outdoor lighting off so as to comply with the applicable hours of operation requirements of Subsection B.1, above. These devices or systems shall have backup capabilities so that, if power is interrupted, the schedule programmed into the device or system is maintained for at least seven days.

22.80.070 Additional Standards for Outdoor Recreational Activity Areas

In addition to complying with the applicable requirements of Section 22.80.050 (General Development Standards), outdoor light fixtures, when used to illuminate outdoor recreational activity areas, shall be mounted, aimed, and fully shielded so that their light beams fall onto said areas in such a way so as to prevent unacceptable light trespass onto surrounding areas or properties, and shall use high pressure sodium or metal halide lamps as their preferred lighting source.

22.80.080 Additional Standards for Signage

In addition to complying with the applicable requirements of Section 22.80.050 (General Development Standards) outdoor lighting for new signs, including outdoor advertising signs, business signs, and roof and freestanding signs, shall comply with the following:

A. The outdoor lighting shall be fully shielded;

B. When the signs use externally-mounted light fixtures, they shall be mounted to the top of the sign and shall be oriented downward; and

C. Externally-mounted bulbs or lighting tubes used for these signs shall not be visible from any portion of an adjoining property or public right-of-way unless such bulbs or tubes are filled with neon, argon, krypton, or other self-illuminating substance.

22.80.090 Street Light Standards

So as to maintain the dark skies characteristics of the ROLD to the maximum extent possible, street lights in the District shall be prohibited except where necessary at urban cross sections with sidewalks, curbs, and gutters or at intersections and driveways on County roads, where the Director of Public Works finds that street lights will alleviate traffic hazards, improve traffic flow, and/or promote safety and security of pedestrians and vehicles based on Public Works' highway safety lighting standards. Where street lights are installed in the District, they shall:

A. Be placed at the maximum distance apart, with the minimum lumens allowable pursuant to Public Works' highway safety lighting standards, as determined by the Director of Public Works;

B. Utilize full-cutoff (flat glass lens) luminaries so as to deflect light away from adjacent parcels; and

C. Be designed to prevent off-street illumination and glare.

22.80.100 Exemptions

The following outdoor lighting shall be exempt from the provisions of this Chapter:

A. Outdoor lighting for a public facility operated by the Sheriff's Department, Probation Department, or similar department or entity that keeps incarcerated persons, provided such lighting is needed for the security and/or operation of the facility.

B. Temporary outdoor lighting, which is outdoor lighting that does not persist beyond 60 consecutive days or more than 120 days per year.

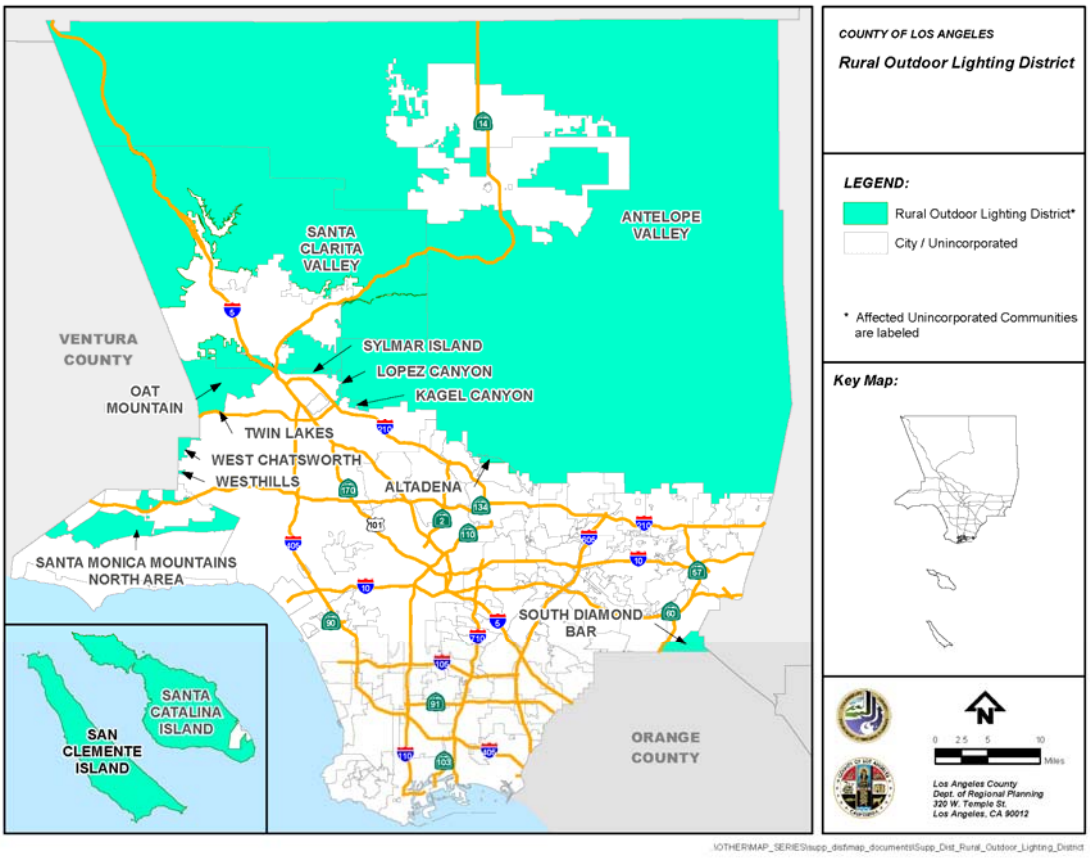
C. Outdoor lighting used in or around swimming pools or water features for safety purposes.

D. Outdoor lighting required for compliance with the federal Americans with Disabilities Act.

E. Outdoor lighting for industrial facilities and sites, including but not limited to, rail yards, maritime shipyards and docks, piers and marinas, chemical and petroleum processing plants, and aviation facilities, where such lighting is needed for safety reasons.

F. Outdoor lighting for outdoor theme parks, fairs, or carnivals.

FIGURE 22.80.030-A:RURAL OUTDOOR LIGHTING DISTRICT



Chapter 22.82 (Reserved)

Reserved for Historic Preservation District.

Chapter 22.84 Transit Oriented Districts

Sections:

22.84.010 Purpose
22.84.020 Authority
22.84.030 Establishment
22.84.040 Applicability
22.84.050 Countywide Transit Oriented Districts – Land Use Regulations
22.84.060 Countywide Transit Oriented Districts – Case Processing Procedures
22.84.070 Countywide Transit Oriented Districts – General Development Standards
22.84.080 Countywide Transit Oriented Districts – Zone-Specific Development Standards
22.84.090 Blue Line Transit Oriented Districts – Land Use Regulations
22.84.100 Blue Line Transit Oriented Districts – Case Processing Procedures
22.84.110 Blue Line Transit Oriented Districts – General Development Standards
22.84.120 Blue Line Transit Oriented Districts – Zone-Specific Development Standards
22.84.130 Blue Line Transit Oriented District Stations – Development Standards
22.84.140 Green Line Transit Oriented Districts – Land Use Regulations
22.84.150 Green Line Transit Oriented Districts – Case Processing Procedures
22.84.160 Green Line Transit Oriented Districts – General Development Standards
22.84.170 Green Line Transit Oriented Districts – Zone-Specific Development Standards
22.84.180 Green Line Transit Oriented District Stations – Development Standards

22.84.010 Purpose

Transit Oriented Districts (TODs) are established as supplemental districts in order to promote transit-oriented and pedestrian-oriented development, to increase transit use, to manage traffic congestion, and to improve air quality. To achieve these goals, the TODs are established by this Title 22 to create and apply unique development standards and case processing procedures to geographic areas within an approximately one-quarter to one-half mile radius around specific light rail transit stations in unincorporated areas.

22.84.020 Authority

This Chapter implements the objectives of the Transit Village Development Planning Act of 1994. It also implements the Land Use and Economic Development Strategies, Blue Line Transit Oriented District Study and the Draft Green Line Transit Oriented District Land Use, Housing and Economic Development Strategy Report

(hereafter referenced in this Chapter respectively as the “Blue Line Strategy Report” and “Green Line Strategy Report”), on file with the Department.

22.84.030 Establishment

Adopted TODs are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption. The boundaries of this CSD are shown on Figure 22.84.030, at the end of this Chapter.

A. Blue Line Transit Oriented Districts.
   1. Slauson Station.
   2. Florence Station.
   3. Firestone Station.
   4. Imperial Station.

B. Green Line Transit Oriented Districts.
   1. Vermont Station.
   2. Hawthorne Station.

22.84.040 Applicability

A. **Relationship to Title 22.**
   1. Except as otherwise expressively provided in this Chapter, property within a TOD may be used in any manner allowed in the zone, subject to the same standards contained in this Title 22.
   2. Where the regulations of a TOD provided in this Chapter differ from any other provisions in this Title 22, including those of a Community Standards District, the provisions of this Chapter shall supersede any such provisions.

B. **Categories of Transit Oriented District Regulations**. TOD regulations within this Chapter are divided into the following categories:
   1. ***Countywide Transit Oriented District Regulations.*** This category of regulations includes the following:
      a. *Countywide Transit Oriented District Regulations.* Land use regulations, case processing procedures, and general development standards that are applicable to properties within all of the TODs Countywide irrespective of their specific zone classifications.
      b. *Countywide Transit Oriented District – Zone-Specific Regulations.* Land use regulations, case processing procedures, and general development standards that are applicable only within specific zones within all of the TODs Countywide.

2. ***Transit Line-Specific Regulations****.* This category of regulations includes the following:
   a. *Transit Line-Specific Regulations.* Development standards and case processing procedures that are applicable to properties within all of the TODs along a specific transit line, such as the Blue Line or the Green Line, irrespective of their specific zone classifications.
   b. *Zone-Specific Regulations.* Zone-specific listings of allowed uses and development standards that are applicable only to properties within specific individual zones in all TODs along a specific transit line.
   c. *Station-Specific Regulations.* Station-specific development standards that are applicable only to properties within specific individual TODs.

C. **Relationship Within Transit Oriented District Regulations.** Where there are conflicting provisions in this Chapter for TODs, the more specific category of regulations shall apply. For the purposes of Subsection B, above, categories of regulations are:
   1. Countywide Transit Oriented District – Zone-Specific Regulations shall be more specific than Countywide Transit Oriented District Regulations, but less specific than Transit Line-Specific Regulations.
   2. Transit Line-Specific Regulations, including land use regulations and general development standards, shall be more specific than Countywide Transit Oriented District – Zone-Specific Regulations, but less specific than Zone-Specific Regulations.
   3. Zone-Specific Regulations shall be more specific than Transit Line-Specific Regulations, but less specific than Station-Specific Regulations.
   4. Station-Specific Regulations shall be the most specific.

22.84.050 Countywide Transit Oriented Districts – Land Use Regulations

A. **Permit and Review Requirements.** Table 22.84.050-A, below, identifies the permit or review required to establish each use listed in Subsection B, below.

TABLE 22.84.050-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	***Permit or Review Requirement***	***Reference***
-	Not Permitted	
(Blank)	Refer to the use charts in Division 3	
P	Permitted	
CUP	Conditional Use Permit	Chapter 22.158
DSP	Discretionary Site Plan Review	Chapter 22.190
HP	Housing Permit	Chapter 22.168
SPR	Ministerial Site Plan Review	Chapter 22.188

MCUP	Minor Conditional Use Permit	Chapter 22.160
SEP	Special Events Permit	Chapter 22.192

B. **Use Regulations.** Table 22.84.050-B, below, identifies uses allowed in all TODs when permit or review requirements are different from their respective zones in Division 3.

TABLE 22.84.050-B:COUNTYWIDE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS			
Uses	***Zones Within Transit Oriented Districts***		***Additional Regulations***
	C-2	**C-3**	
Adult day care facilities	SPR	SPR	
Air pollution sampling stations	CUP	CUP	
Amusement rides and devices		CUP	
Auction houses		CUP	
Automobile battery service		CUP	
Automobile brake repair shops		CUP	
Automobile muffler shops		CUP	
Automobile radiator shops		CUP	
Automobile rental and leasing agencies	CUP	CUP	
Automobile repair garages; excluding body and fender work, painting, and upholstery work		CUP	
Automobile sales, sale of used motor vehicles		CUP	Section 22.140.100
Automobile sales, sale of new motor vehicles	CUP	CUP	Section 22.140.100
Automobile service stations	CUP	CUP	Section 22.140.100
Bakery good distributors		CUP	
Boat and other marine sales	CUP	CUP	
Carnivals		CUP	
Car washes; including automatic, coin-operated, and hand wash		CUP	
Dog training schools		CUP	
Electric distribution substations, including microwave facilities	CUP	CUP	Section 22.140.190
Furniture transfer and storage		CUP	
Gas metering and control stations, public utility	CUP	CUP	
Health clubs or centers		SPR	
Hotels		SPR	
Housing developments for senior citizens and persons with disabilities	SPR	SPR	
Ice sales		CUP	
Laboratories, research and testing		CUP	
Lodge halls	CUP	CUP	
Mixed Commercial/Residential Developments	SPR	SPR	
Mobile home sales		CUP	
Motorcycle, motor scooter, and other motorized trail bike sales		CUP	

TABLE 22.84.050-B:COUNTYWIDE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS			
Uses	***Zones Within Transit Oriented Districts***		***Additional Regulations***
	C-2	**C-3**	
Mortuaries		CUP	
Motels		CUP	
Motion picture studios		CUP	
Outdoor dining	SPR	SPR	Section 22.140.410
Parcel delivery terminals		CUP	
Qualified Projects	HP	HP	Chapters 22.120, 22.168
Radio and television broadcasting and recording studios		CUP	
Recreational vehicle rentals		CUP	
Recreational vehicle sales	CUP	CUP	
Rental services	CUP		Section 22.140.520
Rooming and boarding houses	SPR	SPR	
Signs	SPR	SPR	Section 22.84.070.B
Taxidermists		CUP	
Temporary Uses	SEP/CUP	SEP/CUP	
Tool rentals; including roto-tillers, power mowers, sanders and saws, cement mixers, and other equipment		CUP	Section 22.140.520
Trailer rentals, box and utility		CUP	
Trailer sales, box and utility	CUP	CUP	
Truck rentals, excluding trucks with a capacity greater than two tons		CUP	
Prohibited Uses			
Cemeteries	-	-	
Explosives storage	-	-	
Surface mining operations	-	-	

22.84.060 Countywide Transit Oriented Districts – Case Processing Procedures

A. **Ministerial Site Plan Review.**

1. Except as otherwise provided in this Chapter, or where a minor variation is required, a Ministerial Site Plan Review (Chapter 22.188) application shall be required to establish, operate, and maintain any use subject to review, except that such application shall not be required for a change in ownership or occupancy. An application shall not be required for additional construction, maintenance, or repairs conducted within any 12-month period, provided the total cost of such construction, maintenance, and repairs does not exceed 25 percent of the current market value or assessed valuation of the existing building, whichever is less.

2. Applicants shall pay 25 percent of the fee specified on the Filing Fee Schedule for a Ministerial Site Plan Review (Chapter 22.188) application.

B. **Discretionary Site Plan Review.**

1. ***Minor Variations.*** A Discretionary Site Plan Review (Chapter 22.190) application may be used to grant a minor variation from standards required by this Chapter for fence or wall, awning, mechanical equipment, and pedestrian character.

2. ***Notification Radius.*** Notwithstanding Chapter 22.190 (Discretionary Site Plan Review), notification shall be made to all persons owning property within a distance of 100 feet from the exterior boundaries of the subject property.

3. ***Protests.***

   a. *Initial Notice.* Not less than 20 days prior to the date an action is taken, the Director shall send notice to the owners of record specified in Subsection B.2, above. The notice shall state that within ten days of its receipt, any interested person may file a written expression of opposition to the proposed minor variation with the Director for his consideration in making a determination on the applicant's request.

   b. *Notice After Determination.* The Director shall send notice of the decision to the owners of record, including any person who expressed opposition to the request. The notice shall state that any interested person dissatisfied with the action of the Director may file an appeal from such action with the Commission or the Hearing Officer within ten days of the receipt of the notification.

4. ***Findings.*** In addition to the findings in Section 22.228.040 (Findings and Decision), the Director shall not approve an application for a minor variation unless the following findings are made:

   a. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals and policies of the General Plan and/or the Blue Line Strategy Report or Green Line Strategy Report, as applicable;

   b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property that do not apply to other properties in the TOD;

   c. Permitting a minor variation will not be materially detrimental to property or improvements in the area; and

   d. Permitting a minor variation will be consistent with the goals and policies of the Blue Line Strategy Report or Green Line Strategy Report, as applicable.

C. **Conditional Use Permit**. A Conditional Use Permit (Chapter 22.158) application shall be required for uses which otherwise require such permit

under the provisions of this Title 22, with the additions and deletions specified by this Chapter.

1. In addition to the findings in Section 22.158.050 (Findings and Decision), an application shall not be approved unless the information submitted by the applicant and/or presented at the public hearing substantiates that the proposed use is consistent with the Blue Line Strategy Report or Green Line Strategy Report, as applicable.
2. Applicants shall pay 50 percent of the fee specified by the Filing Fee Schedule for a Conditional Use Permit (Chapter 22.158) application for the following uses:
   a. Grocery stores.
   b. Offices, business or professional.
   c. Restaurants or other eating establishments, excluding drive-through facilities.
   d. Retail stores.

D. **Nonconforming Uses, Buildings, and Structures.** In addition to the findings in Section 22.174.060.C (Findings and Decision) for approval of a project involving a nonconforming use, building, or structure, an application for a nonconforming use, building, or structure review in a TOD shall not be approved unless the information submitted by the applicant and/or presented at the public hearing substantiates that the proposed use, building, or structure will not be in substantial conflict with the Blue Line Strategy Report or Green Line Strategy Report, as applicable.

22.84.070 Countywide Transit Oriented Districts – General Development Standards

A. **Graffiti**. To encourage the maintenance of exterior walls free from graffiti that would impact pedestrian views, the following shall apply to all properties within all TODs:

1. All structures, walls and fences open to public view shall remain free of graffiti; and
2. In the event graffiti occurs, the property owner, tenant, or their agent shall remove or cover graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surfaces.

B. **Signs**. Notwithstanding the provisions of Chapter 22.114 (Signs), the following standards shall apply to all signs:

1. ***Window Signs***. Window signs shall not exceed the maximum area of ten percent per glass area (total window or door glass area visible from the exterior of the building).
2. ***Prohibited Signs***. The following signs shall be prohibited:
   a. Roof signs; and
   b. Outdoor advertising signs.

C. **Residential Uses.**

1. ***Relationship of Residential Development to Existing Structures.***
   a. *Size of Residential Structures.* Residential buildings and structures shall be consistent and compatible in terms of size, scale, and proportion with adjacent buildings and structures, to the satisfaction of the Director and their height shall not exceed that provided in this Chapter, except with a Variance approved pursuant to the provisions of Chapter 22.196 (Variances).
   b. *Aesthetics of Residential Structures.* Residential buildings and structures shall be consistent and compatible in terms of color, architectural style, and construction materials with adjacent buildings and structures, to the satisfaction of the Director.
2. ***Fences and Walls***. Fences and walls shall:
   a. Be composed of materials and colors that are consistent and compatible with the buildings and structures in the development.
   b. Where part of a multiple-family development which adjoins a single-family residence:
      i. Be at least six feet in height;
      ii. Be located along the common property line; and
      iii. Where the properties share a side property line, extend from the rear property line to at least the minimum front yard setback.
   c. Where the properties share a rear property line, extend from side lot line to side lot line.
3. ***Screening***
   a. All mechanical equipment, trash containers, and dumpsters shall be completely screened from view from adjacent streets, walkways, and residences through the use of walls and/or landscaping.
   b. For the purposes of this Chapter, mechanical equipment shall mean air conditioners, television antennae, and other accessory equipment customarily utilized in connection with residential uses.

D. **Commercial and Mixed-Uses (Commercial/Residential).**

1. ***Compatibility with Residential Lots***. Commercial or mixed-use (commercial/residential) structures on lots adjoining residentially-zoned lots shall be located and designed to minimize their impact on the residentially-zoned lots with respect to light, air, noise, and privacy, to the satisfaction of the Director.
2. ***Pedestrian Character.***
    a. *Continuity and Interest for Pedestrians*. In order to promote continuity among the various retail and service businesses and an interesting walking experience for pedestrians, at least 50 percent of any building's ground floor façade that is approximately parallel to and facing the street shall be composed of entrances and show windows or other displays.
    b. *Use of Glass.* All glass utilized at and near the street level shall be either clear or lightly tinted in order to promote maximum pedestrian visibility of building interiors from the sidewalk area. Mirrored, highly reflective glass, or densely tinted glass, shall be prohibited except as an architectural or decorative accent limited to 20 percent of the entire building front façade area.
    c. *Walk-up Facilities.* Walk-up facilities shall be recessed and provide enough queuing space to ensure that pedestrians walking along the sidewalk will not be obstructed.
    d. *Principal Building Entrance.* Where feasible, the principal building entrance shall be located facing the sidewalk in front of the building.
    e. *Parking Access.* The width of the parking access from the street to a lot shall be limited to 28 feet of the commercial frontage and no customer drive-through facilities shall be permitted.
    f. *Architectural and Decorative Accents.* At least 50 percent of the building façade above the first story shall be composed of recessed windows, balconies, offset planes, or other architectural or decorative accents.
    g. *Roof Design.* Proposed new buildings or additions having 100 feet or more of street frontage shall be designed to provide roofs of varying materials, textures, and motifs.
    h. *Paving Material.* Pedestrian circulation areas and driveway entrances within the property boundaries shall be developed with decorative paving materials such as brick or paver tile.
3. ***Awnings***. Awnings shall be:
    a. The same color and style for each opening on a single storefront or business;

b. Complimentary in color and style for each storefront in a building;

c. Designed to coordinate with the architectural divisions of the building including individual windows and bays;

d. In compliance with County Building Code and Fire Department requirements; and

e. Repaired or removed within 30 days of receipt of notification that a state of disrepair exists.

4. ***Mechanical Equipment.***

a. Individual air-conditioning units for a building or storefront shall be located as unobtrusively as feasible within the overall design of the building to the satisfaction of the Director.

b. If air-conditioning window units are to be located in the storefront, then:

i. The window units shall be neutral in appearance and the units shall not project outward from the façade. Their housing color shall be the same as those of the storefront; or

ii. If possible, the unit shall be completely screened with an awning or landscaping so that it will not be visible from the street.

c. Mechanical equipment located on roofs shall be completely screened by parapet walls or other materials so that the equipment will not be visible from any point six feet above ground level within 300 feet.

d. Notwithstanding Subsection D.4.c, above, any structures on the roof, such as air-conditioning units, antennas, and other equipment, shall be completely screened from view from any adjacent residential property.

5. ***Security.***

a. Chain-link, barbed, and concertina wire fences are prohibited; tubular steel or wrought-iron fences are permitted.

b. All security bars or grilles shall be installed within the interior of the building.

c. Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

d. Building security grilles shall be side-storing, concealed interior grilles that are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

6. ***Lighting***. On-site exterior lighting shall:

a. Be focused on the subject property and shielded or hooded to prevent illumination of adjacent properties; and

b. Utilize lighting fixtures that are screened or designed to complement the use and architecture of the subject property and adjacent properties from which they are visible.

7. ***Buffers***. Whenever a parking lot or a commercial structure is developed adjacent to a Residential Zone or exclusively residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.

8. ***Parking Areas***. With the exception of fully subterranean structures, all parking areas shall:

a. Be located in the rear of the structures; and

b. Be completely screened with walls and/or landscaping so that it is not visible from the street that provides frontage, except from the access driveway.

9. ***Landscape Plan***. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the review process. Such plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area and required irrigation infrastructure.

10. ***Trash Enclosure***. The required trash bin shall be completely enclosed by a five- to six-foot high decorative wall with solid doors.

E. **Public Space.**

1. ***Definition of Public Space***. For the purposes of this Chapter, “public space” means those areas provided for passive and active outdoor recreational use and the enjoyment of community residents, employees, and visitors.

2. ***Types of Public Space***. Public spaces shall include, but not be limited to, the following as long as the uses are consistent with the design, scale, and area standards specified in Subsections E.3 and E.4, below:

a. Athletic fields.

b. Arboretums and horticultural gardens.

c. Courtyards.

d. Historical monuments and cultural heritage sites.

e. Outdoor public assembly.

f. Parks.

g. Playgrounds.

h. Plazas.

i. School yards.

j. Swimming pools.

k. Tennis, volleyball, badminton, croquet, lawn bowling, and courts designed for similar outdoor activities.

l. Village greens and squares.

3. ***Design and Location***. Public spaces within TODs shall be developed at a scale to encourage pedestrian character and provide for efficient land use. Development in TODs shall be “space-making” rather than “space-occupying,” i.e., forming boundaries around the public space rather than being sited in the middle of the space.

4. ***Size***. Public spaces shall range from one-half up to three acres in size.

F. **Streets and Sidewalks.**

1. ***Design***. In order to create safe, convenient, and comfortable pedestrian routes, new street, and sidewalk construction shall:

a. Provide for sidewalks on both sides of the street;

b. Include pedestrian amenities such as those listed in Subsection F.4, below; and

c. Include street trees that:

i. Line the sidewalks so as to provide a shade canopy at maturity,

ii. Are of a shade-producing variety, and

iii. Are planted within the planting strip, where a planting strip is required, at intervals not to exceed 30 feet.

2. ***Access***. Streets, sidewalks, and pathways shall be aligned:

a. To facilitate easy pedestrian access across streets and between buildings, to public spaces, and to the transit station, to the satisfaction of the Director; and

b. To provide all new development with easy pedestrian access, to the satisfaction of the Director.

3. ***Street, Sidewalk, and Planting Strip Dimensions.***

a. *Sidewalks.* New sidewalk construction shall:

i. In Residential Zones, be not less than six feet in width; and

ii. In all other zones, be not less than 15 feet in width.

b. *Planting strips.* Required planting strips shall be at least six feet in width.

c. *Pedestrian amenities in sidewalk areas.* In non-Residential Zones, the amenities identified in Subsection F.4, below, may encroach upon up to 50 percent of the required sidewalk width.

4. ***Types of Pedestrian Amenities***. Pedestrian amenities shall be provided within or adjacent to the required sidewalk area in front of commercial and mixed-use development, to the satisfaction of the Director. Such amenities may include, but are not limited to:

   a. Benches.

   b. Bicycle racks.

   c. Bus shelters.

   d. Decorative street and sidewalk lights.

   e. Drinking fountains.

   f. Landscaped buffers.

   g. Newsstands.

   h. On-sidewalk dining.

   i. Planter boxes.

   j. Special paving materials, such as treated brick, for sidewalks or crosswalks.

   k. Trash receptacles.

22.84.080 Countywide Transit Oriented Districts – Zone-Specific Development Standards

A. **Zone R-2**. Structures and residences in Zone R-2 shall be subject to the following development standards:

   1. ***Lot Coverage***. The maximum lot coverage is 50 percent.

   2. ***Yard Requirements***. Not more than 25 percent of the required front yard setback shall be utilized for vehicle access or storage.

B. **Zone R-3.**

   1. ***Uses***. In addition to the uses listed in Zone R-3 in Chapter 22.18 (Residential Zones), if a Discretionary Site Plan Review (Chapter 22.190) application is submitted to and approved by the Director, density bonuses may be obtained, subject to the following development standards:

      a. *Infill Development.* Where development is proposed for vacant lots or on lots containing legal nonconforming uses, a density bonus of 25 percent shall be granted to ensure that the proposed development conforms with the character of the area.

b. *Lot Consolidation.* Where lot consolidation is proposed, a range of density bonuses shall be granted subject to the provision of amenities, such as but not limited to, recreation facilities, laundry facilities, and extra landscaping as follows:

i. Consolidation of lots totaling 15,000 square feet or more--ten percent density bonus.

ii. Consolidation of lots totaling 25,000 square feet or more--15 percent density bonus.

2. ***Development Standards.***

a. *Lot Coverage.* The maximum lot coverage is 50 percent.

b. *Yard Requirements.* Not more than 25 percent of the required front yard shall be utilized for vehicle access and storage.

C. **Zone C-2.**

1. Floor Area.

a. The total gross commercial floor area in all buildings on any one lot shall not exceed two times the total net area of such lot.

b. The total gross mixed-use (commercial/residential) floor area on any one lot shall not exceed three times the total net area of such lot. The residential portion of a mixed-use structure shall constitute at least 33 percent of total gross floor area.

c. One hundred percent of the ground floor area in a multi-story mixed-use (commercial/residential) building shall be devoted to commercial use.

2. ***Setbacks***. Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the property line if one or more of the following are located within the setback area:

a. Display windows, highly visible.

b. Landscaping.

c. Outdoor dining facilities, subject to the conditions of Section 22.140.410 (Outdoor Dining).

d. Outdoor display/sales.

e. Street furniture.

D. **Zone C-3.**

1. ***Floor Area.***

a. The total gross commercial floor area in all buildings on any one lot shall not exceed two times the total net area of such lot.

b. The total gross mixed-use (commercial/residential) floor area on any one lot shall not exceed three times the total net area of such lot. The residential portion shall constitute at least all floor area exceeding two times the total net area of such lot.

2. ***Setbacks***. Structures shall be constructed on the front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following are maintained within the setback area:

   a. Display windows, highly visible.

   b. Landscaping.

   c. Outdoor dining facilities, subject to the conditions of Section 22.140.410 (Outdoor Dining).

   d. Outdoor display/sales.

   e. Street furniture.

E. **Zone R-3-P.** In addition to the uses and standards listed in Subsection B, above, Zone R-3-P shall comply with:

1. Section 22.84.120.B (Zone R-3) for all Blue Line TOD's and Section 22.84.170.B (Zone R-3) for all Green Line TOD's; and

2. Chapter 22.54 (Parking Zone), except that Zone R-3, as above, shall be considered the basic zone.

22.84.090 Blue Line Transit Oriented Districts – Land Use Regulations

A. **Permit and Review Requirements.** Table 22.84.090-A, below, identifies the permit or review required to establish each use listed in Subsection B, below.

TABLE 22.84.090-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	***Permit or Review Requirement***	***Reference***
-	Not Permitted	
(Blank)	Refer to the use charts in Division 3	
P	Permitted	
CUP	Conditional Use Permit	Chapter 22.158
DSP	Discretionary Site Plan Review	Chapter 22.190
HP	Housing Permit	Chapter 22.168
SPR	Ministerial Site Plan Review	Chapter 22.188
MCUP	Minor Conditional Use Permit	Chapter 22.160
SEP	Special Events Permit	Chapter 22.192

B. **Use Regulations.** Table 22.84.090-B, below, identifies uses allowed in specific zones when permit or review requirements are different from Section 22.84.050 (Countywide Transit Oriented Districts – Land Use Regulations) and are different from their respective zones in Division 3.

TABLE 22.84.090-B:BLUE LINE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS							
	Zones Within Blue Line Transit Oriented Districts						***Additional Regulations***
	R-2	**R-3**	**R-4**	**C-2**	**C-3**	**C-M**	
Adult day care facilities						SRP	
Air pollution sampling stations						CUP	
Apartment houses, five or more units		CUP[1]		SPR	SPR	SPR	See footnote 1 for Zones R-3 and R-4
Assembly and Manufacturing, Including Food Processing[2]							
Aluminum products						CUP	
Appliance assembly; electrical, electronic, and electromechanical						CUP	
Bakeries						CUP	
Bone products						CUP	
Candy confectioneries						CUP	
Canvas products						CUP	
Cellophane products						CUP	
Cloth products						CUP	
Cosmetics, excluding soap						CUP	
Equipment assembly; electrical, electronic, and electromechanical						CUP	
Felt products						CUP	
Fruit and vegetable juices, excluding the use of carbonization						CUP	
Fur products						CUP	
Glass products and stained-glass assembly, provided no individual crucible shall exceed a capacity of 16 square feet						CUP	
Golf ball manufacture						CUP	
Instrument assembly; electrical, electronic, and electromechanical; including precision machine shops						CUP	
Jewelry manufacture						CUP	
Leather products, excluding machine belting						CUP	

TABLE 22.84.090-B:BLUE LINE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS							
	Zones Within Blue Line Transit Oriented Districts						***Additional Regulations***
	R-2	**R-3**	**R-4**	**C-2**	**C-3**	**C-M**	
Metals; working, and casting of rare, precious, or semiprecious metals						CUP	
Metal plating						CUP	
Optical goods manufacture						CUP	
Paper products						CUP	
Perfume manufacture						CUP	
Phonograph records manufacture						CUP	
Plastic products						CUP	
Shell products						CUP	
Stone products						CUP	
Textile products						CUP	
Toiletries, excluding soap						CUP	
Wicker and bamboo products						CUP	
Wineries						CUP	Section 22.140.630
Yarn products, excluding dyeing of yarn						CUP	
Auction houses						CUP	
Automobile battery service shops						CUP	
Automobile brake repair shops						CUP	
Automobile muffler shops						CUP	
Automobile radiator shops						CUP	
Automobile rental and leasing agencies						CUP	
Automobile repair garages; excluding body and fender work, painting, and upholstery						CUP	
Automobile sales, sale of new and used motor vehicles						CUP	Section 22.140.100
Automobile service stations						CUP	Section 22.140.100
Boat and other marine sales						CUP	
Car washes, including automatic, coin operated and hand wash						CUP	
Crops – Field, tree, bush, berry, and row; including nursery stock						CUP	

TABLE 22.84.090-B:BLUE LINE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS							
	Zones Within Blue Line Transit Oriented Districts						***Additional Regulations***
	R-2	**R-3**	**R-4**	**C-2**	**C-3**	**C-M**	
Electric distribution stations, including related microwave facilities						CUP	Section 22.140.190
Furniture transfer and storage						CUP	
Gas metering and control stations, public utility						CUP	
Greenhouses						CUP	
Grocery stores	CUP	CUP	CUP				
Health centers or clubs						SPR	
Hotels						SPR	See footnote 1 for Zones R-3 and R-4
Housing developments for senior citizens or persons with disabilities						SPR	
Ice sales						CUP	
Laboratories, research and testing						CUP	
Lodge halls						CUP	
Mixed commercial/residential developments						SPR	Sections 22.84.110.D and 22.140.360
Mobilehome sales						CUP	
Mortuaries						CUP	
Motion picture studios						CUP	
Motorcycle, motor scooter, and trail bike sales						CUP	
Offices, business or professional	CUP	CUP	CUP				
Outdoor dining						SPR	22.140.410
Parcel delivery terminals						CUP	
Radio and television broadcasting studios						CUP	
Recording studios						CUP	
Recreational vehicle rentals and sales						CUP	
Restaurants, excluding drive through facilities	CUP	CUP	CUP				
Restaurants and commercial service concessions, incidental							
In apartment developments		SPR[1]	SPR[1]				Section 22.140.090

TABLE 22.84.090-B:BLUE LINE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS							
	Zones Within Blue Line Transit Oriented Districts						***Additional Regulations***
	R-2	**R-3**	**R-4**	**C-2**	**C-3**	**C-M**	
In hotel developments		-	SPR[1]				Section 22.140.310
Residences, single-family				SPR	SPR	SPR	Section 22.140.590
Residences, two-family				SPR	SPR	SPR	
Retail stores	CUP	CUP	CUP				
Revival meetings, tent, temporary						CUP	
Rooming or boarding houses						SPR	
Signs	See Sections 22.84.070.B, 22.84.110.B and Chapter 22.114 (Signs)						
Taxidermists						CUP	
Theaters and other auditoriums				SPR	SPR	SPR	
Tire retreading or recapping						CUP	
Tool rentals[3]						CUP	Section 22.140.520
Trailer rentals and sales, box, and utility						CUP	
Truck Rentals						CUP	

Notes:
1. Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items are allowed in:
   a. Apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor area of any outdoor dining area shall be included in the calculation of developed area.
   b. Hotels having 20 or more guest rooms.
2. Assembly and manufacture uses shall be from previously prepared materials and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders, or metal cutters. All activities shall be conducted within an enclosed building.
3. Including roto-tillers, power mowers, sanders and saws, cement mixers and other equipment.

22.84.100 Blue Line Transit Oriented Districts – Case Processing Procedures

All nonconforming buildings and structures nonconforming due to use and all buildings and structures nonconforming due to standards in the Blue Line Transit Oriented Districts are subject to regulation as specified by Chapter 22.174 (Nonconforming Uses, Buildings, and Structures), except as modified by this Section.

A. The effective date and beginning of the amortization periods contained in Section 22.174.050 (Termination Conditions and Time Limits) for all Blue Line Transit Oriented Districts, shall be August 5, 1999, the effective date of Ordinance No. 99-0057.

B. The time periods listed in this Subsection B, shall supersede the periods for discontinuance and removal set forth in Section 22.174.050 (Termination Conditions and Time Limits) for the following building types:

1. Type IV and Type V buildings used as:
   a. Three-family dwellings, apartment houses, and other buildings used for residential occupancy, 35 years;
   b. Stores and factories, ten years; and
   c. Any other building not herein enumerated, ten years.
2. Type III buildings used as:
   a. Three-family dwellings, apartment houses, offices, and hotels, 40 years;
   b. Structures with stores below and residences, offices, or a hotel above, 40 years;
   c. Warehouses, stores, and garages, 15 years; and
   d. Factories and industrial buildings, 15 years.
3. Type I and II buildings used as:
   a. Three-family dwellings, apartment houses, offices, and hotels, 50 years;
   b. Theaters, warehouses, stores, and garages, 20 years; and
   c. Factories and industrial buildings, 15 years.
4. The termination periods enumerated in this Subsection B shall not apply to apartment houses containing five or more dwelling units within a single structure in Zone R-3, which are rendered nonconforming due to Section 22.84.090.B (Use Regulations).

22.84.110 Blue Line Transit Oriented Districts – General Development Standards

A. **Parking.**

1. Except as otherwise provided in following Subsection A.2, below, vehicle parking requirements of Section 22.112.060 (Required Parking Spaces) shall be reduced by 40 percent for new construction, additions, alterations, and changes of use. This reduction shall not apply to additions and alterations of existing single-family dwelling detached structures.
2. For the following uses, the vehicle parking requirements of Section 22.112.060 (Required Parking Spaces) shall be reduced by 60 percent:
   a. Banks.

b. Barber shops.

c. Beauty shops.

d. Child care centers.

e. Colleges and universities, including accessory facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.

f. Community centers.

g. Day care centers.

h. Delicatessens.

i. Drug stores/pharmacies.

j. Dry cleaning establishments, excluding wholesale dry-cleaning plants.

k. Employment agencies.

l. Grocery stores.

m. Ice cream shops.

n. Libraries.

o. Restaurants.

p. Schools, business and professional, including art, barber, beauty, dance, drama, and music, but not including any schools specializing in manual training, shop work, or in the repair and maintenance of machinery, or mechanical equipment.

B. **Signs**. Where there are conflicting provisions with Chapter 22.114 (Signs), this Subsection shall supersede:

1. ***Window Signs***. Window signs shall be displayed on the interior of windows or door windows only.

2. ***Freestanding Signs***. Freestanding signs shall:

a. Be permitted only on lots with street frontage of at least 100 feet;

b. Have a solid base that rests directly on the ground;

c. Not exceed five feet in height measured vertically from ground level at the base of the sign;

d. Not exceed 40 square feet in area per sign face; and

e. Not be located in nor extend above any public right-of-way or public sidewalk area.

3. ***Awning Signs***. The following standards shall apply to awning signs:

a. The allowance for wall signs shall not be applicable to or include awning signs; and

b. Awning signs shall:

i. For the ground floor, not exceed 20 percent of the exterior surface area of each awning,

ii. For the second floor, not exceed ten percent of the exterior surface area of each awning,

iii. Not be permitted above the second floor, and

iv. Be limited to a maximum letter height of ten inches.

C. **Residential Zones—Fences**. Where fences are to be located in required front and corner side yards Residential Zones, the following standards shall apply:

1. If chain link or wrought-iron style fences are utilized, such fences may be allowed up to a height of four feet;

2. With a Discretionary Site Plan Review (Chapter 22.190) application, wrought-iron style fences of up to six feet in height shall be allowed. The Director may impose such conditions on the fence design as are appropriate to ensure public safety, community welfare, and compatibility with all applicable development standards for residential uses; and

3. Those portions of fences more than 42 inches high shall be substantially open, except for pillars used in conjunction with wrought-iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

D. **Commercial and Mixed-Use (Commercial/Residential) Buildings.**

1. ***Pedestrian Character***. At least 20 percent of the total building façade shall be composed of recessed windows, balconies, offset planes, or other architectural or decorative features.

2. ***Mixed-Use (Commercial/Residential) Development***. The provisions of Section 22.58.040 (Development Standards) for the Commercial-Residential Zone shall apply to mixed commercial/residential developments irrespective of the specific zone classification of the particular lot.

3. ***Landscape Plan***. Street furniture and related paving of up to 25 percent of the landscaped area, to a maximum of 250 square feet, may be substituted for required landscaped area.

E. **Street, Sidewalk, and Planting Strip Standards.**

1. ***Planting Strip***. All streets shall be designed so that a minimum six-foot wide, landscaped planting strip separates the sidewalk from the street.

2. ***Street and Sidewalk Dimensions***. In order to ensure pedestrian safety by slowing vehicular traffic and narrowing crosswalk lengths, new commercial and mixed-use developments shall include a narrowing of adjoining streets at pedestrian crossings, if acceptable to the Department of Public Works.

22.84.120 Blue Line Transit Oriented Districts – Zone-Specific Development Standards

A. **Zone R-2.** Table 22.84.120-A, below, states minimum yard depths for Zone R-2:

TABLE 22.84.120-A:MINIMUM YARD DEPTHS IN ZONE R-2				
Minimum Yard Depths (in feet)				
Front	***Corner Side***	***Corner Side—Reversed Corner Lot***	***Interior Side***	***Rear***
10	5	7.5	5[1]	15
1: Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that a minimum distance of ten feet is maintained between the subject buildings and the buildings on the adjoining lot.				

B. **Zone R-3.** Table 22.84.120-B, below, states minimum yard depths for Zone R-2:

TABLE 22.84.120-B:MINIMUM YARD DEPTHS IN ZONE R-3				
Minimum Yard Depths (in feet)				
Front	***Corner Side***	***Corner Side—Reversed Corner Lot***	***Interior Side***	***Rear***
10	5	7.5	5[1]	15
1: Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that a minimum distance of ten feet is maintained between the subject buildings and the buildings on the adjoining lot.				

C. **Zone R-4.**

1. ***Height Limits***. Buildings and structures shall not exceed 40 feet in height above grade, except for chimneys and rooftop antennas.

2. ***Yard Requirements***. The following minimum yard setbacks are established for this zone: Table 22.84.120-C, below, states minimum yard depths for Zone R-2:

TABLE 22.84.120-C:MINIMUM YARD DEPTHS IN ZONE R-4				
Minimum Yard Depths (in feet)				
Front	***Corner Side***	***Corner Side—Reversed Corner Lot***	***Interior Side***	***Rear***
15	5	7.5	5[1,2]	15

TABLE 22.84.120-C:MINIMUM YARD DEPTHS IN ZONE R-4
1: Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that a minimum distance of ten feet is maintained between the subject buildings and the buildings on the adjoining lot. 2: Not more than 25 percent of the required front yard setback shall be utilized for vehicle access or storage.

D. **Zone C-2.**

1. ***Height Limits***. Mixed-use (commercial/residential) buildings in which residential portions constitute at least 33 percent of total gross floor area may be constructed to a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas.

2. ***Floor Area***. At least 50 percent of the floor area of a single-story mixed-use building shall be devoted to commercial use.

E. **Zone C-3.**

1. ***Height Limits.***

   a. Commercial buildings may be constructed to a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas.

   b. Mixed-use (commercial/residential) buildings in which residential portions constitute at least 33 percent of all floor area may be constructed to a maximum height of 60 feet above grade, excluding chimneys and rooftop antennas.

2. ***Floor Area***. At least 50 percent of the floor area of a single-story structure and 100 percent of the ground floor area of a multi-story structure in a mixed-use building shall be devoted to commercial uses.

A. **Zone C-M.**

1. ***Height Limits***. Commercial buildings shall not exceed 40 feet in height, excluding chimneys and rooftop antennas.

2. ***Floor Area***.

   a. *Commercial Floor Area.* The total gross commercial floor area in all the buildings on any one lot shall not exceed 1.8 times the total net area of such lot.

   b. *Mixed-Use (Commercial/Residential) Buildings.*

      i. The total gross mixed-use floor area on any one lot shall not exceed 2.7 times the total net area of such lot.

      ii. The residential portion shall constitute at least all floor area exceeding 1.8 times the total net area of such lot.

      iii. At least 50 percent of the floor area of a single-story structure and 100 percent of the ground floor area of a multi-story structure in a

mixed-use building shall be devoted to commercial or manufacturing uses.

3. ***Lot Coverage***. The maximum lot coverage shall be 80 percent of the net area of such lot.
4. ***Setbacks***. Structures shall be built on a front property line, except that they may be constructed up to 15 feet back from the front property line if one or more of the following are maintained within the setback area:
   a. Display windows.
   b. Landscaping.
   c. Outdoor dining facilities.
   d. Outdoor display/sales.
   e. Street furniture.

22.84.130 Blue Line Transit Oriented Districts – Station Development Standards

A. ***Slauson Station Transit Oriented District.***

1. ***Paving Material***. Pedestrian circulation areas and driveway entrances within the boundaries of private, commercially developed property shall be developed with textured and/or colored pavement.

B. **Florence Station Transit Oriented District.**

1. ***Colors***. For commercial development, muted pastel colors are recommended as the primary or base building color. Darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.
2. ***Paving Material***. Pedestrian circulation areas and driveway entrances within the boundaries of private, commercially developed property shall be developed with colored and/or textured pavement.

C. **Firestone Station Transit Oriented District.**

1. ***Colors***. For commercial development, muted pastel colors are recommended as the primary or base building color. Darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.
2. ***Paving Material***. Pedestrian circulation areas and driveway entrances within the boundaries of private commercially developed property shall be developed with colored and/or textured pavement.
3. ***Wall Finish***. In order to preserve and enhance a mixed urban use environment on Firestone Boulevard, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the Director.

D. **Imperial Station Transit Oriented District.**

1. ***Reserved.***

22.84.140 Green Line Transit Oriented Districts – Land Use Regulations

A. **Permit and Review Requirements.** Table 22.84.140-A, below, identifies the permit or review required to establish each use listed in Subsection B, below.

TABLE 22.84.140-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	***Permit or Review Requirement***	***Reference***
-	Not Permitted	
(Blank)	Refer to the use charts in Division 3	
P	Permitted	
CUP	Conditional Use Permit	Chapter 22.158
DSP	Discretionary Site Plan Review	Chapter 22.190
HP	Housing Permit	Chapter 22.168
SPR	Ministerial Site Plan Review	Chapter 22.188
MCUP	Minor Conditional Use Permit	Chapter 22.160
SEP	Special Events Permit	Chapter 22.192

B. **Use Regulations.** Table 22.84.140-B, below, identifies uses allowed in specific zones when permit and review requirements are different from Section 22.84.050 (Countywide Transit Oriented Districts – Land Use Regulations) and are different from their respective zones in Division 3.

TABLE 22.84.140-B:GREEN LINE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS					
	Zones within Green Line Transit Oriented Districts				***Additional Regulations***
	R-2	**R-3**	**C-2**	**C-3**	
Automobile body and fender repair, painting, and upholstery; incidental				CUP[1]	Section 22.140.110
Automobile repair and installation; incidental			CUP[1, 2, 3]		Section 22.140.100
Automobile supply stores			CUP		Section 22.140.100
Automobile waxing, washing, and polishing; incidental			CUP[1,3]		Section 22.140.100
Boat repair; incidental				CUP[4]	
Grocery stores	CUP[5]	CUP[5]			
Newsstands			SPR		
Restaurants and commercial service concessions; incidental	CUP[6]	CUP[6]			
Restaurants	CUP[5]	CUP[5,7]			
Trailer rentals, box and utility only; incidental			CUP[3]		

TABLE 22.84.140-B:GREEN LINE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS					
	Zones within Green Line Transit Oriented Districts				***Additional Regulations***
	R-2	**R-3**	**C-2**	**C-3**	
Prohibited Uses					
Airports	-	-			
Cemeteries	-	-			
Earth stations	-	-			
Electric distribution substations	-	-			
Explosives storage	-	-			
Gas metering and control stations, public utility	-	-			
Heliports	-	-			
Helipads	-	-			
Landing strips	-	-			
Oil wells	-	-			
Radio and television stations and towers	-	-			
Sewage treatment plants	-	-			
Surface mining operations	-	-			
Water reservoirs	-	-			

Notes:

1. Incidental to the sale of new automobiles.
2. Incidental to automobile supply stores.
3. Incidental to automobile service stations.
4. Incidental to the sale of boats.
5. Limited to 5,000 square feet in gross floor area and located on corner lots and which may be extended to an immediately adjacent lot.
6. Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items are allowed in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor area of any outdoor dining area shall be included in the calculation of developed area.
7. Excluding drive-through facilities.

22.84.150 Green Line Transit Oriented Districts – Case Processing Procedures

A. **Nonconforming Buildings, Uses, and Structures.** All buildings, uses, and structures that are nonconforming due to use, and buildings and structures that are nonconforming due to standards are subject to regulation as specified by Section 22.174.050 (Termination Conditions and Time Limits), except that where a nonconforming use is carried on in a conforming structure, a ten-year amortization period shall apply, except where Section 22.174.050.C (Exemption) apply.

B. **Conditional Use Permit Applications**. Applicants shall pay 50 percent of the fee specified by the Filing Fee Schedule for a Conditional Use Permit application, if required, for the following uses:

1. Child care centers.
2. Community centers.
3. Libraries.

22.84.160 Green Line Transit Oriented Districts – General Development Standards

A. **Vehicle Parking.**

1. Required parking spaces in Section 22.112.060 (Required Parking Spaces) shall be reduced by 25 percent for new construction, additions, alterations, and changes of use for the following commercial uses:

   a. Bakeries.

   b. Banks/check cashing establishments.

   c. Barber shops.

   d. Beauty shops.

   e. Child care centers.

   f. Coffee houses/juice bars.

   g. Colleges and universities, including accessory facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.

   h. Community centers.

   i. Copy/mail services, retail.

   j. Day care centers.

   k. Delicatessens.

   l. Donut shops.

   m. Drug stores and/or pharmacies.

   n. Dry cleaning establishments, excluding wholesale dry cleaning plants.

   o. Employment agencies.

   p. Flower shops.

   q. Grocery stores.

   r. Hardware stores.

   s. Ice cream shops.

   t. Libraries.

   u. Restaurants.

v. Schools, business and professional, including art, barber, beauty, dance, drama, and music, but not including any schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

w. Shoe repair/alterations.

x. Stationary stores.

y. Video sales and rentals.

2. Any commercial use may receive up to a five percent reduction in required parking spaces when open leisure areas with benches and other streetscape furniture appropriate for relaxation and eating are provided to the satisfaction of the Director. This five percent reduction may be added to the reduction allowed in Subsection A.1, above.

3. Accessible parking for persons with disabilities shall be calculated based on the total number of parking spaces required prior to any reduction allowed by Subsections A.1 and A.2, above, or based on the total number of parking spaces actually provided, if greater.

B. **Signs**. Freestanding signs, including pole signs and A-frame sandwich signs, shall be prohibited.

C. **Residential Uses**. With the exception of fully subterranean structures, all parking shall:

1. Where related to multiple-family structures, be located in the rear of the housing development; and

2. Be completely screened with walls and/or landscaping so that it is not visible from the street that provides frontage except from the access driveway.

D. **Commercial and Mixed-Use (Commercial/Residential) Buildings.**

1. Mixed-Uses (Commercial/Residential).

a. Single-story mixed-use buildings are prohibited.

b. The ground floor area in a mixed-use (commercial/residential) building shall be devoted solely to commercial uses.

c. Retail uses shall be prohibited on all floors except the ground floor.

d. Where office, commercial, and residential uses are located on the same floor, they shall not have common entrance hallways or entrance balconies.

e. Where office, commercial, and residential uses have a common wall, such wall shall be constructed to minimize the transmission of noise and vibration between the uses.

f. Separate commercial and residential parking spaces shall be provided and specifically designated by posting, pavement marking, and/or physical separation.

2. ***Character***. The following standards shall apply in the interest of achieving a pedestrian character:

a. *Recessed Stories.* Third and fourth stories of commercial and mixed-use buildings shall be recessed a successive minimum of at least ten feet on each story.

b. *Paving Material.* Pedestrian circulation areas and driveway entrances within the boundaries of private property may be developed with colored stamped concrete.

c. *Types of Amenities.* In addition to the amenities listed in Section 22.84.070.F.1 (Design), pedestrian amenities may also include open leisure areas with benches and other street furniture appropriate for relaxation and eating.

E. **Public Spaces.**

1. ***Types of Public Spaces***. In addition to the uses listed in Section 22.84.070.E.2 (Types of Public Space), open leisure areas, including benches and other street furniture appropriate for relaxation and eating, may be provided.

2. ***Amenities in Public Spaces***. In order to create pleasing and convenient leisure areas, public space shall be furnished with amenities such as trees, landscaping, benches, trash containers, and water fountains.

22.84.170 Green Line Transit Oriented Districts – Zone-Specific Development Standards

A. **Zone R-2.**

1. ***Uses – Density Bonus***. If a Discretionary Site Plan Review (Chapter 22.190) application is submitted to and approved by the Director, lots in Zone R-2 may receive the following density bonuses:

a. *Infill Development.* Where there are vacant lots or nonconforming uses in Zone R-2, infill development is encouraged. A density bonus of 25 percent shall be allowed for development on such lots, to ensure that the proposed development is compatible with the height, bulk, and colors of existing surrounding development.

b. *Lot Consolidation*. If amenities such as, but not limited to, recreation facilities, laundry facilities, and significant landscaping are provided to the satisfaction of the Director, a lot consolidation may qualify for the following density bonuses:

i. Consolidation of lots with a combined total of 15,000 square feet up to 24,999 square feet: ten percent density bonus.

ii. Consolidation of lots with a combined total of 25,000 square feet or more: 15 percent density bonus.

c. *Total of Combined Density Bonus Grants.* In the event that a project may qualify for more than one category of density bonus pursuant to Subsection A.1.a, above, the total combined density bonuses granted under these provisions shall not exceed 50 percent.

2. ***Development Standards.***

a. *Signs for Commercial Uses in Multiple-Family Residential Buildings.* For the following signs, this Subsection shall supersede where there are conflicting provisions with Chapter 22.114 (Signs):

i. Incidental Restaurants and Service Commercial Uses. Where incidental restaurants and service commercial uses within apartment houses are authorized by this Chapter, related signs shall:

(1) Be limited to 12 inches in height and 18 inches in width; and

(2) Not be visible from any public right-of-way.

ii. Small Grocery and Restaurant Establishments. Small grocery and restaurant establishments for corner and corner-adjoining lots authorized by this Chapter, may be allowed either one wall sign or one projecting sign subject to the following:

(1) Wall signs. Wall signs shall:

a) Be limited to 15 square feet in size; and

b) Contain letters of not more than 18 inches in height.

(2) Projecting signs. Projecting signs, including awning signs, shall:

a) Be limited to seven and one-half square feet in size;

b) Contain letters of not more than ten inches in height; and

c) Not project beyond the face of the building in excess of 50 percent of the limitations set forth in diagram A of Section 22.114.100 (Projecting Business Signs).

b. *Street, Sidewalk, and Planting Strip Development Standards.* Streets shall be designed so that a minimum six-foot wide, landscaped planting strip separates the sidewalk from the street.

B. **Zone R-3**. The development standards set forth in Subsection A.2, above, shall apply.

C. **Zone C-2**. Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following is located within the setback area:

1. The amenities listed in Section 22.84.080.C.2 (Setbacks); and
2. Open leisure areas with benches and other street furniture appropriate for relaxation and eating.

D. **Zone C-3.**

1. ***Height Limits.***
   a. Mixed-use (commercial/residential) buildings, in which residential portions constitute less than 33 percent of all floor area, shall be restricted to a height of 35 feet above grade, excluding chimneys and roof antennas.
   b. Mixed-use (commercial/residential) buildings in which residential portions constitute at least 33 percent of all floor area, may be constructed to a maximum of 45 feet in height, excluding chimneys and roof antennas.
2. ***Setbacks***. Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following is located within the setback area:
   a. Those amenities listed Section 22.84.080.D.2 (Setbacks); or
   b. Open leisure areas with benches and other street furniture appropriate for relaxation and eating.

22.84.180 Green Line Transit Oriented District Stations – Transit Station-Specific Development Standards

A. **Vermont Station Transit Oriented District.**

1. ***Reserved.***

B. **Hawthorne Station Transit Oriented District.**

1. ***Reserved.***

FIGURE 22.84.030-A:FIRESTONE STATION BOUNDARY MAP

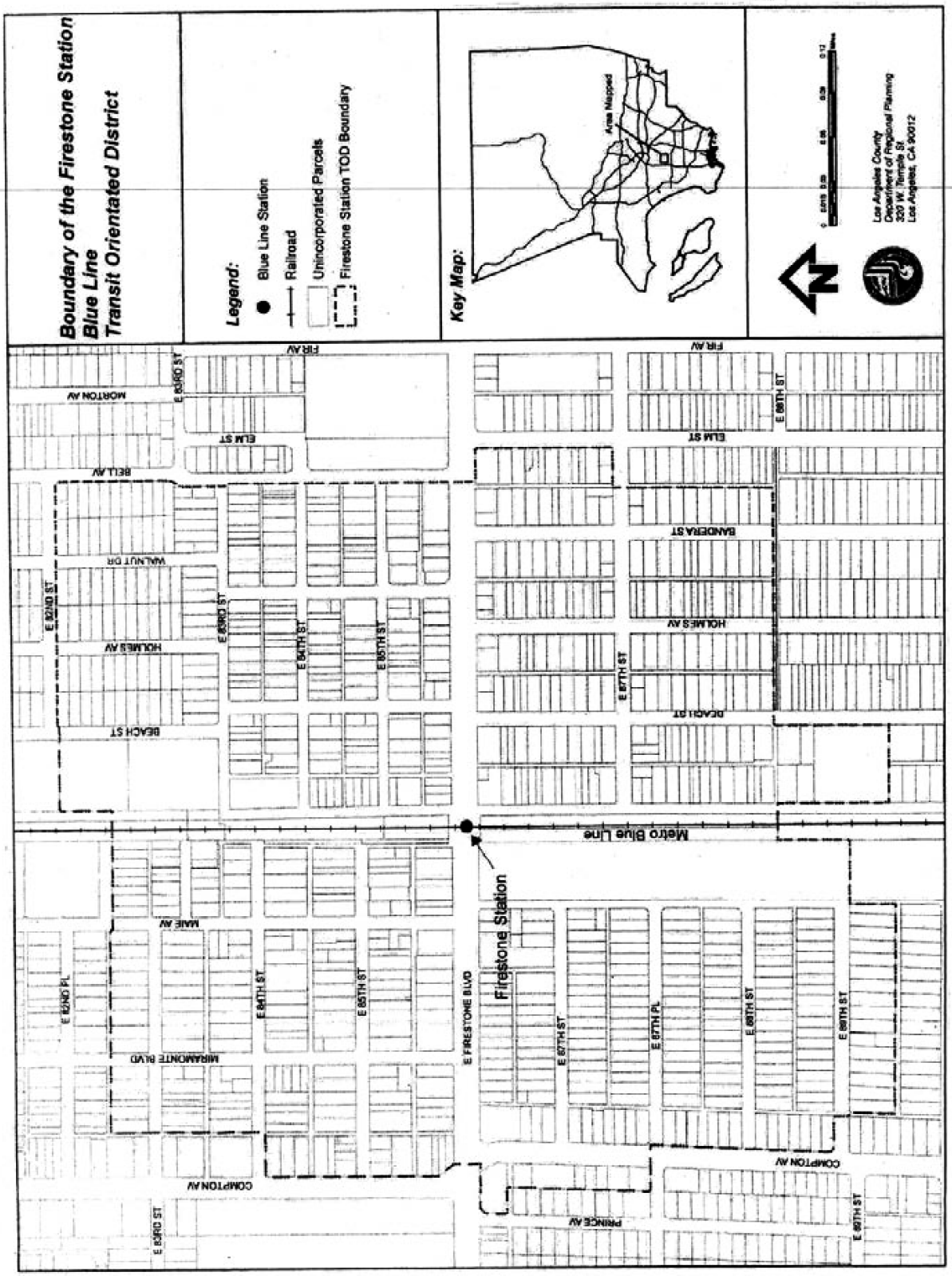


FIGURE 22.84.030-B:FLORENCE STATION BOUNDARY MAP

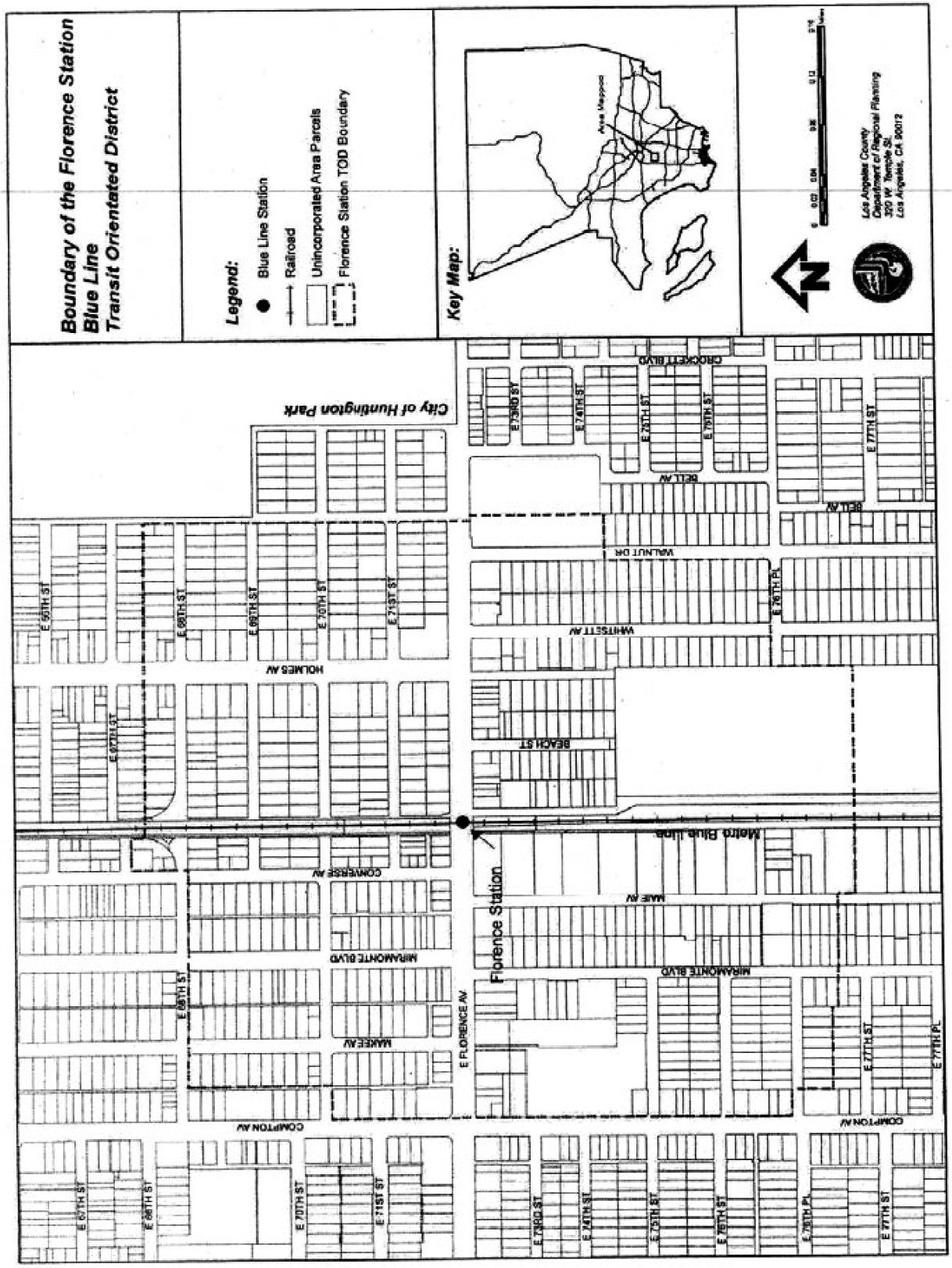


FIGURE 22.84.030-C:HAWTHORNE STATION BOUNDARY MAP

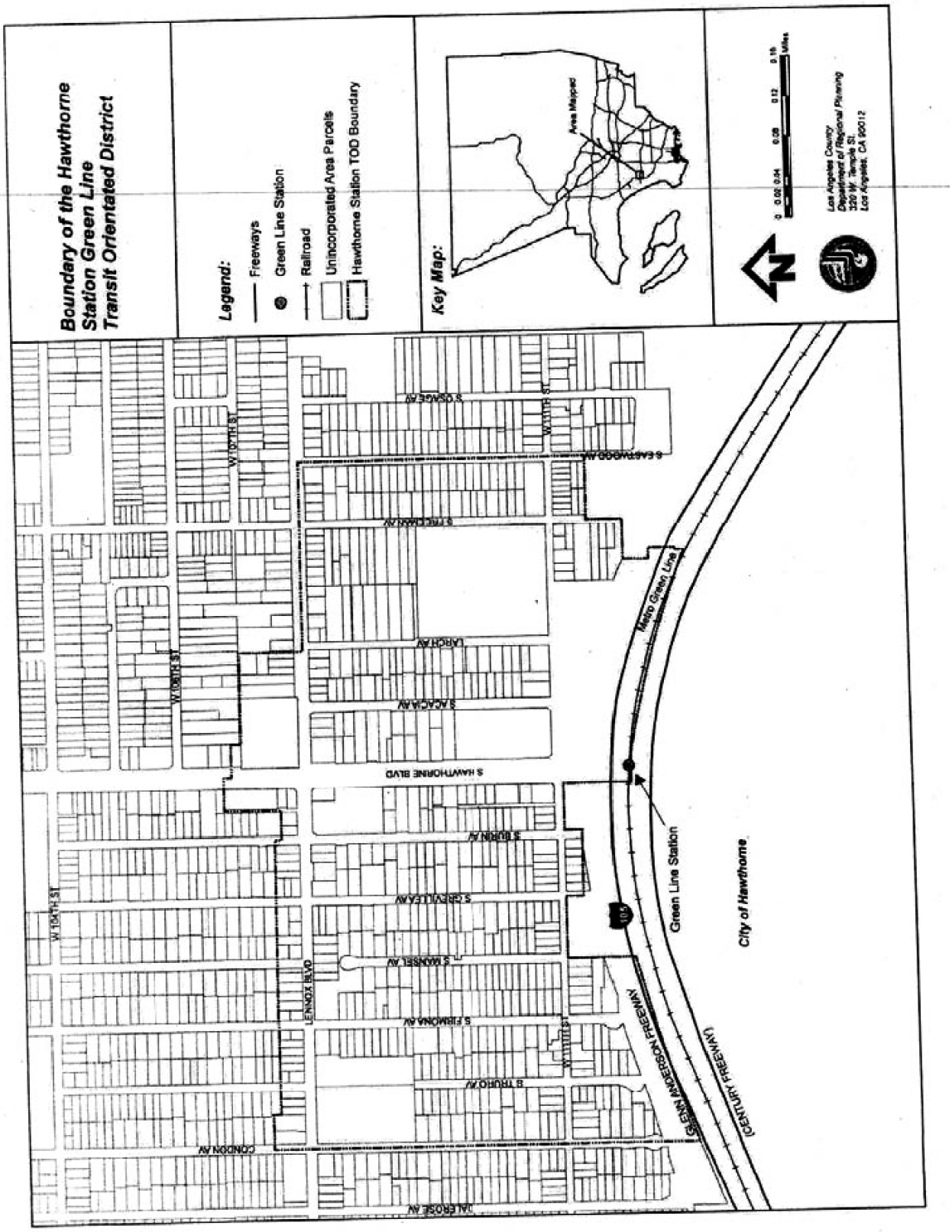


FIGURE 22.84.030-D:IMPERIAL STATION BOUNDARY MAP

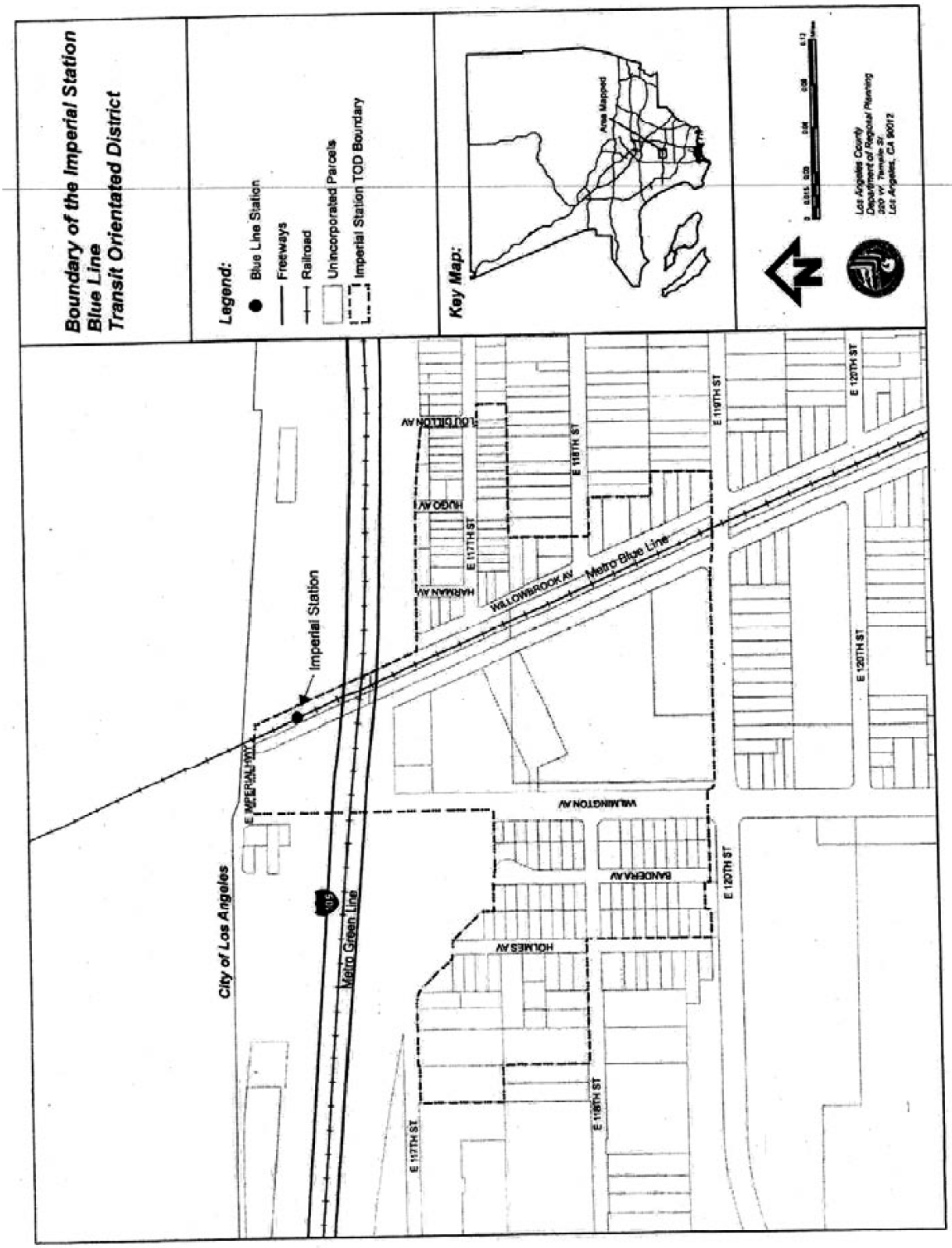


FIGURE 22.84.030-E:SLAUSON STATION BOUNDARY MAP

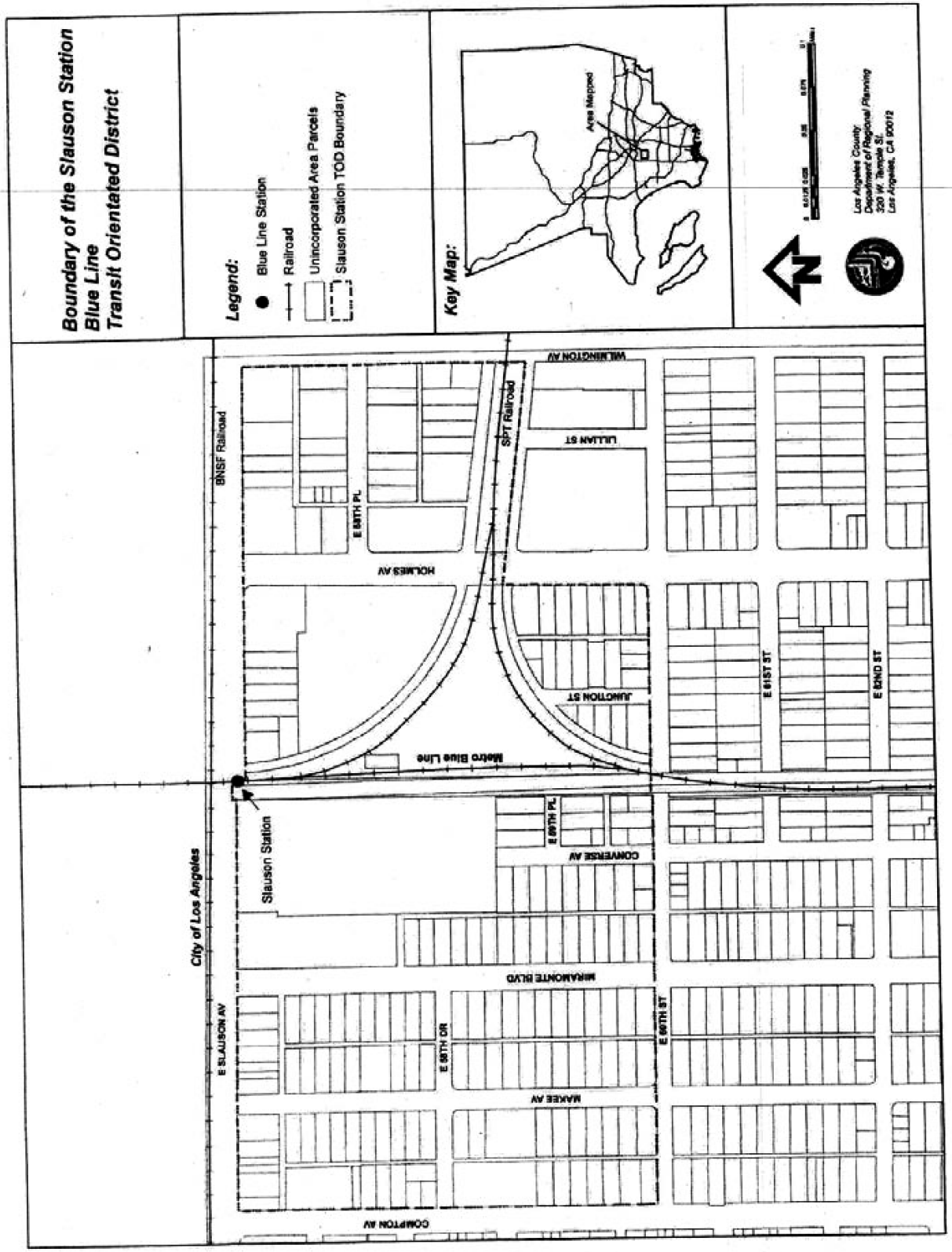
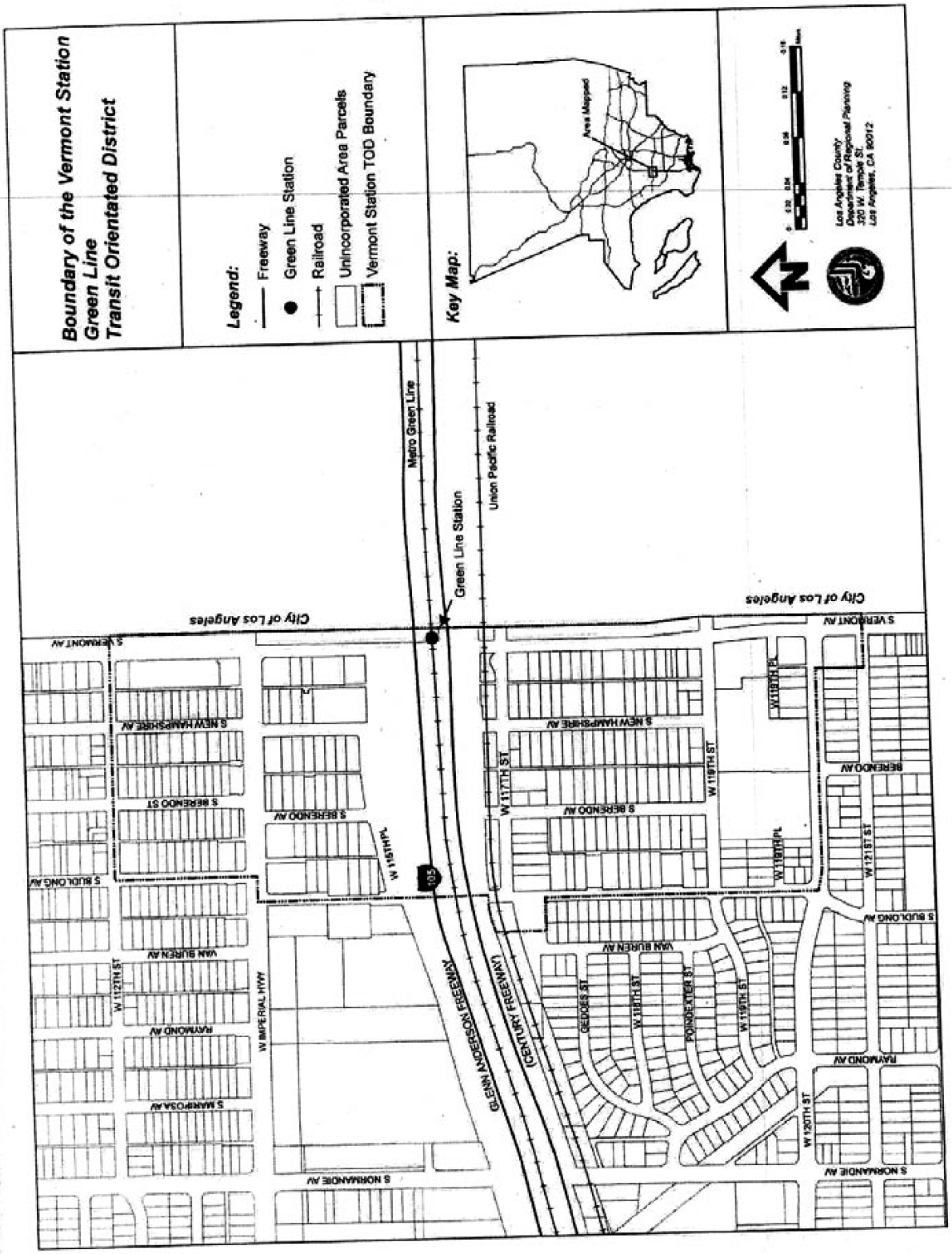


FIGURE 22.84.030-F:VERMONT STATION BOUNDARY MAP



DIVISION 5: SPECIAL MANAGEMENT AREAS

Chapters:

Chapter 22.100 Special Management Areas
Chapter 22.102 Hillside Management and Significant Ecological Areas

Chapter 22.100 Special Management Areas

(Reserved)

Chapter 22.102 Hillside Management and Significant Ecological Areas

Sections:

22.102.010 Purpose
22.102.020 Application Required
22.102.030 Exemptions
22.102.040 Additional Contents of Application
22.102.050 Calculation of Thresholds in Nonurban Hillside Management Areas
22.102.060 Burden of Proof
22.102.070 Hearings
22.102.080 Director's Report
22.102.090 Findings and Decision
22.102.100 Conditions

22.102.010 Purpose

A Conditional Use Permit application is required in order to protect resources contained in Significant Ecological Areas and in Hillside Management Areas as specified in the General Plan from incompatible development, which may result in or have the potential for environmental degradation and/or destruction of life and property. In extending protection to these environmentally sensitive areas, it is intended further to provide a process whereby the reconciliation of potential conflict within these areas may equitably occur. It is not the purpose to preclude development within these areas but to ensure, to the extent possible, that such development maintains and where possible enhances the remaining biotic resources of the Significant Ecological Areas, and the natural topography, resources and amenities of the Hillside Management Areas, while allowing for limited controlled development therein.

22.102.020 Application Required

A. Except as specified in Section 22.102.030 (Exemptions), below, prior to the issuance of any building or grading permits, the relocation of two or more property lines between three or more contiguous lots in a coordinated effort as determined by the Director regardless of the ownership of the involved lots and regardless of whether the relocations are applied for concurrently or through multiple or successive applications, approval of a minor land division or subdivision, or the commencement of any construction or enlargement of any building or structure on a lot which is in or partly in an area designated in the General Plan and related maps as a Significant Ecological Area or within a Hillside Management Area as specified herein, a Conditional Use Permit application shall be applied for and approved as provided by Chapter 22.158 (Conditional Use Permits) and this Chapter.

B. A Conditional Use Permit (Chapter 22.158) application is required in Hillside Management Areas when:

   1. The property contains any area with a natural slope of 25 percent or more in an urban Hillside Management Area proposed to be developed with residential uses at a density exceeding the midpoint of the range of densities established by an adopted areawide, community or specific plan covering the areas in which the proposed development is located. Where there is no adopted areawide, community or specific plan, the applicable density range shall be established by the Land Use Element of the General Plan.

22.102.030 Exemptions

Permit exemptions include:

A. Accessory buildings and structures as defined in this Title 22.

B. Additions or modifications to existing residences; provided, however, that such additions or modifications do not increase the number of families that can be housed in said residences.

C. Individual single-family residences where not more than one such residence is proposed to be built by the same person on contiguous lots. This exemption shall not apply to the relocation of two or more property lines between three or more contiguous lots as described in Section 22.102.020.A (Application Required), above.

D. In Hillside Management Areas only (these provisions shall not apply where the subject property is also within a Significant Ecological Area):

   1. Issuance of building permits pursuant to a final map where project grading has commenced in accordance with an approved grading permit;

   2. Development proposals which are so designed that all areas within the project which have a natural slope of 25 percent or greater remain in a completely natural state. The Director shall make this determination using the proposed development plan, slope maps and any other material the Director deems necessary.

E. Final maps and development approvals (permits) related thereto which are in substantial conformance with a tentative map approved or extended by the County since December 31, 1978, except as State law may otherwise specify.

F. Complete applications for development proposals which were filed for approval prior to February 5, 1981, except at the specific request of the applicant. This exemption shall also apply to the refiling of applications which were denied solely by reason of Sections 65950 through 65967 of the California Government Code and were originally filed prior to February 5,

1981. Any development proposals within this exemption still must be consistent with the adopted General Plan.

G. Property located in both a Significant Ecological Area and a Sensitive Environmental Resource Area, provided, however, that this exception applies only to the Significant Ecological Area regulations and does not apply to the provisions related to hillside management.

22.102.040 Additional Contents of Application

In addition to the requirements for a Conditional Use Permit (Chapter 22.158) application, an application for a Conditional Use Permit for Hillside Management and Significant Ecological Areas shall contain the following information:

A. In Hillside Management and Significant Ecological Areas:

1. Panoramic or composite photographs from all major corners of the subject property and from major elevated points within the property;
2. Maps showing the existing topography of the subject property. Commercially available maps may be deemed acceptable:
   a. One copy of such map shall identify the locations of all drainage patterns, watercourses and any other physical features which are customarily found on topographical maps prepared by the United States Geological Survey, and
   b. A second copy shall delineate all property having a natural slope of 25 to 49.99 percent, and a natural slope of 50 percent or more;
3. A grading plan to a scale satisfactory to the Director indicating all proposed grading, including the natural and finished elevations of all slopes to be graded; and
4. The following, if the construction of dwelling or other structures are part of the proposed project:
   a. Exterior elevation drawings, to a scale satisfactory to the Director, indicating proposed building heights and major architectural features, and
   b. Plans for decorative landscaping, showing the location of proposed groundcover areas, shrub mass, and existing and proposed tree locations for common or open space areas not left in a natural state. Such plan shall also include botanical and common names of all planting materials;

B. In Hillside Management Areas, the following additional information:

1. Geology and soil reports indicating active or potentially active faults at and near the proposed site and the stability of the area within the various slope categories used in this Section; and

2. For proposed residential uses in areas identified as nonurban Hillside Management Areas in the General Plan, the number of acres within the following slope categories, as determined by a licensed civil engineer, licensed land surveyor or a registered geologist:
    a. Zero to 24.99 percent natural slope,
    b. 25 to 49.99 percent natural slope,
    c. 50 percent or greater natural slope; and/or

C. In Significant Ecological Areas, the following additional information:
1. Identification and location of the resources constituting the basis for classification of such area as a Significant Ecological Area where not provided by the environmental assessment or the initial study for an environmental document;
2. Proposed natural open areas, buffer areas, or other methods to be used to protect resource areas from the proposed use; and
3. Such other information as the Director determines to be necessary for adequate evaluation. The Director may waive one or more of the above items where the Director deems such items to be unnecessary to process the application.

22.102.050 Calculation of Thresholds in Nonurban Hillside Management Areas

Density thresholds for residential uses in nonurban Hillside Management Areas shall be calculated using the analysis of slope categories required by Section 22.102.040.B.2 (Additional Contents of Application), above, as follows:

A. **Low-Density Threshold.** The low-density threshold for a proposed development shall be determined by:
1. Multiplying the number of acres to the nearest tenth acre in each of the following slope categories by the density threshold indicated as follows:
    a. One dwelling unit per five acres of land within the zero to 24.99 percent natural slope category,
    b. One dwelling unit per 10 acres of land within the 25 to 49.99 percent natural slope category, and
    c. Zero dwelling units for any acreage within the 50 percent and above natural slope category;
2. The resulting total number of dwelling units to the nearest tenth acre obtained by adding the above categories is then divided by the total acreage of the project to the nearest tenth acre, and rounded down to obtain the low-density threshold applicable to such project.

B. **Determination if Conditional Use Permit Application is Required.** If the density per acre of the proposed development exceeds the low-density threshold of such development obtained in Subsection A, above, a Conditional Use Permit (Chapter 22.158) application is required.

C. **Maximum Density Permitted.** The maximum density for a proposed development shall be that permitted by the adopted areawide, community or specific plan for the area in which the proposed development is located. Where there is no adopted areawide, community or specific plan, the maximum density shall be that established by the Land Use Element of the General Plan.

22.102.060 Burden of Proof

An application for a Conditional Use Permit (Chapter 22.158) for Hillside Management and Significant Ecological Areas shall substantiate to the Commission or Hearing Officer the following facts:

A. **Hillside Management Areas.**

1. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard, and
2. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area, and
3. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan, and
4. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;

B. **Significant Ecological Areas.**

1. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas, and
2. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state, and
3. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state, and

4. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development, and
5. That where necessary, fences or walls are provided to buffer important habitat areas from development, and
6. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

22.102.070 Hearings

In all cases where formal filing for an application for a Conditional Use Permit for Hillside Management and Significant Ecological Areas is submitted, a public hearing shall be held pursuant to Chapter 22.158 (Conditional Use Permits). In all cases, however, where an application for a Conditional Use Permit for Hillside Management and Significant Ecological Areas is filed and processed as a single application with a land division case, such public hearings shall be held concurrently.

22.102.080 Director's Report

A. In all cases where a public hearing is required, the Director shall prepare a report to the Commission or Hearing Officer containing, but not limited to, the following:

   1. Detailed review of the applicant's development proposal, including:

      a. Appraisal of measures proposed to avoid or mitigate identified natural hazards, and

      b. Appraisal of measures taken to protect scenic, biotic and other resources, and

      c. Recommended changes in the proposed development necessary or desirable to achieve compliance with the findings required by Section 22.102.090 (Findings and Decision), below, and the provisions of the General Plan, and

      d. Recommended conditions to be imposed to insure that the proposed development will be in accord with the findings required by Section 22.102.090 (Findings and Decision), below, and the provisions of the General Plan;

   2. In cases where the proposed development would impact a Significant Ecological Area and where such information is not included in the environmental document, identification and location of the resources constituting the basis for classification of such area as a Significant Ecological Area.

B. The Director, in developing such a report and recommendation, will consult with appropriate agencies and will compile the recommendations and comments of such agencies, including any recommendation of SEATAC.

22.102.090 Findings and Decision

The Commission or Hearing Officer shall not approve an application for a Conditional Use Permit for Hillside Management and Significant Ecological Areas unless it finds that the proposal is consistent with the General Plan and:

A. In Hillside Management Areas:

1. That the burden of proof set forth in Section 22.102.060 (Burden of Proof), above, has been met by the applicant, and

2. That the approval of proposed dwelling units exceeding the number permitted by the low-density threshold for the proposed development in nonurban hillsides or the midpoint of the permitted density range in urban hillsides is based on the ability to mitigate problems of public safety, design and/or environmental considerations, as provided in this Chapter and the General Plan;

B. In Significant Ecological Areas, that the burden of proof set forth in Section 22.102.060 (Burden of Proof), above, has been met by the applicant.

22.102.100 Conditions

Every approved Conditional Use Permit (Chapter 22.158) for Hillside Management and Significant Ecological Areas shall be subject to the following conditions. All of the following conditions shall be deemed to be conditions of every Conditional Use Permit for Hillside Management and Significant Ecological Areas whether such conditions are set forth in the permit or not. The Commission or Hearing Officer, in granting approval of the Conditional Use Permit application, may impose additional conditions, but may not change or modify any of the following conditions except as otherwise provided herein and/or pursuant to the provisions of Chapter 22.196 (Variances).

A. **Hillside Management Areas.**

1. ***Open Space.*** Open space shall comprise not less than 25 percent of the net area of a residential development in an urban Hillside Management Area, and not less than 70 percent of the net area of a residential development in a nonurban Hillside Management Area. Subject to the approval of the Commission or Hearing Officer, such open space may include one or more of the following:

a. Undisturbed natural areas,

b. Open space for passive recreation,

c. Private yards, provided that certain construction rights are dedicated,

d. Parks and open recreational areas,

e. Riding, hiking, and bicycle trails,

f. Landscaped areas adjacent to streets and highways,

g. Greenbelts,

h. Areas graded for rounding of slopes to contour appearance,

i. Such other areas as the Commission or Hearing Officer deems appropriate;

2. ***Landscaping.*** Where appropriate, a plan for landscaping common or open space areas not to be left in a natural state shall be submitted to and approved by the Commission or Hearing Officer. Where a landscaping plan has not been submitted to the Commission or Hearing Officer as part of this application, said plan shall be submitted to and approved by the Director prior to the issuance of any grading or building permit. Appeal of the Director's decision shall be as provided in Chapter 22.242 (Appeals);

3. ***Utilities.*** The applicant shall submit to the Commission or Hearing Officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement;

4. ***Residential Density.*** The Commission or Hearing Officer shall, as a condition of approval, designate the maximum number of dwelling units permitted in a residential development as follows:

   a. In urban Hillside Management Areas, a number between the midpoint and the maximum number of dwelling units permitted by the range of densities established by an adopted areawide, community or specific plan covering the areas in which the proposed development is located. Where there is no adopted areawide, community or specific plan, the applicable density range should be established by the land use policy map of the General Plan, but not to exceed the number permitted by this Title 22;

   b. In nonurban Hillside Management Areas, a number between the low-density threshold and the maximum number of dwelling units established for such property pursuant to Section 22.102.050 (Calculation of Thresholds in Nonurban Hillside Management Areas), above, but not to exceed the number permitted by this Title 22;

5. ***Architectural Features.*** Where not submitted to the Commission or Hearing Officer as part of this application, exterior elevation drawings

indicating building heights and major architectural features shall be submitted to and approved by the Director prior to the issuance of any building permit. Appeal of the Director's decision shall be as provided in Chapter 22.242 (Appeals).

B. **Significant Ecological Areas.** The Commission or Hearing Officer shall, as a condition of approval, require that the proposed development plan incorporates those measures necessary to protect identified resources and meet the burden of proof described in Section 22.102.060 (Burden of Proof), above.

Chapter 22.104 (Reserved)

(Reserved)

DIVISION 6: DEVELOPMENT STANDARDS

Chapters:

Chapter 22.110	General Site Regulations
Chapter 22.112	Parking
Chapter 22.114	Signs
Chapter 22.116	Highway Lines, Road Dedication, and Access[13, 14]
Chapter 22.118	Flood Control[17]
Chapter 22.120	Density Bonuses and Affordable Housing Incentives
Chapter 22.122	Low Impact Development
Chapter 22.124	(Reserved)
Chapter 22.126	Green Building
Chapter 22.128	Drought-Tolerant Landscaping

Chapter 22.110 General Site Regulations

Sections:

22.110.010 Purpose
22.110.020 Applicability
22.110.030 Accessory Buildings
22.110.040 Accessory Structures and Equipment
22.110.050 Distance Between Buildings
22.110.060 Height Limits
22.110.070 Fences and Walls
22.110.080 Required Yards
22.110.090 Projections into Yards
22.110.100 Conversion or Alterations of Building and Structures
22.110.110 Relocation of Buildings and Structures
22.110.120 Density
22.110.130 Required Lot Area and Width
22.110.140 Required Lot Area or Width for Specific Circumstances
22.110.150 Substandard Lots
22.110.160 Resubdivision Conditions for Undersized or Underwidth Lots
22.110.170 Flag Lots
22.110.180 Modifications Authorized
22.110.190 Modifications for Public Sites

22.110.010 Purpose

This Chapter prescribes development and site regulations in order to ensure that all development produces an environment of desirable character, is compatible with existing development, and protects the use and enjoyment of neighboring properties.

22.110.020 Applicability

A. This Chapter shall apply to development in all zones, unless superseded by more specific regulations in this Title 22.

B. A person shall not use any building, structure, equipment, or obstruction within any yard or highway line except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this Title.

22.110.030 Accessory Buildings

The following accessory buildings are permitted in required yards:

A. **Garages or Carports within Front Yards on Sloping Terrain**. A one-story attached or detached garage or carport may be used within a required front yard on sloping terrain, provided that:

1. The difference in elevation between the curb level and the natural ground at a point 25 feet from the highway line is five feet or more; or where there is no curb, that a slope of 20 percent or more from the highway line to a point on natural ground 25 feet from said highway line exists. Measurement in all cases shall be made from a point midway between the side lot lines;
2. The garage or carport is located not closer than five feet to a highway line or closer to a side lot line than is permitted for a main building on such lot; and
3. The garage or carport does not exceed a height of 15 feet above the level of the centerline of the adjoining street or highway.

B. **Garages and Carports in Rear and Side Yards**. One-story detached garages and carports may be used within a required interior side and rear yard, provided that:

1. The detached garages and carports are located 75 feet or more from the front lot line;
2. Where the garages or carports have direct vehicular access to an alley, they shall be located a distance of not less than 26 feet from the opposite right-of-way line of such alley;
3. On a corner or reversed corner lot, the garage or carport is located not closer to the highway line than a distance equal to the corner side yard;
4. The provision is made for all roof drainage to be taken care of on the same property; and
5. No more than 50 percent of the required rear yard shall be covered by buildings or other roofed structures.

C. **Other Accessory Buildings in Rear Yards**. Other one-story accessory buildings permitted in the zone, excluding guest houses or any other building designed or used for living or sleeping purposes, may be used within a required rear yard, provided that:

1. Such buildings are not placed within a required side yard;
2. Such buildings are placed not closer than five feet to any lot line; and
3. Not to exceed 50 percent of the required rear yard shall be covered by buildings or other roofed structures.

D. **Replacement of Open Space*.*** A Discretionary Site Plan Review (Chapter 22.190) is required to approve buildings or other roofed structures when the area being covered is in excess of 50 percent of a required rear yard, and an equivalent area replacing the covered area is substituted elsewhere on the property, provided that:

1. The Director determines that the equivalent area substituted is equally satisfactory with regard to usability and location; and
2. Such equivalent area does not exceed 10 percent in grade and has a minimum dimension of not less than 15 feet. Such dimension may include area contained in the required rear or side yard but required yards shall not be included in computing such equivalent replacement area.

22.110.040 Accessory Structures and Equipment

The following structures are permitted in required yards, subject to this Section:

A. **Planter Boxes and Masonry Planters.** The maximum height of planter boxes and masonry planters in required front yards shall not exceed a height of three and one-half feet.

B. **Swimming Pools.** A swimming pool is permitted in a required rear yard, provided that it is at least five feet from any lot line.

C. **Guard Railings or Fences for Safety Protection.** Guard railings or fences for safety protection adjacent to depressed ramps may be placed in any yard, provided that:

   1. An open-work railing or fence is used; and
   2. Such railing or fence does not exceed a height of three and one-half feet.

D. **Driveways, Walkways, and Patio Slabs.** Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials, and wooden decks, may be used in any required yard. The maximum height of such structures in a required yard may not exceed one foot above ground level. Steps providing access between areas of different elevation on the same property are included in this requirement.

E. **Ground-Mounted Equipment.** Ground-mounted air conditioners, swimming pool pumps, heaters, filters, and fans may be used in required rear yards, provided that:

   1. Such structures or equipment are at least two and one-half feet from any lot line; and
   2. Such structures or equipment do not exceed a height of six feet measured from the base of the unit.

F. **Equipment in Rear Yards.** The following equipment may be placed in rear yards:

   1. Trash enclosures.
   2. Movable dog houses.
   3. Moveable children’s play equipment.

G. **Temporary Signs.** Temporary signs advertising the sale or lease of the premises on which the sign is located may be placed within the front or corner side yard if a minimum setback of 10 feet is maintained from the highway line. All such signs shall comply with Chapter 22.114 (Signs).

H. **Sign Location.** On-site signs permitted by Chapter 22.114 (Signs) and attached to a lawfully existing building may extend a maximum of 18 inches into the front or corner side yard. This does not authorize the projection of such signs beyond the right-of-way line established by the highway line.

I. **Freestanding Signs in Zones C-H and C-1.** Freestanding signs in Zones C-H and C-1 may be placed in the front yard subject to Chapter 22.114 (Signs).

22.110.050 Distance Between Buildings

A. Where more than one building is placed on a lot, the following minimum distances shall apply in any zone where front, side, and rear yards are required by this Title 22:

1. ***Distance Between Main Buildings.*** A minimum distance of 10 feet shall be required between all main residential buildings.

2. ***Distance Between Accessory and Main Buildings.*** Except where a greater distance is required by this Title 22, a minimum distance of six feet shall be required between any main residential building and any accessory building.

3. ***Projections Permitted Between Buildings on the Same Lot.*** The following projections are permitted within the required distance between buildings, provided they are developed subject to the same standards as and are not closer to a line midway between such buildings than is permitted in relation to a side lot line within a required interior side yard:

   a. Eaves and cantilevered roofs.

   b. Fireplace structures, buttresses, and wing walls.

   c. Rain conductors and spouts, water tables, sills, capitals, cornices, and belt courses.

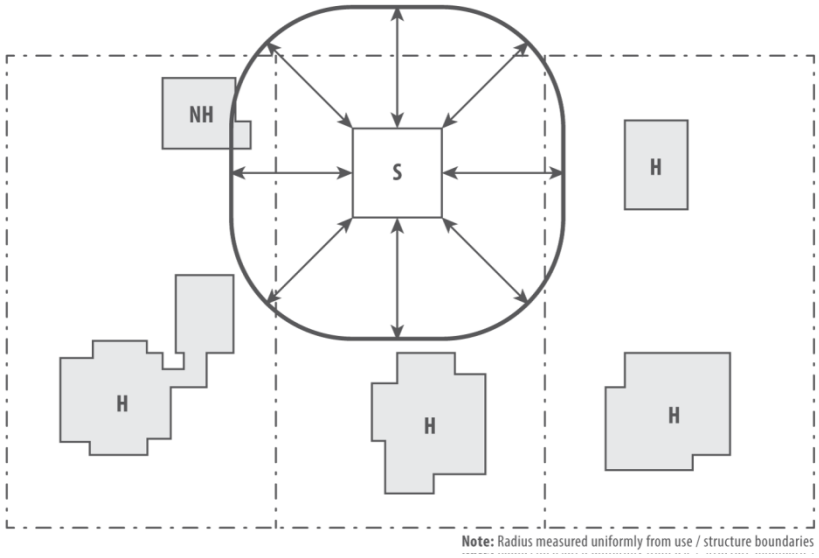
   d. Awnings and canopies.

   e. Water heaters, water softeners, and gas or electric meters; including service conductors and pipes.

   f. Exterior stairways and balconies above the level of the first floor.

B. Uncovered porches, platforms, landings, decks, and related access stairs that do not extend above the first floor, are permitted between buildings without any distance restriction.

FIGURE 22.110.050-A:DISTANCE BETWEEN BUILDINGS



Legend:

S = Structure

NH = Non-Habitable Structure

H = Habitable Structure

22.110.060 Height Limits

A. **Maximum Height.** The height of buildings, except where otherwise provided, shall be determined by the total floor area in all the buildings on any one lot shall not exceed 13 times the buildable area of such lot.

B. **Buildable Area.** Where any provision of this Title 22, or of any other ordinance, requires any front, side, or rear yards, or prohibits the occupation of more than a certain portion of a lot by a structure, the portion of such lot which may be occupied by structures is the "buildable area" as used in Subsection A, above.

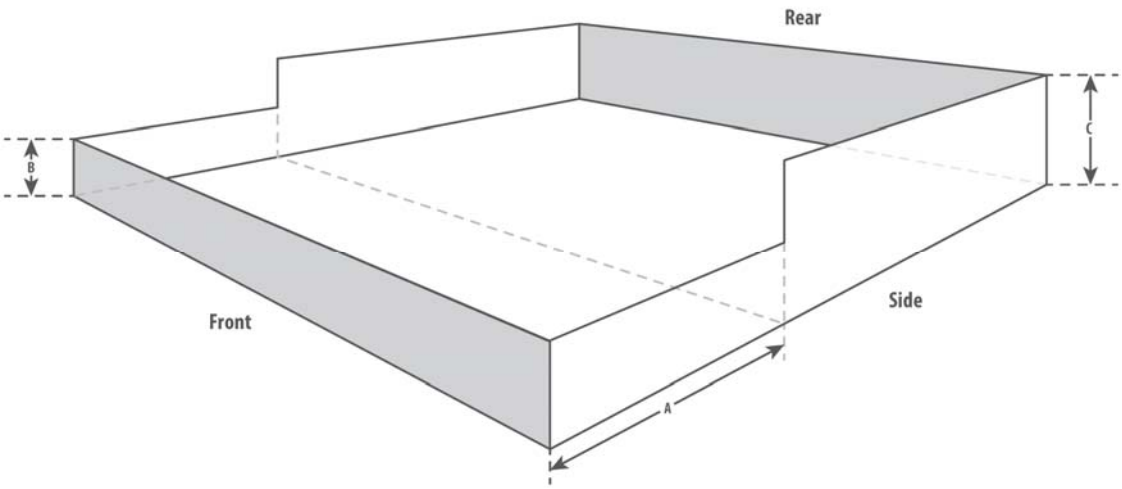
C. **Exceptions from Height Limits.** The following are exceptions from the maximum permitted heights stated by this Title 22:

1. Cellar floor space, parking floor space with related interior driveways and ramps, or space within a roof structure or penthouse for the housing of building operating equipment or machinery shall not be considered in determining the total floor area within a building.
2. Chimneys and rooftop antennas.
3. Signs, as regulated by Chapter 22.114.

22.110.070 Fences and Walls

A. **Measuring Height of Fences and Walls.** The height of a fence or wall shall be measured at the highest average ground level within three feet of either side of said wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided that the average height of such fence or wall shall not exceed the specified maximum height. For an example of this Subsection A, see Figure 22.110.070-A, below.

FIGURE 22.110.070-A:MEASURING FENCE HEIGHT



Legend:

A = Required front yard

B = Fence height within the required front yard

C = Fence height after the required front yard

B. **Maximum Height of Fences and Walls.** Fences and walls may be erected and maintained in required yards subject to the following requirements:

1. ***Front Yards***. Fences and walls within a required front yard shall not exceed three and one-half feet in height. For example, see Figure 22.110.070-A, above.

2. ***Interior Side and Rear Yards***. Fences and walls within a required interior side yard or rear yard shall not exceed six feet in height, provided that on the street or highway side of a corner lot such fence or wall shall be subject to the same requirements as for a corner side yard. For example, see Figure 22.110.070-A, above.

3. ***Corner Side Yards***. Fences and walls within a required corner side yard shall not exceed three and one-half feet in height where closer than five

feet to the highway line, nor exceed six feet in height where located five feet or more from said highway line.

4. ***Retaining Walls.***

   a. *Retaining Walls.* Retaining walls within required yards shall not exceed six feet in height.

   b. *Retaining Walls Topped with Walls or Fences.*

      i. Where a retaining wall protects a cut below the natural grade and is located on a front, side, or rear lot line, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at the location if no retaining wall existed. Where such retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence or wall; provided that a non-view-obscuring fence of three and one-half feet may be erected at the top of the retaining wall for safety protection.

      ii. Where a wall or fence is located in the required yard adjacent to a retaining wall containing a fill, such wall or fence shall be set back from said retaining wall a distance of one foot for each one foot in height, to a maximum distance of five feet. This does not permit a wall or fence in a required yard higher than permitted by this Section. The area between such wall or fence and said retaining wall shall be landscaped and continuously maintained in good condition.

5. ***Flag Lots***. Notwithstanding this Subsection B, fences or walls are permitted within any required yard on flag lots to a height not to exceed six feet, pursuant to the approval of a Ministerial Site Plan Review (Chapter 22.188) application.

6. ***Fences and Walls Exempted***. Where a fence or wall that is required by any law or regulation of the State of California, and that fence or wall exceeds any height limitation specified by this Title 22, said fence or wall shall be permitted and shall not exceed such required height by any law or regulation of the State of California.

C. **Landscaping as Fences and Walls.** Trees, shrubs, flowers, and plants may be placed in any required yard, provided that all height restrictions applying to fences and walls shall also apply to hedges planted within yards and forming a barrier serving the same purpose as a fence or wall.

22.110.080 Required Yards

A. **Yard Determination.** On corner lots, through lots with three or more frontages, flag lots, and irregularly shaped lots, where the provisions of this

Title 22 do not clearly establish location of yards and lot lines, the Director shall make such determination.

B. **Front Yards.**

1. ***On Partially Developed Blocks***. Where some lots in a block are improved or partially improved with buildings, each lot in said block may have a front yard of not less than the average depth of the front yards of the land adjoining on either side. A vacant lot, or a lot having more than the front yard required in the zone, shall be considered for this purpose as having a front yard of the required depth.

2. ***On Key Lots.*** The depth of a required front yard on key lots shall not be less than the average depth of the required front yard of the adjoining interior lot and the required side yard of the adjoining reversed corner lot.

3. ***On Sloping Terrain***. The required front yard of a lot need not exceed 50 percent of the depth required in a zone where the difference in elevation between the curb level and the natural ground at a point 50 feet from the highway line, measured midway between the side lot lines, is 10 feet or more; or, if there is no curb, where a slope exists of 20 percent or more from the highway line to a point on natural ground 50 feet from said highway line. Measurement in all cases shall be made from a point midway between the side lot lines.

C. **Side Yards.**

1. ***Reversed Corner Lots Adjoining Key Lots***. Where the front yard of a key lot adjoining a reversed corner lot is less than 10 feet in depth, such reversed corner lot may have a corner side yard of the same depth but not less than five feet.

2. ***Interior Side Yards on Narrow Lots.*** Where a lot is less than 50 feet in width, such lot may have interior side yards equal to 10 percent of the average width, but in no event less than three feet in width.

D. **Rear Yards on Shallow Lots.** Where a lot is less than 75 feet in depth, such lot may have a rear yard equal to 20 percent of the average depth, but in no event less than 10 feet in depth.

E. **Limited Secondary Highways.**

1. ***Supplemental Yard***. A supplemental yard eight feet wide shall be established in all zones along and contiguous to the highway lines of limited secondary highways; any other yard requirements established in Division 3 (Zones) and Section 22.06.030 (Combining Zones) of this Title 22 shall be in addition to this requirement.

2. ***Use of Supplemental Yard***. A person shall not use any building or structure within this supplemental yard except for openwork railings or fences which do not exceed six feet in height and except as permitted

within a yard by Section 22.110.040.A (Planter Boxes and Masonry Planters) and Section 22.110.040.D (Driveways, Walkways, and Patio Slabs).

3. ***Yard Modification.*** The supplemental yard requirement established by this Section may be modified by the Director with a Discretionary Site Plan Review (Chapter 22.190) application where topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with this requirement. The Director shall request a recommendation from the Director of Public Works prior to modifying the supplemental yard requirement contained in this Section. The application shall not be approved unless the written concurrence of the Director of Public Works has been received.

22.110.090 Projections into Yards

The following projections are permitted in required yards subject to the provisions of this Title 22 and of Title 26 (Building Code) of the County Code.

A. **Eaves and Cantilevered Roofs.** Eaves and cantilevered roofs may project a maximum distance of two and one-half feet into any required yard, provided that:

1. Such eaves or cantilevered roofs are not closer than two and one-half feet to any lot line or highway line;
2. No portion of such eaves or cantilevered roofs are less than eight feet above grade; and
3. There are no vertical supports within the required yard.

B. **Awnings and Canopies.** Awnings and canopies may project a maximum distance of two and one-half feet into required interior side yard and five feet into required front, rear, and corner side yard, provided that:

1. Such structures are not closer than two and one-half feet to any lot or highway line;
2. Such structures have no vertical support within such yard; and
3. Such awnings or canopies extend only over the windows or doors to be protected, and for not more than one foot on either side thereof.

C. **Fireplace Structures.** Fireplace structures not wider than eight feet measured in the general direction of the wall of which they are a part, buttresses, and wing walls may project a maximum distance of two and one-half feet into any required yard, provided that:

1. Such structures are not closer than two and one-half feet to any lot or highway line; and

2. Such structures shall not be utilized to provide closets or otherwise increase usable floor area.

D. **Uncovered Porches, Platforms, Landings, and Decks.** Uncovered porches, platforms, landings, and decks, including any access stairs exceeding an average height of one foot, which do not extend above the level of the first floor may project a maximum distance of three feet into required interior side yards, and a maximum distance of five feet into required front, rear, and corner side yards, provided that:

1. Such porches, platforms, landings, and decks shall not be closer than two feet to any lot or highway line; and

2. Such porches, platforms, landings, and decks are open and unenclosed; provided, that an openwork railing not to exceed three and one-half feet in height may be installed.

E. **Rain Conductors.** Rain conductors, spouts, utility-service risers, shut-off valves, water tables, sills, capitals, bases, cornices, and belt courses may project a maximum distance of one foot into any required yard.

F. **Equipment.** Water heaters, water softeners, and gas or electric meters, including service conduits and pipes, enclosed or in the open, may project a maximum distance of two and one-half feet into a required interior side or rear yard, provided that such structures or equipment are not closer than two and one-half feet to any lot line. Gas meters, if enclosed or adequately screened from view by a structure permitted in the yard, may project a maximum distance of two and one-half feet into a required front or corner side yard, provided that such equipment is not closer than two and one-half feet to any lot or highway line.

G. **Stairways and Balconies.** Stairways and balconies above the level of the first floor may project a maximum distance of two feet into a required interior or corner side yard, or four feet into a required front or rear yard, provided that:

1. Such stairways and balconies shall not be closer than three feet to any lot or highway line;

2. Such stairways and balconies are open and unenclosed; and

3. Such stairways and balconies are not covered by a roof or canopy except as otherwise provided by Subsection B, above.

H. **Covered Patios.** Covered patios attached to a dwelling unit may project into a required rear yard, provided that:

1. Such patio roofs are not closer than five feet to any lot line;

2. No more than 50 percent of the required rear yard is covered by buildings or other roofed structures, except as provided in Section 22.110.030.D (Replacement of Open Space); and
3. Such patio shall remain permanently open and unenclosed on at least two sides. This provision does not preclude the placement of detachable screens.

I. **Uncovered Patios.** Uncovered patios shall comply with Section 22.110.030.C (Other Accessory Buildings in Rear Yards).

J. **Wall and Window Mounted Air Conditioners, Coolers, and Fans.** Wall- and window-mounted air conditioners, coolers, and fans may be used in any required yard, provided that such equipment is not closer than two and one-half feet to any lot line.

22.110.100 Conversion or Alterations of Building and Structures

No building or structure existing at the time of the effective date of this Section, or by any subsequent amendment to this Section, which is designed, arranged, intended for, or devoted to a use not permitted in the zone in which such building or structure is located, shall be enlarged, extended, reconstructed, built upon, or structurally altered unless the use of such building or structure is changed to a use permitted in the zone.

22.110.110 Relocation of Buildings and Structures

A. **Conditions.** Except as provided in Subsection B, below, no building or structure shall be moved from one lot or premises to another unless such building or structure can be made to conform to all provisions of this Title 22 relative to all building or structures on the new lot or premises, and shall be made to conform to the general character of the existing buildings in the neighborhood, or better.

B. **For Public Use.** Where a building or structure is lawfully located on property acquired for public use (by condemnation, purchase or otherwise), such building or structure may be relocated on the same lot, even if such building or structure exists as a nonconforming use or even if it is not in compliance with the area or width regulations of this Title 22. Where any part of such building or structure is acquired for public use, the remainder of such building or structure may be repaired, reconstructed, or remodeled, with the same or similar kind of materials as used in the existing buildings.

22.110.120 Density

A. **Density Conversion Table for Residential Zones**. Where the letter U is used in combination with a numeral to designate units per net acre on the

Zoning Map, Table 22.110.120-A, below, shall be used to determine the required lot area per dwelling unit on lots containing fractional parts of an acre. The number of dwelling units per net acre is expressed in lot area per dwelling unit. Nothing contained in this Section shall be deemed to modify required area as defined in Division 2 (Definitions).

TABLE 22.110.120-A:DENSITY CONVERSION TABLE FOR RESIDENTIAL ZONES	
Dwelling Units per Net Acre	***Lot Area per Dwelling Unit in Sq. Ft.***
1 U	43,560
2 U	21,780
3 U	14,520
4 U	10,890
5 U	8,712
6 U	7,260
7 U	6,223
8 U	5,445
9 U	4,840
10 U	4,356
11 U	3,960
12 U	3,630
13 U	3,351
14 U	3,111
15 U	2,904
16 U	2,723
17 U	2,562
18 U	2,420
19 U	2,293
20 U	2,178
21 U	2,074
22 U	1,980
23 U	1,894
24 U	1,815
25 U	1,742
26 U	1,675
27 U	1,613
28 U	1,556
29 U	1,502
30 U	1,452
31 U	1,405
32 U	1,361
33 U	1,320
34 U	1,281
35 U	1,245

TABLE 22.110.120-A:DENSITY CONVERSION TABLE FOR RESIDENTIAL ZONES	
36 U	1,210
37 U	1,177
38 U	1,146
39 U	1,117
40 U	1,089
41 U	1,062
42 U	1,037
43 U	1,013
44 U	990
45 U	968
46 U	947
47 U	927
48 U	908
49 U	889
50 U	871

B. **Zone R-3 Dwelling Unit Density.**

1. Property in Zone R-3-( )U developed for any residential use shall not exceed the number preceding the letter U specified in the suffix to the zoning symbol. Such required area per dwelling unit shall not exceed 30 units per net acre.
2. Table 22.110.120-A, above, shall apply on lots containing fractional parts of an acre.

C. **Zone R-4 Dwelling Unit Density.**

1. Property in Zone R-4-( )U developed for any residential use shall not exceed the number preceding the letter U specified in the suffix to the zoning symbol. Such required area per dwelling unit shall not exceed 50 units per net acre.
2. Table 22.110.120-A, above, shall apply on lots containing fractional parts of an acre.

22.110.130 Required Lot Area and Width

A. **Required Lot Area.** Required lot area is established by the zone standards, suffixes to zoning symbols as provided in Section 22.06.020 (Suffixes to Zoning Symbols) and the following provisions:

1. The area of a lot which is shown as a part of a subdivision for purposes of sale, recorded as a final map or filed as a record of Survey Map approved as provided in the Subdivision Map Act or as provided in Title 21 (Subdivisions) of the County Code, except that where a lot which

otherwise would have been shown as one lot, is divided into two or more lots because of a city boundary line or a line between land the title to which was registered under the Land Title Law (Torrens Title) and land the title to which was not so registered, in which case “required lot area” means the area of such lot; or

2. The area of a lot, the right of possession of which, by virtue of a deed duly recorded, or by a recorded contract of sale, is vested in a person who neither owns nor has a right of possession of any contiguous lot or property; provided, that the deed or contract of sale by which such right of possession was separated has been recorded prior to the adoption by the Board of the ordinance which imposes the area requirements upon such lot; or

3.

   a. Where a number follows the zoning symbol and Subsection A.1 or A.2, above, does not apply:

      i. A gross area, including that portion, if any, subject to a highway easement or other public or private easement where the owner of the servient tenement does not have the right to use the entire surface, of the number of acres shown by such number if such number is less than 100, provided that the portion of the lot not subject to any such easement shall have an area not less than 40,000 square feet, if the lot was established on or after September 22, 1967, or not less than 32,000 square feet if the lot was established before September 22, 1967, or

      ii. A net area of the number of square feet shown by such number if such number is greater than 100.

   b. Required area shall not include the access strip of a flag lot extending from the main portion of the lot to the adjoining parkway, highway, or street.

4. Where no number follows the zoning symbol and Subsection A.3.a.i or A.3.a.ii, above, does not apply, the required area is:

   a. In Zones MXD and C-R, the same as in Zone C-R-5;

   b. In Zones D-2 and A-C, the same as in Zone D-2-1;

   c. In Zone A-2, the same as in Zone A-2-10,000;

   d. In Zones R-1, R-2, R-3-30U, R-4-50U, R-A, RPD, A-1, R-R, CPD, and M-3, the same as in Zone R-1-5000;

5. A lot shown as such on a subdivision for the purpose of lease only does not have the required area unless it complies with Subsection A.2, A.3, or A.4, above;

6. The area of a lot created prior to March 4, 1972, for which a certificate of compliance has been granted and for which a Discretionary Site Plan Review (Chapter 22.190) application has been approved pursuant to the provisions of Section 21.60.060 (Notices of Violation);
7. The area of a lot for which a Variance (Chapter 22.196) application for lot area has been approved shall be deemed to have the required area.

B. **Required Lot Width.** As used in this Title 22, "required width" means:

1. The average width of a lot which is shown as part of a subdivision recorded as a final map or filed as a Record of Survey Map in accordance with law, except that where a parcel which otherwise would have been shown as one lot is divided into two or more lots because of the city boundary line or a line between land, the title to which is registered under the Land Title Law (Torrens Title) and land the title to which is not so registered in which case the "required width" means the average width of such lot;
2. The average width of a lot, the right of possession of which, by virtue of a deed duly recorded, or by a recorded contract of sale, is vested in a person who neither owns nor has the right of possession of any contiguous lot, provided that the deed or contract of sale by which such right of possession was separated has been recorded prior to the adoption by the Board of the ordinance which imposes the width requirement upon such lot;
3. The width specified by any legislative restriction except in those cases in which the Hearing Officer, in approving a tentative map of a subdivision as provided in Title 21 (Subdivisions) of the County Code, finds, pursuant to Section 21.52.010 (Procedures – Submittal and determination) of such Title that such width should be modified;
4. An average width of 60 feet if the required area is 7,000 square feet or more; or
5. An average width of 50 feet where there is a required area and such required area is less than 7,000 square feet. If there is no required area, there is no required width.
6. ***Exceptions.***

   a. Neither Subsection B.4 nor B.5, above, applies except in the Lancaster District No. 31 and Palmdale District No. 54, which are established in Section 22.06.060 (Zoned Districts Established).

   b. Except in the zoned districts in Subsection B.6.a, above, and except where a legislative restriction requires an average width of 60 feet, the average width of a lot created pursuant to Section 22.110.160 (Resubdivision Conditions for Undersized or Underwidth Lots) need

not be more than 50 feet even if the required area is 7,000 square feet or greater.

22.110.140 Required Lot Area or Width for Specific Circumstances

A. **Required Area - For a Housing Permit**. Where a Housing Permit application for qualified projects is approved, lot area and/or lot area per dwelling unit requirements specified by said approval shall be deemed the required area and/or required area per dwelling unit established for the lot or the lots where approved.

B. **Required Area - Reduced by Certain Public Uses—Computation.** If a lot has not less than the required area, and after creation of such lot a part thereof is acquired for a public use other than for highway purposes, in any manner including dedication, condemnation, or purchase, and if the remainder of such lot has not less than 80 percent of the area indicated by the number which follows the zoning symbol, such remainder shall be considered as having the required area. If no number follows the zoning symbol, the following numbers shall be deemed to follow the zoning symbol:

1. The number 5 in Zone C-R;
2. The number 1 in Zone D-2;
3. The number 10,000 in Zone A-2; and
4. The number 5,000 in Zones R-1, R-2, RPD, R-A, A-1, R-R, CPD, and M-3.

C. **Required Area - Reduced for Highways—Conditions.** If a lot has not less than the required area and after the creation of such lot a part thereof is acquired for highway purposes exclusively, in any manner including dedication, condemnation, or purchase, and if the remainder of such lot has not less than 75 percent of the required area, then such remainder shall be considered as having the required area, provided the remaining portion of said lot has an area of not less than 2,500 square feet, or an area as is otherwise provided herein. The Director, without notice of hearing, may approve a reduction of lot area to 75 percent of the required area where the remaining lot would have less than 2,500 square feet, but not less than 2,000 square feet, where topographic features, subdivision design, or other conditions create an unnecessary hardship or unreasonable limitation making it obviously impractical to comply with the stated minimum.

D. **Required Width - Reduced by Public Use—Conditions.** If a lot has not less than the required width, and after the creation of such lot a part thereof is acquired for public use in any manner, including dedication, condemnation, or purchase, if the remainder of such lot has an average width of not less than 40 feet, such remainder shall be considered as having the required width.

E. **Conveyance or Division of Land - Lot Area and Width Restrictions**. Except a conveyance for public use or as otherwise provided in this Chapter, a person shall not divide any lot, and shall not convey any lot or any portion thereof, if as a result of such division or conveyance the area or average width of any lot is so reduced, or a lot is created, which lot has an area or average width less than:

1. Sufficient so that the number and type of structures on such resulting lot comply with the provisions of this Chapter;
2. The required area, or required width, if any portion of such lot is in Zone R-1, R-2, R-3, R-4, R-A, A-1, A-2, C-R, D-2, or M-3; or
3. The required area or required width, if any portion of such lot is in Zone RPD or CPD, except as otherwise provided in this Section, or by a Conditional Use Permit (Chapter 22.158) for a planned residential or commercial development pursuant to Section 22.18.050 (Development Standards and Regulations for Zone RPD) or Section 22.20.080 (Development Standards for Zone CPD).

F. **Temporary Dwellings.** The provisions of this Chapter do not prohibit the use for residential purposes of any temporary building on any such lot in Zones R-1, R-2, R-A, A-1, or A-2, pending the construction and completion of a permanent residence building thereon, in the event that such temporary building contains an aggregate floor area of not to exceed 400 square feet and the nearest portion thereof is located 75 feet or more from the front line of such lot, if in Zones R-1, R-A, or R-2, or not less than 50 feet from the street or highway upon which such property fronts if in Zones A-1 or A-2, and in the further event that such temporary buildings and each portion thereof is distant not less than 30 feet from the designated site of such permanent building and each portion thereof.

G. **Sales - Portions of Lots.** Where a portion of a lot is sold or transferred and as a result of such sale or transfer one or more lots are created of such an area that the number and locations of the buildings thereon no longer conform to the requirements of this Chapter, then, in the determination of the permissible number and location of any buildings on any other lot so created by such sale or transfer, the portion sold or transferred and the remainder shall be considered as one lot.

H. **Sales - Contracts Voidable When.** Any deed of conveyance, sale, or contract to sell made contrary to the provisions of this Chapter is voidable at the sole option of the grantee, buyer, or person contracting to purchase, his heirs, personal representative, or trustee in insolvency or bankruptcy within one year after the date of execution of the deed or conveyance, sale, or contract to sell, but the deed of conveyance, sale, or contract to sell is binding upon any assignee or transferee of the grantee, buyer, or person contracting

to purchase, other than those above enumerated, and upon the grantor, vendor, or person contracting to sell, his assignee, heir, or devisee.

I. **Zones R-1, R-A, RPD, A-1, and A-2 - Required Area.** No person shall use any main buildings or structures in Zones R-1, R-A, RPD, A-1, or A-2 unless the lot on which they are located has the required area as specified in this Chapter for each such building or structure. This provision shall not apply to accessory buildings or structures, senior citizen residences, or second units.

J. **Zone R-2 - Restrictions.**

1. **Use Restrictions on Certain Undersized Lots.** A person shall not erect, construct, occupy, use, alter, or enlarge more than one building or structure on any lot in Zone R-2 which has less than twice the required area, except:

   a. Accessory buildings permitted in Zone R-2; or

   b. A single-family residence as specifically permitted by this Chapter.

2. **More Than One Building per Lot - Restrictions.** A person shall not erect, construct, occupy, use, alter, or enlarge more than one building or structure per required area on any lot in Zone R-2, except:

   a. Accessory buildings permitted in Zone R-2;

   b. One single-family residence, together with accessory buildings customary to such use permitted in Zone R-1, if there are no other buildings or structures thereon, may be used:

      i. On a lot having the required area, or

      ii. On an area equal to half the required area, but in no event less than 2,500 square feet; or

   c. A two-family residence, together with accessory buildings customary to such use permitted in Zone R-2, if there are no other buildings or structures thereon, may be used on a lot having the required area and an area not less than:

      i. 4,000 square feet if no number follows the zoning symbol, or

      ii. The area designated by the number following the zoning symbol.

22.110.150 Substandard Lots

A. **Required Area for Undersized Lots.** If, as a result of the normal division of an undersized section of land, a lot would be created having less than the required area, such lot shall be considered as having the required area, provided that:

1. In no event shall more lots be created under this Section than would result from the breakdown of a normal section of land in the same zone;

2. This Section shall apply only to lots when division of a normal section would create lots having not less than a minimum gross area of two and one-half acres;
3. The total reduction of all lots in a division of an undersized section shall not exceed 10 percent;
4. No lot shall be created which contains less than a minimum gross area of two and one-quarter acres; and
5. The creation of such lots shall meet all the requirements of Title 21 (Subdivisions) of the County Code.

B. **Substandard Area or Width.** A building or structure shall not be erected, constructed, altered, enlarged, occupied, or used in Zones R-1, R-2, R-A, A-1, or A-2 on any lot which has less than the required area or the average width of which is less than the required width, except that one single-family residence and such other structures as are permitted in Zone R-1 may be erected, constructed, altered, enlarged, occupied, and used on a lot in Zone R-2 the average width of which is not less than the required width and has an area of not less than 2,500 square feet.

22.110.160 Resubdivision Conditions for Undersized or Underwidth Lots

A. **Undersized Lots.**

1. The owner of two or more contiguous lots, one or more of which has an area less than that indicated by the number which follows the zoning symbol, or, if no number follows the zoning symbol, less than five acres if in Zone C-R, or less than 10,000 square feet in Zone A-2, or less than 5,000 square feet in any other zone, may file a map with the Director resubdividing such lots into the same number or a lesser number of lots. The Director may approve such map if:
   a. The lot on such map having the smallest area has an area not less than the original lot having the smallest area;
   b. The lot on such map having the narrowest average width has an average width not less than that of the original lot the least average width, except that such average width need not be more than 60 feet if the required area is 7,000 square feet or more and need not be more than 50 feet in other cases; and
   c. The division made by such map tends to promote the public health, safety, comfort, convenience, general welfare, and other purposes of this Title 22 to a greater extent than the division into the original lots.
2. Each lot shown on a map approved by the Director pursuant to this Section shall be deemed to have the required area.

B. **Underwidth Lots.**

1. The owner of two or more contiguous lots, one or more of which has an average width of less than 50 feet if the required area is less than 7,000 square feet or of less than 60 feet if the required area is 7,000 square feet or more, may file a map with the Director resubdividing such lots into the same or a lesser number of lots. The Director may approve such maps if:

   a. The areas of the lots created by such map are either equal to the required area or could be approved pursuant to Subsection A, above;

   b. The lot on such map having the narrowest average width, has an average width not less than that of the original lot of land having the least average width, except that such average width need not be more than 60 feet if the required area is 7,000 square feet or more and need not be more than 50 feet in other cases; and

   c. The division made by such map tends to promote the public health, safety, comfort, convenience, general welfare, and other purpose of this Title 22 to a greater extent than the division into the original lots.

2. Each lot shown on a map approved by the Director pursuant to this Section shall be deemed to have the required width.

C. **Contiguous Narrow Lots.**

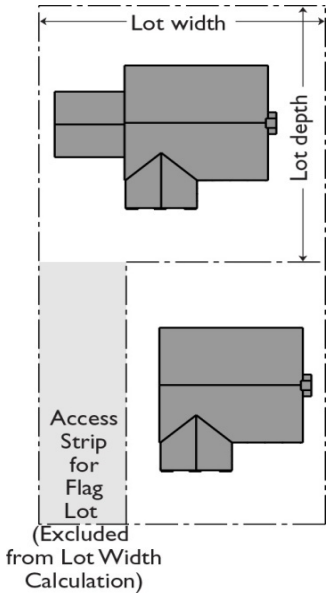
1. Where, prior to the territory being zoned R-1, R-2, R-A, A-1, or A-2, lots exist not less than 100 feet deep but less than 50 feet wide, if two or more such contiguous lots, or one or more such contiguous lots and one or more lots also contiguous thereto which have a depth of not less than 100 feet, have a total frontage of not less than 50 feet, such lots may be treated and considered as one lot.

2. If such lot is in Zone R-1, R-A, A-1, or A-2, two single-family dwellings may be constructed thereon and so used. If such lot is in Zone R-2, two single-family dwellings or two two-family dwellings or one single-family dwelling and one two-family dwelling may be constructed thereon and so used.

22.110.170 Flag Lots

A. **Measurement.** Average width and depth of flag lots shall exclude the access strip for the lot. For example, see Figure 22.110.170-A, below.

FIGURE 22.110.170.A:FLAG LOT WIDTH AND DEPTH



B. **Development.** The development of a single-family residence on a flag lot shall comply with the following:

1. ***Yards.***

   a. Front, side, and rear yards required by this Title 22 shall be established on the main portion of a flag lot exclusive of the access strip.

   b. In lieu of any yard required by this Title 22, a uniform distance of 10 feet from all lot lines may be substituted.

2. ***Access Strip.*** The access strip shall be maintained clear except for driveways, landscaping, fences, or walls, which shall be subject to the same requirements specified for yards on adjoining properties fronting on the same parkway, highway, or street.

22.110.180 Modifications Authorized

The Director or the Director of Public Works, without notice or hearing, may grant a modification to yard or setback regulations required by this Title 22 or any other ordinance where topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or setback line, except for the supplemental yards established contiguous to limited secondary highways which only may be modified in accordance with Section 22.110.080.E (Limited Secondary Highways). The Director of Public Works shall notify the Director of Planning of all modifications which the Director of Public Works has granted.

22.110.190 Modifications for Public Sites

The Commission or Hearing Officer, without notice of hearing, may grant a modification of yard and setback regulations for public sites unless such modification would be incompatible with adjoining development.

Chapter 22.112 Parking

Sections:

22.112.010 Purpose
22.112.020 Applicability
22.112.030 Exemptions
22.112.040 General Standards and Measurements
22.112.050 Ownership of Required Parking Facilities
22.112.060 Required Parking Spaces
22.112.070 Location of Parking Areas
22.112.080 Parking Design
22.112.090 Accessible Parking for Persons with Disabilities
22.112.100 Bicycle Parking Spaces and Bicycle Facilities
22.112.110 Reduction in Required Parking Spaces when Bicycle Parking Provided
22.112.120 Loading Spaces

22.112.010 Purpose

The purpose of this Chapter is to:

A. Establish comprehensive parking provisions to effectively regulate the design of parking facilities and equitably establish the number of parking spaces required for various uses.

B. Promote vehicular and pedestrian safety and efficient land use.

C. Promote compatibility between parking facilities and surrounding neighborhoods and to protect property values by providing such amenities as landscaping, walls, and setbacks.

D. Establish that an adequate number of spaces be made available to accommodate anticipated demand in order to lessen traffic congestion and adverse impacts on surrounding properties.

22.112.020 Applicability

A. **Parking and Loading Spaces.** Parking and loading spaces shall be provided in compliance with this Chapter when:

1. ***New Development.*** Any new building or structure is constructed and/or any new use is established.

2. ***Alternation, Enlargement, Expansion, or Intensification to an Existing Development.***

a. Any existing building, structure, or use is altered, enlarged, expanded, or intensified. Parking or loading spaces required shall be provided to serve the altered, enlarged, expanded, or intensified building, structure, or use.

b. Alteration, enlargement, expansion, or intensification includes increasing the number of dwelling units, guest rooms, floor area, occupant load, employees, or any other unit of measurement used to establish required parking and loading spaces.

B. **Reduction of Required Parking Spaces.** A reduction in the number of required parking spaces may be granted pursuant to any of the following:

1. Section 22.112.110 (Reduction in Required Parking Spaces When Bicycle Parking Provided).
2. Chapter 22.178 (Minor Parking Deviations).
3. Chapter 22.180 (Parking Permits).
4. Or as otherwise authorized by this Title 22.

C. **Bicycle Parking.** Bicycle parking shall be provided in compliance with this Chapter when a new building or structure is constructed, altered, or enlarged to increase floor area, where in the case of increased floor area, the alteration or enlargement results in the addition of at least 15,000 square feet of gross floor area.

22.112.030 Exemptions

A. **Exemptions to This Chapter.** This Chapter shall not apply to:

1. ***Santa Catalina or San Clemente Islands.*** Property on Santa Catalina or San Clemente Islands.
2. ***Special Event Permits.*** Temporary parking facilities authorized by an approved Special Event Permit, except where specifically required by the Director.
3. ***Community Standards Districts.*** Community standards districts established by Volume II (Community Standards Districts), where different development standards are provided.
4. ***Housing.*** For qualified projects, as provided for in Chapter 22.120 (Density Bonuses and Affordable Housing Incentives), where either of the following shall apply:

   a. If requested by the applicant, the development standards described in Section 22.120.060 (Parking Reduction) shall apply; or

   b. The development standards described in this Chapter as waived or modified in accordance with Chapter 22.120 (Density Bonuses and Affordable Housing Incentives), as applicable.

5. ***Transit Oriented Districts.*** Transit Oriented Districts established by Chapter 22.84 (Transit-Oriented Districts), where different development standards are provided.

6. ***Scientific Research and Development Zone.*** Scientific Research and Development Zone established pursuant by Section 22.24.050 (Scientific Research and Development Zone), where different development standards are provided.

7. ***Nonconforming Due to Parking.*** Buildings, structures, and uses nonconforming due to parking may be continuously maintained, provided there is no alternation, enlargement, intensification, or addition to any building or structure, no increase in occupant load, nor any enlargement of area, space, or volume occupied by such a use.

B. **Residential Uses on Lots of One Acre or More.** Any single-family residence, two-family residence, apartment house, and other structure designed for or intended to be used as a dwelling on a lot having an area of one acre or more per dwelling unit shall be exempt from Section 22.112.060 (Required Parking Spaces) and Section 22.112.080.E (Surfacing).

C. **Access.** Where vehicular access to any parking space on the same lot as the residential structure to which it would be accessory is not possible from any highway or street due to topographical or other conditions, or is so difficult that to require such access is unreasonable in the opinion of the Director or Director of Public Works, such parking space is not required if:

1. Alternate parking spaces approved by either the Director or Director of Public Works are provided; or

2. The Director or Director of Public Works finds that alternate parking spaces are not feasible.

22.112.040 General Standards and Measurements

A. **Improved Prior to Occupancy.** Any parking facilities required by this Chapter shall be established in compliance with this Chapter and improved prior to:

1. Occupancy of new buildings or structures; or

2. Occupancy of a new use in the case of an existing building or structure that has been altered, enlarged, expanded, or intensified, in accordance with this Chapter.

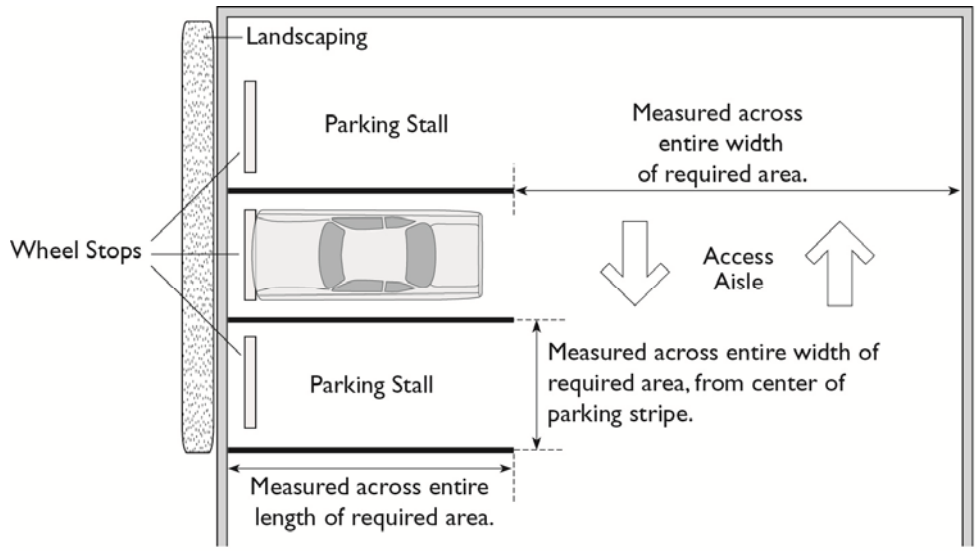
B. **Permanent Maintenance Required.** Any parking facilities required by this Chapter shall be conveniently accessible, permanently maintained, and located on-site of the property it is intended to serve, unless and until substituted in full compliance with this Title 22.

C. **Measurement.**

1. Measurement of space lengths, aisle widths, and stacking areas for parking spaces required by this Chapter are measured from across the entire width and length of the required areas.

2. Where single striping lines are used, the width shall be measured from the center of the striping line.
3. Where double striping is used, the width shall be measured from the midpoint between the striping lines.
4. For examples of this Subsection C, see Figure 22.112.040-A, below.

FIGURE 22.112.040-A:MEASUREMENT



D. **Calculation.** The following rules shall apply for calculation of parking spaces required by this Chapter:

1. ***Multiple Uses.*** When two or more uses are located on the same lot or within the same building or structure, the required parking for each use shall be calculated separately. The number of on-site parking spaces required shall be the sum total of the requirements for the individual uses, unless as otherwise provided for by this Chapter.
2. ***Area-Based Standards.***
   a. Area-based parking space ratios shall be computed based on gross floor area in square feet. Gross floor area shall be calculated in compliance with Section 22.04.050.E (Gross Floor Area and Floor Area Ratio).
   b. The Director is authorized to determine the area measurement for uses or portions of uses not located within buildings or structures.
3. ***Occupancy Load.*** Occupant load parking space ratios shall be computed based on the occupant load as determined by the Director of Public Works.

22.112.050 Ownership of Required Parking Facilities

A. **Ownership.** Except as provided in Subsection B, below, parking facilities required by this Chapter shall be owned by the owner of the premises on which the use required to be served by said parking facility.

B. **Alternative Compliance.** Ownership of any parking facility required by this Chapter is not necessary if another alternative is granted pursuant to Chapter 22.180 (Parking Permit).

22.112.060 Required Parking Spaces

A. **Required Parking Spaces**. Table 22.112.060-A, below, identifies the minimum number of parking spaces required for each use.

TABLE 22.112.060-A:MINIMUM REQUIRED PARKING SPACES	
Use	***Number of Spaces***
Boat slips	0.75 spaces per boat slip.
Bowling alleys	3 spaces per bowling alley.
Churches, temples, and other places of worship[1]	1 space per five persons based on occupant load of the largest assembly area.
Commercial uses	
All commercial uses, including retail uses and medical and dental offices, excluding business and professional offices	1 space per 250 square feet.
Business and professional offices, excluding medical and dental offices	1 space per 400 square feet.
Electrical substations and similar public utilities which has no offices or places visited by the public	No spaces required.
Day care facilities	
Adult day care	1 space per staff member and 1 space per vehicle used directly for the business.
Child care center	1 space per staff member, 1 space per vehicle used directly for the business, 1 space per 20 children for whom a license has been issued by the State of California, and 1 designated area for on-site drop-off and pickup for children.
Entertainment, assembly, and dining	
Conference rooms	1 space per 3 persons based on the occupant load of all indoor and outdoor areas. A minimum of 10 spaces is required for each use.
Dining rooms, cafes, cafeterias, coffee shops, nightclubs, outdoor dining areas, restaurants, and other similar uses	
Drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, taverns, and other similar uses	
Exhibit rooms, stages, lounges, and other similar uses	

TABLE 22.112.060-A:MINIMUM REQUIRED PARKING SPACES	
Use	***Number of Spaces***
Theaters, auditoriums, lodge rooms, stadiums, or other places of amusement and entertainment, not otherwise listed in this Chapter	
Mortuaries	
Dancehalls, skating rinks, and gymnasiums	
Health clubs and centers	
Golf courses, excluding miniature golf courses	10 spaces per hole and parking for all other buildings, structures, or uses, excluding starter offices, comfort stations, and locker/shower rooms
Hospitals	
Convalescent hospitals	Spaces equal to the number of residents for whom a license has been issued by the State of California and spaces for each employee residential unit in the number required and subject to the same conditions as specified for Residential Uses, below.
Hospitals[2]	2 spaces per patient bed, with 25% reserved for employees and 1 space per 250 square feet for outpatient clinics, laboratories, pharmacies, and other similar uses.
Lodging	
Hotels	1 space per 2 guest rooms and 1 space per suite of guestrooms.
Motels	1 space per guest room and spaces for each dwelling unit in the number required and subject to the same conditions as specified for Residential Uses, below.
Clubs, fraternity and sorority houses, dormitories, and hostels	1 standard space per guest room and 1 space per 100 square feet of dormitory floor area.
Industrial uses – In any zone, excluding Zone SR-D	
All industrial/manufacturing uses, excluding scrap metal processing, automobile dismantling, junk and salvage yards, and warehouses	1 space per 500 square feet and 1 space per vehicle directly used for the business.
Scrap metal processing, automobile dismantling, and junk and salvage yards[3]	Spaces required by "All industrial/manufacturing uses…", above, 1 space per 7000 square feet or fraction thereof of yard area up to 42,000 square feet and 1 space per 20,000 square feet or fraction thereof of yard area in excess of 42,000 square feet. A minimum of 10 spaces is required for each use
Warehouses, as defined in Division 2 (Definitions)	1 space per 1,000 square feet used for warehousing and 1 space per 400 square feet used for office.
Mobilehome parks[4,5,6]	2 standard spaces per mobilehome and 1 standard space for guests per 4 mobilehomes.
Private and public parks[7]	

TABLE 22.112.060-A:MINIMUM REQUIRED PARKING SPACES	
Use	***Number of Spaces***
Private and public parks, up to 50 acres	1 space per 45 square feet in the largest public assembly area in each building excluding gymnasiums; 1 space per 100 square feet of the largest room in each gymnasium; 1 space per 400 square feet in the remaining area of each building in the park, excluding parking structures, maintenance, and utility buildings, and other structures not open to the public; 1 space per half-acre of developed park up to 15 acres and 1 space per acre of developed park in excess of 15 acres.
Private and public parks, over 50 acres	Spaces shall be required based on the occupant load of each facility. Where an occupant load is not available, the Director shall make a determination based on the recommendation of the Director of Parks and Recreation.
Racquetball, tennis, and similar courts	2 spaces per court.
Residential uses[4]	
Adult residential facility	1 space per staff member on the largest shift and 1 space per vehicle directly used for the business.
Apartments[5]	
Bachelor	1 covered standard space per dwelling unit.
Efficiency and one-bedroom	1.5 covered standard space per dwelling unit.
Two or more bedrooms	1.5 covered standard space per dwelling unit and 0.5 covered or uncovered standard spaces per dwelling unit.
Guest parking for apartment houses with at least 10 units[6]	1 standard space for guests per 4 dwelling units of the total number of dwelling units.
Two-family residences	3 covered standard spaces and 1 covered or uncovered standard space per two-family residence.
Farmworker housing[8]	Spaces for each dwelling unit in the number required and subject to the same conditions as specified for Residential Uses, below, and where farmworker housing consists of group living quarters, such as barracks or a bunkhouse, 1 space per 3 beds.
Group homes for children	1 space per staff member on the largest shift and 1 space per vehicle used directly for the business.
Housing developments for senior citizens and persons with disabilities[9]	0.5 standard space per dwelling unit and 1 standard space for guests per 8 dwelling units.
Joint live and work units	2 uncovered standard spaces per joint live and work unit.
Second units[10]	1 standard space per second unit with fewer than two bedrooms or 2 standard spaces per second unit with two or more bedrooms.
Single-family residences	2 covered standard spaces per unit.

TABLE 22.112.060-A:MINIMUM REQUIRED PARKING SPACES	
Use	***Number of Spaces***
Schools[1]	
Schools, up to grade 6	1 space per classroom.
Schools, grade 7 and up	1 space per classroom and 1 space per five persons based on the occupant load of the auditorium or largest assembly room.
Tasting rooms and remote tasting rooms	1 space per 100 square feet, including any outdoor floor area.
Wineries	1 space per 500 square feet of enclosed floor area.

1: Parking shall be located within 500 feet of the lot of the use.

2: Parking shall be located within 500 feet of the lot of the use served.

3: The parking spaces required herein shall not be used for the parking of vehicles used directly in the conducting of such use or of renovated, repaired, or reassembled vehicles which are owned, operated, or in the possession of the proprietor of the yard. The addition of automobile parking spaces on an adjacent lot for purposes of complying with the parking requirements of this section shall not be considered an expansion of the use.

4: Tandem parking spaces for residential uses may be provided in compliance with Section 22.112.080.B.1.c (Tandem).

5: Parking spaces shall be standard in size unless compact size spaces are granted pursuant to Chapter 22.180 (Parking Permits). At least one parking space shall be assigned to each dwelling unit.

6: Guest spaces shall be clearly marked for guest parking only.

7: A modification to the number of automobile parking spaces required for private and public parks may be granted pursuant to Chapter 22.190 (Site Plan Review, Discretionary), where the following additional findings are substantiated:

a: That the Director of Parks and Recreation, in a written statement, has determined that due to location, size, or other factors, anticipated client usage would indicate that a lesser parking requirement is adequate;

b: That elimination of parking spaces in the number proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and

c: That sufficient land area is reserved to insure that the parking requirements of this Section may be complied with should such additional parking be required in the future due to changes in client usage.

8: Parking spaces for farmworker housing may be uncovered and/or in tandem.

9: Parking spaces may be covered or uncovered. If parking is uncovered, the screening requirements of Section 22.112.080.F (Screening) shall be followed. A deed restriction, covenant, or similar document shall be recorded to assure that the occupancy of the units is restricted to senior citizens or persons with disabilities.

10: A parking space for a second unit may be located in tandem with a space serving the existing single-family residence if the design is necessary to provide the required number of spaces for both units, and if either space may be accessed from the driveway without moving an automobile parked in the other space. In addition, notwithstanding the parking requirements for single-family dwelling units specified above, if tandem parking is provided, one of the spaces for the single-family residence may be uncovered.

B. **Requirements for Unspecified Uses.** Upon receipt of an application for a use for which no parking ratio is established by this Subsection A, above, the Director shall apply the parking ratio that applies to the most similar use.

C. **Fractions.** If the number of on-site parking spaces for a use required by this Chapter contains a fraction, that fraction shall be rounded to the nearest whole number. Any such fraction equal to or greater than 0.50 shall be rounded up to the nearest whole number and any such fraction less than 0.50 shall be rounded down to the nearest whole number. For example, Use “A” requires 9.7 spaces and Use “B” requires 9.4 spaces. Use “A” rounds up and requires 10 spaces and Use “B” rounds down and requires 9 spaces. A total of 19 spaces would be required for the two uses.

D. **Parking as a Transitional Use**. Where parking as a transitional use is allowed by this Title 22, it shall comply with all locational and design standards of Section 22.140.440 (Parking as a Transitional Use).

E. **Compact Spaces.** A maximum of 40 percent of the number of parking spaces required by this Chapter may be compact automobile parking spaces, except as otherwise provided in this Chapter. Compact spaces shall be distributed throughout the parking area. Any compact parking spaces provided in excess of the number of parking spaces required by this Chapter shall be excluded from this Subsection E.

22.112.070 Location of Parking Areas

A. **Exemptions.** The following shall be exempt from the requirements of this Section:

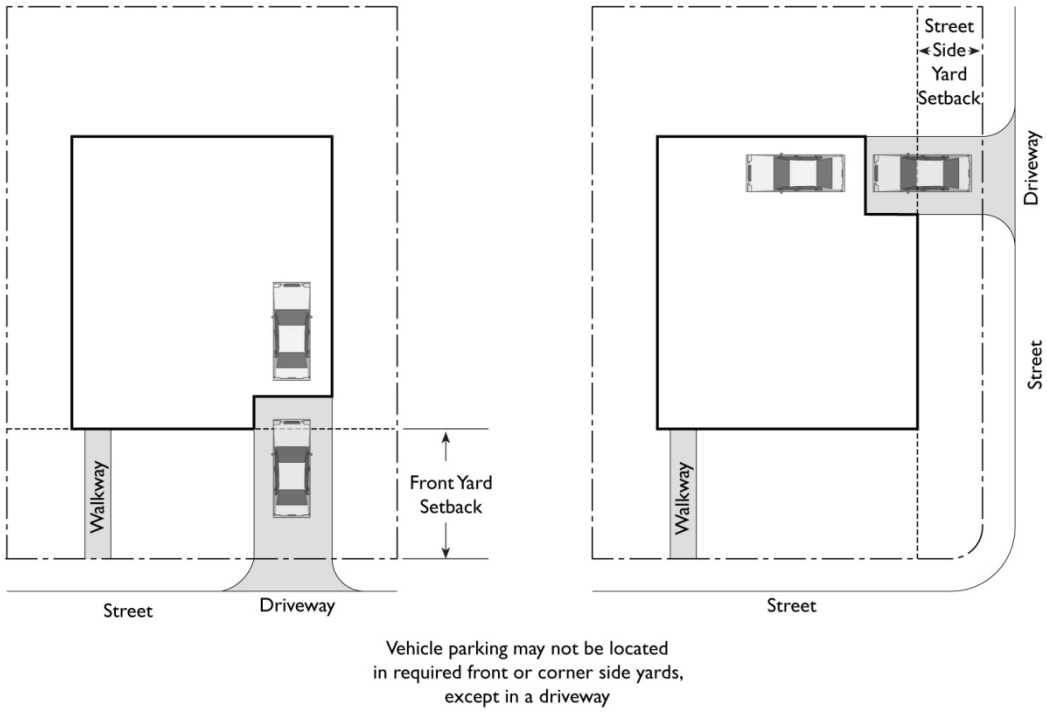
1. Density controlled developments, where off-site parking is specifically approved by the Hearing Officer or the Commission;
2. Off-site parking, when granted pursuant to a Parking Permit (Chapter 22.180); or
3. Unless as otherwise provided for by this Title 22.

B. **General.** Every use shall provide the number of required parking spaces on the same lot on which the use is located. For the purposes of this Chapter, transitional parking spaces separated only by an alley from the use shall be considered to be located on the same lot.

C. **Residential and Agricultural Zones**. The following standards apply in all Residential and Agricultural Zones:

1. A person shall not keep, store, park, maintain, or otherwise permit any vehicle or any component thereof in the front yard, corner side yard, or any additional area of a lot situated between the road and any building or structure located thereon, except that the parking of passenger vehicles including pickup trucks, other than a motor home or travel trailer, is permitted on a driveway. For example, see Figure 22.112.070-A, below.
2. A person shall not keep, store, park, maintain, or otherwise permit an inoperative vehicle as defined in Division 2 (Definitions) in any Residential or Agricultural Zone. Inoperative vehicles shall be removed within 30 days of June 7, 1991, the effective date of this Subsection C.
3. Notwithstanding Subsections C.1 and C.2, above, a person may keep and maintain an historic vehicle collection, provided the Director finds it to be in full compliance with Section 22.140.270 (Historic Vehicle Collections).

FIGURE 22.112.070-A:LOCATION OF PARKING AREAS - RESIDENTIAL ZONES



22.112.080 Parking Design

A. **Applicability.** This Section shall apply to parking areas in all zones. Parking spaces shall be provided per this Section and Figure 22.112.080-A, below.

B. **General Standards for Parking Spaces and Maneuvering Aisles.**

1. ***Parking Spaces.***

a. *Standard*. Standard parking spaces shall have a minimum width of 8.5 feet and a minimum depth of 18 feet, based on a 90-degree parking layout.

b. *Compact*. Compact parking spaces shall have a minimum width of 8 feet and a minimum depth 15 feet, based on a 90-degree parking layout.

c. *Tandem.*

i. Tandem Parking Spaces for Residential Uses.

(1) When two or more parking spaces are reserved or required for a dwelling unit, such spaces may be developed as tandem parking spaces.

(2) Standard tandem parking spaces shall have a minimum width of 8.5 feet and a minimum depth of 36 feet to accommodate two vehicles.

(3) Compact tandem parking spaces are allowed for apartment uses when granted pursuant to Chapter 22.180 (Parking Permit). Compact tandem parking spaces shall have a minimum width of 8 feet and minimum depth of 30 feet long to accommodate two vehicles.

ii. Tandem Parking Spaces for Nonresidential Uses. Tandem parking spaces for nonresidential uses are allowed when granted pursuant to Chapter 22.180 (Parking Permits).

2. ***Maneuvering Aisles.***

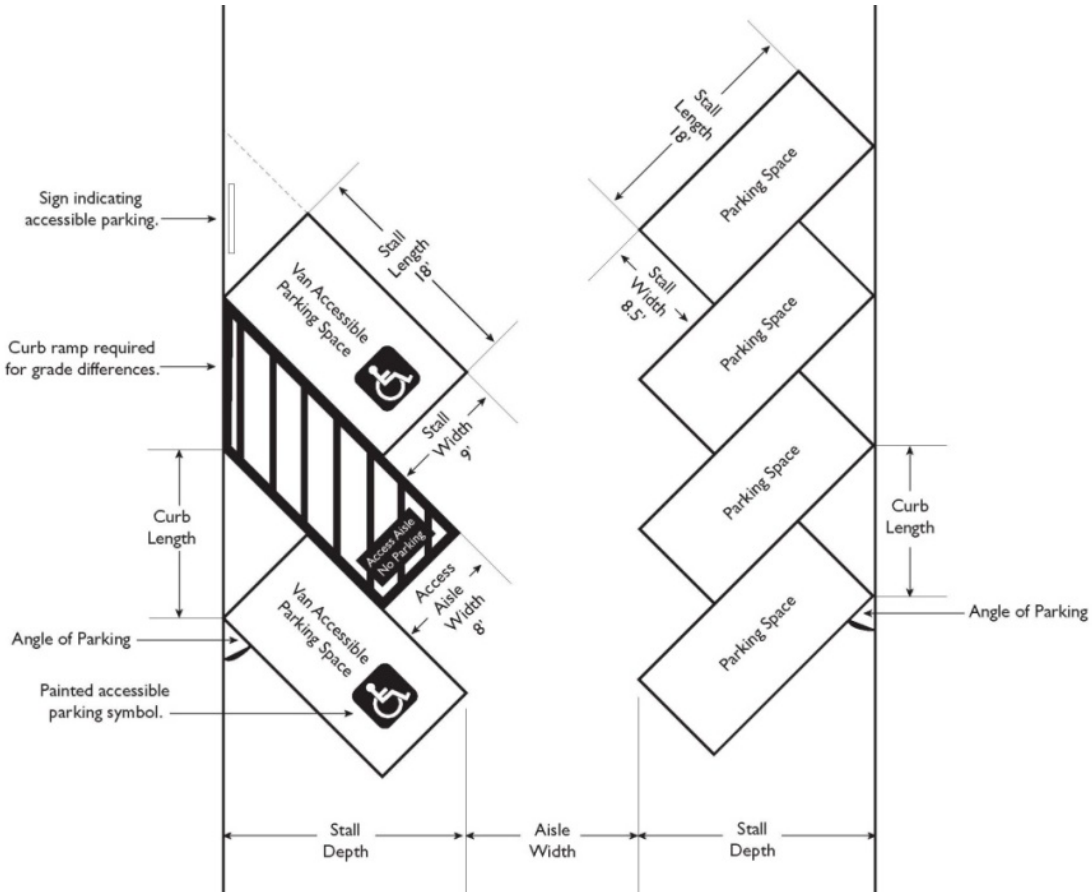
   a. *Standard.* Maneuvering aisles that contains standard parking spaces shall have a minimum width of 26 feet.

   b. *Compact.* Maneuvering aisles that contains only compact parking spaces shall have a minimum width of 23 feet, except where a 26 foot wide access road is required by the Fire Department.

3. ***Covered Parking***. Where required, covered parking spaces shall be provided in a garage, carport, or other suitable vehicle storage structure that complies with all applicable codes and ordinances. Tarps or other temporary structures do not count toward required covered parking spaces.

4. ***Residential Uncovered Parking***. Vehicles shall not be parked between the street property line and the front of a residential unit except on a driveway.

FIGURE 22.112.080-A: PARKING SPACES DIMENSIONS AND PARKING AREA DESIGN



Angle of Parking (Degrees)	*Stall Length (feet)*	*Curb Length (feet)*	*Stall Depth (feet)*	*Aisle Width (feet)*	*Overall Width (feet)*
Standard Parking					
90	18	8' 6"	18	26[1]	62[1]
60	18	9' 10"	20	20[2]	60[2]
45	18	12	19	14[2]	52[2]
30	18	17	16	12[2]	44[2]
Compact Parking					
90	15	8	15	23[1]	53[1]
60	15	9' 5"	16' 6"	16[2]	49[2]
45	15	11' 4"	15' 6"	13[2]	44[2]
30	15	16	14'	12[2]	40[2]
1: Two-way aisle. 2: One-way aisle, double-loaded parking.					

C. **Striping and Marking.**

1. Each parking space shall be clearly striped with paint or other similar distinguishable material, except that spaces established in a garage or carport having not more than three parking spaces need not be striped.

2. The Directory may approve alternate means of striping parking spaces if:
   a. There is a dual use of the parking facility; or
   b. An alternate surfacing material is allowed by the Department of Public Works, pursuant to Subsection E, below.
3. Each compact parking space shall be clearly marked with the words “Compact Only”.

D. **Wheel Stops.**

1. Wheel stops shall be provided for parking lots with a slope of more than three percent, except that the installation of wheel stops is optional for parking stalls oriented at right angles to the direction of slope.
2. Wheel stops shall be provided along the perimeter of parking lots that are adjacent to walls, fences, or pedestrian walkways.

E. **Surfacing.**

1. Where access to parking spaces is from a highway, street, or alley that is paved with asphaltic or concrete surfacing, such parking spaces and related maneuvering areas and driveways used for access shall be paved with:
   a. Concrete surfacing to a minimum thickness of three and one-half inches, with expansion joints as necessary; or
   b. Asphalt surfacing, rolled to a smooth, hard surface having a minimum thickness of one and one-half inches after compaction, and laid over a base of crushed rock, gravel, or other similar material compacted to a minimum thickness of four inches.
2. The Director of Public Works may approve alternatives to Subsection E.1, above, in order to achieve aesthetic and environmental objectives, such as improved appearance, increased water percolation, reduced erosion and runoff, increased aeration and water for tree roots, reduced glare, and increased area available for landscaping. The Director of Public Works may approve such alternative paving upon finding alternative surfacing paving materials, when installed according to manufacturer’s specifications or engineer’s analysis, will provide public aesthetic or environmental benefits, and is equal to or better than asphalt or concrete paving in terms of public safety, performance, strength, quality, and durability.

F. **Screening.**

1. ***Front Yards***. Where parking lots are located adjacent to the front lot line, a solid masonry wall not less than 30 inches nor more than 42 inches in height shall be established parallel to and not nearer than five feet to the front lot line, except that:

a. The required wall shall be set back at least to the line of the front or side yard line required in any adjacent Residential or Agricultural Zone for a distance of 50 feet from the common boundary line. For example, see Figure 22.112.080-B, below.

b. Where abutting and adjacent property is in a zone other than a Residential or Agricultural Zone, the Director may approve the establishment of the required wall in compliance with Subsection F.3, below, for:

   i. Closer than five feet to the front property line, and/or

   ii. To a height not exceeding six feet, except where a yard is required in the adjacent nonresidential zone. For example, see Figure 22.112.080-C, below.

FIGURE 22.112.080-B:SCREENING WALL - FRONT YARD

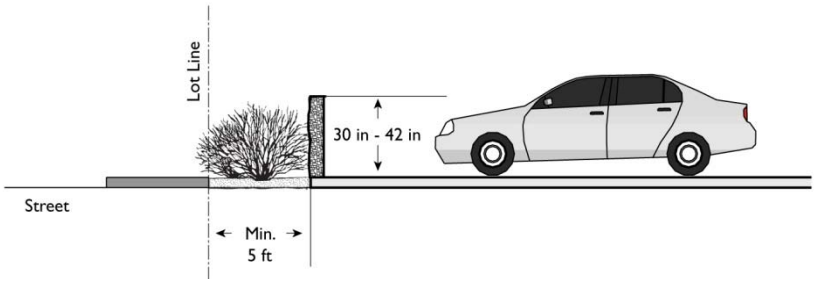
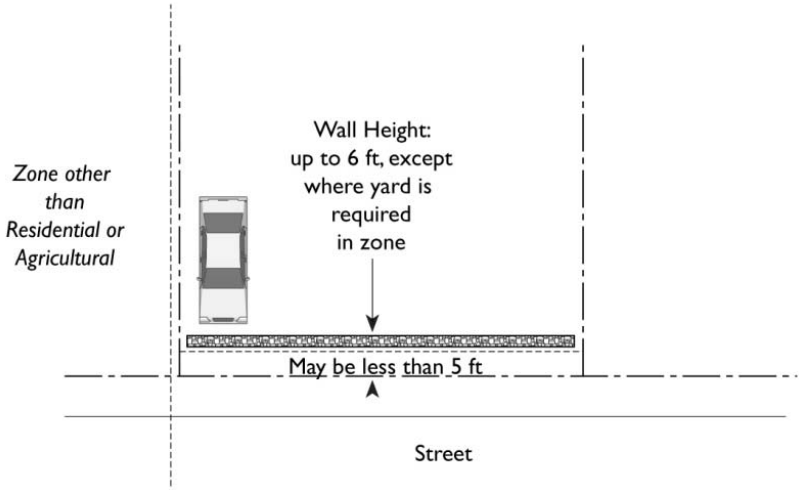


FIGURE 22.112.080-C:SCREENING WALL ADJACENT TO A RESIDENTIAL OR AGRICULTURAL ZONE

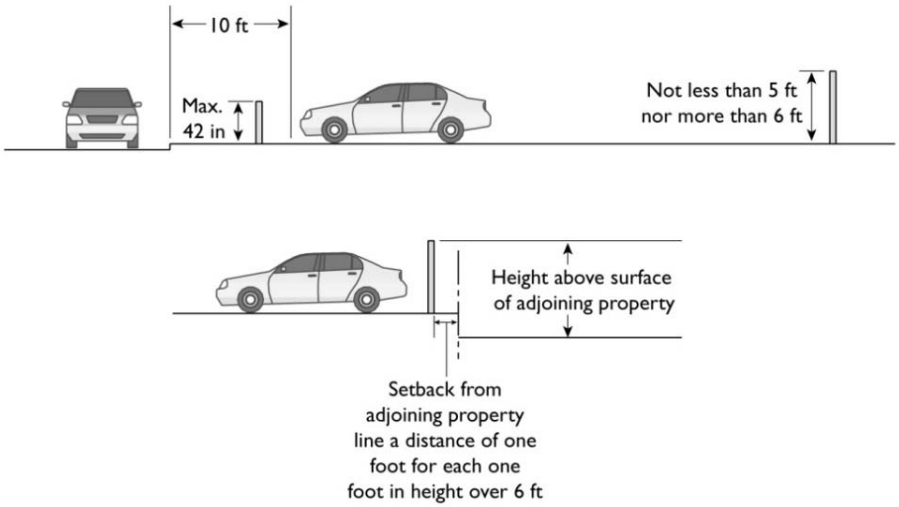


2. ***Side and Rear Yards.*** Where parking spaces are located on land adjoining a Residential or Agricultural Zone, a solid masonry wall not less than five feet nor more than six feet in height shall be established along the side and rear lot lines adjoining said zones except that:

a. Where such wall is located within 10 feet of any highway, street, or alley and would interfere with the line-of-sight of the driver of a motor vehicle leaving the property on a driveway, or moving past a corner at the intersection of two streets or highways, said wall shall not exceed a height of 42 inches; and

b. Such wall shall not be less than four feet in height above the surface of the adjoining property. If said wall is more than six feet in height above said adjoining property, it shall be set back from the adjoining property line a distance of one foot for each one foot in height above six feet. For example, see Figure 22.112.080-D, below.

FIGURE 22.112.080-D:SCREENING WALLS - SIDE AND REAR YARDS



3. ***Modification***. The Director may approve a Discretionary Site Plan Review (Chapter 22.190) application to modify Subsection E.1.b, above, for the substitution of a decorative fence or wall, or landscaped berm where, in his opinion, such fence, wall, or landscaped berm will adequately comply with the intent of this Section.

G. **Landscaping.**

1. Where a wall is required to be set back from a lot line, the area between said lot line and such wall shall be landscaped with a lawn, shrubbery, trees, and/or flowers, and shall be continuously maintained in good condition.

2. Where more than 20 parking spaces exist on a lot, areas not used for parking or maneuvering, or for the movement of pedestrians to and from vehicles, shall be used for landscaping; and

   a. At least two percent of the gross area of the parking lot shall be landscaped;

b. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses; and

c. This regulation shall not apply to parking areas on the roof or within a building or structure.

3. Where an improved curbed walkway is provided within a parking lot, a landscaped strip a minimum of four feet in width shall be required adjoining such walkway. Within the landscaped strip, one tree shall be planted every 25 linear feet of walkway, and shall be at least seven feet in height measured from the base of the tree to the bottom of the tree canopy at the time of planting.

4. All landscaping materials and sprinkler systems shall be clearly indicated on the required site plans.

H. **Lighting**. Parking area lighting shall be so arranged to prevent glare or direct illumination in to any Residential or Agricultural Zone.

I. **Design.** Parking lots shall be designed so as to preclude the backing of vehicles over a sidewalk, public street, alley, or highway. Parked vehicles shall not encroach on nor extend over any sidewalk.

J. **Slope**. Parking lots shall not have a slope exceeding 5 percent, except for access ramps or driveways, which shall not exceed a slope of 20 percent.

K. **Width, Paving, and Slope of Driveways.**

1. ***Driveways with Multiple Residences***. Access (e.g., driveways) to parking areas that serve three or more dwelling units shall comply with the following standards:

a. Driveways shall be at least 10 feet in width for each direction.

b. If the driveway is required to be paved, the pavement shall be at least 10 feet in width for its entire length, except that a center strip over which the wheels of a vehicle will not pass in normal use need not be paved.

c. Driveways longer than 50 feet in length shall include a landscaped median with a minimum width of three feet, for a total driveway width of not less than 23 feet.

d. Unless modified by the Director of Public Works because of topographical or other conditions, no portion of a driveway providing access to parking spaces may exceed a slope of 20 percent. Where there is a change in the slope of driveway providing such access, it must be demonstrated that vehicles will be able to pass over such change in slope without interference with their undercarriages.

22.112.090 Accessible Parking for Persons with Disabilities

Where parking spaces are provided, accessible parking shall be required as specified in Part 2, Volume 1, Chapters 11A and 11B of the California Building Code, except for parking lots providing 100 percent valet parking with an approved in accordance with Chapter 22.180 (Parking Permit).

22.112.100 Bicycle Parking Spaces and Bicycle Facilities

A. **Required Bicycle Parking Spaces.** Table 22.112.100-A, below, identifies the minimum number of bicycle parking spaces required for each use.

TABLE 22.112.100-A:MINIMUM REQUIRED BICYCLE PARKING SPACES		
Use	***Number of Short Term Spaces***	***Number of Long Term Spaces***
Residential		
Multifamily residential including apartments, attached condominiums, and townhouses (five dwelling units or more)	1 space for every 10 dwelling units[1]	1 space for every 2 dwelling units.
Commercial		
General retail, including restaurants	1 space for every 5,000 square feet[1]	1 space for every 12,000 square feet[1]
Hotels, motels, clubs, fraternity and sorority houses, and dormitories	1 space for every 40 guestrooms[1]	1 space for every 20 guestrooms[1]
Office	1 space for every 20,000 square feet[1]	1 space for every 10,000 square feet[1]
Theaters, auditoriums, lodge rooms, stadiums, or similar entertainment or amusement uses	1 space for every 50 intended visitors based on occupant load[1]	1 space for every 100 intended visitors based on occupant load[1]
Industrial/Institutional		
Industrial uses	1 space for every 20,000 square feet[1]	1 space for every 10,000 square feet[1]
Institutional uses, including hospitals, convalescent hospitals, adult residential care facilities, and group homes for children	1 space for every 20,000 square feet[1]	1 space for every 10,000 square feet[1]
Schools, including trade schools, colleges, universities, and private elementary, middle, and high schools	4 spaces for every 1 classroom[2]	1 space for every 10 classrooms[1]
Churches, temples, and other places of worship	1 space for every 50 intended visitors based on occupant load of the largest assembly area within the facility[1]	1 space for every 100 intended visitors based on occupant load of the largest assembly area within the facility[1]
1: A minimum of four spaces shall be provided. 2: A minimum of four spaces shall be provided.		

B. **General Standards and Measurement for Bicycle Parking.**

1. ***Fractions.*** If the calculation for required bicycle parking contains a fraction, Section 22.112.060.C (Fractions) shall apply.
2. ***Calculation.*** For purposes of this Section, when floor area is used, all calculations for the specific use shall be based on gross floor area, in square feet, and shall include the gross floor area of any proposed addition to the involved structure or site.
3. ***Combination of Uses.*** For a combination of uses on a single lot, the number of required bicycle parking spaces shall be equal to the combined total of the required bicycle parking spaces for each of the individual uses.

C. **Showers and Changing Facilities.** Showers and changing facilities, of a size and at a location deemed appropriate by the Director, shall be provided in all new commercial and industrial buildings with 75,000 or more square feet of gross floor area and shall, at a minimum, be accessible to employees.

D. **Development Standards for Bicycle Parking Spaces.**

1. ***General Requirements.*** All bicycle parking spaces shall be:
   a. Directly adjacent to a bicycle rack or within a secure, single bicycle locker and allow for convenient, unobstructed access to such bicycle rack or locker; and
   b. Located so as not to block pedestrian entrances, walkways, or circulation patterns in or around nearby facilities or structures.
2. ***Bicycle Racks.*** When using bicycle racks, they shall be:
   a. Located and installed to support an entire bicycle, including the frame and wheels, so that the frame and wheels can be locked without damage when using a customary, heavy-duty cable, or U-shaped bicycle lock;
   b. Securely anchored to a permanent surface; and
   c. Installed to allow bicycles to remain upright when locked, without the use of a kickstand.
3. ***Bicycle Lockers.*** When using bicycle lockers, they shall be:
   a. Of sufficient size to hold an entire bicycle; and
   b. Securely anchored to a permanent surface.
4. ***Location of Bicycle Parking Spaces.***
   a. *Short-Term.* Short-term bicycle parking spaces shall be:
      i. Located to be visible from public areas such as public streets, store fronts, sidewalks, and plazas, and to be convenient to the target users of the bicycle parking to the maximum extent feasible;
      ii. Installed as close to a structure's main entrance as feasible;

iii. Separated with a barrier from areas where vehicles park, such as with a curb or wheel stop; and

iv. Located in a well-illuminated area.

b. *Long-Term.* Long-term bicycle parking spaces shall be:

i. Located in a well-illuminated, secure, and covered area;

ii. Access to and from nearby public streets and sidewalks for the target users of the bicycle parking, who may or may not include the general public;

iii. Located at surface levels near main pedestrian entrances to nearby facilities or structures, or in the parking garages of such facilities or structures;

iv. Accessible only to residents and owners, operators, and managers of a residential facility when the involved use is residential; and

v. Accessible only to employees, tenants, and owners of a commercial facility or structure when the involved use is commercial.

c. *Signage.* For projects that include long-term parking, signage identifying the location of such bicycle parking shall be included in the project design. Preferred signage locations for this purpose shall be building access ways, streets, and sidewalk approaches, and nearby bicycle paths or facilities.

22.112.110 Reduction in Required Parking Spaces when Bicycle Parking Provided

A. **Eligibility Requirements for a Parking Reduction**. A reduction in required parking spaces shall be granted pursuant to this Section, when:

1. The project provides more than the minimum number of required bicycle parking spaces provided in Section 22.112.100 (Bicycle Parking and Related Facilities); and

2. The project is located:

a. On or adjoining a lot or lots containing an existing or proposed bicycle path, lane, route, or boulevard, and so designated in the County Bicycle Master Plan; and

b. Within a half-mile of a transit stop for a fixed rail or bus rapid transit or local bus system along a major or secondary highway.

B. **Reduction Calculation.** For every two bicycle parking spaces provided above the minimum number of such spaces required by Section 22.112.100 (Bicycle Parking and Related Facilities), the number of required parking

spaces may be reduced by one, with a maximum reduction of five percent of the total number of such spaces otherwise required by this Chapter.

22.112.120 Loading Spaces

Every nonresidential use shall provide and maintain on-site loading and unloading spaces for vehicles as required by this Section.

A. **Number of Spaces Required.** Table 22.112.120-A, below, identifies the minimum number of loading spaces required for each use.

TABLE 22.112.120-A:MINIMUM NUMBER OF REQUIRED LOADING SPACES	
Gross Floor Area (square feet)	***Number of Spaces***
Office	
5,000 – 36,000	1 Type A
36,000 +	2 Type A
Commercial	
5,000 – 24,000	1 Type A
24,000 – 60,000	2 Type A
60,001 +	3 Type A
Industrial	
0 – 18,000	1 Type B
18,001 – 36,000	2 Type C
36,001 – 90,000	3 Type C
90,001 – 150,000	4 Type C
150,001 +	5 Type C
Warehouse	
0 – 18,000	1 Type B
18,001 – 36,000	2 Type C
36,001 – 50,000	3 Type C
50,001 – 150,000	4 Type C
150,001 +	5 Type C

B. **Minimum Dimensions for Loading Spaces.** Table 22.112.120-B, below, identifies the minimum dimensions for each type of loading space.

TABLE 22.112.120-B:MINIMUM DIMENSIONS FOR LOADING SPACES				
Type of Loading Space Required (See Table 22.112.130-A)	***Minimum Length (feet)***	***Minimum Width (feet)***	***Required Vertical Clearance (feet)***	***Length of Maneuvering Space (feet)***
Type A	24	12	None	36
Type B	30	12	None	45
Type C	40	12	14	60

C. **General Standards and Measurement for Loading Spaces.**

1. Loading spaces shall be located so that vehicles do not back onto a public highway, street, or alley.
2. All maneuvering operations shall be conducted on-site and not within required parking spaces.
3. The number of loading spaces required may be modified but not waived by the Director in special circumstances involving, but not necessarily limited to, the nature of the use and the design of the project. In no event shall the Director require less than one loading space on the subject property.
4. Office and commercial uses with a gross floor area of less than 5,000 square feet may be required to provide one Type A loading space when the Director deems it appropriate in order to prevent traffic congestion in the parking lot or adjacent streets and highways.

Chapter 22.114 Signs

Sections:

22.114.010 Purpose
22.114.020 Definitions
22.114.030 Applicability
22.114.040 Application and Review Required
22.114.050 Exempt Signs
22.114.060 Prohibited Signs
22.114.070 General Standards and Measurement
22.114.080 Business Signs in Agricultural and Special Purpose Zones
22.114.090 Wall Business Signs
22.114.100 Projecting Business Signs
22.114.110 Roof and Freestanding Business Signs
22.114.120 Roof and Freestanding Business Signs for Lots with Special Circumstances
22.114.130 Freeway-Oriented Business Signs
22.114.140 Outdoor Advertising Signs
22.114.150 Portable Outdoor Advertising Signs
22.114.160 Incidental Business Signs
22.114.170 Special-Purpose Signs
22.114.180 Temporary Subdivision and Real Estate Signs
22.114.190 Temporary Signs
22.114.200 Nonconforming and Illegal Signs

22.114.010 Purpose

This Chapter establishes comprehensive sign regulations for the placement, erection, and maintenance of signs in unincorporated areas of the County. These regulations provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety, and welfare while still providing ample opportunities for businesses to identify and advertise their services and for the visual advertising industry to operate successfully and effectively.

22.114.020 Definitions

Specific terms used in this Chapter are defined in Division 2 (Definitions), under “Signs.”

22.114.030 Applicability

A. **Compliance with Regulations.** No sign shall be erected and/or maintained in any zone except as specifically permitted in this Title 22 and subject to all regulations and conditions therein.

B. **Signs for Uses Approved by Conditional Use Permit in Residential, Agricultural, or Watershed Zones.** Notwithstanding the sign provisions prescribed in this Chapter:

   1. In granting a Conditional Use Permit (Chapter 22.158), the Commission or Hearing Officer may approve signs deemed appropriate for a use in a Residential, Agricultural, or Watershed Zones. Signs granted in accordance with this Subsection B.1 shall be limited to signs permitted in Zone C-1 in this Chapter.

   2. If the Commission or Hearing Officer does not specifically approve signs at public hearing in accordance with Subsection B.1, above, then the signs regulations prescribed for Residential, Agricultural, or Watershed Zones in this Chapter shall apply.

22.114.040 Application and Review Required

A Ministerial Site Plan Review (Chapter 22.188) application shall be required for all signs, except for signs as provided for under Section 22.114.050 (Exempt Signs) and Section 22.114.060 (Prohibited Signs), or unless another application is specified by this Title 22.

22.114.050 Exempt Signs

The following signs are exempt from the regulations of this Chapter:

A. Official notices issued by any court, public body, or public officer;

B. Notices posted by any public officer in performance of a public duty, or for any person in giving legal notice;

C. Traffic, directional, warning, or informational signs required or authorized by the public authority having jurisdiction;

D. Official signs used for emergency purposes only;

E. Permanent memorial or historical signs, plaques, or markers;

F. Public utility signs, provided such signs do not exceed three square feet in area; and

G. Except where otherwise specifically provided by this Title 22, sign regulations established pursuant to this Chapter shall not apply to signs within a building, arcade, court, or other similarly enclosed area where such signs are not visible to the public without entering such facilities.

22.114.060 Prohibited Signs

Signs that contain or utilize any of the following features are prohibited in all zones:

A. Revolving signs, all or any portion of which rotate at a speed exceeding six revolutions per minute;

B. Exposed incandescent lamps with a rated wattage in excess of 40 watts or that contain either internal or external metallic reflectors;

C. Revolving beacon lights;

D. Sign lighting using exposed incandescent lamps that exceed a rated wattage of 25 watts in Zones A-1, A-2, O-S, R-R, and W;

E. Continuous or sequential flashing, other than signs displaying time of day, atmospheric temperature, or having programmable electronic messages, in which:

   1. More than one-third of the lights are turned on or off at one time, or

   2. The operation is located less than 100 feet on the same side of the street or highway from a property in a Residential or Agricultural Zone;

F. Systems for display of time of day, atmospheric temperature, or programmable electronic messages in which:

   1. The display has any illumination that is in continuous motion or that appears to be continuous motion,

   2. The message is changed at a rate faster than one message every four seconds,

   3. The interval between messages is less than one second,

   4. The intensity of illumination changes, or

   5. The display is located less than 100 feet on the same side of the street or highway from a property in a Residential or Agricultural Zone;

G. Signs advertising or displaying any unlawful act, business, or purpose;

H. Devices dispensing bubbles and free-floating particles of matter;

I. Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device calculated to attract the attention of the public, except as otherwise specifically permitted by this Title 22;

J. Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, or similar attention-getting devices, including noise-emitting devices, with the exception of the following:

   1. National, state, local governmental, institutional, or corporate flags, properly displayed, and

2. Holiday decorations, in season and not advertising a product or sale, used for an aggregate period of no more than 60 days in any one calendar year;

K. Devices projecting or otherwise reproducing the image of a sign or message on any surface or object;

L. Signs emitting or amplifying sounds for the purpose of attracting attention;

M. Inflatable signs, balloons, or other similar devices;

N. Portable signs, except as otherwise specifically permitted by this Chapter; and

O. Temporary signs, except as otherwise specifically permitted by this Chapter.

22.114.070 General Standards and Measurement

The requirements of this Section apply to signs in all zones, unless otherwise provided by this Title 22.

A. **Measurement.**

1. ***Surface Area of Individual Sign Faces*.**

a. *Calculation.* The surface area of any sign face shall be computed from the smallest circle, square, triangle, or rectangle which will enclose all words, letters, figures, symbols, designs, and pictures, together with all framing background material, colored, or illuminated areas, and attention-attracting devices that form an integral part of the overall display, but excluding all support structures. For example: Figure 22.114.070-A, below.

b. *Exceptions.*

i. Superficial ornamentation or symbol-type appendages of a non-message-bearing character which do not exceed five percent of the surface area shall be exempted from computation;

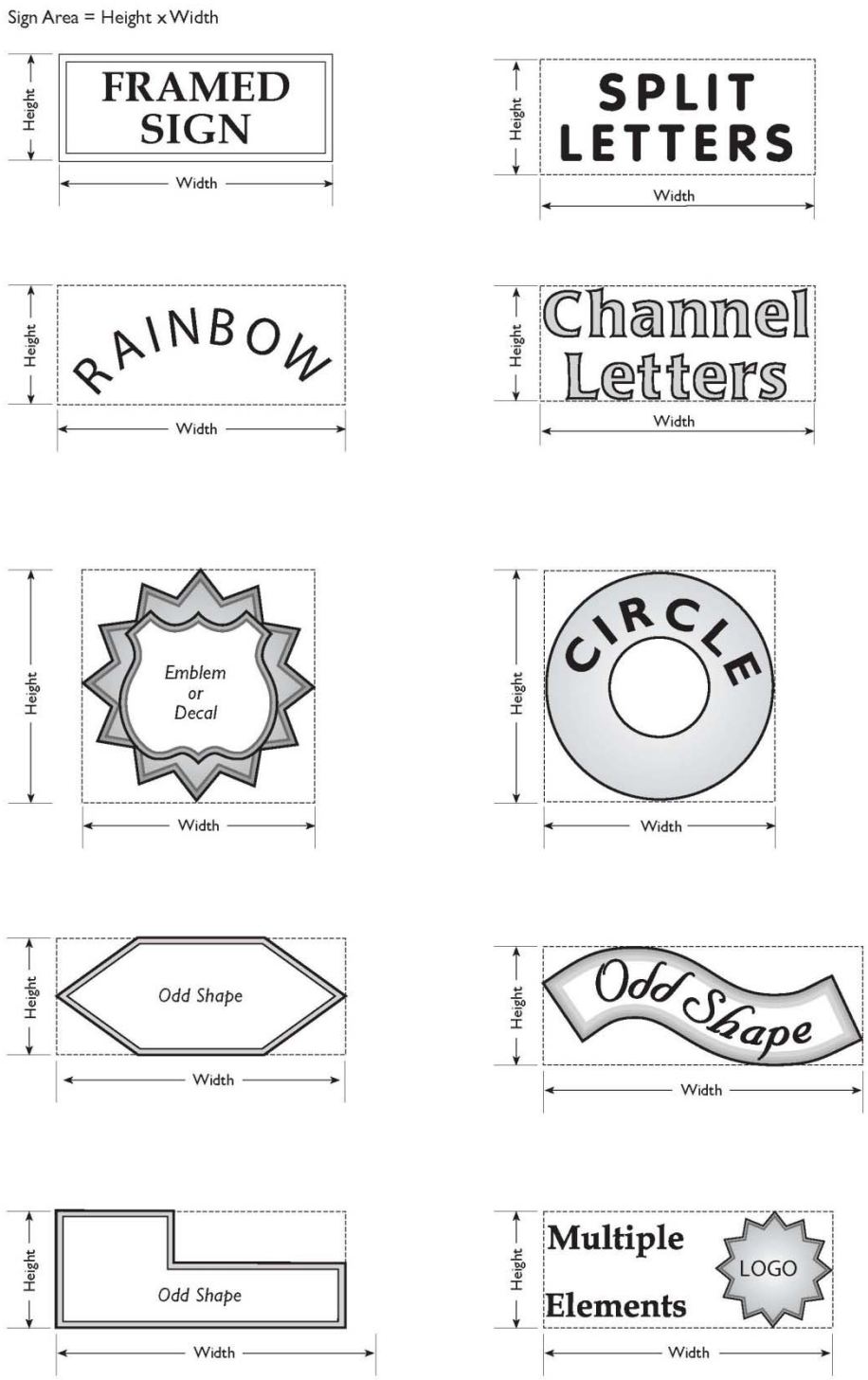
ii. Wall signs painted on or affixed directly to a building wall, façade, or roof, and having no discernible boundary, shall have the areas between letters, words intended to be read together, and any device intended to draw attention to the sign message included in any computation of surface area;

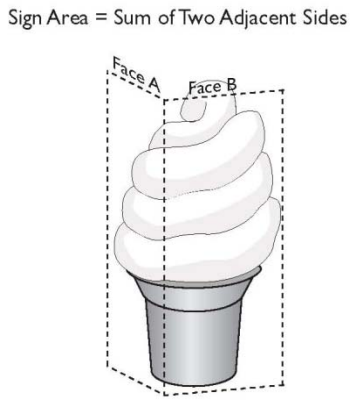
iii. Signs placed in such a manner, or bearing a text, as to require dependence upon each other in order to convey meaning shall be considered one sign and the intervening areas between signs included in any computation of surface area; and

iv. Spherical, cylindrical, or other three-dimensional signs not having conventional sign faces will be considered to have two faces and

the area of each sign face will be computed from the smallest three-dimensional geometrical shapes which will best approximate the actual surface area of the sign face.

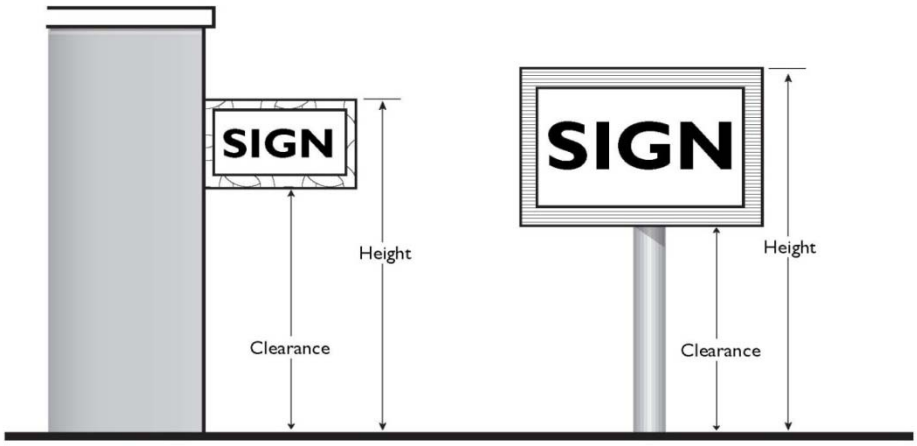
FIGURE 22.114.070-A:SIGN AREA





2. ***Height.*** The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations. For example, see Figure 22.114.070-B, below.

FIGURE 22.114.070-B:MEASURING SIGN HEIGHT



3. ***Building Frontage Determination.*** Building frontage shall be measured continuously along the building wall for the entire length of the business establishment, including any portion of the building which is other than parallel to the remainder of the wall. For example, see Figure 22.114.070-C, below.

FIGURE 22.114.070-C:BUILDING ENTRANCES, FRONTAGE AND PERMITTED WALL SIGN CALCULATION

B. **Permitted Sign Area for a Building or Site.**

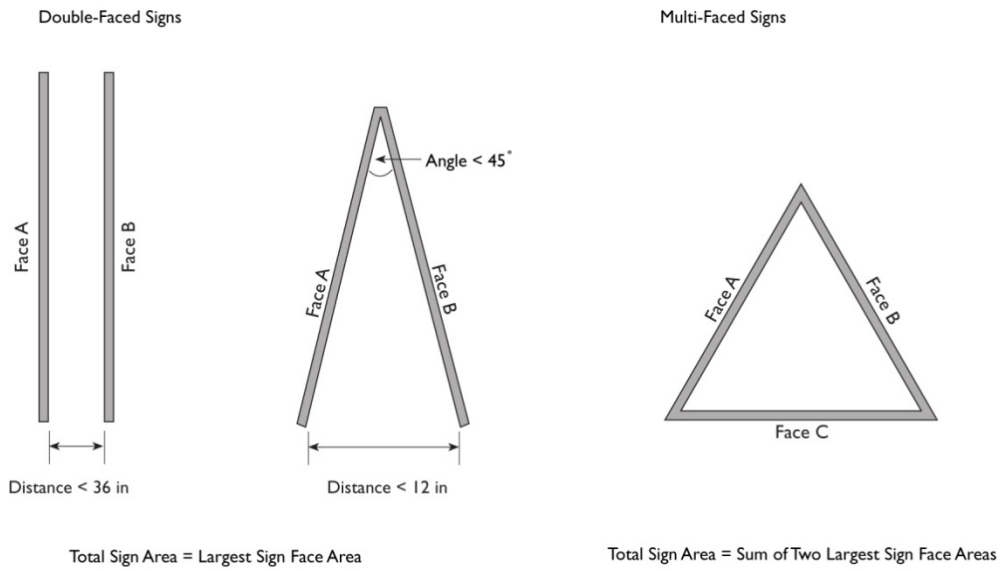
1. Permitted sign area shall not exceed the maximum area permitted by this Chapter.
2. Building and street frontage may only be used once for each calculation of permitted sign area.
3. Permitted sign area shall only be displayed for the side of the building or street for which it was calculated.
4. Permitted sign area shall only be used for the type of sign for which it was calculated.

C. **Sign Faces**.

1. ***Number of Sign Faces.*** Signs may be single, double, V-shaped, or multi-faced.

2. ***Double-Faced Signs.*** The distance between the faces of any double-faced sign, other than a V-shaped projecting, is 36 inches or less.
3. ***V-Shaped Signs.*** The separation between the intersecting faces of any V-shaped, multi-faced sign, or a double-faced sign is 12 inches or less.
4. ***Examples.*** For example, see Figure 22.114.070-D, below.

FIGURE 22.114.070-D:STANDARDS AND AREA CALCULATION FOR DOUBLE- AND MULTI-FACED SIGNS



D. **Height**. Signs shall not exceed the maximum height permitted by this Chapter.

E. **Lighting.**

1. Signs may be internally, externally, or indirectly lit.
2. Sign lighting shall be directed or beamed in a manner that does not cause glare or illuminate a public street, highway, sidewalk, or adjacent premises to a degree that may constitute a traffic hazard or nuisance.

F. **Design.** All signs shall be designed in the simplest form and lie free of any bracing, angle-iron, guy wires, cables, or similar devices.

G. **Maintenance**. Signs and related sign support structures shall be maintained in the following manner:

1. Signs shall be maintained in good repair;
2. Sign display surfaces shall be kept neatly painted or posted;
3. The exposed backs of all signs visible to the public shall be suitably covered, finished, and properly maintained; and

4. Any sign located on vacant and unoccupied property, and which was erected for an occupant or business unrelated to the present occupant or business, or any sign which pertains to a time, event, or purpose which no longer exists, shall be removed within 90 days after the purpose for or the use utilizing such sign has been removed from such property.

H. **Orientation**. Signs shall be oriented to be viewed from the side of the building or street in which the sign area was calculated.

I. **Changeable Copy**. Sign may have changeable copy.

J. **Substitution of Message**. A sign containing a noncommercial message may be substituted for any sign containing a commercial message that is allowed by the regulations of this Chapter.

K. **Projection into the Public Right-of-Way**. Sign which project over the public right-of-way are subject to the requirements of Title 26 (Building Code) of the County Code.

22.114.080 Business Signs in Agricultural and Special Purpose Zones

A. **Applicability.** Business signs, including freestanding, wall, and projecting business signs are permitted in Zones A-1, A-2, O-S, SR-D, P-R, B-1, and W.

B. **General Requirements.**

1. ***Movement.*** Signs shall not rotate, move, or simulate motion in any way.
2. ***Content.*** In Zone B-1, sign content is restricted to the business use in an adjoining zone located on the same lot.
3. ***Lighting.*** Signs with continuous or sequential flashing operation is prohibited.

C. **Number and Area.** Signs shall comply with Table 22.114.080-A, below, for the maximum number of signs and maximum sign area.

TABLE 22.114.080-A:MAXIMUM NUMBER OF SIGNS AND MAXIMUM SIGN AREA		
Zones	***Maximum Number of Signs per Lot***	***Maximum Area per Sign***
A-1, A-2, O-S, W	1 sign	12 square feet
SR-D, P-R, B-1	2 signs	30 square feet per sign area, or 60 square feet total sign area

D. **Height.**

1. Freestanding business signs and wall and projecting business signs shall comply with Table 22.114.080-B, below.

TABLE 22.114.080-B:MAXIMUM SIGN HEIGHT FOR FREESTANDING, WALL, AND PROJECTING BUSINESS SIGNS	
Sign Type	***Maximum Sign Height***

Freestanding Businesses Signs	15 feet, measured vertically from ground level at the base of the sign
Wall and projecting business signs	Signs shall not extend more than one-third of the height of such signs, or three feet, whichever is less, above the lowest point of a roof or highest point of a parapet wall

1.

2. Roof business signs comply with the following:

    a. Signs shall comply with Table 22.114.080-C, below, for maximum sign height.

TABLE 22.114.080-C:MAXIMUM SIGN HEIGHT FOR ROOF BUSINESS SIGNS	
Zone	***Maximum Sign Height***
A-1, A-2	5 feet
SR-D, P-R	7 feet

    b. Such heights shall be measured from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.

    c. No sign shall extend below the lowest point of a roof or the highest point of a parapet wall.

E. **Location.**

1. Freestanding business signs shall be placed:

    a. A minimum of 25 feet from any lot line, excluding one adjoining a street or highway; and

    b. A minimum of 10 feet from any lot line adjacent to the street, highway, or parkway within a required front or corner side yard.

2. Projecting business signs shall be placed a minimum distance equal to 25 percent of the building length from any building corner.

F. **Projection.**

1. Wall business signs may project a maximum of 18 inches from the building or permanently roofed structure to which they are attached.

2. Freestanding business signs shall not project over the roof of any building or structure.

G. **Alternative Sign Standards for Zones P-R and B-1.**

1. Where a zone boundary divides a lot so that:

    a. A P-R or B-1 Zone separates commercial or industrial property from a street or highway upon which said property would otherwise front, such P-R or B-1 Zone may be considered as a part of the Commercial or Industrial Zone for purposes of

determining the number, sign area, and location of freestanding business signs permitted on that specific frontage; and/or

b. A P-R or B-1 Zone and a Commercial or Industrial Zone front on the same street or highway, said P-R or B-1 Zones may be considered as a part of the Commercial or Industrial Zone for the purpose of determining the number, sign area, and location of freestanding business signs permitted on that specific frontage; provided, that such sign or signs shall not be erected in a P-R or B-1 Zone.

2. In all such instances, the signing permitted by this Subsection G shall be in lieu of the signing permitted in a P-R or B-1 Zone by this Section.

22.114.090 Wall Business Signs

A. **Applicability.** Wall business signs are permitted in Zones C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3, and R-R.

B. **General Requirements.**

1. ***Multiple Signs***. Any number of signs is permitted, provided that the sum of the sign areas does not exceed the maximum permitted sign area established for a specific building frontage.

2. ***Buildings with Multiple Tenants***. Any commercial building containing leased space for individual retail and service businesses is considered a single establishment for the purpose of computing the sign area permitted on the exterior walls of such building.

3. ***Steep Sloping Roofs.*** Any actual or false roof varying 45 degrees or less from a vertical plane may be considered an extension of the building wall for the purpose of wall business sign placement.

C. **Area.**

1. Each ground-floor business establishment fronting on and/or oriented toward one or more public street, highway, or parkway shall be permitted:

a. In Zones C-H, C-1, and R-R; a maximum of two square feet of wall sign area for each one linear foot of building frontage; and

b. In Zones C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, and M-3; a maximum of three square feet of wall sign area for each one linear foot of building frontage.

2. Where a ground-floor business establishment fronts only on a parking lot, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing permitted wall sign area.

3. A ground-floor business establishment having entrances intended for and regularly utilized by the public on the side of a building not considered to be building frontage by this section shall be permitted one wall sign on each such side, provided the sign does not exceed one-half the sign area permitted on the building frontage of said business. Where a business has more than one building frontage recognized by this Section, an average of the permitted sign areas shall be used in computation.
4. In addition to Subsection C.1, above, in all listed zones, each ground-floor business establishment is permitted a minimum sign area of 20 square feet for each building frontage.
5. A ground-floor business establishment that fronts a street but having entrances intended for and regularly used by the public on the side of a building not considered to be building frontage by this Section shall be permitted one wall business sign on each such side, provided the sign does not exceed one-half the sign area permitted on the building frontage of said business. Where a business has more than one building frontage recognized by this Section, an average of the permitted sign areas shall be used in computation.
6. Each business establishment located on the ground or second floor that does not have a building frontage shall be permitted a maximum of two square feet of sign area facing the street or highway in all listed zones.

D. **Height.** Signs shall not exceed the height of:

1. The highest point, exclusive of any roof structures, of that portion of a false or actual roof having a slope of 45 degrees or less from the vertical plane;
2. The highest point of a parapet wall, except that such sign may extend one-third of its height or five feet, whichever is less, above a parapet wall, provided that the new parapet line created by the sign is approximately parallel to the existing parapet line and is established for at least 80 percent of the building frontage; or
3. The lowest point of a sloping roof, except that such sign may extend four feet above the eave line, provided that the new eave line created by the sign is approximately parallel to the existing eave line is established for at least 80 percent of the building frontage.

E. **Projection.** Signs may project a maximum of 18 inches from the building wall or permanent roofed structure to which they are attached.

22.114.100 Projecting Business Signs

A. **Applicability.** Projecting business signs are permitted in the same zones as wall business signs.

B. **General Requirements.**

1. ***Multiple Signs.*** A projecting business sign is not permitted on the same lot as a roof or freestanding business sign for the same business.
2. ***Movement.*** Signs shall not rotate, move, or simulate motion in any way.

C. **Area.**

1. Each ground-floor business may substitute projecting sign area for wall sign area. There shall be a corresponding reduction in permitted area for wall signs.
2. Each ground-floor business establishment shall be permitted 0.5 square feet of sign area for each one square foot of permitted wall sign area.
3. If a projecting business sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted for that sign.

D. **Height.** Signs shall not exceed:

1. The highest point of a parapet wall, except that such sign may extend one-third of its height or five feet, whichever is less, above a parapet wall, provided that the new parapet line created by the sign is approximately parallel to the existing parapet line, is established for at least 80 percent of the building frontage; or
2. The lowest point of a sloping roof, except that such sign may extend four feet above the eave line, provided that the new eave line created by the sign is approximately parallel to the existing eave line and is established for at least 80 percent of the building frontage.

E. **Location.** Sign location shall be:

1. Displayed only on the side of the building for which it was calculated, except where permitted at the corner of a building. Where a projecting business sign is located at the corner of two intersecting building frontages, such sign shall not exceed the permitted projecting business sign area of the smallest frontage, and there shall be a corresponding reduction in permitted projecting business sign area of both frontages.
2. Placed a minimum distance equal to 25 percent of the length of the business establishment from:
    a. The closest business establishment located in the same building; or
    b. A separate building where the separation is less than 25 feet.
3. Placed a minimum distance of 50 feet from any other projecting business sign of the same business on any frontage where such sign is visible.

4. Signs are prohibited if the same business has a roof or freestanding business sign.

F. **Projection, Clearance, and Width.**

1. Signs shall not project beyond the face of the building in excess of the standards set forth in:

    a. Table 22.114.100-A:Projection, Minimum Clearance, and Maximum Sign Width;

    b. Figure 22.114.100-A:Projecting Business Sign – Side View;

    c. Figure 22.114.100-B:Projecting Business Sign – Aerial View; and

    d. Figure 22.114.100-C:Projecting Business Sign – Building View, below.

2. Signs shall not project into any alley or parking area when located below a height of 14 feet, nor shall such sign project more than one foot when located above a height of 14 feet over such alley or parking area.

TABLE 22.114.100-A:PROJECTION, MINIMUM CLEARANCE, AND MAXIMUM SIGN WIDTH

Projection from Wall or Building	***Minimum Overhead Clearance***	***Maximum Sign Width[1]***
1 foot	8 feet	-
2 feet	10 feet	-
3 feet	12 feet	3 feet
4 feet	14 feet	2.5 feet
5 feet	16 feet	2 feet
1. "V" type signs shall comply with minimum overhead clearance and maximum sign width based on the building projection.		

FIGURE 22.114.100-A:PROJECTING BUSINESS SIGN - SIDE VIEW

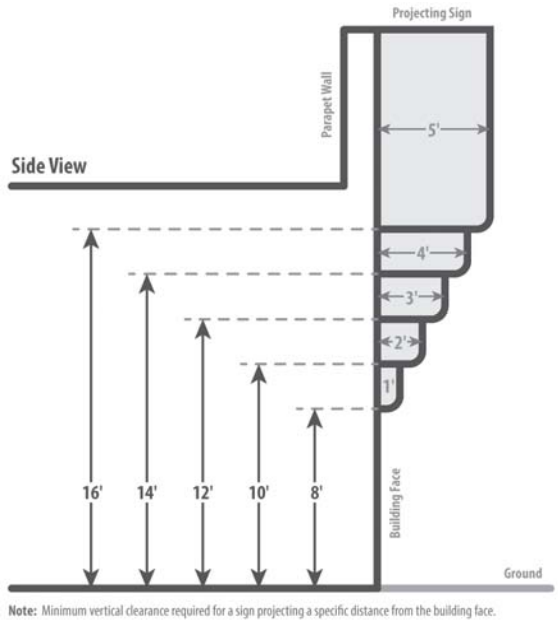


FIGURE 22.114.100-B:PROJECTING BUSINESS SIGN - AERIAL VIEW

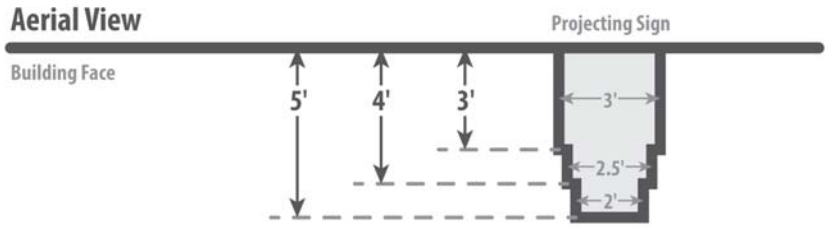
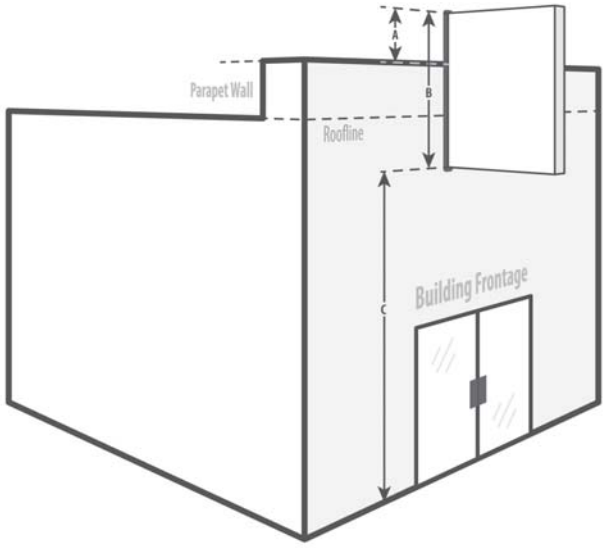


FIGURE 22.114.100-C:PROJECTING BUSINESS SIGN – BUILDING VIEW



Legend:

A = Height of sign that projects above wall or parapet wall of building. (1/3 of overall sign height or 5 ft; whichever is less)

B = Maximum permitted height of sign

C = Minimum vertical clearance from bottom of sign to ground.

22.114.110 Roof and Freestanding Business Signs

A. **Applicability.** Roof and freestanding business signs are permitted in Zones C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3, and R-R.

B. **General Requirements.**

1. ***Prohibited.***

    a. A roof or freestanding business sign is not permitted on the same lot as a projecting business sign for the same business.

b. Rotating or revolving roof signs are prohibited.

2. ***Frontage.*** Signs are permitted on a lot having a street, highway, or parkway frontage that has:

   a. A continuous distance of 100 feet or more;

   b. A combined distance of 100 feet, in accordance with Section 22.114.120 (Roof and Freestanding Business Signs with Special Circumstances); or

   c. Less than 100 feet of frontage, in accordance with Section 22.114.120 (Roof and Freestanding Business Signs with Special Circumstances).

3. ***Multiple Signs.***

   a. Roof and freestanding signs are permitted in any combination, provided that the sum of the sign areas will not exceed the maximum permitted sign area established herein for a specific frontage or combination of frontages, and that the signs conform to all other requirements of this Section.

   b. If a sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted for that sign.

   c. Rotating or revolving freestanding business signs are permitted in compliance with Subsection E, below, if no other freestanding or roof signs are on the premises.

4. ***Orientation.*** Except for Section 22.114.130 (Freeway-Oriented Business Signs), permitted freestanding and roof sign area shall be used only for signs oriented to be viewed primarily on and/or along the street or highway frontage or combination of street or highway frontages from which said permitted area has been calculated.

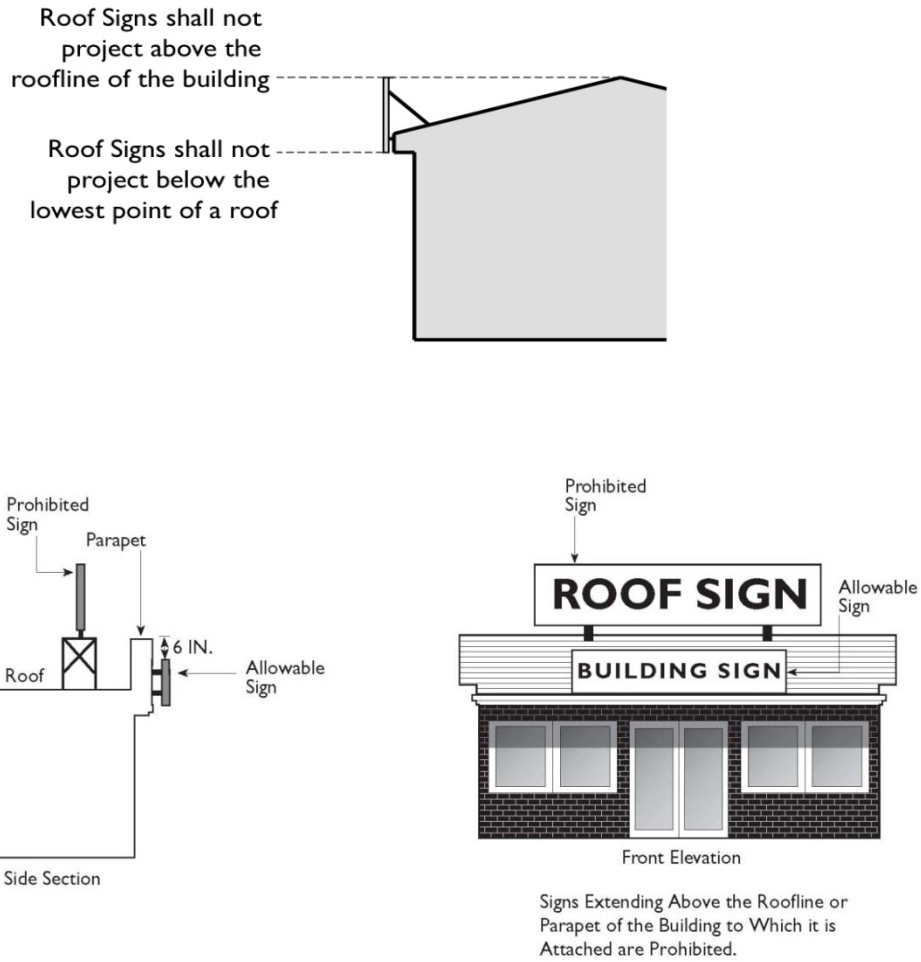
5. ***Location.*** Minimum separation distances between roof or freestanding business signs shall be based on the sign with the largest sign area.

6. ***Projection.***

   a. Freestanding signs shall not project more than one-third of their length over the roof of any building or structure.

   b. Roof signs shall not project below the lowest point of a roof and shall not project above the roofline of the building or above the highest point of a parapet wall. For example, see Figure 22.114.110-A, below:

FIGURE 22.114.110-A:HEIGHT OF ROOF SIGNS



7. ***Measurement.*** For the purposes of this Section:

   a. A roof sign shall be measured vertically from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.

   b. A freestanding sign shall be measured vertically from ground level at the base of the sign.

C. **Area and Height**. Signs shall comply with Table 22.114.110-A, below, for maximum sign area and maximum height.

TABLE 22.114.110-A:MAXIMUM SIGN AREA AND MAXIMUM HEIGHT				
Zones	***Maximum Sign Area for Lots with 100 Feet or More of Street Frontage***	***Maximum Sign Area for lots with Less than 100 Feet of Street Frontage***	***Maximum Height for a Roof Sign***	***Maximum Height for a Freestanding Sign***
C-H, C-1, R-R	50 square feet plus 0.25 square foot for every 1 foot of frontage in excess of 100 feet	0.5 square foot for every 1 foot of frontage	15 feet	30 feet

TABLE 22.114.110-A:MAXIMUM SIGN AREA AND MAXIMUM HEIGHT				
Zones	***Maximum Sign Area for Lots with 100 Feet or More of Street Frontage***	***Maximum Sign Area for lots with Less than 100 Feet of Street Frontage***	***Maximum Height for a Roof Sign***	***Maximum Height for a Freestanding Sign***
C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3	150 square feet plus 0.75 square foot for every 1 foot of frontage in excess of 100 feet	1.5 square feet for every 1 foot of frontage	No higher than the highest point of the roof as measured from the ground level; maximum 25 feet from the point of the roof directly under the sign	30 feet plus 1 foot for every 10 square feet of sign area permitted in excess of 100 square feet, to a maximum height of 42 feet

D. **Location.**

1. ***Distance from a Lot Line.*** Signs shall comply with Table 22.114.110-B, below, for sign location.

TABLE 22.114.110-B:DISTANCE FROM A LOT LINE		
Zones	***Sign Size***	***Minimum Distance Between Roof or Freestanding Sign and a Lot Line Adjoining a Street or Highway***
C-H, C-1, R-R	Up to 50 square feet	25 feet
	Over 50 square feet	25 feet plus 1 foot for every 1 square foot of sign area in excess of 50 square feet
C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3	Up to 150 square feet	25 feet
	Over 150 square feet	25 feet plus 1 foot for every 3 square feet of sign area in excess of 150 square feet

2. ***Distance from Other Signs.*** Signs shall comply with Table 22.114.110-C, below, for distance from other signs.

TABLE 22.114.110-C:DISTANCE FROM OTHER SIGNS		
Zones	***Sign Size***	***Minimum Distance Between Another Roof or Freestanding Sign***
C-H, C-1, R-R	Up to 25 square feet	100 feet
	Over 25 square feet	100 feet plus 1 foot for every 1 square foot of the largest sign's computed sign area in excess of 25 square feet to a maximum of 200 feet
C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3	Up to 75 square feet	100 feet
	Over 75 square feet	100 feet plus 1 foot for every 3 square feet of the largest sign's computed sign area in excess of 75 square feet to a maximum of 200 feet

E. **Rotating or Revolving Freestanding Business Signs.** Rotating or revolving freestanding business signs are permitted in accordance with Table 22.114.110-D, below.

TABLE 22.114.110-D:ROTATING OR REVOLVING FREESTANDING SIGNS			
Zones	***Maximum Number of Rotating or Revolving Freestanding Signs***	***Maximum Rotation Speed***	***Maximum Sign Area***
C-H, C-1, R-R	1	6 revolutions per minute	50 square feet plus 0.125 square foot for every 1 foot of frontage in excess of 100 feet

TABLE 22.114.110-D:ROTATING OR REVOLVING FREESTANDING SIGNS			
Zones	***Maximum Number of Rotating or Revolving Freestanding Signs***	***Maximum Rotation Speed***	***Maximum Sign Area***
C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3	1	6 revolutions per minute	150 square feet plus 0.375 square foot for every 1 foot of frontage in excess of 100 feet

22.114.120 Roof and Freestanding Business Signs for Lots with Special Circumstances

A. **Applicability.** Roof and freestanding business signs for lots with special circumstances are permitted in accordance with Section 22.114.110 (Roof and Freestanding Business Signs) and this Section.

B. **Signs on Corner Lots.**

1. Corner lots may combine the distances of any two intersecting street or highway frontages to be considered as a single frontage for the purpose of erecting and/or maintaining a roof or freestanding business sign adjacent to the corner formed by the intersecting street or highway frontages, provided that:

    a. The total combined distance of the two street or highway frontages is 100 feet or more;

    b. Where the location requirements of this Section allow additional freestanding or roof signs on the combined frontage, the sum of the sign areas of all freestanding and roof signs intended to be viewed from each street or highway frontage shall not exceed the maximum permitted sign area established for each such frontage, if considered separately;

    c. Street or highway frontage shall not be used for any sign area calculation more than once; and

    d. Such sign or signs comply with all area, height, projection, movement, and location requirements established in Section 22.114.110 (Roof and Freestanding Business Signs).

C. **Signs on Combined Frontage**.

1. A Discretionary Site Plan Review (Chapter 22.190) application shall be required for signs allowed pursuant to this Subsection C.

2. Where there are two contiguous lots, the street or highway frontages of those lots may be combined and considered as a single frontage for the purpose of jointly erecting one roof or freestanding business sign, provided that:

    a. The lots of land share a common street or highway frontage;

b. The combined street or highway frontage is 100 feet or more;

c. The sign complies with all area, height, projection, movement, and locational requirements established elsewhere in this Chapter; and

d. If one such lot is a corner lot, only frontage along the street or highway common to all lots so combined shall be used in these computations and all other frontages shall be considered separately.

D. **Signs on Parcels with Less Than 100 Feet of Frontage.**

1. A Discretionary Site Plan Review (Chapter 22.190) application shall be required for signs allowed pursuant to this Subsection D.

2. One freestanding business sign may be allowed on a lot having less than 100 feet of continuous street or highway frontage, provided that the Director makes the following findings:

   a. That no roof or freestanding business sign currently exists on the subject property;

   b. That it is not feasible for the applicant to combine the street or highway frontage of said property with the frontage of one or more contiguous lots in order to comply with the minimum frontage requirement in Section 22.114.110.B.2 (Frontage);

   c. That surrounding buildings, structures, or topographical features would substantially obstruct the visibility of a projecting or wall business sign for a distance of 100 feet on one or both sides of such sign, measured along the centerline of the street or highway upon which such lot fronts;

   d. That the requested freestanding business sign:

      i. Is necessary for the effective identification of business located on the lot,

      ii. Will not obscure or significantly detract from existing legal signs located on the subject and surrounding properties

      iii. Does not constitute a detriment to public health, safety, and welfare, and

      iv. Is in compliance with all other provisions of this Title 22.

3. If the obstruction referred to in Subsection D.2.c, above, is a nonconforming sign, the Director shall require, as a condition of approval, that the proposed sign be removed no later than the date specified by Section 22.174.050.B.2 (Termination by Operation of Law) for removal of the nonconforming sign. Such date for removal shall not be extended

except in the instance where the amortization period for said nonconforming sign has been extended by an approved Nonconforming Review. In such instance, the new removal date shall not extend beyond the new amortization period established for said nonconforming sign.

4. Signs shall comply with Table 22.114.120-A, below, for maximum sign area.

TABLE 22.114.120-A:MAXIMUM SIGN AREA	
Zones	***Maximum Sign Area***
C-H, C-1, R-R	0.5 square feet of sign area for each one foot of street or highway frontage.
C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3	1.5 square feet of sign area for each one foot of street or highway frontage.

22.114.130 Freeway-Oriented Business Signs

A. **Applicability.** Freeway-Oriented Business Signs are permitted in accordance with Section 22.114.110 (Roof and Freestanding Business Signs) and this Section.

B. **Discretionary Site Plan Review.**

1. ***Discretionary Site Plan Review.*** A Discretionary Site Plan Review (Chapter 22.190) application shall be required to modify the height of a roof or freestanding business sign to a freeway-oriented business signs.

2. ***Findings and Decision.*** The Director shall approve an application where the information submitted by the applicant and/or presented at the public hearing substantiates the following finding:

    a. That the sign would otherwise not be visible at a lesser height for a distance on the freeway for 1,760 feet (one-third mile) preceding the freeway exit that provides access to said premises, or for a line-of-sight distance of 3,520 feet (two-thirds of a mile), whichever is less.

3. ***Findings for Modification to Location.*** Where a modification is requested to Subsection E.2, below, the Director shall approve an application where the information submitted by the applicant and/or presented at the public hearing substantiates the following findings:

    a. The sign shall be located at least 50 feet from any lot line adjoining a street or highway or 25 feet from a Residential Zone;

    b. That all other freestanding and roof signs are oriented toward the street or highway frontages from which the permitted sign areas are calculated; and

c. That the sum of the sign areas of such sign and all other freestanding and roof signs shall not exceed the maximum sign area permitted on all street or highway frontages of such lot.

C. **Number and Area.**

1. ***Number.*** One sign is permitted per lot.

2. ***Area.*** The sum of the sign areas of such sign and all other freestanding and roof business signs shall not exceed the maximum sign area permitted in Section 22.114.110 (Roof and Freestanding Business Signs).

D. **Height**. The sign shall conform to the maximum height of a freestanding or roof business sign as specified in Section 22.114.120 (Roof and Freestanding Business Signs for Lots with Special Circumstances). The Director may approve a higher sign height up to a maximum of 60 feet if the Director determines that the sign is not adequately visible from a lesser height in accordance with Subsection B.2.a, above.

E. **Location.** Notwithstanding Section 22.114.100.E (Location):

1. ***Freeway.*** The sign shall be located:

a. Within 660 feet of the edge of the right-of-way of a freeway. This distance shall be measured horizontally along a line normal or perpendicular to the center of such freeway; and

b. Within a radius of 1,500 feet of a freeway exit providing access to the premises on which the sign is to be maintained.

2. ***Lot Line, Signs and Other Properties.*** The sign shall be located:

a. At least five feet from an interior lot line; and

b. At least 25 feet from a roof sign or another freestanding business sign on the same or adjoining properties.

F. **Content**. Sign content is restricted to businesses that provide food, lodging, or motor vehicle fuel and which are primarily dependent on the freeway.

22.114.140 Outdoor Advertising Signs

A. **Applicability.** Outdoor advertising signs are permitted in Zones M-1, M-1.5, M-2, and M-3 in accordance with this Section.

B. **Definitions.** Specific terms used in this Chapter are defined in Division 2 (Definitions), under “Outdoor Advertising Signs.”

C. **Conditional Use Permit.** A Conditional Use Permit (Chapter 22.158) application shall be required for outdoor advertising signs.

D. **General Requirements.**

1. Signs may be single or double-faced, provided that the distance between the sign faces is 48 inches or less; and
2. Sign faces shall be calculated separately.

E. **Area**. The total sign face of such signs shall not exceed 800 square feet.

F. **Height.** Signs shall not exceed 42 feet.

G. **Location**. Sign location shall comply with Table 22.114.140-A, below.

TABLE 22.114.140-A:LOCATION			
Total Sign Face	***Minimum Required Distance from an Outdoor Advertising Sign of More than 150 Square Feet in Sign Face***	***Minimum Required Distance from an Outdoor Advertising Sign of Between 81 Square Feet and 150 Square Feet in Sign Face***	***Minimum Required Distance from an Outdoor Advertising Sign of 80 Square Feet or Less in Sign Face on Same Side of Street or Highway***
More than 150 square feet	500 feet	200 feet	100 feet
Between 80 and 150 square feet	200 feet	200 feet	100 feet
Less than 80 square feet and located on the same side of the street or highway	100 feet	100 feet	100 feet

H. **Prohibited**.

1. Signs shall not have a message face visible from and within a distance of 660 feet of the edge of right-of-way of a freeway or scenic highway, measured horizontally along a line normal or perpendicular to the centerline of such freeway or scenic highway, if designed to be viewed primarily by persons traveling thereon;
2. Signs shall not be permitted on a roof;
3. Not more than 15 percent of the length of a freestanding sign may extend over a roof of any building or structure;
4. Signs shall not be permitted to encroach over public rights-of-way; and
5. Signs shall not be permitted within 200 feet of a Residential Zone located on the same side of the street or highway.

I. **Advertising for Tobacco Products, Alcoholic Beverages, and Adult Telephone Messages Prohibited in Certain Areas of the County.** As of January 10, 1999, the following regulations apply:

1. No person shall place or cause to be placed any advertisement for cigarettes or other tobacco products, alcoholic beverages, or live or recorded telephone messages containing any harmful matter, as defined in Section 313 of the California Penal Code, on any outdoor advertising sign within a Residential or Agricultural Zone, or within 1,000 feet of the

premises of any school, park, playground, recreational facility, youth center, child care center, entertainment park, or church.

2. This Subsection I shall not apply to outdoor advertising signs located on property adjacent to, and designed to be viewed primarily by, persons traveling on a freeway.

3. The distances specified in this Subsection I shall be measured in a straight line, without regard to intervening structures, from the nearest point of the outdoor advertising sign to the nearest property line of a use or a zone listed in Subsection I.1, above.

4. This Subsection I shall be administered and enforced by the Department. The Department shall create and update a detailed map of the County, showing the location and boundaries of all schools, parks, playgrounds, recreational centers and facilities, youth centers, child care centers, entertainment parks, and churches, and the corresponding 1,000-foot radii within which advertising for cigarettes or other tobacco products, alcoholic beverages, or live or recorded messages containing any harmful matter is prohibited. The Department shall also develop guidelines, as appropriate, to ensure proper implementation and enforcement of this Subsection. Nothing contained in this Subsection shall be interpreted or enforced in such a manner as to constitute a compensable limitation on the use of any advertising display pursuant to Section 5412 of the California Business and Professions Code. The Department may enter into agreements with appropriate departments to enforce this Subsection I.

J. **Conditions of Approval**. A weather-resistant metal placard or tag shall be affixed to the sign or the pole to which the sign is attached that identifies the sign owner, contact information, and applicable permit number that is visible and legible to a person of average height, prior to the placement of a message on the sign.

22.114.150 Portable Outdoor Advertising Signs

A. **Applicability.** Portable outdoor advertising signs are permitted in accordance with Section 22.114.140 (Outdoor Advertising Signs) and this Section.

B. **Findings.**

1. Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B.2, below.

2. The portable outdoor advertising sign:

   a. Does not constitute a potential hazard to pedestrian or vehicular traffic,

b. Is not in any area where the erection of buildings or structures is prohibited, and

c. Is not within a public right-of-way.

C. **Additional Standards**.

1. No person may place or grant permission to place a portable outdoor advertising sign unless a Conditional Use Permit (Chapter 22.158) approval and approved Exhibit "A" approval has been obtained. Placement of a portable outdoor advertising sign in violation of this provision may cause such sign to be deemed a public nuisance.

2. Portable outdoor advertising signs may only be displayed in approved locations.

3. An official site-approval card shall be visibly attached to the sign when displayed.

22.114.160 Incidental Business Signs

A. **Applicability.** Incidental business signs are permitted at each business establishment.

B. **Development Standards.**

1. Signs are limited to non-commercial messages, such as credit cards accepted, public phones available, restroom locations, and trade affiliations.

2. Signs are wall signs or are attached to an existing freestanding business sign structure.

3. Signs shall have a maximum three feet in sign area or six square feet in total sign area.

4. The sum of the sign areas of all such signs does not exceed 10 square feet.

C. **Relation to Other Signs.** This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater numbers where otherwise permitted by this Title 22, and computed as part of the sign area permitted for business signs as provided in Section 22.114.090 (Wall Business Signs), Section 22.114.100 (Projecting Business Signs), Section 22.114.110 (Roof and Freestanding Business Signs), Section 22.114.120 (Roof and Freestanding Business Signs for Lots with Special Circumstances), and Section 22.114.190 (Temporary Signs).

22.114.170 Special-Purpose Signs

A. **Building Identification Signs**.

1. ***Applicability.*** Signs are permitted in all zones, except Zones B-1 and B-2.

2. ***Number and Area***.

   a. Signs shall comply with Table 22.114.170-A, below, for the maximum number of signs permitted and maximum sign area.

   b. This Subsection A shall not be interpreted to prohibit the use of similar signs of a larger size or in greater number where otherwise permitted by this Chapter and computed as part of the sign area permitted for signs as provided in the following Sections:

      i. Section 22.114.090 (Wall Business Signs);

      ii. Section 22.114.100 (Projecting Business Signs);

      iii. Section 22.114.110 (Roof and Freestanding Business Signs);

      iv. Section 22.114.120 (Roof and Freestanding Business Signs for Lots With Special Circumstances);

      v. Section 22.114.130 (Freeway-Oriented Business Signs);

      vi. Section 22.114.160 (Incidental Business Signs); and

      vii. Section 22.114.190.B (Temporary Window Signs).

TABLE 22.114.170-A:MAXIMUM NUMBER OF SIGNS AND MAXIMUM SIGN AREA

Zones	***Maximum Number of Signs per Principal Use***	***Maximum Sign Area per Principal Use***
R-1, R-2, R-A, A-1, A-2, O-S, R-R, W	1 wall-mounted sign	1 square foot
R-3, R-4	1 wall-mounted sign	6 square feet
C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3, M-4, SR-D, P-R, W	1 wall-mounted sign	Six square feet when located less than 30 feet above ground level, measured at the base of the building below said sign; or Two percent of the exterior wall area of the building wall on which it is mounted, excluding penthouse walls, where located more than 30 feet above ground level measured at the base of the building below said sign

3. ***Height***. Signs shall not extend below the lowest point of a sloping roof or above the highest point of a parapet wall.

4. ***Lighting***.

   a. In addition to Section 22.114.060.D, sign lighting using exposed incandescent lamps that exceed a rated wattage of 25 watts are

prohibited in Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, O-S, R-R, and W.

b. Continuous or sequential flashing operation is prohibited.

B. **Directional and Informational Signs**.

1. ***Applicability.*** Signs are permitted in Zones A-1, A-2, O-S, R-R, W, C-1, C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1, P-R, and SR-D.

2. ***Application and Review Procedures.***

a. *Discretionary Site Plan Review.*

i. In Zones A-1, A-2, O-S, R-R, and W; a Discretionary Site Plan Review (Chapter 22.190) application is required for wall-mounted or freestanding signs; and

ii. The application may be approved if the Director finds that, in addition to Section 22.228.040 (Findings and Decision), the geographic location of, or access route to the use identified creates a need for such sign not satisfied by other types of signs permitted in this Chapter;

b. *Ministerial Site Plan Review.* In Zones C-1, C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1, P-R, and SR-D; a Ministerial Site Plan Review (Chapter 22.188) application is required for wall-mounted or freestanding signs.

3. ***Area and Height***. Signs shall comply with Table 22.114.170-B or with Table 22.114.170-C, below, for the maximum number of signs permitted and maximum sign area.

a. *Wall Signs.*

TABLE 22.114.170-B:WALL SIGNS		
Zones	***Maximum Sign Area***	***Maximum Height***
A-1, A-2, O-S, R-R, W, C-1, C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1, P-R, SR-D	12 square feet per sign area or 24 square feet total sign area	Shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof

b. *Freestanding Directional and/or Informational Signs.*

TABLE 22.114.170-C:FREESTANDING SIGNS		
Zones	***Maximum Sign Area***	***Maximum Height***
A-1, A-2, O-S, R-R, W	12 square feet per sign area or 24 square feet total sign area	6 feet measured vertically from the base of the sign
C-1, C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1, P-R, SR-D	12 square feet per sign area or 24 square feet total sign area	12 feet measured vertically from the base of the sign

4. ***Location and Lighting.*** Sign location and sign lighting shall comply with Table 22.114.170-D, below.

TABLE 22.114.170-D:SIGN LOCATION AND SIGN LIGHTING			
Sign Type	***Zones***	***Location***	***Lighting***
Wall-mounted and/or Freestanding	A-1, A-2, O-S, R-R, W	Either on-site and off-site, provided that where located within a front or corner side yard, such sign shall not be nearer than 10 feet to any street or highway upon which the property fronts	Permitted. Incandescent lamps shall not exceed a rated wattage of 25 watts. Continuous or sequential flashing operation is prohibited.
Wall-mounted and/or Freestanding	C-1, C-2, C-3, C-M, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1, P-R, SR-D	On-site only	Permitted.

C. **Community Identification Signs**.

1. ***Applicability.*** Freestanding signs for community identification are permitted in all zones.

2. ***Area and Height***. Signs shall comply with Table 22.114.170-E, below, for the maximum sign area and maximum height.

TABLE 22.114.170-E:MAXIMUM SIGN AREA AND MAXIMUM HEIGHT	
Maximum Sign Area	***Maximum Height***
96 square feet per sign area or 192 square feet total sign area	16 feet

3. ***Location***. Signs shall be located at or near the entrance to an unincorporated community or city of the County.

4. ***Lighting.*** Continuous or sequential flashing operation is prohibited.

5. ***Design***. Signs shall be architecturally related to the area in which they are located.

D. **Civic Organization Signs**.

1. ***Applicability.*** Freestanding civic organization signs are permitted in all zones.

2. ***Area and Height***. Signs shall comply with Table 22.114.170-F, below, for maximum sign area and maximum sign height.

TABLE 22.114.170-F:MAXIMUM SIGN AREA AND MAXIMUM HEIGHT	
Maximum Sign Area	***Maximum Height***
50 square feet per sign area or 100 square feet total sign area	15 feet

3. ***Location***. Signs shall be located at or near the entrance to an unincorporated community or city of the County.

4. ***Lighting***. Sign lighting is prohibited.
5. ***Design***. Signs shall be architecturally related to the area in which they are located.

E. **Bulletin or Special Event Signs**.

1. ***Applicability.*** One freestanding or wall-mounted bulletin or special event sign is permitted on any lot developed for a publicly owned, charitable, religious, or educational institution in all zones.
2. ***Number and Area.*** Signs shall comply with Table 22.114.170-G, below, for the maximum number of signs permitted and maximum sign area.

TABLE 22.114.170-G:MAXIMUM SIGN AREA AND MAXIMUM HEIGHT	
Zones	***Maximum Sign Area***
All Zones	50 square feet per sign area or 100 square feet total sign area

3. ***Height***.
   a. A wall-mounted sign shall not extend below the lowest point of a sloping roof or above the highest point of a parapet wall.
   b. A freestanding sign shall have a maximum height of 15 feet.
4. ***Location***. A freestanding sign shall be located a minimum of 25 feet from a lot line that does not adjoin a street or highway.
5. ***Lighting***. In addition to Section 22.114.060.D, sign lighting using exposed incandescent lamps that exceed a rated wattage of 25 watts are prohibited in all Residential and Agricultural Zones.
6. ***Design***. Signs shall be architecturally related to the structure on which they are located.

F. **Fuel Pricing Signs**.

1. ***Applicability.*** Fuel pricing signs are permitted for each business offering gasoline or other motor vehicle fuel for sale.
2. ***Types of Signs Permitted***. Signs shall be separate freestanding business signs, panels mounted to freestanding business sign structures, or combined freestanding business and fuel pricing signs.
3. ***Number and Area.***
   a. One sign, not to exceed 30 square feet in sign area or 60 square feet in total sign area, shall be permitted for each street or highway frontage.
   b. If said business is located on a corner, one sign, not to exceed 60 square feet in sign area or 120 square feet in total sign area,

shall be permitted at the corner in lieu of separate signs on each of the intersecting frontages.

c. The area per sign face of a combined freestanding business and fuel pricing sign shall not exceed the sum of the permitted areas per sign face of the two merging signs. Nor shall the business portion of said sign exceed the area per sign face that would be permitted a business sign were it erected separately.

4. ***Height Permitted.***

a. No separate freestanding sign shall exceed 15 feet in height at a corner or five feet in height elsewhere. Such height shall be measured vertically from the base of the sign.

b. No combined business and fuel pricing sign, or no business sign to which fuel pricing panels are mounted, shall exceed the maximum permitted height of a freestanding business sign as established in Sections 22.114.110 (Roof and Freestanding Business Signs) and 22.114.120 (Roof and Freestanding Business Signs for Lots with Special Circumstances).

5. ***Location of Sign.*** No separate freestanding sign shall be located nearer to an existing freestanding sign or to a lot line, other than one adjoining a street or highway, than 25 feet.

G. **Public Transportation Signs.**

1. ***Applicability.*** If a permit is approved by the Department of Public Works in accordance with Title 16 (Highways) of this County Code, public transportation signs are permitted in all zones.

2. ***Area.*** Signs shall comply with Table 22.114.170-I, below, for maximum sign area. Such signs shall not exceed 24 square feet in sign area or 48 square feet in total sign area.

TABLE 22.114.170-I:MAXIMUM SIGN AREA AND MAXIMUM HEIGHT		
Zones	***Maximum Sign Area Single Sided Sign***	***Maximum Height***
All Zones	24 square feet per sign area or 48 square feet total sign area	7 feet measured vertically from the ground directly below the sign

3. ***Location.*** No more than two such signs shall be placed at one location and shall not be allowed within 100 feet of any other such sign or signs located on the same side of the street or highway. The location of all such signs shall be approved by the Department of Public Works, who shall ensure that their placement will not impair the safety or visibility of motorists, bicyclists, pedestrians, and others using public streets and highways.

4. ***Lighting.*** In addition to Section 22.114.060.D, sign lighting using exposed incandescent lamps that exceed a rated wattage of 25 watts are prohibited in all Residential Zones.

5. ***Design.*** Such signs shall be approved by the Department of Public Works.

22.114.180 Temporary Subdivision and Real Estate Signs

A. **Applicability.** Temporary subdivision sales, real estate signs, and related entry and special-feature signs are permitted in all zones.

B. **Temporary Subdivision Sales Signs.**

1. ***Number and Area.*** Signs shall comply with Table 22.114.180-A, below, for the maximum number of signs and maximum sign area.

TABLE 22.114.180-A:MAXIMUM NUMBER OF SIGNS, MAXIMUM SIGN AREA, AND MAXIMUM HEIGHT

Number of Lots in the Subdivision Tract	*Maximum Number of Signs*	*Maximum Sign Area*
10 lots or less	One for each street or highway bordering the tract	32 square feet per sign area or 64 square feet total sign area.
11 to 19 lots	One for each street or highway bordering the tract	64 square feet per sign area or 128 square feet total sign area.
20 lots or more	One for each street or highway bordering the tract	96 square feet plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 500 feet. Sign shall not exceed 180 square feet, or an amount equal to twice the permitted sign area in total sign area, where such tract contains more than 20 lots.

2. ***Height.***

a. Subdivision sales signs shall not exceed the following maximum heights:

i. Eight feet where such sign has a sign area of 64 square feet or less; and

ii. 16 feet where such sign is 65 square feet or greater in sign area.

b. Signs shall be measured from ground level at the base of the sign.

c. Where a wall is required as a condition of approval along the street or highway frontage for which such sign is permitted, the Director may modify sign height requirements in accordance with a Discretionary Site Plan Review (Chapter 22.190) application.

3. ***Location***. Signs shall be located on the subdivision.

4. ***Lighting***. Continuous or sequential flashing operation is prohibited.
5. ***Content.*** Sign content is restricted to the subdivision being offered for sale or lease.
6. ***Time Limit.*** Signs shall be maintained until all the property is sold or leased, or for a period of three years from the date of issuance of the first building permit for the subdivision, whichever should occur first. Any structure used for such purpose shall, at the end of such three-year period, be either removed or restored for a use permitted in the zone where located, except that the Director may, upon showing of need by the owner of the property, extend the permitted time beyond three years.

C. **Temporary Subdivision Entry and Special-Feature Signs**. Subdivision entry and special-feature signs may be permitted in any subdivision qualifying for subdivision sales signs under Subsection B, above, in accordance with this Subsection C.

1. ***Discretionary Site Plan Review.*** A Discretionary Site Plan Review (Chapter 22.190) application is required for the approval of subdivision entry and special-feature signs. In order to approve such application, the Director shall make the following findings:
    a. Subdivision entry signs are necessary to facilitate entry into and movement within the subdivision; or
    b. Subdivision special-feature signs are located in the immediate vicinity of an approved model home and temporary real estate tract office.
2. ***Number, Area, and Height.*** Subdivision entry and special-feature signs shall comply with Table 22.114.180-B and Table 22.114.180-C, below, for the maximum number of signs permitted, maximum sign area, and maximum height.
    a. *Temporary Subdivision Entry Signs.*

TABLE 22.114.180-B:TEMPORARY SUBDIVISION ENTRY SIGNS		
Location Where Sign Is Permitted	***Maximum Sign Area***	***Maximum Height***
In any subdivision where the sign is necessary to facilitate entry into and movement within the subdivision	12 square feet per sign area or 24 square feet total sign area	8 feet measured from the base of the sign

    b. *Temporary Special-Feature Signs.*

TABLE 22.114.180-C:TEMPORARY SPECIAL-FEATURE SIGNS		
Location Where Sign Is Permitted	***Maximum Sign Area***	***Maximum Height***
In any subdivision where the sign is located in the	6 square feet per sign area or 12 square feet total sign area	8 feet measured from the base of the sign

TABLE 22.114.180-C:TEMPORARY SPECIAL-FEATURE SIGNS		
Location Where Sign Is Permitted	***Maximum Sign Area***	***Maximum Height***
immediate vicinity of an approved model home and temporary real estate tract office		

3. ***Location.*** Signs shall be located within the subdivision.
4. ***Lighting.*** Sign lighting is prohibited.
5. ***Time Limit***. Signs shall have the same time limit as subdivision sales signs approved for the same tract and shall be removed at the end of such period.

D. **Temporary Real Estate Signs.** Temporary real estate signs are permitted in accordance with this Subsection D.

1. ***Number and Area.*** Signs shall comply with Table 22.114.180-D, below, for the maximum number of signs permitted and maximum sign area.

TABLE 22.114.180-D:MAXIMUM SIGN AREA AND MAXIMUM HEIGHT			
Zones	***Maximum Number of Signs***	***Maximum Area for Street Frontage of 100 Feet or Less***	***Maximum Area for Street Frontage over 100 Feet***
R-1, R-2, R-A, A-1, A-2, O-S, R-R, W	1 wall-mounted or freestanding sign	6 square feet per sign area or 12 square feet total sign area	32 square feet per sign area or 64 square feet total sign area
R-3, R-4, SR-D, P-R	1 wall-mounted or freestanding sign	12 square feet per sign area or 24 square feet total sign area	48 square feet per sign area or 96 square feet total sign area
C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1.5, M-3, B-1	1 wall-mounted or freestanding sign	48 square feet per sign area or 96 square feet total sign area	48 square feet plus 0.5 square feet of sign area for every 1 feet of frontage, up to a maximum of 100 square feet of sign area; or twice the permitted area in total sign area

2. ***Height.***
   a. Wall-mounted real estate signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.
   b. Freestanding real estate signs shall not exceed the following maximum heights:
      i. In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, O-S, R-R, and W; eight feet measured vertically from ground level at the base of the sign; and

ii. In Zones C-H, C-R, C-1, C-2, C-3, C-M, M-1, M-1.5, M-2, M-2.5, M-3, and B-1; 16 feet measured vertically from ground level at the base of the sign.

3. ***Location.***

a. Freestanding signs may be placed in required front yard setbacks, provided such signs are located a minimum of 10 feet from the lot line adjoining a street or highway.

b. Freestanding signs shall be placed a minimum of 10 feet from any lot line, excluding the lot line adjoining a street or highway.

4. ***Lighting.*** Sign lighting shall comply with Table 22.114.180-E, below.

TABLE 22.114.180-E:SIGN LIGHTING		
Sign Type	***Zone***	***Lighting***
Wall-mounted and Freestanding	R-1, R-2, R-A, A-1, A-2, O-S, R-R, W, R-3, R-4, SR-D, P-R	Prohibited.
Wall-mounted and Freestanding	C-1, C-2, C-3, C-H, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1	Permitted. Continuous or sequential flashing operation is prohibited.

5. ***Time Limit.*** Signs shall be removed from the premises within 30 days after the property has been rented, leased, or sold.

E. **Off-Site Subdivision Directional Signs.** Off-site subdivision directional signs are permitted in accordance with this Subsection E.

1. ***Conditional Use Permit.***

a. A Conditional Use Permit (Chapter 22.158) application may be filed for an off-site subdivision directional sign.

b. A maximum of one subdivision directional sign may be requested under each application.

2. ***Application Checklist.*** In addition to any other information required by this Title 22 to be included in a Conditional Use Permit (Chapter 22.158) application, the applicant shall provide the following information:

a. An exact quotation of the message to be placed upon the sign;

b. A list of all previously approved subdivision directional signs for the same subdivision development, whether existing or not;

c. The name and contact information of the owner of the sign and the owner of the property on which the sign is to be placed; and

d. The signatures of both the owner of the sign and the applicant, or their designated representative. Such designated representative shall be appointed only as a result of a letter of authorization and a copy of such letter shall be attached to the application.

3. ***Development Standards.*** All subdivision directional signs shall comply with the following regulations:

    a. The written and illustrative messages shall be the same as quoted in the application and as shown on the site plan except as otherwise permitted by Commission or Hearing Officer, and shall be limited to necessary travel directions, the name of the land development project to which it pertains, a characteristic trademark or insignia, and other such information describing the character of the development as may be specifically approved by the Commission or Hearing Officer; provided, that such information shall be subordinate to the sign's primary purpose of providing travel directions. The sign shall not contain any other advertising.

    b. Such signs shall not exceed a height or width in excess of 20 feet and shall not have an area in excess of 180 square feet per face.

    c. An unobstructed open space shall be maintained to a height of eight feet below the sign except for structural supports. Where topographic features create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the provisions of this Subsection E.3.c, the Commission or Hearing Officer may, without notice or public hearing, modify this requirement.

    d. The sign shall be located not less than 500 feet from any other subdivision directional sign.

    e. No additions, tags, streamers, or appurtenances may be added to an approved sign.

    f. Not more than four single- or double-faced signs pertaining to the same subdivision development may be used at the same time.

    g. Such signs shall be used and located within four miles from the exterior boundary of the subdivision development to which they relate.

    h. Such signs shall not be located within the right-of-way of any highway, parkway, street, or alley, or along established and existing freeways which have been designated as freeway routes by the California Department of Transportation or along scenic highways.

    i. Identification shall be placed on such sign indicating the permit number, sign, owner, and expiration date.

j. Where the distance between the faces of a double-faced sign is more than 24 inches, such faces shall be considered two separate signs.

k. All exposed backs of such signs visible to the public shall be suitably covered in order to conceal the structure and be properly maintained.

4. ***Conditions.***

a. Approval of such off-site subdivision directional sign may be for a period of not to exceed one year; provided, that the Commission or Hearing Officer, where evidence is submitted to its satisfaction that a continuing need for travel directions to the subdivision development for which such sign was approved exists, may extend such permit for not more than one year if the applicant files a request for such extension prior to the expiration of his original permit. Only one extension may be granted.

b. The Commission or Hearing Officer shall require as a condition of approval with each application the deposit of the sum of $175.00 or savings and loan certificates in the same amount as provided in Chapter 4.36 of Title 4 (Revenue and Finance) of the County Code, and an agreement signed by the applicant, the owner of the sign and the owner of the property on which the sign is to be placed, by which such persons agree that the County may enter upon the land upon which the sign is located and remove it if such sign is not removed and the site thereof restored to a neat and orderly condition within five days after the termination of the permit. The said applicant and owners also shall agree that if such sign is not so removed by them within said five days and the site restored, the County may retain the deposit or savings and loan certificates as liquidated damages.

c. Any applicant may, in lieu of filing a separate deposit with each application, file a single cash deposit or savings and loan certificates in the amount of $3,000.00 to cover all of his applications for subdivision directional signs. A rider showing the administrative file number (permit number) and such other information as may be necessary to readily identify each application covered by such deposit shall be filed.

5. ***Conditions for Combining Signs for Separate Developments****.* The Commission or Hearing Officer may, where an applicant concurrently files applications for subdivision directional signs pertaining to more than one subdivision development, modify the standards contained in Subsection E.3.c and E.3.d, above, to permit the grouping or combining of two or more signs providing travel directions to different developments.

Such two or more separate signs may be grouped together in one structure or may be consolidated into one sign where, in the Commission or Hearing Officer's opinion, such grouping or combining helps to reduce visual clutter and distraction.

6. ***Removal or Relocation of Signs Required.*** If a highway, parkway, street, or alley is widened so that the location of the sign is included in the right-of-way, the owner, at no expense to the County shall either remove such sign or relocate it outside of the new right-of-way.

22.114.190 Temporary Signs

A. **Temporary Construction Signs.**

1. ***Applicability.*** Temporary construction signs are permitted in all zones.

2. ***Number and Area***. Signs shall comply with Table 22.114.190-A, below, for the maximum number of signs permitted and maximum sign area.

TABLE 22.114.190-A:MAXIMUM NUMBER OF SIGNS AND MAXIMUM SIGN AREA

Zones	*Maximum Number of Signs*	*Maximum Area for Street Frontage of 100 Feet or Less*	*Maximum Area for Street Frontage Over 100 Feet*
R-1, R-2, R-3, R-4, R-A, A-1, A-2, O-S, W	1 wall-mounted or freestanding sign	6 square feet per sign area or 12 square feet total sign area	32 square feet per sign area or 64 square feet total sign area
C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1, R-R, P-R, SR-D	1 wall-mounted or freestanding sign	48 square feet per sign area or 96 square feet total sign area	48 square feet plus 0.5 square feet of sign area for every 1 foot of frontage, up to a maximum of 100 square feet of sign area; or twice the permitted area in total sign area

3. ***Height.***

   a. Wall-mounted construction signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

   b. Freestanding construction signs shall not exceed the following maximum heights:

      i. In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, O-S, and W; eight feet measured vertically from the base of the sign; and

      ii. In Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1.5, M-2, M-3, M-2.5, B-1, R-R, P-R, and SR-D; 16 feet measured vertically from the base of the sign.

4. ***Location***. Construction signs shall be maintained only upon the site of the building or structure under construction, alteration, or in process of removal.
5. ***Lighting.*** Sign lighting shall comply with Table 22.114.190-B, below.

TABLE 22.114.190-B:SIGN LIGHTING		
Sign Type	***Zone***	***Lighting***
Wall-mounted and Freestanding	R-1, R-2, R-3, R-4, R-A, A-1, A-2, O-S	Prohibited.
Wall-mounted and Freestanding	C-1, C-2, C-3, C-H, C-M, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1, R-R, P-R, SR-D	Permitted. Continuous or sequential flashing operation is prohibited.

6. ***Time Limit***. Signs shall be removed from the premises within 30 days after the completion of construction, alteration, or removal of the structure.

B. **Window Signs**.

1. ***Applicability.*** Window signs are permitted in all zones.
2. ***Standards.*** Each business establishment shall be permitted window signs, provided that such signs do not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage. This provision is not intended to restrict window displays when such signs or merchandise are incorporated within such display and are located at least one foot from such windows.

22.114.200 Nonconforming and Illegal Signs

Any sign which does not conform to the provision of this Chapter shall be made to conform or shall be removed as provided in Section 22.174.050.B.2 (Termination by Operation of Law).

Chapter 22.116 Highway Lines, Road Dedication, and Access[13, 14]

Sections:

22.116.010 Purpose
22.116.020 Applicability
22.116.030 Road Dedication and Improvements
22.116.040 Intersections and Corner Cutoff Requirements
22.116.050 Major Bridge and Thoroughfare Fees
22.116.060 Modifications
22.116.070 Highway Lines

22.116.010 Purpose

The purpose of this Chapter is to establish the centerlines, dedication, improvement, and access requirements that the County may impose on new development.

22.116.020 Applicability

This Chapter applies to all new uses and development, structural alterations, and additions, except that the following shall be exempt, provided that they comply with all other provisions of this Title 22:

A. The use, alteration, or enlargement of an existing building or structure or the erection of one or more accessory buildings or structures, or both, on the same lot, if the total value of such alteration, enlargement, or construction does not exceed one-half of the current market value of all existing buildings or structures on such lot;

B. Buildings, structures, or uses permitted in Zone R-2;

C. Outdoor advertising signs;

D. Accessory agricultural buildings where used primarily for agricultural purposes;

E. Oil wells;

F. Electrical distribution and transmission substations;

G. Water storage tanks, reservoirs, and water pumping plants, but excluding offices or maintenance yard facilities;

H. Gas measurement, distribution, and meter and control stations;

I. Telephone repeater stations;

J. Temporary carnivals and revival meetings; and

K. Other similar uses that, in the opinion of the Commission or Hearing Officer, will not generate a greater volume of traffic than the uses listed in this Section.

22.116.030 Road Dedication and Improvements

A building or structure shall not be used on any lot, or any portion of such lot, that abuts upon an alley, street, or highway unless the one-half of the alley, street, or highway that is located on the same side of the centerline as such lot has been dedicated and improved as follows:

A. **Dedication.**

1. ***Dedication Standards.*** Alleys, streets, and highways, shall be dedicated to the width from the centerline specified in Section 22.116.070 (Highway Lines), and including corner cutoffs specified in Section 21.24.110 in Title 21 (Subdivisions) of the County Code, except that dedication in any case shall not be required to such an extent as to reduce the area or width of any lot to less than that specified in Sections 22.110.140.C (Required Area - Reduced for Highways—Conditions) and 22.110.140.E (Conveyance or Division of Land - Lot Area and Width Restrictions).

2. ***Agreement to Dedicate.*** In lieu of dedication, the Director of Public Works may accept a dedication agreement signed by all persons having any right, title, interest, or lien in the property, or any portion thereof, to be dedicated. The signatures on such agreement shall be verified, and the Director of Public Works shall record such agreement with the Registrar-Recorder/County Clerk.

B. **Improvements.**

1. Curbs, gutters, sidewalks, base, pavement, street lights, street trees, and drainage structures, where required, shall be constructed at the grade and at the location specified by the Director of Public Works unless there already exists within the present right-of-way, or on property the owner has agreed to dedicate, curbs, gutters, sidewalks, base, pavement, street lights, street trees, or drainage structures that the Director of Public Works finds are adequate.

2. Sidewalks shall be not less than five feet in width unless the available portion of the highway or street is less, in which case they shall be the width specified by the Director of Public Works.

3. Curbs, gutters, drainage structures, base, pavement, street lights, street trees, and sidewalks shall comply with the standards in Title 21 (Subdivisions) of the County Code, except as otherwise authorized by the Director of Public Works for public health, safety, or welfare reasons.

4. All construction within the existing or proposed road rights-of-way shall be done under provisions of Division 1 of Title 16 (Highway Code) of the County Code for Highway Permits.
5. In lieu of the required improvements, the Director of Public Works may accept from any responsible person a contract to make such improvements in accordance with the following:
    a. Such contract shall specify a time in which the improvements shall be completed. Said improvements shall be completed within the time specified in the agreement to improve, except that the Director of Public Works may grant such additional time as he deems necessary if, in his opinion, a good and sufficient reason exists for the delay.
    b. Such contract shall be accompanied by a deposit with the Board of a sum of money or negotiable bonds or savings and loan certificates or shares in an amount which, in the opinion of the Director of Public Works, equals the cost of providing the improvements. If savings and loan certificates or shares are deposited, such certificates or shares shall be assigned to the County, and such deposit and assignment shall be subject to all the provisions and conditions of Chapter 4.36 of Title 4 (Revenue and Finance Code) of the County Code.
    c. If the estimated cost of the improvements equals or exceeds $1,000.00, in lieu of such deposit the applicant may file with the Board a corporate surety bond guaranteeing the adequate completion of all of the improvements, in an amount equal to such estimated cost.
    d. If the improvement is not completed within the time specified in an agreement, the Board may, after 10 days, serve a written notice to the person, firm, or corporation that signed the contract, or after 20 days, send a written notice by registered mail and addressed to the last known address of the person, firm, or corporation that signed the contract. The notice shall state that the Board has determined that the improvement work or any part of the work is incomplete, and any portion of deposits or bonds given for the faithful performance of the work may be forfeited to the County, or the Board may cash any instrument of credit so deposited in such amount as may be necessary to complete the improvement work.

22.116.040 Intersections and Corner Cutoff Requirements

In all zones at the intersections of roads:

A. No building or structure shall be used within the area of the curve radii required at the intersections of roads by Section 21.24.110 (Right-of-Way Radius) in Title 21 (Subdivisions) of the County Code, except as permitted below and provided that such structures do not constitute a visual obstruction between three and one-half feet and eight feet above the level of the ground:

1. Eaves and cantilevered roofs per Section 22.110.090.A (Eaves and Cantilevered Roofs);
2. Planter boxes and masonry planters per Section 22.110.040.A (Planter Boxes and Masonry Planters);
3. Driveways, walkways, patio slabs, wooden decks, and other materials as specified in Section 22.110.040.D (Driveways, Walkways, and Patio Slabs);
4. On-site signs per Section 22.110.040.H (Sign Location); and
5. Freestanding signs per Section 22.110.040.I (Freestanding Signs) in Zones C-H and C-1.

B. Corner cutoffs, per Section 22.116.030.A (Dedication), shall be provided as specified in Section 21.24.110 (Right-of-Way Radius) in Title 21 (Subdivisions) of the County Code.

22.116.050 Major Bridge and Thoroughfare Fees

A building or structure shall not be used on any lot, any portion of which is located within a district established pursuant to Section 21.32.200 (Major Thoroughfare and Bridge Fees) in Title 21 (Subdivisions) of the County Code, unless the required district fee has been paid as a condition of issuing a building permit or unless exempted by Section 22.116.020.A (Applicability).

22.116.060 Modifications

A. **Director of Regional Planning.** The Director may grant a modification to relieve the applicant either from compliance with all or a portion of Section 22.116.030 (Road Dedication and Improvements) and/or Section 22.116.050 (Major Bridge and Thoroughfare Fees) if the following findings are made:

1. Property adjoining on both sides of the subject property is developed with lawfully existing buildings or structures which, were they not already existing, would be subject to the provisions of this Chapter, and the requirement to dedicate, pave, or improve would require a greater width than is the alley, street, or highway abutting the existing buildings or structures on the adjoining properties; or
2. The lot adjoins an alley, street, or highway for a distance of 100 feet or more, and only a portion of said lot is to be used for such building or structure or occupied by such use, and the modification will not affect the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, using such alley, street, or highway.

B. **Director of Public Works.** The Director of Public Works may grant a modification and relieve the applicant either from compliance with all or a portion of Section 22.116.030 (Road Dedication and Improvements) and/or

Section 22.116.050 (Major Bridge and Thoroughfare Fees), if the following findings are made:

1. There is in existence or under negotiation a contract between the County and a contractor to install the required improvements;
2. The Director of Public Works is unable to furnish grades within a reasonable time;
3. The required construction would create a drainage or traffic problem;
4. The construction will be isolated from a continuous roadway that may not be improved for many years; or
5. There are in existence partial improvements satisfactory to the Director of Public Works, and he deems construction of additional improvements to be unnecessary or constitute an unreasonable hardship.

C. **Variances.** Any aggrieved person may apply for a Variance from any provision of this Chapter, pursuant to Chapter 22.196 (Variances), whether he has applied for a modification or not. The provisions of Subsections A and B, above, shall constitute additional grounds for a Variance from any provisions of this Chapter.

22.116.070 Highway Lines

In all zones, highway lines are hereby established parallel to the centerline of every parkway, alley, highway, and street, as follows:

A. Forty feet from the centerline for every secondary highway, except as otherwise provided below:

1. Downey Road—35 feet on the easterly side of the centerline, extending from Whittier Boulevard northerly to 3rd Street, as shown on C.S.B.-2866.
2. Hooper Avenue—increasing in width on the westerly side of the centerline from a minimum of 40 feet at a point 0.54 foot southerly of the centerline of 67th Street, the westerly boundary of said Hooper Avenue, extending southerly along the westerly boundary of Hooper Avenue (60 feet wide), as shown on map of Tract No. 5450, recorded in Book 59, Pages 94 and 95 of Maps, to a maximum of 50 feet at the centerline of 69th Street as shown on the map. Increasing in width at a uniform rate on the easterly side of the centerline from a minimum of 40 feet at a point 0.54 foot southerly of the centerline of 67th Street, southerly to a maximum of 50 feet at the centerline of 69th Street; 50 feet on each side of the centerline extending from the centerline of 69th Street southerly to a point 133.59 feet southerly of the centerline of 75th Street; decreasing in width at a uniform rate from a maximum of 50 feet on each side of the centerline at a point 133.59 feet southerly of the centerline of 75th Street southerly to a minimum of 40 feet on each side of the centerline at a point 62.60 feet

southerly of the centerline of 76th Street, as shown on C.S.B.-5140, sheets 1 and 2.

3. Pennsylvania Avenue—50 feet on the easterly side of the centerline, extending from the northeasterly boundary of the Route 210 (Foothill) Freeway northerly to Altura Avenue; decreasing in width on the easterly side of the centerline from a maximum of 50 feet at Altura Avenue extending northerly along a curve in the easterly boundary having a radius of 1,351.70 feet to a point 122 feet northerly of the northerly line of Altura Avenue (60 feet wide), and continuing northerly along said easterly boundary along a reverse curve having a radius of 1,335.70 feet a distance of 119 feet, to a minimum of 40 feet, as shown on C.S.B.-5072, sheet 1.

4. 223rd Street—50 feet on the northerly side of the centerline extending from Vermont Avenue westerly to a point 245 feet westerly of the centerline of Vermont Avenue; 50 feet on the southerly side of the centerline extending from Vermont Avenue westerly to a point 295 feet westerly of the centerline of Vermont Avenue; decreasing in width at a uniform rate on the southerly side of the centerline from a maximum of 50 feet at a point 295 feet westerly of the centerline of Vermont Avenue extending westerly to a minimum of 40 feet at a point 395 feet westerly of the centerline of Vermont Avenue; 42 feet on the northerly side of the centerline extending from Meyler Street westerly to Normandie Avenue, as shown on C.S.B.-793, sheet 1.

B. Fifty feet from the centerline of every major highway, except as otherwise provided below:

1. Arizona-Mednik Avenue—54 feet on each side of the centerline extending from Telegraph Road northerly to a point 277.49 feet northerly of the centerline of Verona Street; decreasing in width at a uniform rate from a maximum of 54 feet on each side of the centerline, extending from a point 277.49 feet northerly of the centerline of Verona Street northerly to a minimum of 50 feet on each side of the centerline at a point 456.61 feet northerly of the centerline of Verona Street; increasing in width at a uniform rate from a minimum of 50 feet on each side of the centerline extending from a point 201.28 feet northerly of the centerline of Whittier Boulevard northerly to a maximum of 54 feet on each side of the centerline at a point 400.44 feet northerly of the centerline of Whittier Boulevard; 54 feet on each side of the centerline extending from a point 400.44 feet northerly of the centerline of Whittier Boulevard northerly to the centerline of First Street, as shown on C.S.B.-2825, sheets 1 and 2.

2. Atlantic Boulevard—45 feet on each side of the centerline extending, from Whittier Boulevard northerly to the northeasterly boundary of Tract No. 7192 filed in Book 78, Page 38 of Maps, as shown on C.S.B.-8758.

3. Azusa Avenue—55 feet on each side of the centerline extending from Amar Road southerly to Colima Road, excluding all those portions within the cities of West Covina and Industry, as shown on C.S.B.-707, 2949, and 2628.
4. Colima Road—60 feet on the southerly and southeasterly side of the centerline extending from Azusa Avenue westerly and southwesterly to the northerly boundary of the city of Whittier; 60 feet on the northerly side of the centerline extending from Azusa Avenue westerly to the easterly boundary of Tract No. 27718, as shown on map recorded in Book 766, Pages 49 and 50 of Maps; 60 feet on the northwesterly side of the centerline extending from a point 186.92 feet northeasterly of the easterly boundary of Tract No. 27176, as shown on map recorded in Book 738, Pages 79 to 81 of Maps, southwesterly to said northerly boundary of the city of Whittier, as shown on C.S.B.-2626, sheets 1 and 2.
5. Del Amo Boulevard—54 feet on the northerly side of the centerline, extending from Wilmington Avenue easterly to Alameda Street, as shown on C.S.B.-617, sheet 4.
6. Lake Avenue—40 feet on the easterly side of the centerline, extending from the northerly boundary of the city of Pasadena to Woodbury Road; 45 feet on each side of the centerline extending from Woodbury Road northerly to Altadena Drive, as shown on C.S.B.-2900.
7. Lakes Hughes Road—55 feet on each side of the centerline extending Castaic Road easterly to Ridge Route, as shown on C.S.B.-5001, sheet 1.
8. Mednik Avenue—described under Arizona-Mednik Avenue.
9. Paramount Boulevard—55 feet on each side of the centerline, extending from the northeasterly boundary of the city of Montebello northeasterly to San Gabriel Boulevard, as shown on C.S.B.-3068.
10. Pearblossom Highway—60 feet on each side of the centerline from Sierra Highway northerly and easterly to the centerline of Fort Tejon Road, as shown on C.S.B.-.5396, and C.S.B.-2858, Sheet 3.
11. Sierra Highway—increasing in width at a constant rate on each side of the centerline from a minimum centerline of the Angeles Forest Highway to a maximum of 60 feet northerly of the centerline of the Angeles Forest Highway, 60 feet on each side of the centerline extending from a point 640.00 feet northerly of the centerline of the Angeles Forest Highway northerly to the centerline of Pearblossom Highway as shown on C.S.B.-.5396, C.S.B.-.5505, and F.M. 120048, Sheets 2 and 3.
12. Slauson Avenue—47 feet on the southerly side of the centerline extending from Wilmington Avenue westerly to Central Avenue, as shown on C.S.B.-2930.

C. Parkways, minimum 40 feet from centerline, except as otherwise provided herein:

1. Grand Avenue—60 feet on the easterly side of the centerline extending from the northwesterly boundary of the city of Walnut northerly to the centerline of Golden Bough Drive; 55 feet on the easterly side of the centerline extending from the centerline of Golden Bough Drive northwesterly to the southerly boundary of the City of West Covina at a point approximately 78 feet southeasterly of the centerline of Virginia Avenue; 60 feet on the westerly side of the centerline extending from said northwesterly boundary of the city of Walnut northerly to the centerline of Cortez Street; 50 feet on the westerly side of the centerline extending from the centerline of Cortez Street northerly to the centerline of Sunset Hill Drive; 55 feet on the westerly side of the centerline extending from the centerline of Sunset Hill drive northerly to said southerly boundary of the city of West Covina, as shown on C.S.B. 5049, sheets 1 and 2.

2. Huntington Drive—As used in this Subsection, “centerline” means the centerline of the northerly roadway of Huntington Drive—44 feet on the northerly side of the centerline extending from the centerline of Michillinda Avenue westerly to the centerline of Rosemead Boulevard; 51 feet on the northerly side of the centerline extending from the centerline of Rosemead Boulevard westerly to the centerline of Lotus Avenue; 40 feet on the northerly side of the centerline extending from the centerline of Lotus Avenue westerly to a point 50 feet westerly of the centerline of Madre Street; decreasing in width at a uniform rate on the northerly side of the centerline from a maximum of 40 feet at a point 50 feet westerly of the centerline of Madre Street to a minimum of 20 feet at a point 350 feet westerly of the centerline of Madre Street; 20 feet on the northern side of the centerline extending from a point 350 feet westerly of the centerline of Madre Street westerly to a point 639.12 feet easterly of the centerline of El Campo Drive; 51 feet on the northerly side of the centerline extending from a point 639.12 feet easterly of the centerline of El Campo Drive westerly to the centerline of El Campo Drive; 20 feet on the northerly side of the centerline extending from the centerline of El Campo Drive westerly to the centerline of San Gabriel Boulevard, as shown on C.S.B.-2700.

3. Mulholland Highway—50 feet on each side of the centerline extending from Pacific Coast Highway northerly and easterly to a point 5,847.20 feet westerly of the centerline of Las Virgenes Canyon Road; 60 feet on each side of the centerline extending from a point 5,847.20 feet westerly of the centerline of Las Virgenes Canyon Road easterly to a point 4,780.20 feet westerly of the centerline of Las Virgenes Canyon Road; 50 feet on each side of the centerline extending from a point 4,780.20 feet westerly of the centerline of Las Virgenes Canyon Road easterly and northerly to the southerly boundary of the city of Los Angeles, as shown on C.S.B.-8824,

sheets 9, 11, 13, 14; C.S.B.-2836; F.M. 20265, sheets 2, 3, 4; C.S.B.2881; F.M. 11541, sheet 3; F.M. 20235, sheets 1, 2; and C.S.B. 2336, sheets 1, 2, 3, 4.

D. Alleys and streets, one-half the planned ultimate width for alleys or streets, pursuant to the standards of Section 21.24.090 (Right-of-Way and Roadway Width Requirements—Cross-section Diagrams) of Title 21 (Subdivisions) of the County Code unless in the opinion of the Director, topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation and he deems a lesser width adequate. The Director shall designate the distance from the centerline in any case where such ultimate width is not specified.

E. Limited secondary highway, thirty-two feet from centerline; this may be increased to 40 feet for additional improvements where traffic or drainage conditions warrant.

Chapter 22.118 Flood Control[17]

Sections:

22.118.010 Regulations—Board Authority
22.118.020 Permit—Required When Work Would Create Flood Hazards
22.118.030 Permit—Issuance Conditions
22.118.040 Plans and Specifications
22.118.050 Conformity with Permit Conditions
22.118.060 Permit—Liability Limitations
22.118.070 Obstructions Prohibited Where
22.118.080 Operations Along Rio Hondo and San Gabriel Rivers
22.118.090 Hazardous Area Designated
22.118.100 Department of Public Works to Act as Consultant

22.118.010 Regulations—Board Authority

The Board may prescribe, by uniform rule or regulation, the minimum course of its excavations or other operations tending to displace the soil; and shall also have the power to prescribe any and all other rules and regulations, uniform in their operation, necessary for the carrying out of the purposes of this Chapter.

22.118.020 Permit—Required When Work Would Create Flood Hazards

Whenever the Board finds that the excavation or quarrying of any rock, sand, gravel, or other material in a particular area would create flood hazard or would be otherwise dangerous to the public safety, then before any person excavates or quarries in any part of such area, such person shall first obtain from the Director of Public Works a permit to do so.

22.118.030 Permit—Issuance Conditions

The Director of Public Works may issue such permit upon the condition that the applicant, before commencing any such excavation and at such other times during such excavation as may be necessary, shall erect such dikes, barriers, or other structures as will afford, in the opinion of the Director of Public Works, either the same protection as if no excavation should be made, or protection adequate to prevent the flow of the floodwaters out of their natural channels.

22.118.040 Plans and Specifications

The Director of Public Works may require the submission of plans and specifications showing the nature of the proposed excavation and dikes, barriers, or other structures.

22.118.050 Conformity with Permit Conditions

No person may make any excavation within such area except after receiving and in conformity with such a permit.

22.118.060 Permit—Liability Limitations

The issuance of such a permit shall not constitute a representation, guarantee, or warranty of any kind or nature by the Director of Public Works, or by any officer or employee of either thereof, of the practicability or safety of any structure or other plan proposed, and shall create no liability upon, or a cause of action against such public body, officer, or employee for any damage that may result from any excavation made pursuant thereto.

22.118.070 Obstructions Prohibited Where

A. A person shall not place or cause to be placed in the channel or bed of any river, stream, wash, or arroyo, or upon any property over which the Department of Public Works has an easement for flood control purposes duly recorded by the Registrar-Recorder/County Clerk, any wires, fence, building, or other structure, or any rock, gravel, refuse, rubbish, tin cans, or other matter which may impede, retard, or change the direction of the flow of water in such river, stream, wash, or arroyo, or that will catch or collect debris carried by such water, or that is placed where the natural flow of the stream and floodwaters would carry the same downstream to the damage or detriment of either private or public property adjacent to the said river, stream, wash, arroyo, or channel.

B. This Section does not supersede or modify the provisions of any other ordinance.

22.118.080 Operations Along Rio Hondo and San Gabriel Rivers

A. Every operator of any rock quarry, sand or gravel pit, rock crushing plant, or any apparatus for the excavation or manufacture of rock, sand, or gravel, which quarry pit, excavation plant or apparatus is so located as to intercept or obstruct any of the flow of the Rio Hondo or San Gabriel Rivers, shall so conduct all such operations as to always provide a channel of sufficient capacity to bypass 1,000 cubic feet of water per second in each river without the flow entering any such pit, excavation, or quarry.

B. This section does not apply to that reach of the Rio Hondo between Santa Fe Dam and Peck Road.

22.118.090 Hazardous Area Designated

The Board finds that the excavation or quarrying of any rock, sand, gravel, or other material in the area described as follows:

Beginning at a point in the easterly line of Section 1, T. 1 S., R. 11 W., as shown on a map of the subdivision of Rancho Azusa de Duarte, recorded in Book 6, pages 80 and 82, inclusive, of Miscellaneous Records of Los Angeles County, distant N. O*

10' 06" W. thereon 1,820.99 feet from the southerly line of said Rancho, as shown on County Surveyor's Map No. B-1215, on file at the Department of Public Works; thence S. 57* 59' 09" W. 7,538.27 feet; thence S. 32* 00' 51" E. 900.00 feet; thence N. 57* 59' 09" E. 6,979.25 feet to a point in said easterly line of Section 1, distant S. 0* 10' 06" E. thereon 1059.48 feet from the point of beginning; thence northerly along said easterly line to the point of beginning; would create a flood hazard and in other ways be dangerous to the public safety.

22.118.100 Department of Public Works to Act as Consultant

A. The Department of Public Works shall act as a consultant to the Department all applications for a permit, variance, nonconforming use or structure review, or zone change relating to flood control and flood hazard identification, avoidance, and mitigation in all areas delineated on maps furnished to the Department.

B. The Department of Public Works shall provide the Department with a series of maps delineating areas subject to flood, mud and debris hazards. The maps shall be prepared by the Department of Public Works, shall be based on the best currently available information and shall be updated at least annually.

C. The Department shall consult with the Department of Public Works with respect to such applications affecting property in the hazard areas delineated on the maps.

D. The Department of Public Works shall prepare written reports of its examination of each application affecting property in the hazard areas delineated on the maps.

E. The reports shall be considered by the Department, the Commission, and the Board in acting upon the applications. The actions upon the application shall be supported in writing.

Chapter 22.120 Density Bonuses and Affordable Housing Incentives

Sections:

22.120.010 Purpose
22.120.020 Definitions
22.120.030 Applicability
22.120.040 Density Bonus
22.120.050 Incentives
22.120.060 Parking Reduction
22.120.070 Waiver or Modification of Development Standards
22.120.080 Senior Citizen Housing Option
22.120.090 Affordable Housing Option

22.120.010 Purpose

The purpose of this Chapter is to implement state density bonus requirements, as set forth in Section 65915 of the California Government Code, as amended, and to increase the production of affordable housing and senior citizen housing to complement the communities in which they are located.

22.120.020 Definitions

Specific terms used in this Chapter are defined in Division 2 (Definitions), under "Density Bonuses and Affordable Housing Incentives."

22.120.030 Applicability

A. Notwithstanding any other provision of this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.168 (Housing Permits), shall apply in all zones that allow residential uses.

B. Applications deemed complete prior to February 16, 2006, may request that the provisions in effect at the time of filing be applied. The determination in such cases shall be deemed to satisfy the requirements of this Chapter and Chapter 22.168 (Housing Permits).

22.120.040 Density Bonus

A. **Eligibility.** Qualified projects meeting the eligibility requirements set forth in this Section shall be granted density bonuses in the amounts shown in Table 22.120.040-A, below.

TABLE 22.120.040-A:DENSITY BONUS ELIGIBILITY REQUIREMENTS					
			Density Bonus		
Qualified Projects	***Minimum Set-Aside***		***Basic***	***Additional*****	***Maximum***
Affordable Housing Set-Aside	Very low	5%	20%	1%:2.5%	35%*
	Lower	10%	20%	1%:1.5%	35%*
	Moderate (for sale only)	10%	5%	1%:1%	35%*
Senior Citizen Housing Set-Aside	A senior citizen housing development		20%	N/A	20%
	A mobilehome park for senior citizens		20%	N/A	20%
Land Donation	Very low	10%	15%	1%:1%	35%
County Infill Sites Program (projects of 2 or 3 units pre-bonus) ***	N/A		1 unit	N/A	1 Unit

Notes:
* Child care facility. A qualified project that includes an affordable housing set-aside, and also includes a child care facility, shall be granted either an additional bonus in an amount of square feet of residential floor area equal to the amount of square feet in the child care facility that significantly contributes to the economic feasibility of constructing the child care facility, or an additional incentive as described in Section 22.120.050 (Incentives).
** Additional increases in density bonuses expressed as 'x%:y%' means that with every x% increase in the housing set aside, the density bonus shall increase by y%.
*** Transfer of density. Where a qualified project that is a participant in the County Infill Sites Program proposes to concurrently develop noncontiguous properties, within the same major planning area as defined in the General Plan, or located within a quarter mile of each other, the transfer of density bonuses from one property to another may be approved provided that:
1) The total density bonuses approved shall not exceed that obtained if developed separately;
2) Such properties shall be concurrently developed, and that all affordable housing set-aside units shall be constructed at the same time as or prior to other dwelling units on either site; and
3) The applicant shall demonstrate the ability to complete the development approved, in terms of ownership or control of the sites.

1. ***Affordable Housing Set-Asides.***

   a. *Minimum Units Required.* The total number of dwelling units of the qualified project shall be five units or more.

   b. *Duration of Affordability.* The owner of the qualified project meeting the requirements of this Subsection A shall record a document in accordance with Section 22.168.060 (Covenant and Agreement), and shall be subject to monitoring procedures per Section 22.168.070 (Monitoring), guaranteeing either of the following:

      i. For very low, lower, and moderate (single-family) income housing set-asides, that the relevant affordability criteria will be observed for at least 30 years from the issuance of the certificate of occupancy.

      ii. For moderate income housing set-asides (common interest developments), that the initial occupants are persons and families of moderate income.

c. *Compatibility.* The housing set-aside units shall be compatible with the exterior design of other units within the qualified project in terms of appearance, materials, and finished quality.

2. ***Senior Citizen Housing Set-Asides.***

   a. *Senior Citizen Housing Development.* The qualified project shall meet the requirements described in Section 51.3 of the California Civil Code.

   b. *Mobilehome Park for Senior Citizens.* Pursuant to Section 798.76 or 799.5 of the California Civil Code, the mobilehome park shall be restricted to senior citizens as described in this Chapter.

   c. *Duration of Age-Restriction.* The owner of a qualified project meeting the requirements of this Subsection A.2 shall record a document in accordance with Section 22.168.050 (Covenant and Agreement) and shall be subject to monitoring procedures per Section 22.168.060 (Monitoring), to ensure the age restrictions of the housing set-asides for at least 30 years and in accordance with Section 51.3, 798.76, or 799.5 of the California Civil Code.

3. ***Land Donations***. To receive a density bonus for land donations as provided in Section 65915 of the California Government Code, a qualified project shall meet the following requirements:

   a. The developable acreage and zoning classification of the transferred land shall be sufficient to permit the construction of dwelling units affordable to very low income households in an amount not less than 10 percent of the number of dwelling units of the qualified project.

   b. The transferred land shall be at least one acre in size or of sufficient size to permit the development of at least 40 units.

   c. The applicant shall donate and transfer the land to the Community Development Commission (CDC) no later than the date of approval of the final subdivision map, parcel map, or residential development application.

   d. The transferred land shall have the appropriate zoning classification and General Plan designation to allow the construction of affordable housing.

   e. The transferred land shall be served by adequate public facilities and infrastructure.

   f. The transferred land shall meet the appropriate zoning and development standards to make the development of units set aside for very low income households feasible.

g. The transferred land shall be located within the unincorporated area of the County and within the boundary of the qualified project, or no more than approximately one-quarter of a mile from the boundary of the qualified project.

h. The land shall be transferred to the CDC and a deed restriction shall be recorded with the Registrar-Recorder/County Clerk at the time of dedication, in order to ensure the continued affordability of the units.

i. A qualified project that donates land and includes affordable housing set-asides, in accordance with this Section, shall be eligible for the provisions set forth for affordable housing set-asides. The density bonus for a land donation and for an affordable housing set-aside may be combined, but in an amount not to exceed 35 percent.

4. ***County Infill Sites Program.***

a. The qualified project shall be a participant in the County Infill Sites Program, which is administered by CDC.

b. Projects that consist of one to four units shall not be eligible for a density bonus.

c. The owner of a qualified project that is a participant in the County Infill Sites Program shall record a document in accordance with Section 22.168.050 (Covenant and Agreement), guaranteeing that the relevant affordability criteria, as determined by the CDC, and will be observed from the issuance of the certificate of occupancy, and will be subject to the monitoring procedures, as described in Section 22.168.060 (Monitoring).

5. ***Child Care Facilities.***

a. The household incomes and the percentage of the families whose children attend the child care facility shall correspond with the affordable housing set-aside.

b. The owner of the qualified project shall record a document in accordance with Section 22.168.050 (Covenant and Agreement), ensuring that the child care facility shall remain in operation during the term of affordability, as described in this Section.

B. **Density Bonus Calculations.**

1. ***Fractional Units****.* In calculating a density bonus or housing set-aside, fractional units shall be rounded up to the next whole number.

2. ***Total Dwelling Units***. As used in this Chapter, the "total dwelling units" do not include units permitted by a density bonus awarded pursuant to this Chapter, or any other section in this Title 22 granting a greater density

bonus. The density bonus shall not be included when calculating the housing set-aside.

3. ***Lesser Density Bonus***. A reduction in the required minimum housing set-aside shall not be permitted when an applicant requests a lesser density bonus than what is granted in this Section.
4. ***Not Cumulative***. Except as specified otherwise, when more than one housing set-aside category applies, the density bonuses, as described in this Section, shall not be cumulative.
5. ***Permit Type***. The granting of density bonuses that conform to the requirements of this Section is subject to an Administrative Housing Permit, as described in Chapter 22.168 (Housing Permits).

22.120.050 Incentives

A. **Eligibility.** A qualified project that provides an affordable housing set-aside, as described in Section 22.120.040 (Density Bonus), shall be granted incentives in the amounts shown in Table 22.120.050-A, below.

TABLE 22.120.050-A:NUMBER OF INCENTIVES

Qualified Projects		***Incentives***		
		One*	***Two****	***Three****
Affordable housing set-aside	Very Low	5%	10%	15%
	Lower	10%	20%	30%
	Moderate (for-sale only)	10%	20%	30%

* Child care facility: When a qualified project includes a child care facility, the applicant shall receive one additional incentive that significantly contributes to the economic feasibility of constructing the child care facility, or a square footage density bonus, as described in Section 22.120.040.A (Eligibility).

B. **Menu of Incentives.** A qualified project that provides an affordable housing set-aside may request incentives, pursuant to Subsection A, above, from the menu of incentives, as shown in Table 22.120.050-B, below.

TABLE 22.120.050-B:MENU OF INCENTIVES*

Incentive	***Description***
Yard/setback	• Up to a 20% modification from side yard/setback requirements. • Up to a 35% modification of front and rear yard/setback requirements. • All yard/setback modifications shall count as one incentive.
Building Height	• Up to a 10-foot increase in height. • Where a qualified project shares an adjoining interior side property line with a single family residential property in Zone R-1, for every additional foot in height above the maximum allowed in the basic zone, the portion of the building exceeding the basic height limit shall be stepped back an additional foot (and may be determined from a modified yard/setback) from adjoining residential properties, except that roof structures and architectural features may be allowed within the step-back portion up to 42 inches in height.
Stories	• An additional story. • The building height must conform to either the height requirements of the basic zone or as modified through the use of an on-menu incentive.

TABLE 22.120.050-B:MENU OF INCENTIVES*	
Incentive	***Description***
Lot Size	• Up to 20% modification from lot size requirements. • Up to 35% modification from lot size requirements for qualified projects in which 100% of the units are set aside for very low or lower income households.
Lot Width	• Up to 20% modification from lot width requirements. • Up to 35% modification from lot width requirements for qualified projects in which 100% of the units are set aside for very low or lower income households.
Parking	• For qualified projects in which 100% of the units are set aside for very low or lower income households and are within a 1,500-foot radius of a fully funded mass transit station or bus stop along a major bus route, the following parking rates shall apply: ○ Single-family Dwelling Units: – Any number of bedrooms: 1.0 parking space/unit. ○ Multi-family Dwelling Units: – 0-1 bedrooms: 0.75 parking space/unit. – 2 or more bedrooms: 1.5 parking spaces/unit. • Parking may be provided by tandem parking or uncovered parking, but not on-street parking. Parking is inclusive of guest and accessible parking spaces.
Density	• Up to a 50% density bonus for qualified projects in which 100% of the units are set aside for very low or lower income households.
Fee Waiver	• For qualified projects in which 100% of the units are set-aside for very low or lower income households, for-profit developers may be exempted from planning and zoning fees, not including CDC evaluation and monitoring fees or deposits required by the Filing Fee Schedule. (Note: Non-profit developers are already eligible for exemptions from County review fees when projects are formally sponsored by the CDC, and the non-profit fee exemption does not require the use of an incentive.)
Notes: * Project prerequisites: To be eligible for on-menu incentives, the qualified project must be outside of a Very High Fire Hazard Severity Zone, as defined in Section 223-V of Title 32 (Fire Code) of the LA County Code; within an area that is served by a public sewer system; not within a Significant Ecological Area; and not on land having a natural slope of 25% or more. Where other discretionary approvals (i.e., Plan Amendment, Zone Change, Coastal Development Permit, Discretionary Site Plan Review, Conditional Use Permit, etc.) are required to regulate land use, this menu is advisory only.	

C. **Off-Menu Incentives.** A qualified project that provides an affordable housing set-aside may request incentives, pursuant to Subsection A, above, not listed on the menu of incentives; these incentives shall be deemed "off-menu" incentives.

D. **County Infill Sites Program.**

1. ***Menu of Incentives.*** A qualified project that is a participant in the County Infill Sites Program shall be eligible for the incentives shown in Table 22.120.050-C, below.

TABLE 22.120.050-C:COUNTY INFILL SITES PROGRAM INCENTIVES**	
Incentive	***Description***
Yard/setback	• Up to a 20% modification from side yard/setback requirements. • Up to a 35% modification of front and rear yard/setback requirements. • In the case of a common wall development, 100% reduction where common walls are at or intersect a common/shared lot line within the project site.

TABLE 22.120.050-C:COUNTY INFILL SITES PROGRAM INCENTIVES**	
Incentive	***Description***
Building Height	• Up to a 10-foot increase in height. • Where a qualified project shares an adjoining interior side property line with a single family residential property in Zone R-1, for every additional foot in height above the maximum allowed in the basic zone, the portion of the building exceeding the basic height limit shall be set back an additional foot (and may be determined from a modified yard/setback) from adjoining residential properties, except that roof structures and architectural features may be allowed within the step-back portion up to 42 inches in height.
Stories	• An additional story. • The building height must conform to either the height requirements of the basic zone or as modified through the use of an on-menu incentive.
Lot Size	• Up to 50% modification from lot size requirements.
Lot Width	• Up to 50% modification from lot width requirements.
Parking	• For qualified projects that are within a 1,500-foot radius of a fully funded mass transit station or bus stop along a major bus route, the following parking rates shall apply: o Single-family dwelling units: – Any number of bedrooms: 1.0 parking space/unit; o Multi-family dwelling units: – 0-3 bedrooms: 1.0 parking space/unit; – 4 or more bedrooms: 1.5 parking spaces/unit. • Parking may be provided by tandem parking or uncovered parking, but not on-street parking. Parking is inclusive of guest and accessible parking spaces.
Notes: ** Transfer of incentives. Where a qualified project that is a participant in the County Infill Sites Program proposes to concurrently develop noncontiguous properties, within the same major planning area as defined in the General Plan, or located within a quarter mile of each other, the transfer of incentives from one property to another may be approved provided that: 1) The total incentives approved shall not exceed that obtained if developed separately; 2) Such properties shall be concurrently developed, and that all affordable housing set-aside units shall be constructed at the same time as or prior to other dwelling units on either site; and 3) The applicant shall demonstrate the ability to complete the development approved, in terms of ownership or control of the sites.	

2. ***Off-Menu Incentives***. A qualified project that is a participant in the County Infill Sites Program may request up to three additional off-menu incentives beyond the incentives shown in Table 22.120.050-C, above.

E. **Permit Type.** The granting of on-menu and off-menu incentives that conform to the requirements of this Section is subject to an Administrative Housing Permit, as described in Chapter 22.168 (Housing Permits).

22.120.060 Parking Reduction

A. **Eligibility.** Notwithstanding any other provisions of this Title 22, including those relating to land donations and participants in the County Infill Sites Program, qualified projects shall be granted the maximum parking ratios shown in Table 22.120.060-A, below, which shall apply to the entire project, when requested by the applicant. The granting of a parking reduction shall not count against incentives provided in Section 22.120.050 (Incentives).

TABLE 22.120.060-A:PARKING RATIOS*	
Dwelling Unit Size	***Parking Spaces per Unit***
0-1 bedroom	1 space
2-3 bedrooms	2 spaces
4 or more bedrooms	2.5 spaces
Note: * Parking may be provided by tandem parking or uncovered parking, but not on-street parking. Parking is inclusive of guest and accessible parking spaces.	

B. **Calculations.** If the calculation of the total number of parking spaces required results in a fractional number, the requirement shall be rounded up to the next whole number.

C. **Permit Type.** The granting of the parking reduction as described in this Section is subject to an Administrative Housing Permit, as described in Chapter 22.168 (Housing Permits).

22.120.070 Waiver or Modification of Development Standards

A. **Eligibility.** Notwithstanding any other provisions of this Title 22, including those relating to land donations pursuant to Section 22.120.040.A.3 (Land Donations), qualified projects shall be granted waivers or modifications of development standards that are necessary to construct qualified projects. The granting of a waiver or modification of development standards shall not count against incentives provided in Section 22.120.050 (Incentives).

B. **Permit Type.** The granting of waivers or modifications of development standards is subject to a Discretionary Housing Permit, as described in Chapter 22.168 (Housing Permits).

22.120.080 Senior Citizen Housing Option

A. **Eligibility.** A qualified project that provides a senior citizen housing set-aside, in accordance with Section 22.120.040 (Density Bonus), may request a greater density bonus, but not to exceed 50 percent of the normally permitted density maximum of the zone, if the senior citizen housing set-aside is at least 50 percent of the project.

1. The senior citizen housing set-aside shall meet the requirements for senior citizen housing, as provided in Section 51.3, 798.76, or 799.5 of the California Civil Code.

2. For a qualified project meeting the requirements of this Subsection A, the owner shall record a document in accordance with Section 22.168.050 (Covenant and Agreement) to ensure the age restrictions of the housing set-aside for at least 30 years and in accordance with Section 51.3, 798.76, or 799.5 of the California Civil Code.

B. **Permit Type.** The granting of density bonuses through the senior citizen option is subject to a Discretionary Housing Permit, as described in Chapter 22.168 (Housing Permits).

22.120.090 Affordable Housing Option

A. **Eligibility.** A qualified project that provides an affordable housing set-aside, in accordance with Section 22.120.040 (Density Bonus), may request a greater density bonus and incentives that do not meet the findings specified in Section 22.168.090.B (Findings and Decision).

1. ***Applicability***. The provisions of this Subsection shall not apply to the granting of greater density bonuses as incentives, pursuant to Section 22.120.050.C (Off-Menu Incentives) or Section 22.120.050.D (County Infill Sites Program).

2. ***Duration of Affordability***. The owner of a qualified project shall record a document in accordance with Section 22.168.050 (Covenant and Agreement) and shall be subject to monitoring procedures per Section 22.168.060 (Monitoring), guaranteeing that the relevant affordability criteria will be observed for at least 30 years from the issuance of the certificate of occupancy

B. **Transfer of Density and Incentives.** Where an applicant proposes to concurrently develop noncontiguous properties, within the same major planning area as defined in the General Plan, or located within a quarter mile of each other, the transfer of density bonuses and incentives from one property to another may be approved provided that:

1. The total density bonuses and incentives approved shall not exceed those which could be obtained if developed separately;

2. Such properties shall be concurrently developed, and that all affordable housing set-aside units shall be constructed at the same time as or prior to other dwelling units on either site; and

3. That the applicant shall demonstrate the ability to complete the housing development approved, in terms of ownership or control of the sites.

C. **Permit Type.** The granting of greater density bonuses and the transfer of density and incentives through the affordable housing option is subject to a Discretionary Housing Permit, as described in Chapter 22.168 (Housing Permits).

Chapter 22.122 Low Impact Development

Sections:

22.123.010 Low Impact Development

22.122.100 Low Impact Development

All development, as defined in Chapter 12.84 (Low Impact Development Standards) of Title 12 (Environmental Protection) of the County Code, shall comply with the low-impact development requirements of said Chapter, subject to the applicability provisions of said Chapter.

Chapter 22.124 (Reserved)

Reserved for Historic Preservation

Chapter 22.126 Green Building

Sections:

22.126.010 Purpose
22.126.020 Definitions
22.126.030 Applicability
22.126.040 General Provisions
22.126.050 Site Plan Review
22.126.060 Waiver or Modification of Requirements
22.126.070 Exemptions

22.126.010 Purpose

A. The purpose of this Chapter is to establish green building development standards for new projects. Green building practices are intended to:

   1. Conserve water;
   2. Conserve energy;
   3. Conserve natural resources;
   4. Divert waste from landfills;
   5. Minimize impacts to existing infrastructure; and
   6. Promote a healthier environment.

B. This Chapter shall be construed to augment any County, State or federal ordinance, statute, regulation, or other requirement governing the same or related matter, including a supplemental district, community standards district, or transit-oriented district established under this Title 22, and where a conflict exists between a provision in this Chapter and such other ordinance, statute, regulation, or requirement, the stricter provision shall apply to the extent permitted by law.

22.126.020 Definitions

Specific terms used in this Chapter are defined in Division 2 (Definitions), under “Green Building.”

22.126.030 Applicability

A. This Chapter shall become effective on January 1, 2009 and shall apply to all projects within the unincorporated areas of the County after that date except for the following:

   1. Any project where a complete building permit application was filed with the Department of Public Works prior to January 1, 2009, except as provided in Subsection A.3, below;

2. Any project where a building permit was obtained prior to January 1, 2009, and expired prior to its use, where the Department of Public Works determines that the use of the building permit was delayed because of third-party litigation against the County related to the County's approval of the project. This exemption shall not apply if the Department of Public Works determines that material changes to the scope of the building permit are required as a result of the litigation;
3. Any project involving construction of single-family residences on lots created by a parcel map which created four or fewer residential lots, or any project involving a building permit for the construction of one single-family residence on a legal lot, in both cases where a complete building permit application was filed with the Department of Public Works prior to April 1, 2009; and
4. Any project that is exempt from the provisions of this Chapter pursuant to Section 22.126.070 (Exemptions).

B. Where a project involves a subdivision map with single-family lots and the map was approved after the effective date of this Chapter, the total number of single-family lots on the originally approved map shall be deemed to be the number of dwelling units in the project for purposes of determining the project's appropriate green building requirements shown in Table 22.126.040-A, below.

22.126.040 General Provisions

A. Table 22.126.040-A, below, summarizes the general green building requirements for a project, which requirements shall be based on the building permit application filing date for the project.

B. If a project falls within more than one project description in Table 22.126.040-A, below, the project description with the more stringent green building requirements shall apply.

TABLE 22.126.040-A:GREEN BUILDING REQUIREMENTS FOR PROJECTS

Project Description	***Building Permit Application Filed on or after January 1, 2009, but before January 1, 2010***	***Building Permit Application Filed on or after January 1, 2010***
Residential projects with < 5 dwelling units	County Green Building Standards	County Green Building Standards
Residential projects with ≥ 5 dwelling units	County Green Building Standards	County Green Building Standards & (GPR or LEED Certified)
Hotels/motels, lodging houses, and non-residential and mixed-use buildings, with a gross floor area of < 10,000 square feet	County Green Building Standards	County Green Building Standards

TABLE 22.126.040-A:GREEN BUILDING REQUIREMENTS FOR PROJECTS		
Project Description	***Building Permit Application Filed on or after January 1, 2009, but before January 1, 2010***	***Building Permit Application Filed on or after January 1, 2010***
Hotels/motels, lodging houses, and non-residential and mixed-use buildings, and first-time tenant improvements, with a gross floor area of ≥ 10,000 square feet and < 25,000 square feet	County Green Building Standards	County Green Building Standards & LEED Certified
Hotels/motels, lodging houses, and non-residential and mixed-use buildings, and first-time tenant improvements, with a gross floor area of ≥ 25,000 square feet	County Green Building Standards	County Green Building Standards & LEED™ Silver
High-rise buildings > 75 feet in height	County Green Building Standards	County Green Building Standards & LEED™ Silver

C. **County Green Building Standards.**

1. ***Energy Conservation***. All projects shall be designed to consume at least 15 percent less energy than allowed under the 2005 Update to the California Energy Efficiency Standards, except that projects exempt from energy compliance under these 2005 standards shall also be exempt from this requirement. Energy usage for purposes of this Subsection C.1 shall be determined by the Time Dependent Valuation Method described in Title 24, Part 6 (California Energy Code) of the California Code of Regulations.

2. ***Outdoor Water Conservation.***

   a. A smart irrigation controller shall be installed for any area of a lot that is landscaped or designated for future landscaping.

   b. All landscaped areas shall meet the drought-tolerant requirements set forth in Chapter 22.128 (Drought-Tolerant Landscaping).

3. ***Indoor Water Conservation***. All tank-type toilets installed in residential projects containing five or more dwelling units, regardless of gross floor area, or in hotels/motels, lodging houses, and non-residential and mixed-use buildings with a gross floor area of at least 10,000 square feet shall be high-efficiency toilets (maximum 1.28 gallons per flush).

4. ***Resource Conservation.***

   a. A minimum of 50 percent of non-hazardous construction and demolition debris by weight from all residential projects containing less than five dwelling units regardless of gross floor area, or from hotels/motels, lodging houses, and non-residential and mixed-use buildings with a gross floor area of less than 10,000 square feet shall be recycled and/or salvaged for reuse.

b. A minimum of 65 percent of non-hazardous construction and demolition debris by weight from all residential projects containing at least five dwelling units regardless of gross floor area, or from hotels/motels, lodging houses, and non-residential and mixed-use buildings with a gross floor area of at least 10,000 square feet shall be recycled and/or salvaged for reuse.

c. Compliance with this Subsection C.4 shall be governed by the methods and procedures set forth in Chapter 20.87 of Title 20 (Utilities) of the County Code.

5. ***Tree Planting.***

a. For each lot containing a single-family residence, a minimum of two 15-gallon trees shall be planted and maintained, at least one of which shall be from the drought-tolerant plant list. The satisfaction of the number of trees may be used to fulfill other tree-planting requirements of this Title 22.

b. For each lot containing a multi-family building, a minimum of one 15-gallon tree shall be planted and maintained for every 5,000 square feet of developed area, at least 50 percent of which shall be from the drought-tolerant plant list. The satisfaction of the number of trees may be used to fulfill other tree-planting requirements of this Title 22.

c. For each lot containing a hotel/motel, lodging houses, and non-residential buildings, a minimum of three 15-gallon trees shall be planted and maintained for every 10,000 square feet of developed area, at least 65 percent of which shall be from the drought-tolerant plant list. The satisfaction of the number of trees may be used to fulfill other tree-planting requirements of this Title 22.

d. *Exceptions to Tree-Planting Requirements.*

i. If the lot size or other site condition makes the planting of the required trees pursuant to this Subsection C.5 impractical in the opinion of the Director, the Director may approve the planting of the required trees off-site at twice the ratio than would otherwise be required by this Subsection C.5. The procedures for planting trees off-site shall be set forth in the green building technical manual and proof that such trees have been planted off-site shall be submitted to the Department.

ii. Any existing mature tree on the involved lot shall count towards the tree planting requirements of this Subsection C.5 regardless of whether such tree is listed on the drought-tolerant plant list. Such existing mature tree shall be shown on the site plan submitted to the Department.

D. **Additional Green Building Requirements for Certain Projects.** In addition to the green building requirements set forth in Subsection C, above, this Subsection D sets forth green building requirements for certain projects, described below, where the building permit application for such project is filed on or after January 1, 2010.

1. For a residential project containing five or more dwelling units, the project shall achieve GPR or LEED™ certification or, at the option of the applicant, shall achieve the equivalency of any such certification, as determined by the Department of Public Works.

2. For a hotel/motel, lodging house, non-residential or mixed-use building, or first-time tenant improvement, with a gross floor area of at least 10,000 square feet but less than 25,000 square feet, the project applicant shall retain a LEED™ accredited professional or other green building professional, approved by the Directors of Regional Planning and Public Works, to be part of the project design team. In addition, the project shall achieve the equivalency of LEED™ certification, either through USGBC certification or through an equivalency determination by the Department of Public Works. The building design submitted to the Department of Public Works shall show all of the building elements that will be used to achieve such certification or such equivalency determination.

3. For a hotel/motel, lodging house, non-residential or mixed-use building, or first-time tenant improvement project, with a gross floor area greater than 25,000 square feet or for a high-rise building greater than 75 feet in height, the project applicant shall retain a LEED™ accredited professional or other green building professional, approved by the Directors of Regional Planning Public Works, to be part of the project design team. In addition, the project shall achieve the equivalency of a LEED™ silver certification, either through USGBC certification or through an equivalency determination by the Department of Public Works. The building design submitted to the Department of Public Works shall show all of the building elements that will be used to achieve such certification or such equivalency determination.

4. For purposes of this Subsection D, the determination of whether a project achieves the equivalency of LEED™ certification shall be based on the project's use of a defined subset of menu options set forth in the Green Building Technical Manual.

E. **Updates to the Green Building Technical Manual.** The Green Building Technical Manual shall be updated with revised third-party standards and rating systems as provided in this Subsection E.

1. The Green Building Taskforce established by the Board shall annually review all updates to the third-party standards and rating systems, or more frequently as deemed necessary by the taskforce, to determine

whether, in its opinion, the inclusion of such updates in the Green Building Technical Manual is appropriate. Any such determination by the Green Building Taskforce shall be submitted to the Commission in the form of a recommendation.

2. The Commission shall hold a public hearing pursuant to Chapter 22.222.120 (Public Hearing Procedure) to consider any and all recommendations by the Green Building Taskforce described in Subsection E.1, above. No update to the third-party standards and rating systems may be included in the Green Building Technical Manual, or relied upon for compliance with this Chapter, until such update is approved for inclusion in the manual by the Commission. Any decision by the Commission regarding such inclusion shall be appealable to the Board and, if appealed, shall not be included in the manual or relied upon for compliance with this Chapter until final action by the Board on such appeal.

3. Any approved update to the Green Building Technical Manual pursuant to this Subsection shall be effective six months after the Commission, or, where applicable, the Board, takes final action to approve such update, except that updates related to the California energy efficiency standards shall be effective in accordance with state law.

22.126.050 Site Plan Review

A. Compliance with the green building requirements of this Chapter shall be shown on a Ministerial Site Plan Review (Chapter 22.188) application under this Title 22, where such application required by this Title 22 shall clearly depict or list any green building elements that will be incorporated into the project. In addition, all building plans and specifications required by the Department of Public Works for the project shall also clearly depict or list such green building elements. The Department of Regional Planning shall approve compliance with these requirements in concept only. Final approval of such compliance shall be made by the Department of Public Works.

B. The same site plan application shall be used to show compliance with this Chapter, the drought-tolerant landscaping requirements in Chapter 22.128 (Drought-Tolerant Landscaping), and the low-impact development standards described in Chapter 12.84 of Title 12 (Environmental Protection) of the County Code, to the extent that these other requirements apply to the project.

C. In any case where a site plan application for a project has been or will be concurrently filed with an application for a permit, variance, zone change, development agreement, or other discretionary entitlement under this Title 22, or with an application for a subdivision under Title 21 (Subdivisions) of the County Code, the site plan procedure set forth above in this Section shall not

apply and instead, the Exhibit "A," tentative map, or other site plan required for such other approval shall be used to show compliance with this Chapter.

22.126.060 Waiver or Modification of Requirements

The Director of Public Works may grant a waiver or modification to the requirements of this Chapter for a project whenever said Director determines that there are practical difficulties involved in carrying out the provisions of this Chapter, provided that said Director finds that a special individual reason makes the strict letter of this Chapter impractical, that the waiver or modification is in conformity with the spirit and purpose of this Chapter, and that such modification does not lessen any fire-protection or other life-safety-related requirements or any degree of structural integrity. The details of any such action by the Director of Public Works granting a waiver or modification to the requirements of this Chapter shall be memorialized in writing and maintained in the files of the Departments of Regional Planning and Public Works.

22.126.070 Exemptions

A. The following projects shall be exempt from the provisions of this Chapter:

   1. Agricultural accessory structures;

   2. Registered historic sites; and

   3. First-time tenant improvements with a gross floor area of less than 10,000 square feet.

B. Areas of a project that include warehouse/distribution buildings, refrigerated warehouses, and industrial/manufacturing buildings shall be exempt from the energy conservation requirements in Section 22.126.040.C.1 (Energy Conservation) and the third-party standards and rating system requirements in Section 22.126.040.D (Additional Green Building Requirements for Certain Projects). Any office space, non-refrigerated, non-warehouse, and non-industrial/manufacturing areas of a building that are physically separated from the exempted area of the building just described, as determined by the Director of Public Works, shall comply with all of the requirements of this Chapter.

Chapter 22.128 Drought-Tolerant Landscaping

Sections:

22.128.010 Purpose
22.128.020 Definitions
22.128.030 Applicability
22.128.040 Drought-Tolerant Landscaping Requirements
22.128.050 Site Plan Review
22.128.060 Additional Requirements
22.128.070 Exemptions
22.128.080 Modification of Landscape Requirements

22.128.010 Purpose

A. The purpose of this Chapter is to establish minimum standards for the design and installation of landscaping using drought-tolerant plants and native plants that require minimal use of water. These requirements will help conserve water resources by requiring landscaping that is appropriate to the region's climate and to the nature of a project's use.

B. The provisions of this Chapter shall be construed to augment the regulations of any retail or wholesale water provider, and any County, State, or federal ordinance, statute, regulation, or other requirement governing the same or related matter, including a supplemental district, community standards district, or transit-oriented district established under this Title 22, and also including Chapter 71 (Water Efficient Landscaping) of Title 26 (Building Code) of the County Code, and where a conflict exists between a provision in this Chapter and such other ordinance, statute, regulation, or other requirement, the stricter provision shall apply to the extent permitted by law.

22.128.020 Definitions

Specific terms used in this Chapter are defined in Division 2 (Definitions), under "Drought-Tolerant Landscaping."

22.128.030 Applicability

This Chapter shall become effective on January 1, 2009, and shall apply to all projects within unincorporated areas of the County after that date except for the following:

A. Any project where a complete building permit application was filed with the Department of Public Works prior to January 1, 2009.

B. Any project involving construction of single-family residences on lots created by a parcel map which created four or fewer residential lots, or any project involving a building permit for the construction of one single-family residence

on a legal lot, in both cases where a complete building permit application was filed with the Department of Public Works prior to April 1, 2009.

C. Any project involving construction on a lot with an existing single-family residence not involving the complete replacement of that residence.

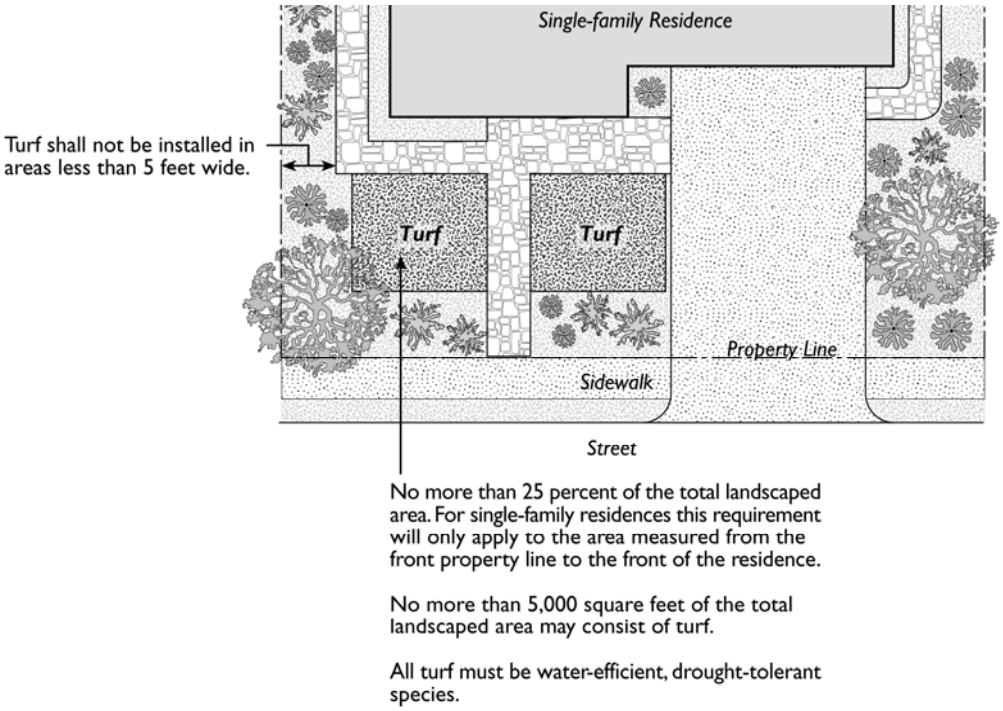
22.128.040 Drought-Tolerant Landscaping Requirements

All projects shall comply with the drought-tolerant landscaping requirements of this Section. For example, see Figure 22.128.040-A, below.

A. **Landscaped Area.** The landscaped area of a lot on which a project is situated shall satisfy the following:

1. A minimum of 75 percent of the landscaped area shall contain plants from the drought-tolerant plant list;
2. A maximum of 25 percent of the landscaped area may consist of turf, however, in no event shall turf be planted in strips that are less than five feet wide, and in no event shall the total landscaped area contain more than 5,000 square feet of turf;
3. All turf in the landscaped area shall be water-efficient. The green building technical manual shall contain a list of turf that meets this requirement; and
4. The plants in the landscaped area shall be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun, and light), and maintenance requirements.

FIGURE 22.128.040.A:TURF



B. **Single-Family Residences.** For single-family residences, in addition to the landscaping requirements of Subsection A, above, in calculating the maximum square footage of turf used, the turf in the residence's rear and side yards shall be included in the measurement of the turf used for the total landscaped area.

22.128.050 Site Plan Review

Compliance with the drought-tolerant landscaping requirements of this Chapter shall be shown through a Ministerial Site Plan Review (Chapter 22.188) and as further described in this Section.

A. The site plan for the project shall depict or list any drought-tolerant and non-drought-tolerant landscaping that will be incorporated into the project. In addition, the site plan shall outline the areas of the project to be landscaped with drought-tolerant plants and/or turf, and calculations shall be provided on the site plan showing the percent of landscaped area devoted to each. Upon installation of the landscaping, plants other than as originally shown on the site plan may be installed without additional approval from the Department as long as the same relative percentage of drought-tolerant plants to turf as originally designed is maintained. The site plan shall also depict the location of the trees planted, as required by Section 22.126.040.C (County Green Building Standards).

B. The same site plan shall be used to show compliance with this Chapter, the green building requirements of Chapter 22.126 (Green Building), and the low impact development standards of Chapter 22.122 (Low Impact Development), to the extent these other requirements apply to the project.

C. In any case where a site plan for a project has been or will be concurrently filed with an application for a permit, variance, zone change, development agreement, or other discretionary approval under this Title 22, or with an application for a subdivision under Title 21 (Subdivisions) of the County Code, the site plan procedure set forth in this Section shall not apply and instead, the Exhibit "A," tentative map, or other site plan required for such other approval shall be used to show compliance with this Chapter. In addition, in any case where the project requires a discretionary land use approval from the County, full landscape plans for the project shall be submitted to the Department to demonstrate compliance with this Chapter, and those landscape plans shall be fully reviewed by the Department as part of such approval process.

22.128.060 Additional Requirements

Compliance with this Chapter shall also require the following:

A. A covenant shall be recorded with the Registrar-Recorder/County Clerk indicating that the owner of the subject project is aware of the drought-

tolerant landscaping requirements of this Chapter and is also aware of how said requirements apply to the owner's project.

B. Any and all planting restrictions placed on the project by the Fire Department shall apply to the project, including, but not limited to the restrictions under said Department's fuel modification plan guidelines.

22.128.070 Exemptions

A. The following shall be exempt from the provisions of this Chapter:

1. Registered historical sites;
2. Public recreational lawns;
3. Any new and/or renovation project for a park;
4. Any area of a project dedicated solely and permanently to edible plants, such as orchards and vegetable gardens; and
5. Community gardens.

B. The following may be exempt from the provisions of this Chapter:

1. Landscaping for a manufactured cut or fill slope equal to or exceeding a gradient of 3:1, when the Department of Public Works makes a determination that such exemption is necessary to comply with the requirements of the building code regulating engineered grading.
2. Landscaped areas required for low impact development ("LID"), as described in Chapter 12.84 (Low Impact Development Standards) of Title 12 of the County Code, water quality facilities such as vegetated swales, rain gardens, detention ponds or basins, areas of the project used to contain pollutants, or areas irrigated by reclaimed water, when the Department of Public Works makes a determination that such exemption is necessary for compliance with the LID standards established in Chapter 12.84.
3. Trees used to shade outdoor public and/or private pedestrian and bicycle pathways or facilities such as sidewalks, bicycle lanes, bicycle paths, or bicycle parking, provided the County biologist determines that the overall drought-tolerant landscaping for the involved project furthers the intent of this Chapter.

22.128.080 Modification of Landscape Requirements

A. The Director, without notice or a hearing, may grant a modification to the landscaping requirements of this Chapter under the following circumstances:

1. When a project’s topographical features, lot size, or other conditions make it unreasonable, impractical, or otherwise creates an unnecessary hardship to require compliance with these landscaping requirements; or

2. When the nature of a large-scale or multi-lot project necessitates flexibility in the project design that impacts the landscaping for the project.

B. Any request for a modification to the landscaping requirements of this Chapter that is not filed concurrently with an application for a permit, variance, or other discretionary land use approval under Title 22, or with an application for a subdivision under Title 21 (Subdivisions) of the County Code, shall be processed as a Discretionary Site Plan Review application in accordance with Chapter 22.190 (Site Plan Review, Discretionary).

C. Any decision by the Director on a modification request pursuant to this Section may be appealed to the Commission; and any decision by the Commission may be appealed to the Board. All appeals shall be governed by Chapter 22.242 (Appeals).

DIVISION 7: STANDARDS FOR SPECIFIC USES

Chapters:

Chapter 22.140 Standards for Specific Uses

Chapter 22.140 Standards for Specific Uses

Sections:

22.140.010 Purpose
22.140.020 Applicability
22.140.030 Alcoholic Beverage Sales
22.140.040 Amateur Radio Antennas
22.140.050 Ambulance Emergency Services Facilities
22.140.060 Animal Keeping, Commercial
22.140.070 Animal Keeping, Noncommercial or Personal Use
22.140.080 Animal Raising
22.140.090 Apartment Houses, Incidental Commercial Services
22.140.100 Automobile and Vehicle Sales and Rentals, Automobile Service Stations, and Automobile Supply Stores – Accessory Uses
22.140.110 Automobile Body and Fender Repair, Painting, and Upholstering – Accessory Uses
22.140.120 Automobile Dismantling Yards and Junk and Salvage Yards
22.140.130 Building Materials Storage —Temporary
22.140.140 Caretaker Residences, including Mobilehomes
22.140.150 Dairies
22.140.160 Density-Controlled Developments
22.140.170 Domestic Violence Shelters
22.140.180 Dry Cleaning Establishments
22.140.190 Electric Distribution Substations, including Related Microwave Facilities
22.140.200 Family Child Care Homes, Large
22.140.210 Farmers' Markets
22.140.220 Farmworker Housing
22.140.230 Garage or Yard Sales
22.140.240 Grading Projects
22.140.250 Guest Houses
22.140.260 Health Retreats
22.140.270 Historic Vehicle Collections
22.140.280 Holiday and Seasonal Sales
22.140.290 Home-Based Occupations
22.140.300 Homeless Shelters
22.140.310 Hotels in Zone R-4
22.140.320 Joint Live and Work Units
22.140.330 Live Entertainment, Accessory
22.140.340 Manufacturing as an Accessory Use in Commercial Zones
22.140.350 Medical Marijuana Dispensaries
22.140.360 Mixed Use Developments
22.140.370 Mobilehome Parks
22.140.380 Mobilehomes Used as a Residence During Construction
22.140.390 Model Homes
22.140.400 Oil Wells
22.140.410 Outdoor Dining

22.140.420 Outdoor Display
22.140.430 Outdoor Storage
22.140.440 Parking as a Transitional Use
22.140.450 Plant Nurseries, Retail
22.140.460 Produce Stands
22.140.470 Real Estate Tract Offices
22.140.480 Recreation Clubs and Facilities – Neighborhood, Commercial, and Private
22.140.490 Recreational Vehicle Parks
22.140.500 Rehabilitation Facilities for Small Wild Animals
22.140.510 Renewable Energy
22.140.520 Rental Services
22.140.530 Residential Care Facilities
22.140.540 Scrap Metal Processing Yards
22.140.550 Second Units
22.140.560 Secondhand Stores
22.140.570 Self-Service Storage Facilities
22.140.580 Shared Water Wells
22.140.590 Single-Family Residences
22.140.600 Tasting Rooms and Remote Tasting Rooms
22.140.610 Townhouses
22.140.620 Wind Energy Conversion Systems, Noncommercial; and Temporary Meteorological Towers
22.140.630 Wineries

22.140.010 Purpose

This Chapter establishes standards for specific uses that are permitted or conditionally permitted in one or more zones. These uses shall be developed and operated in compliance with this Chapter.

22.140.020 Applicability

Each land use and activity covered by this Chapter shall comply with the regulations contained in this Chapter, in addition to any applicable standard for individual zones or other applicable provisions of this Title 22 and any state or federal regulations.

A. **Location.** Uses that are subject to the standards in this Chapter shall be located only where allowed by:

1. A zone in Division 3;
2. A combining or supplemental zone in Division 4;
3. A special management area in Division 5; or
4. A community standards district in Volume II (Community Standards Districts), except where Volume II applies different requirements to a specific use.

B. **Application Requirements.** Uses that are subject to the standards in this Chapter are allowed where authorized by the specific permit or review per Subsection A, above, except when a different permit or review requirement is established by this Chapter for a specific use.

22.140.030 Alcoholic Beverage Sales

A. **Applicability.** This Section applies to the following establishments in all zones where permitted:

1. Establishments that do not currently, but propose to, sell alcoholic beverages for either on-site or off-site consumption.
2. Establishments that currently sell alcoholic beverages, but which propose to change the type of alcoholic beverages to be sold, by changing the type of retail liquor license within a license classification.
3. Establishments that currently sell alcoholic beverages, if the establishment substantially changes its mode or character of operation, which includes, but is not limited to:
   a. A 10-percent increase in the floor area devoted to alcoholic beverage sales or inventory, or
   b. A 25-percent increase in the linear shelf space used for the display of alcoholic beverages.
4. Establishments that either have been abandoned or have discontinued operations for more than 90 consecutive days.

B. **Exceptions.** This Section shall not apply to:

1. Tasting rooms and remote tasting rooms (Section 22.140.600); or
2. Wineries (Section 22.140.630).

C. **Additional Findings.**

1. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius.
2. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
3. The requested use at the proposed location will not result in an undue concentration of similar establishments, provided that:
   a. A separation of not less than 500 feet shall not be construed as undue concentration;

b. The public convenience or necessity for selling alcoholic beverages for off-site consumption may outweigh the fact that it is located within a 500-foot radius of any other establishment selling alcoholic beverages for either on-site or off-site consumption; and

c. If the location is within 500 feet of another such establishment, the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.

4. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

5. The requested use at the proposed location will not make the exterior appearance of the structure inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

D. **Standards for the Sale of Alcoholic Beverages in Conjunction with the Sale of Motor Vehicle Fuel.** The sale of alcoholic beverages in conjunction with the sale of motor vehicle fuel shall comply with the following standards:

1. Alcoholic beverage sales shall be limited to beer and wine only.

2. No alcoholic beverages shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.

3. No advertisement of alcoholic beverages shall be displayed at motor fuel islands.

4. No self-illuminated advertising for alcoholic beverages shall be located on buildings or windows.

5. No sale of alcoholic beverages shall be made from a drive-thru window.

6. No display or sale of alcoholic beverages shall be made from an ice tub.

7. If the sale of alcoholic beverages between the hours of 10:00 pm and 2:00 a.m. is granted as part of the Conditional Use Permit (Chapter 22.158), employees on duty shall be at least 21 years of age in order to sell beer or wine.

22.140.040 Amateur Radio Antennas

A. **Purpose.** This Section ensures that amateur radio antennas are designed and located in a way that avoids hazards to public health and safety and minimizes adverse aesthetic effects, while reasonably accommodating amateur radio communications.

B. **Definitions.** Specific terms used in this Section are defined in Division 2 (Definitions), under “Amateur radio antennas."

C. **Applicability.**

1. This Section applies to amateur radio antennas as an accessory use in all zones where permitted.
2. Amateur radio antennas, antenna structures, and masts in existence as of May 26, 1995, the effective date of this Section, may continue to be used without complying with the provisions of this Section except as provided and shall be considered a legal nonconforming use. Amateur radio antennas, antenna structures, and masts that are a legal nonconforming use shall comply with the development standards of this Section to the extent that they are capable of doing so without modification. Existing amateur radio antennas, antenna structures, and masts may be enlarged, expanded, or relocated only if brought into compliance with the development standards of this Section. In the absence of such compliance of proposed expansion, enlargement, or relocation, a Discretionary Site Plan Review (Chapter 22.190) application is required.

D. **Application Requirements.**

1. ***Ministerial Site Plan Review.*** A Ministerial Site Plan Review (Chapter 22.188) application is required for amateur radio antennas, structures, and masts that comply with the development standards listed in this Section.
2. ***Discretionary Site Plan Review.***
   a. *Application.* A Discretionary Site Plan Review (Chapter 22.190) application is required for amateur radio antennas, structures, and masts that request a modification from the development standards listed in this Section.
   b. *Additional Findings.*
      i. Strict compliance with the development standards specified in this Section would unreasonably interfere with the applicant's ability to receive or transmit signals, or would impose unreasonable costs on the operation when viewed in light of the cost of the equipment, or
      ii. Strict compliance with the development standards is not, under the circumstances of the particular case, necessary to achieve the goals and objectives of this Section.
   c. *Conditions.* In approving the application, the Director may impose conditions reasonably necessary to accomplish the purposes of this Section, provided those conditions do not unreasonably interfere with the ability of the applicant to receive or transmit signals, or impose unreasonable costs on the amateur radio operator when viewed in the light of the cost of the equipment.

d. *Agency Review.* The Director shall refer the application to the Fire Department for review and comment prior to application approval.

E. **Development Standards.**

1. ***Lowering Device.*** All amateur radio antenna structures, capable of a maximum extended height in excess of 35 feet (inclusive of tower and mast), with the exception of whip antennas, shall be equipped with both a motorized device and a mechanical device, each capable of lowering the antenna to the maximum permitted height when not in operation.

2. ***Permitted Height.***

   a. The height of an antenna structure shall be measured from natural grade at the point the mast touches, or if extended, would touch the ground.

   b. When in operation, no part of any amateur radio antenna structure shall extend to a height of more than 75 feet above grade of the site on which the antenna structure is installed.

   c. When not in operation, no part of any amateur radio antenna structure, excepting whip antennas, shall extend to a height of more than 35 feet as measured above grade of the site on which the antenna is installed.

3. ***Number Permitted.*** One amateur radio antenna structure, and one whip antenna over 35 feet, shall be permitted on each building site.

4. ***Siting.*** The antenna structure shall be located on-site in a manner which will minimize the extent to which the structure is visible to nearby residents and members of the general public. Antenna structures shall be considered to satisfy this criteria if:

   a. No portion of the antenna structure or mast is located within any required setback area;

   b. No portion of the antenna structure or mast is within the front 40 percent of that portion of the building site that abuts a street; and

   c. In the event a building site abuts two or more streets, the antenna structure or mast is not located within the front 40 percent of that portion of the building site where primary access is provided to the property, or within 20 feet of any other abutting street or public right-of-way.

F. **Installation and Maintenance.**

1. All antenna structures shall be installed and maintained in compliance with applicable building standards.

2. All antennas and their supporting structures shall be maintained in good condition.

3. All ground-mounted antennas and their supporting structures shall be permanently installed.

22.140.050 Ambulance Emergency Services Facilities

A. **Applicability.** This Section applies to ambulance emergency service facilities in Zones C-2, C-3, C-M, and M-1.

B. **Ambulance Storage.** No more than two ambulances may be stored on-site at any one time.

C. **Designated Parking.** In addition to required parking for business and professional office use, a designated parking space shall be provided for each ambulance on-site.

22.140.060 Animal Keeping, Commercial

A. **Animals on Motion Picture Studios and Sets**

1. ***Applicability.*** This Subsection A applies to animals on motion picture studios and sets, including indoor and outdoor sets, in Zones A-2, O-S, R-R, C-R, C-M, and M-1.

2. ***Standards.***

   a. If temporary keeping of domestic and/or wild animals is proposed in conjunction with a motion picture or television production on a motion picture set or premises, they shall be used, kept, or maintained pursuant to all regulations of the Department of Animal Care and Control.

   b. Animals shall not be retained on the premises for a period of more than 60 days. The Director may grant requests for extension of such time period not to exceed 30 additional days with a Discretionary Site Plan Review (Chapter 22.190) application if he finds that the extension is consistent with the intent of this Subsection A and is neither detrimental to the public welfare nor to the property of other persons located in the vicinity of the use.

B. **Animals in Circuses and Temporary Animal Exhibitions**

1. ***Applicability.*** This Subsection B applies to animals in circuses and temporary animal exhibitions in Zones C-R and M-1.

2. ***Standards***. Animals may be used, kept, or maintained as part of a circus or animal exhibition on a temporary basis for up to seven days in Zone C-R and up to 14 days in Zone M-1 provided that such animals are used, kept, or maintained pursuant to all regulations of the Department of Animal Care and Control. Any requests for the keeping of animals for longer than the time specified for the zone in conjunction with the circus or

temporary animal exhibition requires a Conditional Use Permit (Chapter 22.158) application.

22.140.070 Animal Keeping, Noncommercial or Personal Use

A. **Purpose.** This Section regulates animals as pets and animals for the use of persons residing on the property in order to provide for the keeping of domestic and wild animals where accessory to the residential use of a property, as opposed to maintenance for commercial purposes. Such regulations presume a reasonable effort on the part of the animal owners to recognize the rights of surrounding neighbors by maintaining and controlling their animals in a safe and healthy manner at a reasonable location.

B. **Application Requirements.**

1. ***Permitted.*** Animal keeping in compliance with this Section is permitted.

2. ***Animal Permit.*** An Animal Permit (22.152) application is required for animal keeping for animals other than those listed in, or in numbers greater than those given, or on lots having less than the area required in Subsection C, below.

C. **Animal Keeping Permitted—Limitations.** A person shall not keep or maintain any animal in any zone other than those specified as permitted in this Section for personal use. This Section shall not prohibit the keeping of animals for personal use to the extent permitted by commercial provisions in the same zone, subject to the same conditions and restrictions of the zone.

1. ***Livestock Kept as Pets.***

a. *Applicability.* This Subsection C.1 applies to livestock kept as pets in Zones A-1, A-2, R-1, R-2, R-3, and R-4.

b. *Maximum Number Permitted.* Livestock listed in Table 22.140.070-A, below, may be kept or maintained as pets or for the personal use of persons residing on the property or lot having a minimum area of 15,000 square feet per dwelling unit, subject to the maximum number listed in this Table, not to exceed one animal per 5,000 square feet.

LE 22.140.070-A:MAXIMUM NUMBER OF ANIMALS PERMITTED	
Type of Animal	*Maximum Number Permitted*
Horses, donkeys, mules and other equine, and cattle	One over nine months of age for each 5,000 square feet of lot area.
Sheep and goats	One over six months of age for each 5,000 square feet of lot area.
Alpacas and llamas	One over six months of age for each 5,000 square feet of lot area.

c. *Livestock Kept as Pets--Animals Existing as of February 27, 1974.* Each lot having a minimum area of 10,000 square feet but less than 15,000 square feet per dwelling unit where horses, donkeys, mules or

other equine, cattle, sheep, or goats are kept or maintained is hereby granted an Animal Permit permitting one such animal per 5,000 square feet of lot area, provided:

i. That such animals were kept or maintained as pets or for the personal use of members of the family residing on the premises prior to and on February 27, 1974; and

ii. That a notarized affidavit so certifying is filed with the Director within 120 days of September 20, 1974, the effective date of the ordinance establishing the provisions codified in this Section.

iii. In computing the time period within which horses, donkeys, mules or other equine, cattle, sheep, and goats kept or maintained as pets or for personal use must be discontinued and removed, pursuant to the provisions of Section 22.174.050.B (Termination by Operation of Law), the date such uses became nonconforming shall be deemed to be September 20, 1974, the effective date of the ordinance establishing the provisions codified in this Section.

2. ***Dogs.***

a. *Applicability.* This Subsection C.2 applies to dogs in Zones A-1, A-2, R-1, R-2, R-3, and R-4.

b. *Maximum Number Permitted.* No more than three dogs over the age of four months shall be kept per dwelling unit, whether kept or maintained for personal use or otherwise. A service dog, as defined in Section 10.20.090 in Title 10 (Animals Code) of the County Code, shall not be counted toward the number of dogs authorized to be kept or maintained.

3. ***Pygmy Pigs.***

a. *Applicability.* This Subsection C.3 applies to pygmy pigs in Zones R-1, R-2, R-3, and R-4.

b. *Maximum Number Permitted.* Only one pygmy pig, as defined in Section 10.08.205 (Pygmy Pig) of Title 10 of the County Code, may be kept per dwelling unit for personal use, in compliance with the requirements of Title 10 (Animals) of the County Code.

4. ***Wild Animals Kept as Pets.***

a. *Applicability.* This Subsection C.4 applies to wild animals kept as pets in Zones A-1, A-2, R-1, R-2, R-3, and R-4.

b. *Maximum Number Permitted.* For each dwelling unit, the occupant may keep the animals listed in Table 22.140.070-B, below:

TABLE 22.140.070-B: WILD ANIMALS KEPT AS PETS
The following wild animals are permitted.

TABLE 22.140.070-B:WILD ANIMALS KEPT AS PETS	
Tropical fish, excluding caribe	White mice and rats
The following wild animals are permitted, except that on a lot having an area of less than 10,000 square feet per dwelling unit, a maximum of three of the following animals in any combination are permitted.	
Canaries	Mynah birds
Chinchillas	Parrots, parakeets, amazons, cockatiels, cockatoos, lories, lorikeets, love birds, macaws, and similar birds of the *psittacine* family
Chipmunks	Pigeons
Finches	Ravens
Gopher snakes	Squirrel monkeys
Guinea pigs	Steppe legal eagles
Hamsters	Toucans
Hawks	Turtles
King snakes	White doves
Marmoset monkeys	
Other similar animals which, in the opinion of the Commission, are neither more obnoxious or detrimental to the public welfare than the animals listed in this Table. Such animals shall be kept or maintained at a place where the keeping of domestic animals is permitted.	

c. *Wild Animals Kept as Pets in Zone A-2.* In Zone A-2, the following additional animals listed in Table 22.140.070-C, below, are permitted, provided that the animals are kept and maintained at a place where the keeping of domestic animals is permitted, except that on a lot having an area of less than 10,000 square feet per dwelling unit, a maximum of three of the following animals in any combination are permitted:

TABLE 22.140.070-C:WILD ANIMALS KEPT AS PETS IN ZONE A-2	
Anoas	Minks
Antelopes	Ostriches
Armadillos	Otters
Badgers	Peacocks
Beavers	Porcupines
Camels	Prairie Dogs
Chamoises	Raccoons
Deer	Reindeer
Foxes	Seals
Giraffes	Wallabies
Kangaroos	Zebras
Koalas	
Other similar animals which, in the opinion of the Commission, are neither more obnoxious or detrimental to the public welfare than the animals listed in this Table.	

D. **Setback from Residences.** Any structure used for housing any animal, fowl, or bird, wild or domestic, other than cats, dogs, canaries, or birds of the

psittacine family and including corrals and fencing, shall be established at least 35 feet from any residence.

22.140.080 Animal Raising

A. **Applicability.** This Section applies to animal raising in Zones A-1, A-2, W, O-S, R-R, C-R, and M-1.

B. **Animal Raising.**

1. ***Minimum Lot Size.*** Minimum lot sizes for animal raising are as shown in Table 22.140.080-A, below:

TABLE 22.140.080-A:MINIMUM LOT SIZE (IN ACRES)						
Use	*A-1*	*A-2*	*W*	*O-S*	*R-R*	*C-R*
Breeding farms for selective or experimental breeding of cattle or horses, or the raising or training of horses or show cattle	–	–	–	–	1	1
Grazing of cattle, horses, sheep, goats, alpacas, or llamas	5	1	5	5	5	5
Raising, breeding and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas	1	1	–	–	–	–
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size; including hatching, fattening, marketing, sale, slaughtering, dressing, processing, and packing; including eggs, honey, or similar products derived from such animals	1	1	–	–	1	1

2. ***Maximum Animals per Acre.*** Maximum animals per acre are permitted as shown in Table 22.140.080-B, below:

TABLE 22.140.080-B:MINIMUM LOT SIZE (IN ACRES)						
Use	*A-1*	*A-2*	*W*	*O-S*	*R-R*	*C-R*
Breeding farms for selective or experimental breeding of cattle or horses, or the raising or training of horses or show cattle	–	–	–	–	12	2
Raising, breeding, and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas on a lot less than five acres	8	8	–	–	–	–
Raising, breeding, and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas on a lot of five acres or greater	No limitation			–	–	–
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size	No limitation					

3. ***Regulations for Animal Raising.*** All buildings or structures used in conjunction with animal raising shall be located not less than 50 feet from any street or highway or any habitable structure.

4. ***Regulations for Animal Grazing.***

a. Any lot used for grazing shall not be used in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the same property.

b. No buildings, structures, pens, or corrals designed or intended to be used for the housing or concreted feeding of such animals may be used on the premises for grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.

C. **Hogs or Pigs.**

1. ***Number Permitted.*** The maximum number of weaned hogs or pigs allowed per lot is:

a. In Zones A-1, R-R, C-R, and M-1, two.

b. In Zone A-2, five.

2. ***Development Standards.***

a. The pigs or hogs may be kept and located not less than 150 feet from any highway and not less than 50 feet from the side or rear lines of any lot.

b. The pigs or hogs may be kept and located not less than 50 feet from any habitable building.

c. The pigs or hogs shall not be fed any market refuse or similar imported ingredient or anything other than table refuse from meals consumed on the same lot, or grain.

22.140.090 Apartment Houses, Incidental Commercial Services

A. **Applicability.** This Section applies to incidental commercial services in apartment houses in Zones R-4 and C-H.

B. **Permitted Uses.** Incidental restaurants and commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items for sale may be permitted in apartment house complexes having at least 100 dwelling units.

C. **Use Restriction.** The facilities shall be designed and operated for the convenience of the occupants and are no more extensive than is necessary to serve the development.

D. **Access.** All public entrances to such facilities shall be from a lobby, hallway, or other interior portion of the development.

E. **Visibility Restriction.**

1. The facilities shall be located so as not to be visible from the outside of the building; and

2. No sign advertising or identifying such facilities may be visible from outside of the building.

22.140.100 Automobile and Vehicle Sales and Rentals, Automobile Service Stations, and Automobile Supply Stores – Accessory Uses

A. **Applicability.** This Section applies to accessory uses to automobile and vehicle sales and rentals, automobile service stations, and automobile supply stores in Zones C-1 and C-2.

B. **Incidental Repair.** Incidental repair is permitted as an accessory use to the sale of new automobiles, automobile service stations, and automobile supply stores, subject to the following standards:

1. Automobile repair activities shall exclude body and fender work, painting, major engine overhaul, or transmission repair.
2. All repair and installation activities shall be conducted within an enclosed building only.
3. A masonry wall shall be established and maintained along an abutting property line in a Residential or Agricultural Zone as if the area was developed for parking.
4. Landscaping shall comprise an area of not less than two percent of the gross area developed for the primary use.
5. All repair or installation activities shall be confined to the hours between 7:00 a.m. and 9:00 p.m. daily.
6. No automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building.

C. **Incidental Washing.** Incidental washing is permitted as an accessory use to new automobile sales and automobile service stations, subject to the following standards:

1. Automobile washing, waxing, and polishing shall be done by hand only.
2. Automobile washing, waxing, and polishing shall be conducted within an area no greater than 500 square feet.

D. **Trailer Rentals.** Rental of trailers, box and utility only, is permitted as an accessory use at automobile service stations only, subject to the following standards:

1. Trailer beds shall be not larger than 10 feet.
2. Rental activity shall be conducted within an area not exceeding 10 percent of the total area of such automobile service station.

22.140.110 Automobile Body and Fender Repair, Painting, and Upholstering – Accessory Uses

A. **Applicability.** This Section applies to automobile body and fender repair, painting, and upholstering as an accessory use to the sale of new automobiles in Zones C-3 and C-M.

B. **Development Standards.** This use shall comply with the following standards:

1. ***Enclosure.*** All operations shall be conducted within an enclosed building.
2. ***Area.*** No more than 25 percent of the area devoted to service or repair of automobiles may be devoted to body and fender work, painting, or upholstering.
3. ***Spray Booths.*** No more than one paint spray booth shall be permitted.
4. ***Noise.*** All areas or structures used shall be so located or soundproofed as to prevent annoyance or detriment to surrounding properties.
5. ***Screening.*** All damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from surrounding properties of the same elevation or within ten feet of such properties.
6. ***Hours of Operation.*** All repair activities shall be confined to the hours between 7:00 a.m. and 9:00 p.m. daily.
7. ***Storage.*** No damaged or wrecked vehicles shall be stored for any purpose other than repair, and shall not constitute an automobile impound yard.

C. **Prohibition.** Dismantling of vehicles for any purpose other than repair or the sale of used parts is prohibited.

22.140.120 Automobile Dismantling Yards and Junk and Salvage Yards

A. **Applicability.** This Section applies to automobile dismantling yards and junk and salvage yards in Zone M-2.

B. **Enclosure.** All operations and storage, including all equipment used in conducting such business, other than parking, shall be conducted within an enclosed building, or within an area enclosed by a solid wall or solid fence.

C. **Fences and Walls.** Where fences or walls are provided, they shall be developed as provided below:

1. All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from

the lot line. The area between the fence and the lot line shall be fully landscaped according to the specifications described in Subsection E, below.

2. All fences and walls open to view from any public street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:
   a. Metallic panels, at least 0.024 inches thick, painted with a “baked on” enamel or similar permanent finish;
   b. Masonry; or
   c. Other materials comparable to the foregoing, if approved by the Director.
3. Other required fences may be constructed of material other than specified in Subsection C.2, above.
4. All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance, and useful life.
5. All fences and walls shall be painted a uniform neutral color, excluding black, which blends with the surrounding terrain and improvements, and shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the Director.
6. Any structures which are used as part of the yard boundaries and/or are exposed to view from the street frontage shall be painted to conform with the color of the fencing. The Director may approve other appropriate architectural treatment.

D. **Pavement.** The entire yard shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way; provided, however, the Director may:
   1. Approve other paving materials which provide, in his opinion, the equivalent in service and useful life; or
   2. Modify such requirements within existing yards in those areas where material is stored and he finds no dust or mud problem would result.

E. **Landscaping.** At least one square foot of landscaping shall be provided for each linear foot of street frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria:
   1. Landscaping shall be distributed along said frontage in accordance with the site plan approved by the Director.

2. No planting area shall have a horizontal dimension of less than three feet.
3. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of all planted areas with a 50-foot hose.
4. All landscaped areas shall be continuously and properly maintained in good condition.

F. **Storage.**

1. No wrecked or dismantled vehicles, salvage, or junk shall be placed or allowed to remain outside of the enclosed yard area.
2. No wrecked or dismantled vehicles, salvage, or junk shall be stored at a height greater than that of the surrounding fence or wall unless the land upon which the yard is located is in Zone M-3 and such storage above said fence or wall is not within 500 feet of any other zone.

G. **Additional Regulations.** The standards of development for automobile dismantling or junk and salvage yards as set forth in this Section shall not relieve the proprietors of such automobile dismantling or junk and salvage yards from complying with all regulations, laws, and ordinances of the County of Los Angeles and the State of California.

H. **Schedule for Compliance**

1. All automobile dismantling yards and junk and salvage yards are hereby required to comply with the requirements set forth in Subsections B through G, above, in accordance with the following schedule:
   a. All storage of dismantled or wrecked vehicles, salvage and junk shall cease to be carried on in any area outside the confines of the fenced or walled area of the yard and above the height of the fence or wall, in compliance with Subsection B, above, within six months from January 26, 1980, the effective date of this Section.
   b. All other requirements in Subsections C through G, above, shall be complied with within two years from January 26, 1980, the effective date of this Section.
   c. Upon a showing of substantial compliance with the provisions of in Subsections B through G, above, the Commission may extend the time for compliance with the requirements set forth in Subsection H.1.a, above, for a period not to exceed six additional months, and may extend the time for compliance with Subsection H.1.b, above, for a period not to exceed one additional year.
2. Failure to comply with the requirements of Subsections B through G, above, shall be deemed to automatically terminate any existing

nonconforming use or Conditional Use Permit (Chapter 22.158) authorizing the establishment of an automobile dismantling yard or junk and salvage yard. Compliance with said requirements shall not in and of itself constitute sufficient grounds for the granting of a Conditional Use Permit or the extension thereof.

I. **Modification**. The requirements in Subsections B through G, above, may be modified upon approval of a Variance (Chapter 22.196) application.

22.140.130 Building Materials Storage —Temporary

A. **Applicability.** This Section applies to temporary storage of building materials in all zones where permitted.

B. **Location.** All building materials, including the contractor's temporary office, shall be used on the same lot as the building project on-site, or on property adjoining the construction site.

C. **Time Limit.** All building materials, including the contractor's temporary office, may be stored on-site during construction of a building or project and up to 30 days thereafter.

22.140.140 Caretaker Residences, including Mobilehomes

A. **Applicability.** This Section applies to caretaker residences, including mobilehomes, as an accessory use in Zones A-1, A-2, C-1, C-2, C-3, C-M, C-R, M-1, M-1.5, M-2, M-3, D-2, SR-D, O-S, and R-R.

B. **Continuous Supervision.** In Zones C-1, C-2, C-3, C-M, C-R, M-1.5, M-2, M-3, D-2, SR-D, and R-R, caretaker residences, including mobilehomes, may be allowed where continuous supervision of the premises is required.

C. **Zones A-1 and A-2.** With the exception of mobilehomes for use as a caretaker residence, per Subsection D, below, approval for a caretaker residence may be granted in Zones A-1 and A-2 even though the number of existing residences on the lot is the maximum number permitted by Chapter 22.110 (General Site Regulations).

D. **Mobilehomes as a Caretaker Residence**

1. ***Development Standards.***

a. *Density.* The use of a mobilehome as a caretaker residence shall not exceed the density permitted by this Title 22, or the adopted General Plan, whichever is less. A mobilehome shall contain only one dwelling unit.

b. *Placement.* The placement of the mobilehome shall be at a location where the erection of residential structures is otherwise permitted.

2. ***Additional Standards for Zones A-1, A-2, C-1, C-2, C-3, C-M, C-R, SR-D, O-S, and R-R.***

   a. In Zones A-1, A-2, C-1, C-2, C-3, C-M, C-R, SR-D, O-S, and R-R, the use of a mobilehome as a caretaker residence are subject to the following standards:

      i. Time Limitation. The mobilehome shall be removed from the site prior to the end of five years unless a different time period is specified by the Commission or Hearing Officer.

      ii. Modification. The requirements in Subsection D.1, above, may be modified upon approval of a Variance (Chapter 22.196) application.

22.140.150 Dairies

A. **Dairies in Zone A-2.**

   1. ***Applicability.*** This Subsection A applies to dairies in Zone A-2.

   2. ***Minimum Lot Size.*** Dairies shall have a minimum lot size of 10 acres.

   3. ***Uses Permitted*****.** Processing and sale of milk and dairy products are permitted only if they are lawfully produced from the dairy located on the same lot.

   4. ***Development Standards.*** All buildings or structures used in connection with the dairy shall be located not less than 50 feet from any street or highway or any habitable structure.

B. **Dairies in Zone M-2.**

   1. ***Applicability.*** This Subsection B applies to dairies in Zone M-2.

   2. ***Exemption.*** No permit is required for an enlargement, alteration or addition of an existing dairy if the dairy has been established on the same lot on or before July 16, 1936.

22.140.160 Density-Controlled Developments

A. **Applicability.** This Section applies to density-controlled developments in Zones A-1, A-2, R-R, R-A, R-1, and R-2.

B. **Underlying Zone Standards Apply.** Unless otherwise specified as a condition of the grant, all development standards of the zone in which a density-controlled development is proposed shall be deemed to be conditions of every Conditional Use Permit granted for such development, whether such conditions are set forth in the permit or not.

C. **Required Standards.** In approving a Conditional Use Permit (Chapter 22.158) application for density controlled development, the Commission or

Hearing Officer shall impose the following standards. The standards in this Subsection C may not be modified unless a Variance (Chapter 22.196) application is granted:

1. ***Preservation of Commonly Owned Areas.***
    a. All commonly owned areas shall be permanently reserved and maintained in perpetuity, by establishment of a homeowner's association, maintenance district, or other appropriate means or methods to ensure to the satisfaction of the Commission or Hearing Officer.
    b. Each dwelling unit shall be sold together with an undivided interest in any commonly owned areas. Such undivided interest shall include either:
        i. An undivided interest in the commonly owned areas; or
        ii. A share in the corporation or voting membership in an association owning the commonly owned area, where approved as provided in this Section.
2. ***Required Area per Dwelling Unit.*** Notwithstanding the minimum lot area and lot area per dwelling unit requirements established by the regulations of the zone in which the development is located, where a density-controlled development is approved by the Commission or Hearing Officer, the lot area or lot area per dwelling unit requirements specified in the application shall be deemed the minimum required area or required area per dwelling unit established for the lots where approved.
3. ***Dwelling Unit Type.*** All dwelling units shall be single-family residences unless a townhouse development is requested and approved.
4. ***Location, Separation and Height of Buildings.*** The Commission or Hearing Officer shall impose any conditions deemed necessary to govern the location, separation, and height of buildings to insure compatible placement on the proposed site and with relationship to the surrounding area. This provision shall not be deemed to permit approval of a greater height than is permitted in the zone where development is proposed.

D. **Additional Standards That May be Imposed.** In addition to standards required by Subsection C, above, the Commission or Hearing Officer may impose the following standards:

1. ***Location of Automobile Parking Facilities.*** If the proposed development will contain design features offering amenities equal to or better than a development plan incorporating required automobile parking facilities on the same lot, such automobile parking may be located on a separate lot, provided that such automobile parking facility is:
    a. In full compliance with all provisions of Chapter 22.112 (Parking).

b. Located on a separate lot under common ownership.

c. Conveniently located and easily accessible to the dwelling it is intended to serve.

d. Not greater than 200 feet from the residence it is intended to serve.

2. ***Architecture.*** Conditions may be imposed governing the suitability of architecture as necessary to integrate the proposed development project within the proposed site and the surrounding area, including appearance of the proposed development from surrounding property.

3. ***Yards.*** Any or all yard requirements of the zone may be modified for a density-controlled development to the extent such modification will:

a. Encourage design features promoting amenities equal to or better than a development plan incorporating required yards; and

b. Assist in integrating the proposed development in relation to location on the site and its relationship to the surrounding area. Nothing in this Subsection D shall be construed to prohibit the imposition of yard depths exceeding the minimum provided in the zone.

4. ***Landscaping.*** A landscaping plan may be required for the landscaping of any or all parts of the development be submitted to and approved by the Commission or Hearing Officer in order to ensure that the development will be complementary to, and compatible with, the uses in the surrounding area.

5. ***Utilities.*** Evidence of arrangements may be required by the applicant with the serving utilities to install underground all new facilities necessary to furnish service in the development.

22.140.170 Domestic Violence Shelters

A. **Applicability.** This Section applies to domestic violence shelters in all zones where permitted.

B. **Application Requirements.** A Discretionary Site Plan Review (Chapter 22.190) application is required for shelters that comply with the requirements in this Section. For shelters that do not comply with this Section, a Conditional Use Permit (Chapter 22.158) application is required.

C. **Maximum Occupancy.** No more than 30 adult residents, excluding staff, shall be allowed at one time, if such proposed shelter is located on a lot of less than two acres.

D. **Parking.** The number of required parking spaces shall be determined by the Director for each shelter, in an amount adequate to prevent excessive on-street parking, and with such factors as the number of adult beds to be provided by the shelter, the anticipated number of employees on the largest

shift, and the distance from the closest transit stop taken into consideration. In no case shall the number of required parking spaces be less than the parking requirements for an adult residential facility as specified by Chapter 22.112 (Parking). Required parking may be located within 500 feet of the exterior boundary of the property.

E. **Vicinity.** The land uses and developments in the immediate vicinity of the subject site shall not constitute an immediate or potential hazard to occupants of the shelter.

22.140.180 Dry Cleaning Establishments

A. **Applicability.** This Section applies to dry cleaning establishments in Zones C-1, C-2, C-3, C-M, C-R, and M-1.

B. **Enclosure.** All activities and equipment relating to dry cleaning shall be within an enclosed building.

C. **Building Requirements.** Buildings used for dry cleaning shall be constructed so that all installed equipment and all activities enclosed within are conducted or maintained so as to confine or reduce all noise, vibration, dust, odor, and any other objectionable factor to the extent that such factors will not annoy or injure people or property outside of such buildings.

22.140.190 Electric Distribution Substations, including Related Microwave Facilities

A. **Applicability.** This Section applies to electric distribution substations, including related microwave facilities, in Zones C-H, C-1, C-2, C-3, C-M, and M-1.

B. **Development Standards**.

1. ***Walls.***

   a. All installations shall be completely surrounded by a masonry wall a minimum of eight feet in height.

   b. Any substitution for a wall required by Subsection B.1.a, above, shall require a Discretionary Site Plan Review (Chapter 22.190) application. The Director may approve the substitution of a chain-link or other industrial-type fence with screen planting, where deemed appropriate.

2. ***Landscaping.*** The area between the fence or wall and the property line shall be landscaped and maintained while such use exists.

22.140.200 Family Child Care Homes, Large

A. **Applicability.** This Section applies to large family child care homes in Zones A-1, A-2, R-A, R-1, and R-2.

B. **Application Requirements.**

1. ***Ministerial Site Plan Review.*** A Ministerial Site Plan Review (Chapter 22.188) application is required for a large family child care home that will be in compliance with Subsection C and D, below. No fee is required with the filing of the application.

2. ***Discretionary Site Plan Review.*** A Discretionary Site Plan Review (Chapter 22.190) application is required for a large family child care home cannot meet or requests to modify the requirements in Subsection C or D, below. An initial study as part of the application shall not be required. The application shall be filed and processed in compliance with Chapter 22.190 (Discretionary Site Plan Review), except where modified below:

   a. Notwithstanding Section 22.228.030.E, notice shall be mailed or delivered to all owners of property described in Subsection C, below.

   b. The Director may approve a modification to the requirements in Subsections C or D, below, upon finding:

      i. That such modification will not result in traffic congestion, excessive off-street parking, or unauthorized use of parking facilities developed to serve surrounding properties, and that the proposed facility is necessary to serve the needs of children not met in existing nearby large family child care homes, and

      ii. That no written protest to the proposed modification has been received within 15 days following the date of mailing of notice by the Director as provided in Chapter 22.190 (Site Plan Review, Discretionary).

   c. In all cases where a timely written protest to the proposed modification has been received, a public hearing shall be scheduled before the Commission or Hearing Officer. Notification, public hearing, and appeals shall be as provided in Chapter 22.232 (Type IV Review – Discretionary). Following the public hearing, the Commission or Hearing Officer shall approve or deny the proposed modification based on the findings required by this Section for approval by the Director exclusive of written protest.

3. ***Notice of Intent.*** A “Notice of Intent to Establish a Large Family Child Care Home” shall be submitted with every application for a large family child care home.

C. **Location.** Large family child care homes shall not be located:

1. Within two lots of an existing large family child care home on the same side of the street; and

2. On the lot directly across the street from an existing large family child care home, or on either of the lots adjoining such lot on the same side of the street.
3. In those cases where lot size configurations, such as corner lots, do not conform to those described in Subsections C.1 and C.2, above, the proposed facility shall not be located on any lot determined by the Director to be of comparable proximity to an existing large family child care home as the lots described in the aforementioned Subsections.

D. **Parking and Loading.** In addition to complying with the parking requirements for the residential use, an operator of a large family child care home shall provide adequate parking for employees and adequate drop-off and pick-up areas of children, such as off-site curb spaces and on-site driveway areas, which are of sufficient size and are located to avoid interference with traffic and to ensure the safety of children.

22.140.210 Farmers' Markets

A. **Purpose.** The purpose of this Section is to facilitate the establishment and operation of farmers' markets and to ensure their compatibility with surrounding uses by establishing development standards.

B. **Applicability.**

1. This Section shall apply to all farmers' markets in all zones where permitted.
2. A farmers' market that is proposed to be located within a Significant Ecological Area or any portion thereof shall be subject to Chapter 22.102 (Hillside Management and Significant Ecological Areas) and this Section.
3. No farmers' market or any portion thereof shall be allowed in an environmentally sensitive habitat area, as defined in Section 30107.5 of the California Public Resources Code and/or any applicable County local coastal program adopted pursuant to the California Coastal Act.

C. **General Provisions.** The following provisions shall apply to all farmers' markets:

1. ***Hours of Operation.*** A farmers' market shall operate no earlier than 8:00 a.m. and no later than 8:00 p.m. on any day, excluding the time needed for set up and clean up. Set up and clean up for a farmer's market must occur on the same day as the farmers' market.
2. ***Noise.*** No amplified sound or music of any kind shall be allowed at any farmers' market.
3. ***Trash.*** All trash shall be removed from the farmers' market site and the site shall be restored to a pre-market and neat condition no later than midnight of the day the farmers' market operates.

4. ***Prohibited Accessory Uses.*** Farmers' markets shall not be allowed to include petting zoos.
5. ***Inspections.*** Farmers' markets may be subject to inspections at the Director's discretion to verify compliance with this Section and any other applicable provisions of the Los Angeles County Code or other applicable State or federal law.
6. ***Forms of Payment.*** Farmers' markets shall accept CalFresh benefits via electronic benefit transfer ("EBT") card in addition to accepting other forms of payment.
7. ***Farmers' Market Manager.*** All farmers' markets shall have a designated farmers' market manager on-site at all times during the event, which manager shall ensure, among other things, that:
    a. Prior to commencement of the farmers' market, the Department has been provided proof that the farmers' market has been certified by the County Agricultural Commissioner, and has been issued a valid United States Department of Agriculture Food and Nutrition Service ("FNS") number, demonstrating the farmers' market's ability to accept CalFresh benefits;
    b. The farmers' market is conducted in accordance with all applicable requirements in this Title 22, including the terms of the applicable grant or approval on file with the Department;
    c. A copy of the applicable grant or approval issued by the Department is clearly posted and visible at each farmers' market event; and
    d. All applicable inspection fees are paid when due.

D. **Parking Requirements.**

1. ***General Requirement.*** A farmers' market shall have sufficient land area to allow, at a minimum, one vehicle parking space for each vendor, plus one vehicle parking space for each vendor stall.
2. ***Reduction in Parking Allowed.*** The parking requirement in Subsection D.1, above, may be reduced by up to 50 percent if the Director determines that the number of parking spaces provided will accommodate the number of vendors and customers expected at the farmers' market without any undue adverse impact to the surrounding community, and also if the farmers' market is located within one-half mile of a transit stop for:
    a. A bus that travels along a major or secondary highway or that is part of a bus rapid transit system; or
    b. A rail line within a fixed rail system.
3. ***No Other Permit Required.*** Any alternative parking arrangement for a farmers' market approved by the Director pursuant to this Subsection D

shall not require a separate Parking Permit, Minor Parking Deviation, or Variance.

E. **Additional Application Materials.** In addition to any other information required by this Title 22 to be included in an application for a Discretionary Site Plan Review (Chapter 22.190) or a Minor Conditional Use Permit (Chapter 22.160), an application for a farmers' market, shall include:

1. The name and address of the farmers' market manager, if different than the owner and/or applicant.
2. A schedule, with proposed dates and times for operation of the farmers' market at the location proposed in the application during that calendar year, which schedule shall be updated annually during the life of the grant or approval.
3. A site plan depicting the boundaries of the subject property to be used for the farmers' market, the location of all highways, streets, and alleys in relation to the subject property, the boundaries of the farmers' market, the location and dimension of all vendor stalls, and the area for required vehicle parking.
4. When the applicant/owner proposes alternative parking arrangements:
   a. A description of the unique characteristics of the farmers' market and/or special programs which are proposed which will reduce the need for the otherwise required number of vehicle parking spaces;
   b. When off-site parking is proposed, evidence that the applicant/owner has written permission from the owner or owners of such off-site property; and
   c. Such other information as the Director may require.
5. In cases where non-agricultural products will be sold at a site adjacent to, and under the management of, the farmers' market:
   a. A site plan depicting the location and dimension of the area intended to be used for these sales; and
   b. The respective percentages of the area intended to be used for the sale of non-agricultural products and the area intended to be used for the farmers' market.

F. **Covenant and Agreement.** Prior to obtaining any approval to conduct a farmers' market pursuant to this Section, the applicant shall provide to the Director a suitable covenant for recordation with the Registrar-Recorder/ County Clerk that runs with the land for the benefit of the County of Los Angeles, signed by the owner of the premises, declaring that:

1. The farmers' market shall be maintained in accordance with the information provided in the application and the development standards as required by this Section.
2. The applicant shall obtain all necessary federal, State, and local approvals to conduct a farmers' market, including the applicable certification from the County Agricultural Commissioner for a valid FNS number, prior to commencing operation.
3. Any violation of the covenant and agreement required by this Section shall be subject to Enforcement Provisions (Chapter 22.244).

22.140.220 Farmworker Housing

A. **Purpose.** Under Section 65580(a) of the California Government Code, the Legislature has declared that the availability of housing, including farmworker housing, is of vital statewide importance. The purpose of this Section is to promote the development of, and to establish development standards for, farmworker housing consistent with this legislative declaration and pursuant to Section 17000 et seq., of the California Health and Safety Code, known as the Employee Housing Act.

B. **Definitions.** Specific terms used in this Section are defined in Division 2 (Definitions), under "Farmworker housing."

C. **Applicability.** This Section applies to farmworker housing in all zones where permitted.

D. **Prohibited Areas for Farmworker Housing.**

1. Farmworker housing shall be prohibited at any location where any portion of the building site is located in:

   a. An airport influence area, as described in the applicable Airport Land Use Plan adopted by the County, as such plan may be amended from time to time; or

   b. An Environmentally Sensitive Habitat Area, as described in Section 30000 et seq., of the California Public Resources Code (California Coastal Act) or any applicable County Local Coastal Program adopted under this Act.

2. A farmworker housing complex shall also be prohibited in any location designated by the Fire Department as a Very High Fire Hazard Severity Zone.

E. **Application Requirements for Zones R-3 and R-4.**

1. ***Ministerial Site Plan Review.*** A Ministerial Site Plan Review (Chapter 22.188) application is required for a farmworker housing complex that:

   a. In Zone R-3:

i. Complies with the minimum lot area per dwelling unit requirements per Section 22.110.120.B (Zone R-3--Dwelling Unit Density); and

ii. Consists of any of the following:

(1) An apartment house.

(2) A two-family residence.

(3) Multiple detached residential units on one lot, each unit of which complies with Subsections B through E of Section 22.140.590 (Single-Family Residences), subject to any applicable requirements of the Subdivisions Map Act in Section 66410, et seq., of the California Government Code, or Title 21 (Subdivisions) of the County Code, regarding a lease-project subdivision.

b. In Zone R-4:

i. Complies with the minimum lot area per dwelling unit requirements per Section 22.110.120.C (Zone R-4--Dwelling Unit Density); and

ii. In addition to the accommodations listed in Subsection E.1.a.ii, above, a farmworker housing complex may also consist of a rooming or boarding house.

2. ***Conditional Use Permit.*** A Conditional Use Permit (Chapter 22.158) application is required for any farmworker housing complex that consists of accommodations other than those listed in Subsection E.1, above.

F. **Farmworker Housing Requirements.**

1. In addition to complying with the Employee Housing Act, all farmworker housing shall comply, where applicable, with the California Mobilehome Parks Act in Section 18200, et seq., of the California Health and Safety Code, and the California Special Occupancy Parks Act, in Section 18860, et seq., of the California Health and Safety Code.

2. Farmworker housing may be developed or maintained for the purpose of providing temporary, seasonal, or permanent housing for farmworkers, where temporary and seasonal housing shall have the same meaning as "temporary employee housing" and "seasonal employee housing," as defined in Sections 17010(a) and 17010(b), respectively, of the California Health and Safety Code.

3. Farmworker housing shall be allowed, but shall not be required to be:

a. Developed or provided by the employer of the farmworkers; or

b. Located on the same property where the involved farmwork is performed.

4. If farmworker housing is developed or provided by a person or entity other than the farmworkers' employer, the farmworker housing shall consist only of:
    a. Temporary or seasonal farmworker housing, as described in Subsection F.2 of this Section; or
    b. A mobilehome, manufactured home, travel trailer, or recreational vehicle, if such housing is intended to be permanent.
5. Prior to obtaining an approval for a farmworker housing complex, the applicant shall submit all required information and obtain all applicable approvals to and from the Departments of Fire, Public Health, Public Works, and Regional Planning related to the complex. All fees associated with each department's review shall be paid to the respective department. Improvements to the farmworker housing complex required by these departments shall be constructed or installed by the applicant.
6. Within 30 days after obtaining the appropriate permit from the California Department of Housing and Community Development ("HCD") to operate farmworker housing, and annually thereafter, the applicant shall submit a completed verification form to the Director describing the farmworker housing; the number of units, spaces, or beds; the number and employment status of its occupants; any other employment information of the occupants required by the Director; and proof that the HCD permit for the farmworker housing is current and valid.

G. **Development Standards.**

1. ***Setbacks.*** Notwithstanding any setback standards required by the zone, all farmworker housing shall be located a minimum of 75 feet from any barn, pen, or other structure that houses livestock or poultry, and a minimum of 50 feet from any other agricultural use, as described in Section 1140.4(a) of the California Labor Code.
2. ***Floor Area.*** Notwithstanding any floor area standards required by the zone, farmworker housing complexes that consist of group living quarters, such as barracks or a bunkhouse, shall have a minimum floor area of 50 square feet per occupant for sleeping purposes.

H. **Covenant and Agreement.** Within 30 days after approval of an application for farmworker housing, the applicant shall record with the Registrar-Recorder/County Clerk a covenant running with the land for the benefit of the County of Los Angeles, declaring that the farmworker housing will continuously be maintained as such in accordance with this Section and also that:

1. The applicant will obtain and maintain, for as long as the farmworker housing is operated, the appropriate permits from HCD pursuant to the regulations of the Employee Housing Act;
2. The improvements required by the Departments of Fire, Public Health, Public Works, and Regional Planning related to the farmworker housing shall be constructed or installed, and continuously maintained by the applicant;
3. The applicant will submit the annual verification form to the Director as required by Subsection F.6, above; and
4. Any violation of the covenant and agreement required by this Section shall be subject to Enforcement Provisions (Chapter 22.244).

22.140.230 Garage or Yard Sales

A. **Applicability.** This Section applies to any person selling personal property at a yard sale, garage sale, and similar event at a residence in Zones A-1, A-2, R-A, R-1, R-2, R-3, and R-4.

B. **Limitations on Items for Sale.** Items offered for sale shall be limited to personal property not acquired for resale, and either owned by the resident of the dwelling unit where the sale is to be conducted or by another person participating in the sale with the resident.

C. **Frequency.** A maximum of two sales may be conducted at any site in any 12-month period. Each sale shall not exceed three consecutive days.

D. **Hours of Operation.** Sales shall not be conducted between the hours of 6:00 p.m. of one day and 7:00 a.m. of the following day.

E. **Signs.** One on-site advertising sign, having a maximum area of four square feet, may be placed facing each street abutting the dwelling unit and shall be removed at the close of the sale.

F. **On-Site Produce Sales.** This Section shall not modify the provisions for produce stands in Section 22.140.460 (Produce Stands) regarding on-site display, advertising, and sale of any products lawfully produced or grown on the same lot.

22.140.240 Grading Projects

A. **Applicability.** This Section applies to grading projects, both on-site and off-site, in all zones where permitted, except that Zone O-S shall comply with Subsection D, below.

B. **Grading Projects, On-Site.** On-site grading projects are subject to the following requirements:

1. ***Grading Permit.*** In addition to the permit specified in Division 3, a grading permit is also required for any grading project, as provided in Title 26 (Building Code) of the County Code.
2. ***Exemption.*** An application is not required for any project where the Commission or Hearing Officer has considered a grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

C. **Grading Projects with Off-Site Transport.** Off-site transport grading projects, as defined in Division 2 (Definitions) are subject to the following requirements:

1. ***Grading Permit.*** In addition to the permit or review specified in Division 3, a grading permit is also required for any grading project, as provided in Title 26 (Building Code) of the County Code.
2. ***Exemptions.*** An application shall not be required when the grading project with off-site transport is related to public construction, including grading for:
   a. Any work of construction or repair by the County or any district of which the Board is ex-officio the governing body;
   b. Construction or repair by the County or such district performed by force account; or
   c. Construction, maintenance, or repair of any “State Water Facilities” as defined in Section 12934 of the California Water Code.
3. ***Hauling Route.*** All hauling as approved under this Section shall be restricted to a route approved by the Director of Public Works.
4. ***Compliance with Other Regulations.*** Compliance shall be made with all applicable requirements of other County departments and other government agencies.
5. ***Suspension.*** If any condition of this Section is violated, or if any law, statute or ordinance is violated, the privileges granted herein shall lapse and such approval shall be suspended.

D. **All Grading Projects in Zone O-S.**

1. ***Application Requirements.***
   a. *Discretionary Site Plan Review.* A Discretionary Site Plan Review (Chapter 22.190) application is required for any grading, excavation, or fill that does not exceed 500 cubic yards of material where necessary to prepare a site, except as provided in Section 7003 of Title 26 (Building Code) of the County Code. Any grading projects proposed on a lot located within a Significant Ecological Area shall be reviewed by

the SEATAC, and recommendations shall be sent to the Director prior to approval.

b. *Conditional Use Permit.* A Conditional Use Permit (Chapter 22.158) application is required for any grading, excavation, or fill that exceeds 500 cubic yards of material and any proposal shall be reviewed by SEATAC prior to public hearing.

2. ***Grading Permit.*** A grading permit is also required for any grading project, as provided in Title 26 (Building Code) of the County Code.

3. ***Additional Findings.***

a. The use or structures requested are clearly accessory and subordinate to, will not alter the nature of, and are limited to facilities compatible with the intent and purpose of Zone O-S on the property where proposed.

b. In a Significant Ecological Area such placement will not contribute to the detriment of the resources constituting the basis for classification as a Significant Ecological Area.

22.140.250 Guest Houses

A. **Applicability.** This Section applies to guest houses as an accessory use in Zones A-1, A-2, R-A, R-1, R-2, R-3, and R-4.

B. **Maximum Number Permitted.** One detached guest house is permitted as accessory to a single-family residence.

C. **Development Standards.** Guest houses shall comply with the following standards:

1. A guest house shall be located on the same lot as a single-family residence and shall be located at least 20 feet away from such residence.

2. A guest house shall not have a kitchen or kitchen facilities.

3. A guest house shall not be rented or otherwise used as a separate dwelling.

4. A guest house shall be only for the use of temporary guests or servants of the occupants of the single-family residence.

5. A guest house shall not be established on a lot having less than one and one-half times the required area, except that the guest house may be established on any lot containing 10,000 square feet or more.

D. **Prohibitions.**

1. A guest house attached to a single-family residence is prohibited.

2. A guest house is not permitted where a second unit exists on the lot.

22.140.260 Health Retreats

A. **Applicability.** This Section applies to health retreats in Zones A-1 and A-2. Only Subsection B, below, applies to health retreats in Zone R-R.

B. **Minimum Lot Size.** Health retreats shall be located on a lot having an area of not less than two acres.

C. **Number of Persons on Premises.** Not more than 10 persons, including staff, patrons, and guests, shall be in residence at such retreat at any one time.

D. **Activities.** All activities shall be conducted as part of a live-in healthcare program only; the providing of services for persons maintaining residence for less than 24 hours shall be prohibited.

E. **Screening.** All exercise, gymnasium, therapy and similar equipment, and areas used for sunbathing, shall be located within a building or shall be effectively screened so as not to be visible to surrounding property. Such screening shall consist of walls, screening fences, or suitable landscaping. Where the buildings housing the retreat are visible to surrounding property, all structures shall be compatible with the dwellings and structures in the vicinity.

F. **Transport.** All patrons shall be transported to and from the property unless otherwise expressly authorized by the Commission or Hearing Officer.

G. **Signs.** No signs shall be permitted in conjunction with such use.

22.140.270 Historic Vehicle Collections

A. **Applicability.** This Section applies to historic vehicle collections in Zones A-1, A-2, R-A, R-1, and R-2.

B. **Application Requirements.**

1. ***Ministerial Site Plan Review.*** A Ministerial Site Plan Review (Chapter 22.188) application is required for a historic vehicle collection that complies with this Section.

2. ***Conditional Use Permit.*** A Conditional Use Permit (Chapter 22.158) application is required for a historic vehicle collection that requests a modification to the standards listed in this Section.

C. **Screening.** A historic vehicle collection shall be fully screened from off-site public view by means of walls, fences, or landscaping, or any other screening methods acceptable to the Director.

D. **Setback and Required Yards.** No portion of a historic vehicle collection shall be located within five feet of any building or structure, with the exception of garages, or within any required yard area.

E. **Maximum Storage Area.** The area used to store vehicles shall not exceed 10 percent of the total area of the lot.

F. **Health and Safety.** The historic vehicle collection shall be kept or maintained as not to constitute a health or safety hazard.

G. **Covenant.** The applicant shall sign a covenant and agreement indicating that he or she has read and understands the standards enumerated above and such other conditions that the Director may impose, and will faithfully abide by each and every one of said standards and conditions.

22.140.280 Holiday and Seasonal Sales

A. **Applicability.** This Section applies to holiday and seasonal sales in Zones A-1, A-2, R-R, R-2, R-3, R-4, C-H, C-1, C-2, C-3, C-M, C-R, and M-1.

B. **Christmas Tree Sales.** A lot that proposes to offer Christmas trees for sale shall only conduct the sale between December 1 and December 31 in the same calendar year, both dates inclusive. All structures, facilities, and materials used in conjunction with the sales shall be removed from the premises by December 31 and the property restored to a neat condition.

22.140.290 Home-Based Occupations

A. **Applicability.** This Section applies to home-based occupations in Zones A-1, A-2, R-A, R-1, R-2, R-3, and R-4.

B. **Development Standards.** Home-based occupations shall comply with the following standards:

1. The home-based occupation shall be demonstrably secondary and incidental to the primary dwelling unit and shall not change the character and appearance of the dwelling unit.
2. The home-based occupation shall not generate pedestrian or vehicular traffic in excess of that which is customary for a dwelling unit, or which would have a disruptive effect on the neighborhood.
3. The home-based occupation shall not be conducted in any attached or unattached structure intended for the parking of automobiles.
4. The home-based occupation shall not create or cause noise, dust, vibration, odor, gas, fumes, smoke, glare, electrical interferences, hazards, or nuisances. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit. Any noises shall comply with Chapter 12.08 (Noise Ordinance) in Title 12 (Environmental Protection) of the County Code.
5. Only one home-based occupation is permitted per dwelling unit.

6. No more than one person not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of the home-based occupation. One on-site standard sized parking space shall be provided for such employee or volunteer in addition to other required parking set forth in this Title 22.
7. Signage, in any form, that indicates, advertises, or otherwise draws attention to the home-based occupation is prohibited.
8. No stock in trade, inventory, or display of goods or materials shall be kept or maintained on the property, except for incidental storage kept entirely within the dwelling unit.
9. No mechanical equipment is permitted in connection with the home-based occupation, other than light business machines, such as computers, scanners, facsimile transmitting devices, digital printers, and copying machines.
10. Activities conducted and equipment or material used shall not change the type of construction of the residential occupancy and shall be subject to all required permits.
11. The home-based occupation shall not involve the use of commercial vehicles for delivery of materials and products to or from the property in excess of that which is customary for a dwelling unit or which has a disruptive effect on the neighborhood. Such delivery services can include, but are not limited to, mail, express mail, and messenger services. No tractor trailer or similar heavy duty delivery or pickup is permitted in connection with the home-based business.
12. No more than one client visit or one client vehicle per hour shall be permitted, and only between the hours of 8:00 a.m. to 8:00 p.m., Monday through Friday, in connection with the home-based occupation.

C. **Prohibitions.** The following uses are prohibited as home-based occupations as listed in Table 22.140.290-A, below:

TABLE 22.140.290-A:USES PROHIBITED AS HOME-BASED OCCUPATIONS	
Adult entertainment	Medical physician (non-psychiatric) offices, except as a secondary office which is not used for the general practice of medicine, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere
Ambulance services	Photography laboratories, other than for occupant's own use
Animal training services	Recording/motion picture/video production studios, except for editing or pre-recorded material
Automotive repair, painting, body/fender work, upholstering, detailing, washing, including motorcycles, trucks, trailers, and boats	Restaurants
Beautician or barber services	Retail sales
Body piercing services	Tattooing services

TABLE 22.140.290-A:USES PROHIBITED AS HOME-BASED OCCUPATIONS	
Dentist, except as a secondary office which is not used for the general practice of dentistry, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere	Tow truck services
Funeral chapel or home	Upholstery
Firearms manufacturing or sales	Veterinary services and other uses which entail the harboring, training, care, breeding, raising, or grooming of dogs, cats, birds, or other domestic animals on the property; except those which are permitted by this Section (other than those owned by the resident)
Garment manufacturing	Welding or machine shops
Gunsmith services	Yoga/spa retreat centers
Massage therapy services, unless the therapist has procured a massage technician's business license and a massage parlor business license, as needed	Any other uses which disrupt and are inconsistent with the residential character of the neighborhood

22.140.300 Homeless Shelters

A. **Applicability.** This Section applies to homeless shelters in all zones where permitted.

B. **Maximum Occupancy.** No more than 30 individuals, excluding staff, shall be allowed at one time if such proposed shelter is located on a lot of less than one acre.

C. **Concentration.** There shall not be an over-concentration of homeless shelters in the surrounding area.

D. **Vicinity.** The land uses and developments in the immediate vicinity of the site shall not constitute an immediate or potential hazard to occupants of the shelter.

E. **Parking.** The number of parking spaces to be provided on the property shall be sufficient to mitigate any adverse impacts on persons or properties in the surrounding area.

F. **Other Regulations.** The proposed shelter shall meet all operational and maintenance standards set forth in Title 25 (Housing and Community Development) of the California Code of Regulations, relating to shelters.

22.140.310 Hotels in Zone R-4

A. **Applicability.** This Section applies to hotels in Zone R-4.

B. **Maximum Number of Guest Rooms Permitted.**

1. A maximum of 75 guest rooms per acre may be permitted if the Commission or Hearing Officer finds that:

   a. The proposed site has frontage on one or more major or secondary highways, parkways, or local streets having a minimum width of 80 feet;

b. Such highways, parkways, or streets are improved as necessary to carry the kind and quality of traffic to be generated; and

c. The provisions for access and circulation to adequately accommodate such traffic are provided.

2. A maximum of 50 guest rooms per acre may be permitted if the Commission or Hearing Officer finds that:

a. The proposed site has frontage on highways, parkways, or local streets having a minimum width of less than 80 feet; or

b. Where the Commission or Hearing Officer does not specify the total number of guest rooms permitted.

3. In computing the allowable number of guest rooms, each guest suite shall be considered the equivalent of two guest rooms.

C. **Incidental Businesses.** Hotels having not less than 100 guest rooms are permitted to have incidental commercial service concessions in accordance with Section 22.140.090 (Apartment Houses, Incidental Commercial Services), subject to all development standards therein.

D. **Guest Rooms or Suites with Cooking Facilities.** Guest rooms and suites where expressly permitted by the Commission or Hearing Officer to have bar sinks and/or gas, electrical, or water outlets designed or intended to be used for cooking facilities, shall conform to the following standards:

1. The design of such hotel, including lobbies, service areas, dining and kitchen facilities, elevators, and other features, is intended to be used for transient occupancy as a hotel rather than as dwelling units for permanent occupancy.

2. At least 90 percent of the guest rooms and suites shall only be rented out to be occupied on a temporary basis by guests staying 30 days or less.

3. The hotel shall be registered with the County Tax Collector as provided by Chapter 4.72 (Transient Occupancy Tax) in Title 4 of the County Code.

4. In any case where the Commission or Hearing Officer does not specifically approve such bar sinks and/or gas, electrical or water outlets, they shall be deemed to be prohibited.

22.140.320 Joint Live and Work Units

A. **Purpose.** The Section facilitates the establishment of, and to ensure the compatibility of, residential and commercial uses within joint live and work units by allowing such uses in certain Commercial Zones with appropriate development limitations and standards, and to streamline the permitting procedure for such uses. Joint live and work units may occupy portions of buildings designed for mixed use developments.

B. **Applicability.** This Section applies to joint live and work units in Zones C-H, C-1, C-2, C-3, and C-M.

C. **Application Requirements.**

1. ***Ministerial Site Plan Review.*** A Ministerial Site Plan Review (Chapter 22.188) application is required for joint live and work units in Zones C-H, C-1, C-2, and C-3.

2. ***Minor Conditional Use Permit.*** A Minor Conditional Use Permit (Chapter 22 160) application is required for joint live and work units in Zone C-M.

3. ***Conditional Use Permit.*** A Conditional Use Permit (Chapter 22.158) application is required for a joint live and work unit that requests:

   a. A modification to any of the standards listed in this Section; or

   b. The conversion of a joint live and work unit, which is not located on the ground floor of a building, to a commercial use which is permitted in the underlying zone, or conversion of any joint live and work unit to an exclusive residential use.

D. **County Agency Review.** All joint live and work units that require approval by the Department of Public Works shall first be referred to the Department of Regional Planning for review and approval in order to ensure that the use exceptions specified in this Section are properly evaluated.

E. **Prohibited Locations.** Joint live and work units are prohibited if any portion of the development is located within:

1. A Significant Ecological Area (SEA);

2. A Very High Fire Hazard Severity Zones;

3. An Airport Land Use influence area as depicted in the Los Angeles County Airport Land Use Plan;

4. On land with a slope of 25 percent or more; or

5. On land not served by a public water and sewer system.

F. **Permitted Uses.** Notwithstanding the uses otherwise permitted in the zone, the commercial component of the joint live and work units shall only include:

1. The following uses as listed in Table 22.140.320-A:

TABLE 22.140.320-A:PERMITTED USES	
Antiques, the restoration of genuine antiques	Musical instruments making and assembly
Architecture, interior decorating and building design	Offices, business or professional; including transcription studios
Art studios, including painting and sculpturing	Ornamental metal, provided that there are no forging works or any process used in bending or shaping
Bookbinding	Photography studios
Cartooning and animation	Picture mounting and framing

TABLE 22.140.320-A:PERMITTED USES	
Ceramics making	Pottery throwing
Clothing design and sewing	Printing and publishing
Commercial art	Shoes and footwear fabrication
Costume designing	Silk screen processing
Engraving of metal products	Textile weaving, hand looms only
Furniture, the crafting and assembly of; including custom upholstering	Toys production
Glass, the hand production of; including glass blowing, glass, crystal and art novelties, and the assembly of stained art glass	Watch making
Graphic design and display studio	Woodcarving
Jewelry making	Wood products crafting
Leatherwork, using previously tanned leather	

2. In Zone C-M, in addition to the uses specified in Table 22.140.320-A, above, the following assembly and manufacture uses involving previously prepared materials; and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons capacity, and motors exceeding one horsepower capacity that are used to operate lathes, drill presses, grinders, or metal cutters; are permitted provided that all activities are conducted within an enclosed building, as listed in Table 22.140.320-B, below:

TABLE 22.140.320-B:ADDITIONAL PERMITTED USES IN ZONE C-M	
Aluminum products	Glass products and stained-glass assembly, provided that no individual crucible shall exceed a capacity of 16 square feet
Appliance assembly, electrical, electronic; and electromechanical	Instrument assembly; electrical, electronic, and electromechanical; including precision machine shops
Bone products	Jewelry manufacture
Canvas products	Leather products, excluding machine belting
Cellophane and plastic products	Metals; working and casting of rare, precious, or semiprecious metals
Cloth, textile, and yarn products; excluding dyeing of yarn	Optical goods manufacture
Cosmetics, perfume manufacture, and toiletries; excluding soap	Paper products
Equipment assembly; electrical, electronic, and electromechanical	Shell and stone products
Felt and fur products	Wicker and bamboo products

G. **Development Standards.** All joint live-work units shall conform to the following development standards:

1. ***Additional Standards.*** The development standards specified in Section 22.140.360.G (Development Standards – Mixed Use Developments) shall apply.

2. ***Minimum Size.*** The minimum size of a joint live and work unit shall be 1,000 square feet.

H. **Performance Standards.** All joint live-work units shall conform to the following performance standards:

1. The performance standards specified in Section 22.140.360.H (Performance Standards – Mixed Use Developments).
2. At least one resident of the living space shall perform or oversee the commercial activity performed in the working space.
3. The living and working spaces within a joint live and work unit shall not be rented, leased, or sold separately.
4. The maximum number of employees who do not reside within a joint live and work unit is two.
5. For a multi-story joint live and work unit that is located partially on the ground floor, the working space shall be located on the ground floor.
6. The minimum floor area for working space shall be 250 square feet.
7. Where a ground-floor joint live and work unit fronts upon a street, the working space shall be oriented to the street.
8. The joint live and work unit shall have at least one shared external entrance/exit for the working space and the living space.
9. There shall be direct access between the living space and working space.

I. **Covenant and Agreement.** The applicant shall record with the Registrar-Recorder/County Clerk, an agreement that the joint live and work units will be maintained in accordance with this Section as a covenant running with the land for the benefit of the County of Los Angeles, and the covenant shall also declare that any violation thereof shall be subject to Enforcement Provisions (Chapter 22.244).

22.140.330 Live Entertainment, Accessory

A. **Purpose.** This Section regulates accessory live entertainment to ensure land use compatibility and prevent adverse impacts on adjacent uses.

B. **Applicability.** Live entertainment may be permitted as an accessory use in a legally existing bar, cocktail lounge or restaurant having an occupancy load of less than 200 persons and located within an enclosed building in all zones where bars, cocktail lounges, or restaurants are permitted, and the building is in compliance with Subsection E, below.

C. **Prohibition.** Accessory live entertainment shall not be permitted if:

1. The principal use is a nonconforming use in the zone where it is located; or
2. The principal use is legally operating pursuant to a Variance (Chapter 22.196) or in a building nonconforming due to standards as specified in

Subsection E, below, unless and until the principal use is in compliance with these standards.

D. **Application Requirements.**

1. ***Ministerial Site Plan Review.*** A Ministerial Site Plan Review (Chapter 22.188) application is required for accessory live entertainment when all of the requirements in Subsection E, below, have or can be met.

2. ***Conditional Use Permit.***

   a. A Conditional Use Permit (Chapter 22.158) application is required for accessory live entertainment when any of the requirements in Subsection E, below, have not or cannot be met.

   b. This application shall not be construed to authorize the modification of development standards required for the establishment of such bar, cocktail lounge, or restaurant, unless a Variance (Chapter 22.196) application is granted.

E. **Development Standards.**

1. ***Parking.*** Automobile parking shall be developed as follows:

   a. Parking for the principal use shall comply with all of the requirements in Chapter 22.112 (Parking).

   b. Access and egress to such parking shall be located so as to reduce or eliminate the impact of traffic on residential development in the immediate area.

22.140.340 Manufacturing as an Accessory Use in Commercial Zones

A. **Applicability.** This Section applies to manufacturing as an accessory use in Zones C-3, C-M, and C-R.

B. **Uses Allowed.** Manufacturing as an accessory use shall include processing, packaging, treating, and incidental storage related to and operated in conjunction with and accessory to a business conducted on the same lot.

C. **Location.**

1. Activities shall be restricted to the ground floor of the building and shall not occupy more than 25 percent of said ground floor area.

2. Any such activities shall be conducted wholly within a completely enclosed building.

D. **Employees.** Not more than five employees shall be engaged in such activities.

E. **Appearance.** A commercial appearance shall be maintained by office or window display space, or both, across all the street or highway frontage of the building, except doorways, to a depth of not less than two feet.

F. **Setbacks.** Any portion of the building devoted to such activities shall be not nearer than 50 feet to any Agricultural or Residential Zone.

G. **Performance Standards.** All noise, vibration, dust, odor, and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.

H. **Interpretation.** Where a conflict in interpretation occurs regarding application of any provision of this Section, the Director shall make such determination.

22.140.350 Medical Marijuana Dispensaries

A. **Purpose.** This Section is established:

1. To ban medical marijuana dispensaries in all zones in the County; or
2. In the event that such a ban is held to be unlawful by a final decision of a California Court of Appeal or the California Supreme Court, to regulate medical marijuana dispensaries in a manner that mitigates potential health, safety, and welfare impacts such dispensaries may have on surrounding properties and persons, consistent and in conformance with Section 11362.5 through Section 11362.83, inclusive, of the California Health and Safety Code, commonly referred to as the Compassionate Use Act of 1996 and the Medical Marijuana Program.

B. **Prohibition.** Subject to Subsection C, below, medical marijuana dispensaries which distribute, transmit, give, or otherwise provide marijuana to any person, are prohibited in all zones in the County.

C. **Court Decision.** If a California Court of Appeal or the California Supreme Court makes a final determination that a ban of medical marijuana dispensaries within an entire local jurisdiction is illegal, such as the ban set forth in Subsection B, above, then the requirements for a Conditional Use Permit (Chapter 22.158) application as set forth in Subsections D through H, below, shall be in effect and shall serve to regulate medical marijuana dispensaries in the County consistent and in conformance with the Compassionate Use Act of 1996 and the Medical Marijuana Program, in Zones C-1, C-2, C-3, C-M, M-1, M-1.5, and M-2.

D. **Application Procedure.**

1. ***County Department Review.*** In addition to the procedures for a Conditional Use Permit (Chapter 22.158), the Director shall send a copy of the application to the Department of Public Health, Sheriff's Department, Business License Commission, and all other relevant County departments for their review and comment.

2. ***Disclaimer.*** A warning and disclaimer shall be put on medical marijuana zoning application forms and shall include the following:
    a. A warning that dispensary operators and their employees may be subject to prosecution under federal marijuana laws.
    b. A disclaimer that the County will not accept any legal liability in connection with any approval and/or subsequent operation of a dispensary.

E. **Additional Findings.**
1. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
2. The requested use at the proposed location will not adversely affect the use of any property used for a school, playground, park, youth facility, child care facility, place of religious worship, or library.
3. The requested use at the proposed location is sufficiently buffered in relation to any residential area in the immediate vicinity so as not to adversely affect said area.
4. The exterior appearance of the structure will be consistent with the exterior appearance of structures already constructed or under construction within the immediate neighborhood, so as to prevent blight or deterioration, or substantial diminishment or impairment of property values within the neighborhood.

F. **Conditions of Use.** The following standards and requirements shall apply to all medical marijuana dispensaries unless a Variance (Chapter 22.196) application is granted:
1. ***Location.***
    a. Dispensaries shall not be located within a 1,000-foot radius of schools, playgrounds, parks, libraries, places of religious worship, child care facilities, and youth facilities; including but not limited to youth hostels, youth camps, youth clubs, etc., and other similar uses.
    b. Dispensaries shall not be located within a 1,000-foot radius of other dispensaries.
2. ***Signs.***
    a. Notwithstanding the standards in Section 22.114.090 (Wall Signs), dispensaries shall be limited to one wall sign not to exceed 10 square feet in area.
    b. Notwithstanding the standards in Section 22.114.170.A (Building Identification Signs) dispensaries shall be limited to one building identification sign not to exceed two square feet in area.

c. Notwithstanding the provisions in Section 22.114.070.E (Lighting), dispensary wall and building identification signs may not be internally or externally lit.

d. All dispensaries shall display on their wall sign or identification sign, the name and emergency contact phone number of the operator or manager in letters at least two inches in height.

e. Dispensaries shall post a legible indoor sign in a conspicuous location containing the following warnings:

i. The diversion of marijuana for non-medical purposes is a violation of state law;

ii. The use of medical marijuana may impair a person's ability to drive a motor vehicle or operate machinery; and

iii. Loitering on and around the dispensary site is prohibited by Section 647(e) of the California Penal Code.

3. ***Hours of Operation.*** Dispensary operation shall be limited to the hours of 7:00 a.m. to 8:00 p.m.

4. ***Lighting.***

a. Lighting shall adequately illuminate the dispensary, its immediate surrounding area, any accessory uses including storage areas, the parking lot, the dispensary's front façade, and any adjoining public sidewalk to the Director's satisfaction.

b. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.

5. ***Graffiti.*** The owner of the property on which a dispensary is located shall remove graffiti from the property within 24 hours of its occurrence.

6. ***Litter.*** The owner of a property on which a dispensary is located shall provide for removal of litter twice each day of operation from, and in front of, the property.

7. ***Alcohol Prohibited.*** Provision, sale, or consumption of alcoholic beverages on the grounds of the dispensary, both interior and exterior, shall be prohibited.

8. ***Edibles.*** Medical marijuana may be provided by a dispensary in an edible form, provided that the edibles meet all applicable County requirements. In addition, any beverage or edible produced, provided, or sold at the facility which contains marijuana shall be so identified, as part of the packaging, with a prominent and clearly legible warning advising that the product contains marijuana and that is to be consumed only with a physician's recommendation.

9. ***On-Site Consumption.*** Medical marijuana may be consumed on-site only as follows:
    a. The smoking of medical marijuana shall be allowed provided that appropriate seating, restrooms, drinking water, ventilation, air purification system, and patient supervision are provided in a separate room or enclosure; and
    b. Consumption of edibles by ingestion shall be allowed subject to all applicable County requirements.
10. ***Devices for Inhalation.*** Dispensaries may provide specific devices, contrivances, instruments, or paraphernalia necessary for inhaling medical marijuana, including, but not limited to, rolling papers and related tools, pipes, water pipes, and vaporizers. The above may only be provided to qualified patients or primary caregivers and only in accordance with Section 11364.5 of the California Health and Safety Code.
11. ***Security.*** Dispensaries shall provide for security as follows:
    a. An adequate and operable security system that includes security cameras and alarms to the satisfaction of the Director; and
    b. A licensed security guard present at all times during business hours. All security guards must be licensed and possess a valid California Department of Consumer Affairs “Security Guard Card” at all times.
12. ***Cultivation and Cuttings.*** Marijuana shall not be grown at dispensary sites, except that cuttings of the marijuana plant may be kept or maintained on-site for distribution to qualified patients and primary caregivers as follows:
    a. The cuttings shall not be utilized by dispensaries as a source for the provision of marijuana for consumption on-site, however, upon provision to a qualified patient or primary caregiver, that person may use the cuttings to cultivate marijuana plants off-site for their own use and they may also return marijuana from the resulting mature plant for distribution by the dispensary.
    b. For the purposes of this Section, the term “cutting” shall mean a rootless piece cut from a marijuana plant, which is no more than six inches in length, and which can be used to grow another plant in a different location.
13. ***Loitering.*** Dispensaries shall ensure the absence of loitering consistent with Section 647(e) of the California Penal Code.
14. ***Emergency Phone Number.*** Dispensaries shall distribute the name and emergency contact phone number of the operator or manager to anyone who requests it.

15. ***Minors.*** It shall be unlawful for any dispensary to provide medical marijuana to any person under the age of 18 unless that person is a qualified patient or is a primary caregiver with a valid identification card in accordance with Section 11362.7 of the California Health and Safety Code.
16. ***Compliance with Other Requirements.*** Dispensaries shall comply with applicable provisions of Section 11362.5 through Section 11362.83, inclusive, of the California Health and Safety Code and with all applicable County requirements.
17. ***Additional Conditions.*** Prior to approval of any dispensary, the Commission, Hearing Officer or Director may impose any other conditions deemed necessary for compliance with the findings specified in Subsection E, above, of this Section.
18. ***Release of the County from Liability.*** The owner and permittee of each dispensary shall release the County, and its agents, officers, elected officials, and employees from any injuries, damages, or liabilities of any kind that result from any arrest or prosecution of dispensary owners, operators, employees, or clients for violation of state or federal laws in a form satisfactory to the Director.
19. ***County Indemnification.*** The owner and permittee of each dispensary shall indemnify and hold harmless the County and its agents, officers, elected officials, and employees for any claims, damages, or injuries brought by adjacent or nearby property owners or other third parties due to the operations at the dispensary, and for any claims brought by any of their clients for problems, injuries, damages or liabilities of any kind that may arise out of the distribution and/or on- or off-site use of marijuana provided at the dispensary in a form satisfactory to the Director.

G. **Previously Existing Dispensaries**. Notwithstanding the provisions in Chapter 22.174 (Nonconforming Uses, Buildings and Structures) dispensaries determined not to be operating illegally which were established prior to January 6, 2011, the effective date of this Section, shall be brought into full compliance with the provisions of this Section within one year of the effective date of the ordinance establishing this Section.

H. **Liability.** The provisions of this Section shall not be construed to protect dispensary owners, permittees, operators, and employees, or their clients from prosecution pursuant to any laws that may prohibit the cultivation, sale, use, or possession of controlled substances. Moreover, cultivation, sale, possession, distribution, and use of marijuana remain violations of federal law as of the date of adoption of the ordinance creating this Section and this Section is not intended to, nor does it, protect any of the above described persons from arrest or prosecution under those federal laws. Owners and permittees must assume any and all risk and any and all liability that may

arise or result under state and federal criminal laws from operation of a medical marijuana dispensary. Further, to the fullest extent permitted by law, any actions taken under the provisions of this Section by any public officer or employee of the County of Los Angeles or the County of Los Angeles itself, shall not become a personal liability of such person or the liability of the County.

22.140.360 Mixed Use Developments

A. **Purpose.** This Section facilitates the establishment of and ensures the compatibility of residential and commercial uses within vertical mixed use developments by allowing such uses in certain Commercial Zones with appropriate development limitations and standards, and to streamline the permitting procedure for such uses. Joint live and work units may occupy portions of buildings designed for mixed use developments.

B. **Applicability.** This section applies to mixed use developments in Zones C-H, C-1, C-2, C-3, and C-M.

C. **Application Requirements.**

1. ***Ministerial Site Plan Review.*** A Ministerial Site Plan Review (Chapter 22.188) application is required for mixed use developments in Zones C-H, C-1, C-2, and C-3.

2. ***Minor Conditional Use Permit.*** A Minor Conditional Use Permit (Chapter 22.160) application is required for mixed use developments in Zone C-M.

3. ***Conditional Use Permit Required.*** A Conditional Use Permit (Chapter 22.158) application is required for mixed use developments that request:

   a. A modification to any requirement in this Section; or

   b. The conversion from a mixed use development to an exclusive residential use.

D. **County Agency Review.** All mixed use developments that require approval by the Department of Public Works shall first be referred to the Department of Regional Planning for review and approval in order to ensure that the prohibited uses specified in Section E, below, are properly regulated.

E. **Prohibited Locations.** No mixed use development shall be allowed if any portion of the development would be located in:

1. A Significant Ecological Area (SEA);

2. A Very High Fire Hazard Severity Zone;

3. An Airport Land Use influence area as depicted in the Los Angeles County Airport Land Use Plan;

4. On land with a slope of 25 percent or more; or,

5. On land not served by a public water or public sewer system.

F. **Prohibited Uses.** Notwithstanding the uses otherwise permitted in the zone, the following uses are prohibited in the commercial component of a mixed use development, as listed in Table 22.140.360-A:

TABLE 22.140.360-A:PROHIBITED USES	
The following Commercial/Retail and Recreation Uses	
Athletic fields	Ice sales
Auction houses	Lodge halls
Bakery goods distributors	Party equipment rentals
Beauty shops	Pet grooming
Dog training schools	Pet stores
Dry cleaning establishments	Recording studios
Furniture and appliance rentals	Taxidermists
Golf courses including the customary clubhouse and accessory facilities	Tool rentals; including rototillers, power mowers, sanders, and saws, cement mixers, and other similar equipment; excluding heavy machinery or trucks
Hospital equipment and supply rentals	
The following Industrial/Assembly and Manufacturing Uses	
Aluminum products	Leather products, excluding machine belting
Appliance assembly; electrical, electronic, and electromechanical	Metals; working and casting of rare, precious, or semiprecious metals
Bone products	Metal plating
Canvas products	Optical goods manufacture
Cellophane products	Paper products
Cloth products	Perfume manufacture
Cosmetics, excluding soap	Phonograph records manufacture
Equipment assembly; electrical, electronic, and electromechanical	Plastic products
Felt products	Shell products
Fur products	Stone products
Glass products and stained-glass assembly, provided no individual crucible shall exceed a capacity of 16 square feet	Textile products
Golf ball manufacture	Toiletries, excluding soap
Instrument assembly; electrical, electronic, and electromechanical; including precision machine shops	Wicker and bamboo products
Jewelry manufacture	Yarn products, excluding dyeing of yarn
The following Industrial-Food Processing Uses	
Bakeries	Ice cream
Candy and confectioneries	Wineries
Fruit and vegetable juices, excluding the use of carbonization	
The following Industrial-Other Uses	
Assaying services	Laundry plants, wholesale
Furniture and household goods, transfer and storage	Motion picture studios and indoor sets
Laboratories, research, and testing	

TABLE 22.140.360-A:PROHIBITED USES	
The following Service Uses	
Ambulance emergency service facilities	Mortuaries
Ambulance service facilities	
The following Transportation, Communication, Utility and Public Service Uses	
Communications equipment buildings	Parcel delivery terminals
Electric distribution substations, including microwave facilities	Radio and television broadcasting studios
Gas metering and control stations, public utility	Telephone repeater stations.
Microwave stations	
The following Vehicle-Related Uses	
Air pollution sampling stations	Automobile supply stores
Automobile and other vehicle repair garages	Boat and other marine sales
Automobile battery service	Boat rentals
Automobile brake repair shops	Car washes; automatic, coin operated, and hand wash
Automobile muffler shops	Mobilehome sales
Automobile radiator shops	Motorcycle, motor scooter, and trail bike rentals and sales
Automobile rental and leasing agencies	Recreational vehicle rentals and sales
Automobile sales, sale of new and used motor vehicles	Tire retreading or recapping
Automobile sightseeing agencies	Trailer rentals and sales
Automobile service stations	Truck rentals

G. **Development Standards.**

1. ***Parking.***

   a. With the exception of fully subterranean parking structures, all parking areas shall:

      i. Be located in the rear of the structure; and

      ii. Be completely screened with walls and/or landscaping so that they are not visible from the street that provides frontage, except that views of parking areas down or along access driveways need not be screened.

   b. Separate commercial and residential parking spaces must be provided in compliance with Chapter 22.112 (Parking). Spaces shall be separately designated by posting, pavement marking, and/or physical separation.

2. ***Loading/Unloading.*** Off-street loading areas shall be located toward the rear of the building and shall not be visible from the street.

3. ***Trash/Recycling.*** Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and commercial uses. The trash

enclosures shall be located toward the rear of the building and shall not be visible from the street.

4. ***Zone-Specific Standards:***

   a. In Zones C-H, C-1, and C-2, not more than 17 dwelling units per net acre shall be permitted.

   b. In Zones C-3 and C-M:

      i. Not more than 50 dwelling units per net acre shall be permitted.

      ii. Buildings and structures shall not exceed a height of 60 feet above grade, excluding chimneys and rooftop antennas.

H. **Performance Standards**. The following performance standards shall apply:

1. ***Mixed Use Development Type.***

   a. With the exception of entrance hallways and joint live and work units, commercial and residential uses shall not be located on the same floor.

   b. With the exception of joint live and work units, the ground floor space shall be devoted solely to commercial uses.

   c. With the exception of joint live and work units, all floor space above the ground floor shall be devoted solely to residential uses.

2. ***Hours of Operation.*** The hours of operation for commercial uses shall be no earlier than 7:00 a.m., and no later than 10:00 p.m., daily.

3. ***Operating Activities Prohibited.*** The following operating activities shall be prohibited:

   a. Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; and

   b. Welding, machining, or open-flame work.

I. **Covenant and Agreement**. The applicant shall record in the Registrar-Recorder/County Clerk, an agreement that the mixed use developments will be maintained in accordance with this Section as a covenant running with the land for the benefit of the County of Los Angeles, and the covenant shall also declare that any violation thereof shall be subject to Enforcement Provisions (Chapter 22.244).

22.140.370 Mobilehome Parks

A. **Applicability.** This Section applies to mobilehome parks in all zones where allowed. The Commission or Hearing Officer, in granting the Conditional Use Permit (Chapter 22.158), may impose additional conditions, but may not modify any of the following standards listed in this Section, except as

otherwise provided in this Section and/or pursuant to a Variance (Chapter 22.196).

B. **Density.**

1. The total number of lots within a mobilehome park shall not exceed the number of dwelling units per net acre specified in the zone, unless a density bonus is granted pursuant to Chapter 22.120 (Density Bonuses and Affordable Housing Incentives).
2. In those zones or General Plan categories where residential densities have not been established, the density shall be established by the Commission or Hearing Officer.

C. **Access and Circulation.**

1. At least two access points to a public street or highway from the mobilehome park shall be provided, which can be used by emergency vehicles.

D. **Screening.** Public street frontages of a new mobilehome park shall be screened to a height between five feet and eight feet with a wall, a decorative fence, an opaque hedge of shrubs or trees, or a landscaped berm. Such screening shall be tapered to less than five feet where needed to provide unobstructed visibility for motorists.

E. **Signs.** Signs shall be subject to the provisions of Chapter 22.114 (Signs), except that in lieu of business signs standards as listed in that Chapter, a mobilehome park may only display the following signs:

1. One wall-mounted or freestanding sign not exceeding 20 square feet in sign area, or 40 square feet in total sign area, to identify the mobilehome park may be located at each principal entrance.
2. One freestanding sign, not exceeding six square feet in sign area or 12 feet in total sign area, advertising property for sale, lease, or rent, or indicating vacancy status, may be located at each principal entrance.
3. Temporary subdivision sales, entry, and special feature signs shall be allowed as specified in Section 22.114.180 (Temporary Subdivision and Real Estate Signs).
4. A directional or informational sign indicating the location of each residence by number shall be located at each principal entrance and at other appropriate locations for use by emergency vehicles, as well as the convenience of guests. The size, location, and number of such signs shall be established by the Commission or Hearing Officer.
5. No source of illumination for any signs shall be directly visible from adjoining streets or residential property, and no such signs shall be erected within five feet of any exterior property line.

F. **Local Park Space Obligations.** Local park space shall be provided to serve the mobilehome park, or a fee shall be paid in lieu thereof, as required for subdivisions by Title 21 (Subdivisions) of the County Code.

G. **Fire Protection.** Notwithstanding any provision of State law, the Commission or Hearing Officer may require amenities or conditions in accordance with Title 32 (Fire Code) of the County Code, that the Fire Department deems necessary to protect life and property, including but not limited to fire hydrant systems, water supply, fire equipment access, posting of fire equipment access, parking lot identification, weed abatement, debris abatement, combustible storage abatement, and burglar bars.

H. **Recreational Vehicle Park within a Mobilehome Park**. In Zones C-H, C-1, C-2, C-3, and C-M, where a recreational vehicle park is located within a mobilehome park, it shall be a separate section of the mobilehome park and shall be so designated.

I. **Prohibitions.**

1. A mobilehome park shall have no conventionally constructed or stud-framed residences or apartment houses, other than one dwelling unit for the use of a caretaker or manager responsible for maintaining or operating the property.

2. There shall be no commercial uses, except those uses approved by the Commission or Hearing Officer and which are necessary to facilitate the operation of the mobilehome park.

J. **Long-Term Leases.** All Conditional Use Permit (Chapter 22.158) applications for new mobilehome parks shall require as a condition of approval that all rental agreements have, in bold print no less than one-half inch high, the following statement:

> "There is no rent control for mobilehome parks in Los Angeles County. Potential residents may wish to secure long-term leases for their own protection."

The Department shall be provided with a sample copy of the rental agreement prior to occupancy of the mobilehome park.

22.140.380 Mobilehomes Used as a Residence During Construction

A. **Applicability.** This Section applies to mobilehomes used as a residence during construction, as a temporary use, in all zones where permitted.

B. **Time Limitation.** A mobilehome may be used as a temporary residence for the owner and his family during the construction by such owner of a permanent residence, but only while a building permit for the construction of such residence is in full force and effect.

C. **Density and Size.** The mobilehome shall contain only one dwelling unit not to exceed 12 feet in width and shall have no structural attachments.

D. **Removal.** The mobilehome shall be removed from the site prior to the end of the date listed in the approved application.

22.140.390 Model Homes

A. **Applicability.** This Section applies to model homes in Zones A-1, A-2, R-A, R-1, R-2, R-3, and R-4.

B. **Development Standards**

1. Model homes shall be established on an approved lot in a tentative tract that has been filed and approved by the Commission or Hearing Officer.
2. Model homes may be used in conjunction with an approved temporary tract office but not a general real estate business.
3. Any structure used for such purpose at the end of two years shall either be removed or restored for a use permitted in the zone where located, except that the Director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.

22.140.400 Oil Wells

A. **Purpose.** This Section regulates oil wells, including the installation and use of such equipment, structures, and facilities for oil drilling and producing operations customarily required or incidental to usual oil field practice; including, but not limited to, the initial separation of oil, gas, and water, and for the storage, handling, recycling, and transportation of such oil, gas, and water to and from the property.

B. **Applicability.** This Section applies to oil wells located in Zones A-2, M-1, M-1.5, M-2, M-2.5, and O-S.

C. **Development Standards in Zones A-2 and M-1.** The following regulations shall apply to oil wells located in Zones A-2 and M-1:

1. ***Prohibition.*** No refineries or absorption plants are permitted in conjunction with an oil well.
2. ***Setback from Highway.*** A well hole, derrick, or tank shall not be placed within 20 feet of any public highway.
3. ***Setback from Residences.*** No oil drilling shall be within 300 feet of any residence, except for a residence on the same land that is owned or leased by the person drilling the oil well.
4. ***Additional Standards for Setbacks Less Than 500 Feet from Residences.*** Drilling within 500 feet of one or more residences, except for

a residence on the same land that is owned or leased by the person drilling the oil well, shall comply with the following standards:

a. All derricks used in connection with the drilling of the well shall be enclosed with fire-resistant and soundproofing material unless the heads of all families occupying any residence within 1,320 feet (one-quarter mile) of the drilling site, other than of a residence described at the beginning of this Subsection C.3, above, file a written waiver with the Commission or Hearing Officer.

b. All drilling and pumping equipment shall be operated by muffled internal-combustion engines or by electric motors.

c. Materials, equipment, tools, or pipe used for either drilling or producing operations at the well hole shall not be delivered to or removed from the drilling site except between the hours of 8:00 a.m. and 6:00 p.m. of any day, except in the case of emergency.

5. ***Enclosures.*** Any unattended earthen sump located within 1,320 feet of the nearest highway, or within 2,640 feet (one-half mile) of 20 or more residences shall be enclosed with a fence not less than five feet high, mounted on steel posts with not less than three strands of barbed wire around the top. Such fence shall be constructed of woven wire fencing or equivalent of not greater than six-inch mesh.

6. ***Roads.*** When private roads to wells are constructed, that portion of such roads lying within 200 feet of an oiled or surfaced public highway, or of an existing residence, shall be oiled or surfaced.

7. ***Fire and Safety.*** All drilling and producing operations shall conform to all applicable fire and safety regulations.

8. ***Number of Tanks Allowed.*** Not more than two production tanks, neither to exceed 1,000 barrels capacity, shall remain on the property following completion of production tests at each well; provided that this condition shall not restrict the maintenance of additional tanks for storage and shipping.

9. ***No Public Nuisance.*** All drilling and production operations shall be conducted in such a manner as not to constitute a public nuisance. Proven technological improvements in drilling and production methods shall be adopted as they may become, from time to time, available if capable of reducing factors of nuisance and annoyance.

10. ***Signs.*** Signs shall not be constructed, erected, maintained, or placed on the property, or any part thereof, except those required by law or ordinance to be displayed in connection with the drilling or maintenance of the well.

11. ***Toilet Facilities.*** Suitable and adequate sanitary toilet and washing facilities shall be installed and maintained in a clean and sanitary condition at all times.
12. ***Removal upon Completion or Abandonment****.* The derrick used to drill any well hole or to repair, clean out, deepen, or re-drill any completed or drilling well, shall be removed within 90 days after completion or abandonment of any well.
13. ***Restoration upon Abandonment.*** Within 90 days after abandonment of any well, earthen sumps used in drilling or production, or both, shall be filled, and the drilling site restored as nearly as practicable to its original condition.
14. ***Bonds.*** Except as provided in Subsection C.15, below, a faithful performance bond of $2,000.00 shall be filed with the Board for each well for the first five wells. Where more than five wells are drilled, $10,000.00 in bonds shall be the total required of all oil operators. Either such bond shall include as obligees all persons who may be damaged or annoyed by such use, or a policy of insurance shall be filed with the Board having a maximum amount of recovery not less than the amounts required of a bond, directly insuring all persons who may be damaged or annoyed by such use.
15. ***Assignment of Savings and Loan Certificates and Shares.*** In lieu of the bond required by Subsection C.14, above, the oil well operator may deposit with the Clerk of the Board and assign to the County savings and loan certificates or shares equal in amount to the required amount of the bond. Such deposit and assignment shall comply with all the provisions and conditions of Section 4.36 (Assignment of Savings and Loan Certificates and Shares) of Title 4 of the County Code.
16. ***Insurance Agreement.*** If an oil well operator deposits and assigns savings and loan certificates and shares in lieu of filing the bond required by Subsection C.14, above, and does not file with the Board the policy of insurance described in the same Subsection, the operator also shall file a written agreement with the Board that the County may satisfy, either in whole or in part from such certificates or shares, any final judgment, the payment of which would have been guaranteed by such bond or policy of insurance.

D. **Setbacks in Zones M-1.5, M-2, and M-2.5:** In Zones M-1.5, M-2, and M-2.5, a Conditional Use Permit (Chapter 22.158) application is required if an oil well is located within 300 feet of any public school or park, or any Residential Zone or Zone A-1.

E. **Development Standards in Zone O-S.** All oil and gas drilling operations proposed in Zone O-S shall be located, developed, and operated in compliance with the following standards:

1. ***Restrictions on Sumps.*** On or after December 24, 1982, no person shall dig, excavate, construct, or establish any open sump on any oil well site or at any other place in connection with the operation of any oil well approved pursuant to this Subsection E, except that sumps which are containerized or otherwise lined and covered to protect wildlife and groundwater are permitted.

2. ***Uses Permitted.*** Oil wells shall be limited to gas drilling operations, including accessory storage tanks and equipment.

3. ***Additional Setbacks Less Than 500 Feet from Sensitive Uses.***

   a. If the proposed drilling is within 500 feet of a dwelling unit, hospital, school, rooming house, or other similar residential, educational, or health care facility; the following standards shall apply:

      i. All derricks used in connection with the drilling of the well shall be fully enclosed with fire-resistant and soundproofing material maintained in a serviceable condition.

      ii. All engines or motors used in connection with the drilling of the well shall be either electric or adequately muffled to prevent the emission of sound, sparks or ignited carbon, or soot.

      iii. All oil, gas, or other produced substances shall be transported from any site by buried pipeline, except that an alternative transport system may be approved with a Discretionary Site Plan Review (Chapter 22.190) application.

   b. A well hole, derrick, or tank shall not be placed within 300 feet of any dwelling unit, school, or hospital or other similar residential, educational, or health facility.

4. ***Production***. Production tanks shall not exceed a capacity of 1,000 barrels per tank, nor total more than a capacity of 2,000 barrels per well.

5. ***Refining Not Permitted.*** Refining shall not take place on-site, except that normal production operations including the initial separation of oil, gas, and water and the storage, handling, recycling, and transportation of such materials is permitted.

6. ***Noise, Odor, and Vibrations.*** Any machinery or equipment used in the production or processing of substances within the site shall be designed or housed and operated so that odor is limited to a minimum and so that noise and vibrations conform to the limits as specified in Chapter 12.08 (Noise Ordinance) in Title 12 (Environmental Protection) of the County Code.

7. ***Containment.*** Adequate measures shall be designed and constructed to insure containment of spills. For operations outside of established oil fields, the Commission or Hearing Officer may require additional measures if a spill may potentially affect a Significant Ecological Area or a similar natural resource area.
8. ***Equipment Storage.*** Accessory tanks and equipment shall be stored within the fenced or walled area of the site. Any other equipment that is not essential to the daily operation of the oil well located on the site shall not be stored on the site.
9. ***Discharge.*** All oilfield waste shall be discharged into a suitable container for removal from the site.
10. ***Roads.*** All private access roads leading off any surfaced public street or highway shall be paved with asphalt or concrete not less than three inches thick for the first 50 feet of the access road from the public street or highway. The remainder of the access road shall be wet down during use, oiled, hard-surfaced, or maintained in such other fashion to limit dust.
11. ***Fences and Walls.*** Fences or walls in compliance with Chapters 11.46 and 11.48 in Title 11 (Health and Safety Code) of the County Code is required. Such fence shall enclose all drilling equipment or machinery, tanks, and vehicular parking.
12. ***Signs.*** No signs shall be placed, constructed, or used on the drilling site except those required for public safety, and except those required by law or ordinance to be displayed in connection with the drilling or maintenance of any well.
13. ***Screening.*** All visible structures shall be painted or otherwise surfaced with a color compatible with the surrounding area.
14. ***Landscaping.*** A landscaping plan indicating the size, type, and location of all vegetation to be planted, as well as topographic features and irrigation facilities, shall be submitted for review and approval by the Director. A phasing plan indicating the time schedule of planting shall be submitted in conjunction with the landscape plan. The plan shall show the placement of all trees and shrubs plantings around the perimeter of the property for screening of the operations from adjoining or adjacent public streets or highways or Residential Zones. If the oil wells, equipment, and facilities are effectively screened from view due to their isolation or with existing trees and shrubs or by intervening topography to the satisfaction of the Director, such may be used in lieu of required landscaping.
15. ***Toilet Facilities.*** Suitable and adequate sanitary toilet and washing facilities shall be installed on-site, and shall be maintained in a clean and sanitary condition at all times.

16. ***Maintenance.*** The drilling site and access to the site shall be maintained in a neat and orderly fashion.
17. ***Abandonment.*** Within 90 days from the date of abandonment, the oil well site shall be cleared of all equipment and restored as nearly as practicable to its original condition.
18. ***Other Regulations.*** The drilling operation and development of the site shall be compatible with all other applicable laws, ordinances, and regulations.
19. ***Bonding.*** A faithful performance bond, cashier's check, or certificate of deposit of $5,000.00 shall be filed with the Board of Supervisors for each well drilled; or at the election of the applicant, $25,000.00 for five or more wells. Such bond, cashier's check, or certificate of deposit shall be executed in favor of the County to cover all costs of rehabilitating the drilling site after abandonment of the well in the event of a failure to rehabilitate the site.

22.140.410 Outdoor Dining

A. **Applicability.** This Section applies to restaurants with outdoor dining in Zones C-H, C-1, C-2, C-3, C-M, C-R, and M-1.

B. **Application Requirements.**

1. ***Ministerial Site Plan Review.*** A Ministerial Site Plan Review (Chapter 22.188) application is required for outdoor dining that complies with this Section.
2. ***Conditional Use Permit.*** A Conditional Use Permit (Chapter 22.158) application is required for outdoor dining and a request to modify the requirements in Subsection C through G, below.

C. **Walls.** Where areas are used for outside eating, drinking, or assembly within 75 feet of a Residential or Agricultural Zone, a solid masonry wall between five and six feet in height shall be required along the lot lines adjoining said zones, except that:

1. Where such wall is located within 10 feet of any alley, street, parkway, or highway and would interfere with the line-of-sight of the driver of a motor vehicle leaving the property on a driveway, or moving past a corner at the intersection of two streets or highways, said wall shall not exceed a height of 42 inches, and
2. The Director may approve substitution of a decorative fence or wall, where, in his opinion, such fence or wall will adequately comply with the intent in Subsection C.1, above, and any required application findings.

D. **Lighting.** Lighting shall be so arranged to prevent glare or direct illumination in any Residential or Agricultural Zone.

E. **Awnings.** All awnings shall conform to the requirements in Title 26 (Building Code) of the County Code for roof coverings.

F. **Music.** There shall be no amplified sound or music in the outdoor dining area.

G. **Fencing.** A 42-inch high wall, fence, or hedge, or a five-foot wide landscaped area shall be established along the outside eating, drinking, and assembly area adjoining any public sidewalk, street, or highway; except where all of the tables and chairs are removed daily.

H. **Additional Standards.** All applicable provisions of Title 11 (Health and Safety Code) of the County Code shall be observed in all areas of the restaurant.

22.140.420 Outdoor Display

A. **Applicability.** This Section applies to outdoor display in Zones C-H, C-1, C-2, C-3, C-M, M-1, M-1.5, M-2, and M-2.5.

B. **Use Regulations.** All display shall be located entirely within an enclosed building, except for the following uses:

1. In Zone C-H:

   a. Carnivals, temporary.

   b. Crops; field, tree, bush, berry, and row; including nursery stock.

   c. Holiday and seasonal sales per Section 22.140.280 (Holiday and Seasonal Sales).

   d. Restaurants and other eating establishments, including food take-out; per Section 22.140.410 (Outdoor Dining).

2. In Zones C-1 and C-2:

   a. All uses listed in Subsection B.1, above.

   b. Automobile sales, limited to automobiles and trucks under two tons held for sale or rental only.

   c. Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.

   d. Electric distribution substations.

   e. Gas metering and control stations, public utility

   f. Parking lots.

3. In Zones C-3, C-M, M-1, M-1.5, M-2, and M-2.5:

   a. All uses listed in Subsection B.2, above.

b. Amusement rides and devices; including merry-go-rounds, Ferris wheels, swings, toboggans, slides, round-tumbling, and similar equipment.

c. Boat sales and rentals.

d. Box and utility trailer sales.

e. Carnivals, commercial; including pony rides.

f. Mobilehome sales and rentals.

g. Recreational vehicle sales and rentals.

C. **Uses Not Listed.** Outdoor display for uses other than those listed in Subsection B, above, may be authorized by a Special Event Permit (Chapter 22.192), where in compliance with Section 22.192.030.B.2.b.

22.140.430 Outdoor Storage

A. **Applicability**. This Section applies to outdoor storage in Zones C-3, C-M, M-1, M-1.5, M-2, and M-2.5.

B. **Zones C-3 and C-M.** This Subsection B applies to outdoor storage in Zones C-3 and C-M.

1. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate which shall be between five and six feet in height, except:

   a. The Director may approve the substitution of a fence or decorative wall where such wall or fence is deemed in compliance with the provisions of this Subsection B.

   b. A request for substitution shall require a Discretionary Site Plan Review (Chapter 22.190) application.

2. Outside storage is permitted on the rear of a lot when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot.

3. The storage enclosure shall be at least 50 feet away from the front property line.

4. The height of stored items shall not exceed the enclosure surrounding it.

C. **Industrial Zones.** This Subsection C applies to outdoor storage in all Zones M-1, M-1.5, M-2, and M-2.5.

1. ***Exemptions.*** The following uses are exempt from this Subsection C:

   a. Automobile dismantling and junk and salvage yards which shall instead be subject to the standards in Section 22.140.120 (Automobile Dismantling Yards and Junk and Salvage Yards).

b. Automobile and truck sales and rentals.

c. Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.

d. Boat sales and rentals.

e. Box and utility trailer sales and rentals.

f. Crops; field, tree, bush, berry, and row; including nursery stock.

g. Mobilehome sales.

h. Parking lots.

i. Recreational vehicle sales.

j. Scrap metal processing yards, which shall instead be subject to the standards in Section 22.140.540 (Scrap Metal Processing Yards).

2. ***Fences and Walls Required.*** Unless modified by Subsection C.3, below, a fence or wall is required to screen areas approved for outside storage from view from the public right-of-way and from Residential, Agricultural, and Commercial Zones, and shall conform to the following standards:

a. *Height.* All fences and walls shall be of uniform height and shall be between eight and 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence or wall and the street-facing lot line shall be fully landscaped according to Subsection C.4, below.

b. *Materials.* All fences and walls open to view from any street or highway or from any Residential, Agricultural, or Commercial Zone shall consist solely of new materials. The Director may approve the substitution of used materials that will provide the equivalent in service, appearance, and useful life. All such fences and walls shall be constructed of the following materials:

i. Metallic panels, at least .024 inches thick, painted with a “baked on” enamel or similar permanent finish;

ii. Masonry; or

iii. Other comparable materials approved by the Director, subject to Subsection C.2.c, below.

c. *Alternative Materials*. Required fences that are not open to view from any street or highway or from any Residential, Agricultural, or Commercial Zone may be constructed of material other than as specified in Subsection C.2.b, above, if constructed and maintained in accordance with this Subsection C.

d. *Color.* All fences and walls, excluding masonry and permanent-finish panels, shall be painted a uniform, neutral color, excluding black, that blends with the surrounding terrain.

e. *Maintenance.* All fences and walls shall be maintained free of graffiti, debris, and disrepair.

f. *Signage.* No portion of the wall or fence shall be used for advertising or display purposes except for the name and address of the firm occupying the property, and such identification sign shall not consist of an aggregate area in excess of 30 square feet.

g. *Structures.* Any structures which are used as part of the yard boundaries or are exposed to view from a street or highway frontage shall be subject to painting, maintenance, and sign requirements for fences and walls as provided in Subsections C.2.d, C.2.e, and C.2.f, above.

3. ***Modification of Fences or Walls.***

a. The Director may modify standards for fences or walls not open to view from any street or highway, or within any Residential, Agricultural, Mixed Use, or Commercial Zone with a Discretionary Site Plan Review (Chapter 22.190) application:

i. Where adjoining property is located in an Industrial Zone and is developed with another outside storage use; or

ii. Where substantial fences, walls or buildings are located adjacent to lot lines on surrounding property that serve to enclose such yard as well or better than the wall or fence required by this Subsection C.

b. Should the use, fence, wall or building providing justification for such modification be removed, such wall or fence shall be provided in compliance with this Section within six months from the date of such removal.

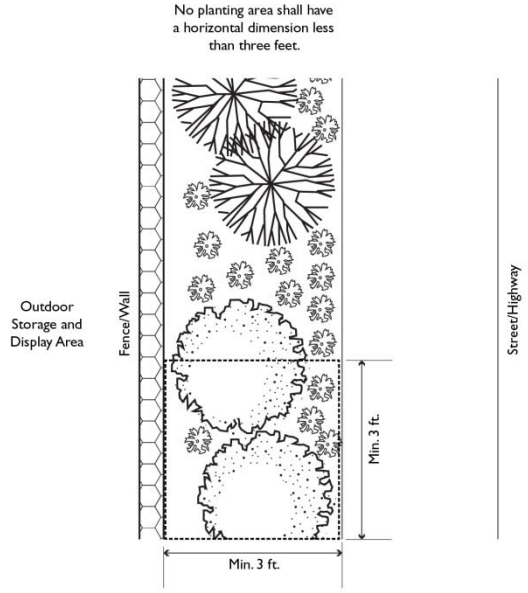
4. ***Landscaping Requirements.***

a. All required fences or walls that are open to view from any public street or highway, or from any Residential, Agricultural, or Commercial Zone, shall be provided with at least one square foot of landscaping for each linear foot of such frontage, and this landscaping shall meet the following standards:

i. Landscaping shall be distributed along the street or highway frontage in accordance with a site plan approved by the Director.

ii. No planting area shall have a horizontal dimension of less than three feet as shown in Figure 22.140.430-A, below:

FIGURE 22.140.430-A:MINIMUM PLANTING AREA DIMENSION



iii. Landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.

iv. A permanent watering system shall be provided that satisfactorily irrigates all planted areas. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this Subsection C.4 shall be spaced to assure complete coverage of the required landscaped area.

b. The Director may approve alternative methods of providing landscaping where the criteria established above would cause unnecessary hardship or constitute an unreasonable requirement and an alternative plan will, in his opinion, provide as well or better for landscaping within the intent of this Subsection C.4.

5. ***Storage Restrictions.*** All portions of outside storage areas shall have adequate grading and drainage, and shall be continuously maintained. All raw materials, equipment or finished products that are stored or displayed outdoors shall conform with the following standards:

a. They shall not be stored above the height of the fence or wall within 10 feet of the fence or wall;

b. They shall be stored in such manner that it cannot be blown from the enclosed storage area; and

c. They shall not be placed or allowed to remain outside the enclosed storage area.

22.140.440 Parking as a Transitional Use

A. **Applicability.** This Section applies to parking as a transitional use in Zones A-1, A-2, R-R, R-A, R-1, R-2, R-3, and R-4.

B. **Location.** The lot to be used for transitional parking shall adjoin or be separated by an alley from a property with a qualifying zone. Qualifying zones include: C-1, C-2, C-3, C-M, CPD, M-1, D-2, M-1.5, MPD, M-2, M-2.5, M-3, B-1, and B-2.

C. **Distance.** Parking shall be limited to an area within 100 feet from the boundary of a property with a qualifying zone.

D. **Access.** The area developed with parking shall have direct vehicular access to an improved public street, highway, alley, or to the property with a qualifying zone.

E. **Requirements.** The lot developed with transitional parking, including access, shall:

1. Have a side lot line adjoining, or separated only by an alley, for a distance of not less than 50 feet, from the property with a qualifying zone; or

2. Have a rear lot line adjoining or separated only by an alley from the property with a qualifying zone, provided that a Parking Permit (Chapter 22.180) has been approved.

3. Where the lot referred to in Subsection E.1, above, has a width less than 100 feet, additional lots may be considered for parking provided:

   a. They have successive contiguity on side lot lines with the first lot described in Subsection E.1, above;

   b. That in no event shall the total area developed for parking extend more than 100 feet from the property with a qualifying zone; and

   c. That all area extending from the subject property is developed for parking.

F. **Length.** The side lot line of the lot developed with parking shall not exceed the length of the lot line common to the property with a qualifying zone. The Director may modify this provision to the extent permitted in Subsection E, above.

G. **Area Requirements.** Any remaining portion of a lot developed with parking shall contain not less than the required area or width.

H. **Design.** Parking shall be developed in accordance with the provisions of Section 22.112.080 (Parking Design), except that the required portion of the front yard, where required by the zone, shall be landscaped.

I. **Limitations.** Parking shall be limited to motor vehicle parking lots exclusively and shall exclude vehicles over two tons rated capacity.

22.140.450 Plant Nurseries, Retail

A. **Applicability.** This Section applies to retail plant nurseries in Zones A-1, A-2, R-R, and SR-D.

B. **Minimum Site Area.** Retail plant nurseries shall have a minimum site area as specified:

   1. In Zone SR-D, no minimum size.

   2. In Zone A-1, A-2, and R-R, five acres.

C. **Products for Sale.** Products offered for sale shall be limited to nursery stock and related materials incidental to the planting, care, and maintenance of plants, including fertilizer, pesticides, seeds, and planting containers, but shall exclude general building materials, hardware, the sale and rental of tools other than for soil preparation, and general landscaping.

D. **Enclosure.** All storage, display, and sale of products other than nursery stock shall be conducted within a completely enclosed building or within an area enclosed by a solid wall or fence and gate between five and six feet in height.

E. **Storage.** No storage shall be higher than the enclosure surrounding the nursery.

22.140.460 Produce Stands

A. **Applicability.** This Section applies to produce stands as an accessory use in Zones A-1, A-2, and O-S.

B. **Products for Sale.** Produce stands, including other on-site retail sales, may be used as an accessory use to crop production, small animal raising, or community gardens. All products displayed or sold shall be lawfully grown or produced on the subject lot.

C. **Minimum Site Area.** There shall be a minimum lot size of one gross acre.

D. **Maximum Floor Area.** The stand shall have a maximum floor area of 300 square feet.

E. **Location.** The stand shall be a minimum of 20 feet from any street or highway that the lot fronts, or from any adjacent residences.

F. **Materials.** The stand, except for the floor, shall be exclusively of wood-frame construction.

22.140.470 Real Estate Tract Offices

A. **Applicability.** This Section applies to real estate tract offices, as a temporary use, in Zones A-1, A-2, R-A, R-1, R-2, R-3, and R-4.

B. **Approval Period.** Real estate tract offices may be approved for a period of up to two years. The Director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.

C. **Location.** Real estate tract offices are permitted in a residential development for the initial sale of lots within that development. The office may be located within a new residence that is part of the development or within a temporary building.

D. **Restriction.** Real estate tract offices shall not be used to conduct general real estate business for properties outside of the residential development.

E. **Removal of Building or Structure.** If a temporary building is used for this purpose, upon termination of the use or time period specified in the permit, it shall be either removed or restored for a use permitted in the zone where located.

22.140.480 Recreation Clubs and Facilities – Neighborhood, Commercial, and Private

A. **Uses.** Recreation clubs and facilities may include tennis, polo, swimming, and similar recreational activities, together with related accessory uses, unless as otherwise specified in this Section.

B. **Neighborhood Recreation Facilities.**

1. ***Applicability.*** This Subsection B applies to neighborhood recreation facilities in Zones R-A, R-1, R-2, R-3, and R-4.

2. ***Development Standards.*** A neighborhood recreation facility, if not accessory to a principal use, shall be operated as a non-profit corporation limited to the use by the surrounding residents in a neighborhood. This provision shall not be interpreted to permit commercial enterprises.

C. **Commercial and Private Recreation Clubs**.

1. ***Applicability.*** This Subsection C applies to commercial and private recreation clubs in all zones where permitted.

2. ***Development Standards.*** Where authorized by an approved Conditional Use Permit (Chapter 22.158), a commercial or private recreation club may include a pro shop, clubhouse, restaurant, and bar as accessory uses, except as noted below:

a. *Zone C-H.* In Zone C-H, only the following are permitted as accessory uses to a private recreation club:

i. Pro shop.

ii. Restaurant.

iii. Bar.

b. *Zone SR-D.* Recreational facilities may be provided as an accessory use for employees of an established use permitted in Zone SR-D, according to the following:

i. Permitted. Where no structure is established which requires a building permit pursuant to Title 26 (Building Code) of the County Code.

ii. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required if any part of the recreational facilities requires a building permit pursuant to Title 26 (Building Code) of the County Code.

c. **Zone O-S.** A private recreation club may be established in Zone O-S according to the following standards:

i. Activities shall be limited to hunting, shooting, fishing, and/or boating.

ii. Adequate land and/or water facilities shall be provided to accommodate the recreational activity for which such club is organized. In no event shall the recreation club be less than five acres in size.

iii. Where specifically designated a part of an approved Conditional Use Permit, such use may include a restaurant and bar as accessory uses.

22.140.490 Recreational Vehicle Parks

A. **Applicability.** This Section applies to recreational vehicle parks in Zones A-1, A-2, D-2, C-R, R-R, O-S, and W. The Commission or Hearing Officer, in granting the Conditional Use Permit (Chapter 22.158), may impose additional conditions relating to park perimeter walls or enclosures on public street frontage, signs, access, and vehicle parking, may prohibit certain uses from recreational vehicle parks, but may not modify any of the following standards listed in this Section, except as otherwise provided in this Section and/or pursuant to a Variance (Chapter 22.196) application.

B. **Development Standards.**

1. ***Signs.*** Signs shall be subject to the provisions of Chapter 22.114 (Signs), except that in lieu of business signs standards as listed in said Chapter, one freestanding or roof business sign not exceeding 20 square feet in sign area, or 40 square feet in total sign area, shall be permitted at a location approved by the Commission or Hearing Officer.

2. ***Maximum Duration of Occupancy.*** Occupancy by any one occupant or party shall be limited to 90 consecutive days in any six-month period.

3. ***Area.*** The recreational vehicle park shall have an area of not less than five acres.

4. ***Fire Protection.*** Notwithstanding any provision of State law, the Commission or Hearing Officer may require amenities or conditions in accordance with Title 32 (Fire Code) of the County Code that the Fire Department deems necessary to protect life and property, including but not limited to fire hydrant systems, water supply, fire equipment access, posting of fire equipment access, parking, lot identification, weed abatement, debris abatement, combustible storage abatement, and burglar bars.

5. ***Prohibitions.***

   a. A recreational vehicle park shall have no permanent residency or dwelling units except that of a caretaker, a manager, or employees responsible for maintaining or operating the property, as permitted by the zone and authorized by the Commission or Hearing Officer as part of the Conditional Use Permit.

   b. Facilities within the recreational vehicle park shall be used only by the occupants of the park, except where otherwise authorized by the Conditional Use Permit.

   c. No commercial uses are allowed, except those permitted by the zone and authorized by the Conditional Use Permit. This Subsection does not prohibit accessory uses where authorized by the permit, including, but not limited to, areas for the storage of unoccupied recreational vehicles.

6. ***Zone O-S.*** A recreational vehicle park may be permitted only in conjunction with a principal use permitted in Zone O-S.

7. ***Compliance with Other Regulations.*** Approval of a Conditional Use Permit (Chapter 22.158) application for a recreational vehicle park shall not relieve the applicant and his successors in interest from complying with all other applicable statutes, ordinances, rules and regulations.

22.140.500 Rehabilitation Facilities for Small Wild Animals

A. **Applicability.** This Section applies to rehabilitation facilities for small wild animals as an accessory use in Zones R-1, R-A, A-1, and A-2.

B. **Licensing.** The animals shall be cared for by a licensed rehabilitator who shall be a resident of a single-family residence on the subject lot.

C. **Type of Animals Allowed.**

   1. The animals shall be indigenous to Los Angeles County and shall weigh no more than 30 pounds.

2. Coyotes, bobcats, deer, mountain lions, bears, and other similarly dangerous animals shall not be allowed.
3. The allowable number of animals shall be as follows:
    a. For lots with at least 10,000 square feet of area, up to 20 animals.
    b. For lots of 7,500 to 9,999 square feet of area, up to 16 animals.
    c. For lots of 6,000 to 7,499 square feet of area, up to 12 animals.
    d. For lots of 5,000 to 5,999 square feet of area, up to 6 animals.
4. The Commission or the Director, after consultation with the Departments of Animal Care and Control and Public Health, may allow a higher number of animals than the numbers specified in Subsection C.3, above.

D. **Authorization.** The facilities shall only be authorized for as long as the applicant maintains a continuously valid permit and Memorandum of Understanding from the California Department of Fish and Wildlife, or in the case of wild migratory birds, a valid permit from the U.S. Department of Fish and Wildlife.

22.140.510 Renewable Energy

Reserved for Renewable Energy

22.140.520 Rental Services

A. **Applicability.** This Section applies to rental services in Zone C-2.

B. **Products Permitted for Rental:**
    1. Furniture and appliances.
    2. Hospital equipment and supplies.
    3. Party equipment.
    4. Tools; including rototillers, power mowers, sanders and saws, cement mixers, and other similar equipment; excluding heavy machinery or trucks.

C. **Development Standards.** Rental services shall maintain a commercial appearance by providing office or window display space across any side of the building with street or highway frontage. Office or window display space shall have a minimum depth of 10 feet.

22.140.530 Residential Care Facilities

A. **Applicability.** This Section applies to residential care facilities that house six or fewer persons in Zones A-1, A-2, R-A, R-1, R-2, R-3, and R-4.

B. **Application Requirements.**

1. ***Permitted.*** Facilities that house six or fewer persons do not need Department approval if located in an existing building in a zone where a single-family residence is permitted by a Ministerial Site Plan Review.
2. ***Site Plan Review.***
   a. Facilities shall be located no closer than 300 feet from an established residential care facility, unless a Ministerial Site Plan Review (Chapter 22. 146) application is approved.
   b. Foster family homes and residential care facilities for the elderly, or persons over 62 years of age, are exempt from this Subsection B.2.

C. **State Licensing.** Facilities shall be licensed by the State prior to operation.

22.140.540 Scrap Metal Processing Yards

A. **Applicability.** This Section applies to scrap metal processing yards in Zones M-2 and M-3.

B. **Enclosure.** All operations and storage, including all equipment used in conducting such use, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence.

C. **Fences and Walls.** Where fences or walls are provided, they shall be developed as follows:

1. All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be between eight and 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence and the lot line shall be fully landscaped according to the specifications hereinafter described in Subsection F, below.
2. All fences and walls open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:
   a. Metallic panels, at least 0.024 inches thick, painted with a “baked on” enamel or similar permanent finish;
   b. Masonry; or
   c. Other materials comparable to the foregoing, if approved by the Director.
3. Other required fences may be constructed of material other than as specified in Subsection C.2, above.
4. All fences and walls shall be constructed in workmanlike manner and shall consist solely of new materials unless the Director approves the

substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance, and useful life.

5. All fences and walls, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the Director.

6. Any structures which are used as part of the yard boundaries and/or are exposed to view from a street or highway frontage shall be subject to painting, maintenance, and sign requirements for fences and walls as provided in Subsection C.5, above. The Director may approve other appropriate architectural treatment.

D. **Modification to Fences and Walls.** The Director may modify fences or walls required by Subsection C, above, when said fences or walls are not exposed to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone:

1. Where adjoining property is located within Zones M-2 or M-3, and is developed with an automobile dismantling yard, junk and salvage yard, scrap metal processing yard, or other open storage use displaying similar characteristics; or

2. Where substantial fences, walls, or buildings are located adjacent to property lines on surrounding properties which serve to enclose such yard as well or better than the wall or fence required herein. Should the use, fence, wall or building providing justification for such modification be removed, such wall or fence shall be provided in compliance with this Section within six months from the date of such removal.

E. **Paving.**

1. All areas of the yard open to vehicular passage shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way; provided, however, the Director may approve other paving materials which provide, in his opinion, the equivalent in service and useful life.

2. Areas designated for storage or otherwise restricted to vehicular passage shall be indicated on the site plan and be so maintained unless surfaced as provided herein.

F. **Landscaping.**

1. At least one square foot of landscaping shall be provided for each linear foot of street or highway frontage, and said landscaping shall be

developed in accordance with a site plan which complies with the following criteria:

a. Landscaping shall be distributed along said frontage in accordance with the site plan approved by the Director.

b. No planting area shall have a horizontal dimension of less than three feet.

c. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of planted areas with a 50-foot hose.

d. All landscaped areas shall be continuously and properly maintained in good condition.

2. In existing yards, the Director may approve alternative methods of providing landscaping where the criteria provided herein would cause unnecessary hardship or constitute an unreasonable requirement and an alternative plan will, in his opinion, provide as well or better for landscaping within the intent of this provision.

G. **Storage Limitations.**

1. Salvage or junk:

a. Shall not be placed or allowed to remain outside of the enclosed yard area; and

b. May be stored above the height of the fence or wall, provided such storage is not within 10 feet of an exterior lot line.

2. Where the land upon which the yard is located is in Zone M-3, and such storage above said fence or wall is not within 500 feet of any other zone, the 10-foot setback shall not apply.

H. **Modification.** Notwithstanding Subsection D, above, the requirements in this Section may be modified upon approval of a Variance (Chapter 22.196) application.

I. **Compliance with Other Regulations.** The standards of development for such yards as set forth in this Section shall not relieve the proprietors of such yards from complying with all regulations, laws, and ordinances of the County of Los Angeles and the State of California.

22.140.550 Second Units

A. **Purpose.** This Section is to provide for the development of second units in Residential and Agricultural Zones with appropriate development restrictions, pursuant to Section 65852.2 of the California Government Code. Nothing in this Section shall preclude the development of multiple single-family

residences pursuant to Title 21 (Subdivisions) of the County Code in lieu of and as an alternative to the procedures set forth in this Section and Section 65852.2 of the California Government Code.

B. **Applicability.**

1. This Section applies to second units in all zones where permitted.
2. All regulations of the zone and any supplemental district or specific plan in which the second unit is located shall apply, except as follows:
   a. Where the regulations within this Section are contrary to regulations established by any zone, district, or specific plan, the more restrictive regulation shall apply;
   b. Notwithstanding Subsection B.2.a, above, the parking requirements in Chapter 22.112 (Parking) for second units shall supersede those regulations established by any zone, district, or specific plan;
   c. No zone, district, or specific plan regulation that requires discretionary review or hearing to establish a second unit shall apply; and
   d. No zone, district, or specific plan regulation that prohibits a second unit shall apply.

C. **Prohibited Areas.** A second unit is prohibited if any part of its building site is located:

1. Within a Significant Ecological Area;
2. On land with a natural slope of 25 percent or more; or
3. Within the boundaries of a noise zone, as described in Chapter 22.76 (Noise Insulation Program).

D. **Application Requirements.** A second unit is permitted in any area that is not prohibited under Subsection C, above, provided that the applicant obtains one of the following:

1. ***Ministerial Site Plan Review.*** A Ministerial Site Plan Review (Chapter 22.188) application is required if the second unit's building site is located:
   a. Outside of a Very High Fire Hazard Severity Zone, as defined in Section 223-V of Title 32 (Fire Code) of the County Code; and
   b. Within an area that is served by a public sewer system; and
   c. Within an area that is served by a public water system.
2. ***Conditional Use Permit.*** A Conditional Use Permit (Chapter 22.158) application is required if the second unit's building site does not meet all of the location criteria described in Subsection D.1, above.

E. **Additional Application Materials.**

1. ***Ministerial Site Plan Review.*** A second unit that requires a Ministerial Site Plan Review (Chapter 22.188) application shall submit the following materials:

    a. Verification by public sewer and public water purveyors, that the sewer and water facilities in the area are adequate to meet the demands of the second unit and all other properties served by the same sewer and water facilities.

    b. If any portion of an exterior wall of the first story of the second unit will be located more than 150 feet from fire apparatus access, verification by the Fire Department that there exists a fire apparatus access road, as provided in Section 902.2.1 of Title 32 (Fire Code) of the County Code.

    c. Evidence that the applicant is an owner-occupant of the single-family residence located on the same lot or parcel of land on which the second unit is proposed.

2. ***Conditional Use Permit.*** A second unit that requires a Conditional Use Permit (Chapter 22.158) application shall submit the following materials:

    a. *Application within a Very High Fire* Hazard *Severity Zone.* For a proposed second unit in a Very High Fire Hazard Severity Zone:

        i. Preliminary verification, with conditions as applicable, by the Departments of Fire and Public Works that the existing single-family residence and second unit will be adequately protected against fire hazard; and

        ii. For a second unit within 200 feet of a nature preserve, wildlife habitat, park, forest, or similar area, owned by a public agency or non-profit organization, conceptual approval by the Fire Department of a fuel modification plan that does not extend into these areas.

    b. *Application in Area with No Public Sewer System.* For a proposed second unit within an area that is not served by a public sewer system, preliminary verification, with conditions as applicable, by the Department of Public Health that a private sewer system may be installed for the second unit in accordance with the guidelines of that department.

    c. *Application in Area with No Public Water System.* For a proposed second unit within an area that is not served by a public water system, preliminary verification, with conditions as applicable, by the Departments of Fire, Public Health, and Public Works that the existing or proposed water supply to the site will be adequate to serve, both the existing single-family residence and the second unit.

d. *All Applications.* An assumption of risk, waiver of liability, and covenant not to sue by the applicant and the property owner, if different, and their successors for the County, its agents, officers, and employees, for damages resulting from approval of, or imposition of conditions on, a Conditional Use Permit pursuant to this Section.

F. **Use Restrictions.**

1. A second unit may be developed on a lot that contains not more than one single-family residence.
2. No more than one second unit is permitted on any lot.
3. A second unit may not be separately sold from the primary single-family residence on the same lot, but it may be used as a rental unit.
4. A second unit within an Equestrian District shall be located at least 35 feet from any side or rear property line, unless the unit is attached to and entirely within the outside horizontal dimensions of an existing single-family residence.
5. A second unit shall not be permitted on a lot where either of the following exists:
   a. A mobilehome or residence for use by a caretaker and his immediate family; or
   b. A guest house.

G. **Development Standards.** A second unit shall comply with the following development standards:

1. ***Single-Family Residence Standards.*** A second unit shall comply with Section 22.140.590 (Single-Family Residences), except Section 22.140.590.B (Minimum Building Width) and Section 22.140.590.C (Minimum Floor Area) shall be superseded by this Subsection G.
2. ***Street Frontage.*** The lot on which the second unit is located shall take vehicular access from a street or highway with a right-of-way of at least 50 feet in width.
3. ***Minimum Floor Area.*** The minimum floor area shall be 220 square feet.
4. ***Maximum Floor Area.*** The maximum floor area shall vary depending on the location and size of the lot as follows:
   a. In urban areas:
      i. 600 square feet, for lots less than 6,000 square feet in size.
      ii. 800 square feet, for lots between 6,000 square feet and 7,499 square feet in size.

iii. 1,000 square feet, for lots between 7,500 square feet and 9,999 square feet in size.

iv. 1,200 square feet, for lots 10,000 square feet or larger in size.

b. In rural areas: 1,200 square feet.

5. ***Height.*** The maximum height of a second unit shall be as follows:

a. In urban areas:

i. 17 feet for detached units.

ii. 20 feet for attached units, with the following exceptions:

(1) Any portion of the structure that is set back more than 20 feet from the front property line may have an additional foot in height for every additional foot of setback, up to a maximum of 35 feet in height; and

(2) Any portion of the structure that is set back more than five feet from the side property line may have an additional foot in height for every additional foot of setback, up to a maximum of 35 feet in height;

b. In rural areas, 35 feet.

6. ***Minimum Lot Size.*** The minimum size of a lot on which a second unit is developed shall be as follows:

a. In urban areas, a net area of 5,000 square feet, except that this standard shall not apply to an attached second unit that is added as a second story and is entirely within the outside horizontal dimensions of the existing structure.

b. In rural areas, a gross area of one acre.

7. ***Maximum Lot Coverage–Urban Areas.*** In urban areas, the maximum lot coverage for all buildings shall be 40 percent.

8. ***Required Yards—Rural Areas.*** In rural areas, each lot on which a second unit is developed shall have front, side, and rear yards of not less than 35 feet in depth.

H. **Covenant.** Any application for a second unit shall be submitted only by the owner-occupant of the single-family residence on the property where the second unit is proposed. Thereafter, either the single-family residence or the second unit shall be owner-occupied in perpetuity. A covenant shall be filed with the Registrar-Recorder/County Clerk that states the owner-occupant agrees to the terms and also states that any violation thereof shall be subject to Enforcement Provisions (Chapter 22.244). This covenant shall run with the land.

I. **Modification**. The requirements in Subsection G, above, may be modified upon approval of a Variance (Chapter 22.196) application.

22.140.560 Secondhand Stores

A. **Applicability.** This Section applies to secondhand stores in Zone C-2.

B. **Residential Uses Prohibited.** A residential use, accessory or otherwise, is prohibited on the same lot as a secondhand store, unless the residential use is within a mixed use development that has a secondhand store and otherwise complies with Section 22.140.360 (Mixed Use Developments).

C. **Enclosure.** The areas of a secondhand store for donation drop-off, sorting, storing, and distributing shall be located entirely within an enclosed building.

D. **Required Sign.** A secondhand store shall post one wall sign, with a minimum of one square foot and a maximum of four square feet of sign area, notifying the public that donation drop-offs to the secondhand store during non-business hours are prohibited. The sign area for this wall sign shall not be included in calculating the maximum wall sign areas permitted for the secondhand store under Section 22.114.090 (Wall Signs).

22.140.570 Self-Service Storage Facilities

A. **Purpose.** This Section establishes comprehensive regulations to provide self-service storage facilities which are compatible with the surrounding community. The minimum development standards for self-service storage facilities are intended to protect property values, aesthetics, and the public health, safety, and general welfare.

B. **Applicability.** This Section applies to self-service storage facilities in Zones C-M and M-1.

C. **Minimum Lot Area:** The minimum lot size shall be one acre, unless the Commission or Hearing Officer approves a smaller lot.

D. **Resident Manager.**

1. A resident manager shall be required at the facility, housed in a structure with an architectural style and exterior finish compatible with the other buildings on the subject property.

2. Failure to provide and maintain such a manager to ensure compliance with the provisions of this Section shall constitute a public nuisance and grounds for revocation of an approved Conditional Use Permit.

E. **Access and Circulation.**

1. Vehicular ingress and egress shall be limited to one point for each side of the subject property adjoining any street or highway, and shall conform to the Fire Department standards.

2. At least 40 feet of clear, unobstructed driveway depth shall be provided from the road to the primary access gate or principal entry point of the facility.
3. Interior driveway widths shall be at least 26 feet unless, due to the irregular shape or configuration of the lot under consideration, the Commission or Hearing Officer specifically authorizes a width less than 26 feet, if in conformity with Fire Department standards. A driveway providing access to storage units on one side only of the facility shall be not less than 20 feet in width.

F. **Parking and Loading.**

1. At least two covered parking spaces shall be provided adjacent to the manager's residence.
2. One parking space shall be provided for use by each employee in addition to the manager. Employee parking spaces shall be located adjacent to the manager's residence.
3. One standard parking space for each 7,000 square feet of gross floor area shall be provided, made conveniently accessible and arranged as not to obstruct any driveways or adversely affect vehicular ingress and egress to the facility.
4. Loading areas shall be provided in an amount sufficient to ensure that driveways remain unobstructed and conveniently accessible.

G. **Site Design.**

1. The architecture of the self-service storage facility, including, but not limited to fences, walls, gates, buildings, and landscaping, shall, to the maximum extent possible, be compatible with the community.
2. Buildings shall be designed, located, and screened so that the views of boat and vehicle storage, overhead doors, and the interior driveways within such facilities are not readily visible from adjacent streets.
3. No door openings for any storage unit shall be visible at ground level from any residentially zoned property.

H. **Building Height and Lot Coverage.**

1. Building height shall be approved by the Commission or Hearing Officer.
2. Total lot coverage by buildings shall not exceed 50 percent.

I. **Setbacks.**

1. ***Front Yards.*** All buildings and structures shall be set back a minimum of 10 feet from the front lot line, except where abutting a Residential Zone, where they shall be set back a minimum of 20 feet.

2. ***Side and Rear Yards.*** All buildings and structures in side and rear yards abutting a Residential Zone shall be set back as follows:
   a. Single-story buildings, a minimum of 10 feet.
   b. Two-story buildings, a minimum of 15 feet.
   c. Three or more story buildings, a minimum of 20 feet.
   d. In all other cases, the required setbacks in the side and rear yards shall be determined by the development standards of the zone in which the lot is located.

J. **Landscaping and Screening.**

1. All areas between required fences or walls and the lot lines that are not used for driveways shall be fully landscaped with lawn, shrubbery, trees, or flowers.
2. In addition to Subsection J.1, above, for every 20 feet of street frontage of the subject property, a minimum of one 24-inch boxed tree shall be planted and continuously maintained.

K. **Fences and Walls.**

1. All fences or walls shall be constructed of materials such as textured masonry, concrete block, wood, or other similar materials in order to assure an aesthetic visual effect to passers-by. No chain link fencing is permitted.
2. The design and materials used in the construction of fences and walls shall be compatible with the architecture of the buildings of the self-service storage facility and with buildings in the area surrounding the facility.
3. When the facility adjoins a residentially zoned property, a masonry or decorative block wall at least six feet in height shall be constructed along the property lines.
4. When the facility is across from or adjacent to a residentially zoned property, a masonry or decorative block wall or wrought iron fence at least six feet in height shall be constructed along the required setback line. The decorative side of the block shall face the residential area.
5. Exterior wall surfaces shall at all times be kept free from graffiti or any other marks of vandalism.
6. No fencing or walls shall be permitted in the required front yard area unless specifically authorized by the Commission or Hearing Officer.

L. **Outdoor Storage.**

1. The following may be stored outside of an enclosed building, in an area designated and approved for such outdoor storage, if such storage is permitted in the zone:
    a. Boats.
    b. Campers.
    c. Passenger vehicles, as defined in Section 465 of Title 15 (Vehicle Code) of the County Code.
    d. Recreational vehicles.
    e. Travel trailers.
2. Outdoor storage shall further comply with the following conditions:
    a. Outdoor storage shall not be visible from any adjoining lot or from adjacent streets when viewed at ground level.
    b. Outdoor storage is prohibited within required setback areas.
    c. Any vehicle or piece of equipment stored shall not be permitted to exceed 15 feet in height, as measured from grade.
    d. Areas proposed for outdoor storage within the facility shall be clearly indicated on the site plan and approved prior to the use of any such area for outdoor storage.

M. **Outdoor Lighting.** Outdoor lighting shall be shielded to direct light and glare only onto the premises of the facility. Such lighting shall be deflected, shaded, and focused away from all adjoining properties. Such lighting should not exceed an intensity of one foot-candle of light throughout the facility.

N. **Signs.** Notwithstanding Chapter 22.114 (Signs), the following standards apply:
1. Signage shall, to the maximum extent possible, be unobtrusive and harmonious with the surrounding area of the facility.
2. No signage shall appear or be permitted on any fences or walls unless specifically authorized by the Commission or Hearing Officer.
3. No signs, other than ground-mounted and monumental signs, shall be permitted in the required front yard, unless specifically authorized by the Commission or Hearing Officer.

O. **Public Restrooms.** A public restroom, as defined in Chapter 13.26 (Public Restrooms) in Title 13 of the County Code, shall be installed and be conveniently located on the site for use by customers. Said public restroom shall include separate facilities for men and women, each with toilets and sinks suitable for use by persons with disabilities, in accordance with applicable state regulations.

P. **Trash Receptacles.**

1. All such receptacles shall be placed within a masonry or decorative block wall enclosure of adequate height to preclude view of the receptacle. Said enclosure shall have a wooden or other type of opaque gate.
2. One four-cubic-yard trash receptacle and surrounding enclosure shall be provided as follows:
   a. Between 0 to 60,000 gross square feet, one receptacle.
   b. Over 60,000 gross square feet, two receptacles.

Q. **Use Restrictions and Prohibitions.** In addition to those activities and uses that are prohibited in the zone in which the facility is proposed, the following uses and activities are prohibited, and each such prohibition is a mandatory condition of every approved Conditional Use Permit (Chapter 22.158). Rental or lease contracts to each individual lessee shall include clauses in conspicuous print and clear language indicating these prohibitions:

1. Water, gas, or telephone service to any rental space;
2. The public sale of any item from a rental space or within a self-service storage facility such as, but not limited to, auctions, commercial, wholesale or retail sales, or miscellaneous or garage sales, except as otherwise permitted by law;
3. The storage of any caustic, hazardous, toxic or flammable or explosive matter, material, liquid, or object;
4. The storage of any matter, material, liquid, or object which creates or tends to create obnoxious or offensive dust, odor, or fumes;
5. The construction, repair, servicing, renovating, painting, or resurfacing of any motor vehicle, boat, trailer, or other machine or implement including, but not limited to, furniture, toys, carpets, or similar equipment, objects, or materials;
6. Any commercial, business, professional, industrial, or recreational use or activity;
7. The establishment of a transfer and storage business;
8. Use of parking and loading spaces required by Subsection F, above, as rental storage space;
9. Human habitation of any rental space;
10. Animal boarding in any rental space; and
11. Utilization of any cargo shipping container or prefabricated shipping container on the subject property, unless specifically authorized by the Commission or Hearing Officer.

R. **Modification.** The requirements in this Section may be modified upon approval of a Variance (Chapter 22.196) application.

22.140.580 Shared Water Wells

A. **Applicability.** This Section applies to shared water wells as an accessory use in Zones A-1, A-2, R-A, R-1, and R-2.

B. **Additional Application Requirements.** In addition to the information required by Chapter 22.190 (Site Plan Review, Discretionary), the applicant shall also provide the following information:

1. ***Description.*** The legal description of each lot that will share the well.
2. ***Statement*.** A detailed statement of:
   a. The number and location of the dwelling units that will share the well and each of their existing and proposed uses. For purposes of determining the number of dwelling units that will share the well:
      i. A primary unit, second unit, caretaker's residence (either conventional or mobilehome), and a senior citizen residence shall each be considered one dwelling unit; and
      ii. A detached living quarters for use by temporary guests or servants, and an attached living quarters for guests or servant without a kitchen shall not be considered a dwelling unit.
   b. The amount of water that will be available to each dwelling unit that will share the well and the intended uses for the water.
3. ***Site Plan.*** A site plan, in addition to the items listed on the application checklist, showing:
   a. The location and depth of all existing and proposed infrastructure for water and sewers on the lot, including, but not limited to, the infrastructure for:
      i. Existing wells, including abandoned wells,
      ii. Newly proposed wells, and
      iii. Existing and proposed sewage or waste disposal systems.
   b. Existing and proposed easements, covering any portion of the lot.
4. ***Water Test Results.*** Test results for boring, chemical constituent, and bacteriology, showing, to the satisfaction of the Department of Public Health, the adequacy of groundwater depth, well yield, water flow, and water quality to service the dwelling units that will share the well.
5. ***Access Easement.*** An access easement prepared by a licensed attorney, licensed surveyor, or registered civil engineer, showing, to the

satisfaction of the Departments of Fire, Public Health, and Public Works, that access to the shared water well, and its related pumps, tanks, and pipes, has been granted to the owners of the dwelling units that will share the well.

6. ***Covenant.*** A covenant prepared by a licensed attorney, signed by the owners of all of the dwelling units that will share the well, setting forth, to the satisfaction of the Departments of Fire, Public Health, and Public Works:

   a. The information described in Subsections B.1 and B.2, above.

   b. The procedures for modifying and amending the covenant.

   c. That the owner of the lot that contains the shared water well has agreed to:

      i. Ensure a continuous flow of water to all dwelling units that will share the well;

      ii. Submit a bacteriology report to the Department of Public Health every three years following the approval of the shared well, prepared by a registered civil engineer, registered engineering geologist, or certified hydrologist with hydrology-related experience, describing the quality of the water from the shared water well; and

      iii. Submit a report to the Department of Public Health or other appropriate County department every three years following the approval of the shared well, prepared by a California-registered geologist or registered engineer holding a valid Class A general engineering contractor C-57 or C-61 (D-21) license, certifying that the shared water well is fully operational.

   d. That each owner of a lot that will share the well has agreed to ensure that the water from the shared water well will be used exclusively to service those dwelling units described in the application for the shared well.

   e. That the applicant will obtain all necessary permits and approvals from the Departments of Fire, Public Health, and Public Works.

7. ***Documentation Regarding Assumption of Risk.*** A document prepared by a licensed attorney, and satisfactory to the County, demonstrating that all owners of the dwelling units that will share the well and all successors, assigns, and tenants of such owners agree to assume all risks, waive all liability, covenant not to sue, and indemnify the County, its agents, officers, and employees for any damages resulting from the County's approval of or imposition of conditions on the application or subsequent use of the shared water well by such persons.

8. ***Waivers*.** During review, the Director may waive any of the requirements set forth in Subsections B.1 through B.7 above, provided that the Director obtains an approval for such waiver from the Departments of Fire, Public Health, and Public Works.
9. ***Additional Information*.** The Director may request additional information when deemed necessary to make a determination on the application.

C. **Notice.** The application shall comply with all noticing requirements as required by a Discretionary Site Plan Review (Chapter 22.190) application, except that the notification radius shall be 1,000 feet from the exterior boundaries of the lots that propose to share a water well. In addition, noticing of the filing and the application materials shall also be sent to the Departments of Fire, Public Health, and Public Works for their review and conceptual approval.

D. **Additional Findings.**

1. The shared water well will not be materially detrimental to the affected aquifer/water table levels;
2. The shared water well will not be materially detrimental to the use, enjoyment, or value of the properties adjacent to the properties where the subject dwelling units are located;
3. The shared water well will not induce significant growth in the area surrounding the shared water well; and
4. The shared water well will not have a significant adverse effect on public services, facilities, and roads in the area surrounding the shared water well.

E. **Conditions.** The Director may impose any conditions deemed appropriate to ensure that the use of the shared water well will be consistent with the findings in Subsection D, above, and will further the objectives of all other provisions of this Section, including, but not limited to, conditions requiring that:

1. Prior to the construction of the shared well, the applicant shall obtain all necessary permits and approvals from the Departments of Fire, Public Health, and Public Works.
2. Prior to the use of the shared well, the documents described in Subsections B.5, B.6, and B.7, above, shall be recorded with the Registrar-Recorder/County Clerk and that such recorded documents shall constitute covenants running with the land for the benefit of the County of Los Angeles.

22.140.590 Single-Family Residences

A. **Applicability.**

1. This Section applies to single-family residences in Zones A-1, A-2, R-A, R-1, R-2, R-3, and R-4.
2. In Zone O-S, a single-family residence may be developed only as an accessory use to a farm or ranch as principal use, with the approval of a Conditional Use Permit (Chapter 22.158) application.

B. **Minimum Building Width.**

1. ***Required Width.*** A single-family residence shall be not less than 20 feet wide.
2. ***Exception to Required Width.*** Notwithstanding Subsection B.1, above:
   a. A single-family residence may be a minimum of 18 feet wide, if the lot is less than 26 feet in width.
   b. In order to allow for flexibility and creativity of design, a single-family residence may be less than 20 feet wide, but not less than 12 feet wide, if the floor area, exclusive of appurtenant structures, is at least 900 square feet and the side or sides oriented toward a public street, highway, or parkway have a dimension of at least 20 feet.
3. ***Additions.*** Additions to a single-family residence are not restricted in width.

C. **Minimum Floor Area.** A single-family residence shall have a floor area of not less than 800 square feet.

D. **Roof Composition.** A single-family residence shall have a roof constructed with wood-shake, shingle, asphalt composition, crushed rock, or other similar roofing material in compliance with Title 26 (Building Code) of the County Code, except that reflective, glossy, and/or polished metal roofing is prohibited.

E. **Exterior Siding**. A single-family residence shall have an exterior siding of brick, wood, stucco, metal, concrete or other similar material, except that reflective, glossy, and/or polished metal siding is prohibited.

F. **Modification**.

1. ***Applicability.*** The requirements in Subsections B through E, above, may be modified upon approval of a Discretionary Site Plan Review (Chapter 22.190) application.
2. ***Additional Findings***.
   a. Such modification would not be materially detrimental to the use, enjoyment, or value of property of other persons which is located in the vicinity of the residential site can be made; and
   b. Any of the following findings can be made:

i. That such modification would be architecturally compatible with existing residences in the surrounding neighborhood;

ii. That a proposed alteration or addition to an existing single-family residence will be a continuation of its existing architectural style;

iii. That such modification is needed for safety reasons to comply with other applicable codes, laws, ordinances, rules, and regulations; or

iv. The site of the proposed single-family residence is sufficiently remote or screened so as to preclude the proposed modification from having a detrimental effect upon the surrounding area.

22.140.600 Tasting Rooms and Remote Tasting Rooms

A. **Purpose.** This Section provides comprehensive standards for tasting rooms and remote tasting rooms, in order to facilitate the development of such agriculturally supportive businesses, while at the same time to minimize their potential impacts to surrounding uses.

B. **Definitions.** Specific terms used in this Section are defined in Division 2 (Definitions), under “Tasting rooms and wineries.”

C. **Applicability.** This Section applies to tasting rooms and remote tasting rooms in all zones where permitted.

D. **Application Requirements.**

1. ***Minor Conditional Use Permit.*** A Minor Conditional Use Permit (Chapter 22.160) application is required for tasting rooms and remote tasting rooms, except as stated in Subsection D.2, below.

2. ***Conditional Use Permit.*** A Conditional Use Permit (Chapter 22.158) application is required if:

a. The applicant requests a modification to any development or operating standard as set forth in Subsections F and G, below, for the tasting room or remote tasting room, including a request to allow the tasting room or remote tasting room to hold additional wine events, or to allow the on-site consumption of additional food items or additional types or qualities of alcohol, beyond what would otherwise be allowed by this Section; or

b. The subject lot for where a proposed tasting room or remote tasting room is located:

i. A national recreation area or within one mile of a national recreational area;

ii. An area of undue concentration for alcoholic beverage sale establishments, as undue concentration is described in Section 22.140.030.C (Findings); or

iii. A high crime reporting district, as described in the California Alcoholic Beverage Control Act or the regulations as established under the Act.

E. **Additional Application Materials for Remote Tasting Rooms.** In addition to the materials required by the applications listed in Subsection D, above, when an application is filed in Zones A-1, A-2, or R-R for a remote tasting room, the applicant shall provide the following materials:

1. Maps showing the existing topography of the subject lot on which the remote tasting room is located, delineating all portions of such lot with a slope of 25 percent or greater; and
2. Site plans showing the location and area of the subject lot, or the adjoining lot as applicable, where the existing agricultural products that are under cultivation for the purpose of wine production are situated, as well as photographic evidence of such products.

F. **Development Standards.**

1. ***Tasting Rooms.***

a. *Maximum Floor Area.* Tasting rooms shall not occupy more than 20 percent of the total floor area of the associated winery facilities, or 10,000 square feet, whichever is less.

2. ***Remote Tasting Rooms.*** In Zones A-1, A-2, and R-R, remote tasting rooms shall comply with the following:

a. *Lot Size.* The lot on which the remote tasting room is located shall have a minimum net area of two acres. For the purpose of this Subsection F.2, net area shall exclude any significant ecological area in addition to those areas excluded from the definition of net area in Division 2 (Definitions).

b. *Use of Lot.* Remote tasting rooms shall be permitted only:

i. On a lot containing existing agricultural products under cultivation for the purpose of wine production, provided that such agricultural products cover at least 50 percent of the net area of such lot; or

ii. On a lot adjoining a lot as described in Subsection F.2.b.i, above, that is owned or leased by the same person owning or leasing such adjoining property, provided that the owner or lessee records a covenant with the Registrar-Recorder/County Clerk, as approved by the Director prior to recordation, agreeing to continue to own or lease the adjoining lot for as long as the remote tasting room remains in operation, with any violation of said covenant being subject to Enforcement Provisions (Chapter 22.244).

c. *Access.* Remote tasting rooms shall provide access to the nearest public roadway to the satisfaction of the Departments of Fire and Public Works, and such access shall have a minimum width of 28 feet.

d. *Lot Coverage.* The lot coverage of a remote tasting room shall be a maximum of 15 percent of the net area of the lot on which it is located or 15,000 square feet, whichever is less.

G. **Performance Standards.** Tasting rooms and remote tasting rooms shall comply with the following standards:

1. ***Noise Control.*** Tasting rooms and remote tasting rooms shall comply with the noise control provisions of Chapter 12.08 (Noise Ordinance) in Title 12 of the County Code.

2. ***Employee Training.*** Any employee who serves or sells alcoholic beverages in any tasting room or remote tasting room shall complete a responsible beverage service training program that meets the requirements of the California Alcoholic Beverage Control Act within 90 days of hire. Records of such training shall be kept and maintained on the tasting room or remote tasting room premises and shall be made available upon request by the Sheriff's Department or Department of Regional Planning.

3. ***Tasting Amount.*** Wine tastings shall be limited to the serving of no more than three ounces of wine per customer per day.

4. ***Complimentary Food Items.*** Complimentary food items customarily offered with wine tasting may be offered to customers, including but not limited to fruit slices, cheese, and crackers, provided that:

   a. No advertisements for such food items shall be placed on any signage for the associated tasting room; and

   b. Food items are prepared and offered in accordance with any and all regulations or requirements of the applicable government agencies regarding the preparation, licensing, and inspection of such food items.

5. ***Packaged Food Sales.*** Tasting rooms and remote tasting rooms may engage in the retail sale of packaged food for off-site consumption, including but not limited to jam, jellies, and olive oil, provided that:

   a. The packaged food is produced from agricultural products grown on lots owned or leased by the holder of a Type 02 license issued by the California Department of Alcoholic Beverage Control;

   b. The associated winery's logo is permanently and prominently affixed to all such packaged food sold; and

c. The packaged food is prepared and offered in accordance with any and all regulations or requirements of the applicable government agencies regarding the preparation, licensing, and inspection of such packaged food.

6. ***Incidental Merchandise Sales.*** Tasting rooms and remote tasting rooms may engage in the retail sale of incidental merchandise, provided that the associated winery's logo is permanently and prominently affixed to all such items sold.

7. ***Additional Standards for Tasting Rooms.*** Tasting rooms in Zones A-1, A-2, and R-R shall also comply with the following additional standards:

   a. *Operating Hours.* Tasting rooms shall operate only between the hours of 10 a.m. and 7 p.m. every day.

   b. *Noise.* A tasting room shall produce no external amplified sounds. Live music, both inside and outside the tasting room, is prohibited.

   c. *Wine Events.* Tasting rooms may host wine events if a Special Event Permit (Chapter 22.192) application is granted. Wine events may be hosted by the winery for its own financial gain, or for the financial gain of a private non-profit organization, as the term is defined in Section 23356.1 of the California Business and Professions Code.

8. ***Additional Standards for Remote Tasting Rooms.***

   a. *Wine Events.* Remote tasting rooms in Zones C-1, C-2, C-3, C-M, and C-R may hold a wine event without a Special Event Permit, provided that:

      i. The wine event is limited to a maximum of 25 guests or customers;

      ii. The remote tasting room holds no more than 20 wine events in any 12-month period; and

   b. A record of each wine event is maintained on the premises of the remote tasting room and is made available upon request by the Sheriff's Department or Department of Regional Planning.

22.140.610 Townhouses

A. **Applicability.** This Section applies to townhouses in Zones A-1, A-2, R-A, R-1, and R-2.

B. **Development Standards.**

1. ***Standards of Zone Apply***. A townhouse development shall be subject to all standards of the zone in which proposed except as otherwise provided in this Section and/or in a Conditional Use Permit (Chapter 22.158) in which density-controlled development is requested and approved.

2. ***Number of Townhouses.*** The maximum number of townhouses that may be confined within a single building shall be specified as part of the approval. In the absence of a specified number, not more than six townhouses shall be so placed.

3. ***Distance Between Buildings and/or Structures.*** The required distance between buildings and/or structures shall be specified as part of the approval. In the absence of a specified number, the distance between buildings and/or structures in a townhouse development shall not be less than 10 feet.

C. **Conditions.** In approving a townhouse development, the Commission or Hearing Officer may impose conditions pertaining to the following:

1. ***Yards.***

a. The Commission or Hearing Officer may modify any or all yard requirements of the zone wherein a townhouse development is proposed. In reaching its determination to modify the yard requirements and to what extent, the Commission or Hearing Officer shall base its decision on whether such modification will:

i. Encourage design features promoting amenities equal to or better than a development plan incorporating required yards, and

ii. Assist in integrating the proposed development in relation to location on the site and its relationship to the surrounding area.

b. Nothing in this Subsection C.1 shall be construed to prohibit the imposition of yard depths exceeding the minimum provided in the zone.

2. ***Architecture.*** The Commission or Hearing Officer may impose conditions governing the suitability of architecture as necessary to integrate the proposed development project within the proposed site and the surrounding area, including appearance of the proposed development from surrounding property.

D. **Modification.** The requirements in this Section may be modified upon approval of a Variance (Chapter 22.196) application.

22.140.620 Wind Energy Conversion Systems, Noncommercial; and Temporary Meteorological Towers

A. **Purpose.** The purpose of this Section is to:

1. Provide a uniform and comprehensive set of standards, conditions, and procedures for the placement of wind energy conversion systems, non-commercial (WECS-N), and temporary meteorological towers (Temp Met Towers) on agriculturally and residentially zoned lots.

2. Encourage the generation of electricity for on-site use, thereby reducing the consumption of electrical power supplied by utility companies.
3. Assure that such facilities are designed and located in a manner that minimizes visual and safety impacts on the surrounding community.
4. Reduce significant regulatory barriers to the construction of WECS-N and Temp Met Towers.

B. **Applicability.**

1. This Section applies to WECS-N, as an accessory use, and Temp Met Towers in Zones A-1, A-2, R-A, R-1, R-2, R-3, and R-4.
2. ***Exemption*.** This Section shall not apply to WECS-N and Temp Met Towers that were lawfully established prior to July 25, 2002, the effective date of this Section.

C. **Definitions.** Specific terms used in this Section are defined in Division 2 (Definitions), under “Wind energy conversion systems, noncommercial and temporary meteorological towers."

D. **Application Requirements.**

1. ***Temp Met Towers.***
   a. *Discretionary Site Plan Review.* A Discretionary Site Plan Review (Chapter 22.190) application is required for a Temp Met Tower.
   b. *Conditions of Approval.* In approving an application for a Temp Met Tower, the Director shall impose as conditions all applicable development standards as specified in this Section and any other conditions the Director determines to be necessary to ensure that such use will be in accordance with the findings.
2. ***WECS-N.***
   a. *Minor Conditional Use Permit.* A Minor Conditional Use Permit (Chapter 22.160) application is required for a WECS-N.
   b. *Additional Findings.*
      i. This request addresses the State’s goals for renewable energy.
      ii. The proposed use complies with all applicable development standards specified in this Section, unless specifically modified as provided herein.
      iii. The wind turbine generator is certified by a qualified, licensed engineer as meeting the requirements of wind turbine-specific safety or performance standards adopted by a national or international standards-setting body, including, but not limited to IEC (International Electric Code) standard 61400-2.

iv. The wind turbine generator has a manufacturer's warranty with at least five years remaining from the date the application is filed.

v. The model of equipment proposed has a documented record of at least one year of reliable operation at a site with average wind speeds of at least 12 mph.

c. *Modification.* If the applicant requests to modify any development standards, then the applicant shall substantiate to the satisfaction of the Commission or Hearing Officer that strict compliance with all of the required development standards would substantially and unreasonably interfere with the establishment of any proposed WECS-N in the subject property, and the requested modifications would not be contrary to the intent and purpose of this Section.

3. ***Agency Review.*** The Director shall distribute copies of the proposed site plan, elevation plan, and location map to aviation-related regulatory agencies and facilities with flight operations in the vicinity, as determined by the Director, such as the FAA, County Fire Department, Sheriff's Department, Edwards Air Force Base, and Air Force Plant 42, as applicable. Any comments received within 30 days of distribution will be considered in establishing conditions, as appropriate.

E. **Development Standards.**

1. ***Zone Regulations.*** WECS-N and Temp Met Towers shall be subject to all applicable regulations of the zone in which they are proposed, except that the following standards shall take precedence over regulations of the zone to the extent that they differ from the regulations of the zone.

2. ***Minimum Lot Size.*** The minimum lot size shall be 0.5 acres.

3. ***Maximum Tower Height.***

a. The tower shall not exceed a height of 35 feet above grade for lots less than one acre in size.

b. The tower shall not exceed a height of 65 feet above grade for lots from one acre to less than two acres in size.

c. The tower shall not exceed a height of 85 feet above grade for lots two acres or greater in size.

4. ***Location.***

a. The minimum distance between a WECS-N or Temp Met Tower, excluding guy wires and their anchors, and any property line or road right-of-way, shall be the distance which is equivalent to the height of the facility, including any wind turbine generator, wind-measuring devices, and the highest vertical extent of any blades. The required distance shall also comply with any applicable fire setback

requirements pursuant to Section 4290 of the California Public Resources Code.

b. No part of a WECS-N or Temp Met Tower shall be located within or over drainage, utility, or other established easements, or on or over property lines.

c. Safe clearance shall be provided between a WECS-N or Temp Met Tower and all structures and trees.

5. ***Design.*** A WECS-N or Temp Met Tower shall be designed and constructed in accordance with the following:

a. *Colors.* The colors used in the construction materials or finished surface shall be muted and visually compatible with surrounding development.

b. *Lighting.* A safety light that meets FAA standards shall be provided if requested by any of the flight safety agencies consulted. All safety lights, if required, shall be shielded from adjacent properties, and no other lights shall be placed upon the tower.

c. *Climbing Apparatus.* All climbing apparatus shall be located at least 12 feet above the ground, and the tower shall be designed to prevent climbing within the first 12 feet.

d. *Signs.* One sign, limited to 18 inches in length and one foot in height, shall be posted at the base of the tower. The sign shall include a note of no trespassing, a warning of high voltage, and the phone number of the property owner to call in the event of an emergency.

e. *Displacement of Parking Prohibited.* The location of a WECS-N or Temp Met Tower shall not result in the displacement of required parking as specified in Chapter 22.112 (Parking).

f. *Clearance of Blade Above Ground Level.* No portion of a WECS-N blade shall extend within 20 feet of the ground.

g. *Automatic Overspeed Controls.* A WECS-N shall be equipped with manual and automatic overspeed controls to limit the blade rotation speed to within the design limits of the WECS-N.

h. *Safety Wires.* Safety wires shall be installed on the turnbuckles on guy wires of guyed towers.

i. *Noise.* Noise from a WECS-N shall not exceed 60 dBA SEL (single event noise level), as measured at the closest neighboring inhabited dwelling, except during short-term events such as utility outages and severe windstorms.

j. *Visual Effects.*

i. No WECS-N shall be placed or constructed in such a way that it silhouettes against the skyline above any major ridgeline when viewed from any designated major, secondary, or limited secondary highway on the County Highway Plan, from any designated scenic highway, or from any significantly inhabited area, as determined by the Director. As used in this Section, a major ridgeline is any ridgeline that surrounds or visually dominates the landscape, as determined by the Director, due to its:

(1) Size in relation to the hillside or mountain terrain of which it is a part;

(2) Silhouetting appearance against the sky, or appearance as a significant natural backdrop;

(3) Proximity to and visibility from existing development or major transportation corridors; or

(4) Significance as an ecological, historical, or cultural resource, including a ridgeline that provides a natural buffer between communities or is part of a park or trails system.

ii. The top of a WECS-N, including the wind turbine generator and the highest vertical extent of the blades, shall be located at least 25 vertical feet below the top of any adjacent major ridgeline, and a WECS-N shall be located at least 100 horizontal feet from any adjacent major ridgeline.

iii. Any WECS-N that is placed within the viewshed of a designated Major, Secondary, Limited Secondary, or Scenic Highway shall be assessed for its visual effects, and appropriate conditions relating to siting, buffers, and design of the facility shall be applied.

iv. The placement of a WECS-N shall not obstruct views of the ocean from any residence or highway, and shall otherwise conform to the policies and standards of any applicable local coastal plan.

6. ***Maintenance.*** Facilities shall be maintained in an operational condition that poses no potential safety hazards.

7. ***Removal.*** Within six months after the operation of a WECS-N or a Temp Met Tower has ceased or the permit for the use has expired, whichever occurs first, the permittee shall remove the facility, clear the site of all equipment, and restore the site as nearly as practicable to its condition prior to the installation of the facility. Failure to remove such facility as required above shall constitute a public nuisance. Prior to installation of any such facility, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of the removal of the facility as provided herein.

In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed, and the permittee shall be required to pay the County's costs of removal.

8. ***Restriction on Use of Electricity Generated by a WECS-N.*** A WECS-N shall be used exclusively to supply electrical power for on-site consumption, except that when a parcel on which a WECS-N is installed also receives electrical power supplied by a utility company, excess electrical power generated by the WECS-N and not presently needed for on-site use may be used by the utility company in exchange for a reduction in the cost of electrical power supplied by that company to the parcel for on-site use, as long as no net revenue is produced by such excess electrical power.

22.140.630 Wineries

A. **Purpose.** This Section provides comprehensive standards for wineries, in order to facilitate the development of such agriculturally supportive businesses, while at the same time to minimize their potential impacts to surrounding uses.

B. **Applicability.** This Section applies to wineries in all zones where permitted.

C. **Definitions.** Specific terms used in this Section are defined in Division 2 (Definitions), under "Tasting rooms and wineries."

D. **Application Requirements.** In Zones A-1, A-2, and R-R:

1. ***Ministerial Site Plan Review.*** A Ministerial Site Plan Review (Chapter 22.188) application is required for wineries in Zones A-2 and R-R, if:

   a. The production capacity is 5,000 cases of wine or less per year; and

   b. The lot is not located in a national recreation area, or within one mile of a national recreation area.

2. ***Minor Conditional Use Permit.*** A Minor Conditional Use Permit (Chapter 22.160) application is required if Subsection D.1, above, does not apply and if Subsection D.3, below, does not apply.

3. ***Conditional Use Permit.*** A Conditional Use Permit (Chapter 22.158) application is required if:

   a. A winery is proposed in Zone A-1;

   b. The lot is located in a national recreation area, or within one mile of a national recreation area; or

   c. For a modification to any development standard per Subsection E, below, or performance standard, per Subsection F, below.

E. **Development Standards.**

1. ***Zones A-1, A-2, and R-R.*** Wineries in Zones A-1, A-2, and R-R shall comply with the following standards:

   a. *Lot Size.* The lot on which the winery is located shall have a minimum net area of two acres.

   b. *Use of Lot.* Wineries shall be permitted only:

      i. On a lot containing existing agricultural products under cultivation for the purpose of wine production, or;

      ii. On a lot adjoining a lot as described in Subsection E.1.b.i above, that is owned or leased by the same person owning or leasing such adjoining property, provided that the owner or lessee records a covenant with the Registrar-Recorder/County Clerk, as approved by the Director prior to recordation, agreeing to continue to own or lease the adjoining lot for as long as the winery remains in operation, with any violation of said covenant being subject to Enforcement Provisions (Chapter 22.244).

   c. *Access.* Wineries shall provide access to the nearest public roadway to the satisfaction of the Department of Public Works and the Fire Department. Such access shall be at least 28 feet in width.

   d. *Parking.* In addition to any other parking requirement as provided in Chapter 22.112 (Parking), a winery shall provide a minimum paved parking area of 12 feet by 35 feet for any mobile bottling or crushing facility used by the winery.

   e. *Maximum Size.* The lot coverage of the winery facilities shall be a maximum of 25 percent of the net area of a lot on which the winery is located, or 50,000 square feet, whichever is less.

   f. *Stream Setbacks.* Winery facilities, parking, and private waste disposal systems shall be located at least 100 feet from any stream bank.

2. ***Zone C-M.*** Wineries shall be conducted within an enclosed building.

F. **Performance Standards.**

1. ***Sales.*** Wineries may sell wine to licensed wholesalers and retailers both on- and off-site. Wineries may ship wine directly to the general public if such shipping is the result of a wine sale transaction made at an off-site event or via an order made by mail, telephone, or the Internet.

2. ***Noise Control.*** Wineries shall comply with the noise control provisions of Chapter 12.08 (Noise Ordinance) in Title 12 of the County Code.

3. ***Wine Events.*** Wineries may host wine events if a Special Event Permit (Chapter 22.192) application is granted. Wine events may be hosted by

the winery for its own financial gain, or for the financial gain of a private non-profit organization, as the term is defined in Section 23356.1 of the California Business and Professions Code.

4. ***Operating Hours.*** Wineries in Zones A-1, A-2, and R-R shall operate only between the hours of 7 a.m. and 7 p.m. every day.

5. ***Waste Disposal.*** Winery waste and wastewater shall be disposed of in accordance with the requirements of the Los Angeles Regional Water Quality Control Board. Records of compliance with such requirements shall be maintained on the premises and made available upon request to the Department.

DIVISION 8: PERMITS, REVIEWS, AND LEGISLATIVE ACTIONS

Chapters:

Chapter 22.112	Adult Business Permit
Chapter 22.114	Animal Permits
Chapter 22.116	Cemetery Permits
Chapter 22.118	Coastal Development Permits
Chapter 22.120	Conditional Use Permits
Chapter 22.122	Conditional Use Permits, Minor
Chapter 22.124	Development Agreements
Chapter 22.126	Explosives Permits
Chapter 22.128	Historic Preservation (Reserved)
Chapter 22.130	Housing Permits
Chapter 22.132	Lot Line Adjustments
Chapter 22.134	Mills Act
Chapter 22.136	Nonconforming Uses, Buildings and Structures
Chapter 22.138	Oak Tree Permits
Chapter 22.140	Parking Deviation, Minor
Chapter 22.142	Parking Permit
Chapter 22.144	Plan Amendments
Chapter 22.146	Requests for Reasonable Accommodations
Chapter 22.148	Revised Exhibit “A”s
Chapter 22.150	Site Plan Review, Ministerial
Chapter 22.152	Site Plan Review, Discretionary
Chapter 22.154	Special Events Permits
Chapter 22.156	Surface Mining Permits
Chapter 22.158	Variances
Chapter 22.160	Zone Changes

Chapter 22.150 Adult Business Permits

Sections:

22.150.010 Purpose
22.150.020 Definitions
22.150.030 Applicability
22.150.040 Application and Review Procedures
22.150.050 Development Standards
22.150.060 Location Requirements
22.150.070 Findings and Decision
22.150.080 Existing Adult Businesses
22.150.090 Review of Termination Schedule
22.150.100 Conflicts
22.150.110 Modifications or Revocations

22.150.010 Purpose

A. In order to promote the health, safety, and general welfare of the residents of the County of Los Angeles, this Chapter is intended to regulate adult businesses which, unless closely regulated, have serious secondary effects on the community. These secondary effects include, but are not limited to, the following: depreciation of property values, increases in vacancy rates in residential and commercial areas, increases in incidences of criminal activity, increases in litter, noise, and vandalism and the interference with enjoyment of residential property in the vicinity of such businesses.

B. It is neither the intent nor the effect of this Chapter to impose limitations or restrictions on the content of any communicative material. Similarly, it is neither the intent nor the effect of this Chapter to restrict or deny access by adults to materials of a sexually explicit nature, or to deny access by the distributors or exhibitors of such materials to their intended market.

C. It is the intent of this Chapter to afford new adult businesses a reasonable opportunity to locate in a relevant real estate market.

D. Nothing in this Chapter is intended to authorize, legalize or license the establishment, operation or maintenance of any business, building or use which violates any County ordinance or any statute of the State of California regarding public nuisances, unlawful or indecent exposure, sexual conduct, lewdness or obscene or harmful matter or the exhibition or public display thereof.

22.150.020 Definitions

Any terms used in this Chapter which are defined in Section 7.92.020 (Definitions) in Title 7 (Business Licenses) of the County Code shall have the meaning set forth in that Section.

22.150.030 Applicability

This Chapter authorizes adult businesses identified by Division 3 (Zones) and 4 (Combining Zones and Supplemental Districts) as subject to the approval of an Adult Business Permit.

22.150.040 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Adult Business Permit Checklist.

B. **Ministerial Permit.** The application shall require a nondiscretionary public hearing before the Commission. The Commission shall approve or deny the application.

   1. The application shall be in compliance with Section 22.222.060 (Multiple Applications).

   2. The application shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

   3. The application shall be in compliance with Section 22.222.080 (Fees and Deposits).

   4. Any application pursuant to this Chapter is considered to be a ministerial permit application and, as such, is not subject to the time limits specified in Section 65950 et seq. of the California Government Code, or the California Environmental Quality Act.

C. **Preliminary Application Review.**

   1. The Director shall determine whether the application contains all the information required by this Chapter.

      a. If it is determined that the application is not complete, the applicant shall be notified in writing within 20 days of the date of receipt of the application that the application is not complete and the reasons for which that status was determined, including any additional information necessary to render the application complete.

      b. The applicant shall have 30 days to submit additional information requested by the Director to render the application complete. Failure to do so within the 30-day period shall render the application void.

      c. Within 10 days following the receipt of an amended application or supplemental information, the Director shall again determine whether

the application is complete in accordance with the procedures set forth in this Subsection C.

d. Evaluation and notification shall occur as provided above until such time as the application is determined to be complete. The applicant shall be notified within 10 days of the date the application is found to be complete.

2. When an application has been accepted as complete, the Director shall schedule the application for a nondiscretionary public hearing before the Commission within 60 days from the date on which the application was accepted as complete, generally following the notice procedures provided in Section 22.222.120.B.2 (Notice of Public Hearing). The Director shall prepare a Project Evaluation and Staff Report (Section 22.222.110). The Commission shall approve or deny the application within 90 days from the date on which the application was accepted as complete by the Director.

3. If the Commission has not acted to approve or deny the application within the prescribed time in Subsection C.2, above, the applicant shall be permitted to begin operating the adult business for which the Adult Business Permit is sought. The applicant shall be permitted to continue to operate that adult business unless and until the Commission acts to deny the Adult Business Permit and provides the applicant with written notification of that action, including the reasons for denial, by mail.

22.150.050 Development Standards

The following development standards shall apply to adult businesses:

A. No adult business shall be located in any temporary or portable structure.

B. Trash dumpsters shall be enclosed by a screened enclosure and shall not to be accessible to the public.

C. No exterior door or window on the premises shall be propped or kept open at any time during business hours, and any exterior windows shall be covered with opaque covering at all times.

D. Permanent barriers shall be installed and maintained to screen the interior of the premises from public view for each door used as an entrance or exit to the business.

E. No landscaping shall exceed 30 inches in height, except trees with foliage not less than six feet above the ground.

F. The entire exterior grounds, including the parking lot, shall be lighted in such a manner that all areas are clearly visible at all times.

G. Signage shall conform to the standards established for the zone and shall not contain sexually explicit photographs, silhouettes or other sexually explicit pictorial representations.

H. All entrances to an adult business shall be clearly and legibly posted with a notice indicating that minors are prohibited from entering the premises.

I. No nonconforming structure shall be converted for use as an adult business.

J. The adult business shall not conduct or sponsor any activities which create a demand for parking spaces beyond the number of spaces required by this Title 22 for the business.

K. No adult business shall be operated in any manner that permits the observation of any persons or material depicting, describing or related to specified sexual activities or specified anatomical areas, inside the premises, from any public way or from any location outside the building or area of such establishment. This provision shall apply to any merchandise, display, decoration, sign, show window or other opening.

L. All exterior areas of the adult business, including buildings, landscaping, and parking areas shall be maintained in a clean and orderly manner at all times.

M. Any business license required pursuant to Title 7 (Business Licenses) of the County Code shall be kept current at all times.

N. Each adult business shall conform to all applicable laws and regulations.

O. The adult business shall not operate or be open between the hours of 2:00 a.m. and 9:00 a.m.

P. The premises within which the adult business is located shall provide sufficient sound-absorbing insulation so that sound generated inside said premises shall not be audible anywhere on any adjacent property or public right-of-way or within any other building or other separate space within the same building.

Q. The adult business will not conduct any massage, acupuncture, tattooing, acupressure or escort services, and will not allow such activities on the premises.

R. At least one security guard shall be on duty patrolling the premises at all times while the business is open. If the occupancy limit of the premises is greater than 50 persons, an additional security guard shall be on duty. The security guard(s) shall be charged with preventing violations of law, with enforcing compliance by patrons with the requirements of this Chapter and with notifying the Sheriff of any violations of law observed. Security guard(s) required by this Subsection R shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard as required by applicable provisions of state or local law. No security guard required pursuant to this Subsection R shall act as a doorperson, ticket seller, ticket taker, or admittance person while acting as a security guard hereunder.

S. The adult business shall not sell or display obscene matter, as that term is defined by Section 311 of the California Penal Code or its successors, and shall not exhibit harmful matter, as that term is defined by Section 313 of the California Penal Code or it successors, to minors.

22.150.060 Location Requirements

A. Adult businesses shall not be located:

1. Within 250 feet of:

   a. Any lot upon which there is located any residence whether such use is within or outside the unincorporated area of the County; or

   b. Any property located in a Residential or Agricultural Zone, or equivalent zone in any other jurisdiction; and

2. Within 500 feet of any church, chapel or other publicly recognized place of worship whether such use is within or outside the unincorporated area of the County; and

3. Within 500 feet of any public or private school (kindergarten through twelfth grade) or child care center whether such use is within or outside the unincorporated area of the County; and

4. Within 500 feet of any park owned by a public entity whether such use is within or outside the unincorporated area of the County.

B. The distances specified in this Section shall be measured in a straight line, without regard to intervening structures, from the nearest point of the premises in which the proposed adult business is to be established to the nearest property line of a use or zoning classification listed above.

22.150.070 Findings and Decision

A. In considering an application pursuant to this Chapter, the Commission shall approve the permit upon making the following findings:

1. The adult business is consistent with the location and development standards contained in this Chapter; and

2. The adult business is located in a zone classification which lists the adult business as a permitted use; and

3. Except as otherwise specifically provided in this Chapter, the adult business complies with the development standards prescribed in this Title 22; and

4. The adult business has submitted to the Director documentation of successfully completing the process and receipt of the license required under Chapter 7.92 (Adult Businesses) in Title 7 (Business Licenses) of the County Code. In cases where such documentation is unavailable at

the time the Commission takes action on the application, any action by the Commission granting an Adult Business Permit shall be conditioned upon the applicant providing to the Director the documentation required by this Subsection A.4. No Adult Business Permit shall be valid unless and until such documentation has been provided to the Director.

B. Issuance or denial of the ministerial permit is not subject to administrative appeal.

22.150.080 Existing Adult Businesses

A. Any adult business lawfully operating on February 9, 1996, the effective date of this Chapter, in violation hereof shall be deemed a nonconforming use.

B. Any adult business lawfully operating on the effective date of this Chapter which results in a nonconforming status due to the development standards enumerated in Section 22.150.050 (Development Standards) shall cease operation, or otherwise be brought into full compliance with the development standards of this Chapter, not later than November 17, 1996.

C. Any adult business lawfully operating on the effective date of this Chapter which results in a nonconforming status due to either the location standards enumerated in Section 22.150.060 (Location Requirements) or the permitted zone classes enumerated in Division 3 (Zones) shall cease operation, or otherwise be brought into full compliance with the location standards, not later than 20 years following February 9, 1996, the effective date of this Chapter.

D. An adult business lawfully operating as a conforming use is not rendered a nonconforming use by the subsequent location of a residence, or a Residential or Agricultural Zone, within 250 feet of the adult business, or the subsequent location of a church, chapel or other publicly recognized place of worship, public park, public or private school or child care center, within 500 feet of the adult business, if the adult business is continuous, which means that interruptions in use cannot exceed six months.

22.150.090 Review of Termination Schedule

An application for review of the termination schedules for a nonconforming adult business prescribed in Section 22.150.080 (Existing Adult Businesses) may be approved by the Commission generally following the procedures set out in Section 22.174.060 (Review of Amortization Schedule or Substitution of Use). In considering an application for review of the termination schedules for an adult business, which is nonconforming due to either the location or development standards, the Commission shall use the following criteria in making a determination, instead of the criteria prescribed at Section 22.174.060.C.2 (Findings):

A. The owner’s financial investment in the business prior to the effective date of this Chapter;

B. The present actual and depreciated value of the business improvements;

C. The applicable federal tax depreciation schedules for such improvements;

D. The remaining useful life of the business improvements;

E. The extent to which the business fails to comply with all applicable requirements of this Chapter;

F. The extent, if any, to which the business has been brought into compliance with any of the applicable requirements of this Chapter since February 9, 1996, the effective date of this Chapter and with which such business previously failed to conform, including the cost incurred for any such improvements;

G. The remaining term of any lease or rental agreement under which the business is operating;

H. Whether the business can be brought into conformance with all applicable requirements of this Chapter without requiring to be relocated, and the cost of complying with such requirements;

I. Whether the business must be discontinued at the present location in order to comply with the requirements of this Chapter and, if such relocation is required:

   1. The availability of relocation sites, and

   2. The cost of such relocation;

J. The ability of the owner to change the business to a conforming use.

22.150.100 Conflicts

If the provisions of this Chapter conflict or contravene the provisions of another Chapter of this Title 22, the provisions of this Chapter shall prevail.

22.150.110 Modifications or Revocations

In addition to Modifications and Revocations (Chapter 22.240), and after a hearing as provided Section 22.240.070 (Public Hearing and Action), the Commission may modify or revoke an Adult Business Permit or adult business nonconforming use if it finds that one or more of the following conditions exist:

A. The building, structure, equipment or location of such business does not comply with or fails to meet any of the health, zoning, fire and safety requirements or standards of any of the laws of the State of California or ordinances of the County of Los Angeles applicable to such business operation;

B. The business owner, its employee, agent or manager has been convicted in a court of competent jurisdiction of:

1. Any violation of any statute, or any other ordinance, arising from any act performed in the exercise of any rights granted by the Adult Business Permit, the revocation of which is under consideration, or
2. Any offense involving the maintenance of a nuisance caused by any act performed in the exercise of any rights granted by the Adult Business Permit, the revocation of which is under consideration;

The business owner, its employee, agent or manager has knowingly made any false, misleading or fraudulent statement of material fact in the application for a permit, or in any report or record required to be filed with the Commission.

Chapter 22.152 Animal Permits[21]

Sections:

22.152.010 Purpose
22.152.020 Application and Review Procedures
22.152.030 Findings and Decision
22.152.040 Notice of Action
22.152.050 Effective Date of Decision and Appeals
22.152.060 Conditions of Approval
22.152.070 Post-Decision Actions and Regulations

22.152.010 Purpose

Animal Permits are established to regulate:

A. The keeping or maintaining as a pet or for the personal use of members of the family residing on the premises of:

1. Wild or domestic animals not specifically classified which will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; and

2. Domestic or wild animals exceeding the number permitted, or on lots having less than the area required, which will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of such site.

B. Rehabilitation facilities for small wild animals which:

1. Will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; and

2. Will not be materially detrimental to the use, enjoyment, or valuation of property or other persons located in the vicinity of such site.

22.152.020 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Animal Permit Checklist.

B. **Application and Review Procedures.**

1. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

2. Application filing and withdrawal shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

3. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

4. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

C. **Notice of Application.** Prior to taking action on an application, the Director shall provide notice in compliance with Section 22.222.130 (Notice of Application), except where modified below:

1. ***Notice Content.*** The notice shall also indicate that any individual may oppose the granting of the application by a written protest to the Director.

2. ***Comment Period.*** The Director shall allow a minimum comment period of 15 days after the notice has been mailed. The end of the comment period shall be stated on the notice.

3. ***Notification Radius.***

a. Notice shall be mailed to:

i. Properties adjacent to the subject property on which such animals are to be maintained; and

ii. In all cases where the mailing address of any owner of property required to be notified is different than the address of such adjacent property, notice shall be addressed and provided to "occupant."

b. If the closest point that such animal is to be kept or maintained is 500 feet or more from such adjoining property, then notice of application per this Subsection C, shall not be required.

D. **Agency Review.** The Director shall request the technical opinion of the Directors of the Departments of Animal Care and Control and Public Health, relative to the ability of the applicant to maintain such animals properly as indicated in the application and site plan.

22.152.030 Findings and Decision

A. **Common Procedures.** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. **Findings.**

1. The requested animal or animals at the location proposed will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

2. The proposed site is adequate in size and shape to accommodate the animal or animals requested without material detriment to the use,

enjoyment or valuation of property of other persons located in the vicinity of the site.

C. **Approval.** The Director shall approve the application if:

1. No written protests were received within 15 days of the date set forth on the notice; and
2. The findings in Subsection B, above, are established.

D. **Denial.** The Director shall deny the application if:

1. Two or more written protests to the granting of such permit are received within 15 days of the date set forth on the notice;
2. The reports from the Departments of Animal Care and Control or Public Health indicate that such animals may not be reasonably maintained as specified in the application; or
3. The findings in Subsection B, above, are not established.

22.152.040 Notice of Action

Notice of action shall be issued and mailed in compliance with Section 22.222.220 (Notice of Action).

22.152.050 Effective Date of Decision and Appeals

A. The decision of the Director shall become final and effective as set forth in Chapter 22.222.230 (Effective Date of Decision and Appeals) unless an appeal to the Commission is timely filed pursuant to Chapter 22.242 (Appeals).

B. Any person dissatisfied with the action of the Director, may file an appeal of such action with the Commission within the time period set forth in Chapter 22.222.230 (Effective Date of Decision and Appeals).

C. If the appellant is the applicant, the fee shall be the difference already paid by the applicant for the Animal Permit application without a public hearing and the fee for an Animal Permit application with a public hearing.

D. In rendering its decision, the Commission may hear or consider any argument or evidence of any kind presented at the public hearing.

E. The Commission's decision may cover all phases of the matter, including the addition or deletion of any condition.

F. The Commission’s decision on an appeal shall be final and effective on the date of decision and shall not be subject to further administrative appeal.

22.152.060 Conditions of Approval

A. **Animal Permits.** The Commission or Director may impose any conditions deemed necessary to ensure that the Animal Permit will comply with all findings required by this Chapter, including those recommended by the Department of Animal Care and Control and/or Department of Public Health.

B. **Animal Permits for Rehabilitation Facilities for Small Wild Animals.** The Commission or Director shall impose the following conditions on Animal Permits for rehabilitation facilities in accordance with Section 22.140.500 (Rehabilitation Facilities for Small Wild Animals).

22.152.070 Post-Decision Actions and Regulations

A. Documentation, scope of approval, and Exhibit "A" shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A").

B. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).

C. Performance guarantee and covenant shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

D. Cessation of use shall be in compliance with Section 22.222.280 (Cessation of Use).

Chapter 22.154 Cemetery Permits

Sections:

22.154.010 Applicability
22.154.020 Application and Review Procedures
22.154.030 Findings and Decision
22.154.040 Conditions of Approval
22.154.050 Reduction in Boundaries

22.154.010 Applicability

A. **General Applicability.** A person shall not establish or maintain any cemetery or extend the boundaries of any existing cemetery at any place within the unincorporated territory of the County of Los Angeles without a permit first having been applied for and obtained from the Commission or Hearing Officer. This Chapter does not prevent the maintenance, development and operation within their present boundaries of cemeteries which were legally established on February 19, 1937, the date this Chapter took effect.

B. **Cemetery Deemed Established When.**

1. A cemetery shall be deemed to be established or maintained or extended where the interment of one or more dead human bodies or cremated remains is made in or upon any property, whether or not the same has been duly and regularly dedicated for cemetery purposes under the laws of the State of California, and which on February 19, 1937, the date this Chapter took effect, was not included within the boundaries of a legally existing cemetery.

2. Any person who makes or causes to be made any interment in or upon such property, and any person having the right of possession of any such property who knowingly permits the interment of a dead body or cremated remains therein or thereupon shall be deemed to have established, or maintained, or extended a cemetery within the meaning of the provisions of this Title 22.

C. **Permit Assignment and Use Limitations.** No permit granted as a result of any such application shall be assignable prior to the actual establishment of such cemetery or extension of any existing cemetery, nor shall, such permit be used by any other person than applicant in the establishment of such cemetery or extension of an existing cemetery.

22.154.020 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Cemetery Permit Checklist.

B. **Additional Application Materials.** In addition to Subsection A, above, the following application materials shall be required:

1. A financial statement of applicant, showing the financial ability of applicant to establish, care for, and maintain the proposed cemetery in such a manner as to prevent the same from being a public nuisance; and
2. A statement setting forth whether the said cemetery is to be established as a perpetual-care or nonperpetual-care cemetery, and if a perpetual-care fund is to be or has been created, the amount then on hand and the method, scheme or plan of continuing and adding to the same in full details sufficient to show that said cemetery will be maintained so as not to become a public nuisance.

C. **Type IV Review.** The application shall be filed and processed in compliance with Chapter 22.232 (Type IV Review – Discretionary) and this Chapter.

22.154.030 Findings and Decision

A. **Common Procedures.** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. **Findings.**

1. The establishment or maintenance of the proposed cemetery or the extension of an existing cemetery will not or may not jeopardize nor adversely affect the public health, safety, comfort, or welfare.
2. Such establishment, maintenance, or extension will not or may not reasonably be expected to be a public nuisance.
3. Such establishment, maintenance, or extension will not tend to interfere with the free movement of traffic or with the proper protection of the public through interference with the movement of police, ambulance, or fire equipment, and thus interfere with the convenience of the public or the protection of the lives and property of the public.
4. The applicant, through the proposed perpetual-care fund or otherwise, demonstrates adequate financial ability to establish and maintain the proposed cemetery so as to prevent the proposed cemetery from becoming a public nuisance.

22.154.040 Conditions of Approval

Prior to taking final action, the Board, Commission, or Hearing Officer may require of the applicant any reasonable dedication of public streets or highways through the premises proposed to be used for the proposed cemetery or extension of an existing cemetery so as to prevent the same from jeopardizing the public safety, comfort, or welfare. If the time required by the Board, Commission, or Hearing Officer for

compliance with such conditions shall elapse without such conditions having been met, the Board, Commission, or Hearing Officer may deny the permit.

22.154.050 Reduction in Boundaries

A. **Cemetery Permit.** A Cemetery Permit application pursuant to this Chapter shall be required to reduce the boundary of an existing cemetery never used.

B. **Additional Application and Review Procedures.**

1. ***Application Materials.*** Notwithstanding Section 22.154.020 (Application and Review Procedures), Section 22.154.020.B (Additional Application Materials) shall not be required as part of this application.

2. ***Notification Radius.*** Notwithstanding Section 22.222.160.A (Standard Radius), the Director shall mail notice to all owners of property located within a 700-foot radius of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll, unless a wider notification radius is required by Section 22.222.160.B (Additional Radius).

Chapter 22.156 Reserved (Coastal Development Permits)

Reserved for Coastal Development Permits. See Chapter 22.56, below, for Coastal Development Permits. Chapter 22.56 shall not apply to the Santa Monica Mountains Coastal Zone, which instead shall refer to Section 22.44.600 et. seq. (Santa Monica Mountains Local Implementation Program). Unless where specified otherwise, all references used in Chapter 22.56 are to Title 22 regulations in effect on December 29, 1989 when Ordinance No. 89-0147 became effective.

Chapter 22.56 Coastal Development Permits

PART 17

COASTAL DEVELOPMENT PERMITS

Sections:

22.56.2270 Established—Purpose
22.56.2280 Permit required
22.56.2290 Exemptions and categorical exclusions
22.56.2300 Application – Filing
22.56.2310 Application – Information required
22.56.2320 Application – Burden of proof
22.56.2330 Application – Filing fee
22.56.2340 Application – Denial for lack of information
22.56.2350 Application – Concurrent filing
22.56.2360 Determination of jurisdiction
22.56.2370 Resolving determination disputes
22.56.2380 Public hearings
22.56.2390 Director's action on non-appealable permits
22.56.2400 Notice requirements
22.56.2410 Approval or denial findings
22.56.2420 Condition of approval
22.56.2430 Notice of action and county appeal rights.
22.56.2440 Notice of final decision
22.56.2450 Appeals to the Coastal Commission
22.56.2460 Effect of appeal to the Coastal Commission
22.56.2470 De novo review by the Coastal Commission
22.56.2480 Appeal by two Coastal Commissioners
22.56.2490 Effective date of permit
22.56.2500 Expiration of unused permits
22.56.2510 Expiration following cessation of use
22.56.2520 Continuing validity of permit
22.56.2530 Amendments to permits

22.56.2540 Revocation of coastal development permits
22.56.2550 Enforcement

22.56.2270 Established—Purpose

The coastal development permit is established to ensure that any development, public or private, within the coastal zone conforms to the policies and programs of the county of Los Angeles local coastal program land use plans and implementation program in accordance with Division 20 of the Public Resources Code. As used in this Part 17, the word "commission" by itself refers to the county of Los Angeles Regional Planning Commission; references to the State of California Coastal Commission are indicated by the words "Coastal Commission."

22.56.2280 Permit required

A. In addition to obtaining any other permits required by law, any person wishing to perform or undertake any development in the coastal zone, other than either a power facility subject to the provisions of Public Resources Code Section 25500, a development subject to the provisions of Public Resources Code Section 30519(b) or a development specifically exempted by this Part 17, shall obtain a coastal development permit.

B. A determination on whether a development is exempt or has been categorically excluded from the coastal development permit requirements shall be made by the director at the time an application is submitted for development within the coastal zone. Any dispute arising from the director's determination shall be resolved pursuant to the procedure described in Section 22.56.2370.

C. The processing of a coastal development permit shall be subject to the provisions of Chapter 4.5 (Section 65920 et seq.) Division I, Title 7 of the Government Code.

22.56.2290 Exemptions and categorical exclusions

A. Exemptions: The provisions of this Part 17 shall not apply to:

1. Additions to single-family residences consistent with the provisions of Section 13250, Title 14, California Code of Regulations.

2. Improvements to any structure other than a single family residence or public works facility consistent with the provisions of Section 13253, Title 14, California Code of Regulations.

3. Repair or maintenance activities that are consistent with the provisions of Section 13252, Title 14, California Code of Regulations.

4. The installation, testing and placement in service or the replacement of any necessary utility connection between an existing service facility and

any development approved pursuant to Division 20, the California Coastal Act, of the Public Resources Code; provided, however, that the director may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources. All repair, maintenance and utility hookups shall be consistent with the provisions adopted by the California Coastal Commission on September 5, 1978.

5. The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements; shall be for the same use as the destroyed structure, shall not exceed either the floor area, height or bulk of the destroyed structure by more than 10 percent; and shall be sited in the same location on the affected property as the destroyed structure.
6. Any activity anywhere in the coastal zone that involves the conversion of any existing multiple-unit residential structure to a time-share project, estate or use, as defined in Section 11003.5 of the California Business and Professions Code. If any improvement to an existing structure is otherwise exempt from the permit requirements of this division, no coastal development permit shall be required for that improvement on the basis that it is to be made in connection with any conversion exempt pursuant to this subsection. The division of a multiple-unit residential structure into condominiums, as defined in Section 783 of the Civil Code, shall not be considered a time-share project, estate or use for the purposes of this subsection.
7. Maintenance dredging of existing navigation channels or moving dredged material from those channels to a disposal area outside the coastal zone, pursuant to a permit from the United States Army Corps of Engineers.

B. Categorical Exclusions. (Reserved)

C. As used in this section, "disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owners; "bulk" means total interior cubic volume as measured from the exterior surface of the structure; and "structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

D. A determination on whether a development is exempt shall be made by the director at the time an application for development within the coastal zone is submitted. Any dispute arising from the director's determination shall be resolved pursuant to the procedure described in Section 22.56.2370.

22.56.2300 Application – Filing

Any person desiring a coastal development permit required or provided for in this Title 22 may file an application with the director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the hearing officer, Commission or board of supervisors on an application requesting the same or substantially the same permit.

22.56.2310 Application – Information required

An application for a coastal development permit shall contain the following information, accuracy of which is the responsibility of the applicant:

A. Names and addresses of the applicant and of all persons owning any or all of the property proposed to be used.

B. Evidence that the applicant meets the following criteria:

   1. Is the owner of the premises involved; or

   2. Has written permission of the owner or owners to make such application; or

   3. Is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof; or

   4. In the case of a public agency, is negotiating to acquire a portion of the premises involved.

C. Location of the subject property by address and/or vicinity.

D. Legal description of the property involved.

E. Nature of the requested use, indicating the business, occupation or purpose for which such building, structure or improvement is to be erected, constructed, altered, enlarged, moved, occupied or used.

F. Indication of the nature, condition and development of adjacent uses, buildings and structures.

G. A site plan drawn to a scale satisfactory to and in the number of copies prescribed by the director indicating the following:

   1. The area and dimensions of the proposed site for the requested use.

   2. The location and dimensions of all existing and proposed structures, yards, walls, fences, parking and loading facilities, landscaping and other development features.

   3. The dimensions and state of improvement of the adjoining streets and highways providing access to the proposed site of the requested use.

   4. Existing and/or proposed public access to and along the shoreline for projects proposed between the first through public road and the sea.

H. Architectural drawings showing the following:

1. Elevations of all sides of building(s).
2. Roof plan of proposed building(s).
3. Indication of colors and materials for all exterior surfaces.

I. Indication of other permits and approvals secured or to be secured in compliance with the provisions of Title 22 and other applicable ordinances and laws, including the California Environmental Quality Act.

J. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of 700 feet from the exterior boundaries of such proposed use. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 700-foot radius.

K. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land on which the development is proposed. In addition, the list shall include the names and addresses of persons residing within 100 feet of said parcel; if the names of the residents are not known, they shall be listed as "occupants". One copy of the map described in subsection (J) of this section shall indicate where such ownerships and residents are located.

L. Proof satisfactory to the director that water for fire protection will be available in quantities and pressures required by the Water Ordinance, set out at Division 1 of Title 20 of this code, or by a variance granted pursuant to said Division 1. The director may accept as such proof a certificate from the person who is to supply water that water can be supplied as required by said Division 1 of Title 20, also stating the amount and pressure, which certificate also shall be signed by the forester and fire warden, or a certificate from the department of public works that such water will be available.

M. The director may waive the filing of one or more of the above items if he finds that the nature of the development is unrelated to the required item and may require additional information.

22.56.2320 Application – Burden of proof

In addition to the information required in the application by Section 22.56.2310, the applicant shall substantiate to the satisfaction of the county the following facts:

A. That the proposed development is in conformity with the certified local coastal program; and, where applicable,

B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

22.56.2330 Application – Filing fee

When an application for a coastal development permit is filed, it shall be accompanied by the filing fee as required in Section 22.60.100.

22.56.2340 Application – Denial for lack of information

The hearing officer may deny, without a public hearing, an application for a coastal development permit if such application does not contain the information required by Sections 22.56.2310 and 22.56.2320 and any other pertinent sections. The hearing officer may accept the original file with the supplementary in information when refiled by the applicant.

22.56.2350 Application – Concurrent filing

A coastal development permit shall be considered concurrently with the granting of any other tentative maps or permits required by Titles 21 or 22 of this code. A coastal development permit shall be considered subsequent to the granting of required tentative maps or other permits which were approved prior to the effective date of this section. Where a coastal development permit is being considered concurrently with other permits or maps that do not have a public hearing requirement, a public hearing for such concurrent cases shall be held if the coastal development permit is subject to Section 22.56.2380.

22.56.2360 Determination of jurisdiction

A. A determination on whether a coastal development permit is in the county's or Coastal Commission's jurisdiction shall be made by the director at the time an application for a coastal development permit has been submitted. The county's jurisdiction over coastal development permits does not include tidelands, submerged lands, public trust lands, certain ports, state university or state college lands as described in Section 30519 of the Public Resources Code. In making such determination the director may refer to the "Post-LCP Certification Permit and Appeals Jurisdictional Map" adopted by the Coastal Commission. A coastal development permit within the county's jurisdiction shall be processed pursuant to the provisions of this Part 17 and applicable provisions of the Coastal Act. Any such permit not within the county's jurisdiction shall be referred to the Coastal Commission for processing.

B. For a coastal development permit within the county's jurisdiction, the director shall also determine if such permit is appealable to the Coastal Commission. In making this determination, the director shall use the criteria contained in Section 22.56.2450. The director may also use the "Post-LCP Certification Permit and Appeals Jurisdictional Map".

C. Any dispute arising from the director's determination of jurisdiction or appealability shall be resolved pursuant to the procedure described in Section 22.56.2370.

22.56.2370 Resolving determination disputes

A. If the director's determination made pursuant to Sections 22.56.2280, 22.56.2290 or 22.56.2360 is challenged by the applicant or interested person, or if the local government wishes to have a Coastal Commission determination as to the appropriate determination, the director shall notify the Coastal Commission by telephone of the dispute and shall request an opinion of the Coastal Commission's Executive Director.

B. Processing of such coastal development permit shall be suspended pending a final determination by the Executive Director or Coastal Commission.

22.56.2380 Public hearings

A. A coastal development permit which may be appealed to the Coastal Commission pursuant to Section 22.56.2450 shall have a public hearing before the hearing officer or regional planning commission.

B. A public hearing for a coastal development permit may be continued to another day pursuant to Section 22.60.178. If the public hearing is continued to a date uncertain, new notice of the continued public hearing shall be provided in accordance with Section 22.56.2400.

22.56.2390 Director's action on non-appealable permits

A coastal development permit which is not subject to appeal to the Coastal Commission shall be acted on by the director who shall cause notices to be sent in accordance with Section 22.56.2400. The director's decision to approve or deny a permit shall be based on the findings contained in Section 22.56.2410. After the director's decisions, notices shall be sent pursuant to Section 22.56.2430.

22.56.2400 Notice requirements

A. The director shall provide notice by first class mail for a coastal development permit at least 20 calendar days prior to the public hearing or decision on the application to:

1. The applicant, property owners and residents whose names and addresses appear on the verified list of persons required to be submitted by Section 22.56.2310 and other pertinent sections;
2. The California Coastal Commission; and
3. Any person who has requested to be noticed of such permit.

B. The notice for a coastal development permit shall contain the following information:

1. A statement that the development is within the coastal zone;
2. The date of filing and name of the applicant;
3. The number assigned to the application;
4. The location and description of the development; and
5. In addition, a notice for a coastal development permit which requires a public hearing shall also contain the following:
   a. The date, time and place of the public hearing,
   b. A statement that written comments may be submitted to the director prior to the hearing and that oral comments may be made or written material may be submitted at the public hearing, and
   c. A brief description of the procedures concerning the conduct of the hearing, the action likely to occur and that the notice will be given after the action, and
   d. A description of the procedure for filing an appeal with the county and California Coastal Commission.
6. In addition, a notice for a coastal development permit which does not require a public hearing shall contain the following:
   a. The date the director will make a decision on the application,
   b. A statement that written or oral comments may be submitted to the director during the 20 day period between the time that the notice is mailed and the date of the director's decision; this period would allow sufficient time for the submission of comments by mail prior to the director's decision, and
   c. A description of the procedure for filing an appeal with the county.

22.56.2410 Approval or denial findings

A. An application for a coastal development permit shall be approved where the information submitted by the applicant, discovered during the staff investigation process and/or presented at a public hearing substantiates to the satisfaction of the county the following findings:

1. That the proposed development is in conformity with the certified local coastal program; and, where applicable,
2. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 or the Public Resources Code.

B. An application shall be denied where the information submitted by the applicant and/or presented at a public hearing fails to substantiate the above-mentioned findings to the satisfaction of the county.

22.56.2420 Condition of approval

The county, in approving an application for a coastal development permit, may impose such conditions as are deemed necessary to insure that such use will be in accord with the findings required by Sections 22.56.2320 and 22.56.2410. The land owner and applicant shall record with the office of the Los Angeles County Recorder an affidavit accepting and agreeing to implement all conditions of permit approval.

22.56.2430 Notice of action and county appeal rights.

A. The director shall notify by first class mail the applicant, any person who specifically required notice of such action of the decision made on an application for a coastal development permit and any person who participated at the public hearing.

B. The notice shall contain the following information:

1. That a coastal development permit decided by the director with no public hearing may be appealed by filing an appeal with the secretary of the regional planning commission. The decision of the regional planning commission shall be based on the findings of Section 22.56.2410 and shall be final.
2. That a coastal development permit decided by the hearing officer or regional planning commission after a public hearing may be appealed or called for review by following the procedure contained in Part 5 of Chapter 22.60.

C. An appeal may be filed by any interested person dissatisfied with a decision on a coastal development permit within:

1. Fourteen calendar days following the date on the notice of action for a coastal development permit that is not appealable to the Coastal Commission;
2. Ten business days from the date of receipt by the executive director of the Coastal Commission of the notice of the county's final action for a coastal development permit that is appealable to the Coastal Commission.

22.56.2440 Notice of final decision

Within seven calendar days of a final decision on a coastal development permit, the director shall provide notice of such decision by first class mail to the applicant, the Coastal Commission and to any persons who specifically requested notice of such decision by submitted an self-addressed stamped envelope to the planning department. A decision shall be considered final when all local appeals have been exhausted and the effective dates contained in Section 22.60.260 and Section 22.56.2490 have been reached. Such notice shall include written findings, conditions of approval and the procedures for appeal of the decision, if applicable pursuant to Section 22.56.2450, to the Coastal Commission.

22.56.2450 Appeals to the Coastal Commission

A. A coastal development permit may be appealed to the California Coastal Commission for only the following types of development:

   1. Approvals of developments which are located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance. The appeal jurisdiction described in Section 30603 of the Public Resources Code is shown on the "Post-LCP Certification Permit and Appeals Jurisdiction Map";

   2. Approvals of developments not included within subsection (A)(1) of this section that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff. The appeal jurisdiction described in Section 30603 of the Public Resources Code is shown on the "Post-LCP Certification Permit and Appeals Jurisdiction Map";

   3. Approvals of developments that are not designated as principal permitted uses in this Title 22; and

   4. Any development which constitutes a major public works project or a major energy facility. The phrase "major public works project or a major energy facility" shall mean facilities that cost more than $100,000. An energy facility means any public or private processing, producing, generating, storing, transmitting or recovering facility for electricity, natural gas, petroleum, coal or other source of energy.

B. The grounds for an appeal of a development described in subsection (A)(1) shall be limited to one or more of the following allegations:

   1. The development fails to provide adequate physical access or public or private commercial use or interferes with such uses.

   2. The development fails to protect public views from any public road or from a recreational area to and along the coast.

3. The development is not compatible with the established physical scale of the area.
4. The development may significantly alter existing natural landforms.
5. The development does not comply with shoreline erosion and geologic setback requirements.

C. The grounds for an appeal of a development described in subsections (A)(2), (A)(3) or (A)(4) shall be limited to an allegation that the development does not conform to the certified local program.

D. An appeal of the county's decision on a coastal development permit application may be filed by an applicant or any aggrieved person who exhausted local appeals or any two members of the Coastal Commission. The appeal must contain the following information:

1. The name and address of the permit applicant and appellant;
2. The date of the local government action;
3. A description of the development;
4. The name of the governing body having jurisdiction over the project area;
5. The names and addresses of al persons who submitted written comments or who spoke and left his or her name at any public hearing on the project, where such information is available;
6. The names and address of all other persons known by the appellant to have an interest in the matter on appeal;
7. The specific grounds for appeal;
8. A statement of facts on which the appeal is based;
9. A summary of the significant questions raised by the appeal. The filing of the notice of appeal should also contain information which the local government has specifically requested or required.

E. The appeal must be received in the Coastal Commission district office with jurisdiction over the local government on or before the tenth working day after receipt of the notice of the permit decision by the Executive Director.

F. The appellant shall notify the applicant, any persons known to be interested in the application and the local government of the filing of the appeal. Notification shall be by delivering a copy of the completed notice of appeal to the domicile, office or mailing address of said parties. In any event, such notification shall be by such means as may reasonably advise said parties of the pendency of the appeal. Unwarranted failure to perform such notification may be grounds for dismissal of the appeal by the Commission.

22.56.2460 Effect of appeal to the Coastal Commission

Upon receipt in the Coastal Commission office of a timely appeal by a qualified appellant, the Executive Director of the Coastal Commission shall notify the permit applicant and the county that the operation and effect of the development permit has been stayed pending Coastal Commission action on the appeal. Upon receipt of a notice of appeal the county shall refrain from issuing a development permit for the proposed development and shall within five working days, deliver to the Executive Director all relevant documents and materials used by the county in its consideration of the coastal development permit application. If the Coastal Commission fails to receive the documents and materials, they shall set the matter for hearing and the hearing shall be left open until all relevant materials are received.

22.56.2470 De novo review by the Coastal Commission

Where the appellant has exhausted county appeals a de novo review of the project by the Coastal Commission shall occur only after the county decision has become final.

22.56.2480 Appeal by two Coastal Commissioners

A. Where a coastal development permit is appealed by two Coastal Commissioners, such appeal shall be transmitted to the appropriate county appellate body, either the regional planning commission or board of supervisors, who shall follow the procedures of Part 5 of Chapter 22.60 and this Part 17. If the appellate body modifies or reverses the previous decision, the Coastal Commissioners shall file a new appeal from the decision if they are still dissatisfied. During the period of county appellate body review, the Coastal Commissioners' appeal will be suspended from the Coastal Commission appeal process pursuant to Section 13573 of the California Coastal Commission administrative regulations.

B. Where review by all county appellate bodies has left the originally appealed action unchanged, the Coastal Commissioners' appeal will be no longer suspended and the appeal may then be brought before the Coastal Commission.

22.56.2490 Effective date of permit

A. A coastal development permit which is not appealable to the Coastal Commission shall have the following effective dates:

   1. The decision of the director shall become effective on the 15th calendar day following the date on the notice of action taken, unless timely appealed to the commission pursuant to the provisions of Part 5 of Chapter 22.60.

   2. The decision of the commission is final and shall become effective on the date of its decision.

B. A coastal development permit which is appealable to the Coastal Commission shall become effective at the close of business on the tenth business day following the date of receipt of the notice of the County's final action on the permit by the Executive Director of the Coastal Commission, unless an appeal is filed prior to the effective date and time. If an appeal has been filed, the operation and effect of the coastal development permit shall be stayed pending Coastal Commission action on the appeal. The effective date of the Coastal Commission decision will be the date of decision by the Coastal Commission.

22.56.2500 Expiration of unused permits

Unused coastal development permits shall expire based on the following schedule:

A. A permit which is not used within the time specified in such permit, or, if no time is specified, within two years after the granting of the permit, becomes null and void and of no effect with the exception of the following:

   1. In all cases, 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. In the case of a non-profit corporation organized to provide low-income housing for the poor or elderly, the hearing officer may grant an additional one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension.

   2. In the case of a coastal development permit heard concurrently with a land division, conditional use permit, variance or other permit authorized in this Title 22, the hearing officer shall specify time limits and extensions to be concurrent and consistent with those of the land division, variance or permits.

B. A coastal development permit shall be considered used, within the intent of this section, when construction or other development authorized by such permit has commenced that would be prohibited if no permit had been granted.

22.56.2510 Expiration following cessation of use

A coastal development permit granted by action of the hearing officer, planning commission or board of supervisors shall automatically cease to be of any force and effect if the use for which such coastal development permit was granted has ceased or has been suspended for a consecutive period of two or more years.

22.56.2520 Continuing validity of permit

A coastal development permit that is valid and in effect and was granted pursuant to the provisions of this chapter shall adhere to the land and continue to be valid upon change of ownership of the land or any existing building or structure on said land.

22.56.2530 Amendments to permits

A. An amendment may be made to a coastal development permit previously approved by the county by filing a written application with the director. Such application shall contain a description of the proposed amendment, the reason for the amendment, together with maps, drawings or other material appropriate to the request. A filing fee as required by Section 22.60.100 shall accompany a request for an amendment.

B. An application for an amendment shall be rejected if, in the director's opinion, the proposed amendment would lessen or void the effect of the permit unless the applicant presents newly discovered material information which could not, with reasonable diligence, have been discovered and produced before the permit was granted.

C. For those applications accepted, the director shall determine whether the proposed amendment represents an immaterial or material change to the permit.

   1. For applications representing immaterial changes, the director shall prepare a written notice which contains the information required by subsection (B) of Section 22.56.2400, a description of the proposed amendment and a statement informing persons of the opportunity to submit written objection of the determination to the director within 10 days of the date the notices were posted at the subject property and mailed to interested persons. The director shall cause notices to be posted conspicuously along the exterior property line of the proposed development, not more than 300 feet apart and at each change of direction of the property line. The director shall also mail notices to all persons who testified at a public hearing on the permit or who submitted written testimony on the permit, and such other persons as the director has reason to know may be interested in the application. If no written objection is received by the director within 10 days of posting and mailing, the director's determination shall be conclusive and the proposed amendment approved.

   2. For applications representing material changes, applications which have objects to determinations of immateriality, or amendments to conditions affecting coastal resource protection or coastal access, the director shall refer such applications to the regional planning commission for a public hearing. The director shall mail notices in accordance with the procedures of Section 22.56.2400 to all persons who testified at the public hearing on the permit, who submitted written testimony on the permit, who objected

to the director's determination of immateriality, or such other persons as the director has reason to know may be interested in the application.

3. The regional planning commission, unless the proposed amendment has been found to be immaterial, shall determine and make appropriate findings by a majority vote of the membership present whether the proposed development with the proposed amendment is consistent with the California Coastal Act and the certified local coastal program.

22.56.2540 Revocation of coastal development permits

In addition to the provisions pertaining to revocations contained in Part 13 of Chapter 22.56, the following shall apply to coastal development permits:

A. Grounds for revocation of a permit may also include:

   1. Intentional inclusion of inaccurate, erroneous or incomplete information where the county finds that accurate and complete information would have caused additional or different conditions to be required on a permit or denial of an application:

   2. Failure to comply with the notice provisions of Section 22.56.2400, where the views of the person not notified were not otherwise made known to the county and could have caused the county to require additional or different conditions on a permit or deny an application.

B. Initiation of proceedings to revoke a permit may be made by any person who did not have an opportunity to fully participate in the original permit proceeding because of the reasons stated in subsection A of this section and who applies to the director specifying the particular grounds for revocation. The director shall review the stated grounds for revocation and, unless the request is patently frivolous and without merit, shall initiate revocation proceedings. The director may initiate revocation proceedings when the grounds for revocation have been established.

C. Where the director determines that grounds exist for revocation of a permit, the operation of the permit shall be automatically suspended until the denial of the request for revocation. The director shall notify the permittee by mailing a copy of the request for revocation and a summary of the procedures contained in this section and in Part 13 of Chapter 22.56, to the address shown in the permit application. The director shall advise the applicant in writing that any development undertaken during suspension of the permit may be in violation of the California Coastal Act and subject to the penalties contained therein.

22.56.2550 Enforcement

In addition to the enforcement provisions contained in this Title 22, the provisions of Chapter 9 of Division 20 of the Public Resources Code shall also apply with respect to violations and enforcement.

Chapter 22.158 Conditional Use Permits

Sections:

22.158.010 Purpose
22.158.020 Applicability
22.158.030 Application and Review Procedures
22.158.040 Development Standards
22.158.050 Findings and Decision
22.158.060 Conditions of Approval
22.158.070 All Zone Regulations Apply Unless Permit is Granted

22.158.010 Purpose

Conditional Use Permits are established to review uses and activities that may be appropriate in the applicable zone, but requires additional consideration to ensure proper integration with the surrounding community.

22.158.020 Applicability

A. **Zones.** This Chapter authorizes uses identified by Divisions 3 (Zones) and 4 (Combining Zones and Supplemental Districts) as subject to the approval of a Conditional Use Permit.

B. **Additional Consideration.** This Chapter also authorizes uses or developments with unusual site features or operating characteristics requiring additional consideration to ensure that the use or development will be compatible in design, location, and operation with adjacent properties and in the surrounding area.

22.158.030 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Conditional Use Permit Checklist.

B. **Type IV Review.** The application shall be filed and processed in compliance with Chapter 22.232 (Type IV Review – Discretionary) and this Chapter.

22.158.040 Development Standards

A. **Adequate Water Supply—Criteria.** If it appears that the use requested will require a greater water supply for adequate fire protection than does either the existing use or any use permitted without a Conditional Use Permit in the same zone, and will not comply with the provisions of Division 1 (Water) of Title 20 of the County Code, such facts shall be prima facie evidence that such requested use will adversely affect and be materially detrimental to

adjacent uses, buildings and structures and will not comply with the findings required by this Chapter. If the Water Appeals Board grants a variance pursuant to any provision of Chapter 20.12 (Water Appeals Board) of said Division 1, permitting the proposed use with the existing or proposed water supply, this Section shall not apply.

22.158.050 Findings and Decision

A. **Common Procedures.** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. **Findings.**

1. The proposed use will be consistent with the adopted General Plan for the area.
2. The requested use at the location proposed will not:
   a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
   b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
   c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
4. The proposed site is adequately served:
   a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and
   b. By other public or private service facilities as are required.

22.158.060 Conditions of Approval

A. The Review Authority may impose conditions may be imposed in order to ensure that the approval will be in accordance with the findings required by Section 22.158.050.B (Findings). Such conditions may involve any pertinent factors that could affect the establishment, operation, and maintenance of the requested use or development, including, but not limited to:

1. Special yards, open spaces, and buffer areas.
2. Fences and walls.

3. Parking facilities, including vehicular ingress and egress and the surfacing of parking areas and driveways to specified standards.
4. Street and highway dedications and improvements, including sidewalks, curbs, and gutters.
5. Water supply and fire protection in accordance with the provisions of Division 1 (Water) of Title 20 of the County Code.
6. Landscaping and maintenance of grounds.
7. Regulation of nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.
8. Regulation of operating hours for activities affecting normal neighborhood schedules and functions.
9. Regulation of signs, including outdoor advertising.
10. A specified validation period limiting the time in which development may begin.
11. Provisions for a bond or other surety that the proposed conditional use will be removed on or before a specified date.
12. A site plan indicating all details and data as prescribed in this Title 22.
13. Such other conditions as will make possible the development of the proposed conditional use in an orderly and efficient manner and in general accordance with all elements of the General Plan and the intent and purpose of this Title 22.

B. Approval may also be contingent upon compliance with applicable provisions of any other County, state, or federal requirements.

22.158.070 All Zone Regulations Apply Unless Permit is Granted

Unless specifically modified by a Conditional Use Permit, all regulations prescribed in the zone in which such Conditional Use Permit is granted shall apply.

Chapter 22.160 Conditional Use Permits, Minor

Sections:

22.160.010 Purpose
22.160.020 Applicability
22.160.030 Application and Review Procedures
22.160.040 Findings and Decision
22.160.050 Conditions of Approval
22.160.060 Notice of Action

22.160.010 Purpose

Minor Conditional Use Permits are established to authorize the Director's ex parte consideration of applications that by their nature are limited in scope and impacts.

22.160.020 Applicability

A. **Zones.** This Chapter authorizes uses identified by Divisions 3 (Zones) and 4 (Combining Zones and Supplemental Districts) as subject to the approval of a Minor Conditional Use Permit (MCUP).

B. **Additional Consideration.** This Chapter also authorizes uses or developments with unusual site features or operating characteristics requiring additional consideration to ensure that the use or development will be compatible in design, location, and operation with adjacent properties and in the surrounding area.

22.160.030 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Minor Conditional Use Permit Checklist.

B. **Type III Review.** The application shall be filed and processed in compliance with Chapter 22.230 (Type III Review – Discretionary) and this Chapter.

C. **Additional Review Procedures.**

1. Unless at least two requests for a public hearing have been filed with the Director as provided in Section 22.230.030 (Application and Review Procedures), the Director may grant such permit without a public hearing if the Director finds that the use requested, subject to such conditions deemed necessary, will comply with the findings required by Section 22.160.040 (Findings and Decision) and with any applicable requirements of Division 6 (Development Standards), and if he further finds that the impacts of the use requested on safety, facilities and services, and natural resources are minor in nature.

2. The Director shall notify the applicant and any persons who filed a timely request for a hearing of his decision. Any appeal from the Director's decision shall be filed with the Hearing Officer within 14 days following the date on the notice of Director's decision. The decision of the Hearing Officer may be appealed to the Commission. All appeals shall be filed within the time period set forth in, and shall be subject to all of the other provisions of Section 22.230.060 (Effective Date of Decision and Appeals) except that the decision of the Commission shall be final and effective on the date of the decision and shall not be subject to further administrative appeal.

22.160.040 Findings and Decision

A. **Common Procedures.** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. **Findings.**

1. The proposed use will be consistent with the adopted General Plan for the area.
2. The requested use at the location proposed will not:
   a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
   b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
   c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
4. The proposed site is adequately served:
   a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
   b. By other public or private service facilities as are required.

22.160.050 Conditions of Approval

Conditions may be imposed in order to ensure that the approval will be in accordance with the findings required by Section 22.160.040 (Findings and Decisions). Such conditions may include those in Section 22.158.060 (Conditions of Approval).

Chapter 22.162 Development Agreements

Sections:

22.162.010 Purpose
22.162.020 Applicability
22.162.030 Application and Review Procedures
22.162.040 Findings and Decision
22.162.050 Conditions of Approval
22.162.060 Ordinances, Regulations and Requirements Applicable to Development
22.162.070 Subsequently Enacted State and Federal Laws
22.162.080 Adoption of Ordinance—Execution of Contract
22.162.090 Recordation of Executed Agreement
22.162.100 Enforcement—Continuing Validity
22.162.110 Amendment or Cancellation
22.162.120 Review for Compliance—Director's Authority
22.162.130 Violation of Agreement

22.162.010 Purpose

This Chapter establishes procedures and requirements for consideration of Development Agreements for the purposes specified in and as authorized by Article 2.5 (Development Agreements), Chapter 4, Title 7 of the California Government Code.

22.162.020 Applicability

A. **General Applicability.** The Commission may recommend and the Board may enter into a Development Agreement for the development of real property with any person having a legal or equitable interest in such property as provided in this Chapter.

B. **Local Coastal Program.** A Development Agreement shall not be approved in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 (California Coastal Act) of the California Public Resources Code unless:

1. The required local coastal program has been certified by such provisions prior to the date on which the Development Agreement is approved; or

2. In the event that the required local coastal program has not been certified, the California Coastal Commission approves such Development Agreement by its formal action.

22.162.030 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Development Agreement Checklist.

B. **Type V Review.** The application shall be filed and processed in compliance with Chapter 22.234 (Type V Review – Discretionary) and this Chapter.

22.162.040 Findings and Decision

A. **Findings.** The Commission shall recommend approval of an application to the Board after making the following findings:

1. The proposed Development Agreement is consistent with the General Plan and any applicable Community, Area, or Specific Plan.
2. The proposed Development Agreement complies with zoning, subdivision, and other applicable ordinances and regulations.
3. The proposed Development Agreement is consistent with the public convenience, general welfare, and good land use practice, making it in the public interest to enter into the Development Agreement with the applicant.
4. The proposed Development Agreement will not:
   a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
   b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; or
   c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

B. **Coordination of Approvals.**

1. Where an application for a Development Agreement is concurrently filed with an application for a Zone Change, permit, Variance, tentative tract, or minor land division and may be feasibly processed together, all public hearings shall be concurrently held.
2. In instances where the provisions of applicable ordinances would permit the modification of development standards during consideration of such Development Agreement, such standards may be concurrently considered where modification is requested.

22.162.050 Conditions of Approval

A. Every Development Agreement entered into by the Board shall include the following terms, conditions, restrictions, and requirements:

1. The duration of the agreement, including a specified termination date if appropriate.
2. The uses to be permitted on the property.
3. The density or intensity of use permitted.
4. The minimum height, size, and location of buildings permitted.
5. The reservation or dedication of land for public purposes to be accomplished, if any.
6. The time schedule established for periodic review as required by Section 22.162.120 (Review for Compliance—Director's Authority).

B. Such terms, conditions, restrictions, or requirements shall not be contrary to zoning, subdivision, or other ordinances, laws, or regulations applicable to the proposed development.

C. A Development Agreement may also include additional terms, conditions, restrictions, and requirements for subsequent discretionary actions in addition to those provided in Subsection A, above, provided that such terms, conditions, restrictions, and requirements do not prevent development of the lot included in such agreement for the uses and to the density or intensity of development set forth in the agreement, including but not limited to:

1. The requirement of development schedules providing that construction of the proposed development as a total project or in phases be initiated and/or completed within specified time periods.
2. The construction of public facilities required in conjunction with such development, including but not limited to vehicular and pedestrian rights-of-way, drainage and flood control facilities, parks and other recreational facilities, and sewers and sewage treatment facilities.
3. The prohibition of one or more uses normally listed as permitted, accessory, or subject to discretionary review in the zone where placed.
4. The limitation of future development or requirement of specified conditions under which further development not included in the agreement may occur.
5. The requirement of a faithful performance bond where deemed necessary to, and in an amount deemed sufficient to guarantee the faithful performance of specified terms, conditions, restrictions, and/or requirements of the agreement. In lieu of the required bond, the applicant may deposit with the Executive Office of the Board and assign to the County, certificates of deposit or savings and loan certificates or shares equal in amount to the same conditions as set forth herein. Such deposit and assignment shall comply with all the provisions and conditions of

Chapter 4.36 (Assignment of Savings and Loan Certificates and Shares) in Title 4 of the County Code.

6. The requirements of specified design criteria for the exteriors of buildings and other structures, including signs.
7. The requirement of special yards, open spaces, buffer areas, fences and walls, landscaping, and parking facilities, including vehicular and pedestrian ingress and egress.
8. The regulation of nuisance factors such as noise, vibration, smoke, dust, dirt, odors, gases, garbage, heat and the prevention of glare or direct illumination of adjacent properties.
9. The regulation of operating hours and other characteristics of operation adversely affecting normal neighborhood schedules and functions on surrounding property.

22.162.060 Ordinances, Regulations and Requirements Applicable to Development

Unless otherwise provided by a Development Agreement, the General Plan, zoning, subdivision, and other ordinances, rules, regulations, and official policies governing permitted uses of land, governing density and governing design, improvement and construction standards, and specifications applicable to property subject to a Development Agreement shall be those applicable to such development on the date of execution of the Development Agreement by the Board; provided, however, that a Development Agreement shall not:

A. Be construed to prevent the application of later adopted or amended ordinances, rules, regulations, and policies in subsequent applications applicable to the property which do not conflict with such existing ordinances, rules, regulations, and policies; or

B. Prevent the approval, approval subject to conditions, or denial of subsequent development applications pursuant to such existing or later adopted or amended ordinances, rules, regulations, and policies.

22.162.070 Subsequently Enacted State and Federal Laws

In the event that state or federal laws or regulations enacted subsequent to execution of a Development Agreement prevent or preclude compliance with one or more provisions of such agreement, the provisions of such agreement shall be deemed modified or suspended to the extent necessary to comply with said state or federal law or regulation.

22.162.080 Adoption of Ordinance—Execution of Contract

A. Approval by the Board of a development agreement shall be by ordinance.

B. No ordinance shall be adopted and the Board shall not execute a Development Agreement until it has been executed by the applicant. If the applicant has not executed the agreement or agreement as modified by the Board, and returned said executed agreement to the Executive Office of the Board within 30 days following Board approval, the approval shall be deemed withdrawn, and the Board shall not adopt said ordinance nor execute said agreement.

C. Such 30-day time period may be extended upon approval of the Board.

22.162.090 Recordation of Executed Agreement

Not more than 10 days following the execution of a Development Agreement by the Board, the Executive Office of the Board shall record with the Registrar-Recorder/County Clerk a copy of the executed agreement.

22.162.100 Enforcement—Continuing Validity

A. Unless and until amended or cancelled in whole or in part as provided in Section 22.162.110 (Amendment or Cancellation), a Development Agreement shall be enforceable by any party thereto notwithstanding any change in regulations which alters or amends the regulations applicable to development as specified in Section 22.162.060 (Ordinances, Regulations and Requirements Applicable to Development).

B. The burden of a Development Agreement shall be binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement.

22.162.110 Amendment or Cancellation

A Development Agreement may be amended, or cancelled in whole or in part, by mutual consent of all parties to the agreement or their successors in interest. Procedures for amendment or cancellation shall be the same as provided in this Chapter for initiation and consideration of such agreement.

22.162.120 Review for Compliance—Director's Authority

A. Every Development Agreement entered into by the Board shall provide for periodic review of the applicant's compliance with such agreement by the Director at a time interval specified in such agreement, but in no event longer than 12 months.

B. The Director shall determine on the basis of substantial evidence that the applicant or his successor in interest has or has not complied with the agreement. If as a result of this review the Director determines that the agreement is not being complied with, he shall notify the applicant or his successor in interest of his findings as required by law for the service of

summons or by registered or certified mail, postage prepaid, return receipt requested, also indicating that failure to comply within a period specified, but in no event less than 30 days, may result in legal action to enforce compliance, termination, or modification of the agreement.

C. It is the duty of the applicant or his successor in interest to provide evidence of good faith compliance with the agreement to the Director's satisfaction at the time of said review. Refusal by the applicant or his successor in interest to provide the required information shall be deemed prima facie evidence of violation of such agreement.

D. If, at the end of the time period established by the Director, the applicant or his successor in interest has failed to comply with the terms of the agreement or, alternatively, submitted additional evidence satisfactorily substantiating such compliance, the Director shall notify the Commission of his findings recommending such action as he deems appropriate, including legal action to enforce compliance or to terminate or modify the agreement.

22.162.130 Violation of Agreement

A. **Commission Review.**

1. Where the Director notifies the Commission that his findings indicate that a Development Agreement is being violated, a public hearing shall be scheduled before the Commission to consider the applicant's reported failure to comply, and the action recommended by the Director. Procedures for conduct of such hearing shall be the same as provided in this Chapter for initiation and consideration of a Development Agreement.

2. If as a result of such hearing the Commission finds that the applicant or his successor in interest is in violation of a Development Agreement, it shall notify the Board of its findings, recommending such action as it deems appropriate.

B. **Board Actions.** Where the Commission reports the violation of a Development Agreement, the Board may take one of the following actions:

1. Approve the recommendation of the Commission instructing that action be taken as indicated therein in cases other than a recommendation to terminate or modify an agreement.

2. Refer the matter back to the Commission for further proceedings with or without instructions.

3. Schedule the matter for hearing before itself where termination or modification of an agreement is recommended. Procedures for such hearing shall be the same as provided in Section 22.162.110 (Amendment or Cancellation).

Chapter 22.164 Explosives Permits

Sections:

22.164.010 Definitions
22.164.020 Applicability
22.164.030 Application and Review Procedures
22.164.040 Findings and Decision
22.164.050 Conditions of Approval

22.164.010 Definitions

Specific terms used in this Chapter are defined in Division 2 (Definitions), under "Explosive Permits."

22.164.020 Applicability

A. **General Applicability.** No quantity of explosives other than gunpowder in excess of 100 pounds, or gunpowder in excess of 750 pounds, shall be stored or kept in any place, house, or building in the County without a permit therefor from the Commission or Hearing Officer, and unless said explosives are contained in a magazine situated, constructed, operated, and maintained in the manner described in Part 1 (High Explosives) of Division 11 of the California Health and Safety Code.

B. **Exemption.** This Chapter shall not apply to any explosive in transit in railway cars or other vehicles, or to any explosive awaiting transportation in or delivery from a railway car or other vehicle, or to the transfer of any such explosive from a car of one railway company to a car of a connecting railway company, provided that the car or other vehicle in which said explosive is being transported, or is awaiting transportation or delivery, shall be kept locked or guarded; and provided further that the time during which such explosive is kept waiting transportation or delivery shall not exceed 24 hours.

22.164.030 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Explosives Permits Checklist.

B. **Type II Review.** An application for a permit to store explosives for not more than three months and where there is no permit in force for that location shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary).

C. **Type IV Review.** Notwithstanding Subsection B, above, all other applications shall be filed and processed in compliance with Chapter 22.232 (Type IV Review – Discretionary) and this Chapter.

D. **Agency Review.**

1. ***Fire Department.*** The Director shall request the technical opinion of the Fire Department, relative to the application request.

   a. The Fire Department, within 10 days after receipt of a copy of the application, shall furnish to the Director a report thereon as to whether or not in his opinion explosives in the amounts and kinds mentioned in the application can be kept at the place proposed without danger of serious injury to persons other than those employed in or about the magazine, or to property other than that of the application.

   b. Where a public hearing is to be held, the Director shall notify the Fire Department of the time and place thereof.

22.164.040 Findings and Decision

A. **Common Procedures.** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B or C, below, as applicable.

B. **Findings for a Type II Review.** The Director shall make similar findings as Subsection C, below, based upon his investigation or the investigation of his staff, and upon the report of the Fire Department, of the place where it is proposed to keep the explosives.

C. **Findings for a Type IV Review.** The Commission or Hearing Officer shall approve such application where the report of the Fire Department and the findings indicate that explosives in the amounts and kinds mentioned in the application can be kept at the proposed location without danger of serious injury to persons other than those employed in or about the magazine, or to property other than that of the applicant.

22.164.050 Conditions of Approval

Conditions may be imposed in order to ensure that the approval will be in accordance with the findings required by Section 22.164.040 (Findings and Decision). Such conditions may include any conditions deemed necessary to protect the public health, safety, and general welfare; and to prevent material detriment to the property of other persons located in the vicinity of such proposed use. The Commission, Hearing Officer, or Director may also approve the permit contingent upon compliance with applicable provisions of other ordinances.

Chapter 22.168 Housing Permits

Sections:

22.168.010 Purpose
22.168.020 Definitions
22.168.030 Applicability
22.168.040 Housing Permit Evaluation Fee
22.168.050 Covenant and Agreement
22.168.060 Monitoring
22.168.070 Development Standards Prescribed by Permit
22.168.080 Administrative Housing Permit
22.168.090 Discretionary Housing Permit

22.168.010 Purpose

Housing Permits are established to facilitate the increased production of affordable housing and senior citizen housing through the implementation of the provisions of Chapter 22.120 (Density Bonuses and Affordable Housing Incentives) relating to density bonuses and affordable housing incentives.

22.168.020 Definitions

Specific terms used in this Chapter are defined in Division 2 (Definitions), under “Density Bonuses and Affordable Housing Incentives".

22.168.030 Applicability

A. Any person desiring to obtain a Housing Permit pursuant to this Chapter, that requires either an administrative review (Administrative Housing Permit) or a discretionary review (Discretionary Housing Permit), and that meets the applicable requirements of Chapter 22.120 (Density Bonuses and Affordable Housing Incentives), shall file a written application with the Director, accompanied by the applicable fee as required herein.

B. All qualified projects with housing set-asides shall adhere to the applicable requirements of this Chapter.

22.168.040 Housing Permit Evaluation Fee

A. The applicant shall pay directly to the CDC an initial deposit of $750 from which actual costs shall be billed and deducted.

B. If during the evaluation process, actual costs incurred reach 80 percent of the amount on deposit, the applicant shall be notified by the CDC and be required to submit a minimum supplemental deposit in the amount of $500 directly to the CDC. There is no limit to the number of supplemental deposits that may

be required to be submitted to the CDC prior to the completion or withdrawal of the Housing Permit.

C. If an initial or supplemental deposit is not received by the CDC within 30 days of notification that such deposit is due and payable, all work shall be discontinued until such deposit is received.

D. At the sole discretion of the applicant, the amount of an initial or supplemental deposit may exceed the minimum amount defined herein, except that at no time shall such initial or supplemental deposit be less than the minimum requirement.

E. The final Housing Permit Evaluation Fee shall be based on actual costs incurred by the CDC.

F. Costs shall be computed on a monthly basis and deducted from the amount on deposit. The Housing Permit Evaluation Fee shall be considered final upon completion of the review process, including any appeal process. If final costs do not exceed the amount on deposit, the unused portion of the amount on deposit shall be refunded to the applicant.

G. Costs shall be computed using actual hours expended by the CDC staff multiplied by the most current applicable hourly rates, approved by the Auditor-Controller, that are available at the time that costs are assessed.

H. Cost data used to determine the Housing Permit Evaluation Fee shall be maintained by the CDC and made available for public review while work is in progress, and for three years following final action or withdrawal of the application.

22.168.050 Covenant and Agreement

A covenant and agreement, or other similar mechanism, acceptable to the Department and CDC, shall be recorded with the Registrar-Recorder/County Clerk to ensure the continuing availability of housing set-aside units and child care facilities, as applicable, for the use restriction periods specified in Chapter 22.120 (Density Bonuses and Affordable Housing Incentives). The agreement shall contain remedies for violations of the covenant, including, but not limited to, monetary penalties. The covenant and agreement shall be recorded with the Registrar-Recorder/County Clerk prior to the issuance of a certificate of occupancy by the Department of Public Works (DPW).

A. The covenant and agreement shall include the following:

1. A description of the total number of units, including the housing set-aside.
2. A description of the household income groups to be accommodated by the qualified project.
3. The location, sizes (sq. ft.), and number of bedrooms of the housing set-aside units, and market-rate units, if applicable.

4. A description of remedies, including monetary penalties, for breach of the agreement.
5. ***Rental Housing Developments.*** When housing set-asides are rental units, the covenant and agreement shall also include the following:
    a. The rules and procedures for qualifying tenants, filling vacancies, and maintaining housing set-asides, and where applicable, establishing affordable rents; and
    b. Provisions requiring owners to comply with monitoring procedures, as described in Section 22.168.060 (Monitoring).
6. ***For-Sale Developments.*** When housing set-asides are for-sale units, the covenant and agreement shall also include the following:
    a. The rules and procedures for qualifying buyers, and where applicable, establishing affordable housing costs and affordable sales prices.
    b. Provisions restricting the housing set-aside units to be owner-occupied.
    c. Provisions requiring owners to comply with monitoring procedures, as described in Section 22.168.060 (Monitoring).
    d. For very low, lower, and moderate (single-family) income housing set-asides, provisions restricting the sale and resale of the housing set-aside units to eligible buyers during the applicable term of affordability, using a resale formula, as determined by the CDC, to determine the resale price.
    e. For moderate income housing set-asides (common interest development), provisions restricting the initial sale to eligible buyers, and requiring entering into an equity-sharing agreement with the County that states the following terms:
        i. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The County shall recapture any initial subsidy and its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in Subdivision (e) of Section 33334.2 of the California Health and Safety Code.
        ii. The County's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

iii. The County's proportionate share of appreciation shall be equal to the ratio of the initial subsidy to the fair market value of the home at the time of initial sale; and

7. ***Child Care Facilities.*** When the qualified project includes a child care facility, the covenant and agreement shall also include the following:

   a. The rules and procedures for qualifying children, filling vacancies, and maintaining a percentage of use by qualified households;

   b. The minimum amount of time in which a child care facility must remain in operation; and

   c. The minimum required percentage of children of very low, lower, or moderate income households who attend the child care facility.

B. **Release of the Covenant and Agreement.** Under certain circumstances, and after consultation with the Executive Director of the CDC, the covenant and agreement may be terminated by the Director of Regional Planning after making written findings as to the need for releasing the covenant and agreement.

22.168.060 Monitoring

The monitoring of affordable housing set-aside units shall be administered by the CDC. The CDC shall be responsible for verifying income eligibility, monitoring sales of affordable housing set-aside units to qualified buyers, conducting periodic site inspections, and administering the annual registration/certification of affordable housing set-aside units approved pursuant to this Chapter for the duration of the required term as specified in Section 22.120.040 (Density Bonus).

A. **Registration/Certification.** Property owners shall register their affordable housing set-aside units with the CDC according to the following schedule:

   1. ***Rental Units***. Prior to the granting of a certificate of occupancy by DPW for any unit in the qualified project, the owner shall register each affordable set-aside unit and certify annually with the CDC thereafter, on or before January 1 of each year, that affordable housing set-aside units remain in conformance with the terms of the Housing Permit.

   2. ***For-Sale Units.***

      a. For very low, lower, and moderate (single-family) income housing set-asides, prior to the granting of a certificate of occupancy by DPW for any unit in the qualified project, the owner shall register each affordable housing set-aside unit, at the time of sale and certify annually with the CDC thereafter, on or before January 1 of each year, that the affordable housing set-aside units remain in conformance with the terms of the Housing Permit.

b. For moderate income housing set-asides (common interest development), prior to the granting of a certificate of occupancy by DPW for any unit in the qualified project, the owner shall register each affordable housing set-aside unit, at the time of sale and certify annually with the CDC thereafter, on or before January 1 of each year, that the affordable housing set-aside units remain in conformance with the terms of the Housing Permit.

B. **Fees.** In addition to the applicable review fees, as described in the Filing Fee Schedule, the applicant for a Housing Permit that is granted approval by the County shall be required to deposit monitoring/inspection fees with the CDC at the time that the Housing Permit is accepted by the applicant and before a certificate of occupancy is issued by DPW for any unit in the qualified project. The monitoring/inspection deposits shall be $125 per affordable housing set-aside unit per year, and the applicant shall provide the total cumulative amount for the term of the grant, to be deposited into a trust fund from which actual costs are deducted by the CDC to defray the ongoing monitoring costs. On or before April 1 of each year, the CDC shall provide an annual report to the Director of Regional Planning that describes the following:

1. The location and status of each affordable housing set-aside unit approved in accordance with Chapter 22.120 (Density Bonuses and Affordable Housing Incentives) and this Chapter; and

2. The results of the registration/certification of each affordable housing set-aside unit and a notification to the Director of any necessary zoning enforcement action to maintain the housing set-aside units consistent with Chapter 22.120 (Density Bonuses and Affordable Housing Incentives)

C. **Enforcement and Noncompliance**. In the event of noncompliance, the owner of the housing set-aside units shall be subject to Section 22.244 (Enforcement Provisions).

22.168.070 Development Standards Prescribed by Permit

In granting a Housing Permit, the Commission or the Director shall prescribe the height limit, stories, yards, maximum lot coverage, gross structural area, parking, and other development standards for the use approved. Where the Commission or the Director fails to specify said height limit, stories, yards, maximum lot coverage, gross structural area, density, parking, or other development standards, those provisions applicable to principal permitted uses in the specific zone shall be deemed to be so specified.

22.168.080 Administrative Housing Permit

A. **Application and Review Procedures.**

1. ***Application Checklist.*** The application shall contain all of the materials required by the Administrative Housing Permit Checklist.
2. ***Fees.***
   a. When an application is filed, it shall be accompanied by the filing fee required for either of the following:
      i. Housing Permit, Administrative; or
      ii. Housing Permit, Administrative, with Off-Menu Incentives.
   b. In addition, the Director shall refer the application to the CDC for review, pursuant to this Chapter, and the applicant shall pay directly to the CDC the Housing Permit Evaluation Fee (Section 22.168.040).
   c. A fee shall not be required if the application is exempt per Section 22.222.080.C.2 (Fee Exemption for Affordable Housing).
3. ***Additional Application and Review Procedures.***
   a. The application shall be in compliance with Section 22.222.060 (Multiple Applications).
   b. The application shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).
   c. The application shall be in compliance with Section 22.222.090 (Initial Application Review).

B. **Findings and Decision**. An application that meets all the requirements for qualified projects shall be approved unless the Director makes one or more of the following findings, as applicable:

1. When an incentive is requested:
   a. The incentive is not required in order to provide for affordable housing costs or affordable rents; or
   b. The incentive would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, lower, or moderate income households.
2. When an additional density bonus or incentive for the provision of a childcare facility is requested:
   a. The additional density bonus or incentive for a child care facility does not significantly contribute to the economic feasibility of the construction of the child care facility;

b. The additional incentive would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, lower, or moderate income households; or

c. That the community has adequate child care facilities.

C. **Notification.**

1. The Director shall notify the applicant of the action taken on the application, by first class mail, or other means deemed appropriate by the Director. Such notification may also be hand-delivered to the applicant when appropriate.

2. ***Off-Menu Incentives.*** Where applicable, when an applicant requests an off-menu incentive, the Director shall also notify the Commission, adjacent property owners, and the local town council, or similar local community associations, of the action taken on the application, by first class mail, or other means deemed appropriate by the Director. The notice shall specify that the project is subject to an Administrative Housing Permit and that the incentives are not subject to a discretionary review. The notice shall also specify that the basis for which an appeal can be filed by the applicant or any interested person or the matter called up for review by the Commission are limited to the criteria contained in Subsection B, above, and that the permissible grounds upon which the Commission may act in such appeal or call for review as described in Subsection E, below, are also limited to such criteria.

D. **Effective Date of Decision.** Notwithstanding the provisions of Section 22.222.230 (Effective Date of Decision and Appeals), if applicable, when an applicant requests an off-menu incentive, the decision of the Director shall become effective on the 21st day following the date of the decision, unless appealed by the applicant or any interested person or called up for review by the Commission prior to that date.

E. **Appeals.**

1. ***Off-Menu Incentives.***

a. When an off-menu incentive is requested, an appeal to the Commission may be made by any interested person dissatisfied with the action taken by the Director on an Administrative Housing Permit, and/or the project may be called up for review by the Commission. Such appeal shall be filed with the Commission, or be called up for review by the Commission, within 21 days following the date of the decision. The appeal shall be accompanied by the fee required by the Filing Fee Schedule. Appeals that do not address the findings and

determinations made by the Director, as described in Subsection B, above, shall not be accepted.

b. *Notice of appeal.* A notice of appeal shall be sent to the Commission, adjacent property owners, local town council, and/or similar local community associations. In the event that the matter is called up for review by the Commission, a notice of call for review shall be sent to the local town council, and/or similar local community associations.

2. ***Decision.*** The Commission shall review the record of the decision and shall affirm, modify, or reverse the original decision. When a decision is modified or reversed, the Commission shall state the specific reasons for modification or reversal. In rendering its decision, the Commission shall not consider any argument or evidence of any kind other than the record of the matter received from the Director or appellants, which shall solely be based on the findings and determination of the Director, as described in Subsection B, above. The decision of the Commission shall be final.

3. ***Time Limit for Decision and Notice.*** Decisions on appeals or calls for review shall be rendered within 90 days of the end of the appeal period. The notice of the decision shall be mailed within 10 days after the date of the decision to the applicant and other persons required to be notified pursuant to Subsection C, above.

4. ***Failure to Act.*** If the Commission fails to act upon an appeal or call for review within the time limits prescribed in this Section, the applicant's project shall be deemed approved, except that the applicant, at their sole discretion, may elect to waive the time limit in order to obtain a written decision by the Commission.

F. **Effective Date When an Appeal is Filed.** Where an appeal is filed for an Administrative Housing Permit, the date of decision by the Commission on such appeal shall be deemed the date of grant in determining any applicable expiration date for the permit.

G. **Time Limits and Extensions.** An Administrative Housing Permit that is not used within two years after the granting of the permit, becomes null, void, and of no effect, except that the Director 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. The Director may grant an additional (second) one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension.

H. **Conditions of Approval.**

1. The Director, in approving an application for an Administrative Housing Permit, shall require the applicant to enter into and record a covenant and agreement, as described in Section 22.168.050 (Covenant and Agreement), with the County to ensure the affordability and/or age

restrictions, and where applicable, require a monitoring fee pursuant to 22.168.060 (Monitoring).

2. The Administrative Housing Permit shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the Department their affidavit stating that they are aware of, and agree to accept, all of the requirements of the permit.

I. **Post-Decision Actions and Regulations**

1. Documentation, scope of approval, and Exhibit "A" shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A").
2. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).
3. Performance guarantees and covenants shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

J. **All Zone and District Regulations Apply Unless Permit is Granted.** Unless specifically modified by a Housing Permit, all regulations prescribed in the zone or the community standards district in which such Housing Permit is granted shall apply.

22.168.090 Discretionary Housing Permit

A. **Application and Review Procedures.**

1. ***Application Checklist.*** The application shall contain all of the materials required by the Discretionary Housing Permit Checklist.
2. ***Fees.***
   a. When a Discretionary Housing Permit application is filed, it shall be accompanied by the filing fee required for a Discretionary Housing Permit.
   b. A fee shall not be required if the application is exempt per Section 22.222.080.C.2 (Fee Exemption for Affordable Housing).
   c. In addition, the Director shall refer the application to the CDC for review, pursuant to this Chapter, and the applicant shall pay directly to the CDC the Housing Permit Evaluation Fee (Section 22.168.040).
3. ***Type IV Review.*** The application shall be filed and processed in compliance with Chapter 22.232 (Type IV Review – Discretionary) and this Chapter.

B. **Findings and Decision.**

1. ***Common Procedures.*** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B.2, below.
2. ***Findings.***
   a. The proposed use will be consistent with the adopted General Plan for the area.
   b. The requested use at the location will not:
      i. Adversely affect the health, peace, comfort, or welfare or persons residing or working in the surrounding area;
      ii. Be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
      iii. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
   c. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
   d. The proposed site is adequately served:
      i. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
      ii. By other public or private service facilities as are required.
   e. The proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.
   f. The proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.
3. ***Findings for Waiver or Modification of Development Standards.*** The Commission shall approve a request for waiver or modifications of development standards upon making the following findings:
   a. The waiver or modification to development standards is necessary to make the housing units economically feasible; and
   b. The waiver or modification of development standards will not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

C. **Conditions of Approval - Discretionary Review**

1. The Commission may impose any conditions deemed necessary to ensure that such use will be in accordance with the findings required by Section 22.168.090.B (Findings and Decision):

   a. Conditions imposed by the Commission may involve any pertinent factors affecting the establishment, operation, and maintenance of the requested use.

   b. The Commission, in approving an application for a Discretionary Housing Permit, shall condition the applicant to enter into and record a covenant and agreement with the County, as described in Section 22.168.050 (Covenant and Agreement), to ensure the affordability and/or age restrictions of the housing set-asides, and where applicable, require a monitoring fee pursuant to Section 22.168.060 (Monitoring).

2. The Commission may also approve the requested Discretionary Housing Permit contingent upon compliance with applicable provisions of other ordinances.

3. The Discretionary Housing Permit will not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed with the Director their affidavit stating that they are aware of, and agree to accept, all of the conditions of the Discretionary Housing Permit.

D. **Appeals.**

1. ***Appeals.*** Appeals shall be In compliance with Chapter 22.242 (Appeals).

2. ***Waivers or Modification of Development Standards.*** Reasons for which appeals for waivers or modifications of development standards are based shall be in accordance with Section 22.168.090.B (Findings and Decision).

E. **Post-Decision Actions and Regulations.**

1. Post-decision actions and regulations shall be in compliance with Section 22.232.090 (Post-Decision Actions and Regulations).

2. ***Time Limits and Extensions.*** In addition to Section 22.232.090.D, the Director may grant an additional (second) one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension.

F. **All Zone and District Regulations Apply Unless Permit is Granted.** Unless specifically modified by a Housing Permit, all regulations prescribed in the zone or the community standards district in which such Housing Permit is granted shall apply.

Chapter 22.170 Lot Line Adjustments

Sections:

22.170.010 Applicability
22.170.020 Application and Review Procedures
22.170.030 Development Standards
22.170.040 Conditions of Approval

22.170.010 Applicability

Lot Line Adjustments provide a process to adjust the lot line between two or more existing adjacent lots, where the land taken from one lot is added to an adjacent lot and where a greater number of lots than originally existed are not thereby created.

22.170.020 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all materials required by the Lot Line Adjustment Checklist.

B. **Type II Review.** The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary).

22.170.030 Development Standards

All lot line adjustments shall conform to the following development standards:

A. The lot design, frontage, access and similar standards shall be consistent with applicable provisions contained in Title 21 (Subdivisions) of the County Code.

B. Any change in access, lot configuration or orientation of structures, easements, or utilities to lot lines will not, in the opinion of the Director, result in any burden on public services or materially affect the property rights of any adjacent owners.

C. The lots to be adjusted are eligible for Unconditional Certificates of Compliance under the provisions of the Subdivision Map Act and this Title 22.

D. The adjusted lot configurations will be in accord with established neighborhood lot design patterns and will not violate any statute, ordinance, regulation, or good planning practice.

E. If any of the lots to be adjusted are improved with a structure requiring a building permit, the applicant shall provide an inspection report from the Building and Safety Division of the Department of Public Works certifying that changes in lot lines will not violate any ordinances or regulations administered by that Department. The Department of Public Works shall collect any fees required for this service.

F. If the subject property lies within the boundaries of the Coastal Zone, as defined in Section 30103 of the California Public Resources Code, a Coastal Development Permit shall be required pursuant to Chapter 22.56 (Coastal Development Permits).

22.170.040 Conditions of Approval

If the application is approved:

A. The Director shall record a Certificate of Compliance containing the descriptions of the lots as they will exist after adjustment. If the request is denied, the Director shall report this in writing to the applicant, citing the reasons for denial.

B. The Lot Line Adjustment shall be reflected in a deed or record of survey which shall be recorded by the applicant.

Chapter 22.172 Los Angeles County Mills Act Program

Sections:

22.172.010 Title for Citation
22.172.020 Purpose and Intent
22.172.030 Definitions
22.172.040 Program Eligibility
22.172.050 Program Implementation
22.172.060 Application
22.172.070 Inspection of the Property
22.172.080 Grant or Denial of the Application
22.172.090 Exemption from Disqualification
22.172.100 Required Provisions of a Historical Property Contract
22.172.110 Recordation of a Historical Property Contract
22.172.120 Cancellation of a Historical Property Contract
22.172.130 Administrative Guidelines: Form Hisotircal Property Contract

22.172.010 Title for Citation

The provisions of this Chapter 22.172 are known as, and may be cited as, the "Los Angeles County Mills Act Program."

22.172.020 Purpose

The purpose of this Program is to provide an incentive for owners of qualified historical properties within the unincorporated areas of the County to preserve, restore, and rehabilitate the historic character of such properties, thereby providing an historical, architectural, social, artistic, and cultural benefit to the citizens of the County, as authorized by the provisions of Article 12 (commencing with Section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code, which provisions are commonly known as the "Mills Act."

22.172.030 Definitions

Specific term(s) used in this Chapter are defined in Division 2 (Definitions), under “Mills Act Program.”

22.172.040 Program Eligibility

Only qualified historical properties shall be eligible to participate in the Program.

22.172.050 Program Implementation

To implement the Program, the Director shall propose provisions to control the cost to the County of the operation of the Program, including but not limited to provisions designed to limit the total reduction in unrealized property tax revenue to the County

resulting from historical property contracts. The Director, in consultation with the Landmarks Commission, shall also propose priority criteria by which an application can receive priority consideration over other applications. Such provisions and priority criteria must be approved by the Board, and may be amended from time to time by the Board.

22.172.060 Application

Any person may file an application with the Director to enter into an historical property contract, which in addition to the information required in Section 22.222.070 (Application Filing and Withdrawal) and Section 22.222.090.B (Request for Materials), shall contain the following information:

A. Evidence that the subject property is a qualified historical property;

B. A proposed plan for the preservation and, when necessary, the restoration and/or rehabilitation of the subject property, including a plan for all construction and maintenance work which is proposed to be performed; and

C. Evidence satisfactory to the Director that execution of the historical property contract will result in the preservation and, when necessary, the restoration and/or rehabilitation of a qualified historical property.

22.172.070 Inspection of the Property

After the Director determines that an application to participate in the Program is complete, the Director shall cause to be conducted, and the owners shall allow, an inspection of the interior and exterior of the subject property to substantiate the information and evidence contained in the application, and to determine whether the work proposed as part of the plan required by Section 22.172.060.B is necessary for and will result in the preservation and, when necessary, the restoration and/or rehabilitation of the subject property.

22.172.080 Grant or Denial of the Application

A. **Grant of Application.** The Director may grant an application if, after the inspection required by Section 22.172.070 (Inspection of the Property), the Director determines that the information and evidence contained in the application has been substantiated, and that the work proposed as part of the plan required by Section 22.172.060.B is necessary for and will result in the preservation and, when necessary, the restoration and/or rehabilitation of the subject property. Upon granting the application, the Director and all owners of the subject property shall execute an historical property contract containing all of the provisions required by Section 22.172.100 (Required Provisions of a Historical Property Contract), and including the plan required by Section 22.172.060.B as an exhibit, incorporating its provisions into the contract. An historical property contract shall not be effective for any purpose unless all

owners of the subject property execute the historical property contract and pay the applicable non-refundable, contract execution fee. Within 20 days after execution of the contract, the owners shall pay all required inspection, recording, and other fees set forth in the contract.

B. **Denial of Application.** The Director shall deny the application if it fails to contain the information and evidence required by Section 22.172.060 (Application), or if the Director determines that such evidence and/or information has not been satisfactorily substantiated following inspection of the subject property pursuant to Section 22.172.070 (Inspection of the Property). The Director shall also deny the application if he determines that granting the application would be inconsistent with any approved provisions described in Section 22.172.050 (Program Implementation). At any time prior to denying an application, the Director may suggest modifications or changes to the application which, if adopted by the applicant, would cause the application to conform to the requirements of this Chapter.

C. **No Administrative Appeal.** Other than as provided in Section 22.172.090 (Exemption from Disqualification), the decision of the Director on the application shall be final and shall not be subject to administrative appeal.

22.172.090 Exemption from Disqualification

Where a qualified historical property is ineligible to participate in the Program because of any approved provisions described in Section 22.172.050 (Program Implementation), the owners or other persons authorized by the owners may file a request with the Director for an exemption from the disqualifying provisions pursuant to this Section.

A. **Requirements for Exemption Request.** A request for an exemption shall be accompanied by the applicable application fee and the applicable exemption request fee. The exemption request shall contain the information and evidence required by Section 22.172.060 (Application). In addition, the exemption request shall include evidence that, notwithstanding the disqualifying provisions, the subject property is deserving of an historical property contract due to its exceptional nature, or because it is subject to special circumstances not generally applicable to other qualified historical properties. After the Director determines that the exemption request application is complete, the Director shall inspect the property pursuant to Section 22.172.070 (Inspection of the Property) for the purposes described therein and to evaluate whether the exemption is warranted due to the exceptional nature of the subject property or because the subject property is subject to special circumstances not generally applicable to other qualified historical properties.

B. **Director's Recommendation.** Upon completion of his review of the exemption request and inspection of the subject property, the Director shall make a recommendation to the Board to approve or deny the request based on the

criteria set forth in Section 22.172.080.A (Grant of Application), and also based on whether there is sufficient evidence showing that the subject property has an exceptional nature or is subject to special circumstances not generally applicable to other qualified historical properties that warrant the exemption.

C. **Decision of the Board.** The Board may grant the exemption request if it finds that the applicant has substantiated the information and evidence required under Subsection A, above, and that the work proposed as part of the plan required by Section 22.172.060.B (Application) is necessary for and will result in the preservation and, when necessary, the restoration and/or rehabilitation of the subject property. If the Board grants the exemption request, the Director and all owners shall execute an historical property contract as described in Section 22.172.080.A (Grant of Application).

22.172.100 Required Provisions of an Historical Property Contract

An historical property contract shall contain all of the provisions required by Sections 50280, 50281, and 50282 of the California Government Code, and shall also include provisions that require:

A. That the preservation, and any restoration and/or rehabilitation of the qualified historical property, conform to any rules and regulations established or adopted by the County regarding the preservation, restoration, and/or rehabilitation of qualified historical properties.

B. An inspection of the interior and exterior of the premises by the Department every five years, or on any more frequent basis as the Director deems necessary, to determine the owners' compliance with the contract.

C. The owners to provide all information requested by the Director or the Department for purposes of determining the owners' compliance with the contract.

D. Such other terms and provisions as the Director determines are necessary.

22.172.110 Recordation of an Historical Property Contract

Not later than 20 days after the execution of an historical property contract, the Director shall cause to be recorded with the Registrar-Recorder/County Clerk a copy of the contract, which contract shall adequately describe the subject property. The Department shall provide all owners with a copy of the recorded contract.

22.172.120 Cancellation of an Historical Property Contract

An historical property contract shall be cancelled under the circumstances and pursuant to the procedures described in this Section. No historical property contract

may be cancelled unless and until the Department has given notice of, and a Hearing Officer has held, a public hearing pursuant to this Section.

A. **Circumstances for Cancellation.** An historical property contract shall be cancelled under the following circumstances:

1. If the Hearing Officer determines that the owners of the subject property has breached any of the conditions of the historical property contract or has allowed the subject property to deteriorate to the point that it no longer meets the standards for a qualified historical property;

2. The subject property is demolished, destroyed, or significantly altered due to a natural disaster such that the subject property no longer meets the standards for a qualified historical property and the Hearing Officer determines, after consultation by the Director with the State Office of Historic Preservation, that preservation, rehabilitation, or restoration of the subject property is infeasible; and

3. The subject property has been acquired in whole or in part by eminent domain by an entity authorized to exercise eminent domain, if the Hearing Officer determines that the eminent domain acquisition frustrates the purposes of the historical property contract.

B. **Public Hearing Procedure.**

1. No later than 30 days prior to the public hearing on the cancellation of an historical property contract, the Department shall mail notice of the public hearing to the last known address of each owner of the qualified historical property and shall publish notice of the public hearing pursuant to Sections 6060 and 6061 of the California Government Code.

2. The public hearing on the matter shall be conducted by a Hearing Officer pursuant to Section 22.222.120 (Public Hearing Procedure). Within 10 business days after the public hearing, the Hearing Officer shall make a determination as to whether any of the circumstances described in Subsection A, above, have been met. If such a determination is made, the Hearing Officer shall declare the historical property contract cancelled, and within 20 days after such determination, the Department shall record a notice of contract cancellation with the Registrar-Recorder/County Clerk. The Hearing Officer shall mail notice of the action taken to the same persons to whom notice of the public hearing was mailed pursuant to Subsection B.1, above.

C. **Cancellation Fee.**

1. Except as provided in Subsection C.2, below, if an historical property contract is declared cancelled pursuant to Subsection B.2, above, the owners shall pay a cancellation fee equal to 12 1/2 percent of the current fair market value of the property, as determined by the County Assessor

as though the property were free of the contractual restriction. The cancellation fee shall be paid to the County Auditor-Controller at the time and in the manner that the County Auditor-Controller shall prescribe and shall be allocated by the County Auditor-Controller as required by Section 50286 of the California Government Code.

2. The cancellation fee described in Subsection C.1, above, shall not apply to an historical property contract cancelled because of a circumstance described in Subsection A.2 or A.3, above.

D. **No Administrative Appeal.** The decision of the Hearing Officer on the cancellation of the historical property contract shall be final and shall not be subject to administrative appeal.

22.172.130 Administrative Guidelines; Form Historical Property Contract

A. The Director, in consultation with the Landmarks Commission, shall issue administrative guidelines to implement this Chapter, which guidelines shall provide for the administration and operation of the Program. The administrative guidelines shall also include any provisions and priority criteria approved by the Board pursuant to Section 22.172.050 (Program Implementation).

B. The Director shall prepare a form historical property contract for approval by the Board which contains, at a minimum, all the provisions described in Section 22.172.100 (Required Provisions of a Historical Property Contract).

Chapter 22.174 Nonconforming Uses, Buildings and Structures

Sections:

22.174.010 Definitions
22.174.020 Regulations Applicable
22.174.030 Public Uses—Additions and Alterations Authorized When
22.174.040 Public Utilities—Additions and Alterations Authorized When
22.174.050 Termination Conditions and Time Limits
22.174.060 Review of Amortization Schedule or Substitution of Use

22.174.010 Definitions

As used in this Chapter the expressions "Type I, Type II, Type III, Type IV, and Type V building" are used as defined Title 26 (Building Code) of the County Code.

22.174.020 Regulations Applicable

The following regulations shall apply to all nonconforming uses and to all buildings or structures nonconforming due to use and/or standards as specified herein:

A. **Continuation.** A nonconforming use or a building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement or addition to any building or structure; no increase in occupant load; nor any enlargement of area, space, or volume occupied by or devoted to such use, except as otherwise provided in this Title 22.

B. **Additions to a Nonconforming Use or a Building or Structure Nonconforming Due to Use and/or Standards.** This Section does not authorize the extension, expansion, or enlargement of the area of land or the area within a building or structure devoted to a nonconforming use, or the alteration, enlargement of, or addition to a building or structure nonconforming due to use and/or standards, or permit the addition of land, buildings, or structures used in conjunction with a nonconforming use or a building or structure nonconforming due to use and/or standards except:

   1. To the extent required by a subsequently enacted or subsequently adopted law, ordinance or regulation, and the Director so finds. Such additions as are permitted by this Subsection B shall not be construed to extend the termination date of the subject nonconforming use, or a building or a structure nonconforming due to use.

   2. Additions may be made to a building nonconforming due to use and/or standards which is designed for and used as a residence without requiring any additional parking space or driveway paving; provided, that such

additions neither increase the number of dwelling units in such structure, nor occupy the only portion of an area which can be used for required parking space or access thereto. Notwithstanding the foregoing, a second unit in compliance with Chapter 22.106.550 (Second Units) may be developed on a lot containing a single-family residence nonconforming due to standards, provided that where the single-family residence is nonconforming due to parking standards, sufficient parking shall be provided to ensure that both the single-family residence and the second unit comply with the applicable provisions of Chapter 22.112 (Parking).

C. **Additions to a Building or Structure Nonconforming Due to Standards.** Additions may be made to a building or structure nonconforming due to standards which is not in violation of any provisions of this Title 22 and is nonconforming only because it does not meet the following standards of development as provided herein:

1. Yards, provided such addition or expansion is developed pursuant to the yard requirements of this Title 22;
2. Building height limits, but not including floor area ratio or maximum lot coverage provisions, provided such addition or expansion is developed pursuant to the height requirements of this Title 22;
3. Parking facilities including width of access and paving, improvement, number of spaces, and landscaping of parking areas; provided, that parking spaces for such addition, increase in occupant load, or expansion shall be developed pursuant to the provisions of Chapter 22.112 (Parking). Such addition or expansion shall not occupy the only portion of an area which can be used for the required parking space or access thereto. Where the number of parking spaces provided prior to such addition is sufficient to comply with said Chapter 22.112 after such expansion, the existing development of such parking facilities shall be deemed to comply with this Subsection;
4. Such additions as are permitted by this Subsection C shall not be construed to authorize the modification of any provision of this Title 22 nor extend the termination date of the subject nonconforming use.

D. **Conforming Uses in a Building or Structure Nonconforming Due to Standards Other Than Parking.** A building or structure nonconforming due to standards other than parking may be occupied by any use permitted in the zone in which it is located, subject to the limitations and conditions governing such use as specified in the zone.

E. **Conforming Uses in a Building or Structure Nonconforming Due to Parking**. A building or structure nonconforming due to parking standards may be occupied by any use permitted in the zone in which it is located subject to

the limitations and conditions governing such use as specified in the zone; provided, that:

1. The use has the same or lesser parking requirement as the existing or previous use; or
2. If the use has a greater requirement than the existing or previous use, a sufficient number of additional parking spaces is developed to accommodate the increased amount of space required by the new use.

F. Buildings or structures, for which a valid building permit has been issued prior to the effective date, or operative date where later, of the ordinance codified herein, or any amendments thereto, making such building or structure nonconforming due to use and/or standards, may be completed and used in accordance with the provisions of this Title 22, provided:

1. That such construction or the proposed use of such building or structure under construction is not in violation of any other ordinance or law at said effective or operative date; and
2. That such building or structure is completed within:
   a. One year from said effective or operative date, if two stories or less in height and not more than 70,000 square feet in floor area, except that one additional month shall be permitted for each 15,000 square feet in excess of said 70,000 square feet,
   b. One and one-half years from said effective or operative date, if three to six stories in height and not more than 100,000 square feet in floor area, except that one additional month shall be permitted for each 15,000 square feet in excess of said 100,000 square feet,
   c. Two years from said effective or operative date if seven stories or more in height and not more than 150,000 square feet in floor area except that one additional month shall be permitted for 15,000 square feet in excess of said 150,000 square feet;
3. That such building or structure is completed in accordance with the plans and specifications on which such building permit was issued.

G. **Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards.** Any building or structure nonconforming due to use and/or standards which is damaged or partially destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided:

1. That the cost of reconstruction does not exceed 50 percent of the total market value of the building or structure as determined by:
   a. The current assessment roll immediately prior to the time of damage or destruction, or

b. A narrative appraisal prepared by a certified member of a recognized professional appraiser's organization; provided, that such appraisal is first submitted to and approved by the Director. Submission of an appraisal shall be at the option of the applicant. In verifying the accuracy of the appraisal submitted, the Director may request additional supporting information from the applicant and/or conduct his own investigation including a request for technical assistance from any source which in his opinion can contribute information necessary to complete such evaluation. Further, the Director may also obtain an independent narrative appraisal of the applicant's property in order to verify the accuracy of the appraisal submitted by the applicant. Where a discrepancy exists between the applicant's appraisal and the appraisal prepared pursuant to the Director's request the Director may at his discretion determined the market value of the applicant's property based on the evidence submitted and his decision is final; provided, that the applicant shall first have the opportunity to file additional information to substantiate the accuracy of the appraisal submitted by him. Where the Director undertakes his own investigation and/or requests that an independent appraisal be prepared as provided herein, the applicant shall pay to the County the actual cost of conducting such investigation and/or the appraisal. Value shall be determined by the use of the assessment roll in all instances where an appraisal prepared pursuant to this subsection is not approved by the Director. Such costs shall not include the land or any factor other than the building or structure itself; and

2. That all reconstruction shall be started within one year from the date of damage and be pursued diligently to completion.

H. **Maintenance of Buildings or Structures Nonconforming Due to Use.** When maintenance or routine repairs within any 12-month period exceed 25 percent of the current market value of a building or structure nonconforming due to use, or a building or structure nonconforming due to standards which is subject to termination by operation of law as specified in Section 22.174.050.B (Termination by Operation of Law), such building or structure shall be made to conform to the requirements for new buildings or structures as specified by this Title 22. This provision does not apply to additions permitted by this part or to Section 22.110.110.B (Relocation of Buildings and Structures for Public Use). Market value shall be determined by the method specified in Subsection G, above.

I. **Limitation on Additional Development.** No new use, building or structure shall be developed on any lot containing a nonconforming use or a building or structure nonconforming due to use and/or standards unless the following conditions prevail:

1. That each existing and proposed use, building or structure, including appurtenant structures, improvements and open space, will be located on a lot having the required area as provided in Section 22.110.130 (Required Lot Area and Width); and
2. That such lot can be divided into smaller lots each of which when considered as a separate lot or parcel of land will contain not less than the required area; and
3. That each such lot so divided into smaller lots will comply with the requirements of this Title 22 as to the number and location of structures.

J. The provisions of this Section shall not be construed to extend the termination date of such nonconforming uses, buildings, and structures.

22.174.030 Public Uses—Additions and Alterations Authorized When

Any publicly owned nonconforming use or building or structure nonconforming due to use and/or standards, including but not limited to, schools, colleges, parks, libraries, fire stations, Sheriff stations, and other public sites, may be added to, extended, or altered if such additions, extensions, or alterations do not extend beyond the boundaries of the original site established prior to the time approval was required. Nothing in this Title 22 pertaining to nonconforming due to use and/or standards shall be construed to require the termination, discontinuance or removal of such uses, buildings or structures except as provided in Section 22.240.050 (Nonconforming Uses and Structures – Additional Grounds).

22.174.040 Public Utilities—Additions and Alterations Authorized When

Any building or structure of a public utility made nonconforming by the provisions of this Title 22, including equipment or other facilities necessary for operating purposes, but excluding offices, service centers, or yards, may be added to, extended, or altered; provided, there is no change in use or enlargement of the original site established prior to the time such approval was required. Nothing in this Title 22 pertaining to nonconforming uses or buildings and structures nonconforming due to use and/or standards shall be construed to require the termination, discontinuance, or removal of such uses, buildings or structures except as provided in Section 22.240.050 (Nonconforming Uses and Structures – Additional Grounds).

22.174.050 Termination Conditions and Time Limits

The following regulations shall apply to all nonconforming uses and buildings and structures nonconforming due to use, and to buildings and structures nonconforming due to standards as specified in this Section.

A. **Termination by Discontinuance.** Discontinuance of a nonconforming use or of the use of a building or structure nonconforming due to use and/or standards as indicated herein shall immediately terminate the right to operate or use such nonconforming use, building, or structure, except when extended as otherwise provided in this Title 22:

1. Changing a nonconforming use to a conforming use;
2. Removal of a building or structure nonconforming due to use and/or standards;
3. Discontinuance of a nonconforming use or use of a building or structure nonconforming due to use for a consecutive period of two or more years;
4. Discontinuance of the use of a building or structure nonconforming due to standards, in those cases where such building or structure is subject to termination by operation of law as specified in Subsection B.2, below, for a consecutive period of two or more years.

B. **Termination by Operation of Law.** Nonconforming uses and buildings or structures nonconforming due to use, and those buildings or structures nonconforming due to standards enumerated in this Section, shall be discontinued and removed from their sites within the time specified in this Section, except when extended or revoked as otherwise provided in this Title 22:

1. In the case of nonconforming uses and buildings or structures nonconforming due to use:
   a. Where the property is unimproved, one year,
   b. Where the property is unimproved except for buildings or structures of a type for which Title 26 (Building Code) of the County Code does not require a building permit, three years,
   c. Where the property is unimproved except for buildings or structures which contain less than 100 square feet of gross floor area, or where such buildings or structures have a total market value of $500.00 or less as reflected by the current assessment roll, three years,
   d. Outdoor advertising signs and structures, five years,
   e. Where a nonconforming use is carried on in a conforming structure, five years except where the provisions of Subsection C, below, apply,
   f. In other cases, 20 years from the effective date or operative date where later of the ordinance or amendment thereto establishing said nonconforming status, and for such longer time so that the total life of the structure from the date of construction, based on the type of construction as defined by Title 26 (Building Code) of the County Code, will be as follows:

i. Type IV and Type V buildings used as:

(1) Three-family dwellings, apartment houses and other buildings used for residential occupancy, 35 years,

(2) Stores and factories, 25 years,

(3) Any other building not herein enumerated, 25 years,

ii. Type III buildings used as:

(1) Three-family dwellings, apartment houses, offices and hotels, 40 years,

(2) Structures with stores below and residences, offices or a hotel above, 40 years,

(3) Warehouses, stores and garages, 40 years,

(4) Factories and industrial buildings, 40 years,

iii. Type I and Type II buildings used as:

(1) Three-family dwellings, apartment houses, offices and hotels, 50 years,

(2) Theaters, warehouses, stores and garages, 50 years,

(3) Factories and industrial buildings, 50 years,

g. Where the property is developed as a mobilehome park, which is constituted only of spaces rented to mobilehomes, then the length of time shall be as specified by this Subsection B.1.

2. In the case of buildings or structures nonconforming due to standards, signs as follows:

a. Signs as prohibited by Section 22.114.060 (Prohibited Signs), 90 days,

b. All other signs and sign structures except outdoor advertising signs, 10 years.

C. **Exception.** The termination periods enumerated in this Section shall not apply to one-family and two-family dwellings.

22.174.060 Review of Amortization Schedule or Substitution of Use

A. **Applicability.**

1. A Nonconforming Uses and Structure Review application may be filed with the Director:

a. Requesting extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as

specified in Section 22.174.050.B (Termination by Operation of Law) or Section 22.248.010.G.2 (Zone Exception—Considered Nonconforming Use When),

b. Requesting substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located, or

c. Requesting repairs of one-family and two-family dwellings in excess of those provided for in Section 22.174.020.G (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards).

2. The Director may accept such filing either before or after the date of expiration of such nonconforming use, building or structure.

B. **Application Review and Procedure.**

1. ***Application Checklist.*** The application submittal shall contain all of the materials required by the Nonconforming Uses, Buildings and Structures Review Checklist.

2. ***Review and Procedures.***

a. *Type IV Review.* The application shall be filed and processed in compliance with Chapter 22.232 (Type IV Review – Discretionary) and this Chapter.

b. *Exception.* In the instance where final action was taken to deny a nonconforming use, building or structure review prior to amendment of the facts required for approval adopted by Ordinance 12271, effective December 26, 1980, the one-year restriction on reapplication shall not apply.

C. **Findings and Decision.**

1. ***Common Procedures.*** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection C.2, below.

2. ***Findings.***

a. To require cessation of such use, building, or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property; and/or

b. Such use, building, or structure does not now and will not during the extension period requested:

i. Adversely affect the health, peace, or welfare of persons residing or working in the surrounding area, or

ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or

iii. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

D. **Conditions of Approval.** The Commission or Hearing Officer, in approving an application for a nonconforming use and structure review may impose conditions deemed necessary to ensure that the approval will be in accordance with the findings required. Conditions imposed by the Commission or Hearing Officer may involve any pertinent factors affecting the establishment, operations, and maintenance of the uses, buildings, or structures requested including, but not limited to those specified in Section 22.158.060 (Conditions of Approval).

Chapter 22.176 Oak Tree Permits

Sections:

22.176.010 Purpose
22.176.020 Definitions
22.176.030 Applicability
22.176.040 Application and Review Procedures
22.176.050 Review of the Oak Tree Report by the Fire Department
22.176.060 Findings and Decision
22.176.070 Conditions of Approval
22.176.080 Effective Date of Decision and Appeals
22.176.090 Enforcement

22.176.010 Purpose

Oak Tree Permits are established (a) to recognize oak trees as significant historical, aesthetic and ecological resources, and as one of the most picturesque trees in Los Angeles County, lending beauty and charm to the natural and manmade landscape, enhancing the value of property, and the character of the communities in which they exist; and (b) to create favorable conditions for the preservation and propagation of this unique, threatened plant heritage, particularly those trees which may be classified as heritage oak trees, for the benefit of current and future residents of the County.

It is the intent of the Oak Tree Permit to maintain and enhance the general health, safety and welfare by assisting in counteracting air pollution and in minimizing soil erosion and other related environmental damage. The Oak Tree Permit is also intended to preserve and enhance property values by conserving and adding to the distinctive and unique aesthetic character of many areas of the County in which oak trees are indigenous. The stated objective of the Oak Tree Permit is to preserve and maintain healthy oak trees in the development process.

22.176.020 Definitions

Specific terms used in this Chapter are defined in Division 2 (Definitions), under “Oak Tree Permits.”

22.176.030 Applicability

A. **Damaging or Removing Oak Trees Prohibited—Permit Requirements.** Except as otherwise provided in Subsection B, below, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into a protected zone of any tree of the oak genus which is:

   1. Twenty-five inches or more in circumference (eight inches in diameter) as measured four and one-half feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any

two trunks is at least thirty-eight inches (twelve inches in diameter) as measured four and one half feet above mean natural grade, on any lot within the unincorporated area of the County; or

2. Any tree that has been provided as a replacement tree, pursuant to Section 22.176.070 (Conditions of Approval), on any lot within the unincorporated area of the County, unless an Oak Tree Permit is first obtained as provided by this Chapter.

B. **Exemptions.** This Chapter shall not apply to:

1. Any permit, variance, or tentative map for a subdivision, including a minor land division, approved by the Board, Commission, Hearing Officer or the Director prior to August 20, 1982, the effective date of this Chapter.
2. Cases of emergency caused by an oak tree being in a hazardous or dangerous condition, or being irretrievably damaged or destroyed through flood, fire, wind, or lightning, as determined after visual inspection by a licensed forester with the Fire Department, Forestry Division (Fire Department).
3. Emergency or routine maintenance by a public utility necessary to protect or maintain an electric power or communication line or other property of a public utility.
4. Tree maintenance, limited to medium pruning of branches not to exceed two inches in diameter in accordance with guidelines published by the International Society of Arboriculture intended to ensure the continued health of a protected tree.
5. Trees planted, grown, and/or held for sale by a licensed nursery.
6. Trees within existing road rights-of-way where pruning is necessary to obtain adequate line-of-sight distances and/or to keep street and sidewalk easements clear of obstructions, or to remove or relocate trees causing damage to roadway improvements or other public facilities and infrastructure within existing road rights-of-way, as required by the Director of Public Works.

22.176.040 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Oak Tree Permit Checklist.

B. **Additional Application Materials.** In addition to Subsection A, above, the following application materials shall be required:

1. ***Site Plan.*** The application shall require a site plan showing the location of all oak trees subject to this Chapter proposed to be removed, damaged, encroached, and/or relocated, or 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 in the manner prescribed by Section 22.176.070 (Conditions of Approval). These identifications shall be utilized in the Oak Tree Report and for physical identification on the property where required. The protected zone shall be shown for each plotted tree.

2. ***Oak Tree Report.***

   a. An Oak Tree Report certified to be true and correct shall be prepared by an individual with expertise acceptable to the Director and the Fire Department. The Oak Tree Report, as deemed acceptable by the Director and the Fire Department, shall identify each oak tree on the site plan as required by Subsection D.1, above, and shall contain the following information:

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

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

         (1) The circumference and diameter of the trunk, measured four and one-half feet above natural grade,

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

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

         (4) Recommendations to remedy structural problems where required.

      iii. Evaluation of the health of each tree as follows:

         (1) Evidence of disease, such as slime flux, heart rot, crown rot, armillaria root fungus, exfoliation, leaf scorch, and exudations,

         (2) Identification of insect pests, such as galls, twig girdler, borers, termites, pit scale, and plant parasites,

         (3) Evaluation of vigor, such as new tip growth, leaf color, abnormal bark, deadwood, and thinning of crown,

         (4) Health rating based on the archetype tree of the same species, and

         (5) Recommendations to improve tree health, such as insect or disease control, pruning, and fertilization.

      iv. Evaluation of the applicant's proposal as it impacts each tree shown on the site plan, including suggested mitigating and/ or

future maintenance measures where required and the anticipated effectiveness thereof.

v. Identification of those trees shown on the site plan which may be classified as heritage oak trees. Heritage oak trees are either of the following:

(1) Any oak tree measuring thirty-six inches or more in diameter, measured four and one-half feet above the natural grade, or

(2) Any oak tree having significant historical or cultural importance to the community, notwithstanding that the tree diameter is less than thirty-six inches.

vi. Identification of any oak tree officially identified by a County resource conservation district.

vii. Any other information required by the Director or the Fire Department.

b. The requirement for an Oak Tree Report may be waived by the Director where a single tree is proposed for removal in conjunction with the use of a single-family residence listed as a permitted use in the zone, and/or such information is deemed unnecessary for processing the applications.

C. **Type II Review.** An application to remove or relocate not more than a total of one oak tree in conjunction with the use of a single-family residence, listed as a use permitted in the zone with a Site Plan Review, shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Chapter.

D. **Type IV Review.** Notwithstanding Subsection C, above, all other applications shall be filed and processed in compliance with Chapter 22.232 (Type IV Review – Discretionary) and this Chapter.

1. ***Notice Requirements.*** Notwithstanding notification required by Chapter 22.232 (Type IV Review – Discretionary), notification shall be provided as follows:

a. *Multiple Applications.* When an application for another permit or review that requires noticing is concurrently filed with an Oak Tree Permit application, notice of the Oak Tree Permit application shall be included in said notice.

b. *Single Applications.* Where no concurrent application is filed, as provided in Subsection D.1.a, above, only the following notification shall be required:

i. The Director, not less than 30 days before the date of public hearing, shall publish notice of such filing once in a newspaper of

general circulation in the County of Los Angeles available in the community in which such Oak Tree Permit is proposed.

ii. The notice shall include content per Section 22.222.140 (Notice Content) and the statement: "Notice of Oak Tree Permit Filing."

E. **Agency Review.** Upon receipt of an application, the Director shall refer a copy of the Oak Tree Report to the Fire Department. Review of the Oak Tree Report by the Fire Department shall comply with Section 22.176.050 (Review of Oak Tree Report by the Fire Department).

22.176.050 Review of the Oak Tree Report by the Fire Department

A. The Fire Department shall review the Oak Tree Report for 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 such other factors as may be necessary and proper to complete the review. A copy of the Fire Department's review shall be submitted in writing to the Director within 15 days after its completion. The review shall not be considered complete until the applicant pays to the Fire Department any fees and deposits for oak tree inspections and report reviews as required in Section 328 (Land Development and Environmental Review Fees) of Title 32 of the County Code.

B. The Fire Department may suggest conditions for use by the Commission, Hearing Officer, or Director pursuant to Section 22.176.070 (Conditions of Approval).

C. When the Fire Department determines that replacement or relocation on the project site of oak trees proposed for removal is inappropriate, the Fire Department may recommend that the applicant pay into the Oak Forests Special Fund the amount equivalent to the oak resource value of the trees described in the Oak Tree Report. The oak resource value shall be calculated by the applicant and approved by the Fire Department according to the most current edition of the International Society of Arboriculture's "Guide to Establishing Values for Trees and Shrubs."

D. Funds collected for the Oak Forests Special Fund shall be used for the following purposes only:

1. Establishing and planting new trees on public lands.
2. Maintaining existing oak trees on public lands.
3. Purchasing prime oak woodlands.
4. Purchasing sensitive oak trees of cultural or historic significance.

E. Not more than seven percent of the funds collected may be used to study and identify appropriate programs for accomplishing the purposes set forth in Subsection D, above.

22.176.060 Findings and Decision

A. **Common Procedures.** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. **Findings.**

1. The proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations, if any, on the subject property.

2. The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

3. In addition to the above facts, at least one of the following findings apply:

   a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:

      i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or

      ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized;

   b. That the oak trees 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 trees; or

   c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.

4. The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

C. **Relocation of Trees.** For purposes of interpreting this Chapter, it shall be specified that while relocation is not prohibited by this Chapter, it is a voluntary alternative offering sufficient potential danger to the health of an oak tree as to require the same findings as removal.

22.176.070 Conditions of Approval

Conditions may be imposed in order to ensure that the approval will be in accordance with the findings required by Section 22.176.060 (Findings and Decision). Such conditions may involve, but are not limited to, the following:

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

   1. The vegetative character of the surrounding area.
   2. The number of oak trees subject to this Chapter which are proposed to be removed in relation to the number of such oak trees currently existing on the subject property.
   3. The anticipated effectiveness of the replacement of oak trees, as determined by the Oak Tree Report submitted by the applicant and evaluated by the Fire Department.
   4. The development plans submitted by the applicant for the proposed construction or the proposed use of the subject property.
   5. The relocation of oak trees approved for removal shall not be deemed a mitigating factor in determining the need for replacement oak trees.
   6. Replacement oak trees:

      a. Required replacement oak trees shall consist exclusively of indigenous oak trees and shall be in the ratio of at least two to one. Each replacement oak tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base. The Commission, Hearing Officer, or Director, in lieu of this requirement, may require the substitution of one larger container specimen for each oak tree to be replaced, where, in their opinion, the substitution is feasible and conditions warrant such greater substitution;

      b. Replacement oak trees shall be properly cared for and maintained for a period of two years and replaced by the permittee if mortality occurs within that period;

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

      d. Replacement oak trees shall be planted and maintained on the subject property and, if feasible, in the same general area where the oak trees were removed. The process of replacement of oak trees shall be supervised in the field by a person who, in the opinion of the Fire

Department, has expertise in the planting, care and maintenance of oak trees.

B. A plan for protecting oak trees on the subject property during and after development, such as, but not limited to, the following requirements:

1. The installation of chain link fencing not less than four feet in height around the protected zone of oak trees shown on the site plan. Said fencing shall be in place and inspected by the Fire Department 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 Fire Department.
2. 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 Fire Department the implementation of all conditions imposed in connection with the applicant's Oak Tree Permit.
3. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of an oak tree, whichever distance is greater, be limited to hand tools or small hand-power equipment.
4. Oak 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.
5. The oak 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 noncorrosive all-weather material and shall be permanently affixed to the tree. The oak tree shall be similarly designated on the site plan in a manner acceptable to the Director.
6. Corrective measures for oak trees noted on the Oak Tree Report as requiring remedial action be taken, including pest control, pruning, fertilizing and similar actions.
7. 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.
8. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which an Oak Tree Permit is required unless a copy of the Oak Tree Report, location map, fencing plans, and approved Oak Tree Permit and conditions are in the possession of a responsible person and also available at the site.

C. The applicant shall provide an oak tree information manual prepared by and available from the Fire Department to the property owner, subsequent property owner, and any homeowners association.

22.176.080 Effective Date of Decision and Appeals

The decision of:

A. The Hearing Officer and Director shall become final and effective as set forth in Chapter 22.222.230 (Effective Date of Decision and Appeals) unless an appeal is timely filed pursuant to Chapter 22.242 (Appeals).

B. The decision of the Commission shall be final and effective on the date of decision. Appeal of an Oak Tree Permit application to the Board is only allowed where an Oak Tree Permit is concurrently considered with a permit, Variance, Zone Change, or tentative map for a subdivision, including a minor land division, and such Oak Tree Permit shall be appealable only as a part of an appeal on the concurrent entitlement. Said appeal must be made within the applicable time period and shall be subject to the applicable procedures established for appealing the concurrent entitlement.

22.176.090 Enforcement

In interpreting Chapter 22.244 (Enforcement 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.

Chapter 22.178 Parking Deviations, Minor

Sections:

22.178.010 Applicability
22.178.020 Application and Review Procedures
22.178.030 Findings and Decision

22.178.010 Applicability

A Minor Parking Deviation application may be filed for:

A. A reduction of less than 30 percent in the number of parking spaces required by Chapter 22.112 (Parking); or

B. In the case of an eating establishment selling food for off-site consumption, not less than one parking space for each 250 square feet is proposed in accordance with "entertainment assembly and dining" uses per Section 22.112.060 (Required Parking Spaces).

22.178.020 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Minor Parking Deviations Checklist.

B. **Type II Review.** The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Chapter.

C. **Notice of Application.** Notice of application shall comply with Section 22.228.030.E, except that notice shall be mailed in compliance with Section 22.222.160 (Notification Radius).

D. **Posting.** A notice of application sign shall be posted on the subject property for a period of at least 15 days in accordance with Section 22.222.170 (Sign Posting).

22.178.030 Findings and Decision

A. **Common Procedures.** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. **Findings.**

1. When applicable, the review of this application shall take into consideration that a project will provide well-designed bicycle parking spaces in excess of the bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities), or in excess of the total number of bicycle parking spaces provided by a

qualifying project under Section 22.112.110 (Reduction in Required Parking Spaces when Bicycle Parking Provided).

2. No written protest has been received as of the date set forth on the Notice of Application for the receipt of written protests.

Chapter 22.180 Parking Permits

Sections:

22.180.010 Purpose
22.180.020 Definitions
22.180.030 Application and Review Procedures
22.180.040 Development Standards
22.180.050 Findings and Decision
22.180.060 Conditions of Approval
22.180.070 Termination on Cessation of Use or Occupancy
22.180.080 Agreement to Develop Following Termination of Approved Use

22.180.010 Purpose

A. Parking Permits are established to provide an alternative to the parking requirements of Chapter 22.112 (Parking) in the event that a particular use does not have the need for such requirements.

B. It is the intent to provide more flexibility in the design of particular uses that have special characteristics by reducing the number of parking spaces otherwise required for such uses including:

   1. Housing developments for senior citizens and persons with disabilities where few of the residents will own their own automobiles.

   2. Certain uses where parking requirements are based upon floor area of a structure, but bear no relationship to the number of employees, customers, etc., on the premises or the trade conducted.

   3. Businesses which provide their employees, customers, or others with positive incentives to use means of transportation other than the automobile.

C. It is the intent to conserve land and promote efficient land use by allowing:

   1. The dual or shared use of parking facilities by two or more uses.

   2. Tandem parking for nonresidential uses.

   3. Compact parking spaces for apartment houses.

D. It is the intent to provide greater flexibility and opportunity to meet the parking requirements by allowing:

   1. Off-site parking facilities.

   2. The short-term leasing of required parking spaces.

   3. Transitional parking for lots with rear lot lines abutting Commercial or Industrial Zones.

   4. Uncovered parking for low and moderate income housing.

22.180.020 Definitions

Terms used in this Chapter are defined in Division 2 (Definitions) under "Parking Permits."

22.180.030 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Parking Permit Checklist.

B. **Type IV Review.** The application shall be filed and processed in compliance with Chapter 22.232 (Type IV Review – Discretionary) and this Chapter.

22.180.040 Development Standards

Unless specifically modified by a Parking Permit, all regulations prescribed in Chapter 22.112 (Parking) shall apply.

22.180.050 Findings and Decision

A. **Common Procedures.** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. **Findings.**

1. There is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because:

    i. The age and/or physical condition of the residents is such that the use of automobiles is unlikely;

    ii. The nature of the use is such that there is a reduced occupancy;

    iii. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools, or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration;

    iv. Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain housing developments for senior citizens and persons with disabilities, where the Director finds that it is unnecessary because of the

anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or

v. The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities).

2. There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:

   i. Uses sharing parking facilities operate at different times of the day or days of the week;

   ii. Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan; or

   iii. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces.

3. Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because:

   i. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use;

   ii. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces;

   iii. Such transitional lots are designed to minimize adverse effects on surrounding properties; or

   iv. Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood.

4. The requested Parking Permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

5. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

22.180.060 Conditions of Approval

Conditions may be imposed in order to ensure that the approval will be in accordance with the findings required by Section 22.180.050 (Findings and Decision). Such conditions may include those in Section 22.158.060 (Conditions of Approval) and, in addition, the following conditions shall be imposed for vehicle parking, where applicable, unless specifically waived or modified:

A. The required parking spaces for senior citizens and persons with disabilities may be reduced to not less than one space for each four dwelling units.

B. Where reduced occupancy is a primary consideration in the approval of a Parking Permit, the maximum occupant load for such use shall be established.

C. Where special programs are proposed to reduce the parking requirement, they shall be reviewed annually to determine their effectiveness. In the event that such programs are terminated or unsuccessful, the property owner shall supply the required parking.

D. The required vehicle parking spaces for all uses other than a housing development for senior citizens and persons with disabilities may be reduced to not less than 50 percent of the parking spaces required by Chapter 22.112 (Parking).

E. Where land is required to be reserved to insure that sufficient area is available to meet the vehicle parking requirements, restrictions shall be imposed on such land so that it can feasibly be converted to parking if needed.

F. Where shared parking facilities are approved, operating conditions such as hours or days of operation shall be established for each use sharing the facility.

G. Where tandem parking is proposed for nonresidential uses, there shall be valets or other persons employed to assist in the parking of automobiles. The ratio of valets to parking spaces shall be established. The parking of automobiles by valets on public streets shall be prohibited. Each tandem parking space shall be eight feet wide; the length of the space shall be 18 feet for each automobile parked in tandem. Parking bays shall contain only two parking spaces where access is available from only one end. Bays of four parking spaces may be permitted where access is available from both ends.

H. Where compact parking is proposed for apartments, no more than 40 percent of the required spaces shall be for compact automobiles. A program to

manage the distribution of parking spaces shall be approved and operated by the apartment management or a homeowners' association.

I. If off-site parking facilities are proposed, such facilities must be within 400 feet from any entrance of the use to which they are accessory. Parking for employees shall be located within 1,320 feet from the entrance to such use. Directions to such facilities shall be clearly posted at the principal use.

J. Where leasing of parking facilities is proposed for any period less than 20 years, the applicant shall guarantee that the leased spaces are available for his sole use, the lease shall be recorded with the Registrar-Recorder/County Clerk, and the applicant shall demonstrate that he has the ability to provide the required number of spaces should the lease be cancelled or terminated. Except for the term of the lease, the provisions of Section 22.112.050.B (Alternative Compliance) relating to leases shall apply. A copy of such lease shall be submitted to the Director and County Counsel for review and approval. Other conditions including, but not limited to, requiring title reports, covenants, and bonding may also be imposed where necessary to insure the continued availability of leased parking spaces.

K. Where transitional parking is proposed for lots whose rear lot line adjoins or is separated only by an alley from a Commercial or Industrial Zone, no access is permitted from the parking facility to the street on which the lot fronts. The parking facility shall be developed in accordance with the standards of Chapter 22.112 (Parking) and Section 22.140.440 (Parking as a Transitional Use), unless specifically waived or modified by the Parking Permit. The hours and days of operation shall be established to prevent conflicts with adjoining less restrictive uses, and the facility shall be secured to prevent unauthorized use during times when the facility is closed.

L. Where uncovered parking is proposed for low and moderate income housing, the following setback and screening provisions are required:

   a. Uncovered parking spaces shall not be located in the required front, side, corner side or rear yards except in those places where garages or carports are permitted in accordance with Section 22.110.080 (Required Yards).

   b. Uncovered parking spaces shall be screened by a six-foot high solid fence or wall or by a three-foot wide planting strip along the sides of the parking space if the space is located within 10 feet of any property line.

      i. Landscaping material in the planting strip shall consist of evergreen trees and/or shrubs of such size, spacing and character that they form an opaque screen five to six feet high within two years of planting. This landscaping must be continuously maintained.

ii. Such buffering by walls, fences or landscaping is optional where the lots adjoining the uncovered parking area are developed with parking facilities, either covered or uncovered.

c. Uncovered parking spaces will be permitted only for those units actually designated for low or moderate income housing.

M. In the event that any applicant and/or property owner is unable to comply with the provisions of the Parking Permit, the use for which permit has been granted shall be terminated, reduced, or removed unless some other alternative method to provide the required parking is approved by the Director.

N. The Parking Permit shall be granted for a specified term where deemed appropriate.

22.180.070 Termination on Cessation of Use or Occupancy

An approved Parking Permit shall terminate and cease to be in effect at the same time the principal use or occupancy for which such permit is granted terminates.

22.180.080 Agreement to Develop Following Termination of Approved Use

A. In addition to the covenant required by Chapter 22.222.260 (Performance Guarantee and Covenant), the covenant shall include that should such Parking Permit terminate, the owner or his successor in interest will develop the parking spaces needed to bring the new use or occupancy into conformance with the requirements of Chapter 22.112 (Parking) at the time such new use or occupancy is established.

B. Where a Parking Permit is approved for off-site parking, the agreement shall be recorded on both the lot containing the principal use as well as the lot developed for off-site parking.

C. All agreements shall be reviewed and approved by the Director and County Counsel prior to recordation.

Chapter 22.182 Plan Amendments

Sections:

22.182.010 Purpose
22.182.020 Applicability
22.182.030 Application and Review Procedures
22.182.040 Findings and Decision

22.182.010 Purpose

Plan Amendments may be initiated to amend the General Plan, which identifies the goals, policies, and implementing actions regarding long-term development in the County. The General Plan is based on an understanding of existing and projected conditions and needs, all of which are subject to change. The Plan Amendment process established by State law and this Chapter therefore enables the General Plan map designations and/or written policy statements to be amended. All such Plan Amendments shall be made pursuant to the provisions of this Title 22, in addition to Section 65350, et. seq. of Title 7 (Planning and Land Use) of the California Government Code.

22.182.020 Applicability

A. **Initiation.** Initiation of a Plan Amendment shall be in compliance with Section 22.222.120.A (Initiation and Scheduling).

B. **Additional Area Included When.** Where a petition is filed requesting a Plan Amendment, the Commission or Director may elect to include additional property within the boundaries of the area to be studied when, in their opinion, good zoning practice justifies such action.

C. **General Plan**. Each mandatory element of the General Plan may be amended up to four times in a single calendar year in compliance with Section 65358 of the California Government Code.

22.182.030 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Plan Amendment Checklist.

B. **Type V Review.** The application shall be filed and processed in compliance with Chapter 22.234 (Type V Review – Discretionary) and this Chapter.

22.182.040 Findings and Decision

The Commission shall recommend approval of an application to the Board after making the following findings:

A. The amendment is consistent with the adjacent area, if applicable.

B. The amendment is consistent with the principles of the General Plan.

C. Approval of the amendment will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice.

D. The amendment is consistent with other applicable provisions of this Title 22.

Chapter 22.184 Requests For Reasonable Accommodations

Sections:

22.184.010 Purpose
22.184.020 Definitions
22.184.030 Applicability
22.184.040 Application and Review Procedures
22.184.050 Findings and Decision
22.184.060 Conditions of Approval
22.184.070 Effective Date of Decision
22.184.080 Appeals
22.184.090 Expiration of Reasonable Accommodation
22.184.100 Post-Decision Actions and Regulations

22.184.010 Purpose

This Chapter implements part of the County's Housing Element in its General Plan and provides a procedure for individuals with disabilities to request Reasonable Accommodations, consistent with the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, as those Acts are amended from time to time. The sole intent of this Chapter is to ensure that individuals with disabilities have an equal opportunity to use and enjoy housing by allowing an accommodation or accommodations with respect to certain County regulations, policies, procedures, and standards if said accommodation or accommodations are both reasonable and necessary to provide such equal opportunity without compromising the County's commitment to protecting community character and environmental quality.

22.184.020 Definitions

Terms used in this Chapter are defined in Division 2 (Definitions) under “Requests for Reasonable Accommodations.”

22.184.030 Applicability

A. This Chapter shall apply to all requirements of this Title 22 as well as all other regulations, policies, procedures, and standards regulated by the Department.

B. Any individual with a disability, someone acting on his behalf, or a provider or developer of housing for individuals with disabilities, desiring to obtain a Reasonable Accommodation in accordance with this Chapter shall file an application with the Director.

22.184.040 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Requests for Reasonable Accommodations Checklist.

B. **Application and Review Procedures.**

1. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

2. Application filing and withdrawal shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

3. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

4. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

C. **Additional Information.** The Director may request additional information as he deems reasonably necessary where such request is consistent with the Acts and the privacy rights of the individual with a disability.

D. **Waiver of Fees.** An applicant requesting a Reasonable Accommodation shall not be required to pay the County Environmental Assessment fee if the project that is the subject of said request qualifies for either a categorical exemption or statutory exemption under the California Environmental Quality Act.

22.184.050 Findings and Decision

A. **Required Findings of the Director.**

1. Where an application for a Request for a Reasonable Accommodation is sought in connection with a residential use for which no concurrent application for entitlement under Title 21 (Subdivision) or this Title 22 is required, the Director shall grant the request based upon the following findings:

   a. The requested accommodation is intended to be used by an individual with a disability who resides or will reside on the property;

   b. The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a residential use;

   c. The requested accommodation will not impose an undue financial or administrative burden on the County; and

   d. The requested accommodation will not require a fundamental alteration in the nature of the land use and zoning programs of the County.

2. The Director shall deny the application for a Request for a Reasonable Accommodation where the findings set forth in Subsection A.1, above, cannot be substantiated, and shall make written findings to that effect.

3. Any Reasonable Accommodation approval shall include the requirement that such accommodation be removed when it is no longer necessary for the original purpose granted unless in the reasonable discretion of the Director it is so physically integrated into the property or the improvements thereon that the cost or effort to remove it would create an unreasonable hardship.

B. **Commission or Hearing Officer Review Where Concurrent.** When an application for a Request for Reasonable Accommodation is filed in conjunction with an application for a permit, variance, or any other discretionary land use entitlement as provided by Title 21 (Subdivisions) or this Title 22, the Commission or Hearing Officer shall grant or deny the application for a Request for a Reasonable Accommodation concurrently with the decision rendered for such permit, Variance, or other discretionary land use entitlement, and shall make findings addressing the criteria set forth in Subsection A, above.

C. **Notice of Action.**

1. The Commission, Hearing Officer, or Director, as applicable, shall notify the applicant by mail of the action taken on an application for Reasonable Accommodation. Said notice shall include the required findings.

   a. Notice of action on applications considered by the Director pursuant to Subsection A, above, shall be issued within 30 days of the date of the application, or within an extended period as mutually agreed upon, in writing, by the applicant and the Director. In addition to the applicant, a copy of the Notice of Action by the Director shall be provided by mail to the property owner, owners of all property abutting the exterior boundaries of the subject property in each direction, and owners of the closest inhabited property to the subject property if the abutting property in such direction is uninhabited.

   b. Notice of action on applications considered by the Commission or Hearing Officer in conjunction with another land use entitlement application pursuant to Subsection B, above, shall be provided along with the decision for such other entitlement in accordance with the requirements for such other entitlement. In addition to any other persons required to receive notice of an action on the related entitlement application, a copy of the Notice of Action shall also be provided by mail to the property owner, owners of all property abutting the subject property, and owners of the closest inhabited property to the subject property in each direction if the abutting property in such direction is uninhabited.

2. The Notice of action shall include notice of the right to appeal, as set forth in Section 22.184.080 (Appeals).

22.184.060 Conditions of Approval

A. **Recorded Agreement.**

1. The Commission, Hearing Officer, or Director may require the applicant to record, with the Registrar-Recorder/County Clerk, an agreement that the Reasonable Accommodation granted will be maintained in accordance with the terms of the Reasonable Accommodation and this Chapter as a covenant running with the land for the benefit of the County of Los Angeles in those instances described in Subsection A.2, below. The recorded agreement shall also provide that any violation thereof shall be subject to the enforcement procedures of Chapter 22.244 (Enforcement Provisions). The recorded agreement shall also be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

2. The Commission, Hearing Officer, or Director may require the recorded agreement described in Subsection A.1, above, if:

   a. The accommodation is physically integrated on the property and cannot feasibly be removed or altered, and the structure would otherwise be subject to Chapter 22.238 (Modification or Elimination of Conditional Use Permit Conditions); or

   b. The accommodation is temporary and required to be discontinued if no longer maintained in compliance with this Chapter.

3. The Commission, Hearing Officer, or Director may authorize termination of the agreement to maintain the Reasonable Accommodation described in Subsection A.1, above, after making written findings that the lot is in compliance with all applicable land use and zoning regulations.

4. The property owner is required to record the termination or release of any agreement provided by this Subsection A.

22.184.070 Effective Date of Decision

The Director's determination on a Request for a Reasonable Accommodation becomes effective on the 30th day following the Director's mailing of the Notice of Action. The decision by the Commission or Hearing Officer made in conjunction with another land use entitlements application becomes final on the latest date such related entitlements becomes effective.

22.184.080 Appeals

A. An appeal regarding a decision to grant or deny an application for a Request for Reasonable Accommodation shall be made in writing, pursuant to the procedures established in Chapter 22.184 (Appeals).

B. All decisions on an appeal shall address and be based upon the same findings required by Section 22.184.050.A (Required Findings of the Director).

C. Decisions on an appeal of a decision made by the Director shall be effective on the date of decision and no further administrative appeals may be heard.

D. Decisions on an appeal of a decision made by the Commission or Hearing Officer made in conjunction with other land use entitlements as set forth in Section 22.184.050.B (Commission or Hearing Officer Review Where Concurrent) shall be effective on the same date as is provided for an appeal of the related land use entitlement and any further rights of appeal will be the same as is provided for an appeal of the related land use entitlement.

22.184.090 Expiration of Reasonable Accommodation

A. A Reasonable Accommodation which is not used within the time specified in the Notice of Action or, if no time is specified, within two years after the date of grant of the Reasonable Accommodation, shall expire and be of no further effect, except that:

   1. In cases in which the Director granted the original Reasonable Accommodation, the Director may extend the time to use it for a period not to exceed one year, provided an application requesting such extension is filed prior to its expiration date; and

   2. In the case of a Reasonable Accommodation granted concurrently and in conjunction with another land use entitlement, the Commission or Hearing Officer may extend the time to use it to correspond with any extensions granted for the use of such related entitlements.

B. A Reasonable Accommodation shall be considered used within the intent of this Section, when construction, development, or use authorized by such Reasonable Accommodation, that would otherwise have been prohibited in the absence of an accommodation being granted, has commenced.

C. A Reasonable Accommodation shall automatically cease to be of any further force and effect if the use for which such accommodation was granted has ceased or has been suspended for a consecutive period of two or more years and may be required to be physically removed in accordance with Section 22.184.050.A.3.

22.184.100 Post-Decision Actions and Regulations

A. Documentation, scope of approval, and Exhibit “A” shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit “A”).

B. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).

C. Performance guarantee and covenant shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

Chapter 22.186 Revised Exhibit "A"s

Sections:

22.186.010 Applicability
22.186.020 Application and Review Procedures
22.186.030 Decision

22.186.010 Applicability

Revised Exhibit "A"s provide a process to authorize limited modification to the plans (exhibits) of an approved discretionary permit or review, that remains in substantial conformance with the conditions of approval.

22.186.020 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Revised Exhibit "A" Checklist.

B. **Type I Review.** The application shall be filed and processed in compliance with Chapter 22.226 (Type I Review - Ministerial) and this Chapter.

22.186.030 Decision

A. **Criteria for Modification.**

1. The Director may approve modifications to an Exhibit "A" for an approved discretionary permit or review, provided that the modifications comply with the following:

   a. Are consistent with the scope of the project and the findings made in the original approval.

   b. Comply with all existing conditions of approval.

   c. Maintain the required number of vehicle parking spaces.

   d. Comply with standards and regulations of the zone, unless specifically modified by the conditions of approval.

2. Modifications to the conditions of approval shall require an application for a Modification or Elimination of Conditional Use Permit Conditions (Chapter 22.238) or a new Conditional Use Permit (Chapter 22.158) application.

3. Modifications that are not in conformance with Subsection A.1, above, shall require an application for a new permit or review.

B. **Documentation.** In addition to Section 22.226.060 (Documentation), approved modifications to an exhibit shall be marked "Revised Exhibit A," with the date approved.

Chapter 22.188 Site Plan Review, Ministerial

Sections:

22.188.010 Applicability
22.188.020 Application and Review Procedures
22.188.030 Procedures for Site Plan Review Amendments

22.188.010 Applicability

A. **Zones.** This Chapter authorizes uses identified by Divisions 3 (Zones) and 4 (Combining Zones and Supplemental Districts) as subject to the approval of a Ministerial Site Plan Review.

B. **Site Plan Review as Part of Application.** When a site plan is required for a discretionary application, the Ministerial Site Plan Review shall not be considered a separate approval.

22.188.020 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Ministerial Site Plan Review Checklist.

B. **Type I Review.** The application shall be filed and processed in compliance with Chapter 22.226 (Type I Review - Ministerial) and this Chapter.

22.188.030 Procedures for Site Plan Review Amendments

Amendments to an approved Ministerial Site Plan Review shall be in compliance with the following:

A. **Application Checklist.** The application shall contain all materials required by the Ministerial Site Plan Review Amendment checklist.

B. **Type I Review.** An application for a Ministerial Site Plan Review Amendment shall be filed and processed in compliance with Chapter 22.226 (Type I Review - Ministerial).

Chapter 22.190 Site Plan Review, Discretionary

Sections:

22.190.010 Applicability
22.190.020 Application and Review Procedures
22.190.030 Conditions of Approval

22.190.010 Applicability

A. **Zones.** This Chapter authorizes uses identified by Divisions 3 (Zones) and 4 (Combining Zones and Supplemental Districts) as subject to the approval of a Discretionary Site Plan Review.

B. **Additional Consideration.** This Chapter also authorizes uses or developments with unusual site features or operating characteristics requiring additional consideration to ensure that the use or development will be compatible in design, location, and operation with adjacent properties and in the surrounding area.

22.190.020 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Discretionary Site Plan Review Checklist.

B. **Type II Review.** The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Chapter.

22.190.030 Conditions of Approval

Conditions may be imposed in order to ensure that the approval will be in accordance with Section 22.228.040 (Findings and Decision). Such conditions may include those in Section 22.158.060 (Conditions of Approval).

Chapter 22.192 Special Events Permits

Sections:

22.192.010 Purpose
22.192.020 Definitions
22.192.030 Application and Review Procedures
22.192.040 Findings and Decision
22.192.050 Procedures for When a Written Protest is Received
22.192.060 Effective Date of Decision and Appeals
22.192.070 Conditions of Approval
22.192.080 Certain Uses on County Property – Board Authority
22.192.090 Movie On-Location Filming

22.192.010 Purpose

Special Events Permits are established to regulate short-term and extended-term special events. Special events are temporary uses, activities, or events that may not otherwise be allowed in the applicable zone, but may be permitted because of their limited or temporary nature, provided that such temporary uses are evaluated for compatibility with surrounding land uses.

22.192.020 Definitions

Terms used in this Chapter are defined in Division 2 (Definitions) under "Special Events Permits."

22.192.030 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Special Events Permit Checklist.

B. **Short-Term Special Events Permit.**

1. ***Type II Review.*** The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Chapter.

2. ***Uses.*** A Short-Term Special Events Permit may approve the following temporary uses:

a. Short-term events sponsored by a public agency or a religious, fraternal, educational, or service organization directly engaged in civic, charitable, or public service endeavors.

i. Carnivals.

ii. Exhibitions.

iii. Fairs.

iv. Short-term farmers' markets not otherwise governed by Division 3 (Zones) or 4 (Combining Zones and Supplemental Districts).

v. Festivals, excluding outdoor festivals.

vi. Pageants and religious observances, excluding tent revival meetings.

b. Outside display or sales of goods, equipment, merchandise, or exhibits in a Commercial Zone, provided that:

i. The display or sales shall not be conducted more than once during any 30-day period nor more than four times during any 12-month period;

ii. Each occurrence of display or sale shall not exceed one weekend or three consecutive days;

iii. All goods, equipment, and merchandise shall be the same as those sold or held for sale within the business on the lot where the outside display and sales are proposed; and

iv. This provision shall not permit the outside storage of goods, equipment, merchandise, or exhibits except as otherwise may be provided by this Title 22.

3. ***Term.*** Short-term special events listed in Subsection B.2.a, above, shall not be conducted for more than six weekends or seven consecutive days during any 12-month period, except where an Extended-Term Special Events Permit is approved pursuant to Subsection C, below.

C. **Extended-Term Special Events Permit.**

1. ***Type II Review.*** The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Chapter.

2. ***Uses.*** An Extended-Term Special Events Permit may approve any temporary use, except that outside display or sales of goods, equipment, merchandise or exhibits in a Commercial Zone shall not be permitted.

3. ***Additional Procedures.*** After notice of application per subsection D, below, where a written protest has been received and the Director determines that the concerns raised are of general community interest, the applicant shall be notified in writing. Such notification will also inform the applicant that within 30 days after receipt of such notice he may request a public hearing before the Director by filing any additional information that the Director may require and by paying an additional fee, the amount of which shall be stated in the notice. At the expiration of the 30-day period:

a. The Director shall deny an application where the applicant has not requested a public hearing; or

b. A public hearing shall be scheduled before the Hearing Officer. All procedures relative to notification, publication and conducting the public hearing shall be the same as for a Conditional Use Permit (Chapter 22.158). Following a public hearing the Hearing Officer shall approve or deny the proposed application, based on the findings required by this Chapter.

D. **Notice of Application.** Notwithstanding Section 22.228.030.E, notice of application shall be mailed in compliance with the following:

1. Notice shall be mailed in compliance with Section 22.222.160 (Notification Radius).

2. In those cases where the mailing address of any owner of property required to be notified differs from the site address of such property, notification shall also be sent to the "occupant" at the site address.

E. **Resubmission of Application.** Notwithstanding Section 22.222.070.C (Resubmission of Application), no application shall be filed or accepted if a final action (approval or denial) has been taken within six months on an application requesting the same, or substantially the same, permit.

22.192.040 Findings and Decision

A. **Short-Term Special Events Permit.**

1. ***Common Procedures.*** Findings and decision shall be made in compliance with Section 22.228.040 (Findings and Decision), and include the findings in Subsection C, below.

B. **Extended-Term Special Events Permit.**

1. ***Common Procedures.*** Findings and Decision shall be made in compliance with Section 22.228.040 (Findings and Decision), and include the findings in Subsections B.2 and C, below.

2. ***Findings.***

a. The findings in Subsection C, below; and

b. Where any written protest submitted within 15 days of date noted on the notice and has been determined by the Director to be not of general community interest and can be adequately mitigated through the imposition of conditions.

3. ***Denial.*** In addition to Section 22.228.040 (Findings and Decision), the Director shall deny an application when any written protest submitted

within 15 days of date noted on the notice and determined by the Director to be of general community interest.

C. **Additional Findings.**

1. Adequate temporary parking to accommodate vehicular traffic to be generated by such use will be available either on-site or at alternate locations acceptable to the Director in any case where such temporary use is proposed for a period longer than one weekend or three consecutive days.
2. Approval of a Special Events Permit application will not result in the use of a lot for a cumulative time period in excess of the maximum time period such temporary use may be authorized during any 12-month period, except where a longer period is specifically approved in accordance with the provisions of Section 22.192.030.C (Extended-Term Special Events Permits), above.
3. With respect to an application for the outside display or sales of goods, equipment, merchandise or exhibits, not more than 20 percent of the area designated for parking required by Chapter 22.112 (Parking) for the established business shall be used in connection with the outside display or sales.

22.192.050 Procedures for When a Written Protest is Received

In all cases where a written protest has been received and the Director determines that the concerns raised are of general community interest, the applicant shall be notified in writing. Such notification will also inform the applicant that within 30 days after receipt of such notice he may request a public hearing before the Hearing Officer by filing any additional information that the Director may require and by paying an additional fee, the amount of which shall be stated in the notice. At the expiration of the 30-day period:

A. The Director shall deny an application where the applicant has not requested a public hearing; or

B. A public hearing shall be scheduled before the Hearing Officer. All procedures relative to notification, publication, and conducting the public hearing shall be the same as for a Conditional Use Permit (Chapter 22.158). Following a public hearing the Hearing Officer shall approve or deny the proposed application, based on the findings required by this Chapter.

22.192.060 Effective Date of Decision and Appeals

A. The effective date of decision and appeals shall be in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

B. Notwithstanding Chapter 22.242 (Appeals), if the decision of the Hearing Officer is appealed to the Commission, the Commission's decision on an appeal shall be final and effective on the date of decision and shall not be subject to further administrative appeal.

22.192.070 Conditions of Approval

A. Conditions may be imposed in order to ensure that the approval will be in accordance with the findings required by Section 22.192.040 (Findings and Decision). Such conditions may involve any pertinent factors affecting the operation of such special event, including, but not limited to:

1. Requirement of temporary parking facilities including vehicular access and egress.
2. Regulation of nuisance factors such as, but not limited to, the prevention of glare or direct illumination of adjacent properties, noise, vibrations, smoke, dust, dirt, odors, gases, garbage, and heat.
3. Regulation of temporary buildings, structures, and facilities; including:
   a. Placement, height, and size limitations on commercial rides or other equipment permitted.
   b. Location of open spaces including buffer areas and other yards.
   c. Signs.
4. Regulation of operating hours and days including limitation of the duration of such temporary use to a shorter or longer time period than the maximum period authorized.
5. Requirement of a performance bond or other surety device to assure that any temporary facilities or structures used for such proposed temporary use will be removed from the site within one week following such event and the property restored to a neat condition. The Director may designate a different time period and/or require clean up of additional surrounding property at his discretion.
6. Requirement of a site plan indicating all details and data as prescribed in this Title 22.
7. Requirement that the approval of the requested Special Events Permit is contingent upon compliance with applicable provisions of other local, State, and federal ordinances.
8. Such other conditions as will make possible the operation of the proposed temporary use in an orderly and efficient manner and in accordance with the intent and purpose of this Title 22.

B. In addition to such other conditions as the Director may impose, it shall also be deemed a condition of every Special Events Permit, whether such

condition is set forth in the Special Events Permit or not, that such approval shall not authorize the construction, establishment, alteration, moving onto, or enlargement of any permanent building, structure, or facility.

C. Notwithstanding provisions in this Chapter to the contrary, the Director in approving a Short-Term Special Events Permit for the outside display or sales of goods, equipment, merchandise, or exhibits may permit a temporary banner limited in time for the duration granted in the permit at any location on the subject property deemed appropriate, but in no event shall the Director authorize a banner that exceeds 40 square feet of total sign area.

D. **Parking Facilities.**

1. In granting a Special Events Permit, the Director may authorize temporary use of parking and related facilities established to serve permanent uses as follows, provided, that such temporary usage is specifically recognized in the permit:

   a. Joint usage of required automobile parking facilities established to serve a permanent use, provided the owner or occupant of the permanent use or his authorized legal representative submits written consent, and it is determined by the Director that such joint utilization will not have a substantially detrimental effect on the surrounding area; and

   b. Temporary occupation by a temporary use of a portion of parking facilities or structures established to serve a permanent use provided the owner or occupant of such use or his or her authorized legal representative submits written consent, and it is determined that such joint utilization will not have a substantially detrimental effect on the surrounding area.

2. The temporary reduction in required parking for such permanent use shall not be construed to require a Variance with respect to parking requirements of this Title 22.

22.192.080 Certain Uses on County Property – Board Authority

A. Where the following temporary uses are proposed on property owned by or held under the control of the County, or a department, district, or agency with delegated authority to administer such activity by the Board may assume jurisdiction and approve the temporary use subject to limitations and conditions as are deemed appropriate by said department, district, or agency:

1. Carnivals, exhibitions, fairs, festivals, pageants, and religious observances.

2. Farmers' markets.

3. On-location filming.

22.192.090 Movie On-Location Filming

A. Notwithstanding the other provisions of this Chapter, applications for on-location filming permits shall be filed with the filming permit coordination office which shall approve such application for a time period not to exceed the time period specified in this Title 22 where it finds that the findings set forth in Section 22.192.040.A (Short-Term Special Events Permit) or 22.192.040.B (Extended-Term Special Events Permit), and Section 22.192.040.C (Findings) have been met by the applicant. In addition, in lieu of Section 22.192.040.C.2, the filming permit office shall also find that such approval will not result in a frequency of usage likely to create incompatibility between such temporary use and the surrounding area. Where an application is denied due to frequency of usage, the filming permit office shall specify the minimum time period between approvals which, in its opinion, is necessary to prevent such incompatibility.

B. In interpreting the other provisions of this Chapter in relation to on-location filming, the filming permit office shall be substituted for the Director, and the provisions of Sections 22.222.080 (Fees and Deposits) and Section 22.222.070.C (Resubmission of Application) shall not apply.

C. Any person or entity issued a permit for the filming of an adult film, as defined in Section 11.39.010 (Adult Films) of Title 11 of the County Code, under this Chapter or any other law authorizing the issuance of permits for commercial filming are required to maintain engineering and work practice controls sufficient to protect employees from exposure to blood and/or any other potentially infectious materials controls, in a manner consistent with California Code of Regulations, Title 8, Section 5193 (Bloodborne Pathogens). Any such permit shall contain the following language: "Permittee must abide by all applicable workplace health and safety regulations, including California Code of Regulations Title 8, Section 5193 (Bloodborne Pathogens), which mandates barrier protection, including condoms, to shield performers from contact with blood or other potentially infectious material during the production of films." The County shall charge, or shall direct any other person or entity contracting with the County to administer the film permitting process, to charge, entertainment industry customers seeking permits for the production of adult films a fee sufficient to allow periodic inspections to ensure compliance with the conditions set forth in Section 11.39.010 (Adult Films).

(Measure B, approved by voters in Nov. 6, 2012 General Election: Ord. 90-0093 § 10, 1990: Ord. 83-0007 § 8, 1983.)

Chapter 22.194 Surface Mining Permits

Sections:

22.194.010 Purpose
22.194.020 Definitions
22.194.030 Applicability
22.194.040 Application and Review Procedures
22.194.050 Development Standards
22.194.060 Findings and Decision
22.194.070 Conditions of Approval
22.194.080 Reclamation Plan
22.194.090 Idle Mine Operations
22.194.100 Appeal to State Mining and Geology Board

22.194.010 Purpose

A. Surface Mining Permits are established to regulate surface mining and reclamation of mined lands in compliance with the Surface Mining and Reclamation Act of 1975, Division 2, Chapter 9, of the California Public Resources Code, beginning with Section 2710.

B. It is the intent in regulating surface mining activities to ensure that:

1. The production and conservation of minerals is encouraged while addressing concerns relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment during and after mining operations;

2. Adverse effects on the environment, including air pollution, impedance of groundwater movement and water quality degradation, damage to wildlife habitat, flooding, erosion, and excessive noise are prevented or mitigated;

3. Mined lands are returned to a usable condition readily adaptable for alternative land uses, with no residual hazards to public health or safety; and

4. Consistency is achieved with the mineral resources management policies of the General Plan.

22.194.020 Definitions

Specific terms used in this Chapter are defined in Division 2 (Definitions), under “Surface Mining Permits."

22.194.030 Applicability

A. **General Applicability.** Except as specified in Subsection B, below, a person shall not use any property within the unincorporated area of Los Angeles

County for surface mining operations unless a Surface Mining Permit is first obtained and a Reclamation Plan is approved as provided by this Chapter.

B. **Uses Authorized.** Where a Surface Mining Permit has been obtained pursuant to this Chapter and while such permit is in full force and effect in conformity with the conditions of such permit, said property shall be used exclusively for surface mining operations and the following specific uses:

1. The stockpiling of rock, sand and gravel, and other minerals, including the installation, maintenance, or operation of rock-crushing plants or apparatus.
2. Batching plants or mixing plants for either portland cement or asphaltic concrete, except where specifically prohibited as a condition of such permit.
3. Any use permitted in the zone, subject to the limitations and conditions set forth therein, provided the Commission or Hearing Officer specifically authorizes such use in the permit.
4. Accessory uses to mining operations and processing of minerals.

C. **Filing Time—Plans for Existing Operations**

1. **Surface Mining.** Any person desiring a Surface Mining Permit as provided for in this Title 22 may file an application with the Director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the Board or Commission or Hearing Officer on an application for the same or substantially the same permit. In all cases, the required reclamation plan shall accompany the Surface Mining Permit application.
2. **Reclamation Plan.** In any case of existing surface mining operations as described in Subsection D.4, below, the required Reclamation Plan may be filed with the Director without an application for a Surface Mining Permit. Such Reclamation Plans shall be filed no later than one year from January 26, 1980, the effective date of this Chapter.

D. **Exemptions.** The provisions of this Chapter are not applicable to any of the following activities or situations:

1. Excavations or grading conducted for farming or on-site construction or for the purpose of restoring land following a flood or other natural disaster.
2. Surface mining operations that are required by federal law in order to protect a mining claim if such operations are conducted solely for that purpose.
3. Prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than 1,000 cubic yards in any one location of one acre or less.

4. Any surface mining operation for which a valid, unexpired zone exception was granted prior to November 23, 1970, or for which a valid Conditional Use Permit (Chapter 22.160) is in full force and effect, or which was lawfully established in Zone Q, provided that such operation shall remain in compliance with and subject to all limitations and conditions imposed by such former grant or zone, and provided further that all reclamation plans, interim management plans and financial assurances shall be obtained or provided as required by this Title 22 and the California Public Resources Code, Division 2, Chapter 9 (Surface Mining and Reclamation Act Of 1975), beginning with Section 2710.

22.194.040 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Surface Mining Permit Checklist.

B. **Type IV Review.** The application shall be filed and processed in compliance with Chapter 22.232 (Type IV Review – Discretionary) and this Chapter.

C. **Publication.** Notwithstanding Section 22.222.180 (Publication), notice of application shall be published in two newspapers of general circulation at least one of which is a newspaper available in the community in which such use is proposed to be established. Such publications, if made in a daily newspaper, shall be for a period of not less than five consecutive publications of such newspaper, and if made in a weekly newspaper, shall be for a period of not less than two consecutive publications of such paper, the first publication in either case appearing not less than 20 days before the date of the hearing.

D. **Notification of Filing.** The Director shall furnish a copy of each submitted application for a Surface Mining Permit, Reclamation Plan and proposal for financial assurance to the State Geologist and the Director of Public Works. The Director shall notify the California Department of Transportation of a request for a Surface Mining Permit, if notification of the Department of Transportation is required pursuant to Section 2770.5 of the California Public Resources Code.

E. **Protection of Proprietary Information.** Applications for Surface Mining Permits, Reclamation Plans, and other documents submitted pursuant to this Chapter are public records, unless it can be demonstrated to the satisfaction of the Commission or Hearing Officer that the release of such information, or part thereof, would reveal production, reserves, or rate of depletion entitled to protection as proprietary information. The Commission or Hearing Officer shall identify such proprietary information as a separate part of the application. Proprietary information shall be made available only to the State

Geologist and to persons authorized in writing by both the mining operator and the applicant or his successor in interest.

F. **Fees.** The applicant shall pay to the County the actual cost incurred by the Department of Public Works in conducting inspections and/or reviews pursuant to the provisions of this Chapter. Such cost shall be computed using actual hours expended by staff multiplied by the most current applicable hourly rates, approved by the Auditor-Controller, that are available at the time that costs are assessed.

22.194.050 Development Standards

Unless the Commission or Hearing Officer deems otherwise, and so specifies in the permit, surface mining operations shall comply with Section 3503 (Surface Mining and Reclamation Practice) of Title 14 of the California Code of Regulations and be conducted in accordance with the following requirements:

A. **Slopes.**

1. No excavation shall be permitted that creates a temporary slope steeper than one foot horizontally to one foot vertically. The Director of Public Works may require that excavations be made with a cut face more flat in slope than the above slope requirements if deemed necessary for slope stability and public safety at any time.
2. Temporary slopes shall not be created that will interfere with the construction of finished slopes conforming to the requirements of the reclamation plan.
3. Slopes affecting off-site property shall meet the requirements of Appendix J of Title 26 (Building Code) of the County Code.

B. **Erosion and Sedimentation Control.**

1. Measures shall be taken to prevent erosion of adjacent lands by waters discharged from the site of mining operations and the off-site discharge of sediment. Such measures may include the revegetation of slopes and the construction of properly designed retarding basins, settling ponds and other water treatment facilities, ditches, and diking.
2. No discharge of sediment into off-site bodies of water shall be permitted that will result in higher concentrations of silt than existed in such water prior to surface mining operations.
3. Stockpiles of overburden and minerals shall be managed to minimize water and wind erosion.
4. The removal of vegetation and overburden in advance of surface mining shall be kept to a minimum.

C. **Water Quality Control**. Mining operations shall be conducted in accordance with applicable standards of the Regional Water Quality Control Board or any other agency with jurisdiction over water quality.

D. **Protection of Fish and Wildlife Habitat**. All reasonable and practicable measures shall be taken to protect the habitats of fish and wildlife during surface mining operations.

E. **Runoff and Flood Control.** Surface mining operations shall be conducted in such a manner as to prevent or minimize flooding and/or alteration of the natural drainage system.

F. **Setbacks.**

1. No surface mining operation or structure shall be located within 50 feet of any public street or highway or any lot in other than the applicant's ownership unless the written consent of the owner in fee of such property is first secured and recorded with the Registrar-Recorder/County Clerk, and except where the contiguous property is currently or intermittently being mined in the same manner.

2. No surface mining operation or structure shall be located within 100 feet of any stream bed, flood control channel, reservoir, water conservation facility, area within an adopted Flood Protection District, or area designated as an Area of Special Flood Hazard, without first obtaining the approval of the Director of Public Works. Where approval is requested, a comprehensive flood-hazard analysis evaluating the effect surface-mining operations will have on drainage and erosion on adjacent property shall also be submitted.

G. **Insurance Requirements.**

1. Before commencing surface mining operations, the owner or operator shall secure insurance to the extent of $100,000.00 against liability in tort arising from the production, activities, or operations incidental thereto conducted or carried on under or by virtue of any law or ordinance, and such insurance shall be kept in full force and effect during the period of such operations.

2. This insurance requirement is separate and independent from any bonding requirement which may be required by the Commission or Hearing Officer to assure the completion of the operator's Reclamation Plan as required by Section 22.194.080 (Reclamation Plan).

H. **Control of Dust, Vibrations, Smoke, Dirt, Odors, and Bright Lights.**

1. All activities of mining and processing minerals shall be conducted in a manner such that dust, vibrations, smoke, dirt, odors, and bright lights do not exceed levels compatible with uses of adjacent lands.

2. All private roads shall be wetted while being used, or shall be oiled or hard-surfaced and maintained in order to prevent the emanation of dust. All private access roads leading off any public street or highway shall be paved with asphalt or concrete surfacing not less than three inches in thickness for the first 50 feet of said access road.

I. **Boundary Markers.** The outer boundaries of all property used or intended to be used for surface mining operations shall be posted within 90 days following the effective date of such mining permit, and permanently thereafter, with signs displaying the message "SURFACE MINING" in letters not less than four inches in height, and in letters not less than one inch in height, the message "This property may be used at any time for the extracting and processing of rock, sand, gravel, decomposed granite, clay, and similar materials, by as authorized by the Zoning Code (Title 22), County of Los Angeles." Such signs shall be posted not more than 500 feet apart, with signs placed at each change in direction of boundary lines of the property, and displayed in such a manner as to give reasonable notice to passersby of the message contained thereon.

J. **Hours of Operation.** All operations shall be restricted to the hours between 6:00 a.m. and 10:00 p.m., except in cases of public emergency, or whenever any reasonable or necessary repairs to equipment are required to be made.

K. **Salvage of Topsoil.** Unless otherwise specified in the Reclamation Plan, all topsoil removed in surface mining operations shall be stored at the site of mining operations and shall be used in future reclamation of the site.

L. **Benches.** Benches shall be provided wherever necessary to control drainage on slopes, or to provide for access, or for public safety as determined by the Commission or Hearing Officer on the recommendation of the Director of Public Works.

M. **Fencing.** Prior to the commencement of any surface mining operation, the area to be used for such operations shall be enclosed with a fence as required by Chapter 11.48 (Oil Well Sumps, Sand and Gravel Pits, and Similar Excavations) of Title 11 of the County Code. Such fencing may be limited to the area currently being used for such operations; provided, however, that the operation shall be continuously enclosed as excavation progresses.

N. **Explosives.** Storage of explosives for use in surface mining operations shall be subject to Chapter 22.166 (Explosives Permits).

22.194.060 Findings and Decision

A. **Common Procedures.** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. **Findings.**

1. The requirements for Reclamation Plan approval set forth in Section 22.194.080.A (Findings Prerequisite to Approval) have been met by the applicant.
2. The requested surface mining operation conducted at the location proposed will not adversely affect the health, safety, or welfare of persons residing in the surrounding area or otherwise endanger or constitute a menace to the public health, safety, or general welfare.
3. Adverse ecological effects resulting from surface mining operations will be prevented or minimized.
4. The proposed site is adequately served by streets or highways of sufficient width and improved as necessary to facilitate the kind and quantity of traffic surface-mining operations will or could generate.
5. The proposed site for surface mining operations is consistent with the General Plan.

22.194.070 Conditions of Approval

A. **Annual Report.** The mine operator shall submit annually to the Director of Public Works copies of all reports required pursuant to Section 2207 of the California Public Resources Code.

B. **Imposition of Additional Conditions Authorized When.** Conditions may be imposed in order to ensure that the approval will be in accordance with the findings required by Section 22.194.060 (Findings and Decision). Such conditions may include those in Section 22.160.050 (Conditions of Approval) or may involve any pertinent factors affecting the establishment, operation, and maintenance of surface mining operations, including, but not limited to:

1. Off-street parking for equipment and for the cars of employees.
2. Screening and/or landscaping to assure integration with surrounding areas.
3. Regulation of signs.
4. The surfacing of parking areas and roads.
5. Days of operation.
6. The following factors for which standards are established in Section 22.194.050 (Development Standards):
   a. Setbacks.
   b. Hours of operation.
   c. Fencing.

d. Grading benches.

e. Regulation of noise, dust, bright lights, smoke, vibrations, dirt, and odors.

C. **Administration and Inspections.**

1. The Director of Public Works shall conduct such inspections of idle and active surface mines as are required by the terms or conditions of any entitlement, regulation, or law, including this Title 22 and the California Public Resources Code, Division 2, Chapter 9, beginning with Section 2710, and shall make such additional inspections as the Director of Public Works deems necessary to enforce the terms or conditions of any such entitlement, regulation or the applicable State and County Codes.

2. The Department of Public Works shall report its findings to the mine operator and to the State Geologist, as required by law, and shall report to the Director of Regional Planning or to other persons or agencies where the Director of Public Works deems it necessary to make such additional notification.

D. **Periodic Review of Permit Conditions and Reclamation Plan.** The periodic review of the conditions contained in Surface Mining Permits and approved Reclamation Plans, as provided in Subsection B, above, and Section 22.194.080.C (Reclamation Activities—Specifications), respectively, shall be conducted by the Commission or Hearing Officer in accordance with the schedule adopted at the time such permits or plans were approved. The Commission or Hearing Officer, in their review, shall hold one or more public hearings pursuant to Chapter 22.222.120 (Public Hearing Procedure), and shall consider such new or changed circumstances as physical development near the mining site and improved technological innovations in the field of reclamation which may significantly improve the reclamation process. Modified permits or Reclamation Plans shall be binding upon the operator and all successors, heirs, and assigns of the applicant.

E. **Expiration Date.** The Commission or Hearing Officer may establish an expiration date for a Surface Mining Permit. Where no expiration date is specified in the permit, the permit shall terminate and cease to be in effect at the time a new principal use is established on the subject property or upon being deemed abandoned, as provided in Section 22.194.090 (Idle Mine Operations), whichever occurs first.

22.194.080 Reclamation Plan

A. **Findings Prerequisite to Approval.**

1. The Commission or Hearing Officer shall approve a Reclamation Plan if the Commission or Hearing Officer finds, based upon substantial evidence in the record, that the plan conforms to the requirements of Sections

2772, 2773 and 2773.1 of the California Public Resources Code, Section 3501, 3503 of Title 14 of the California Code of Regulations and the provisions of this Title 22 and, further, that the mined lands will be reclaimed so that they are readily adaptable for uses consistent with the General Plan.

2. Should the Commission or Hearing Officer take an action which is at variance with a recommendation or objection raised by the State Geologist, their findings shall address, in detail, why the specific comment or objection was not accepted.

3. In approving a Reclamation Plan, the Commission or Hearing Officer shall:

   a. Require such changes to the plan and impose such conditions as are necessary to conform the plan to requirements of the applicable State and County Codes, including provision of financial assurances and annual adjustments of such assurances as required by said act and regulations.

   b. Establish a schedule for beginning and completion of all reclamation activities, which schedule shall, at the discretion of the Commission or Hearing Officer, be based upon times certain or upon milestone events, or a combination of both.

   c. Establish a schedule for annual inspections of reclamation activities pursuant to the provisions of Section 2772(b) of the California Public Resources Code.

   d. Establish a schedule for periodic review of the Reclamation Plan at intervals of not less than 10 years, said review to be conducted as provided in Section 22.194.070.D (Periodic Review of Permit Conditions and Reclamation Plan).

   e. Require as a condition of approval financial assurances in accordance with Section 2773.1 of the California Public Resources Code.

   f. Require that the mine operator file a covenant against the property with the Recorder-Registrar/County Clerk containing the following statement before commencing operation of a new surface mine or, in the case of an existing mine as described in Section 22.194.030.D.4, within 30 days following notice of approval:

      This property is subject to Reclamation Plan (enter case number), requiring, together with other conditions, the completion of a reclamation program before use of the property for a purpose other than surface mining, except as otherwise provided in said plan. Agents of the County of Los Angeles and the State of California may enter upon such land to enforce reclamation plan and to effect

reclamation, subject to compliance with applicable provisions of law.

4. The Commission or Hearing Officer may require modification of the Reclamation Plan or impose such conditions that the Commission or Hearing Officer deems necessary to ensure that the plan is in accord with the requirements in Subsection C, below.

B. **Financial Assurances.**

1. Each mine operator shall provide and maintain financial assurances for completion of reclamation of disturbed lands in compliance with the approved Reclamation Plan and Section 2773.1 of the California Public Resources Code and the administrative regulations adopted pursuant to said Section 2773.1.

2. At the time of each annual inspection, and as provided by Section 2770 of the California Public Resources Code, the Director of Public Works shall establish the amount of financial assurance required pursuant to the approved Reclamation Plan and State law and regulations.

3. In the case of a new mine or of an idle mine which is to be reactivated after not having been worked since January 1, 1976, the financial assurance shall be tendered to the County before commencement of mining operations. The Director of Public Works shall establish the amount of such assurance based upon the estimated amount of disturbed lands after the first full year of mining.

4. The Director of Public Works shall notify the mine operator of the amount of assurance in person or by certified mail, with copies sent to the Director of Regional Planning and the State Geologist.

5. For ongoing mining operations the assurance shall be tendered to the County within 60 days of receipt by the mine operator of notice of the amount of the assurance from the Director of Public Works.

6. Forfeiture of the financial assurances shall be subject to the provisions of Section 2772.1 of the California Public Resources Code and all proceeds from the forfeited financial assurances shall be used to conduct and complete reclamation in accordance with the approved Reclamation Plan.

C. **Reclamation Activities—Specifications.** Unless otherwise specified in the approved Reclamation Plan, the reclamation of mined lands shall be carried out in accordance with the following requirements:

1. ***Concurrent Reclamation.***

   a. The reclamation of mined lands shall occur as soon as practical following completion of mining operations at successive locations within the mining site as required by the schedule in the approved Reclamation Plan.

b. The reclamation of lands affected by surface mining operations shall be completed within one year of the completion of mining operations on such lands.

2. ***Disposal of Overburden and Mining Waste.***

a. Permanent piles or dumps of overburden and waste rock placed on the land shall be made stable, shall not restrict natural drainage without provision for diversion, and shall have an overall smooth or even profile subject to the satisfaction of the Department of Public Works. Where practical, such permanent piles or dumps shall be located in the least visible location at the mining site.

b. Old equipment and inert mining wastes shall be removed or buried subject to the approval of the Commission or Hearing Officer.

c. Toxic materials shall be removed from the site or permanently protected to prevent leaching into the underlying groundwater, to the satisfaction of the Department of Public Health.

d. Overburden and mining waste placed beneath the existing or potential groundwater level which will reduce the transmissivity or area through which water may flow shall be confined to an area approved by the Department of Public Works.

3. ***Revegetation.***

a. All permanently exposed lands that have been denuded by mining operations shall be revegetated to provide ground cover sufficient to control erosion from such lands.

b. All plantings shall be established and maintained in good horticultural condition. The revegetation shall be able to survive under natural conditions, with native species used whenever possible.

c. Revegetation methods shall take into account the topography and existing growth patterns and mixes of flora present at and adjacent to the site of mining operations in order to create a more natural appearance. Plantings shall avoid rigid, geometric patterns and shall utilize natural scatterings.

4. ***Resoiling.***

a. Resoiling measures shall take into consideration the quality of soils which may be required to sustain plant life pursuant to any revegetation that the Commission or Hearing Officer may require in its approval of the applicant's Reclamation Plan.

b. Coarse, hard material shall be graded and covered with a layer of finer material or weathered waste. A soil layer shall then be placed on this prepared surface. Where quantities of available soils are inadequate to

provide cover, native materials shall be upgraded to the extent feasible for this purpose.

5. ***Final Slopes.***

   a. Final slopes shall be engineered and contoured so as to be geologically stable, to control the drainage therefrom, and to blend with the surrounding topography where practical. On the advice of the Department of Public Works, the Commission or Hearing Officer may require the establishment of terrace drains to control drainage and erosion.

   b. Final slopes shall not be steeper than two feet horizontal to one foot vertical (2:1) unless the applicant can demonstrate to the Commission or Hearing Officer satisfaction, that a steeper slope will not:

      i. Reduce the effectiveness of revegetation and erosion control measures where they are necessary;

      ii. Be incompatible with the alternate future uses approved by the Commission for the site; and

      iii. Be hazardous to persons that may utilize the site under the alternate future uses approved for the site.

6. ***Drainage, Erosion, and Sediment Control.***

   a. Any temporary stream or watershed diversion shall be restored to its state prior to any surface mining activities unless the Commission or Hearing Officer deems otherwise based on recommendations from the Department of Public Works.

   b. Stream bed channels and stream banks affected by surface mining shall be rehabilitated to a condition which would minimize erosion and sedimentation.

   c. Revegetation and regrading techniques shall be designed and executed so as to minimize erosion and sedimentation. Drainage shall be provided to natural outlets or interior basins designed for water storage, with such basins subject to the approval of the Director of Public Works. In addition, final excavation shall eliminate potholes and similar catchments so as to prevent potential breeding areas for mosquitoes.

   d. The final grading and drainage of the site shall be designed in a manner to prevent discharge of sediment above natural levels existent prior to mining operations.

   e. Silt basins which will store water during periods or surface runoff shall be equipped with sediment control and removal facilities and protected

spillways designed to minimize erosion when such basins have outlet to lower ground.

f. No condition shall remain after reclamation which will or could lead to degradation of groundwater quality below applicable standards to the Regional Water Quality Control Board or any other agency with jurisdiction over water quality.

7. ***Backfilling and Grading.***

a. Subject to the approval of the Department of Public Works, backfilled and graded areas shall be compacted to avoid excessive settlement and to the degree necessary to accommodate anticipated future uses.

b. Materials used in the refilling shall be of a quality suitable to prevent contamination and/or pollution of groundwater. If materials for backfilling and grading are obtained from an area other than the site of surface mining operations, such materials shall be included and the approximate quantities identified in the applicant's Reclamation Plan.

8. ***Water Features.*** Reservoirs, ponds, lakes, or any body of water created as a feature of the reclamation plan shall be approved by the Department of Public Works and by the Department of Public Health.

D. **Establishment of New Principal Use—Restrictions.** No new principal use shall be established on any property for which a Reclamation Plan has been approved unless all reclamation required therein has been completed, except as otherwise provided herein. Where concurrent reclamation is approved pursuant to Subsection C.1, above, the Commission or Hearing Officer may approve the establishment of a new principal use upon completion of each phase of the Reclamation Plan.

E. **Amendments.** Amendments to an approved Reclamation Plan, including attendant time schedules, may be submitted to the Commission or Hearing Officer at any time, detailing proposed changes from the original plan. Amendments to an approved Reclamation Plan shall be approved in the manner prescribed for approval of a Reclamation Plan.

F. **Information and Documents Required.**

1. The Reclamation Plan shall be applicable to a specific property or properties and shall be based upon the character of the surrounding area and such characteristics of the property as the type of overburden, vegetation, soil stability, topography, geology, climate, stream characteristics, and principal mineral commodities.

2. All Reclamation Plans shall contain the following information and documents:

a. The estimated time schedule for the beginning and completion of reclamation activities. If the mining operation is to be accomplished in

phases, the time schedule shall indicate the estimated beginning and completion of reclamation activities for each phase.

b. An estimate of the cost of completion of reclamation activities, computed at current cost at the time proposed in the time schedule submitted for completion of the Reclamation Plan.

c. A description of the existing vegetation at and surrounding the site;

d. A general description of the geology of the surrounding area and a detailed description of the geology at the reclamation site.

e. A description of the proposed use or potential uses of land after reclamation, and evidence that all owners of a possessory interest in the land have been notified of the proposed use or potential uses.

f. A description of the manner in which reclamation, adequate for the proposed use or potential uses, will be accomplished, including:

   i. The manner in which mining wastes and related contaminants will be controlled and disposed of; and

   ii. The manner in which affected streambed channels and stream banks will be rehabilitated to a condition minimizing erosion and sedimentation;

g. An assessment of the effect of implementation of the Reclamation Plan on future mining in the area.

h. A statement by the applicant that he accepts responsibility for reclaiming mined lands in accordance with the approved Reclamation Plan.

i. A statement by the applicant that he accepts responsibility for all completed reclamation work for a period of two years or such greater period as deemed necessary by the Commission or Hearing Officer to ensure the permanency of all features of the Reclamation Plan. This subsection shall not apply to normal maintenance and repairs unrelated to the reclamation work on public facilities where dedicated to and accepted by the County.

j. Such other information as the Commission, Hearing Officer, or Director may require. The Director may waive the filing of one or more of the above items where unnecessary to process the application.

3. Where Reclamation Plans are not filed as a part of a Surface Mining Permit, such plan shall be accompanied by an application for separate Reclamation Plan approval which contains the following information:

   a. The names and addresses of the applicant and the mining operator, if different, and of any persons designated by the applicant as his agents for service of process.

b. The names and addresses of all persons owning a possessory and/or mineral interest in any or all of the property to be used for mining operations.

c. A statement indicating the reason under Section 22.194.030.D (Exemptions) why a Surface Mining Permit is not required. Include any identifying Conditional Use Permit or Zone Exception Case numbers.

d. The requirements of a Surface Mining Permit application.

22.194.090 Idle Mine Operations

A. Within 90 days of a surface mining operation becoming idle, as defined in this Title 22 and in Section 2727.1 of the California Public Resources Code, the mine operator shall submit an interim management plan to the Director for review and approval as required in Section 2770(h) of the California Public Resources Code.

B. Before submitting the plan for review, the mine operator shall request an inspection of the site by the Department of Public Works. Upon notification of the results of the inspection, the operator shall submit a plan indicating what measures will be necessary for the protection of adjacent properties, environmental resources and the general public for review and approval.

C. The interim management plan shall be reviewed and acted upon in accord with the procedures set forth in Section 2770 of the California Public Resources Code and upon adoption shall be an amendment to the approved Reclamation Plan.

D. Required financial assurances shall remain in effect during the period the surface mining operation is idle. Posting shall be maintained as provided in Section 22.194.050.I (Boundary Markers).

E. The interim management plan may remain in effect for a period not to exceed five years, at which time the Director in accordance with Section 2770 of the California Public Resources Code shall do one of the following:

1. Renew the interim management plan for a period not to exceed five years, if the Director finds that the surface mining operator has complied fully with the interim management study; or

2. Require the surface mining operator to commence reclamation in accordance with the approved Reclamation Plan.

F. Notwithstanding any provision of this Title 22 or of an entitlement granted pursuant to this Title 22, unless review of an interim management plan is pending before the Commission or Hearing Officer, or an appeal is pending before the Board, a surface mining operation which after January 1, 1991, remains idle for over one year after becoming idle without obtaining approval of an interim management plan shall be considered abandoned and the

operator shall commence and complete reclamation in accordance with the approved Reclamation Plan.

22.194.100 Appeal to State Mining and Geology Board

An applicant whose request for a Surface Mining Permit to conduct mining operations has been denied, or any person who is aggrieved by the granting of a permit to conduct mining operations in an area of statewide or regional significance may, within 15 days following denial of an appeal, also appeal to the State Mining and Geology Board as provided in Section 2775 of the Surface Mining and Reclamation Act of 1975.

Chapter 22.196 Variances

Sections:

22.196.010 Purpose
22.196.020 Applicability
22.196.030 Application and Review Procedures
22.196.040 Development Standards
22.196.050 Findings and Decision
22.196.060 Conditions of Approval
22.196.070 All Zone Regulations Apply Unless Variance is Granted

22.196.010 Purpose

Variances are established to permit modification of development and performance standards as they apply to particular uses when practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this Title 22, develop through the strict literal interpretation and enforcement of such provisions.

22.196.020 Applicability

A. **General Applicability.** A Variance may be granted to permit modification of the following development and performance standards where mandated by this Title 22:

1. Building line setbacks, yards, open space, and buffer areas.
2. Height, lot coverage, density, and bulk regulations.
3. Off-street parking spaces, maneuvering areas and driveway width, and paving standards.
4. Landscaping requirements.
5. Wall, fencing, and screening requirements.
6. Street and highway dedication and improvement standards.
7. Lot area and width requirements.
8. Operating conditions such as hours or days of operation, number of employees, and equipment limitations.
9. Sign regulations other than outdoor advertising.
10. Distance-separation requirements..

B. **Continuing Validity of Variances.** A Variance that is valid and in effect, and was granted pursuant to the provisions of this Title 22, shall adhere to

the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on said land.

22.196.030 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Variance Checklist.

B. **Type IV Review.** The application shall be filed and processed in compliance with Chapter 22.232 (Type IV Review – Discretionary) and this Chapter.

22.196.040 Development Standards

A. **Adequate Water Supply—Criteria.** If it appears that the Variance requested will require a greater water supply for adequate fire protection than does either the existing use or any use permitted in the same zone without a Variance, and will not comply with the provisions of Division 1 (Water) of Title 20 of the County Code, such facts shall be prima facie evidence that such requested Variance will adversely affect and be materially detrimental to adjacent uses, buildings and structures and will not comply with the provisions of Section 22.196.050 (Findings and Decision).

22.196.050 Findings and Decision

A. **Common Procedures.** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. **Findings.**

1. Because of special circumstances or exceptional characteristics applicable to the property, the strict application of the code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

2. The variance authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

3. Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.

4. Such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

22.196.060 Conditions of Approval

A. Conditions may be imposed in order to ensure that the approval will be in accordance with the findings required by Section 22.196.050 (Findings and Decision). Such conditions may any pertinent factors affecting the establishment, operation and maintenance of the use for which such Variance is requested, including, but not limited to, those specified in Section 22.158.060 (Conditions of Approval).

B. The application may be approved contingent upon compliance with applicable provisions of other ordinances any other County, State, or federal requirements.

22.196.070 All Zone Regulations Apply Unless Variance is Granted

Unless specifically modified by a Variance, all regulations prescribed in the zone in which such Variance is granted shall apply.

Chapter 22.198 Zone Changes

Sections:

22.198.010 Purpose
22.198.020 Applicability
22.198.030 Application and Review Procedures
22.198.040 Development Standards
22.198.050 Findings and Decision

22.198.010 Purpose

A Zone Change may be initiated to change the zone classification on a lot from one zone to another zone. A Zone Change may be approved whenever the Board finds that the public convenience, the general welfare, or good zoning practice justifies such action, in compliance with this Chapter, this Title 22, and Title 7 (Planning and Land Use) of the California Government Code.

22.198.020 Applicability

A. **Initiation.** Initiation of a Zone Change shall be in compliance with Section 22.222.120.A (Initiation and Scheduling).

B. **Additional Area Included When.** Where an application is filed, the Commission or the Director may elect to include additional property within the boundaries of the area to be studied when, in their opinion, good zoning practice justifies such action.

22.198.030 Application and Review Procedures

A. **Application Checklist.** The application submittal shall contain all of the materials required by the Zone Change Checklist, including the written permission of the owner for each lot involved in the application.

B. **Type V Review.** The application shall be filed and processed in compliance with Chapter 22.234 (Type V Review – Discretionary) and this Chapter.

22.198.040 Development Standards

A. **Adequate Water Supply—Criteria.** The Commission shall consider whether or not the application, if adopted, will result in a need for a greater water supply for adequate fire protection and, if so, what are the existing and proposed sources of such an adequate water supply. The Commission may request that the Fire Department or Department of Public Works, supply it with all facts, opinions, suggestions, and advice which may be material to reaching a decision on any or all matters mentioned in this Subsection A.

22.198.050 Findings and Decision

The Commission shall recommend approval of an application to the Board after making the following findings:

A. Modified conditions warrant a revision in the Zoning Map as it pertains to the area or district under consideration.

B. A need for the proposed zone classification exists within such area or district.

C. The particular property under consideration is a proper location for said zone classification within such area or district.

D. The zone classification at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice;

E. The Zone Change is consistent with the General Plan.

F. If the Zone Change will permit any uses prohibited by the existing zoning, that such Zone Change will not result in a need for a greater water supply for adequate fire protection or that the existing and proposed sources of water will provide an adequate water supply.

DIVISION 9: ADMINISTRATION

Chapters:

Chapter 22.220	Planning Agency
Chapter 22.222	Administrative Procedures
Chapter 22.224	Type Reviews and This Title 22
Chapter 22.226	Type I Review - Ministerial
Chapter 22.228	Type II Review - Discretionary
Chapter 22.230	Type III Review - Discretionary
Chapter 22.232	Type IV Review - Discretionary
Chapter 22.234	Type V Review - Discretionary/Legislative
Chapter 22.236	Interpretations
Chapter 22.238	Modification or Elimination of Conditional Use Permit Conditions
Chapter 22.240	Modifications and Revocations
Chapter 22.242	Appeals
Chapter 22.244	Enforcement Provisions
Chapter 22.246	Ordinance Amendments
Chapter 22.248	Additional Regulations
Chapter 22.250	Publicly Owned Property[7]

Chapter 22.220 Planning Agency

Sections:

22.220.010 Purpose
22.220.020 Board of Supervisors
22.220.030 Regional Planning Commission
22.220.040 Hearing Officer
22.220.050 Director of Regional Planning
22.220.060 Hearing Examiner

22.220.010 Purpose

This Chapter identifies the powers and duties of the officials responsible for administering Title 21 (Subdivision) and this Title 22.

22.220.020 Board of Supervisors

The Board of Supervisors (Board) is established pursuant to Title 2 (Administration) of the County Code and the California Government Code. The Board has the following powers and duties:

A. Initiate amendments to the General Plan, Title 22, or Zoning Map.

B. Adopt amendments to the General Plan, Title 22, or Zoning Map.

C. Consider and certify California Environmental Quality Act (CEQA) documents and hear appeals on CEQA determinations by the Regional Planning Commission (Commission), Hearing Officer, or Director of Regional Planning (Director).

D. Affirm, modify, or reverse decisions made by the Commission; as provided for in Chapter 22.242 (Appeals).

E. Establish fees to file applications and for services provided by the Department.

F. Appoint commissioners as provided for in Chapter 2.108 (Regional Planning Commission) in Title 2 of the County Code.

G. Appoint the Director as provided for in Chapter 2.106 (Department of Regional Planning) in Title 2 of the County Code.

H. Appoint Hearing Officers and Hearing Examiners based on the recommendation of the Director.

22.220.030 Regional Planning Commission

The Regional Planning Commission (Commission) is established pursuant to Title 2 (Administration) of the County Code and the California Government Code. The Commission has the following powers and duties:

A. Initiate amendments to the General Plan, Title 22, or Zoning Map.

B. Recommend amendments to the General Plan, Title 22, or Zoning Map to the Board.

C. Conduct public hearings and, based on findings, approve, conditionally approve, or deny discretionary applications.

D. Consider, adopt, or certify CEQA documents for applications other than for legislative actions.

E. Affirm, modify, or reverse decisions of the Director or the Hearing Officer; as provided for in Chapter 22.242 (Appeals).

F. Affirm, modify, or reverse decisions made by the Director through appeals or calls for review pursuant to the provisions of Chapter 22.242 (Appeals) and the California Government Code.

22.220.040 Hearing Officer

The Hearing Officer is appointed by the Director and confirmed by the Board. The Hearing Officer has the authority to approve, conditionally approve, or deny applications and CEQA documents, subject to the general purposes and provisions of this Title 22. The Hearing Officer has the following powers and duties:

A. Conduct public hearings and, based on findings, approve, conditionally approve, or deny discretionary applications or refer the decision to the Commission.

B. Consider, adopt, or certify CEQA documents for applications other than for legislative actions.

C. Consider appeals from Final Zoning Enforcement Orders issued by the Director in accordance with the procedures specified in Chapter 22.244 (Enforcement Provisions) and may sustain, modify, or rescind such Final Zoning Enforcement Order.

22.220.050 Director of Regional Planning

The Director of Regional Planning (Director) is appointed by the Board pursuant to Chapter 2.106 (Department of Regional Planning) in Title 2 of the County Code. The Director may delegate powers and duties to Department staff, who are supervised by and report to the Director. The Director has the following powers and duties:

A. Perform an initial review of ministerial and discretionary applications and notify the applicant if additional information is necessary to complete review of the application.

B. Approve or deny ministerial applications.

C. Based on findings, approve, conditionally approve, or deny discretionary applications.

D. Review applications subject to CEQA and the County's environmental review requirements and prepare CEQA documentation for the Review Authority.

E. Issue interpretations of this Title 22 pursuant to Chapter 22.236 (Interpretations).

F. Recommend appointment of candidates for Hearing Officer and Hearing Examiner for decision by the Board.

G. Issue Zoning Enforcement Orders.

22.220.060 Hearing Examiner

The Hearing Examiner is appointed by the Director and confirmed by the Board. The Hearing Examiner has the following powers and duties:

A. Conduct public hearings when determined by the Director, pursuant to Section 22.222.190 (Hearing Examiner Public Hearing).

B. Provide a report of the public hearing to the Commission.

Chapter 22.222 Administrative Procedures

Sections:

22.222.010 Purpose
22.222.020 Applicability
22.222.030 Review Authority
22.222.040 Appeal Body
22.222.050 Advisory Body
22.222.060 Multiple Applications
22.222.070 Application Filing and Withdrawal
22.222.080 Fees and Deposits
22.222.090 Initial Application Review
22.222.100 Denial of Inactive Application
22.222.110 Project Evaluation and Staff Report
22.222.120 Public Hearing Procedure
22.222.130 Notice of Application
22.222.140 Notice Content
22.222.150 Mailing
22.222.160 Notification Radius
22.222.170 Sign Posting
22.222.180 Publication
22.222.190 Hearing Examiner Public Hearing
22.222.200 Findings and Decision
22.222.210 Decision after Public Hearing
22.222.220 Notice of Action
22.222.230 Effective Date of Decision and Appeals
22.222.240 Documentation, Scope of Approval, and Exhibit “A”
22.222.250 Use of Property Before Final Action
22.222.260 Performance Guarantee and Covenant
22.222.270 Time Limit and Extension
22.222.280 Cessation of Use

22.222.010 Purpose

This Chapter establishes common procedures for administering permits, reviews, and legislative actions (permits and/or reviews) and for administering Type Reviews in this Title 22.

22.222.020 Applicability

A. Individual procedures in this Chapter shall apply only when referenced by a Type Review or when a specific reference is made.

B. Individual procedures in this Chapter may be modified if specifically stated in a permit or review.

22.222.030 Review Authority

The Review Authority is the official and decision maker that approves or denies an application. The Review Authority may refer an application to a higher level Review Authority for a decision on the application. Table 22.222.030-A, below, identifies each Review Authority, from highest to lowest levels of authority:

TABLE 22.222.030-A:REVIEW AUTHORITY AND APPEAL BODIES
Review Authority
Board
Commission
Hearing Officer
Director

22.222.040 Appeal Body

The Appeal Body is the official and decision maker that approves or denies an appeal of a decision by a lower level Review Authority, when applicable. Table 22.222.040-A, below, identifies the Appeal Body for each Review Authority, unless otherwise stated by this Title 22:

TABLE 22.222.040-A:REVIEW AUTHORITY AND APPEAL BODIES	
Review Authority	*Appeal Body*
Board	-
Commission	Board
Hearing Officer	Commission
Director	Commission

22.222.050 Advisory Body

An Advisory Body includes:

A. A Review Authority that makes a recommendation to a higher level Review Authority; and

B. Other County departments and experts in relevant subject areas that provide comments and recommendations to the Review Authority. Such bodies include, but are not limited to, the Subdivision Committee, Significant Ecological Area Technical Advisory Committee (SEATAC), Environmental Review Board (ERB), and the Los Angeles County Departments of Fire, Public Works, Parks and Recreation, and Public Health.

22.222.060 Multiple Applications

A. **Review Authority in Multiple Applications.** When two or more applications are filed on a property, all applications associated with said property may be subject to review by the highest applicable Review Authority.

B. **Findings for Multiple Discretionary Applications.** When two or more discretionary applications are filed on a property, the Review Authority in making its findings shall consider each case individually as if separately filed.

C. **Application Submittals for Multiple Applications.** When two or more applications are filed on a property, the Director may waive individual application submittal requirements.

22.222.070 Application Filing and Withdrawal

A. **Application Forms and Submittal Information.**

1. The Director shall prepare application checklists that indicate the forms, information, and materials necessary for processing each permit or review.
2. For each permit or review requested by the applicant, the application submittal shall include:
   a. Forms, information, and materials required by the application checklist.
   b. Fees, as listed on the Filing Fee Schedule, in compliance with Section 22.222.080 (Fees and Deposits).
3. The accuracy of the permit or review submittal shall be the responsibility of the applicant.
4. All materials submitted for an application become County property. Said materials may be made available for public review.

B. **Applicants.** The following persons may file applications:

1. The owner of the subject property;
2. An agent for the applicant with written authorization by the owner of the subject property;
3. The plaintiff in an action in eminent domain to acquire the subject property, or any portion thereof; or
4. A public agency in negotiation to acquire the subject property or any portion thereof.

C. **Resubmission of Application.** No discretionary application shall be filed or accepted if a final action (approval or denial) has been taken within one year on an application requesting the same, or substantially the same application.

D. **Withdrawal of Application.**

1. An application may be withdrawn at any time prior to final action by filing a written request with the Director.
2. The request shall be signed by all persons who signed the original application, or their successors in interest.

3. Refunds shall be issued in compliance with Section 22.222.080.E (Fee Refunds).

22.222.080 Fees and Deposits

A. **Filing Fees and Deposits Required.** No application shall be accepted without payment of the required fee or deposit per Subsection B, below, unless a waiver or exemption has been authorized per Subsection C, below.

B. **Schedule of Fees and Deposits.**

1. ***Filing Fee Schedule.*** The Board shall establish a schedule of fees and deposits required for application processing. This schedule shall be referred to as the Filing Fee Schedule.

2. ***Fee Reductions.*** Fees in the Filing Fee Schedule shall be reduced in compliance with the following:

   a. *Appeal by the Applicant to the Commission on a Discretionary Site Plan Review for a Large Family Child Care Home*. Where the applicant is the appellant, the fee shall be reduced by 75 percent.

   b. *Conditional Use Permits for Child Care Facilities.* Where the applicant is a nonprofit organization having an annual operating budget of less than $500,000.00, the fee shall be reduced by 50 percent.

   c. *Conditional Use Permits, Modification or Elimination of Conditions.* Where the applicant is a nonprofit organization having an annual operating budget of less than $500,000.00, the fee shall be reduced by 75 percent.

   d. *Conditional Use Permits, Transit Oriented Districts.* Where a Conditional Use Permit is filed in a Transit Oriented District, the fee shall be reduced by 50 percent.

   e. *Site Plan Review, Ministerial, Child Care Facilities.* Where the applicant is a nonprofit organization having an annual operating budget of less than $500,000.00, the fee shall be reduced by 50 percent.

   f. *Site Plan Review, Ministerial, On-Site Business Sign Plans.* Where the applicant is a nonprofit organization having an annual operating budget of less than $500,000.00, the fee shall be reduced by 30 percent

3. ***Fee Annual Review.*** Fees shall be reviewed annually by the Auditor-Controller. Beginning on January 1, 1991, and thereafter on each succeeding January 1, the amount of each fee shall be adjusted as follows: Calculate the percentage movement in the Consumer Price Index for Los Angeles during the preceding January through December period, adjust each fee by said percentage amount and round off to the nearest

dollar. However, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services.

4. ***Deposits.***

   a. *Applications.* The applicant shall pay the minimum initial deposit as set forth in the Filing Fee Schedule, from which actual costs shall be billed and deducted, for the purpose of defraying the expense involved in the review of the following applications:

      i. Development Agreements.

      ii. Plan Amendments.

      iii. Specific Plans.

   b. *Record.* The Director shall keep a permanent and accurate account of all deposits received, giving the name of the applicant upon whose account the same was deposited, the date and amount thereof, together with the project to which they relate.

   c. *Supplemental Deposit Requirements.* The applicant shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted, when actual costs exceed the amount of the initial deposit:

      i. If during the review process, actual costs incurred reach 80 percent of the amount on deposit, the applicant shall be notified and required to submit a minimum supplemental deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of review or withdrawal of the application.

      ii. If the initial or supplemental deposit is not received by the Department, within 30 days of notification that such deposit is due and payable, all work shall be discontinued until such deposit is received.

      iii. At the sole discretion of the applicant, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein, except that at no time shall such initial or supplemental deposit be less than the minimum requirement.

   d. *Final Fee Determination.*

      i. The final fee for applications requiring deposits shall be based on actual costs incurred by the Department to review and process all required documentation.

      ii. Planning costs shall be computed on a monthly basis and deducted from the amount on deposit. The fee shall be finalized upon completion of the review process. If final planning costs do

not exceed the amount of deposit, the unused portion shall be refunded to the applicant.

iii. Should the application be withdrawn, costs to date shall be computed and the unused portion of the amount on deposit shall be refunded to the applicant.

iv. Costs shall be computed using actual hours expended by planning staff multiplied by the most current applicable hourly rates, approved by the Auditor-Controller, that are available at the time that costs are assessed.

v. Cost data used to determine fees shall be maintained by the Department, and made available for public review while work is in progress and for three years following final action or withdrawal of the application.

C. **Fee Waivers and Exemptions.**

1. ***Waiver Authorized by the Board.*** When the Board, by adopted resolution, determines that it is in the public interest to accept applications or petitions without a filing fee, the Director shall accept such applications or petitions subject to the requirements specified in said resolution.

2. ***Fee Exemption for Affordable Housing.***

a. Nonprofit Organization

i. Any nonprofit organization, as defined in Division 2 (Definitions), shall be exempt from the payment of planning and zoning fees or deposits for dwelling units it constructs which are for lower income and/or very-low income households; and

ii. To be eligible for this exemption, the nonprofit organization shall present a certificate issued by the Community Development Commission (CDC) that such dwelling units qualify as housing for lower income or very-low income households and that the nonprofit organization is receiving a subsidy from Community Development Block Grant Funds or other public funding sources. This exemption shall not be granted when the subject dwelling units for lower and/or very-low income households are being constructed as a condition of approval by any other agency.

b. **For-Profit Developer.** A for-profit developer that requests a density bonus, as described in Chapter 22.120 (Density Bonuses and Affordable Housing Incentives), shall be exempt from the payment of planning and zoning fees or deposits for dwelling units, if it constructs 100 percent of the project's dwelling units for lower income and/or very-low income households, and requests the exemption as an on-menu incentive, as described in Section 22.120.050.B (Menu of

Incentives). The exemption shall not include CDC evaluation and monitoring fees or deposits required by Section 22.168.040 (Housing Permit Evaluation Fee).

c. As used in this Subsection C.2, "Planning and zoning fees or deposits" shall include planning and zoning permit fees and deposits required by this Section.

D. **Additional Fees.** In addition to any fees or deposits required by this Title 22, the applicant shall pay any fees or deposits required by any other agency, statute, or ordinance.

E. **Fee Refunds.** If an application is withdrawn as provided in Section 22.222.070.D (Withdrawal of Application), the Director shall refund a portion of the filing fee.

1. Three-fourths of the fee shall be refunded if the application is withdrawn prior to the mailing of the first written request by the Director for materials.

2. One-half of the fee shall be refunded if the application is withdrawn after the mailing of the first written request by the Director for materials, but prior to publication of notice per Section 22.222.180 (Publication) or prior to the start of a public hearing by the Commission or Hearing Officer.

3. There shall be no refund of any portion of the fee after:

a. The publication of notice per Section 22.222.180 (Publication);

b. The start of a public hearing by the Commission or Hearing Officer; or

c. The Review Authority takes action on the application.

F. **Deposit Refunds.** The Director shall refund the unused portion of a deposit after final action has been taken on an application or the application has been withdrawn, if requested by the applicant.

22.222.090 Initial Application Review

A. **Review of Application.** The Director shall review the application and determine if additional materials are required.

B. **Request for Materials.** The Director may require materials to clarify, correct, or otherwise supplement the application after it has been accepted by the Department for processing. Materials may include additional or revised applications, exhibits, plans, information, fees, and any other materials that are necessary to complete the review of the application. When materials are required, the Director shall provide a written request to the applicant. If the requested materials are not provided, the Directory may deem the application inactive per Section 22.222.100.A (Inactive Application).

C. **Consultation.** The Director may consult with any Advisory Body (Section 22.222.050) and any local, County, State, or federal agency regarding an

application that has been accepted by the Department for processing. The applicant shall pay any additional fees required for said consultation in compliance with Section 22.222.080.D (Additional Fees) or as required by said agency for such consultation. If any required fee is not paid, the Directory may deem the application inactive per Section 22.222.100.A (Inactive Application).

D. **Inspections.** Any County official participating in the review of the application shall be granted access to the premises or property that is the subject of the application. Failure to cooperate with any County official may result in suspension of application processing until the inspection is completed. If access is not granted, the Directory may deem the application inactive per Section 22.222.100.A (Inactive Application).

E. **Review Authority.** Where applicable, the Director shall refer an application to the Review Authority for review and decision after all required materials or fees are submitted and all required reviews, consultations, and inspections have been completed.

22.222.100 Denial of Inactive Application

A. **Inactive Application.** If the applicant does not provide any item required by Section 22.222.090 (Initial Application Review) within the time period specified by the Director, or, if no time is specified, within 30 days of notification, the Director may deem the application inactive. The Director may extend the time period upon written request from the applicant.

B. **Denial by Director.** The Director may deny any application for a Ministerial Site Plan Review (Chapter 22.188) or Discretionary Site Plan Review (Chapter 22.190), in accordance with the following:

1. When an application is deemed inactive per Subsection A, above. Denial of an inactive application shall be issued in accordance with Section 22.222.220 (Notice of Action).

2. If the Director takes no action on an application within 90 days from the date of filing, it shall constitute a denial of such application.

3. The Director's decision is not subject to appeal.

C. **Denial by Hearing Officer.**

1. ***Denial.*** The Hearing Officer may deny, without a public hearing, any discretionary application not listed in Subsection B, above, if such application is deemed inactive per Subsection A, above. The Hearing Officer may allow the applicant to amend such application without the filing of additional application fees prior to final action (denial). Denial of an inactive application shall be issued in accordance with Section 22.222.220 (Notice of Action).

2. ***New Application.*** Once an application is denied for inactivity, any new application shall be filed in compliance with Section 22.222.070 (Application Filing and Withdrawal).

22.222.110 Project Evaluation and Staff Report

The Director shall evaluate the project and provide a staff report to the Review Authority based on information in the record at the time of preparation.

22.222.120 Public Hearing Procedure

A. **Initiation and Scheduling.**

1. ***Initiation.*** A public hearing before the Commission or Hearing Officer may be initiated:

   a. If the Board instructs the Commission, Hearing Officer, or Director to set the matter for a public hearing;

   b. Upon the initiative of the Commission; or

   c. Upon the filing of an application.

2. ***Scheduling.*** After initiation of a public hearing per Subsection A.1, above, the Director shall schedule a time and place for a public hearing as required by this Title 22.

B. **Public Hearing.**

1. ***Review Authority and Hearing Examiner.***

   a. A public hearing shall be held before the Commission or Hearing Officer unless the Director determines that the Hearing Examiner shall first hold a public hearing.

   b. If the Director determines that the Hearing Examiner shall first hold a public hearing, the public hearing shall be held in compliance with Section 22.222.190 (Hearing Examiner Public Hearing).

2. ***Notice of Public Hearing.***

   a. *Notice Content.* Notice of public hearing shall include the following information:

      i. The information in Section 22.222.140 (Notice Content).

      ii. The date, time, and place of the public hearing and the Review Authority (Commission, Hearing Officer, or Hearing Examiner).

      iii. A general description of the County's procedure concerning the conduct of the public hearing.

iv. A statement that written comments may be submitted to the Director prior to the hearing and that comments may be made or written material may be submitted at the public hearing.

v. A statement that any interested person or authorized agent may appear and be heard at the public hearing.

b. *Mailing.* Notice of public hearing shall be mailed in compliance with Section 22.222.150 (Mailing) at least 30 days before the public hearing.

c. *Notification Radius.* Notice of public hearing shall be mailed in compliance with Section 22.222.160 (Notification Radius).

d. *Sign Posting.* A notice of public hearing sign shall be posted in compliance with Section 22.222.170 (Sign Posting) at least 30 days before the public hearing.

e. *Publication.* Publication of the notice of public hearing shall be in compliance with Section 22.222.180 (Publication).

3. ***Alternative Notice of Public Hearing****.* As an alternative to Subsection B.2, above, the Director may provide an advertised notice in the time and manner specified in the California Government Code, when authorized by that Government Code.

4. ***Time and Location.*** A public hearing shall be held at the date, time, and location for which notice was given.

C. **Continued Public Hearing.**

1. A public hearing may be continued without further notice, provided that the Commission or Hearing Officer announces for the record the date, time, and location where the hearing will be continued before the adjournment of the hearing.

2. If the public hearing is continued to an undetermined date or taken off the public hearing calendar, the applicant shall pay the rehearing fee per the Filling Fee Schedule before the public hearing is rescheduled. Notice of the continued public hearing shall comply with Subsection B.2 (Notice of Public Hearing), above.

22.222.130 Notice of Application

A. Notice of application shall contain notice content in compliance with Section 22.222.140 (Notice Content).

B. Notice of application shall be mailed in compliance with Section 22.222.150 (Mailing).

22.222.140 Notice Content

Notice shall include the following information:

A. The application number.

B. A general description of the application and location of the subject property.

C. A statement that the application's CEQA document will be considered, if applicable.

D. A statement that written comments may be submitted to the Director within the specified time period.

E. The phone number, street address, and website of the Department, where an interested person can call or visit to obtain additional information.

22.222.150 Mailing

A. Notice shall be mailed or delivered to:

1. ***Owner and Applicant.*** The owner of the subject property, the applicant, and the applicant's agent, when applicable.

2. ***Surrounding Properties.***

   a. Owners of properties, as required by the permit, review, or this Title 22; and

   b. Such other persons whose property might, in the Director's judgment, be affected by such application.

3. ***Persons Requesting Notice.*** A person who has filed a written request for notice of a specific application with the Director.

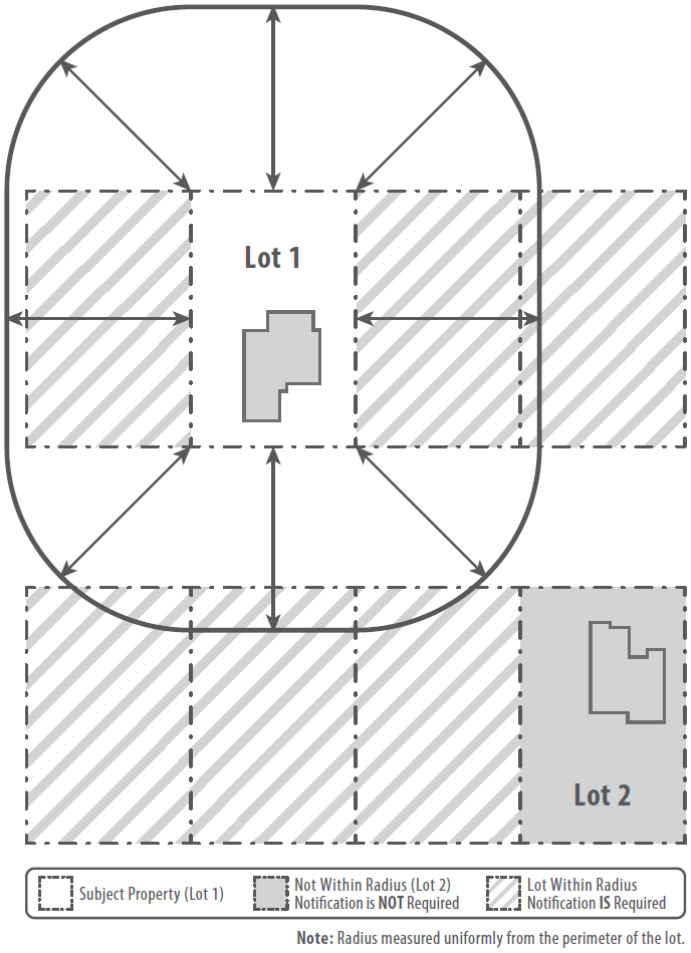
4. ***Public Agencies.*** Any public officers, departments, bureaus, or agencies, who, in the opinion of the Director, might be interested in the application.

B. Failure of any person or entity to receive notice shall not invalidate the actions of the Review Authority.

22.222.160 Notification Radius

A. **Standard Radius.** Notice shall be mailed to all owners of property located within a 500-foot radius of the exterior boundaries of the subject property noted on the application, as shown on the County's last equalized assessment roll. For an example of this Section, see Figure 22.222.160-A, below.

FIGURE 22.222.160-A:DISTANCE BETWEEN BUILDINGS



B. **Additional Radius.** Notwithstanding Subsection A, above, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property noted on the application, as shown on the County's last equalized assessment roll, unless a Community Standards District requires a different radius, for properties in the following areas:

1. Fifth Supervisorial District.
2. The Community of Avocado Heights within the Puente Zoned District.
3. Workman Mill Zoned District.
4. South San Gabriel Zoned District.

22.222.170 Sign Posting

A. **Time.** The applicant shall post signs required by this Section on the subject property.

B. **Dimensions, Materials, and Content.** The size, height, materials, colors, content, and lettering of the notice sign shall adhere to the specifications described in the checklist by the Department.

C. **Location.** One sign shall be erected on each public road frontage adjoining the subject property. The sign shall be legible and accessible by foot from said public roads. If the subject property is not visible from an existing public road, this Section may be modified by the Director.

D. **Additional Posting Requirements.** The Director may require additional signs or that signs to be larger and/or constructed of stronger weather-proof materials to improve visibility and legibility at the posted locations.

E. **Verification.** At least 14 days prior to the public hearing or decision date, the applicant shall provide the Director with a photograph showing the signs erected on the subject property. The applicant shall also sign an affidavit stating that the signs have been placed on the subject property in compliance with this Section.

F. **Maintenance and Display.** The applicant shall be responsible for maintaining signs in a satisfactory condition and continuously displaying the sign according to the period of time specified prior to the public hearing or decision date.

G. **Failure to Comply.** Failure of the applicant to comply with this Section shall result in postponement of the public hearing or decision.

H. **Removal.** The applicant shall remove signs from the subject property within one week following the close of the public hearing or decision date.

I. **Exception.** This Section shall not apply to public hearings on matters initiated by the Board or Commission. The Director may post signs for such public hearings at locations where deemed appropriate.

22.222.180 Publication

A. Notice of public hearing or notice of application shall be published once in a newspaper of general circulation in the County of Los Angeles available in the community of the subject property and at least 30 days before the public hearing or decision date.

B. Hearings on general amendments to this Title 22 shall be published once in a newspaper of general circulation in the County of Los Angeles.

22.222.190 Hearing Examiner Public Hearing

A. When a public hearing is required by Title 21 (Subdivisions) or this Title 22, the Hearing Examiner may hold a public hearing on any matter subject to a

public hearing before the Commission or Hearing Officer, excluding appeals or calls for review of decision made by the Hearing Officer.

B. The Director shall determine which matters shall have a public hearing held by the Hearing Examiner. One or more of the following factors will generally indicate to the Director that the Hearing Examiner should hold a public hearing:

1. An Environmental Impact Report is required.
2. An update to or preparation of a community or area wide plan is proposed.
3. An amendment to the General Plan or Title 22 is proposed.
4. The construction of 50 or more residential units or 50,000 square feet or more of commercial or industrial floor area is proposed.
5. A major project pursuant to the provisions of Section 22.248.040 (Major Projects Review Trust Funds) is proposed.
6. A subdivision, General Plan Amendment, Ordinance Amendment, or Zone Change is proposed.
7. The Director determines that:
   a. The subject property is remote from the Department's main office;
   b. The public hearing may generate significant public controversy; or
   c. The application has aspects that indicate a Hearing Examiner hearing is appropriate.

C. The Hearing Examiner shall hold public hearing in compliance with Section 22.222.120.B (Public Hearing). At the conclusion of the Hearing Examiner's public hearing:

1. The Hearing Examiner shall provide a report to the Commission. The report shall include an analysis of the proposal, proposed findings, and conditions where applicable, recommendations, and other pertinent materials.
2. The Director shall:
   a. Mail a notice of action in compliance with Section 22.222.220 (Notice of Action). The notice of action shall include a summary of the Hearing Examiner's public hearing and the written recommendation to the Commission; and
   b. Schedule a public hearing before the Commission in accordance with Section 22.222.120 (Public Hearing Procedure).

22.222.200 Findings and Decision

A. **Findings.**

1. The Review Authority shall evaluate and make findings based on the application, plans, testimony, reports, and all other materials that constitute the administrative record.
2. The Review Authority shall consider the required findings in this Title 22 prior to making a decision. For example, required findings may be found in Division 3 (Zones), Division 7 (Standards for Specific Uses), Division 8 (Permits, Reviews, and Legislative Actions), this Division, and elsewhere in this Title 22.
3. The Review Authority may make findings in addition to the findings listed in Subsection A.2, above, based on the evaluation of materials in Section A.1, above.

B. **Decision.** The Review Authority may approve, conditionally approve, or deny the application based on the findings required by Subsection A, above.

1. ***Approval.*** The Review Authority may:
   a. Approve the application only after making all of the required findings.
   b. Approve the application contingent upon compliance with applicable provisions of other ordinances.
   c. Impose conditions of use deemed reasonable and necessary to ensure that the approval will be in compliance with any findings made by the Review Authority.
2. ***Denial.*** The Review Authority shall deny the application if one or more of the required findings are not made.

22.222.210 Decision after Public Hearing

A. **Board of Supervisors.**

1. After closing the public hearing, the Board shall take action on the application.
2. The decision of the Board shall be final on any matter except a local coastal program amendment or a Coastal Development Permit, including a Coastal Development Permit located in an area without a certified local coastal program.

B. **Commission.**

1. After closing the public hearing, the Commission shall take action on the application.
2. The Commission shall publicly announce the appeal period for filing an appeal of its action, if applicable. The decision shall be final, unless the

decision is appealed to the Board, in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

3. After the public hearing on a legislative action, the Commission shall forward their recommendation to the Board. If a discretionary application is heard concurrently with a legislative action, the Commission shall forward their recommendations and findings on the discretionary application and the legislative action to the Board concurrently.

C. **Hearing Officer.**

1. After closing the public hearing, the Hearing Officer shall:

   a. Make a decision on the application; or

   b. Refer the decision to the Commission.

2. The Hearing Officer shall publicly announce the appeal period for filing an appeal of its action, if applicable, unless the Hearing Officer refers the decision to the Commission. The decision shall be final, unless the decision is appealed to the Commission, in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

22.222.220 Notice of Action

A. **Notice of Action.** After taking action on an application, the Review Authority shall issue a notice of action. The notice of action shall:

1. Describe the action taken;

2. If applicable, include any applicable findings or conditions; and

3. If applicable, include instructions for filing an appeal.

B. **Delivery.** The Director shall mail the notice of action to:

1. The applicant;

2. Every member of the public who testified at the public hearing; and

3. Any other person or entity who filed a written request for notification and anyone who filed a written protest with the Director.

22.222.230 Effective Date of Decision and Appeals

A. The Review Authority's decision shall be effective on the 15th day following the date of the decision, unless an appeal of the decision is filed or an Appeal Body calls for review of the decision.

B. Appeals or calls for review shall be processed in compliance with Chapter 22.242 (Appeals) and this Section.

C. Any person dissatisfied with the action of the of the Review Authority may file an appeal. The appeal must be filed within 14 days of the Review Authority's

decision. If an Appeal Body calls for review of the Decision, the Appeal Body must make the call for review within 14 days of the Review Authority's decision.

D. If the last day to file an appeal or call for review falls on a non-business day for the Appeal Body, then the appeal period shall extend to the next business day and the effective date of the decision shall also extend to the business day following.

E. In all cases in which a permit or review has received approvals issued concurrently pursuant to Title 21 (Subdivisions) and this Title 22, the decision shall become effective on the first day after expiration of the time limit established by Section 66452.5 of the California Government Code as set forth in Section 21.56.010 (Procedures – Submittal and Determination) of Title 21 of the County Code.

F. Where a decision is appealed to or called for review by the Board, the date of decision by the Board of such appeal or review shall be deemed the date of grant in determining the effective date.

22.222.240 Documentation, Scope of Approval, and Exhibit "A"

A. Any site plan, floor plans, building elevations, maps, or additional information submitted during the approval process may be deemed a condition of approval by the Review Authority.

B. An approval for a Discretionary Site Plan Review (Chapter 22.190) may be stamped on a set of plans and referred to as an 'Exhibit "A"'.

C. An approval for all other discretionary permit and review applications may be stamped on a set of plans and referred to as an 'Exhibit "A"'. Unless otherwise indicated in the approval, the Exhibit "A" shall not be stamped as approved until the permit or review becomes effective per Section 22.222.230 (Effective Date of Decision and Appeals), complies with Section 22.222.260 (Performance Guarantee and Covenant), and any applicable conditions of approval have been completed.

D. All approvals may be subject to periodic review to determine compliance with the conditions of approval. If a condition of approval requires periodic reporting, monitoring or assessments, or specifies a time limitation, it shall be the responsibility of the property owner and their successors to comply with these conditions.

22.222.250 Use of Property Before Final Action

Any property involved in a discretionary application shall not be used for the use requested in the application until and unless the permit or review has become effective, in compliance with Section 22.222.230 (Effective Date of Decision and Appeals), and an approved Exhibit "A" has been issued by the Department, in

compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit “A”).

22.222.260 Performance Guarantee and Covenant

Approval may require that the permittee guarantee, warrant, or ensure compliance with the provisions of this Title 22, approved plans, or conditions. To ensure compliance, the County may require the permittee to:

A. Record the terms and conditions of the approval with the Registrar-Recorder/County Clerk. Upon any transfer or lease of the property during the term of this grant, the permittee shall provide a copy of the permit approval and its conditions to the transferee or lessee;

B. Deposit a fee, financial assurance, bond, or other mechanism in a reasonable amount, as determined by the County, to ensure the faithful performance of one or more of the conditions of approval;

C. Record a covenant restricting the use of the subject property (e.g., limitations on occupancy or maintenance of affordability) with the Registrar-Recorder/County Clerk; or

D. Record a covenant guaranteeing use and maintenance on a separate property necessary to comply with requirements (e.g. adequate access) with the Registrar-Recorder/County Clerk.

22.222.270 Time Limit and Extension

A. An approved permit or review shall be used within the time limit specified in the conditions, or, if no time limit is specified, two years after the date the decision is made by the Review Authority. If the permit or review is not used within the applicable time limit, the approval becomes null and void.

B. Notwithstanding Subsection A, above, where an application requesting an extension is filed prior to such expiration date, the Hearing Officer may extend the time limit in Subsection A, above, for a period of not to exceed one year.

C. In the case of applications heard concurrently with a subdivision, the time limit and extension shall be concurrent and consistent with those of the subdivision.

D. In the case of a nonprofit corporation organized to provide low-income housing for the poor or the elderly, the Hearing Officer may grant an additional one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension.

E. In the case of an application requiring approval by the Coastal Commission, the time limit shall comply with Chapter 22.56 (Coastal Development Permits).

F. In the case of a permit or review for a publicly owned use, no time limit shall apply to use the approval provided that the public agency:

   1. Acquires the property involved or commences legal proceedings for its acquisition, within one year of the effective date of the approval; and

   2. Immediately after the acquisition of, or the commencement of legal proceedings for the acquisition of the property, posts the subject property with signs, having an area of not less than 20 square feet nor more than 40 square feet in area per face indicating the agency and the purpose for which it is to be developed. One sign shall be placed facing and located within 50 feet of each street, highway, or parkway bordering the property. Where the property in question is not bounded by a street, highway, or parkway the agency shall erect one sign facing the street, highway, or parkway nearest the property.

G. A permit or review shall be considered used when activity authorized by the approval has commenced that would otherwise be prohibited in the zone if no approval had been granted. For this Subsection G, activity shall include grading with required grading permits, construction with required building permits, or the commencement or initiation of the approved use.

22.222.280 Cessation of Use

Unless otherwise specified, a discretionary permit or review shall automatically cease to be of any force and effect if the use for which the permit or reivew was granted has ceased or has been suspended for a consecutive period of two or more years.

Chapter 22.224 Type Reviews and This Title 22

Sections:

22.224.010 Purpose
22.224.020 Type Review Characteristics
22.224.030 Permits and Reviews Assigned a Type Review
22.224.040 Permits and Reviews Assigned Unique Administrative Procedures

22.224.010 Purpose

This Division establishes five Type Reviews. Each Type Review prescribes a set of specific administrative procedures from Chapter 22.222 (Administrative Procedures) used for processing permits and reviews in this Title 22. Permits and reviews in Division 8 (Permits, Reviews, and Legislative Actions) are assigned a Type Review or are prescribed unique administrative procedures for application processing.

22.224.020 Type Review Characteristics

Table 22.224.020-A, below, identifies the five Type Reviews and their general application processing characteristics:

TABLE 22.224.020-A:TYPE REVIEW CHARACTERISTICS

	Chapter Number	*Ministerial/ Discretionary*	*Noticing/Posting Required*	*Review Authority*	*Public Hearing Required*	*Board Review Required*
Type I Review	22.226	Ministerial	No	Director	No	No
Type II Review	22.228	Discretionary	See specific permit or review	Director	No	No
Type III Review	22.230	Discretionary	Yes	Director	No	No
Type IV Review	22.232	Discretionary	Yes	Commission/ Hearing Officer	Yes	No
Type V Review	22.234	Discretionary	Yes	Board	Yes	Yes

22.224.030 Permits and Reviews Assigned a Type Review

Table 22.224.030-A, below, identifies permits and reviews and the Type Review used to process the application:

TABLE 22.224.030-A:PERMITS AND REVIEWS ASSIGNED A TYPE REVIEW

Permit or Review	*Chapter Number*	*Type Review*
Revised Exhibit "A"s	22.186	Type I Review
Site Plan Review, Ministerial	22.188	Type I Review
Lot Line Adjustments	22.170	Type II Review
Parking Deviations, Minor	22.178	Type II Review
Site Plan Review, Discretionary	22.190	Type II Review
Special Events Permits	22.192	Type II Review

Explosive Permits	22.164	Type II or IV Review
Oak Tree Permits	22.176	Type II or IV Review
Minor Conditional Use Permits	22.160	Type III Review
Cemetery Permits	22.154	Type IV Review
Conditional Use Permits	22.158	Type IV Review
Non-Conforming Uses, Buildings and Structures	22.174	Type IV Review
Parking Permits	22.180	Type IV Review
Surface Mining Permits	22.194	Type IV Review
Variances	22.196	Type IV Review
Development Agreements	22.162	Type V Review
Plan Amendments	22.182	Type V Review
Zone Changes	22.198	Type V Review

22.224.040 Permits and Reviews Assigned Unique Administrative Procedures

Table 22.224.040-A, below, identifies permits and reviews that are not assigned a Type Review for processing the application. These permits and reviews directly reference Chapter 22.222 (Administrative Procedures) and contain unique processing procedures.

TABLE 22.224.040-A:PERMITS AND REVIEWS ASSIGNED UNIQUE ADMINISTRATIVE PROCEDURES	
Permit or Review	***Chapter Number***
Adult Business Permits	22.150
Animal Permits	22.152
Housing Permits	22.168
Requests for Reasonable Accommodations	22.184

Chapter 22.226 Type I Review - Ministerial

Sections:

22.226.010 Purpose
22.226.020 Review Authority
22.226.030 Application and Review Procedures
22.226.040 Decision
22.226.050 Notice of Action
22.226.060 Documentation
22.226.070 Effective Date of Decision
22.226.080 Time Limit and Extension

22.226.010 Purpose

The Type I Review is a ministerial process to verify that a proposed use, structure, development of land, or application of development standards is in compliance with all applicable provisions of this Title 22.

22.226.020 Review Authority

The Director is the Review Authority for an application that requires a Type I Review. The Director may approve or deny the application.

22.226.030 Application and Review Procedures

A. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

B. Application filing and withdrawal shall be in compliance with Subsections A, B, and D of Section 22.222.070 (Application Filing and Withdrawal).

C. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

D. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

22.226.040 Decision

The Director shall approve or deny the application. The decision on the application shall be based on an assessment of whether the use, structure, development of land, or application of development standards is in compliance with all applicable provisions of this Title 22.

22.226.050 Notice of Action

After taking action on an application, the Director shall notify the applicant of the decision.

22.226.060 Documentation

An approval or denial may be in the form of a letter or in the form of a stamp, signature, or other official notation or documentation on the site plan.

22.226.070 Effective Date of Decision

The decision is effective the date the site plan or letter is stamped or signed.

22.226.080 Time Limit and Extension

A. An approved application shall be used within two years after the grant of such approval. If the approved application is not used within the time limit, the approval becomes null and void.

B. Notwithstanding Subsection A, above, where an application requesting an extension is filed prior to such expiration date, the Director may extend the time limit in Subsection A, above, for a period of not to exceed one year.

Chapter 22.228 Type II Review - Discretionary

Sections:

22.228.010 Purpose
22.228.020 Review Authority
22.228.030 Application and Review Procedures
22.228.040 Findings and Decision
22.228.050 Notice of Action
22.228.060 Effective Date of Decision and Appeals
22.228.070 Post-Decision Actions and Regulations

22.228.010 Purpose

The Type II Review is a discretionary process for reviewing applications that may be appropriate in the applicable zone, but for which effects on a site and surroundings cannot be determined before being proposed for a specific site. This process requires public notice of the application by mail.

22.228.020 Review Authority

The Director is the Review Authority for an application that requires a Type II Review. The Director may approve, conditionally approve, or deny the application.

22.228.030 Application and Review Procedures

A. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

B. Application filing and withdrawal shall be in compliance with Subsections A, B, and D of Section 22.222.070 (Application Filing and Withdrawal).

C. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

D. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

E. Notice of application shall be provided in compliance with Section 22.222.130 (Notice of Application), Section 22.222.150 (Mailing), and in accordance with the following:

   1. The notice shall also indicate that any individual may oppose the granting of the application by a written protest to the Director.

   2. The Director shall allow a minimum comment period of 15 days after the notice has been mailed. The end of the comment period shall be stated on the notice.

3. Notice shall be mailed to all owners of property located within a 300-foot radius of the exterior boundaries of the subject property noted on the application, as shown on the County's last equalized assessment roll, unless a more specific notification radius is required by:
    a. A permit or review in this Division 8;
    b. A use in Division 7 (Standards for Specific Uses); or
    c. Elsewhere in this Title 22.

22.228.040 Findings and Decision

A. **Common Procedures.** The Director shall make findings and decisions in compliance with Section 22.222.200 (Findings and Decision); and include the findings in Subsection B, below.

B. **Findings.**
    1. The use, structure, development of land, or application of development standards is in compliance with all applicable provisions of this Title 22.
    2. The use, development of land, or 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, ensure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property, and is in conformity with good zoning practice.
    3. The use, development of land, or application of development standards is suitable from the standpoint of functional developmental design.

C. **Time Limit for Decision.** If the Director takes no action on the application within 90 days from the date of filing, it shall constitute a denial of such application.

22.228.050 Notice of Action

The Director shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

22.228.060 Effective Date of Decision and Appeals

A. The decision of the Director shall become final and effective as set forth in Chapter 22.222.230 (Effective Date of Decision and Appeals) unless an appeal to the Commission is timely filed pursuant to Chapter 22.242 (Appeals).

B. Any person dissatisfied with the action of the Director may file an appeal of such action with the Commission within the time period specified in Chapter 22.222.230 (Effective Date of Decision and Appeals).

C. In rendering its decision, the Commission may hear or consider any argument or evidence of any kind presented at the public hearing.

D. The Commission's decision may cover all phases of the matter, including the addition or deletion of any condition.

E. The Commission's decision on an appeal shall be final and effective on the date of decision and shall not be subject to further administrative appeal.

22.228.070 Post-Decision Actions and Regulations

A. Documentation, scope of approval, and Exhibit "A" shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A).

B. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).

C. Performance guarantee and covenant shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

D. Time limit and extension shall be in compliance with the following:

   1. An approved application which is not used within the time specified in the approval, or if no time is specified, within two years after the granting of such approval, the approval becomes null and void and of no effect at all.

   2. Notwithstanding Subsection D.1, above, where an application requesting an extension is filed prior to such expiration date, the Director may extend the time limit in Subsection A, above, for a period of not to exceed one year.

E. Cessation of use shall be in compliance with Section 22.222.280 (Cessation of Use).

Chapter 22.230 Type III Review - Discretionary

Sections:

22.230.010 Purpose
22.230.020 Review Authority
22.230.030 Application and Review Procedures
22.230.040 Findings and Decision
22.230.050 Notice of Action
22.230.060 Post-Decision Actions and Regulations

22.230.010 Purpose

The Type III Review is a discretionary process for reviewing applications. This process authorizes the Director's ex parte consideration of applications that by their nature are limited in scope and impacts. This process requires public notice of the application by mail. The Director may schedule a public hearing if requested by the public.

22.230.020 Review Authority

A. **General Requirements.** The Director is the Review Authority for an application that requires a Type III Review. The Director may approve, conditionally approve, or deny the application.

B. **Referral.** The Director may refer the application to the Commission for consideration and decision.

22.230.030 Application and Review Procedures

The following procedures shall apply to the application:

A. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

B. Application filing and withdrawal shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

C. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

D. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

E. Notice of application shall be provided in compliance with Section 22.222.130 (Notice of Application) and in accordance with the following:

1. The notice shall also indicate that any individual may request a public hearing on the application by a written request to the Director.

2. The Director shall allow a minimum comment period of 15 days after the notice has been mailed. The end of the comment period shall be stated on the notice.
3. Notice shall be mailed to all owners of property located within a 300-foot radius of the exterior boundaries of the subject property noted on the application, as shown on the County's last equalized assessment roll, unless a more specific notification radius is required by:
    a. A permit or review in this Division 8; or
    b. Section 22.222.160.B (Additional Radius).

22.230.040 Findings and Decision

The Director shall make findings and decisions for the application in compliance with Section 22.222.200 (Findings and Decisions).

22.230.050 Notice of Action

The Director shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

22.230.060 Effective Date of Decision and Appeals

A. The effective date of decision and appeals shall be in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

B. Notwithstanding Chapter 22.242 (Appeals), if the decision of the Hearing Officer is appealed to the Commission, the Commission's decision on an appeal shall be final and effective on the date of decision and shall not be subject to further administrative appeal.

22.230.070 Post-Decision Actions and Regulations

A. Documentation, scope of approval, and Exhibit "A" shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A).

B. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).

C. Performance guarantee and covenant shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

D. Time limit and extension shall be in compliance with Section 22.222.270 (Time Limit and Extension).

E. Cessation of use shall be in compliance with Section 22.222.280 (Cessation of Use).

Chapter 22.232 Type IV Review - Discretionary

Sections:

22.232.010 Purpose
22.232.020 Review Authority
22.232.030 Application and Review Procedures
22.232.040 Public Hearing
22.232.050 Findings and Decision
22.232.060 Decision after Public Hearing
22.232.070 Notice of Action
22.232.080 Effective Date of Decision and Appeals
22.232.090 Post-Decision Actions and Regulations

22.232.010 Purpose

The Type IV Review is a discretionary process for reviewing applications. This process requires a public hearing and may require public notification of the application by publication, mail, and a sign posted on the property.

22.232.020 Review Authority

Unless specified by this Title 22, the Commission or Hearing Officer is the Review Authority for an application that requires a Type IV Review. The Commission or Hearing Officer may approve, conditionally approve, or deny the application.

22.232.030 Application and Review Procedures

A. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

B. Application filing and withdrawal shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

C. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

D. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

E. Project evaluation and staff report shall be in compliance with Section 22.222.110 (Project Evaluation and Staff Report).

22.232.040 Public Hearing

The application shall require a public hearing. The public hearing shall be held in compliance with Section 22.222.120 (Public Hearing Procedure).

22.232.050 Findings and Decision

The Review Authority shall make findings and decisions for the application in compliance with Section 22.222.200 (Findings and Decisions).

22.232.060 Decision After Public Hearing

The Review Authority's decision after the public hearing shall be held in compliance with Section 22.222.210 (Decision After Public Hearing).

22.232.070 Notice of Action

The Director shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

22.232.080 Effective Date of Decision and Appeals

The effective date of decision and appeals shall be in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

22.232.090 Post-Decision Actions and Regulations

A. Documentation, scope of approval, and Exhibit "A" shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A).

B. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).

C. Performance guarantee and covenant shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

D. Time limit and extension shall be in compliance with Section 22.222.270 (Time Limit and Extension).

E. Cessation of use shall be in compliance with Section 22.222.280 (Cessation of Use).

Chapter 22.234 Type V Review - Discretionary/ Legislative

Sections:

22.234.010 Purpose
22.234.020 Review Authority
22.234.030 Initiation
22.234.040 Application and Review Procedures
22.234.050 Commission and Board Actions

22.234.010 Purpose

The Type V Review is a discretionary process for reviewing legislative applications that require Board approval. This process requires a public hearing and may include public notification of the project by publication, mail, and a sign posted on the property on the property.

22.234.020 Review Authority

The Board is the Review Authority for an application that requires a Type V Review. The Commission shall review the application at a public hearing and make a recommendation to the Board. If the Commission recommends approval, the Board shall review the application at a public hearing. If the Commission recommends denial, the Board shall not be required to take further action, but may review the application at a public hearing if the application is appealed.

22.234.030 Application and Review Procedures

A. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

B. Application filing and withdrawal shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

C. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

D. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

E. Project evaluation and staff report shall be in compliance with Section 22.222.110 (Project Evaluation and Staff Report).

22.234.040 Commission and Board Actions

A. **Commission Action.**

1. ***Public Hearing.*** The Commission shall hold a public hearing in compliance with Section 22.222.120.B (Public Hearing) and Section 22.222.120.C (Continued Public Hearing).
2. ***Findings.*** The Commission shall make findings in compliance with Section 22.222.200 (Findings and Decision).
3. ***Recommendation of Approval.*** A recommendation of approval by the Commission shall be by resolution carried by the affirmative vote of not less than three of its members. Such recommendation is final and conclusive and may not be reconsidered by the Commission except upon a referral by the Board.
4. ***Denial.*** A recommendation of denial by the Commission shall not require further action by the Board. The action of the Commission shall become final in accordance with Section 22.222.230 (Effective Date of Decision and Appeals) unless an appeal is filed to the Board, in compliance with Chapter 22.242 (Appeals).
5. ***Notice of Action.*** The Director shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

B. **Board Action.**

1. ***Public Hearing.*** After receipt of the Commission's recommendation for approval, the Board shall hold a public hearing and shall give notice of public hearing pursuant to Section 22.222.120.B.2 (Notice of Public Hearing).
2. ***Board Action on Commission Recommendations.*** The Board may approve, modify, or reject the recommendation of the Commission, provided:
   a. For a Zone Change, Ordinance Amendment, or Plan Amendment, any modification of the recommendation of the Commission by the Board that was not previously considered by the Commission during its hearing, shall first be referred to the Commission for report and recommendation. The Commission shall not be required to hold a public hearing for consideration of said report and recommendation; and
   b. Failure of the Commission to report within 40 days after the reference, or such longer period as may be designated by the Board, shall be deemed to be approval of the proposed modification.
3. ***Notice of Action.*** The Board shall issue and mail notice of action in compliance with Section 22.222.220 (Notice of Action).

Chapter 22.236 Interpretations

Sections:

22.236.010 Purpose
22.236.020 Authority
22.236.030 Record of Interpretation

22.236.010 Purpose

This Chapter establishes the authority of the Director to interpret this Title 22.

22.236.020 Authority

When the Director determines that the meaning or applicability of any provision of this Title 22 is subject to interpretation, the Director may issue a written interpretation.

22.236.030 Record of Interpretation

Any written interpretation made by the Director shall be kept on file with the Department and be made available to the public.

Chapter 22.238 Modification or Elimination of Conditional Use Permit Conditions

Sections:

22.238.010 Purpose
22.238.020 Review Authority
22.238.030 Applicability
22.238.040 Exceptions
22.238.050 Application and Review Procedures
22.238.060 Findings and Decision
22.238.070 Conditions of Approval
22.238.080 Notice of Action
22.238.090 Appeal to the Commission

22.238.010 Purpose

This Chapter establishes procedures for the modification or elimination of conditions of a previously approved Conditional Use Permit without filing a new Conditional Use Permit (Chapter 22.158) application. This process can be used where such modification or elimination of conditions of the previously approved Conditional Use Permit will not result in a substantial alteration or material deviation from the terms and conditions of the previously approved Conditional Use Permit and is necessary to allow the reasonable operation and use previously granted.

22.238.020 Review Authority

The Hearing Officer is the Review Authority for an application to modify or eliminate a conditional use permit condition. The Hearing Officer may approve, conditionally approve, or deny the application.

22.238.030 Applicability

Any person desiring to modify or eliminate one or more conditions of a previously approved Conditional Use Permit may file an application, except that no application shall be filed or accepted within one year of final action on the same or substantially the same application or within one year of final action on the Conditional Use Permit.

22.238.040 Prohibited Modifications

A. The following application requests are prohibited and the Hearing Officer shall deny any request to modify or eliminate any such request for:

   1. A change of an alcohol license previously approved for a site.

   2. An increase of shelf space devoted to alcohol.

3. The modification would require additional environmental review in compliance with CEQA.
4. Substantial alteration or material deviation from the terms and conditions of the previous approval.
5. Modification or elimination of any condition specified as mandatory in this Title 22 or any condition which relates to a development standard that may only be modified through a Variance (Chapter 22.196).
6. Modification of the time limit for use, grant term, or expiration date.

B. The applicant may file a new Conditional Use Permit (Chapter 22.158) application in order to request a modification listed in Subsection A, above, unless a different application is specified.

22.238.050 Application and Review Procedures

A. **Application Checklist.** An application submittal shall contain all materials required by the Modification or Elimination of Permit Conditions Checklist.

B. **Application and Review Procedures.**

1. The application shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).
2. The application shall be in compliance with Section 22.222.080 (Fees and Deposits).
3. The application shall be in compliance with Section 22.222.090 (Initial Application Review).

C. **Notice of Application.** Prior to taking action on an application, the Director shall provide notice in compliance with Section 22.222.130 (Notice of Application), except where modified below:

1. The notice shall also indicate that any individual may oppose the granting of the application by a written protest to the Director.
2. The Director shall allow a minimum comment period of 15 days after the notice has been mailed. The end of the comment period shall be stated on the notice.

D. **Sign Posting.** A notice of application sign shall be posted on the subject property for a period of at least 15 days in accordance with Section 22.222.170 (Sign Posting).

E. **Publication.** Publication shall be in compliance with Section 22.222.180 (Publication).

22.238.060 Findings and Decision

A. **Common Procedures.** Findings and decision shall be in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. **Findings.**

1. Not more than one written protest was received within 15 days of the date set forth on the notice.
2. The information submitted by the applicant substantiates the following findings:
   a. That findings and decision in Section 22.158.050 (Findings and Decision) for the Conditional Use Permit as modified has been satisfied;
   b. That the modified Conditional Use Permit will not materially deviate from the terms and conditions imposed in the previously approved Conditional Use Permit; and
   c. That approval of the application is necessary to allow the reasonable operation and use granted in the Conditional Use Permit.

C. **Protests.** Protests received from the owner and any occupant of the same real property shall be considered as one.

22.238.070 Conditions of Approval

A. In approving the application, the Hearing Officer may impose additional conditions, if deemed necessary to ensure that the modification or elimination of any condition will be in accordance with Section 22.238.060 (Findings and Decision).

B. Notwithstanding Subsection A, above, the Hearing Officer shall not modify or eliminate any condition specified as mandatory in this Title 22.

22.238.080 Notice of Action

A. **Notice of Action.** The Director shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action), except where by Subsection B, below.

B. **Denial.**

1. If the application is denied, such notice shall also state that the applicant may file a new Conditional Use Permit (Chapter 22.158) application to request the modification or elimination of any conditions of a previously approved Conditional Use Permit.
2. The fee required for the filing of a new Conditional Use Permit (Chapter 22.158) application shall be the difference between the fees initially paid for the Conditional Use Permit – Modification or Elimination of Conditions

and the fee required for a Conditional Use Permit, if such application is filed within one year after the Hearing Officer's denial.

22.238.090 Appeal to the Commission

A. The decision of the Hearing Officer shall become final and effective as set forth in Chapter 22.222.230 (Effective Date of Decision and Appeals) unless an appeal to the Commission is timely filed pursuant to Chapter 22.242 (Appeals).

B. Any person dissatisfied with the action of the Hearing Officer, may file an appeal of such action with the Commission within the time period specified in Chapter 22.222.230 (Effective Date of Decision and Appeals).

C. On appeal, the Commission may approve an application only upon making the findings in Section 22.238.060 (Findings and Decision).

D. In all other cases the Commission shall deny the application.

E. In approving an application, the Commission may impose additional conditions deemed necessary to ensure that the modification or elimination of any condition will be in accordance with the findings in Subsection C, above.

F. The Commission’s decision on an appeal shall be final and effective on the date of decision and shall not be subject to further administrative appeal.

Chapter 22.240 Modifications and Revocations

Sections:

22.240.010 Purpose
22.240.020 County Action
22.240.030 Initiation
22.240.040 Grounds for Modifications or Revocations
22.240.050 Nonconforming Uses and Structures—Additional Grounds
22.240.060 Commercial or Industrial Uses
22.240.070 Public Hearing and Action

22.240.010 Purpose

This Chapter establishes procedures for the County to modify or revoke any discretionary permit or review which was granted by the Board, Commission, or Hearing Officer. Previously approved discretionary permits or reviews include existing land uses which have become public nuisances or are operated or maintained in violation of this Title 22, approved conditions or any other provision of law. These actions, which supplement the enforcement provisions in Chapter 22.244 (Enforcement Provisions), are intended not only to serve a corrective purpose, but also as a deterrent to violating this Title 22.

22.240.020 County Action

A. **Modifications.** The County's action to modify a permit or review approval shall have the effect of modifying individual conditions while allowing the remaining privileges granted by the original approval.

B. **Revocations.** The County's action to revoke a permit or review approval shall have the effect of terminating the approval and denying the privileges granted by such approval.

22.240.030 Initiation

A. A modification or revocation of a discretionary permit or review may be initiated:

   1. If the Board instructs the Commission to set the matter for a public hearing and recommendation; or

   2. Upon the initiative of the Commission.

B. If, in the course of a modification or revocation proceeding, the applicant requests a revision to the approved Conditional Use Permit, the applicant shall file a Conditional Use Permit (Chapter 22.158) application.

22.240.040 Grounds for Modifications or Revocations

After a public hearing is held in accordance with this Chapter, the Commission may modify or revoke any discretionary permit or review which has been granted by the Board, Commission, or Hearing Officer at a public hearing pursuant to the provisions of this Title 22, on any one or more of the following grounds:

A. That such approval was obtained by fraud;

B. That the use for which such approval was granted is not being exercised;

C. That the use for which such approval was granted has ceased or has been suspended for one year or more;

D. Subsection C, above, does not apply to a surface mining operation for which a valid permit is in full force and effect, or for which a valid, unexpired zone exception was granted prior to November 23, 1970, or which was lawfully established in former Zone Q, provided such operation complies with the requirements of Chapter 22.194 (Surface Mining Permits) for intermittent mining operations and if from the cessation of use the outer boundaries of the premises have been continuously posted with was granted is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law, or regulation; or

E. Except in the case of a dedicated cemetery that the use for which the approval was granted is so exercised as to be detrimental to the public health or safety, or so as to be as nuisance.

22.240.050 Nonconforming Uses and Structures—Additional Grounds

In addition to Section 22.240.040 (Grounds for Modifications or Revocations), a nonconforming use or structure may be modified or revoked after a public hearing if the Commission finds:

A. That the condition of the improvements, if any, on the property are such that to require the property to be used only for these uses permitted in the zone where it is located would not impair the constitutional rights of any person; and

B. That the nature of the improvements are such that they can be altered so as to be used in conformity with the uses permitted in the zone in which such property is located without impairing the constitutional rights of any person.

22.240.060 Commercial or Industrial Uses

A. Notwithstanding any other provision of this Title 22 to the contrary, the Commission may recommend to the Board the modification, discontinuance, or removal of a commercial or industrial use if the Commission finds that as operated or maintained, such use:

1. Jeopardizes or endangers the public health or safety of persons residing or working on the premises or in the surrounding area;
2. Constitutes a public nuisance;
3. Has resulted in repeated nuisance activities including but not limited to, disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, loud noises in late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests; or
4. Violates any provision of any County, State, or federal regulation, ordinance or statute.

22.240.070 Public Hearing and Action

A. **Public Hearing Procedure.**

1. ***Public Hearing.*** A public hearing shall be held in compliance with Section 22.222.120.B (Public Hearing) and Section 22.222.120.C (Continued Public Hearing).
2. ***Notice Requirements.*** In addition to Section 22.222.120.B.2 (Notice of Public Hearing), the Director shall also serve notice upon every person, if any, in real or apparent charge and control of the premises involved, the record owner, the holder of any mortgage, trust deed, or other lien or encumbrance of record, the holder of any lease of record, the record holder of any other estate or interest in or to the premises or any part thereof, written notice of the time and place of such hearing, either in the manner required by law for the service of summons, or by registered mail, postage prepaid:
   a. To appear at a public hearing at a time and place fixed by the Commission; and
   b. At the public hearing, to show cause why the permit should not be revoked or revised, or why the use, building, or structure should not be modified, discontinued, or removed, as applicable.

B. **Decision after Public Hearing.**

1. After the public hearing, the Commission shall recommend approval or denial of the modification or revocation of the subject use or structure.
2. As part of any recommendation for modification, the Commission shall recommend conditions as deemed appropriate.
3. Recommendation shall be supported by written findings, including a finding that the action does not impair the constitutional rights of any

person. However, the Commission may recommend that a use be discontinued or a building or structure removed only upon finding that:

a. Prior governmental efforts to cause the owner or lessee to eliminate the problems associated with the premises have failed (examples include formal action by law enforcement, building and safety, or zoning officials); and

b. That the owner or lessee has failed to demonstrate, to the satisfaction of the Commission, the willingness and ability to eliminate the problems associated with the premises.

C. **Notice of Action and Additional Requirements.**

1. The Commission shall issue and serve a notice of action in compliance with Section 22.222.220 (Notice of Action).

2. After receipt of the Commission's recommendation, the Board shall hold a public hearing and shall give notice of public hearing in compliance with Section 22.222.120.B.2 (Notice of Public Hearing), provided, however:

   a. If the Commission has recommended against the approval of a modification, the Board shall not be required to take further action and the action of the Commission shall become final; and

   b. If an interested party requests a hearing by the Board by filing a written request with the Executive Office of the Board within 15 days after the Commission files its recommendation with the Board, the Board is required to hold a public hearing regarding the decision.

3. The Board may approve, modify, or reject the recommendation of the Commission, and its action to modify or revoke shall be supported by the written findings prescribed in this Chapter.

4. The Board shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

Chapter 22.242 Appeals

Sections:

22.242.010 Authorization
22.242.020 Filing of Appeals
22.242.030 Initiation of Appeals
22.242.040 Initiation of Calls for Review
22.242.050 Fee for Appeals
22.242.060 Procedures for Appeals and Calls for Review
22.242.070 Additional Procedures for Appeals to the Board of Supervisors

22.242.010 Authorization

A. **Appeals.** To avoid results inconsistent with the purposes of this Title 22, decisions of the Hearing Officer or Director may be appealed to the Commission; and decisions of the Commission may be appealed to the Board, unless otherwise more specifically stated regarding a specific permit or review.

B. **Calls for Review.** To avoid results inconsistent with the purposes of this Title 22, decisions of the Hearing Officer or Director may be called for review by the Commission; and decisions of the Commission may be called for review by the Board, unless otherwise specified in a specific permit or review.

22.242.020 Filing of Appeals

A. **Eligibility.** Any person dissatisfied with the action of the Commission, Hearing Officer, or Director may file an appeal in compliance with this Chapter, unless otherwise specified or limited by this Title 22.

B. **Time Limit.** Appeals and calls for review shall be initiated prior to the effective date of decision, in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

22.242.030 Initiation of Appeals

A. **Filing.** An appeal shall be filed with the secretary or clerk of the designated Appeal Body on the prescribed form, along with any accompanying appeal fee, and shall state specifically:

1. The determination or interpretation is not in accord with the purposes of this Title 22;
2. It is claimed that there was an error or abuse of discretion;
3. The record includes inaccurate information; or
4. The decision is not supported by the record.

B. **Appeal Vacates Decision.** The filing of an appeal vacates the decision from which the appeal is taken. Such decision is only reinstated if the Appeal Body fails to act, or affirms the decision in its action.

22.242.040 Initiation of Calls for Review

A. A call for review may be initiated by the affirmative vote of the majority of the members present of the designated Appeal Body per Section 22.242.010.B (Calls for Review). A call for review by a designated Appeal Body shall be made prior to the effective date of the decision being reviewed. No fee shall be required.

B. When the Commission makes a recommendation to the Board on any legislative action, any concurrent decision by the Commission on any discretionary, non-legislative land use application concerning, in whole or in part, the same lot shall be deemed to be timely called for review by the Board.

22.242.050 Fee for Appeals

A. **Processing Fee for Appeals to the Board.**

1. ***Applicant Appeal of Decision.***

   a. If the appellant is an applicant, the appellant shall pay a processing fee as listed in the Filing Fee Schedule for an Appeal to the Board of Supervisors by an Applicant, to cover the cost incurred by the Department for processing the appeal.

   b. Only one appeal fee shall be charged for the appeal of any related concurrently acted upon entitlements under this Title 22, which concerns, in whole or in part, the same project. Notwithstanding the provisions of Section 21.56.010.A of Title 21 (Subdivisions) of the County Code, when an appeal of a decision made under this Title 22 is filed with an appeal of any tentative map, parcel map, or request for waiver concurrently acted upon under Title 21 (Subdivisions) which concerns, in whole or in part, the same project, only the appeal set forth in Section 21.56.020 (Appeals) shall be paid for all such appeals.

2. ***Applicant Appeal of Conditions.*** If the appellant is the applicant or any representative thereof, and files an appeal of no more than a total of two conditions of the approved discretionary permit, tentative map, or parcel map or request for waiver or other entitlement concurrently acted upon under Title 21 (Subdivisions) which concerns, in whole or in part, the same approved map, in any combination, the appellant shall pay a processing fee in an amount determined by the Executive Office of the Board to be ample to cover the cost of a hearing to be held by the Board. The appellant shall also pay a processing fee as listed in the Filing Fee

Schedule for an Appeal to the Board of Supervisors by an Applicant for One or Two Project Conditions. This fee shall be applied to the Department to cover the costs of processing the appeal.

3. ***Non-Applicant Appeal.*** If the appellant is not the applicant or any representative thereof, of an approved discretionary permit, map, or waiver or associated entitlement, the appellant shall pay a processing fee in an amount determined by the Executive Office of the Board to be ample to cover the cost of a hearing to be held by the Board. The appellant shall also pay a processing fee as listed in the Filing Fee Schedule for an Appeal to the Board of Supervisors by a Non-Applicant. This fee shall be applied to the Department to cover the costs of processing the appeal.

B. **Processing Fee for Appeals to the Commission.**

1. ***Applicant Appeal of Decision.*** If the appellant is an applicant, the appellant shall pay a processing fee as listed in the Filing Fee Schedule for an Appeal to the Regional Planning Commission by an Applicant. The fee shall be applied in its entirety to the Department.

2. ***Applicant Appeal of Conditions.*** If the appellant is an applicant or any representative thereof, and the appellant files an appeal of no more than a total of two conditions on the approved discretionary permit, tentative map, parcel map, or request for waiver or other entitlement concurrently acted upon under Title 21 (Subdivisions) which concerns, in whole or in part, the same approved map, in any combination, the appellant shall pay a processing fee as listed in the Filing Fee Schedule for an Appeal to the Regional Planning Commission by an Applicant for One or Two Project Conditions. This fee shall be applied in its entirety to the Department.

3. ***Non-Applicant Appeal.*** If the appellant is not the applicant or any representative thereof, of an approved discretionary permit, map, or waiver or associated entitlement, the appellant shall pay a processing fee as listed in the Filing Fee Schedule for an Appeal to the Regional Planning Commission by a Non-Applicant. This fee shall be applied in its entirety to the Department.

22.242.060 Procedures for Appeals and Calls for Review

A. **Hearing Dates.** The Appeal Body may delegate the setting of hearing dates to its secretary or clerk.

B. **Public Hearing.**

1. An appeal or review hearing shall be a public hearing if the decision being appealed or reviewed required a public hearing.

2. A public hearing on an appeal from an action of the Hearing officer of the Director is not subject to the Hearing Examiner procedure.

3. The Appeal Body shall consider the matter directly at its public hearing. Notice of public hearings shall be given in the manner required for the decision being appealed or reviewed.

C. **Plans and Materials.** At an appeal or review hearing, the Appeal Body shall consider only the same application, plans, and materials that were the subject of the original decision. Compliance with this provision shall be verified prior to or during the hearing by a representative of the person or body that made the original decision. As part of the decision, the Appeal Body may impose additional conditions on a project in granting approval to a modified project. If new plans and materials which differ substantially from the original are submitted, the applicant shall file a new application. Changes to the original submittal made to meet objections by the staff, the Appeal Body, or the opposition below need not be the subject of a new application.

D. **Hearing.** At the public hearing, the Appeal Body shall review the record of the decision and hear testimony of the appellant, the applicant, the party or body whose decision is being appealed or reviewed, and any other interested party.

E. **Decision and Notice.**

1. After the hearing, the Appeal Body shall affirm, modify, or reverse the original decision or refer the matter back for further review.
2. When a decision is modified or reversed, the Appeal Body shall state the specific reasons for modification or reversal.
3. Decisions on appeals or reviews shall be rendered within 30 days of the close of the hearing.
4. The secretary or clerk of the Appeal Body shall mail the notice of decision in compliance with Section 22.222.220 (Notice of Action), within 10 days after the date of the decision.

F. **Effective Date of Decision.** Where the decision of the Appeal Body is final and the application is not subject to further administrative appeal, the date of decision by the Appeal Body on such appeal shall be deemed the date of grant in determining said expiration date.

G. **Failure to Act.** If the Appeal Body fails to act upon an appeal within the time limits prescribed in Subsection E, above, the decision from which the appeal was taken shall be deemed affirmed.

22.242.070 Additional Procedures for Appeals to the Board of Supervisors

In addition to the foregoing procedures, upon receiving an appeal or initiating a call for review, the Board of Supervisors may take one of the following additional actions:

A. Affirm the action of the Commission;

B. Refer the matter back to the Commission for further proceedings with or without instructions; or

C. Require a transcript of the testimony and any other evidence relevant to the decision and take such action as in its opinion is indicated by the evidence. In such case, the Board's decision need not be limited to the points appealed, and may cover all phases of the matter, including the addition or deletion of any conditions.

Chapter 22.244 Enforcement Provisions

Sections:

22.244.010 Purpose
22.244.020 General Prohibitions
22.244.030 Violations
22.244.040 Public Nuisance
22.244.050 Infractions
22.244.060 Injunction
22.244.070 Zoning Enforcement Order and Noncompliance Fee

22.244.010 Purpose

This Chapter establishes procedures for enforcement of the provisions of this Title 22. These enforcement procedures are intended to assure due process of law in the abatement or correction of nuisances and violations of this Title 22.

22.244.020 General Prohibitions

A. No structure shall be moved into an area, erected, reconstructed, added to, enlarged, advertised on, structurally altered, or maintained and no structure or land shall be used for any purpose, except as specifically provided and allowed by this Title 22.

B. No person shall use or permit to be used any structure or land, nor shall any person erect, structurally alter, or enlarge any structure, or advertise on any structure, except in accordance with the provisions of this Title 22.

C. No permit or entitlement may be issued or renewed for any use, construction, improvement, or other purpose, unless specifically provided for or permitted by this Title 22.

22.244.030 Violations

A. Every person violating any condition or provision either of this Title 22, permit, or approval thereto, is guilty of a misdemeanor, unless such violation is otherwise declared to be an infraction in Section 22.244.050 (Infractions). Each violation is a separate offense for each and every day during any portion of which the violation is committed.

B. Each violation determined to be an infraction by this Title 22 shall be punishable by a fine of $100.00 for the first violation. Subsequent violations of the same provision of this Title 22 shall be punishable by a fine of $200.00 for the second violation and $500.00 for the third violation in a 12-month period as provided by applicable law. The fourth and any further violations of the same provision of this Title 22 which are committed at any time within a 12-month period from the date of the commission of the first violation shall be

deemed misdemeanors. The three infraction violations which are the basis for the fourth and any further violations being misdemeanors may be brought and tried together. The increased penalties set forth in this Section for subsequent violations shall be applicable whether said subsequent violations are brought and tried together with the underlying previous violations or separately therefrom.

22.244.040 Public Nuisance

Any use of property contrary to the provisions of this Title 22 shall be, and the same is hereby declared to be unlawful and a public nuisance, and the authorized legal representative of the County may commence actions and proceedings for the abatement thereof, in the manner provided by law, and may take such other steps and may apply to any court having jurisdiction to grant such relief as will abate or remove such use and restrain and enjoin any person from using any property contrary to the provisions of this Title 22.

22.244.050 Infractions

Violations of the provisions contained in the following list are deemed infractions:

A. Automobile, truck, or other motor vehicle repair conducted outside of an enclosed building.

B. Inoperative vehicle parking or storage.

C. Keeping or parking of vehicles in violation of Section 22.112.070.C (Residential and Agricultural Zones).

D. Outside display and/or sales, except when authorized by and in accordance with a Special Event Permit (Chapter 22.192).

E. Signs prohibited by Section 22.114.060 (Prohibited Signs).

22.244.060 Injunction

The provisions of this Title 22 may also be enforced by injunction issued by any court having jurisdiction over the owner or occupant of any real property affected by such violation or prospective violation.

22.244.070 Zoning Enforcement Order and Noncompliance Fee

A. **Final Zoning Enforcement Order.**

1. In the course of enforcing any provision of this Title 22, the Director shall have the authority to issue a Final Zoning Enforcement Order concerning any property not in compliance with the provisions of this Title 22. Such order shall state, in not less than 14-point type in substantially the following form, that "Failure of the owner or person in charge of the premises to comply with this order within 15 days after the compliance

date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount indicated on the Filing Fee Schedule, unless an appeal from this order is received within 15 days after the compliance date. Such appeal shall comply with Section 22.244.070.C of the Los Angeles County Code." The Director's issuance of a Final Zoning Enforcement Order shall be final unless an appeal from the order has been received.

2. Service of a Final Zoning Enforcement Order shall be upon:
   a. The person in real or apparent charge and control of the premises involved;
   b. The record owner;
   c. The owner or holder of any lease of record; or
   d. The record owner of any interest in or to the land or any building or structure located thereon.
3. Service shall be by personal delivery or by registered or certified mail, return receipt requested, at the Director's election.
4. In the event the Director, after reasonable effort, is unable to serve the order as specified above, proper service shall be by posting a copy of the order on the premises. The date of service is deemed to be the date of mailing, personal delivery, or posting, as applicable.

B. **Noncompliance Fee.**

1. If a Final Zoning Enforcement Order has not been complied with within 15 days following the compliance date specified in the order, or any written extension thereof, and no appeal of such order has been timely received as provided in this Section, the Director shall have the authority to impose and collect a noncompliance fee in the amount of $704.00. The fee shall be subject to annual review and adjustment as provided in Section 22.222.080.B.3 (Fee Annual Review).
2. The purpose of the noncompliance fee is to recover costs of zoning enforcement inspections and other efforts by the Director to secure substantial compliance with a zoning enforcement order. Not more than one such fee shall be collected for failure to comply with a zoning enforcement order. The noncompliance fee shall be in addition to any other fees required by the County Code.
3. The determination of the Director to impose and collect a noncompliance fee shall be final, and it shall not be subject to further administrative appeal.

C. **Appeal of Final Zoning Enforcement Order.**

1. Any person upon whom a Final Zoning Enforcement Order has been served may appeal the order to the Hearing Officer within the time specified in Subsection A, above. Such appeal shall contain any written evidence that the appellant wishes to be considered in connection with the appeal. If applicable, the appeal shall state that said person has applied for the appropriate permit or other administrative approval pursuant to this Title 22.
2. The Hearing Officer shall consider such appeal within 45 days from the date that the appeal is received and shall notify the appellant of the decision within a reasonable period of time thereafter in the manner described in this Section for service of a Final Zoning Enforcement Order. The Hearing Officer may sustain, rescind, or modify the Final Zoning Enforcement Order. The decision of the Hearing Officer shall be final and effective on the date of decision, and it shall not be subject to further administrative appeal.

D. **Imposition and Collection of the Noncompliance Fee.**

1. The Director shall notify the person against whom a noncompliance fee is imposed in the manner described in this Section for service of a Final Zoning Enforcement Order. The Director may waive the imposition and collection of a noncompliance fee where the Director determines such waiver to be in the public interest.
2. The person against whom the noncompliance fee is imposed shall remit the fee to the Director within 15 days after the date of service of said notice.

E. **Penalty After Second Notice of Noncompliance Fee.** If the person against whom a noncompliance fee has been imposed fails to pay such fee within 15 days of notification as provided above, the Director may send a second notice of noncompliance fee in the manner described in this Section for service of a Final Zoning Enforcement Order. If the fee has not been paid within 15 days after the date of service of the second notice of noncompliance fee, the County shall withhold the issuance of a building permit or other approval to such person until the noncompliance fee has been paid in full. An administrative penalty assessment equal to two times the noncompliance fee and a collection fee equal to 50 percent of the noncompliance fee shall also be imposed if the fee is not paid within 15 days after the date of service of the second notice. The administrative penalty assessment and collection fee, after notice, shall become part of the debt immediately due and owing to the County. The County thereafter shall have the right to institute legal action in any court of competent jurisdiction to collect the amount of the noncompliance fee, administrative penalty assessment and collection fee. In any suit brought by the County to enforce and collect the noncompliance fee,

administrative penalty assessment and collection fee, the County shall be entitled to collect all costs and fees incurred in such proceedings.

Chapter 22.246 Ordinance Amendments

Sections:

22.246.010 Purpose
22.246.020 Applicability
22.246.030 Review Procedures
22.246.040 Findings

22.246.010 Purpose

An Ordinance Amendment may be initiated to alter the boundaries of districts, to impose regulations not previously imposed, or to remove or modify any regulation already imposed by this Title 22. An Ordinance Amendment may be approved whenever the Board finds that the public convenience, general welfare, or good zoning practice justifies such action, in compliance with this Chapter, this Title 22, and Title 7 (Planning and Land Use) of the California Government Code.

22.246.020 Applicability

A. **Initiation.** A public hearing before the Commission or Hearing Officer may be initiated for an Ordinance Amendment:

1. If the Board of Supervisors instructs the Department to set the matter for a public hearing;
2. Upon the initiative of the Commission; or
3. Upon the initiative of the Director.

B. **Urgency Ordinance**. In the case of this Title 22, the Board may also adopt an urgency measure as an interim ordinance in compliance with Section 65858 of the California Government Code.

22.246.030 Review Procedures

Ordinance Amendments shall be processed in compliance with Chapter 22.234 (Type V Review – Discretionary/Legislative) and this Chapter.

22.246.040 Findings

A. **Common Procedures.** Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. **Findings.**

1. The amendment is consistent with the surrounding area, if applicable.
2. The amendment is consistent with the principles of the General Plan.

3. Approval of the amendment will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice.
4. The amendment is consistent with other applicable provisions of this Title 22.

Chapter 22.248 Additional Regulations

Sections:

22.248.010 Legislative Provisions
22.248.020 Bonds and Insurance
22.248.030 Procedural Ordinance for Financing of Public Facilities
22.248.040 Major Projects Review Trust Funds
22.248.050 Library Facilities Mitigation Fee
22.248.060 Law Enforcement Facilities Fee

22.248.010 Legislative Provisions

A. **Continuation of Existing Law.** The provisions of this Title 22, as long as they are substantially the same as the provisions of any ordinance, or portions of any ordinance repealed by provisions codified in this Section, shall be construed as restatements and continuations of these ordinances, and not as new enactments.

B. **Proceedings Pending as of November 5, 1971—Procedure Generally.** No hearing or other proceeding initiated or commenced prior to November 5, 1971, and no right accrued, is affected either by amendments to Ordinance 1494 effective on November 5, 1971, or by the provisions of this Title 22, but all proceedings taken after this date shall conform to the provisions of this Title 22 as far as possible. Where the Commission, prior to November 5, 1971, has recommended the granting, denial, revocation, or modification of any permit, exception, license, or other approval to the Board, the Board may act upon such recommendation either before or after November 5, 1971. In all other cases, the Commission shall grant, deny, revoke, or modify as now provided in this Title 22, even if the action was initiated prior to November 5, 1971.

C. **Proceedings Pending as of November 5, 1971—Applications for Exceptions.** If, prior to November 5, 1971, an application for an exception has been heard by the Board, Commission, or Hearing Officer but has not been decided on by November 5, 1971, the Board, Commission, or Hearing Officer may, where applicable, consider the case as either an application for a Variance or for a Conditional Use Permit, and shall decide or recommend pursuant to the provisions of this Title 22 as they now exist.

D. **Rights Under Existing Approval Not Affected.** No rights given by any permit, license, or other approval under any ordinance repealed by the provisions of this Section are affected by such repeal, but such rights shall hereafter be exercised according to the provisions of this Title 22.

E. **Convictions for Crimes.** Any conviction for a crime under any ordinance which is repealed by this Section, which crime is continued as a public

offense by this Title 22, constitutes a conviction under this Title 22 for any purpose for which it constituted a conviction under such repealed ordinance.

F. **Repeal Does Not Revive Any Ordinance.** The repeal of any ordinance amending this Title 22 shall not revive any amendment adopted prior to the repealed ordinance amendment.

G. **Zone Exception**

1. ***Deemed Variance When.*** Where a Zone Exception granted by action of the Board or Commission prior to November 5, 1971, may be granted as a Variance under the present provisions of this Title 22, it shall be deemed a Variance.

2. ***Considered Nonconforming Use When***. In all cases other than as provided in Subsection G.1, above, where a Zone Exception was granted by action of the Board or Commission prior to November 5, 1971, such use shall be considered a nonconforming use under the provisions of this Title 22, provided:

   a. That such uses shall remain in compliance with and subject to all limitations and conditions imposed by such grant; and

   b. That all provisions governing nonconforming uses not in conflict with the limitations and conditions of such grant shall apply.

3. ***Considered Conditional Use.*** Notwithstanding the provisions of Subsection G.2, above, where a Zone Exception, granted by action of the Board or Commission prior to November 5, 1971, may be granted as a Conditional Use Permit (Chapter 22.158) under the present provisions of this Title 22, it shall be deemed a Conditional Use Permit.

22.248.020 Bonds and Insurance

A. **Bond or Assignment of Savings and Loan Certificates or Shares Required When.** When one or more conditions are attached to any grant, modification, or appeal of a zone change, permit, variance, or nonconforming use or structure review, the Board, Commission, or Hearing Officer may require the owners of the property to which such approval applies, to file a surety bond or corporate surety bond, or to deposit money, savings and loan certificates, or shares with the Board in a prescribed amount for the purpose of guaranteeing the faithful performance of conditions placed on the approval.

B. **Procedure for Assignment of Savings and Loan Certificates or Shares**. Where savings and loan certificates or shares are deposited, they shall be assigned to the County subject to all provisions of Chapter 4.36 in Title 2 (Administrative Code) of the County Code.

C. **Insurance Required When—Exceptions.** The Board, Commission, or Hearing Officer may also require the owner of the property to which such

approval applies to file a policy of insurance equal in amount to the amount of the required bond or deposit, insuring all persons against any injury or annoyance arising from the breach of such conditions unless:

1. If the bond is filed, it includes as obligees all such persons; or
2. If money, savings and loan certificates, or shares are deposited, such owners also file an agreement in writing with the Executive Office of the Board that the County may satisfy in whole or in part from such deposit any final judgment, the payment of which would have been guaranteed by such bond or policy of insurance.

22.248.030 Procedural Ordinance for Financing of Public Facilities

A. **Purpose.**

1. This Section implements, in part, the Los Angeles County General Plan, which provides guidelines for future development in areas depicted within urban expansion or nonurban categories on the General Development Policy Map.
2. The General Plan recommends a development qualification procedure, in part, to ensure that proposed new projects in areas designated in the General Plan as urban expansion or nonurban will not create substantial net costs on County government, special districts, and existing taxpayers.
3. This Section is intended to establish procedures for the implementation of the General Plan by providing for the designation of lands which will receive special benefits from the acquisition, construction, and improvement of certain public facilities set forth in this Section, and the imposition of special assessments on land related to benefits received.

B. **Areas of Benefit Authorized.** In order that the burden of the cost of constructing public facilities may be borne by all of the lands benefited thereby, areas of benefit may be designated and facilities benefits assessments, as defined in Subsection C, below, chargeable to and against such lands may be imposed in accordance with procedures set forth in this Section.

C. **Definitions.** Specific terms used in this Chapter are defined in Division 2 (Definitions), under “Procedural Ordinance for Financing of Public Facilities".

D. **Initiation of Proceedings.** Upon the receipt of an application by a landowner or his designated agent, or on its own motion, the Board may initiate proceedings for the designation of an area of benefit by adopting a resolution stating its intention to do so. The Board shall refer the proposed public facilities project to the Director of Public Works and shall instruct the Director of Public Works, with the assistance of the Director of Regional Planning and,

where appropriate, interested landowners to make and file with the Board a written report. The report shall contain:

1. One or both of the following:
   a. An implementation program for future development, or
   b. A financing plan with respect to the proposed public facilities project.
2. A general description of the proposed public facilities project.
3. An estimate of the total cost of the public facilities project based on the projected time for commencement and completion thereof in accordance with the capital improvement program.
4. A capital improvement program establishing a schedule for the timing of construction of the public facilities project and the estimated cost for the project.
5. A map showing the area of benefit to be designated and the boundaries and dimensions of the subdivision of land within the area of benefit.
6. Preliminary information concerning the method pursuant to which the costs are proposed to be apportioned among the lots within the area of benefit in proportion to the estimated benefits to be received by those lots and a preliminary estimate of the amount of the facilities benefit assessments which will be charged to each such lots.
7. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost of the public facilities project.

E. **Resolution of Intention.** Upon receipt of the report described in Subsection D, above, the Board may declare its intention to designate an area of benefit by adopting a resolution of intention which shall include the following:

1. A definitive description of the specific public facilities project, the cost of which is proposed to be charged to the properties located within the area of benefit.
2. A capital improvement program with respect to the public facilities project.
3. The proposed boundaries of the area of benefit.
4. Information concerning the method by which the costs are proposed to be apportioned among the lots within the area of benefit and an estimate of the amount of the facilities benefit assessments which will be charged to each such lot.
5. The basis and methodology by which automatic annual increases in the facilities benefit assessment will be computed, assessed, and levied, without the necessity for further proceeding pursuant to Subsection M,

below. If, in the discretion of the Board such automatic annual increases are determined to be necessary.

6. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost.
7. The time and place at which the Board will hold a public hearing to consider designation of the area benefit.

F. **Notice of Hearing.** Notice of the public hearing shall be provided by publication of the resolution of intention in a newspaper of general circulation at least 14 days before the date set for the public hearing and by mailing copies of the resolution of intention to the owners of the affected properties located within the proposed area of benefit at the addresses shown on the last equalized assessment roll, or as otherwise known to the Assessor, or by any other means which the Board finds reasonably calculated to appraise affected landowners of the public hearing.

G. **Protests.** At any time not later than the close of the public hearing, any owner of property within the proposed area of benefit may file a written protest against the public facilities project proposed to be undertaken, or against the extent of the area to be benefited by it, or against the facilities benefit assessments proposed to be levied within the area of benefit or against any or all of the foregoing. The protest shall be in writing, signed by the protester, and shall contain a description of the property in which the signer is interested. The description shall be sufficient to clearly identify the property. If the signer is not shown on the last equalized assessment roll as the owner of that property, the protest shall contain or be accompanied by written evidence that the signer is the owner of the property. All such protests shall be delivered to the Board and no other protests or objections shall be considered. Any protests may be withdrawn by the owners requesting the same, in writing, at any time prior to the conclusion of the public hearing.

H. **Hearing.** At the time and place established in the resolution of intention, the Board shall hear and consider protests filed against the proposed public facilities project, the extent of the area of benefit, the amount of the facilities benefit assessments proposed to be levied within the area of benefit, or any or all of the foregoing. The public hearing may be continued from time to time. If within the time when protests may be filed, there is filed with the Board a written protest by the owners of more than one-half of the area of the property proposed to be included within the area of benefit, and if sufficient protests are not withdrawn so as to reduce the area represented to less than one-half, then the proposed proceedings shall be abandoned unless the protests are overruled by an affirmative vote of four-fifths of the members of the Board. The Board shall not overrule a majority protest unless it finds that the public health, safety, or general welfare require that provision be made for the installation of the proposed public facilities project. In the event a majority

protest is not withdrawn or overruled, the Board shall not, for one year from the filing of that written protest, commence, or carry on any proceedings for the same public facilities project under the provisions of this Section. If any majority protest which is not withdrawn or overruled is directed against only a portion of the public facilities project, then all further proceedings under the provisions of this Section to construct that portion of the public facilities project so protested against shall be barred for a period of one year; but the Board shall not be barred from commencing new proceedings, not including any part of the public facilities project so protested against. Nothing in this Section shall prohibit the Board within a one-year period, from commencing and carrying on new proceedings for the construction of a portion of the public facilities project so protested against if it finds, by the affirmative vote of four-fifths of its members, that the owners of more than one-half of the area of the property to be benefited are in favor of going forward with such portion of the public facilities project.

I. **Resolution of Designation.** At the conclusion of the public hearing, and provided there is no majority protest or a majority protest is overruled, the Board may adopt a resolution ordering designation of the area of benefit and the establishment of the amount of the facilities benefit assessment against each lot within the area of benefit. The resolution shall include the following:

1. A definitive description of the public facilities project, the cost of which is to be charged to the properties located within the area of benefit.
2. A capital improvement program with respect to the public facilities project.
3. The boundaries of the area of benefit.
4. The method by which the costs are to be apportioned among the lots within the area of benefit and the amount of the facilities benefit assessments which will be charged to each such lot.
5. The basis and methodology by which automatic annual increases in the facilities benefit assessment will be computed, assessed, and levied, without the necessity for further proceeding pursuant to Subsection M, below, if, in discretion of the Board, such automatic annual increases are determined to be necessary.
6. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost.

J. **Filing of Map and Recording of Notice of Assessment as Lien.**

1. After the adoption by the Board of a resolution of designation, the Director of Public Works shall prepare a map of the boundaries of the area of benefit based on said resolution and shall file same with the Board. The Director of Public Works shall also file a copy of the map referred to in this Subsection J with the Registrar-Recorder/County Clerk.

2. After recording the assessment and map, the Director of Public Works shall execute and record a notice of assessment with the Registrar-Recorder/County Clerk.
3. From the date of the recording of the notice of assessment in accordance with the provisions of Subsection J.2, above, all persons shall be deemed to have notice of the contents of such assessment. Immediately upon such recording with the Registrar-Recorder/County Clerk each of the assessments shall be a lien upon the property against which it is made.
4. In its discretion, and for good cause shown, the Board may, upon terms and conditions prescribed by the Board in its resolution or thereafter, allow the lien of the facilities benefit assessment to become subordinate to the lien of deeds of trust executed by landowners to secure loans to finance the construction of improvements on the property within the area of benefit.
5. The Director of Public Works shall file a copy of the map and notice of assessment referred to in this Subsection with the Assessor's Office.

K. **Payment of Benefit Assessments.** After the adoption by the Board of its resolution, no building permits shall be issued for development on any land included within the area of benefit unless and until the facilities benefit assessments established by the resolution of designation for such lands have been paid. The facilities benefit assessment shall be paid by the landowner upon the issuance of building permits for development or at such time as the capital improvement program for the area of benefit in which the assessed land is located calls for the commencement of construction of the public facilities project. In the event that a landowner desires to proceed with development of a portion of the landowner's property, based on a phased development program, which is subject to a lien for the total amount of facilities benefit assessments as provided in this Section, the landowner may obtain building permits for the development phase after paying a portion of the facilities benefit assessments and making provision for payment of the remainder of the facilities benefit assessments to the satisfaction of the Director of Public Works. Money received by the County as payment of the facilities benefit assessments shall be deposited in a special fund established for the area of benefit and shall therefore be expended solely for the purposes for which it was assessed and levied. Upon payment of the facilities benefit assessment as provided in this Section, the lien which attaches pursuant to Subsection J, above, shall be discharged. In the event the partial payment is made based on a phased construction program, the County shall release the portion of the property for which building permits have been issued from the lien of the facilities benefit assessment.

L. **Recordation of Notice of Pendency of Sale or Foreclosure.** Where there is a delinquency in payment of the facilities benefit assessments as required

by Subsection K, above, the County may initiate foreclosure proceedings in accordance with the procedures set forth in this Section and in any and all applicable state and local laws. If a sale or foreclosure is commenced, notice of the pendency of such sale or foreclosure shall be recorded with the Registrar-Recorder/County Clerk not later than 10 days after commencing an action or proceeding in any court to foreclose the lien of such assessment. The notice of pendency shall state that the County has commenced a sale or foreclosure, as applicable, and shall refer to and identify such sale or foreclosure and shall describe the property affected thereby. The County shall be entitled to recover the cost of recordation of any such notice of pendency in any sale or foreclosure resulting from such delinquency, and provisions shall be made in any notice, order or judgment authorizing or providing for such sale or foreclosure.

M. **Annual Adjustment of Facilities Benefit Assessment.** The Board may, annually after the adoption of the resolution of designation and subject to the requirements set forth in Subsections D through J, above, cause an adjustment to be made in the facilities benefit assessments established by the resolution. The adjustments may reflect increases or decreases in the actual cost of the public facilities project or if the public facilities project has not yet been constructed then the estimated cost of the proposed capital improvements as reflected in changes in the scope of the public facilities project or any other indices as the Board may deem appropriate for this purpose. The modifications may also reflect changes in the improvements proposed to be constructed as well as the availability, or lack thereof of other funds with which to construct the capital improvements.

N. **Consideration in Lieu of Assessment.**

1. The provisions of Subsection J, above, to the contrary notwithstanding, upon application by the landowner or his authorized agent, the Board may accept consideration in lieu of the facilities benefit assessments required pursuant to this Section, provided the Board, upon recommendation of the Director of Public Works, finds that the substitute consideration proposed:

   a. Has a value equal to or greater than such facilities benefit assessments;

   b. Is in a form acceptable to the Board; and

   c. Is within the scope of the public facilities project.

2. The Board may accept consideration in lieu of the facilities benefit assessments required pursuant to this Section where the Board finds that the substitute consideration proposed is less than the value of such facilities benefit assessment after payment of an amount equal to the difference between the value of the substitute consideration as

determined by the Board and the amount of such facilities benefit assessments.

O. **Termination of Area of Benefit.** Upon the receipt of an application by a landowner or his designated agent, or on its own motion, the Board may initiate proceedings for the termination of an area of benefit by adopting a resolution stating its intention. The resolution of intention shall state the time and place at which the Board will hold a public hearing to consider such termination. If, at the conclusion of such hearing, the Board finds and determines that the public facilities project for which the area was originally formed will not be required in the reasonably foreseeable future, or that the installation of said public facilities project may be financed more effectively by another method, the Board may adopt a resolution declaring the area of benefit terminated.

P. **Reimbursement and Refund.**

1. In the event of an annual adjustment of assessment as provided by Subsection M, above, which reduces the facilities benefit assessment, amounts in the special fund which are no longer required shall be refundable to the current owners of the property as shown on the last equalized assessment roll in proportion to the amount of the original payments.

2. In the event the Board agrees to accept consideration in lieu of facilities benefit assessments as provided by Subsection N, above, the value of which the Board finds is greater than the amount of the otherwise applicable facilities benefit assessments, the Board may enter into an agreement with a developer pursuant to which said developer may be reimbursed for the amount of the otherwise applicable facilities benefit assessments. The agreement shall set forth the amount to be reimbursed, and the time and manner in which payments shall be made only from revenues paid into the special fund created for the area of benefit.

3. Upon termination of an area of benefit as provided by Subsection O, above, any money remaining in the special fund established in connection therewith shall be refunded to the current owners of the property as shown on the last equalized assessment roll in proportion to the amount of the original payments.

Q. **Alternative Method.** This Section is intended to establish an alternative method for the spreading of the costs of certain public improvements against the lands which will be benefited thereby; and the provisions of this Section shall not be construed to limit the power of the Board to utilize any other method for accomplishing this purpose but shall be in addition to any other requirements which the Board is authorized to impose as a condition to approving new development pursuant to state and local laws.

22.248.040 Major Projects Review Trust Funds

A. **Definitions.** Specific terms used in this Chapter are defined in Division 2 (Definitions), under “Major Project Review Trust Funds."

B. **Creation of the Funds.**

1. There are hereby authorized within the treasury of the County of Los Angeles special trust funds to be known as the “Major Projects Review Trust Funds.”

2. Each fund shall be used to provide additional human and physical resources to the County solely to process discretionary land use actions and to prepare and/or review associated environmental documents for major projects proposed in the County.

C. **Administration of the Funds.**

1. Each fund shall be administered by the Department to provide for necessary staffing, expense, and equipment for the aforesaid purposes only, and in accordance with established County practices.

2. Each fund shall be interest bearing, and a separate fund shall be established for each major project.

3. All amounts received from a project applicant under a supplemental service agreement, as defined in Subsection D, below, shall be placed in the fund established for that major project. Notwithstanding any other ordinances to the contrary, when a project applicant enters into a supplemental service agreement with the County, any fees paid by that applicant related to processing the discretionary land use actions shall be placed within the fund and not in the general fund. Funds from any appropriation to the fund approved by the Board shall be placed in the fund.

4. The Department shall be responsible for maintaining the accounting records relating to each fund.

5. The Board declares its intention to authorize positions necessary to carry out the work programs provided for in each supplemental service agreement for the fiscal year, which positions and related expenses will be funded from the fund. The Chief Executive Officer may authorize interim staffing during the fiscal year when needed to provide for necessary adjustments in personnel during any quarterly period.

6. The County services authorized by this Section shall be paid for at rates sufficient to provide for the full recovery of the costs to the County of providing the services, and the rates shall be reviewed and approved by the Auditor-Controller.

D. **Supplemental Fee Agreement.**

1. Any supplemental service agreement entered into pursuant to this Section shall be negotiated by the Department and executed by the Chief Executive Officer.
2. The agreement shall include, but need not be limited to, substantially the following provisions:
    a. The County and the applicant, hereinafter referred to as the “parties,” shall agree upon the processing services which will be required to process the discretionary land use actions, including environmental reviews, and the personnel, estimated time, and physical resources which the County will need to accomplish those processing services.
    b. The parties shall agree on the number and type of employees that the County shall assign to perform the processing services with the understanding that one or more employees may be utilized to perform any designated tasks and that the County may replace any employee that is assigned to perform a processing service at any time.
    c. The costs which are to be funded shall consist of the actual costs to the County which include, but are not limited to: wages, other benefits, and overhead, which are incurred in connection with the employees assigned to perform the processing services for the major project, the direct costs of material and equipment required to furnish the processing services, the reasonable out-of-pocket expenses incurred by any employee assigned to furnish the processing services, and the costs of hiring outside consultants necessary to provide the County with special expertise.
    d. The applicant shall deposit funds into a fund for that major project on a quarterly basis in an amount estimated to pay for the costs of providing the processing services for the following quarterly period.
    e. The parties shall meet quarterly during the term of the agreement to review the amount of funds remaining in the fund and to review, reevaluate and negotiate in good faith the number and type of employees necessary to accomplish the processing services for the next quarterly period and the estimated costs for the services.
    f. The Department shall promptly advise the applicant if, at any time during the quarterly period, the Department believes that the costs of accomplishing the processing services for the quarterly period will exceed the previous estimate.
    g. The parties shall agree to a procedure for deposit of additional funds if the existing funds are not adequate to pay for the agreed upon services for the quarterly period.

h. The involved County departments shall maintain appropriate records of their actual costs of the processing services.

i. Entering into the agreement is voluntary.

j. The agreement shall not control, limit, or influence any County approval, disapproval, or condition of any discretionary land use action or associated environmental document. The County has the sole discretion to direct the work of any County employee or consultant retained to evaluate, or to assist with the preparation of, any discretionary land use action or associated environmental document. The cooperation of any such employee or consultant shall be exclusively determined by the County and shall not be dependent upon the approval by the County of any discretionary land use action. The agreement is not contingent upon the hiring of any specific employee or the retention of any specific consultant.

22.248.050 Library Facilities Mitigation Fee

A. **Purpose.** The purpose of this Section is to:

1. Implement goals and policies of the General Plan, which promote:

   a. An equitable distribution of the costs and benefits of governmental actions;

   b. A distribution of population consistent with service system capacity and resource availability;

   c. Seeks to maintain a balance between increased intensity of development and the capacity of needed public facilities; and

   d. Gives priority to upgrading existing public facilities in areas lacking adequate facilities;

2. Mitigate any significant adverse impacts of increased residential development upon public library facilities as required by the California Environmental Quality Act (Section 21000 et. seq. of the California Public Resources Code); and

3. Implement the Mitigation Fee Act (Section 66000 et. seq. of the California Government Code).

B. **Definitions.** Specific terms used in this Chapter are defined in Division 2 (Definitions), under “Library Facilities Mitigation Fee".

C. **Applicability.**

1. The provisions of this Section shall apply only to residential development projects which, as of the effective date of the ordinance codified in this Section,* are yet to receive final discretionary approval and/or the issuance of a building permit or other development right and to any new

residential use of existing buildings which has not yet commenced as of said effective date.

2. No tract map, parcel map, Conditional Use Permit, other land use permit, or other entitlement shall be approved unless payment of the library facilities mitigation fee is made a condition of approval for any such entitlement.

*****Editor's note: Ordinance 98-0068, which enacts Section 22.248.040 (Ch. 22.72 at that time), is effective December 26, 1998.

D. **Exemptions From Fee.** The following shall be exempt from the provisions of this Section:

1. Individual single-family residences where not more than one such residence is proposed to be built by the same person or entity on contiguous lots; or

2. Additions or modifications to existing residential units, provided that such additions or modifications do not increase the number of families that can be housed in such residential units.

E. **Establishment of Library Facilities Mitigation Fee.***

1. There is hereby established a library facilities mitigation fee. The amount of the fee to be imposed on a residential development project is based upon the findings and conclusions of the County Librarian, as set forth in the "Report on Proposed Developer Fee Program for Library Facilities—Prepared by the County of Los Angeles Public Library, October 1998," and shall not exceed the estimated reasonable cost of providing library facilities for such residential development project.

2. The library facilities mitigation fee shall be a uniform fee within each library planning area based on the estimated cost of providing the projected library facility needs in each library planning area, as identified in Table 22.248.050-A, below:

TABLE 22.248.050.A:LIBRARY FACILITIES MITIGATION FEE PER DWELLING UNIT	
Planning Area 1: Santa Clarita Valley	$846.00
Planning Area 2: Antelope Valley	$820.00
Planning Area 3: West San Gabriel Valley	$856.00
Planning Area 4: East San Gabriel Valley	$844.00
Planning Area 5: Southeast	$847.00
Planning Area 6: Southwest	$853.00
Planning Area 7: Santa Monica Mountains	$849.00

*Editor's note: Fee changes in this section include changes made by the County Librarian due to increases in the Consumer Price Index and are effective July 1, 2012.

F. **Annual Review of Fee.**

1. The amount of the fee established by Subsection E, above, shall be reviewed annually by the County Librarian, in consultation with the Auditor-Controller. On July 1st of each year, the fee in each library planning area shall be adjusted as follows: calculate the percentage movement between April 1st of the previous year and March 31st of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics, adjust the fee in each library planning area by said percentage amount and round to the nearest dollar. No adjustment shall increase or decrease the fee to an amount more or less than the amount necessary to recover the cost of providing the applicable library facilities.

2. If it is determined that the reasonable amount necessary to recover the cost of providing the library facilities exceeds the fee as adjusted by Subsection F.1, above, the County Librarian shall present an alternative fee proposal to the Board for consideration. Such proposal may reflect increases or decreases in the actual cost of library facilities projects or, if such projects have not been completed, then the estimated cost of the proposed library facilities. The proposal may also reflect changes in the library facilities proposed as well as the availability or lack of other funds with which to provide such facilities.

3. The County Librarian shall also present an alternative fee proposal to the Board for approval as may be necessary to ensure that the library facilities mitigation fee is a fair and equitable method of distributing the costs of the library facilities necessary to accommodate the library needs generated by the development of land in the unincorporated areas of the County among the developments which will generate the increased library needs and usage.

G. **Time of Payment of Fee.**

1. No building or similar permit for residential use shall be issued and no new residential use of an existing building shall occur until the applicant has paid the applicable library facilities mitigation fee to the County Librarian. In the event that an applicant desires to proceed with development of a portion of the residential development project, the applicant may obtain building permits for that portion of the project after paying a proportional share of the total library facilities mitigation fee for the project to the satisfaction of the County Librarian.

2. The provisions of Subsection G.1, above, shall apply to payment of the library facilities mitigation fee for a residential development project if the fee will reimburse the County for expenditures already made, or if the County has previously adopted a capital improvement plan or proposed construction schedule and has established an account and appropriated funds for the library facilities to be financed by the fee. In all other cases, notwithstanding the provisions of Subsection G.1, above, payment of the fee for a residential development project shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first dwelling in the development, whichever occurs first. In such cases, execution of an agreement to pay the required fee or applicable portion thereof within the time specified herein shall be a condition of issuance of the applicable building or similar permit. Such agreement shall constitute a lien for the payment of the fee and shall be enforceable as provided in Section 66007 of the California Government Code.

H. **Deposit and Use of Fees Collected.** All library facilities mitigation fees received by the County shall be deposited in a special library capital facilities fund and expended solely for the purposes for which the fee was collected. A separate library capital facilities fund account shall be established for each of the seven library planning areas. All interest income earned shall be credited to each account and shall be used solely for the purposes for which the fee was collected.

I. **Consideration in Lieu of Fee.**

1. The County Librarian may accept substitute consideration in lieu of the library facilities mitigation fee required pursuant to this Section, provided the County Librarian finds that the proposed substitute consideration:

   a. Has a value equal to or greater than the applicable library facilities mitigation fee otherwise due;

   b. Is in a form acceptable to the County Librarian; and

   c. Is within the scope of the applicable library facilities project.

2. The County Librarian may accept substitute consideration in lieu of a portion of the library facilities mitigation fee required pursuant to this Section where he finds that the substitute consideration proposed is less than the value of the required fee but is in a form acceptable to the County Librarian and is within the scope of the applicable library facilities project. Such substitute consideration may be accepted by the County Librarian only after payment of an amount equal to the difference between the value of the substitute consideration, as solely determined by the County Librarian, and the amount of the otherwise required fee.

J. **Reimbursement.** The provisions of Subsection I, above, shall not prevent the execution of a reimbursement agreement between the County and a developer for that portion of the cost of library facilities paid by the developer which exceeds the need for the library facilities attributable to and reasonably related to the development.

K. **Alternative Method.** This Section is intended to establish an alternative method for the financing of public library facilities, the need for which is generated directly or indirectly by a residential development project or projects. The provisions of this Section shall not be construed to limit the power of the County to utilize any other method for accomplishing this purpose but shall be in addition to any other fees or requirements which the Board is authorized to impose as a condition to approving new development pursuant to state and local laws.

22.248.060 Law Enforcement Facilities Fee

A. **Purpose.** The purpose of this Section is to:

1. Implement goals and policies of the General Plan with respect to the unincorporated urban expansion areas of Santa Clarita, Newhall, and Gorman, which promote:

   a. An equitable distribution of the costs and benefits of governmental actions;

   b. A distribution of population consistent with service system capacity and resource availability;

   c. Seeks to maintain a balance between increased intensity of development and the capacity of needed public facilities; and

   d. Gives priority to upgrading existing public facilities in areas lacking adequate facilities;

2. Mitigate adverse impacts due to the inadequacy of law enforcement facilities that might otherwise occur due to new development; and

3. Comply with the procedures for adoption of developer fees contained in the Mitigation Fee Act in Section 66000, et seq. of the California Government Code.

B. **Definitions.** Specific terms used in this Chapter are defined in Division 2 (Definitions), under “Law Enforcement Facilities Fee."

C. **Applicability.**

1. The provisions of this Section shall apply to new development projects which, as of August 23, 2008, the effective date of the ordinance establishing this Section, are yet to receive final discretionary approval and/or the issuance of a building permit or other development right. The

fees provided in this Section shall also be imposed upon a previously improved lot when a building permit is issued to add 1,000 square feet, or more, to an existing building unit upon such lot.

2. No tract map, parcel map, discretionary permit, building permit, other land use permit, or other entitlement for a new development project as defined in this Section shall be approved unless payment of the law enforcement facilities mitigation fee is made a condition of approval for any such entitlement.

3. Additionally, the fees provided for in this Section shall be imposed upon a lot which has been previously improved with a building unit whenever a building permit is issued for a new building unit on an adjoining lot under common ownership and which new unit constitutes, in effect, an addition of 1,000 square feet, or more, when constructed, or an expansion of use of the previously improved lot. Such fee shall be calculated upon the total square footage of new construction and paid by every person or entity for which a building permit is issued.

D. **Exemptions from Fee.** The following shall be exempt from the provisions of this Section:

1. Notwithstanding the provisions of Subsection C.1, above, additions to residential structures that are less than 2,000 square feet in size shall not be subject to the fees otherwise required by this Section.

2. No fee imposed by this Section shall be imposed upon the issuance of building permit for the restoration of existing buildings, or buildings damaged by fire, or natural disasters such as earthquake, wind, or flood, where the replaced building, or portion thereof, does not exceed the original gross floor area. For purposes of this Subsection, “gross floor area” shall be determined by the Director of Public Works, or his designee and excludes accessory structures such as decks, patios, barns, sheds, and kiosks.

E. **Establishment of Law Enforcement Facilities Mitigation Fee.**

1. This Section establishes a law enforcement facilities mitigation fee. The amount of the fee to be imposed on a new residential, commercial, office, and/or industrial development project is based upon the findings and conclusions set forth in the “Santa Clarita-North Los Angeles County Law Enforcement Facilities Fee Study, October 29, 2007,” and shall not exceed the estimated reasonable cost of providing law enforcement facilities for such residential, commercial, office, and/or industrial development projects.

2. The law enforcement facilities mitigation fee shall be a uniform fee within each law enforcement facilities fee zone based on the estimated cost of

providing the projected law enforcement facility needs in each such zone, as identified in Table 22.248.060-C, below:

TABLE 22.248.060-C:LAW ENFORCEMENT FACILITIES MITIGATION FEE	
Zone 1: Santa Clarita Zone	
Per single-family dwelling unit	$467.00
Per multi-family dwelling unit	$337.00
Per 1,000-square-foot commercial unit or, per square-foot of commercial space	$ 69.00 $0.07
Per 1,000-square-foot office unit or, per square-foot of office space	$87.00 $0.09
Per 1,000-square-foot industrial unit or, per square-foot of industrial space	$35.00 $0.03
Zone 2: Newhall Zone	
Per single-family dwelling unit	$863.00
Per multi-family dwelling unit	$652.00
Per 1,000-square-foot commercial unit or, per square-foot of commercial space	$129.00 $0.13
Per 1,000-square-foot office unit or, per square-foot of office space	$161.00 $0.16
Per 1,000-square-foot industrial unit or, per square-foot of industrial space	$64.00 $0.06
Zone 3: Gorman Zone	
Per single-family dwelling unit	$1,285.00
Per multi-family dwelling unit	$971.00
Per 1,000-square-foot commercial unit or, per square-foot of commercial space	$192.00 $0.19
Per 1,000-square-foot office unit or, per square-foot of office space	$240.00 $0.24
Per 1,000-square-foot industrial unit or, per square-foot of industrial space	$96.00 $0.10

F. **Annual Review of Fee.**

1. The amount of the fees established by Subsection E, above, shall be reviewed annually by the Sheriff, in consultation with the Auditor-Controller. On July 1st of each year, the fee in each law enforcement facilities fee zone shall be adjusted as follows: Calculate the percentage movement between April 1st of the previous year and March 31st of the current year in the Engineering Record-News Building Construction Cost Index—Los Angeles (ENR-BCCI), adjust the fee in each law enforcement facilities fee zone by said percentage amount and round to the nearest dollar. No adjustment shall result in a fee that is greater than the amount necessary to recover the cost of providing the applicable law enforcement facilities.

2. If it is determined that the reasonable amount necessary to recover the cost of providing the law enforcement facilities exceeds the fee as adjusted by Subsection F.1, above, the Sheriff shall present an alternative fee proposal to the Board for consideration. Such alternative fee proposal

may reflect changes in the actual cost of completed law enforcement facilities projects or, if such projects have not been completed, then the estimated cost of the proposed law enforcement facilities. The proposal may also reflect changes in the law enforcement facilities proposed as well as the availability or lack of other funds with which to provide such facilities.

3. The Sheriff may also present an alternative fee proposal to the Board for approval as may be necessary to ensure that the law enforcement facilities mitigation fee is a fair and equitable method of distributing the costs of the law enforcement facilities necessary to accommodate the law enforcement needs generated by the development of land in the unincorporated areas of north Los Angeles County.

G. **Time of Payment of Fee.**

1. No building or similar permit for any new development project as defined in this Section shall be issued until the applicant has paid the applicable law enforcement facilities mitigation fee to the Sheriff. In the event that an applicant desires to proceed only with development of a portion of the development project, the applicant may obtain building permits for that portion of the project after paying a proportional share of the total law enforcement facilities mitigation fee for the project to the satisfaction of the Sheriff.

2. Notwithstanding the provisions of Subsection G.1, above, payment of the law enforcement facilities mitigation fee for a single-family or multi-family development project shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first unit in the development, whichever occurs first, unless the County has previously adopted a capital improvement plan or proposed construction schedule and has established an account and appropriated funds for the law enforcement facilities to be financed by the fee, or unless the fee is intended to reimburse the County for expenditures already made. Additionally, notwithstanding the provisions of Subsection G.1, above, payment of the law enforcement facilities mitigation fee for projects for occupancy by lower income households meeting the criteria set forth in Section 66007(b)(2)(A) of the California Government Code shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first unit in the development, whichever occurs first. Where payment of the fees may only be collected on the date of final inspection or the date the certificate of occupancy is issued as provided in this Subsection, execution of an agreement to pay the required fee or applicable portion thereof within the time specified herein shall be a condition of issuance of the applicable building or similar permit. Such agreement shall constitute a lien for the payment of the fee and shall

be enforceable as provided in Section 660007 of the California Government Code.

H. **Deposit and Use of Fees Collected.** All law enforcement facilities mitigation fees received by the County shall be deposited in a special law enforcement capital facilities fund and expended solely for the purposes for which the fee was collected. A separate law enforcement capital facilities fund account shall be established for each of the three law enforcement facilities fee zones. All funds from the imposition of fees provided herein shall be deposited into such accounts to be used exclusively for the purpose of land acquisition, engineering, construction, installation, purchasing, or any other direct cost of providing law enforcement facilities as defined in Subsection B, above, and for no other purpose. All interest income earned shall be credited to each account, and shall be used solely for the purposes for which the fee was collected.

I. **Consideration in Lieu of Fee.**

1. The Sheriff may accept substitute consideration in lieu of the law enforcement facilities mitigation fee required pursuant to this Section, provided the Sheriff finds that the proposed substitute consideration:

   a. Has a value equal to or greater than the applicable law enforcement facilities mitigation fee otherwise due;

   b. Is in a form acceptable to the Sheriff; and

   c. Is within the scope of the applicable law enforcement facilities project.

2. The Sheriff may accept substitute consideration in lieu of a portion of the law enforcement facilities mitigation fee required pursuant to this Section where he finds that the substitute consideration proposed is less than the value of the required fee but is in a form acceptable to the Sheriff and is within the scope of the applicable law enforcement facilities project. Such substitute consideration may be accepted by the Sheriff only after payment of an amount equal to the difference between the value of the substitute consideration, as solely determined by the Sheriff, and the amount of the otherwise required fee.

J. **Reimbursement.** The provisions of Subsection I, above, shall not prevent the execution of a reimbursement agreement between the County and a developer for that portion of the cost of law enforcement facilities paid by the developer which exceeds the need for the law enforcement facilities attributable to and reasonably related to the development.

K. **Alternative Method.** This Section is intended to establish an alternative method for the financing of public law enforcement facilities, the need for which is generated directly, or indirectly by new development projects. The provisions of this Section shall not be construed to limit the power of the

County to utilize any other method for accomplishing this purpose, but shall be in addition to any other fees, or requirements which the Board is authorized to impose as a condition to approving new development pursuant to state and local laws.

Chapter 22.250 Publicly Owned Property[7]

Sections:

22.250.010 Approval of Acquisition–Commission Authority
22.250.020 Permitted Uses
22.250.030 Permit Exemption for Residential Uses
22.250.040 Acquisition and Construction
22.250.050 General Plan Conformity

22.250.010 Approval of Acquisition—Commission Authority

When the Commission, pursuant to Article 7, Chapter 3, Title 7 of the California Government Code, approves the acquisition of any square, park, or other public ground or open space by any public entity, it may in its approval designate for what purpose and to what extent said property may be used.

22.250.020 Permitted Uses

When the Commission approves such acquisition, such property may be used for any land use designated pursuant to this Chapter by the Commission, in addition to those uses permitted in the zone in which such property is located.

22.250.030 Permit Exemption for Residential Uses

Where a Conditional Use Permit (Chapter 22.158) application is required for any residential uses by this Title 22, any property owned by the County of Los Angeles shall be exempt from this requirement, except where a discretionary permit application is a requirement of a specific plan adopted by the Board.

22.250.040 Acquisition and Construction

When the Commission, pursuant to Section 65402 of the California Government Code, either approves the acquisition of any real property or authorizes the construction of any public building or structure by the County and for a public purpose, it may in its approval also assure compliance with the development standards of this Title 22; the property may then be used for any use designated pursuant to this Chapter, in addition to those uses permitted in the zone in which the property is located.

22.250.050 General Plan Conformity

Section 65402(a) of the California Government Code, which requires a report by the planning agency as to conformity with the General Plan for certain public acquisitions and dispositions of real property, shall not apply to:

A. The disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; and

B. Acquisitions, dispositions, or abandonments for street widening which are required by operation of this Title 22.

FOOTNOTES TO TITLE 22

1. For statutory provisions on zoning, see Gov. Code § 65800 et seq.

   Editor's note: Ordinance 1494, passed on September 12, 1927, has frequently been amended and updated. Because these changes are so complex, legislative history notes have not been supplied for individual code sections. For all legislative history information before Ordinance 12377, see the Tables set out at Appendix 1 of Title 22

   For administrative code provisions on the board of supervisors, see Ch. 2.36 ; for provisions on the public works department, see Ch. 2.18 ; for provisions of the department of regional planning, see Ch. 2.106 ; and for provisions on the regional planning commission, see Ch. 2.108 of this code.

   Legislative history has been added to individual sections for amendments after Ordinance 12377.

2. The heading of Part 3 of Ch. 22.16 was amended by Ord. 82-0241.

5. For county business regulations generally, see Titles 7 and 8 of this code; for public health licenses, see Title 11 of this code.

7. For county provisions on parks and beaches, see Title 17; for provisions on airports and harbors, see Title 19; for provisions concerning highways, see Title 16 of this code.

9. For other county provisions concerning the parking of vehicles, see Title 15 of this code.

~~10. Editor's note: The map adopted by Ord. 88-0109 is not codified.~~

11. For other county flood-control provisions, see Division 5 of Title 20 of this code. The Los Angeles County Flood Control District Code is printed at the back of Title 20 of this code.

12. The appendices of Ord. 89-0148 are not codified in Ch. 22.46; they are on file in the office of the clerk of the board of supervisors.

13. For highways, undergrounding of utilities, street numbering and other provisions concerning highways, see Title 16 of this code.

14. The heading of Part 4 of Ch. 22.48 was amended by Ord. 85-0168 § 32

17. For other flood-control provisions, see Division 5 of Title 20 of this code.

~~19. For county provisions on solid-waste disposal, see Division 4 of Title 20 of this code.~~

21. For county provisions on animal health and control, see Title 10 of this code.

VOLUME II:
COMMUNITY STANDARDS DISTRICTS

Chapters:

Chapter 22.300 Introductory Provisions
Chapter 22.302 Acton Community Standards District
Chapter 22.304 Agua Dulce Community Standards District
Chapter 22.306 Altadena Community Standards District
Chapter 22.308 Avocado Heights Community Standards District
Chapter 22.310 Baldwin Hills Community Standards District
Chapter 22.312 Castaic Area Community Standards District
Chapter 22.314 Cerritos Island Community Standards District
Chapter 22.316 East Los Angeles Community Standards District
Chapter 22.318 East Pasadena—East San Gabriel Community Standards District
Chapter 22.320 East Rancho Dominguez Community Standards District
Chapter 22.322 Elizabeth Lake and Lake Hughes Community Standards District
Chapter 22.324 Florence—Firestone Community Standards District
Chapter 22.326 Juniper Hills Community Standards District
Chapter 22.328 La Crescenta—Montrose Community Standards District
Chapter 22.330 Leona Valley Community Standards District
Chapter 22.332 Rowland Heights Community Standards District
Chapter 22.334 San Francisquito Canyon Community Standards District
Chapter 22.336 Santa Monica Mountains North Area Community Standards District
Chapter 22.338 South San Gabriel Community Standards District
Chapter 22.340 Southeast Antelope Valley Community Standards District
Chapter 22.342 Stonyvale Community Standards District
Chapter 22.344 Twin Lakes Community Standards District
Chapter 22.346 Walnut Park Community Standards District
Chapter 22.348 West Athens—Westmont Community Standards District
Chapter 22.350 West Rancho Dominguez—Victoria Community Standards District
Chapter 22.352 Willowbrook Community Standards District

Chapter 22.300 Introductory Provisions

Sections:

22.300.010 Purpose
22.300.020 Application of Community Standards District to Property
22.300.030 Community Standards Districts Established

22.300.010 Purpose

Community Standards Districts (CSDs) are established as supplemental districts to provide, where useful and appropriate, special development standards:

A. To assist in implementing special development requirements and/or land use limitations previously adopted by the County in neighborhood, community, area, specific, and local coastal plans for particular unincorporated areas of Los Angeles County, to address special problems that are unique to those geographic areas; and

B. To facilitate development and new land uses that are more responsive to community objectives for the preservation, guided evolution and enhancement, and/or transformation of existing physical character and/or economic conditions than would otherwise be possible through the application of countywide standards alone.

22.300.020 Application of Community Standards Districts to Property

A. **Types and Priority of Regulations Provided by a CSD**. The adoption and application to property of a CSD in compliance with this Division shall also comply with the procedures defined by Chapter 22.68 (Supplemental Districts), and may include the CSD defining and providing one or more of the following three categories of regulations:

1. ***Community-Wide Development Standards***. These are standards that apply to all proposed development and new land uses on any lot within the area covered by the CSD. If a community-wide development standard appears to conflict with a basic zone development standard, the community-wide development standard shall supersede the basic zone standard;

2. ***Zone-Specific Development Standards***. These are standards that apply only to proposed development or a new land use on a lot covered by a specific zone within the community. If a zone-specific development standard appears to conflict with a community-wide development standard, the zone-specific standard shall supersede the community-wide standard; and

3. ***Area-Specific Development Standards***. These are standards that apply only to lots within one or more specific geographic areas of a CSD. Where an area-specific development standard differs from either a community-wide or zone-specific development standard, the area-specific standard shall supersede all others.

B. **Additional Regulations.** Qualified projects allowed by Chapter 22.120 (Density Bonuses and Affordable Housing) and Chapter 22.168 (Housing Permits) shall supersede any contrary provisions as specified in any CSD.

22.300.030 Community Standards Districts Established

Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:

TABLE 22.300.030-A:COMMUNITY STANDARDS DISTRICTS	
Community Standards District	***Chapter***
Acton	22.302
Agua Dulce	22.304
Altadena	22.306
Avocado Heights	22.308
Baldwin Hills	22.310
Castaic Area	22.312
Cerritos Island	22.314
East Los Angeles	22.316
East Pasadena—East San Gabriel	22.318
East Rancho Dominguez	22.320
Elizabeth Lake and Lake Hughes	22.322
Florence—Firestone	22.324
Juniper Hills	22.326
La Crescenta—Montrose	22.328
Leona Valley	22.330
Rowland Heights	22.332
San Francisquito Canyon	22.334
Santa Monica Mountains North Area	22.336
South San Gabriel	22.338
Southeast Antelope Valley	22.340
Stonyvale	22.342
Twin Lakes	22.344
Walnut Park	22.346
West Athens—Westmont	22.348
West Rancho Dominguez—Victoria	22.350
Willowbrook	22.352

Chapter 22.302 Acton Community Standards District

Sections:

22.302.010 Purpose
22.302.020 Definitions
22.302.030 District Map
22.302.040 Applicability
22.302.050 Application and Review Procedures
22.302.060 Community Wide Development Standards
22.302.070 Zone Specific Development Standards
22.302.080 Area Specific Development Standards
22.302.090 Modification of Development Standards
APPENDIX I Acton Community Standards District Architectural Style Guidelines

22.302.010 Purpose

The Acton Community Standards District ("CSD") is established to protect and enhance the rural, equestrian, and agricultural character of the community and its sensitive features including significant ecological areas, floodplains, hillsides, National Forest, archaeological resources, multipurpose trail system, and Western heritage architectural theme. The standards are intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks, and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features.

22.302.020 Definitions

(Reserved)

22.302.030 District Map

The boundaries of this CSD are shown on Figure 22.302-A:Acton CSD Boundary, at the end of this Chapter.

22.302.040 Applicability

This Chapter shall apply as appropriate to any land division, building permit for either a new structure or a specified addition to an existing structure, or grading permit.

22.302.050 Application and Review Procedures

A Discretionary Site Plan Review (Chapter 22.190) application shall be required for the determination of whether or not a proposed development complies with the provisions and development standards prescribed in this Chapter.

22.302.060 Community Wide Development Standards

Except where a more specific application is prescribed, or prior to the approval of a new structure or addition to an existing structure where the cumulative area of all additions made after the adoption of this CSD adds at least 400 square feet to the footprint of either primary or accessory structures, an application shall be submitted to and approved by the Director to assure compliance with the following development standards:

A. **Hillside Design Considerations**. Hillside resources are among the most important features of the Acton community. Hillside regulations shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives. Development plans shall comply with the following objectives:

   1. Preserve to the greatest extent possible existing natural contours and natural rock outcropping features. Structures and required provisions for access and public safety should be designed to minimize encroachment on such features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured slopes or required drainage benches into the natural topography;

   2. Preserve to the greatest extent possible the natural silhouette in significant ridgeline areas. Significant ridgelines are the ridgelines that surround or visually dominate the Acton landscape either through their size in relation to the hillside or mountain terrain of which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary, or Limited Secondary on the Highway Plan;

   3. While observing minimum lot area standards contained in this Chapter, cluster development where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features;

   4. Blend buildings and structures into the terrain by sensitive use of building setbacks, structure heights, and architectural designs; and

   5. Minimize disruption of view corridors, scenic vistas, and adjacent property by the use of sensitive site design and grading techniques.

B. **Preservation of Native Vegetation**. Development plans shall emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees which intercept, hold, and more slowly release rainfall than bare earth surfaces. It is intended that equestrian uses such as stables and arenas which will result in vegetation removal be accommodated, provided the design of these uses does not create erosion or

flooding potential that would create a safety hazard to structures or off-site property, as determined by the Department of Public Works. On any lot consisting of one acre or greater, the removal or destruction of native vegetation exceeding 10 percent of the lot area within any 12-month period shall require review and approval by the Director.

1. ***Required Site Plan.*** All permit applications involving grading (including brushing or vegetation removal to accommodate equestrian uses) must include a site plan for review by the Director. This information may be submitted in conjunction with other site plan information that may be required for the project. Within hillside areas, such site plan must comply with Chapter 22.102 (Hillside Management and Significant Ecological Areas), which requires a Conditional Use Permit (Chapter 22.158) application for projects in hillside management areas. This information shall not substitute for Oak Tree Permit (Chapter 22.176) application requirements. Material submitted shall include:

    a. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils, and channel sections and gradients;

    b. A landscaping plan supportive of this Subsection B showing existing and proposed landscaping, acceptable to the Department. Such plan shall specifically identify California junipers, manzanita, Great Basin sage, and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified in order to assess the feasibility of revegetation. Relandscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation;

    c. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and

    d. Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community.

2. ***Issuance Conditions.*** The Director shall approve the site plan with appropriate conditions, relating to this Subsection B only, for all or a portion of the proposed work when satisfied:

a. That the performance of such work is consistent with the intent of this subsection to preserve native vegetation;

b. That such work will not result in a flood or erosion hazard to this or other properties; and

c. That the proposed work conforms with the requirements of other laws or ordinances.

3. For commercial agricultural uses, relief from the standards of this Subsection B pertaining to replacement with native vegetation may normally be granted through the provisions of Section 22.302.090 (Modification to Development Standards).

4. ***Exceptions.*** The provisions of this Subsection B shall not apply to, and a grading permit is not required for:

a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;

b. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;

c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;

d. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and

e. The selective removal or destruction of noxious weeds or plants which pose a hazard to animals.

C. **Architectural Style and Project Design Considerations.**

1. All uses in commercial land classifications in the Antelope Valley Area Plan and all nonresidential uses within urban residential or nonurban land classifications which are not accessory to residential structures shall:

a. Not exceed a height of 35 feet except for chimneys and pole antennas, which may not exceed a height of 45 feet;

b. Be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines in Appendix I at the end of this Chapter and as maintained by the Department; and

c. Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, or other improvements not contributing to the Western architectural design, such as satellite dish antennas. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. An exterior architectural rendering, with materials and colors indicated, shall be submitted with any application request for structural improvements.

2. Restricted access subdivisions are prohibited.

D. **Drainage.** The following provisions are intended to slow or reduce runoff from new development and protect and enhance the rural character of Acton. In addition to existing County standards for the control of runoff, the following standards shall be observed:

1. The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 10 percent for lots three net acres or larger; not exceed 21 percent or 13,000 square feet, whichever is smaller, for lots between one and one-quarter net acres and three net acres; and not exceed 42 percent or 11,000 square feet, whichever is smaller, for lots smaller than one and one-quarter net acres;

2. Maximum impervious finished surface areas for nonresidential uses shall not exceed:

   a. 65 percent for open storage and homes for the aged;

   b. 74 percent for hospitals, cemeteries, mausoleums, and mortuaries;

   c. 82 percent for churches and schools; or

   d. 90 percent for stores, office buildings, warehousing, manufacturing, storage, shopping centers, restaurants, service stations, parking lots, motels/hotels, kennels, lumber yards, professional buildings, banks, and supermarkets;

3. Partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be used where public safety is not a consideration, such as private patios and driveways; credit shall be given for the portion of such surfaces that are not impervious. This provision shall not be used to modify standards for parking surfaces required by Section 22.112.080 (Parking Design).

4. All residential buildings with rain gutters shall collect and direct all roof runoff towards permeable surfaces, rather than towards impervious surfaces such as paved driveways;

5. This CSD discourages the use of concrete facilities to mitigate flood hazards; and

6. Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies.

E. **Billboards.** This CSD shall be designated a Billboard Exclusion Zone (Chapter 22.50).

F. **Signs.**

1. Notwithstanding any other provision of this Title 22, all signs permitted by this Subsection F shall conform to the following:

   a. Signage shall be unobtrusive and shall promote the style of the Western frontier architectural guidelines; and

   b. Lighting shall be external, using fixtures designed to focus all light directly on the sign, and internal illumination shall be prohibited.

2. Except as specifically exempted by Section 22.114.050 (Exempt Signs), no sign, including those prohibited by Section 22.114.060 (Prohibited Signs), shall be erected within this CSD except as provided for by this Subsection F:

   a. Wall business signs, as provided by Section 22.114.090 (Wall Business Signs), except that no wall business sign attached to a building, including the roof, shall be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant;

   b. Freestanding business signs, typically monument style, as provided for in Section 22.114.110 (Roof and Freestanding Business Signs), except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet;

   c. Residential ranch entrance signs, provided that only one span per lot shall be permitted for such signs, the top of each sign shall not exceed 20 feet from natural grade, and the surface areas of such signs shall not exceed 12 square feet; and

   d. Temporary, directional, informational and special purpose signs, as provided for by Sections 22.114.170 (Special-Purpose Signs), 22.114.180 (Temporary Subdivisions and Real Estate Signs), and 22.114.190 (Temporary Signs).

G. **Fence Design.** In addition to standards provided in Section 22.110.070 (Fences and Walls) concerning the height of fences, the following fence design features shall apply to the construction of perimeter fencing:

1. Only split rail, open wood, wire, or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provisions of this Title 22; and
2. Except where otherwise required by this CSD, at least 70 percent of the entire fence area shall be non-view-obscuring; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features.

H. **Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where outdoor lights are required, light fixtures in keeping with the Western frontier architectural style will be required.

I. **Street Improvements.** Street improvements shall complement the rural character of the Acton community and street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District):

1. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.
2. Concrete sidewalks, curbs, and gutters will generally not be required on local streets. In all new land divisions, inverted shoulder cross-sections will be specified for local streets, unless an alternate design is necessary for public safety, as determined by the Department of Public Works. Curbs and gutters, or fencing with inverted shoulders, may be required where trail use is within the roadway easement.

J. **Trail Easements.** In reviewing and establishing design conditions for any land division, the Hearing Officer shall consider community trails objectives and whether or not they may be promoted or benefited by such division. Alternative proposals for trail easements consistent with community goals shall be developed and considered in conjunction with each land division.

1. Unobstructed multipurpose pathways for both pedestrian and equestrian uses should be developed in each new land division to the satisfaction of both the Departments of Parks and Recreation and Public Works. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the Hearing Officer determines that other locations are inappropriate.
2. Any trail incorporated into a land division must contain a provision for participation in a community-wide trail maintenance financing district or other appropriate financing mechanism; the district or other financing mechanism must be established prior to the construction of the trail.

3. The Department of Parks and Recreation will work with the community to establish an appropriate mechanism for financing trail maintenance.

K. **Home Occupations.** Home occupation uses are to be permitted, subject to a Discretionary Site Plan Review (Chapter 22.190), to enable a resident to carry on an income-producing activity, which is incidental and subordinate to the principal use of residential property, when such activity will not be disruptive to the character of the Acton community.

1. In addition to the principles and standards in Chapter 22.190 (Site Plan Review, Discretionary), the Director shall ensure that an application for a home occupation use complies with the following standards and conditions:

   a. That the use occur on a lot used primarily as the permanent residence of the person or persons operating the use, and be secondary and incidental to the principal use of the lot, and not change the residential character and appearance of the dwelling unit;

   b. That not more than two persons, other than resident occupants, shall be employed or volunteer their services on site;

   c. That the number of off-street vehicle parking spaces comply with the provisions of Chapter 22.112 (Parking), as well as provide one additional on-site vehicle space, either covered or uncovered, for each employee or volunteer;

   d. That the combined floor area of the home occupation use shall not occupy more than 20 percent of the total floor area of the residence (excluding accessory buildings) or 350 square feet, whichever is lesser;

   e. That no noise or sound be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection) of the County Code;

   f. That on-site signage or display in any form which advertises or indicates the home occupation use is prohibited;

   g. That no sale of goods occur at the premises where the home occupation use is located;

   h. That business traffic occur only between the hours of 8:00 a.m. and 6:00 p.m. Home occupation related vehicle trips to the residence shall not exceed six per day;

   i. That a "Notice of Proposal" indicating the nature of the home occupation use, to the satisfaction of the Director, has been forwarded by first class mail, postage prepaid, to all owners and residents, of real property within 500 feet of the lot on which said use is proposed;

j. That the person proposing to conduct a home occupation use has signed a covenant and agreement suitable for recordation and running with the land indicating that he has read and understands the mandatory conditions of operation enumerated above and such other conditions that the Director may impose, and will faithfully abide by each and every one of said conditions and restrictions. Said covenant shall be recorded as a condition of approval and shall indicate that the failure of the applicant to conform with and adhere to each and every condition of operation shall result in the revocation of the Director's approval for the home occupation use;

2. In those cases where the Director determines that the application submitted by an applicant is not, or cannot be, in full compliance with Subsection K.1, above, the Director shall deny such application and shall inform the applicant in writing of such action. Said notice of denial shall also inform the applicant that this Title 22 contains provisions permitting the filing of a Conditional Use Permit (Chapter 22.158) application for a home occupation use which is not in compliance with the requirements of Subsection K.1, above; and

3. This Subsection K shall not modify the provisions for on-site display, signage and sale in any Agricultural Zone of products lawfully produced on such lot.

22.302.070 Zone Specific Development Standards

(Reserved)

22.302.080 Area Specific Development Standards

Except as provided in this Chapter, all residential lots shall comply with the area requirements and standards of the applicable zone. If any portion of a new lot, or an existing lot, as noted, is located within a Nonurban 1 or Nonurban 2 area, the following requirements apply:

A. **Nonurban 1 Area, Antelope Valley Area Plan Land Use Policy Map**:

1. ***Minimum Lot Area.*** New residential lots shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.

2. ***Lot Width and Length for Regular Lots.*** Except as otherwise specified in Subsection A.3, below, new residential lots shall contain an area which is at least 165 feet in width and at least 165 feet in length (depth). This

area shall begin no farther than 50 feet from the street right-of-way line and shall include the entire building pad.

3. ***Lot Width and Length for Irregular Lots.*** New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.

4. ***Lot Setbacks.*** New and existing residential lots of sufficient size shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.

B. **Nonurban 2 Area, Antelope Valley Area Plan Land Use Policy Map:**

1. ***Minimum Lot Area.*** New residential lots shall contain a gross area of not less than one acre and a net area of not less than 40,000 square feet. No clustering of lot sizes is permitted which creates lots smaller than the minimum lot area.

2. ***Lot Width and Length for Regular Lots.*** Except as otherwise specified in Subsection B.3, below, new residential lots shall contain an area which is at least 130 feet in width and at least 130 feet in length (depth). This area shall begin no farther than 35 feet from the street right-of-way line and shall include the entire building pad.

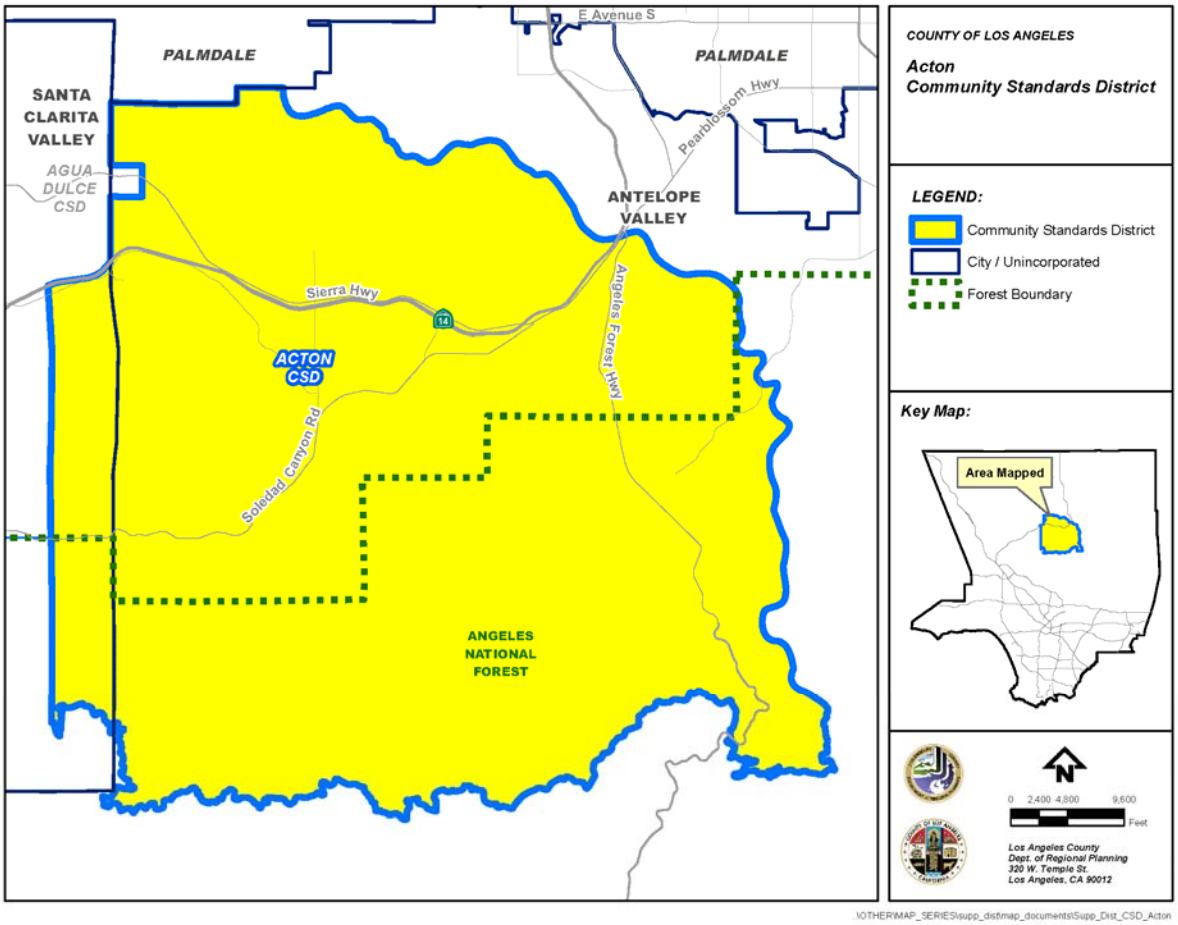
3. ***Lot Width and Length for Irregular Lots.*** New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 130 feet, including a minimum width of at least 130 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 130 feet.

4. ***Lot Setbacks.*** New and existing residential lots of sufficient size shall have required front and rear yards of not less than 35 feet from the property line. Side yards shall be a minimum of 25 feet from the property line.

22.302.090 Modification of Development Standards

Modifications to any standards in this Chapter are only available pursuant to the terms and conditions of a Conditional Use Permit (Chapter 22.158).

FIGURE 22.302-A:ACTON CSD BOUNDARY



APPENDIX I
ACTON COMMUNITY STANDARDS DISTRICT ARCHITECTURAL STYLE GUIDELINES

I. Background

Acton is a rural community that began to develop in the 1800's as a center of gold and copper mining activity. By 1872, with the coming of the railroad and the development of large scale mining operations, Acton was a thriving community. In 1886 the Southern Pacific depot was established, bearing the name of Acton. For a short period of time, Acton with all its mines was an important town in the State of California. Several structures from this era remain. The 1878 school house now serves as a community church, and the 49er Saloon—remodeled and expanded, but retaining its "Western" look—remains a community fixture. Bricks from the 1890 Acton Hotel have been incorporated into a community monument.

As the mining activity decreased at the turn of the century, the area changed to predominantly ranching activities. It is in keeping with this rich frontier mining town heritage that these Architectural Style Guidelines for commercial areas have been established.

II. Objectives

Section 22.302.060.C (Architectural Style and Project Design Considerations) of the Acton Community Standards District ("CSD") provides for the application of Architectural Style Guidelines in Acton, primarily in commercial areas, as defined by the Land Use Policy Map for the Antelope Valley Area Plan. There are two distinct commercial areas: 1) "Old Town" south of the Freeway along Crown Valley Road and 2) the newly developing uses adjacent to the Freeway, particularly to the north. The objectives of the guidelines include:

— Identification and description of the qualities which give a "Western frontier village, circa 1890s style" character to much of the existing commercial area—particularly the older development in the vicinity of Crown Valley Road and Soledad Canyon Road.

— Assistance in guiding and promoting architectural rehabilitation throughout Acton that is consistent with its Western heritage.

— Development of new commercial structures that promote and enhance the community's Western Heritage architectural character.

III. Guidelines

This entire CSD is intended to help preserve a Western desert community character. Vegetation, street improvements, trails, lighting, fencing, signage, building heights, setbacks, and other features of this CSD all complement the Western appearance. The Architectural Style Guidelines are intended to put the finishing

touches on the exterior appearance of the commercial community. The following guidelines provisions are to be used in designing all exterior improvements:

A. Facades

B. Roof forms

C. Sidewalk coverings

D. Signs

E. Colors

F. Materials

G. Landscaping

H. Exterior features: lights, railings, street furniture, etc.

A. FACADES

Building exteriors, particularly storefronts, are the most visible elements of a commercial community. The surfaces, materials and colors that complement the overall architectural design create a visual statement as well as provide a framework for signage, landscaping, and street furnishings that can complete a desired appearance.

Lineal Design:

"Western" town commercial structures have strong horizontal lines; parapets, signs, railings, balconies, sidewalk coverings, transom windows, and kickplates are typical lineal features. Projecting or recessed horizontal architectural or decorative features help create dimension and interest on a plain facade. While diversity—e.g. Victorian design—among individual stores is encouraged, horizontal lines can help create a cohesive community and encourage one's eyes to scan the entire area.

Encourage

* A predominating horizontal line along the top of the building facade.

* Alignment of tops of windows and door openings.

* The clear division of two story structures between the first and second floors.

* Second floor balconies and railings; their strong horizontal structure adds depth and visual interest

* Horizontal lines that carry from one store or structure to the next.

Discourage

* Horizontal elements that do not involve structural features; a painted horizontal stripe, for example, should not be used where wood trim would create dimension and texture.

Entries:

Stores along a "Western" street typically have recessed entries. This feature draws a shopper toward the sheltered door area, which is generally flanked with display windows. This architectural characteristic is in contrast to modern commercial designs which generally align all storefronts and entrances along a straight walkway.

Encourage

* Recessed storefront entries. Side and rear entries may be in line with exterior walls.

* Wood-appearing frame doors with glass panes—particularly in the upper half of the door—and suitable hardware (typically brass hinges and handles or push plates). Wood-frame screen doors can be used.

* Double entry doors, while not necessary, are particularly inviting.

Discourage

* Use of bright aluminum, tinted glass and other modern doorway materials.

* Frameless glass doors.

* Security doors and grates.

Windows:

Windows link the outside pedestrian with the inside business. They provide a showcase for the merchant and can do much to invite sidewalk shoppers to enter an establishment. Western Village-type windows would authentically be multi-pane, with wood frames. While this look is preferred, larger single-pane showcase windows may provide a better display format; as long as the window frame has an appearance that blends with the overall facade, window pane size will not be a judged factor.

Encourage

* Window designs that harmonize with those in adjacent structures.

* Kickplates that line the lower part of the storefront below the glass. Transom windows are a typical feature over the display windows.

* Use of clear glass or lightly tinted glass only; glass may contain suitable decorative etching.

* Use of shutters, louvers or interior blinds where privacy or restricted views are needed.

Discourage

* Design or alteration of window openings that are inconsistent with the architectural character of the building.

* Use of darkly tinted or reflective glass.

* Full length plate glass windows.

* Finished appearance that does not reflect intended architectural design. Aluminum used for window and door frames, for example, is a modern-appearing material that is inappropriate.

Side and Rear Facade Features:

Structures in the commercial areas of Acton are often visible on all sides. Some establishments may permit access from other than the front entry. It is important that these facades be attractively maintained in character with the Western architecture theme. Utilities, trash bins, and other such features of rear and side areas should be covered or disguised in the same architectural theme wherever possible.

B. ROOF FORMS

Unlike residences of the by-gone Western era with their pitched roofs, commercial buildings are known for their predominantly flat-roofed appearance. Where pitched roofs exist, they are generally hidden from street view by either a parapet—an upward extension of part of the front wall—or a false front (with the exception of Victorian-style structures). While top roof lines can carry a horizontal theme around the commercial area, individuality should be encouraged; multi-height parapets and false fronts add variety. Special roof lines, raised heights, or other distinctive treatments are appropriate over major building entry points or corner structures.

Encourage

* Predominantly flat roofs.

* Sloping roofs hidden from front view by parapets or false fronts with horizontal lines.

* "Accent" roof lines or other architectural features—higher than the surrounding roof lines—at corners and major entrances.

* Screening of roof mounted equipment (see Section 22.302.060.C (Architectural Style and Project Design Considerations) of this CSD).

Discourage

* Sloped or pitched roofs—particularly those visible from street view, unless of Victorian design.

* Decorative roof elements that do not focus on corner or entry areas.

C. SIDEWALK COVERINGS

Motion picture-created images of Western towns often portray hot, dusty main streets; a respite from the sun was found in the shade provided by coverings along the boardwalks. In Acton today, paved streets minimize the dust, and air conditioning provides ideal climate control. Sidewalk coverings, however, are still functional: in

addition to reinforcing the Western architectural style, they provide an invitation to window shoppers, protect window displays and shield windows from the heat of the day, thereby conserving energy.

Sidewalk coverings are typically constructed of rough wood, supported by wooden posts. They may serve as second story balconies. Awnings can also be used, but should be of plain canvas-type material; rounded or scalloped edges, stripes or patterns are not appropriate. Where posts are used, wooden railings would complete the boardwalk area.

D. SIGNS

Signage controls can "make or break" the visual image of a commercial community. This feature of the Acton community is so important that Section 22.302.060.F (Signs) of this CSD contains specific regulations designed to prevent the use of modern signs.

The primary function of signs in Acton is to effectively identify business locations. Signs should not be used for advertising, unless based on verifiable authentic Western designs. Even then they must either conform to Section 22.302.060.F (Signs) or undergo appropriate Variance approvals. The following signage features supplement the requirements of Section22.302.060.F:

Encourage

* Flush-mounted signs, often within a recessed area on a parapet.

* Hanging signboards, either parallel or perpendicular to the building facade.

* Signs related in size, character, and placement to other building elements.

* Graphics and lettering styles that are appropriate to the western motif. Signs for most franchises and chain stores will require redesign.

* Icon signs that illustrate the type of merchandise or service.

Discourage

* Signs that obscure all or part of a significant architectural feature.

* Garish colors that may attract attention, but which detract from a harmonious community appearance.

E. COLORS

If there is a single "Western town" color, it would be earthtone. This color—or range of colors from beige to gray—is natural appearing in many of the materials used in constructing the old West. Brick, made from adobe clay, was often used in early Acton and is also an appropriate color. Brighter primary paint colors were available and were often used for signs and on metal surfaces to prevent rust. "Pastels" and "neons" are inappropriate colors in the Western palette.

Encourage

* Natural wood-look and brick tones as the predominant materials/colors of the commercial area. (Simulated woodappearing products may be used in place of real wood.)

* Colors that are coordinated with neighboring building colors and materials.

* Subtle colors on plain surfaces of large structures.

Discourage

* Changing colors along the main surface of a single building facade. A single color—generally natural wood—creates unity; individual stores can be differentiated by accent colors, parapets, signage, and other distinguishing features.

F. MATERIALS

Finished appearance is more important than the use of "genuine, authentic" materials. Available materials of the day (late 1800's) consisted primarily of wood, adobe, brick and stone. Modern materials are available that simulate these textures, and are generally acceptable in new or rehabilitation construction. Even concrete blocks can be used if faced with adobe-resembling stucco, for example, or covered entirely with vegetation. "Assembly" of these materials should reflect the building techniques and tools employed in the early West.

The chosen materials should be consistent with the structure; sidewalks, for example, would originally have been either boardwalk or stonewalk. Today, those materials would be welcome, although modern materials such as concrete may be used to replicate such appearances through special colorings and installation techniques.

Encourage

* Use of materials available in the old West, such as pine lumber, river rock, and adobe.

* The adaptation of modern materials such as plastic, concrete, and aluminum to resemble old West materials.

Discourage

* Modern materials that retain a contemporary appearance; painted metal "pipe" railings should be avoided in favor of wooden hand rails, for example.

G. LANDSCAPING

Vegetation can provide an attractive, inviting and unifying element to a commercial district. Trees provide welcome shade in a desert community such as Acton. Trees and shrubbery can cover vacant areas or unattractive features such as utility installations and rubbish disposal areas, and can soften the hard appearance of parking lots. Planter boxes along storefronts can be a very decorative feature.

Section 22.302.060.B (Preservation of Native Vegetation) of this CSD emphasizes the preservation and use of high desert native vegetation. A commercial landscape palette must conform to these requirements, which will ensure compatibility of the vegetation with the architectural theme.

H. EXTERIOR FEATURES

"Finishing touches" to the Western village architectural theme must consider all the exterior features, both functional and decorative. Lights and lamp posts, railings, trash receptacles, benches, and hitching posts would all be common to Acton commercial areas and in plain view. Sections 22.302.060.H (Exterior Lighting) and 22.302.060.I (Street Improvements) of this CSD establish general requirements for outdoor lighting. Modern lighting techniques which do not interfere with the Western motif may be used.

Utilities should be hidden from view wherever possible. Air conditioning units, for example, should ideally be roof-mounted. Room air conditioning units should never be installed in the front facade; the rear wall is generally preferable, with side walls acceptable.

Encourage

* Western style accessories such as sidewalk railings and hitching posts (which should be located to protect horses from motor vehicles). Cast iron-type benches and wood or woodenlooking trash "barrels" are appropriate and functional. Wagon wheels are a popular decorative item.

* Gas or gas-look lamps, where high visibility for safety is not a factor.

* The use of wood, wrought iron, ceramic, or other materials from the old West era.

Discourage

* Modern decorative materials such as neon and plastics.

Chapter 22.304 Agua Dulce Community Standards District

Sections:

22.304.010 Purpose
22.304.020 Definitions
22.304.030 District Map
22.304.040 Applicability
22.304.050 Application and Review Procedures
22.304.060 Community Wide Development Standards
22.304.070 Zone Specific Development Standards
22.304.080 Area Specific Development Standards
22.304.090 Modification of Development Standards
APPENDIX I Criteria for Significant Ridgelines

22.304.010 Purpose

The Agua Dulce Community Standards District ("CSD") is established to:

A. Maintain a dispersed, low-density development pattern to preserve the secluded rural nature of the community;

B. Protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community;

C. Protect sensitive resources and areas, including the Vasquez Rocks Natural Area Park, the Santa Clara River, the Angeles National Forest, and the various floodplains, hillsides, ridgelines, rock outcroppings, and significant ecological areas located within this CSD;

D. Maintain and enhance the pedestrian and equestrian trail system within this CSD; including the Pacific Crest National Scenic Trail; and

E. Minimize the development of urban infrastructure that would alter the rural character of the community, including the development of sewer and water systems, paved local streets, street lights, concrete sidewalks, and concrete flood control systems.

22.304.020 Definitions

The following terms are defined solely for this CSD.

Cargo shipping container. A reusable transport and storage container designed to be carried on semi-trailer trucks, container ships, and freight trains.

Monument sign. A sign placed on a solid base extending at least 75 percent of the width of the sign, and shall include fuel pricing signs.

22.304.030 District Map

The boundaries of this CSD are shown on Figure 22.304-A:Agua Dulce CSD Boundary, at the end of this Chapter.

22.304.040 Applicability

A. **General Applicability.** The revised regulations for this CSD contained in this Chapter shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these revised CSD regulations. Complete applications that were filed before the effective date of said ordinance shall comply with the regulations for this CSD and all applicable Title 22 provisions that were in effect at the time that the respective complete applications were filed. For any revised CSD regulation in this Chapter that does not relate to a new development project, said regulation shall apply upon the effective date of the ordinance containing these revised CSD regulations.

B. **Additions and Repairs or Reconstruction to Existing Structures.**

1. ***Generally.*** Except as otherwise provided for in this Subsection B, Chapter 22.174 (Non-Conforming Uses, Buildings and Structures) shall apply to all uses and structures in this CSD that were legally established or built prior to the effective date of the ordinance containing the revised CSD regulations in this Chapter.

2. ***Additions to Existing Structures.*** The revised CSD regulations contained in this Chapter shall not apply to any addition to a structure that is legal as of the effective date of the ordinance containing these revised CSD regulations unless the addition:

   a. Changes the structure's use from commercial to residential or from residential to commercial;

   b. Cumulatively increases the structure's existing floor area by more than 25 percent;

   c. Cumulatively increases the structure's existing occupancy load by more than 25 percent; or

   d. Increases the required number of parking spaces for the structure by more than 25 percent.

3. ***Repair or Reconstruction of Existing Structures***. The revised CSD regulations contained in this Chapter shall not apply to the repair or reconstruction of a structure that is legal as of the effective date of the ordinance containing these revised CSD regulations, where the structure has been damaged or destroyed, unless the repair or reconstruction also includes a change in use or an addition that results in any of the changes to the structure described in Subsections B.2.a through B.2.d, above. If

based on the foregoing, the repair or reconstruction of the structure is exempt from the revised CSD regulations contained in this Chapter:

a. The nonconforming use provisions in Section 22.174.020.G.1 (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) related to the structure's repair or reconstruction shall not apply; and

b. If the reconstruction is for a residential structure, the reconstruction may take place anywhere on the lot on which the structure is located, provided the yard requirements of Section 22.18.040.A (Required Yards) and other applicable development standards in this Title 22 are met.

22.304.050 Application and Review Procedures

(Reserved)

22.304.060 Community Wide Development Standards

A. **Highway and Local Streets.**

1. ***Highway Standards.***

a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns are such that the Department of Public Works determines that curbs, gutters, and sidewalks are necessary for safety reasons or to provide pedestrian access compliant with the Federal Americans with Disabilities Act;

b. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by the Department of Public Works, where the Department of Public Works will:

i. Consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement; and

ii. Ensure, to the maximum extent feasible, that the highway right-of-way shall be clear of all obstructions including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and

c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted with an encroachment permit granted by the Department of Public Works into the highway right-of-way from a property line to provide access from that property to the vehicular right-of-way or paved highway. Such

driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.

2. ***Local Street Standards.*** The following standards shall apply to all local streets maintained by the Department of Public Works within this CSD:

   a. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by the Department of Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by the Department of Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;

   b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with the Department; and

   c. The encroachment and driveway provisions in Subsections A.1.b and A.1.c (Highway Standards), above, for highway right-of-ways, shall also apply to local streets.

B. **Lighting.**

   1. ***Street Lights.*** Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted; and

   2. ***Outdoor Lighting***. Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

C. **Utilities (Reserved).**

D. **Signs.** All sign requirements of Chapter 22.114 (Signs), and all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District), shall apply to the signage within this CSD, except as otherwise provided for or modified by this Subsection D:

   1. All signs shall comply with the setback requirement of the underlying zone, except as otherwise provided for or modified by this Subsection D;

   2. Notwithstanding the provisions of Section 22.114.070.C (Sign Faces), signs within this CSD shall not display more than two sign faces;

   3. Notwithstanding the provisions of Section 22.114.070.A.2 (Height), the height of signs within this CSD shall be measured from the average finished grade at the base of the sign; and

4. Except for Sections 22.114.140 (Outdoor Advertising Signs) and 22.114.150 (Portable Outdoor Advertising Signs), Sections 22.114.080 (Business Signs in Agricultural and Special Purpose Zones) through 22.114.190 (Temporary Signs) shall not apply within this CSD, and instead the following sign types, subject to the following standards, shall be permitted:

   a. *Wall Business Signs.*

      i. Wall business signs shall not extend above the highest point of the building wall. Sloping roofs shall not be considered an extension of the building wall;

      ii. Roof-mounted wall business signs shall be prohibited;

      iii. The maximum sign area for a wall business sign for a ground floor business establishment shall be one square foot for each linear foot of building frontage, or 60 square feet per establishment, whichever is less. Where a ground floor business establishment fronts only a parking lot, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area; and

      iv. The maximum sign area for a wall business sign for a business establishment above the ground floor shall be 10 square feet per establishment;

   b. *Freestanding Business Signs.* Freestanding business signs shall be monument signs.

      i. Pole-mounted freestanding business signs shall be prohibited;

      ii. Only one freestanding business sign shall be permitted on a lot;

      iii. The maximum sign area for a freestanding business sign shall be 20 square feet per sign face;

      iv. The maximum height for a freestanding business sign shall be four feet; and

      v. The required setback for a free standing business sign shall be determined by Section 22.114.080.E.1 (Location);

   c. *Residential Entrance Signs.* For purposes of this Subsection D.4.c, a residential entrance sign is defined as a freestanding or wall-mounted sign that marks the entrance to a residential use.

      i. Only one residential entrance sign shall be permitted on a lot in a Residential or Agricultural Zone;

ii. The maximum sign area for a residential entrance sign shall be 20 square feet per sign face;

iii. The maximum height for a residential entrance sign shall be 20 feet;

iv. Residential entrance signs shall be prohibited over a driveway if that driveway serves as a fire apparatus access road under Section 503.2.1 in Title 32 (Fire Code) of the County Code, unless another unobstructed fire apparatus access road is also provided to the residential use; and

v. The required setback of a freestanding business sign as determined by Section 22.114.080.E.1 (Location) shall apply to residential entrance signs;

d. *Directional and/or Informational Signs.*

i. The maximum sign area for a directional and/or informational sign shall be 32 square feet per sign face;

ii. The maximum height for a directional and/or informational sign shall be 15 feet; and

iii. The required setback for a directional and/or informational sign shall be determined by Section 22.4.170.B (Directional and Informational Signs);

e. *Community Identification Signs.*

i. The maximum sign area for a community identification sign shall be 24 square feet per sign face;

ii. The maximum height for a community identification sign shall be 15 feet; and

iii. A setback shall only be required for a community identification sign if deemed necessary by the Department of Public Works to ensure line of sight and public safety;

f. *Civic Organization Signs.*

i. The maximum sign area for a civic organization sign shall be six square feet per sign face;

ii. The maximum height for a civic organization sign shall be eight feet; and

iii. A setback shall only be required for a civic organization sign if deemed necessary by the Department of Public Works to ensure line of sight and public safety;

g. *Bulletin or Special Event Signs.* Bulletin or special event signs are permanent signs whose information may be changed from time to time, such as advertising upcoming community events.

i. The maximum sign area for a bulletin or special event sign shall be 24 square feet per sign face;

ii. The maximum height for a bulletin or special event sign shall be 15 feet; and

iii. A setback shall only be required for a bulletin or special event sign if deemed necessary by the Department of Public Works to ensure line of sight and public safety;

h. *Temporary Signs.*

i. General Requirements.

(1) Only one temporary sign shall be permitted per street or highway frontage;

(2) Temporary signs shall not be affixed to any tree, shrub, or other type of vegetation;

(3) Temporary signs shall be placed at least 10 feet from any property line. Structures installed to support temporary freestanding signs shall be removed when the signs are removed;

(4) Temporary signs shall display the date of the sign's posting;

(5) Temporary signs which pertain to a time, event, or purpose which has passed or no longer exists shall be removed within 14 days of the conclusion of the time, event, or purpose, unless otherwise provided for herein; and

(6) Unless otherwise provided for in this Subsection D.4.h:

(a) The maximum sign area for a temporary sign shall be 16 square feet per sign face; and

(b) The maximum height for a temporary sign shall be eight feet;

ii. Temporary Real Estate Signs. Temporary real estate signs shall contain the name and contact number of the person or company responsible for placing such sign.

(1) In Residential and Agricultural Zones:

(a) The maximum sign area for a temporary real estate sign shall be six square feet per sign face; and

(b) The maximum height for a temporary real estate sign shall be six feet;

(2) In all other zones:

(a) The maximum sign area for a temporary real estate sign shall be 48 square feet per sign face; and

(b) The maximum height for a temporary real estate sign shall be 12 feet;

(3) Temporary real estate signs shall be removed within 14 days after the involved property has been rented, leased, or sold.

iii. Temporary Construction Signs. Temporary construction signs shall contain the name and contact number of the person or company responsible for placing such sign.

(1) The maximum sign area for a temporary construction sign shall be six square feet per sign face;

(2) The maximum height for a temporary construction sign shall be six feet; and

(3) Temporary construction signs shall be removed within 14 days after the completion of construction, alteration, or removal of the involved structure.

iv. Temporary Subdivision Sales Signs. Temporary subdivision sales signs shall contain the name and contact number of the person or company responsible for placing such sign.

(1) The maximum sign area for a temporary subdivision sales sign shall be 12 square feet per sign face;

(2) The maximum height for a temporary subdivision sales sign shall be eight feet; and

(3) Temporary subdivision sales signs shall be removed within one year after the construction of the last unit of the last phase of the involved subdivision.

v. Temporary Subdivision Entry and Special-Feature Signs. Temporary subdivision entry and special-feature signs shall be monument signs and shall contain the name and contact number of the person or company responsible for placing such sign.

(1) Temporary subdivision entry signs shall be permitted as are necessary to facilitate entry into and movement within the subdivision;

(2) Temporary subdivision special-feature signs shall be permitted in the immediate vicinity of an approved model home and temporary subdivision real estate office;

(3) The maximum sign area for a temporary subdivision entry and special-feature sign shall be 20 square feet per sign face;

(4) The maximum height for a temporary subdivision entry and special-feature sign shall be six feet;

(5) Temporary subdivision entry and special-feature signs shall be located within the involved subdivision; and

(6) Temporary subdivision entry and special-event signs shall be removed within one year after construction is complete for the last unit of the last phase of the involved subdivision.

5. In addition to the requirements of Section 22.114.080 (Additional Standards for Signage) related to lighting standards for signage, internal sign illumination, such as a "can" light or an individually illuminated lettered sign, shall be prohibited within this CSD. Also, sign lighting within this CSD shall not pulsate, rotate, blink, flash, or simulate motion.

E. **Vegetation Conservation. (Reserved)**

F. **Trails.** Trails within this CSD shall be regulated by the provisions of this Subsection F and the adopted Trails Plan of the Santa Clarita Valley Area Plan ("Trails Plan") and the County Trails Manual. If a conflict exists between the trails standards in this Subsection F and in the County Trails Manual, the trails standards in this Subsection F shall control.

1. ***Trail Dedication.***

a. All subdivisions creating more than four lots shall include publicly-dedicated trail easements in accordance with the Trails Plan. Subdivisions that are 20 net acres in size or greater shall also include publicly-dedicated connector or feeder trail easements within the subdivision;

b. The Department of Parks and Recreation may request, but shall not require, for any subdivision creating four or fewer lots, a publicly-dedicated trail easement in accordance with the Trails Plan, and for subdivisions that are less than 20 net acres in size, a publicly-dedicated connector or feeder trail easement;

c. Trail easements not dedicated to the County and maintained by the Department of Parks and Recreation shall be dedicated to a homeowner's association, non-profit organization that provides trail maintenance, or a special district, and maintained by such entity. If a

special district is used for this purpose, such district shall be established pursuant to the Landscaping and Lighting Act of 1972 in Section 22500, et. seq., of the California Streets and Highways Code, or shall be formed as some other entity capable of assessing and collecting trail maintenance fees, as determined by the Department of Parks and Recreation; and

d. If a subdivision project proposes to modify an existing trail easement, the subdivider shall seek Department of Parks and Recreation approval of such modification prior to the public hearing on the subdivision;

2. ***Trail Use.*** Publicly-dedicated trail easements provided under this Subsection F shall allow for multi-uses, including hiking, mountain bicycling, and equestrian uses. Notwithstanding the foregoing, publicly-dedicated trail easements provided for the Pacific Crest Trail shall allow for hiking and equestrian uses only, in accordance with United States Forest Service regulations;

3. ***Trail Design and Location.***

a. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the Trails Plan, and to provide connectivity to recreational uses, such as open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas;

b. Publicly-dedicated trails shall not be located contiguous to any local street or highway, unless the Department of Parks and Recreation determines that no other location would be suitable. In the event that the Department of Parks and Recreation makes such a determination and the publicly-dedicated trail will be located contiguous to a local street or highway, the trail shall be located completely outside of the local street or highway's vehicular right-of-way;

c. If a development application proposes to develop a driveway that encroaches into a trail easement within that development, the Department shall refer the application to the Department of Parks and Recreation for review and approval to ensure that the driveway is constructed with a non-slip, non-smooth surface, such as a textured or stamped finish, or permeable paving. In no event shall any obstruction, such as a mailbox or utility box, be allowed within any portion of the driveway that encroaches into the publicly-dedicated trail easement;

d. Trail design, construction, and maintenance shall be carried out in conformance with the following standards and any other applicable, non-conflicting, provision of the County Trails Manual:

i. Publicly-dedicated trails shall remain free of all obstructions, vegetation, and structures, including but not limited to utility boxes, gates, and non-trail fences or retaining walls;

ii. The minimum publicly-dedicated trail width shall be 10 feet;

iii. The minimum trail tread width shall be a variable width of six to eight feet;

iv. The maximum trail cross-slope gradient shall be three percent;

v. The maximum trail running slope gradient shall be 10 percent, though for short trail distances of up to 300 feet in length, a maximum trail running slope gradient of 15 percent may be permitted, subject to the approval of the Department of Parks and Recreation; and

vi. Trail surfaces shall consist of native soil, native stabilized soil, or decomposed granite; and

e. Deviations from the standards set forth in this Subsection F or any applicable provision in the County Trails Manual may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of the Department of Parks and Recreation prior to the public hearing on the subdivision; and

4. ***Notification of Subdivision Application***. The applicant of any subdivision application within the CSD boundary shall notify the Agua Dulce Town Council, and any local trail advisory entity that requests notification, of the application when the application is filed; and

5. ***Information Required and Final Map.*** All applications for a subdivision creating more than four lots or shall include the information necessary to show compliance with the trail requirements of this CSD, and such information shall be shown on the final map prior to recordation.

G. **Hillside Management.** In addition to any other applicable requirement of Chapter 22.102 (Hillside Management and Significant Ecological Areas), where a subdivision project proposes to create more than four lots or in a hillside management area, grading for the subdivision shall not be conducted uniformly across the entire area of the subdivision and shall be limited to the pads required for development of the individual structures in the subdivision. Grading plans demonstrating compliance with this requirement shall be submitted with the subdivision application; and

H. **Significant Ridgeline Protection.** For purposes of this Subsection H, ridgelines are defined as the line formed by meeting the tops of sloping surfaces of land, and significant ridgelines are defined as ridgelines which are highly visible and dominate the landscape. The locations of the significant

ridgelines within this CSD are shown on Figure 22.304-B:Significant Ridgelines, at the end of this Chapter and the criteria used for their designation are provided in Appendix I at the end of this Chapter.

1. The highest point of any structure, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems, shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline; and
2. Any modification to this Subsection H shall require a Conditional Use Permit (Chapter 22.158). In approving such Conditional Use Permit, the Commission or Hearing Officer shall make the following findings, in addition to those required by Section 22.158.050 (Findings and Decision):
    a. That alternative sites within the project site have been considered and rejected due to documented hazards for potentially greater damage to biota on the alternative sites than on the subject site, as determined by a biologist; and
    b. That the overall development is designed so that grading will not occur uniformly across the project area and will be limited to the pads required for individual structures.

22.304.070 Zone Specific Development Standards

A. **Residential and Agricultural Zones.**

1. ***Lot Design.*** Each new lot created by a land division shall contain a minimum net area of two acres, a minimum width of 165 feet, and a minimum depth of 165 feet;
2. ***Yard Requirements.***
    a. For each lot that is smaller than one net acre in size, the yard requirements of Section 22.18.040.A (Required Yards) for Zone R-1 shall apply;
    b. For each lot that is between one net acre and less than two net acres in size, the respective yard sizes shall be a minimum of:
        i. 25 feet for the front yard;
        ii. 15 feet for the rear yard; and
        iii. 10 feet for the side yard;
    c. For each lot that is two net acres in size or greater, the respective yard sizes shall be a minimum of:
        i. 50 feet for the front yard;
        ii. 25 feet for the rear yard; and

iii. 25 feet for the side yard;

d. Accessory structures shall not be permitted in any required yard; and

e. A required yard shall be measured from the property line unless the property line is located within a private street or public right-of-way, in which case the required yard shall be measured from the edge of the private street or public right-of-way closest to the interior of the lot;

3. ***Density-Controlled Development.*** Density-controlled development shall be permitted in Residential and Agricultural Zones, including in hillside management and significant ecological areas, subject to the provisions of Section 22.140.160 (Density-Controlled Developments), but only if the requirements of Subsections A.1 and A.2, above are also met;

4. ***Home-Based Occupations.*** Home-based occupations shall be permitted in Residential and Agricultural Zones, subject to the applicable provisions of Section 22.140.290 (Home-Based Occupations), except that:

   a. Notwithstanding the prohibitions in Section 22.140.290.C (Prohibitions), the following uses shall be permitted:

      i. Animal training, provided the involved animals are domestic animals, as defined in Division 2; and

      ii. Recording/motion picture/video production studio;

   b. A home-based occupation may be housed in a permitted accessory structure. If the accessory structure is a garage, any automobile parking spaces required by Section 22.112.060.A (Required Parking Spaces) shall not be displaced by such use and shall be permanently maintained in accordance with Section 22.112.040.B (Permanent Maintenance Required);

   c. No more than two full-time equivalent employees, either for pay or as a volunteer, not including resident occupants, guests, and/or domestic staff, may be present at any one time, and the maximum number of employee hours per week for the home-based occupation shall be 80 hours;

   d. In addition to any required parking set forth in this Title 22, the home-based occupation shall provide a minimum of one covered or uncovered vehicle parking space for customers of the home-based occupation, and one additional covered or uncovered parking space for each full-time equivalent employee on-site, not to exceed a total of three additional parking spaces for the home-based occupation; and

   e. Business hours for the home-based occupation shall be limited to the hours between 8:00 a.m. and 6:00 p.m., seven days a week; and

5. ***Dogs.*** Table 22.304.070-A, below identifies the maximum number of dogs allowed on a lot.

TABLE 22.304.070-A:MAXIMUM NUMBER OF DOGS	
Net Acreage of Lot	***Maximum Number of Dogs Allowed***
0 to <2 acres	3
2 to <3 acres	4
3 to <4 acres	5
≥4 acres	6

6. ***Cargo Shipping Containers.*** Cargo shipping containers shall be permitted on a lot in Residential or Agricultural Zones in accordance with this Subsection A.6.

   a. Table 22.304.070-B, below, identifies the maximum number of cargo shipping containers allowed on a lot.

TABLE 22.304.070-B:MAXIMUM CARGO SHIPPING CONTAINERS	
Net Acreage of Lot	***Maximum Number of Cargo Shipping Containers Allowed***
1 to <5 acres	1
5 to <10 acres	2
≥10 acres	3

   b. The placement of cargo shipping containers on lots or less than one net acre in size, and the placement of containers exceeding the numbers authorized in the above chart, may be allowed, provided that a Minor Conditional Use Permit (Chapter 22.160) is first obtained; and

   c. All cargo shipping containers shall:

      i. Be prohibited in any required yard or in any area where the parking of vehicles is prohibited under Section 112.070.C.1 (Residential and Agricultural Zones), where applicable;

      ii. Be placed at least six feet from any structure or other cargo shipping container and not be stacked upon each other;

      iii. Not exceed 10 feet in height, 10 feet in width, and 40 feet in length; and

      iv. Be painted one uniform color, per cargo shipping container, and shall not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable federal, State, or local regulation.

B. **Commercial and Industrial Zones.**

1. ***Design of Structures.*** New structures, or additions and/or renovations to existing structures, shall be designed such that:

   a. They are of an Old Western, Southwestern, Spanish Mission, Victorian, or Native American architecture;

   b. Their façades, materials, rooflines, and exterior finishes conform to the chosen architectural style; and

   c. Their entrances are set back at least one foot from the front of the structure;

2. Compliance with the design requirements of this Subsection B.1, above, shall be substantiated by a written statement from an engineer or architect made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure;

3. ***Utilities and Equipment.*** Utility structures and equipment on lots that are visible from a public or private street, including trash receptacles, pumps, water pipes, propane tanks, natural gas pipes, circuit breakers, transformers, and other electrical equipment, shall be screened from view by landscaping, walls, or fences. If, pursuant to this Subsection B.3, electrical equipment is screened from view, the property owner shall obtain consent of the relevant electrical utility for such screening. The Director may waive this screening requirement if the property owner provides satisfactory evidence to the Director that the relevant electrical utility will not provide such consent. Notwithstanding the foregoing, the provisions in this Subsection B.3 shall not apply to any property owned or operated by a public utility where any portion of that property is otherwise exempt from local zoning ordinances pursuant to Section 53091 of the California Government Code; and

4. ***Pedestrian and Equestrian Accommodation.*** Access shall be provided to every lot from the nearest trail or public right-of-way by a minimum 10-foot wide access route to accommodate pedestrian and equestrian traffic. In addition, at least one equestrian hitching post shall be provided per lot.

22.304.080 Area Specific Development Standards

(Reserved)

22.304.090 Modification of Development Standards

A. **Modifications Authorized.**

1. Modification of the development standards specified in Sections 22.304.070.A.1 (Lot Design) and 22.304.070.A.3 (Density-Controlled Development) shall require a Variance (Chapter 22.196);

2. Modification of the development standards specified in Section 22.304.070.A.2 (Yard Requirements) shall be subject to the provisions of Subsection C, below; and

3. Modification of all other development standards in this Chapter shall require a Conditional Use Permit (Chapter 22.158).

B. **Notice to the Agua Dulce Town Council.** In addition to any other notice required by Subsection C.2, below, applicants for any modification described in Subsection A, above, shall provide notice of the application to the Agua Dulce Town Council when the application is filed.

C. **Yard Modifications.**

1. ***Application and Fee.*** An application to modify the yard requirements of Section 22.304.070.A.2 (Yard Requirements) shall contain all information and documents that are required for an application for a Discretionary Site Plan Review (Chapter 22.190). The required fee accompanying the application shall be for a Site Plan Review for Modification of Development Standards in a Community Standards District, as set forth on the Filing Fee Schedule; and

2. ***Notification of the Application.***

a. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), at least 30 days prior to the date an action is taken on the application, notice shall be mailed to the owners of the subject property, and all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property; and

b. The notice shall describe the development proposal and the request for the yard modification. The notice shall also indicate that individuals may submit a written protest to the Director within 14 days following the date the notice is mailed, which protest shall be based on issues of significance directly related to the application, and shall provide evidence that one or more of the findings identified in Subsection C.4, below cannot be made;

3. ***Decision.***

a. In considering the application, the Director shall apply the principles and standards of Section 22.228.040 (Findings and Decision), taking into account the required findings set forth in Subsection C.4, below. The Director shall also consider each written protest submitted on the application. If the Director determines that a written protest is based on issues of significance directly related to the application, and the written protest also provides evidence that one or more of the findings in Subsection C.4 cannot be made, the Director may deny the application, request a modification to the proposal and/or impose

conditions on the approval, or refer the application directly to the Commission for a public hearing without making a decision on the application; and

b. If the Director refers the matter directly to the Commission for a public hearing, no additional fee shall be charged to the applicant and the public hearing shall be conducted pursuant to the applicable provisions of Section 22.222.120 (Public Hearing Procedure). After the public hearing, the Commission shall approve, conditionally approve, or deny the application pursuant to the same principles and standards as required to be considered by the Director, taking into account the required findings set forth in Subsection C.4, below. The decision of the Commission shall become effective on the date of the decision and shall not be subject to further administrative appeal;

4. ***Findings.*** In approving the application, the Director or the Commission, as the case may be, shall make the following findings:

   a. That there are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within this CSD that warrant the requested yard modification; and

   b. That granting the request for the yard modification will not be materially detrimental to properties or improvements in the area or contrary to the purposes of this CSD, as provided in Section 22.304.010 (Purpose);

5. ***Notice of the Decision.*** The Director shall send notice of his decision on the yard modification, including any decision to refer the matter directly to the Commission, by certified mail to the applicant and to anyone who submitted a written protest on the application. In the event the Director's decision is to approve or deny the application, the notice shall indicate that an appeal of the Director's decision may be filed with the Commission within 14 days following the date on the notice; and

6. ***Appeal of the Director's Decision.*** An appeal of the Director's decision to approve or deny the application shall require an additional fee for the public hearing, as set forth on the Filing Fee Schedule under Site Plan Review for Modification of Development Standards in a Community Standards District. The Commission shall approve, conditionally approve, or deny the application pursuant to the same principles and standards as considered by the Director, taking into account the required findings set forth in Subsection C.4, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

FIGURE 22.304-A:AGUA DULCE CSD BOUNDARY

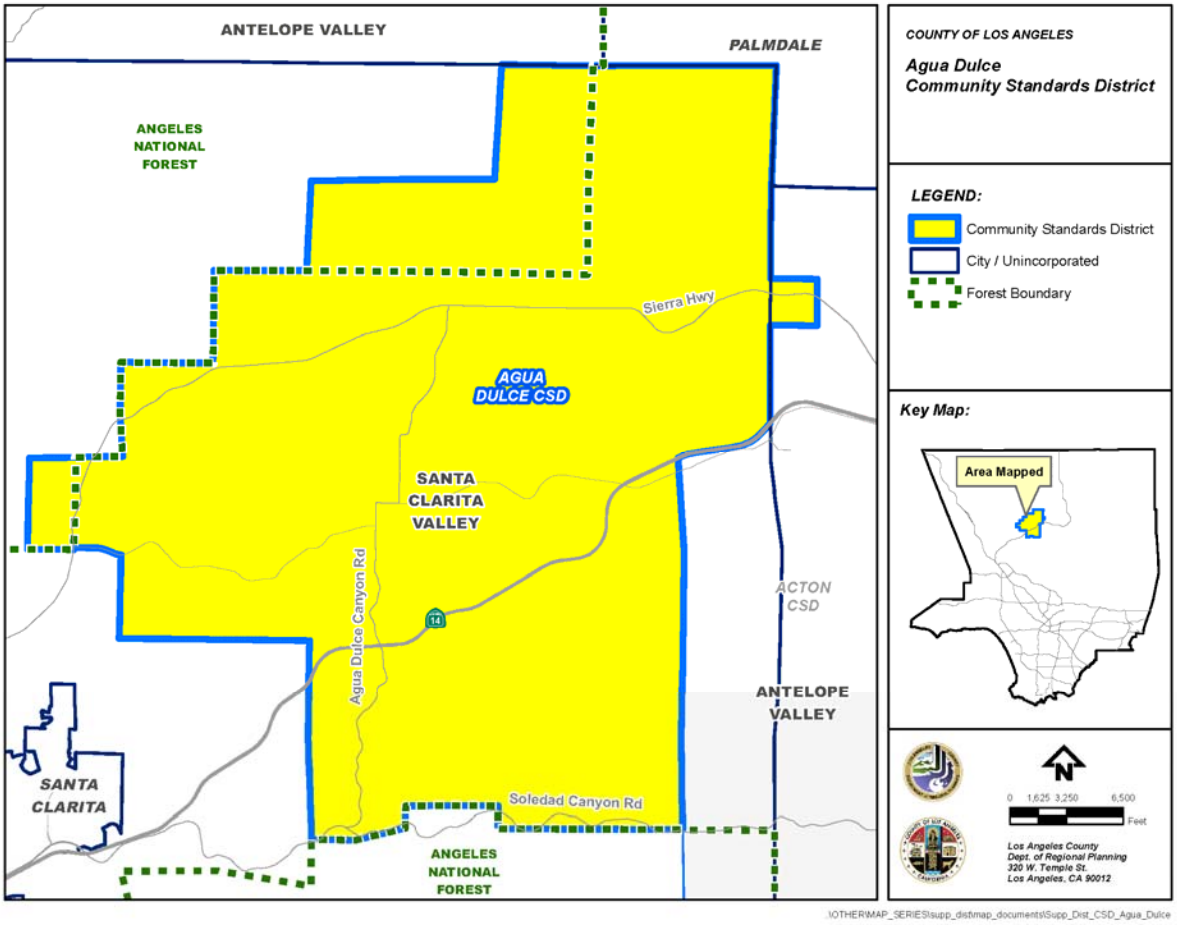
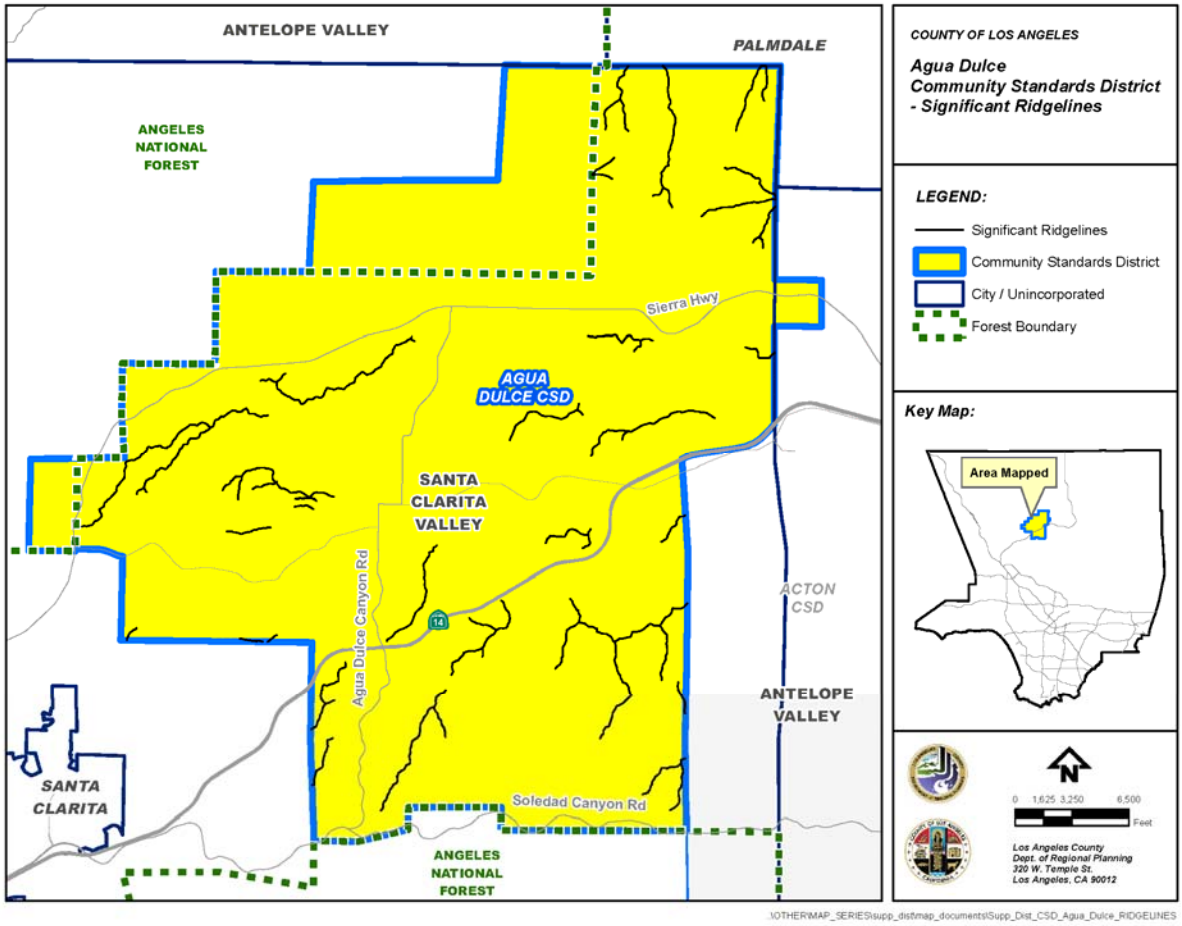


FIGURE 22.304-B:SIGNIFICANT RIDGELINES



APPENDIX I
Criteria for Significant Ridgelines

The designation of the significant ridgelines within the Agua Dulce 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.
- **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 rim or a pass. Often, layers of ridges are visible into the distance. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- **Cultural landmarks.** Ridges from views of well-known locations, structures, or other places which are considered points of interest in Agua Dulce.
- **Existing community boundaries and gateways.** Ridges and surrounding terrain that provides 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 Agua Dulce.

Chapter 22.306 Altadena Community Standards District

Sections

22.306.010	Purpose
22.306.020	Definitions
22.306.030	District Map
22.306.040	Applicability
22.306.050	Application and Review Procedures
22.306.060	Community Wide Development Standards
22.306.070	Zone Specific Development Standards
22.306.080	Area Specific Development Standards
22.306.090	Modification of Development Standards
APPENDIX I	Criteria for Significant Ridgelines

22.306.010 Purpose

The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts. This CSD is also established to minimize the visual and environmental impacts of development in hillside management areas.

22.306.020 Definitions

The following terms are defined solely for this CSD.

Bedroom. Any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.

Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land.

Significant ridgelines. Highly visible ridgelines that dominate the landscape.

22.306.030 District Map

The boundaries of this CSD are shown on Figure 22.306-A:Altadena CSD Boundary, at the end of this Chapter.

22.306.040 Applicability

(Reserved)

22.306.050 Application and Review Procedures

(Reserved)

22.306.060 Community Wide Development Standards

A. **Landscaping.** Where landscaping is required by this CSD, it shall be maintained through regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

B. **Hillside Management.**

1. ***Applicability.*** The provisions of this Subsection B shall apply in hillside management areas, as defined in Division 2 (Definitions), except for:

   a. Applications submitted to the Department and deemed complete prior to the effective date of the ordinance establishing this Subsection B, provided that plans submitted with the application depict all proposed grading and structures.

   b. Changes to applications approved by the Department prior to the effective date of the ordinance establishing this Subsection B, provided that such changes:

      i. Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and

      ii. Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of material.

   c. Applications to repair or reconstruct a damaged or destroyed structure that was legally established prior to the effective date of the ordinance establishing this Subsection B.

2. ***Permit Required.***

   a. A Minor Conditional Use Permit (Chapter 22.160) shall be required for any development that is not otherwise subject to a Conditional Use Permit pursuant to Chapter 22.102 (Hillside Management and Significant Ecological Areas), except for:

      i. Additions to a structure that was legally established prior to the effective date of the ordinance establishing this Subsection B;

      ii. New accessory structures; and

      iii. Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.

   b. The Minor Conditional Use Permit application shall include the information required by Section 22.102.040 (Additional Contents of Application) and shall substantiate the findings required by Section 22.160.040.C (Findings), and Sections 22.102.060.A.1 and A.2 (Hillside Management Areas).

3. ***Grading.***

   a. A Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot that cumulatively exceeds 2,500 total cubic yards of material, excluding any grading approved prior to the effective date of the ordinance establishing this Subsection B.

   b. In approving an application for grading, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050.B (Findings):

      i. The grading is designed to minimize disturbance to the natural hillside by clustering building pads and structures near existing paved streets, on areas with the flattest terrain, or on areas with the least visual impact; and

      ii. The overall development minimizes visual and environmental impacts to the surrounding area. In making this finding, the Commission or Hearing Officer shall require projects to comply with the following development standards regarding hillside design according to Table 22.306.060-A, below, where they apply to the project:

TABLE 22.306.060-A:HILLSIDE DESIGN DEVELOPMENT STANDARDS	
Grading and Topography	• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures. • Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.
Views and Screening	• Structures, retention walls, and graded areas are screened by landscaping and vegetation. • Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.
Surfaces and Reflectance	• Structures incorporate articulated surface faces instead of flat blank walls. • Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
Landscaping	• Where new tree planting occurs, new trees blend with surrounding vegetation.
Trails	• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.

In addition to these required design standards, the Commission or Hearing Officer may require that the applicant incorporate additional design standards which would further the purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or

rough surfacing to diminish reflectances, requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

c. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route for review and approval by the Department.

d. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to mitigation measures deemed necessary by the Department of Public Works to prevent runoff and erosion.

4. ***Significant Ridgeline Protection.***

a. The locations of the significant ridgelines within this CSD are shown on Figure 22.306-B:Significant Ridgelines, at the end of this Chapter.

b. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems.

22.306.070 Zone Specific Development Standards

A. **Zone R-1.**

1. ***Yard Requirements and Height Limits.***

a. The standards for yards and heights shall be based on the size of the lot as noted in Table 22.306.070-A, except as specified in Subsections A.1.b through A.1.f, below:

TABLE 22.306.070-A:YARD REQUIREMENTS AND HEIGHT LIMITS

Lot Size (square feet)	Minimum Yard Dimensions (linear feet): Front	Minimum Yard Dimensions (linear feet): Back	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner	Maximum Height (linear feet):
40,000+	20	35	5	10	35
20,000-39,999-	20	35	5	10	35
13,000-19,999	20	25	5	10	30
<13,000	20	25	5	10	30
Flag lots <7,500	10	10	10	10	30

b. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block. A vacant lot shall not be included in the computation for this purpose.

c. Each side yard shall not be less than 10 percent of the average width of the lot, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.

d. Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.

e. Where fill material has been placed on a lot after such lot was legally created, height shall be measured from the previously existing grade.

f. The maximum number of stories above grade shall be two. A "basement" as defined in Division 2 (Definitions), shall be considered a story above grade, while a "cellar" as defined in Division 2, shall not be considered a story above grade.

2. ***Gross Structural Area and Lot Coverage.***

a. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

b. The maximum GSA or lot coverage shall be determined by the following formula:

GSA or Lot Coverage = (.25 x net lot area) + 1,000 square feet

c. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.

3. ***Parking.***

a. Each residence shall provide onsite the required number of vehicle parking spaces, together with a maneuvering area and driveway, per Table 22.306.070-B, below:

TABLE 22.306.070-B:RESIDENTIAL PARKING	
Number of Bedrooms	***Number of Parking Spaces***
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

b. Where more than two parking spaces are required, such spaces may be uncovered and developed in tandem.

4. Except as provided below, Chapter 22.110 (General Site Regulations) relating to yards shall remain applicable. The provisions of this CSD shall supersede the provisions of Chapter 22.110 as follows:
    a. The flag lot yard provisions of Section 22.110.170 (Flag Lots) are hereby modified and not applicable to yards of 7,500 square feet or greater;
    b. The front yard provisions of Section 22.110.080.B (Required Yards) are hereby modified by the provisions of Subsection A.1.b, above;
    c. The side yard provisions of Section 22.110.080.C (Required Yards) are hereby modified by the provisions of Subsection A.1.c, above;
    d. The accessory building provisions of Section 22.110.030.A and D (Accessory Buildings) shall not be applicable; and
    e. The yard modification provisions of Section 22.110.180 (Modifications Authorized) shall not be applicable.
5. The provisions of this CSD do not supersede Chapter 22.174 (Nonconforming Uses, Buildings and Structures), except as provided below:
    a. Section 22.174.020.G.1 (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) relating to repair of damage shall be superseded by the following provisions: any single-family residence building or structure nonconforming due to use and/or standards which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in Section 22.174.020.G.1.a and b.

B. **Zone R-2.**

1. ***Height Limits.***
    a. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.
    b. On lots with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.
2. ***Front Yards.*** At least 50 percent of any required front yard shall be landscaped.
3. ***Building Design.***

a. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features deemed appropriate by the Director.

b. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

C. **Zone R-3.**

1. ***Height Limits.*** Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

2. ***Interior Side Yards.***

a. Any required interior side yard that adjoins a single-family or two-family residentially zoned lot shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.

b. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially zoned lot.

c. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially zoned lot.

3. ***Rear Yards.*** Rear yards that adjoin a single-family or two-family residentially zoned lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.

4. ***Building Design.*** Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features deemed appropriate by the Director.

5. ***Structure Height and Setback.*** For structures exceeding 25 feet in height that are located on a lot adjoining a single-family or two-family residentially zoned lot:

a. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family

residentially zoned lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and

b. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially zoned lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.

6. ***Residentially Zoned Property Outside Unincorporated Territory.*** For purposes of Subsections C.2 through C.5, above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially zoned lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially zoned lot is located within incorporated or unincorporated territory.

22.306.080 Area Specific Development Standards

A. **Lake Avenue Area.**

1. ***Purpose.*** The Lake Avenue Area specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena.

2. ***Description of Area.*** The boundaries of the Lake Avenue Area are shown on Figure 22.306-C:Lake Avenue Area at the end of this Chapter.

3. ***Area Specific Development Standards.***

a. *Height Limits.* The maximum height permitted in the area is 35 feet.

b. *Signs.* The sign regulations prescribed herein shall not affect existing signs which were established legally according to this Title 22. New signs or proposed changes to existing signs, including size, shape, colors, lettering and location shall conform to the following provisions, specified herein.

i. Wall Signs.

(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of nine inches;

(2) Each business in a building shall be permitted a maximum of one wall-mounted sign. Businesses with more than one street

frontage may have one sign per frontage. Each business in a building having more than 40 feet of primary street frontage shall be permitted one additional wall sign for each additional 30 feet of frontage.

ii. Freestanding Signs.

(1) Signs having a solid base which rests directly on the ground may be permitted on any lot for each street frontage having a continuous distance of 100 feet or more.

(2) Said signs shall not exceed five feet in height measured vertically from ground level at the base of the sign or 40 square feet in area per sign face.

(3) Said signs shall not be located in nor extend above any public right-of-way or public sidewalk area.

iii. Awning Signs.

(1) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and 10 percent for the second floor level. Maximum letter height shall not exceed 10 inches.

(2) Awning signs are not permitted above the second floor.

iv. Prohibited signs are:

(1) Roof signs; and

(2) Outdoor advertising signs (billboards).

v. Sign Size.

(1) In Zones C-2 and C-3, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.

(2) Maximum height of letters shall be restricted to 18 inches.

vi. Sign design shall be subject to review and approval by the Director to ensure that:

(1) Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary to each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.

(5) Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.

c. *Design Standards.*

i. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.

ii. Materials, Colors, and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Light earth tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.

iii. Awnings. Awnings shall be architecturally compatible with the related buildings, regarding color and style.

iv. Mechanical Equipment.

(1) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

v. Security.

(1) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

4. ***Zone Specific Development Standards.*** Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of Subsections A.4.c through A.4.h, below, apply in all Commercial Zones.

a. *Zone C-2*.

i. In addition to the uses enumerated in Chapter 22.20 (Commercial Zones) for Zone C-3, a Conditional Use Permit (Chapter 22.158) is required to establish, operate, and maintain the following:

(1) Sales.

— Multiple-Tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls;

(2) Services.

— Automobile service stations, including incidental repair, washing and rental of utility trailers,

— Electric distributing substations,

— Microwave stations.

b. *Zone C-3*.

i. In addition to the uses enumerated in Section 22.20.030 (Land Use Regulations), a Conditional Use Permit (Chapter 22.158) is required to establish, operate, and maintain the following:

(1) Sales.

— Mobilehome sales,

— Pawnshop,

— Trailer sales, box and utility;

(2) Services.

— Automobile battery services, provided all repair activities are conducted within an enclosed building only,

— Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only,

— Automobile muffler shops, provided all repair activities are conducted within an enclosed building only,

— Automobile radiator shops, provided all repair activities are conducted within an enclosed building only,

— Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering,

— Automobile service stations,

— Bakery goods distributors,

— Carwashes, automatic, coin-operated, and hand wash,

— Electric distribution substations, including microwave facilities,

— Microwave stations,

— Motion picture studios,

— Parcel delivery terminals,

— Radio and television broadcasting studios,

— Recording studios.

c. *Floor Area.* The total gross floor area in all buildings on any one lot shall not exceed 2.7 times the total net area of such lot.

d. *Buffers.* Whenever a parking lot or a commercial structure is developed adjacent to a Residential Zone or residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.

e. *Parking Areas.* With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.

f. *Landscape Plan.* New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the site plan. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.

g. *Trash Enclosure.* The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.

h. *Pedestrian Character.*

i. To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

ii. Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

iii. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

iv. Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.

v. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

vi. Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

vii. Paving Material. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.

viii. Wall Finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the Director.

ix. Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:

— Arcading,

— Arches,

— Awnings,

— Balconies,

— Bay windows,

— Colonnades,

— Courtyards,

— Decorative exterior stairs,

— Decorative iron fences,

— Decorative iron grilles,

— Outdoor dining,

— Plazas,

— Recessed upper floor loggias or pergolas,

— Tile or masonry fountains.

5. ***Historical Preservation.*** The design standards and zone specific development standards listed above do not apply to the following structures which may be of historic or architectural significance. Any expansion, addition, alteration or demolition of these buildings must be reviewed by the County of Los Angeles Historical Landmarks and Records Commission and the Altadena Heritage prior to approval of a Discretionary Site Plan Review (Chapter 22.190).

   a. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

   b. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

   c. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

   d. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69

   e. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

B. **West Altadena Area.**

1. ***Purpose.*** The West Altadena Area is established to provide a means of assisting in the implementation of the Redevelopment Plan for the West Altadena Community Redevelopment Project (“Redevelopment Plan”) as adopted by the Board on August 12, 1986. The Redevelopment Plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of the West Altadena area specific development standards are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner

which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood. This Subsection B is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the Redevelopment Plan.

2. ***Description of Area.*** The West Altadena Area is coterminous with the boundaries of the Redevelopment Plan. The area extends as follows from the intersection of Woodbury Road and Lincoln Avenue:

   Northerly on Lincoln Avenue 1,700 feet;

   Southerly on Lincoln Avenue 400 feet;

   Westerly on Woodbury Road 3,000 feet; and

   Easterly on Woodbury Road 400 feet.

   The map of the area is on Figure 22.306-D:West Altadena Area at the end of this Chapter. Except as otherwise specifically provided for in this Subsection B, the provisions of this Title 22 shall apply.

3. ***Area Specific Development Standards.***

   a. *Yards.*

      i. For properties in Zones C-3 and C-M, as modified hereinafter:

         (1) Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.

         (2) Parcels abutting two highways shall have front yards along both highways.

         (3) The front yard shall be at least 10 feet in depth.

      ii. For properties in Residential Zones, yards shall be provided in accordance with this Title 22.

   b. *Parking.* Automobile parking shall be provided in accordance with Chapter 22.112 (Parking).

   c. *Signs.*

      i. Except as modified in this Chapter, all signs shall conform to Chapter 22.114 (Signs), including the enforcement provisions.

      ii. The sign regulations prescribed in this Chapter shall not affect existing signs which were established according to this Title 22.

      iii. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this Chapter, or removed within 30 days from receipt of notification that a state of disrepair exists.

      iv. Wall Signs.

(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches;

(2) May not extend above the roofline and may only extend sideways to the extent of the building face or the highest soffit line of the building;

(3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

v. Window Signs.

(1) Shall be displayed only on the interior of windows or door windows;

(2) Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).

vi. Freestanding Signs (Not Attached to Building).

(1) Shall be permitted on any lot for each street frontage having a continuous distance of 100 feet or more. The sign shall be located on the same lot as the business it is advertising;

(2) Shall not exceed 20 feet in height, except as may be expressly approved as a minor variation in SubsectionB.3.e, below;

(3) Shall not exceed 80 square feet in area per sign face;

(4) Shall not be located in nor extend above any public right-of-way or public sidewalk area;

(5) Pole signs shall not be allowed;

(6) Monument signs, not mounted on poles, are allowed subject to the regulations set out in this Subsection B.3.c.vi.

vii. Awning Signs.

(1) Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy.

(2) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

viii. Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a

building directory located near each major building or pass-through entrance.

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.

ix. Prohibited signs are as follows:

(1) Flashing, animated, or audible signs;

(2) Signs which rotate, move, or simulate motion;

(3) Signs which extend from the building face more than 12 inches;

(4) Signs with exposed bracing, guy wires, conduits, or similar devices;

(5) Roof signs (any sign erected and maintained upon or over the roof of any building);

(6) Outdoor advertising signs (billboards);

(7) Painted signs on the building surface;

(8) Banner signs of cloth or fabric;

(9) Portable signs;

(10) Pole signs;

(11) Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

(a) National, state, local governmental, institutional, or corporate flags, properly displayed,

(b) Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year.

x. Size.

(1) In Zones C-3 and C-M, total allowable signage area shall correspond to building frontage. A business tenant is allowed two square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet in width.

(2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches. Greater letter sizes shall require the written approval of the Executive Director of the Community Development Commission, or successor agency, and the Department.

xi. Design. Such design shall be subject to review and approval by the Executive Director of the Community Development Commission, or successor agency, and the Department.

(1) Signage colors shall compliment building colors and materials and be limited to three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary for each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be consistent for each business or storefront.

d. *Design Standards.*

i. All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value or assessed valuation of the building or structure are subject to design review by the Executive Director of the Community Development Commission, or successor agency, and the Department.

ii. Uses, buildings and/or structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of residential properties planned for residential uses. When structures for nonresidential uses are located adjacent to residentially zoned lots, such structures shall be designed so as to minimize their impact on residentially zoned lots with respect to location on the site, height, architecture, and general amenities. Nonresidential uses shall be subject to review by the Director.

iii. Materials, Colors and Equipment.

(1) Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.

(2) Light earth tones and muted pastel colors are recommended as the primary or base-building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

(3) Awnings.

(a) Shall be the same color and style for each opening on a single storefront or business;

(b) Shall be complementary in color and style for each storefront in a building;

(c) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays;

(d) Shall comply with Title 26 (Building Code) of the County Code and Fire Department requirements;

(e) In a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.

(4) Mechanical Equipment.

(a) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(b) If air conditioning units must be located in the storefront, an attempt shall be made to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, the air conditioning unit shall be screened or enclosed by using an awning or landscaping.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible from any point within 300 feet.

(5) Security.

(a) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(b) All security bars or grilles shall be installed on the inside of the building, except for roll-up shutters or grilles.

(c) Horizontally folding accordion grilles installed in front of a storefront are prohibited.

(d) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

e. *Discretionary Site Plan Review*.

i. A Discretionary Site Plan Review (Chapter 22.190) is required to establish, operate, or maintain any use, except that no review is required for a change in ownership or occupancy. Also exempt from review are construction, maintenance, and repairs conducted entirely within any 12-month period which does not exceed 25 percent of the current market value or assessed valuation of the building or structure.

ii. An application for a Discretionary Site Plan Review shall not be submitted to the Department until the proposed use has been submitted to and reported upon by the Executive Director of the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan.

f. *Conditional Use Permits.*

i. A Conditional Use Permit (Chapter 22.158) application shall be required for those uses listed as subject to permit as specified in this Title 22, as well as those uses listed in this Subsection B.

ii. In addition to the findings for approval of Conditional Use Permit application required by Section 22.158.050 (Findings and Decision), in approving an application the Commission or Hearing Officer shall find that:

(1) The proposed use has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan; and

(2) The proposed use is consistent with the Redevelopment Plan.

g. *Nonconforming Uses, Buildings, and Structures.*

i. Uses, buildings and structures which are not in conformance with the Redevelopment Plan may be continued subject to the conditions contained in Chapter 22.174 (Nonconforming Uses, Buildings and Structures).

ii. For nonconforming uses, buildings, or structures, an application may be filed with the Department requesting:

(1) Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in Section 22.174.050.B (Termination by Operation of Law) or Section 22.248.010.G.2 (Zone Exception – Considered Nonconforming Use When); or

(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

iii. In addition to the findings for an application for a nonconforming use, building, or structure review required by Section 22.174.060 (Review of Amortization Schedule or Substitution of Use), in approving an application the Commission or Hearing Officer shall find that:

(1) The proposed use, building, or structure has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan; and

(2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the Redevelopment Plan.

4. ***Zone Specific Development Standards.***

a. *Modified Zone C-3.*

i. Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):

(1) Sales.

— Auction houses,

— Automobile sales, new or used,

— Boat and other marine sales,

— Ice sales,

— Mobile home sales,

— Model home display centers and sales offices,

— Recreational vehicle sales,

— Secondhand stores,

— Stamp redemption centers,

— Trailer sales, box and utility;

(2) Services.

— Air pollution sampling stations,

— Auto battery service,

— Auto brake repair shops,

— Auto muffler shops,

— Auto radiator shops,

— Boat rentals,

— Comfort stations,

— Dog training schools,

— Furniture transfer and storage,

— Gas metering and control stations, public utility,

— Homes for children, foster family,

— Laboratories, research and testing,

— Lodge halls,

— Microwave stations,

— Mortuaries,

— Motion picture studios,

— Motorcycle, motorscooter, and trail bike rentals,

— Recreational vehicle rentals,

— Revival meetings, tent, temporary,

— Signs, outdoor advertising,

— Taxidermists,

— Trailer rentals, box and utility,

— Truck rentals, excluding trucks exceeding two tons capacity,

— Wedding chapels;

(3) Recreation and Amusements.

— Amusement rides and devices,

— Athletic fields,

— Carnivals,

— Golf courses,

— Commercial recreation clubs,

— Swimming pools;

(4) Agricultural Uses.

— Crops: field, tree, bush, berry, row;

(5) Accessory Uses.

— Storage of building materials, except during on-site construction,

— Auto body and fender repair, painting, and upholstering,

— Manufacturing.

ii. Development Standards. Premises in Modified Zone C-3 shall be subject to the following development standards:

(1) That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, and suitable hardscape materials, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area;

(2) Every building in Modified Zone C-3 shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices;

(3) The total floor area in all the buildings on any one lot shall not exceed 1.8 times the total area of such lot;

(4) That there be parking facilities as required by Chapter 22.112 (Parking);

(5) Outside Display. Except for the following uses, all display in Modified Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by an approved Special Event Permit (Chapter 22.192):

— Parking lots,

— Business signs on the premises;

(6) Outside Storage. Outside storage is permitted only on the rear of a lot in Modified Zone C-3, provided such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot, and further provided that no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the Director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this Chapter. All such requests for substitution shall be subject to Chapter 22.190 (Site Plan Review, Discretionary).

b. *Modified Zone C-M.*

i. Permitted Uses. All uses described in Zone C-M are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):

(1) Sales.

— Automobile sales, sale of new and used motor vehicles,

— Boat and other marine sales,

— Mobilehome sales,

— Recreational vehicle sales,

— Trailer sales, box and utility;

(2) Services.

— Car washes, automatic, coin-operated, and hand wash,

— Revival meetings, tent, temporary,

— Signs, outdoor advertising,

— Tire retreading or recapping;

(3) Agricultural Uses.

— Crops: field, tree, bush, berry, row;

(4) Accessory Uses.

— Storage of building materials, except during on-site construction.

ii. Development Standards. Premises in Modified Zone C-M shall be subject to the following development standards:

(1) Every building in Modified Zone C-M shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices.

(2) The total floor area in all the buildings on any one lot shall not exceed one times the total area of such lot. Area covered by buildings shall not exceed 60 percent of the total lot area.

(3) Any property used for the outside storage or display of raw materials, equipment, or finished products shall comply with the requirements of Section 22.140.430 (Outdoor Storage).

(4) Signs shall comply with the requirements of Chapter 22.114 (Signs).

(5) Vehicle storage shall be provided as required by Chapter 22.112 (Parking).

5. ***Area Specific Standards.***

a. *Area 1 (Modified Zone C-3).*

i. Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the West Altadena Community Redevelopment Project area boundary, on the south by Woodbury Road, and on the west by the said Redevelopment Project area boundary.

ii. Development Standards.

(1) A 10-foot front yard shall be provided along Lincoln Avenue, Woodbury Road, Figueroa Drive, and all other public streets in Area 1.

(2) The required yards will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Executive Director of the Community Development Commission, or successor agency, and the Director for review and approval.

(3) Buildings located in Area 1 within 50 feet of the Redevelopment Project area boundaries shall be designed to

be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the Executive Director of the Community Development Commission, or successor agency, and the Director.

b. *Area 2 (Modified Zone C-M).*

i. Area Description. Area 2 is bounded generally on the north by the West Altadena Community Redevelopment Project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the said Redevelopment Project area boundary, and on the west by the said Redevelopment Project area boundary west of Windsor Avenue.

ii. Development Standards.

(1) A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the Executive Director of the Community Development Commission, or successor agency, and the Director for review and approval.

(2) Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural renderings shall be submitted to and approved by the Executive Director of the Community Development Commission, or successor agency, and the Director.

22.306.090 Modification of Development Standards

A. **Modification Procedure for Section 22.306.060.B.4.b (Significant Ridgeline Protection).** Any modification to the standards set forth in Section 22.306.060.B.4.b, shall require a Conditional Use Permit (Chapter 22.158). In approving such Conditional Use Permit application, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050.B (Findings):

1. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and
2. The overall development is designed to comply with the development standards provided in Section 22.306.060.B.3.b.ii (Grading).

B. **Modification Procedure for Section 22.306.070.A (Zone R-1).** The standards contained in Section 22.306.070.A (Zone R-1) may only be modified if a Conditional Use Permit has first been approved (Chapter 22.158) and while such permit is in full force and effect in conformity with the conditions of such permit.

C. **Modification of Development Standards for Section 22.306.070.B (Zone R-2) and Section 22.306.070.C (Zone R-3).**

1. ***Applicability*.** The Director may permit modifications to the development standards set forth in Sections 22.306.070.B.1 and B.2 and Sections 22.306.070.C.1 through C.5 provided that an applicant demonstrates to the satisfaction of the Director all of the following:
   a. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;
   b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and
   c. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.
2. ***Application.*** The procedure for filing a request for modification shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the applicant shall submit a filing fee equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District as set forth on the Filing Fee Schedule.
3. ***Notice*.** Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), not less than 30 days prior to the date an action is taken, notice of the pending application shall be mailed to the Altadena Town Council and all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property, indicating that the Town Council or any such property owner may oppose the granting of such modification by filing with the Director a written protest described in Subsection C.4, below, within 14 days from the date of the notice.

4. ***Written Protests*.** Written protests will be accepted only from those persons notified pursuant to Subsection C.3, above, and shall demonstrate how the application for a modification fails to meet the findings in Subsection C.1, above, and Section 22.228.040 (Findings and Decision). Those written protests submitted by different co-owners of the same lot shall be deemed one written protest; those written protests submitted by different members of the Altadena Town Council on behalf of the Town Council shall also be deemed one written protest.

5. ***Decision*.**

   a. The Director shall approve an application for a modification where not more than two written protests are received pursuant to Subsection C.4, above, where the application complies with Section 22.228.040 (Findings and Decision), and where the Director determines that the application has satisfactorily demonstrated the matters required by Subsection C.1, above. If the Director approves the application, the Director shall send notice by certified mail to the applicant, the Town Council, and all of the property owners identified in Subsection C.3, above.

   b. If three or more written protests are received pursuant to Subsection C.4, above, or the Director determines that the application does not comply with Section 22.228.040 (Findings and Decision), or the application has not satisfactorily demonstrated the matters required by Subsection C.1, above, the application shall be denied. If the Director denies the application for any reason, including the reason that three or more written protests have been received, the Director shall send notice of the decision by certified mail to the applicant, the Altadena Town Council, and the property owners identified in Subsection C.3, above. The notice shall indicate that the applicant may file an appeal within 14 days of the date on the notice with a request for a public hearing before the Hearing Officer.

6. ***Appeal*.** If the applicant files an appeal, the appeal shall be scheduled for a public hearing before the Hearing Officer. The applicant shall pay the additional fee for a public hearing set forth on the Filing Fee Schedule for a Site Plan Review for Modification of Development Standards in a Community Standards District. All procedures related to the appeal and the public hearing shall be the same as those for a Conditional Use Permit (Chapter 22.158), except as set forth in Subsection C.7, below.

7. ***Hearing Officer Decision*.** The Hearing Officer shall approve or deny the application pursuant to the principles and standards of Section 22.222.200 (Findings and Decision). The decision of the Hearing Officer

shall become effective on the date of the decision and shall not be subject to further administrative appeal.

D. **Minor Variations for Section 22.306.080.A (Lake Avenue Area).**

1. Under exceptional circumstances, the Director may permit minor variations from the standards specified in Section 22.306.080.A.3.c.ii through A.3.c.iv and Section 22.306.080.A.4.h.i through A.4.h.ix. Such variations are subject to the finding of the Director that:

   a. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Community Plan;

   b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Altadena area;

   c. Permitting a variation will not be materially detrimental to property or improvements in the area;

   d. That no more than two unrelated property owners have expressed any opposition to the minor variation; and

   e. Permitting a variation will be consistent with the goals of the Community Plan.

2. The procedures for filing a request for a minor variation shall be the same as those for the Discretionary Site Plan Review, except that the filing fee shall be equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.

3. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), not less than twenty days prior to the date an action is taken on a minor variation, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property noted on the application. Any interested person dissatisfied with the action of the Director may file an appeal from such action. Such appeal shall be filed with the Hearing Officer within 10 days following notification.

E. **Minor Variations for Section 22.306.080.B (West Altadena Area).** Under exceptional circumstances, the Department may permit minor variation from the standards specified in Section 22.306.080.B. In order to permit such variations, the applicant must demonstrate through a Discretionary Site Plan Review (Chapter 22.190) application that:

1. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan;

2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the West Altadena area;
3. Permitting a variation will not be materially detrimental to property or improvements in the area; and
4. Permitting a variation will not be contrary to the goals of the Redevelopment Plan.

FIGURE 22.306-A:ALTADENA CSD BOUNDARY

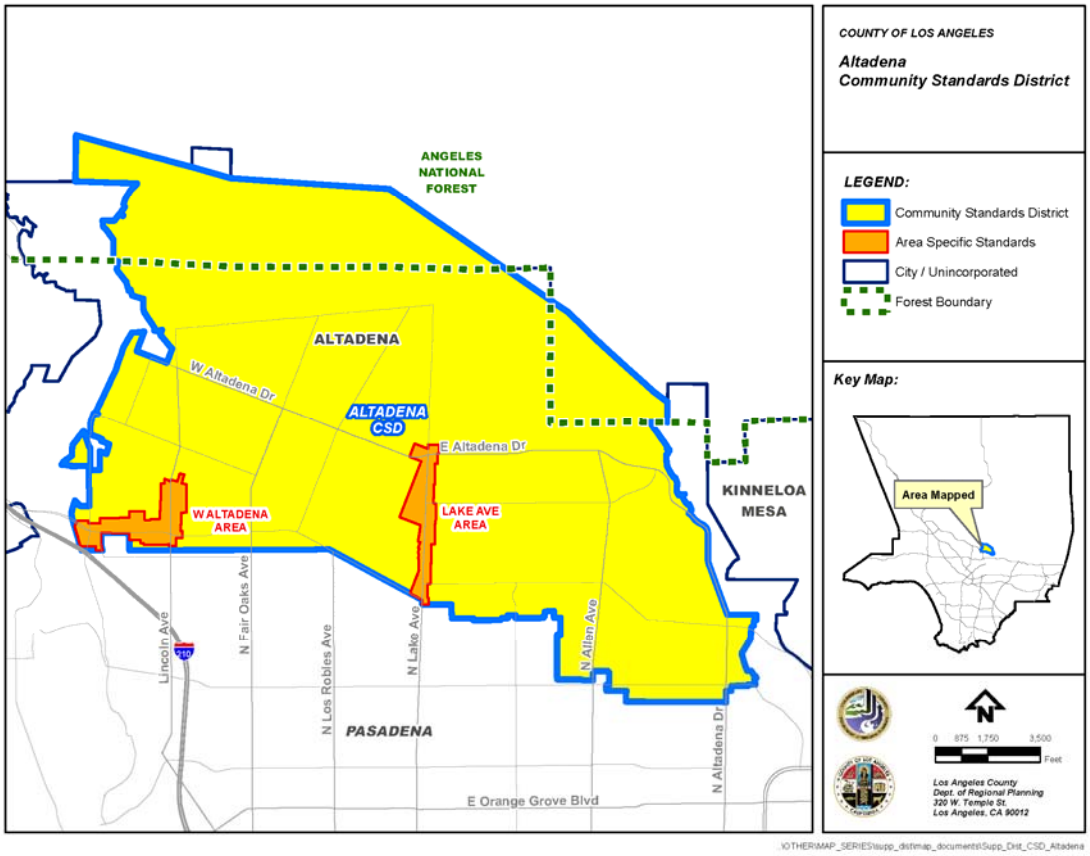


FIGURE 22.306-B:SIGNIFICANT RIDGELINES

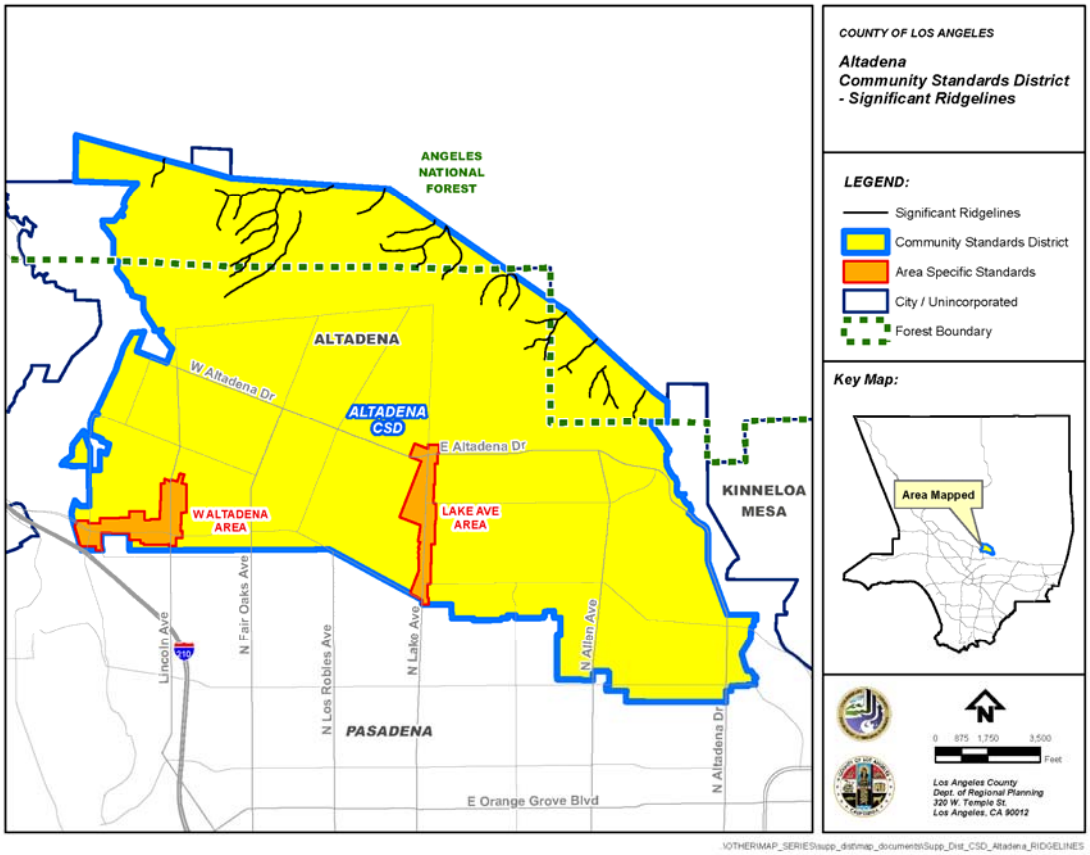


FIGURE 22.306-C: LAKE AVENUE AREA

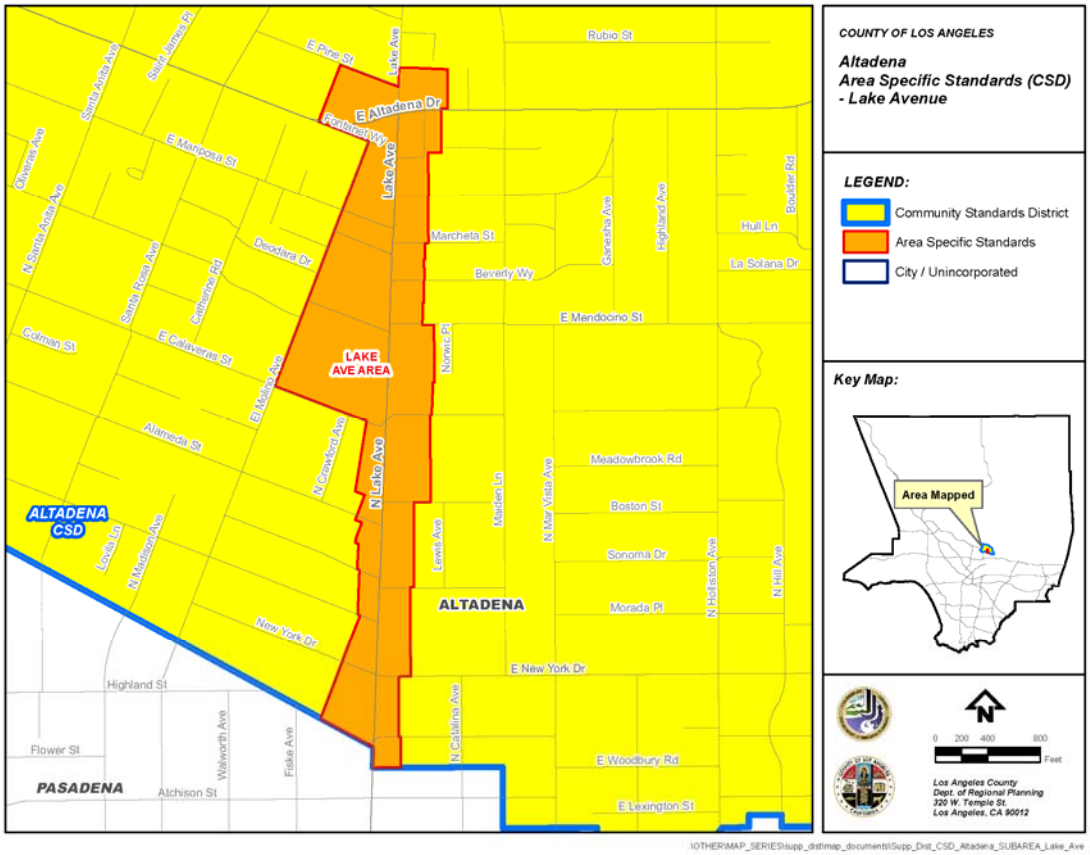


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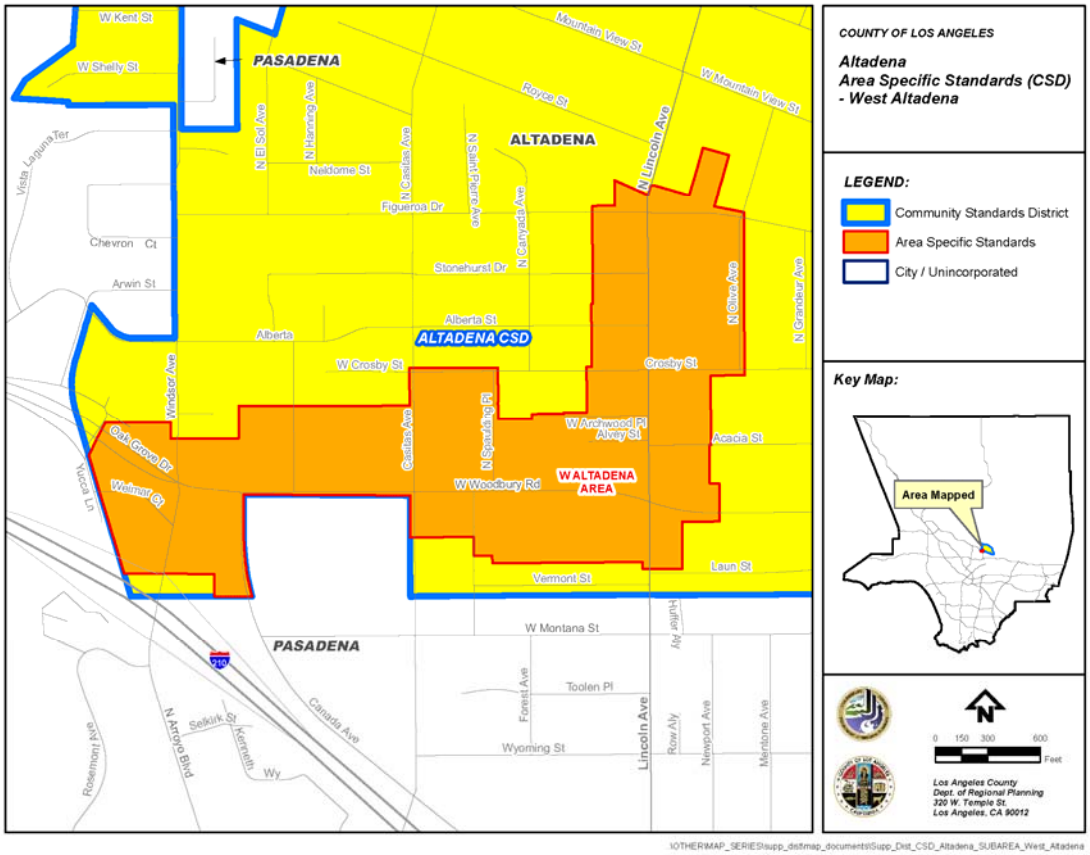
FIGURE 22.306-D: WEST ALTADENA AREA



APPENDIX I
Criteria for Significant Ridgelines

The designation of the significant ridgelines within the Altadena 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 Altadena 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 rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- **Cultural landmarks.** Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.
- **Existing community boundaries and gateways.** Ridges and surrounding terrain that provides 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 Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.

Chapter 22.308 Avocado Heights Community Standards District

Sections:

22.308.010 Purpose
22.308.020 Definitions
22.308.030 District Map
22.308.040 Applicability
22.308.050 Application and Review Procedures
22.308.060 Community Wide Development Standards
22.308.070 Zone Specific Development Standards
22.308.080 Area Specific Development Standards
22.308.090 Modification of Development Standards

22.308.010 Purpose

The Avocado Heights Community Standards District ("CSD") is established to preserve the open character of the Avocado Heights community and to improve its appearance with property maintenance standards. This CSD also establishes standards to improve the compatibility between residential uses and neighboring industrial and assembly uses.

22.308.020 Definitions

The following terms are defined solely for this CSD.

Assembly building. A non-residential building used for public assembly that accommodates an occupant load of 50 or more persons.

22.308.030 District Map

The boundaries of this CSD are shown on Figure 22.308-A:Avocado Heights CSD Boundary, at the end of this Chapter.

22.308.040 Applicability

(Reserved)

22.308.050 Application and Review Procedures

A. **Notification.** Notwithstanding Section 22.222.160 (Notification Radius) and except as otherwise provided in this Chapter, for any application that requires a public hearing, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property.

22.308.060 Community Wide Development Standards

A. **Graffiti.** All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

B. **Maintenance.** Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

22.308.070 Zone Specific Development Standards

A. **Zones R-1, R-A, and A-1.**

1. ***Front Yard Landscaping.*** For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.

2. ***Front Yard Fences.*** Notwithstanding Section 22.80.070.B.1 (Front Yards), a front yard fence may exceed three and one-half feet in height provided:

   a. The portions of the fence above three and one-half feet are built so as not to completely obstruct the public's view; and

   b. If the fence is chain link or wrought-iron, the fence may not exceed six feet in height.

3. ***Lot Coverage.*** The maximum lot coverage for structures of any type, including structures for housing animals, shall be (0.25 x net lot area) + 1,000 square feet.

4. ***Yard Depth.***

   a. For developed street blocks, the minimum front yard depth shall be equal to the average depth of all front yards on the same block and same side of the street. A vacant lot shall not be included in this calculation. For undeveloped street blocks, the minimum front yard depth shall be 20 feet; and

   b. The minimum rear yard depth shall be as depicted on Table 22.308.070-A, below:

TABLE 22.308.070-A:MINIMUM REAR YARD DEPTH				
Lot Size (Square Feet)	Less than 13,000	13,000-19,999	20,000-39,999	40,000+
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet

5. ***Assembly Buildings.*** All new assembly buildings shall be subject to the following:

   a. The lot on which the assembly building is located shall be a minimum of one acre in size and shall have frontage on at least two intersecting public streets;

   b. The assembly building shall be located at least 50 feet from the property line of any residential property;

   c. Vehicle parking for an assembly building shall consist of one parking space for each three occupants, based on the occupant load for the assembly building. All parking spaces shall be provided within 500 feet of the assembly building;

   d. The common property line between an assembly building and an adjoining residential use shall have a six-foot high concrete block wall unless the wall height standards in Section 22.110.070.B (Maximum Height of Fences and Walls) otherwise provide; and

   e. In addition to the events listed in Section 22.192.030.B.2 (Uses), all festivals not included therein, and all fundraising events at an assembly building shall require an approved Special Event Permit, unless the event is otherwise allowed in the zone without a permit, or allowed under another approval.

B. **Zones C-H and C-1.**

1. ***Parking Lot Landscaping.*** Except for rooftop or interior parking, parking lots with 20 or more vehicle parking spaces shall have a minimum of five percent landscaping. The landscaping shall be maintained and irrigated by a permanent watering system and shall include one 15-gallon tree for every 100 square feet of landscaped area. The landscaping shall provide separation between the parking lot and adjoining uses to the maximum extent possible.

2. ***Business Signs.*** Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs).

   a. Roof business signs shall be prohibited.

   b. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a Zoning Enforcement Officer.

   c. *Wall Business Signs.* All businesses shall be permitted one wall business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted one additional business sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted one business sign for each street

frontage. Wall business signs shall have the following maximum attributes:

i. A face area of two square feet for every linear foot of the applicable building frontage;

ii. Letter sizes of 24 inches in height; and

iii. A vertical dimension of 36 inches for the frame box.

d. *Freestanding Business Signs.* Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:

i. A solid base resting directly on the ground;

ii. A maximum face area of 60 square feet; and

iii. A maximum height of 15 feet measured vertically from the ground level at the base of the sign.

e. *Nonconforming Business Signs.* All existing lawful nonconforming business signs shall be brought into compliance with this Subsection B.2, or be removed from the site, within the period set forth in Table 22.308.070-B, below:

TABLE 22.308.070-B:NONCONFORMING BUSINESS SIGNS	
Sign Type	***Period for Compliance or Removal (From Effective Date of CSD)***
Painted Wall Business Signs	1 year
Non-Painted Wall Business Signs and Projecting Business Signs	3 years
Freestanding Business Signs	5 years
Roof Business Signs	5 years

3. ***Awnings.***

a. Awning signs shall have the same face area restriction as that for wall business signs in Subsection B.2.c.i, above.

b. Every awning for the same business shall be the same color and style; and

c. Every awning in a building with multiple storefronts shall be complimentary in color and style.

C. **Zone C-2.** The standards prescribed for Zones C-H and C-1 shall apply to Zone C-2. In addition, all new buildings in Zone C-2 shall have a minimum setback of 20 feet from the front property line. This setback shall be completely landscaped, except where there is required parking and

driveways. The landscaping shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

D. **Zone C-3.** The standards prescribed for Zones C-H, C-1, and C-2 shall apply to Zone C-3. In addition, a building or structure in Zone C-3 shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

E. **Zones M-1 and M-1.5.**

1. ***Buffers.*** Properties that adjoin a residential zone, school, or park shall have a minimum 10-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained in the manner provided in Subsection C, above.

2. ***Minimum Lot Size.*** Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be 20,000 square feet.

3. ***Setbacks.*** All new buildings that adjoin or face a Residential Zone, school, or park shall have a minimum setback of 20 feet from the front or side property line. The front setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in Subsection C, above.

4. ***Fences or Walls.*** Properties that adjoin a Residential Zone, school, or park shall have a minimum eight-foot high solid wall or solid fence along the common property line in compliance with Section 22.140.430.C.2 (Fences and Walls Required).

5. ***Lot Coverage.*** All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Subsection C, above.

6. ***Height.*** Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a Residential Zone, and 90 feet above grade otherwise.

7. ***Loading Docks.*** No loading dock shall be permitted along a property line that adjoins a Residential Zone.

8. ***Outdoor Storage.*** Notwithstanding Section 22.140.430 (Outdoor Storage), outside storage shall not be publicly visible to anyone in an adjoining Residential Zone.

9. ***Outdoor Businesses.*** All principal business uses conducted outside an enclosed structure within 500 feet of a Residential Zone, school, or park shall require an approved Conditional Use Permit (Chapter 22.158).

22.308.080 Area Specific Development Standards

A. **Area 1—Equestrian Area.**

1. ***Purpose.*** This area is established to preserve equestrian uses in the urban areas of the Avocado Heights community while alleviating certain environmental impacts associated with keeping horses and livestock. The development standards herein are intended to supplement the requirements of Chapter 22.70 (Equestrian Districts) and are adopted pursuant to Section 22.70.030 (Establishment, Expansion or Repeal of Equestrian Districts).

2. ***Area Description.*** This area is coextensive with the Avocado Heights Equestrian District established pursuant to Chapter 22.70 (Equestrian Districts). The boundaries of the area are shown on Figure 22.308-B:Equestrian Area at the end of this Chapter.

3. ***Development Standards.***

   a. *Distances.* Structures such as stables, barns, sheds, pens, and corrals, and any areas of property where horses or livestock are pastured, shall be located a minimum of 35 feet from any residence, and 10 feet from any street or highway.

   b. *Setbacks.* Structures used to temporarily keep horses or livestock shall be located a minimum of five feet from any rear or side property line, unless the property owner obtains the notarized written consent from the current adjacent property owners from the respective side and near property lines allowing a lesser setback.

   c. *Dust Control.* Measures to limit dust, such as installing a sprinkler system or regular ground watering, shall be implemented.

   d. *Manure Disposal and Storage.* Unless manure is used for spreading, manure shall be disposed of weekly. Until its disposal, manure shall be stored a minimum of 50 feet from any water source or natural drainage channel. Manure storage areas shall be covered.

B. **Area 2—Valley Boulevard Area.**

1. ***Purpose.*** This area is established to improve the compatibility between residential and industrial uses in the Valley Boulevard area.

2. ***Area Description.*** The boundaries of the area are shown on Figure 22.308-C:Valley Boulevard Area at the end of this Chapter.

3. ***Area Specific Conditional Uses.*** Commercial and industrial uses otherwise permitted shall require a Conditional Use Permit (Chapter 22.158) application for properties without street frontage on, or direct vehicular driveway access to, Valley Boulevard.

4. ***Zone Specific Use Standards.***

a. *Zone M-1.* In addition to the uses specified in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), the following uses shall also require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

— Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than a one-hour fire-resistant wall.

— Animal experimentation research institute.

— Automobile body and fender repair shops.

— Automobile painting and upholstering.

— Batteries; the manufacture and rebuilding of batteries.

— Breweries.

— Cannery, except meat or fish.

— Casein; the manufacture of casein products, except glue.

— Cellophane; the manufacture of cellophane products.

— Cesspool pumping, cleaning, and draining.

— Cold storage plants.

— Concrete batching, provided that the mixer is limited to one cubic yard.

— Dextrine, manufacture of.

— Distributing plants.

— Electrical transformer substations.

— Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.

— Fox farms.

— Fuel yards.

— Generators; the manufacture of electrical generators.

— Incinerators, the manufacture of.

— Ink, the manufacture of.

— Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored above ground at any one time.

— Paint mixing, except the mixing of lacquers and synthetic enamels.

— Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.

— Sand; the washing of sand to be used in sandblasting.

— Sodium glutamate, the manufacture of.

— Stove polish, the manufacture of.

— Tire retreading.

b. *Zone M-1.5.*

i. All uses requiring a Conditional Use Permit (Chapter 22.158) application pursuant to Subsection B.4.a above in Zone M-1 shall require a Conditional Use Permit application in Zone M-1.5.

ii. Any use otherwise permitted in Zone M-1.5 but not Zone M-1 shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1.5.

iii. Materials Recovery Facilities. A "materials recovery facility" shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1.5. For purposes of this Subsection B.4.b.iii, a materials recovery facility is a solid waste facility, permitted by the California Integrated Waste Management Board, where solid waste, as defined in Section 40191 of the California Public Resources Code, or recyclable materials, are sorted or separated for the purpose of recycling or creating compost.

22.308.090 Modification of Development Standards

A. **Minor Variations.**

1. The Director may permit minor variations from the zone specific development standards specified in Sections 22.308.070.A.2 through A.4 (for Zones R-1, R-A, and A-1), Sections 22.308.070.B.2.c and B.2.d (for Zones C-H and C-1), Section 22.308.070.C (regarding setbacks in Zone C-2) and Sections 22.308.070.E.1, E.2, E.3, E.5, E.6 and E.9 (for Zones M-1 and M-1.5), above, where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:

a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD;

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

c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD; and

d. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to Subsection F.3, below. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this Subsection.

2. The procedures for filing a request for a minor variation shall be the same as those for the Discretionary Site Plan Review (Chapter 22.190), except that the filing fee shall be equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.

3. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), notice shall be mailed to all owners of property located within a 250-foot radius of the exterior boundaries of the subject property.

FIGURE 22.308-A:AVOCADO HEIGHTS CSD BOUNDARY

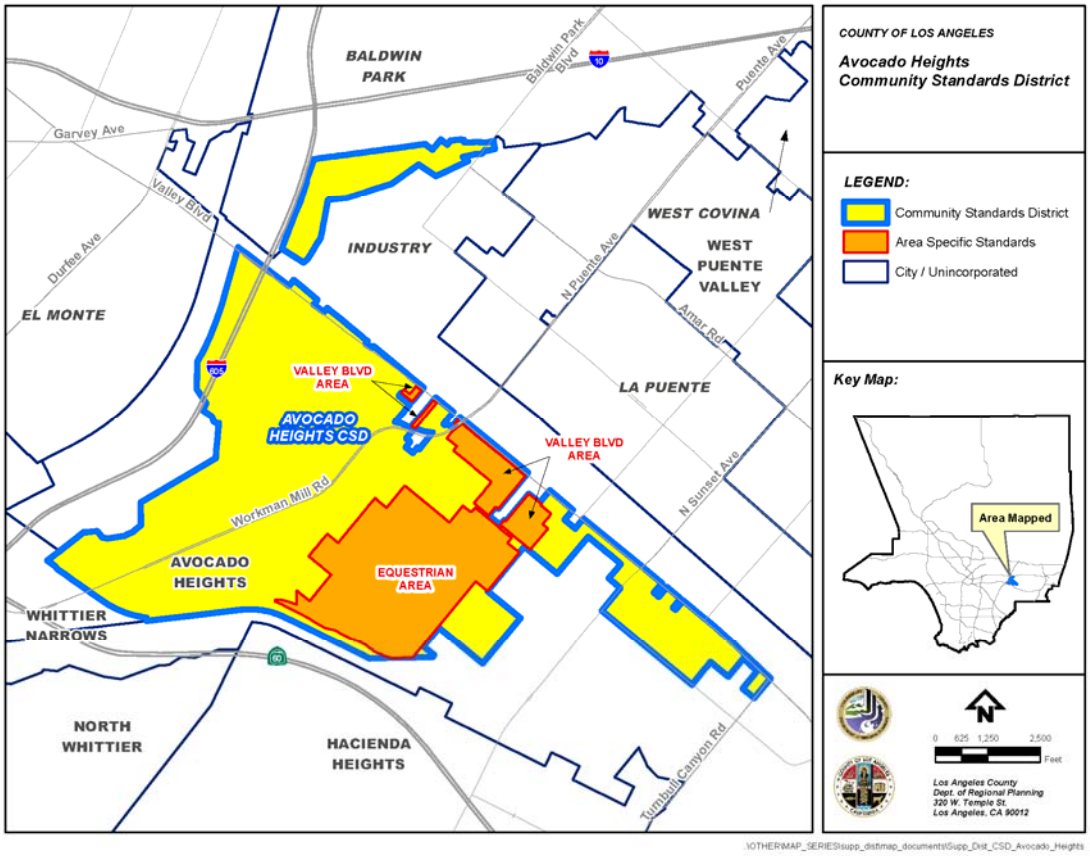


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FIGURE 22.308-B: EQUESTRIAN AREA

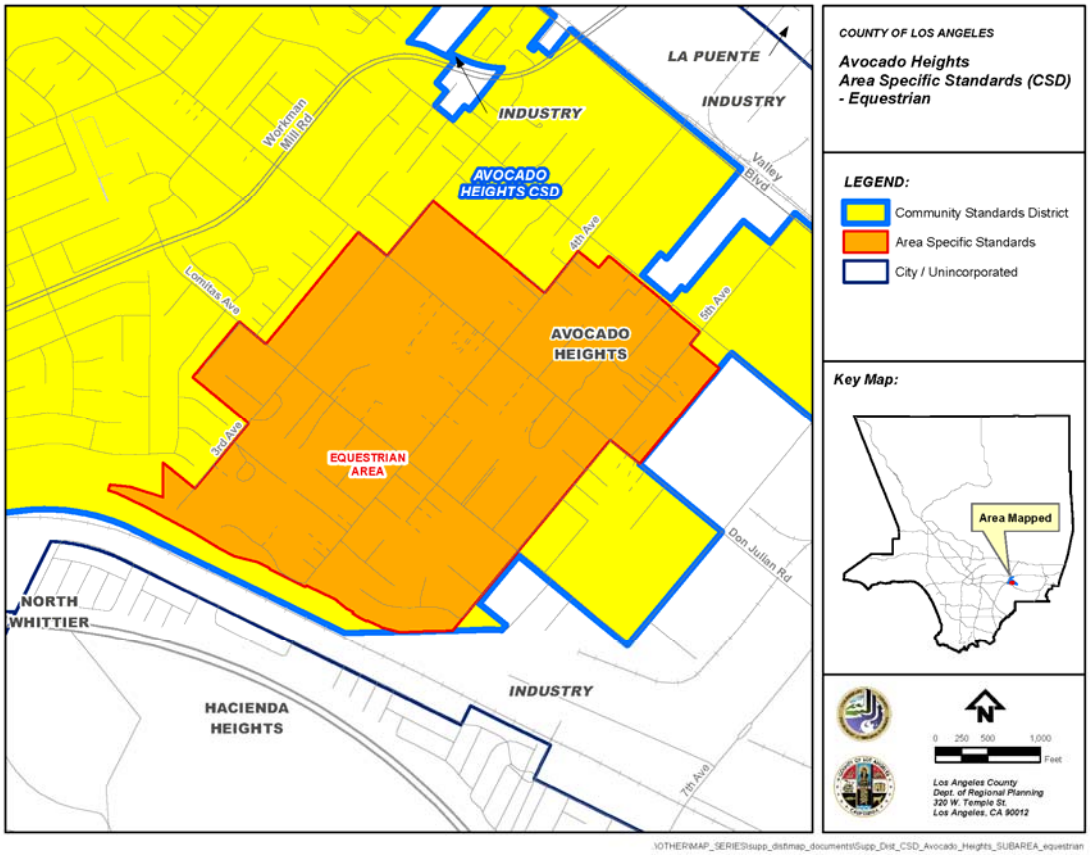
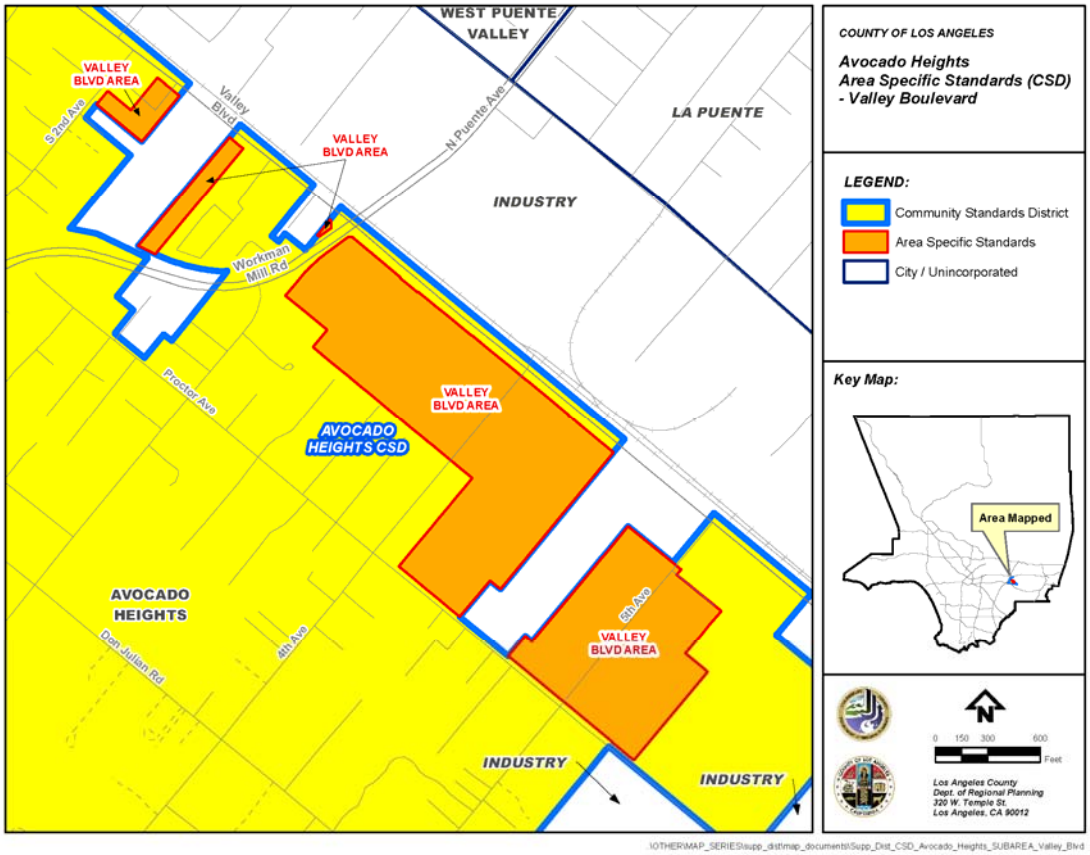


FIGURE 22.308-C: VALLEY BOULEVARD AREA



Chapter 22.310 Baldwin Hills Community Standards District

Sections:

22.310.010 Purpose
22.310.020 Definitions
22.310.030 District Map
22.310.040 Area Specific Development Standards
22.310.050 Oil Field Development Standards
22.310.060 Monitoring and Compliance
22.310.070 Administrative Items
22.310.080 Permitting
22.310.090 Enforcement
22.310.100 Public Outreach
22.310.110 Modification of Development Standards
22.310.120 Implementation Provisions

22.310.010 Purpose

The Baldwin Hills Community Standards District ("CSD") is established to provide a means of implementing regulations, safeguards, and controls for activities related to drilling for and production of oil and gas within the oil field located in the Baldwin Hills area of the County of Los Angeles. The purpose of these supplemental regulations is to ensure that oil field operations are conducted in harmony with adjacent land uses, to minimize the potential adverse impacts of such operations, to regulate such operations so they are compatible with surrounding land uses, and to enhance the appearance of the site with landscaping and other property maintenance requirements. These standards are implemented to protect the comfort, health, safety, and general welfare of people living, working, and recreating in the surrounding areas.

22.310.020 Definitions

For the purpose of this Chapter, the following terms shall have the meanings set forth herein, unless the context indicates otherwise. Unless a word or phrase is specifically defined in this Section, the definitions set forth in Division 2 (Definitions) shall apply to this Chapter.

Bioremediation Farm. The area of land within the oil field that is used for soil remediation through petroleum hydrocarbon impacted soil removal efforts.

Breakdown. Any event that results in a violation of applicable SCAQMD rules as specified in SCAQMD Rule 430.

CalARP Program. The California Accidental Release Prevention Program.

CAP. The Community Advisory Panel as described in Section 22.310.100.A (Community Advisory Panel).

Chief Executive Officer. The Chief Executive Officer for the County of Los Angeles.

Derrick. Any portable framework, tower, mast, or structure which is required or used in connection with drilling, redrilling, reworking, operating, or maintaining a well for the production of oil, gas, or other hydrocarbons from the earth.

Developed Area.

1. Any lot containing any residential, commercial, industrial, or office structure, or used for residential, commercial, industrial, or office purposes (provided that no lot on the oil field shall be considered to be developed area solely because of the presence thereon of the Cone Trust House or of a structure used by any operator for administrative functions associated with the oil field); or
2. Any lot containing any public park, house of worship, cemetery, school, parking lot, or any recreation area which has been developed and opened for public use.

Director. The Director of the Department of Regional Planning of the County of Los Angeles or their designee.

Director of Public Health. The Director of the Department of Public Health of the County of Los Angeles or their designee.

Director of Public Works. The Director of the Department of Public Works of the County of Los Angeles or their designee.

District. This CSD, the boundaries of which are shown on Figure 22.310-A:Baldwin Hills CSD Boundary, at the end of this Chapter.

DOGGR. The Division of Oil, Gas, and Geothermal Resources of the Department of Conservation of the State of California.

Drilling. Digging or boring into the earth for the purpose of exploring for, developing, extracting, or producing oil, gas, or other hydrocarbons, or for the purpose of injecting water, steam, or any other fluid or substance into the earth, but does not include remediation efforts to clean-up or remove contamination.

Drilling Equipment. The derrick, together with all parts of and appurtenances to such structure and, every piece of apparatus, machinery, or equipment used or erected or maintained for use in connection with drilling or redrilling.

Drill Site. That portion of any land on which drilling equipment is placed, stored, or utilized during the drilling, redrilling, or reworking of a well.

Enhanced Oil Recovery. Any production method which involves the injection of water, gas, steam, or any other substance into the earth for the purpose of extracting oil.

Environmental Compliance Coordinator. An independent third party approved by the Director and funded by the operator with expertise in oil operations who shall monitor oil operations at the oil field to ensure compliance with all provisions of this Chapter.

Emergency Response Plan or ERP. The emergency response plan, which is a plan to handle anticipated emergencies as required by Section 5192 of Title 8 of the California Code of Regulations and the United States Environmental Protection Agency requirements set forth at 40 Code of Federal Regulations 112, or with any emergency response regulations enacted or modified by the State of California or United States Environmental Protection Agency which are applicable to the oil field.

EQAP. The environmental quality assurance program as described in Section 22.310.060.A.

Fire Chief. The Fire Chief of the Fire Department of the County of Los Angeles or their designee.

Fire Department. The Fire Department for the County of Los Angeles.

Fluids. Any liquid.

Gas. Any substance, either combustible or noncombustible, which is produced in a natural state from the earth and which maintains a gaseous or rarefied state at standard temperature and pressure conditions. It shall also mean the gaseous components or vapors occurring in, or derived from, petroleum or natural gas.

Gas Plant. The centralized facility that is used for the separation of gas constituents and removal of impurities. This includes facilities for the removal of hydrogen sulfide, carbon dioxide, depropanizers, debutanizers, and other types of fractionation.

Idle Well. Any well that has not produced oil or gas or has not been used for injection for six consecutive months of continuous operation during the last five or more years. An idle well does not include an active observation well.

Injection Well. Any well used for the purpose of injecting water, waste water, brine, hydrocarbons, steam, or any other substance as a means of enhanced oil recovery.

Landowner or Landowners. A person, trust, firm, corporation, partnership, association, or other business entity that owns a legal or equitable title in and to any of the real property located within the oil field portion of the district.

Lessor. The owner of the land and mineral resources therein subject to a lease.

MACC. The Multiple Agency Coordination Committee described in Section 22.310.070.H.

Maintenance. The diagnosis, repair or replacement of machinery, equipment, apparatus, structures, facilities, and parts thereof, used in connection with oil operations as well as any other work necessary to reduce public health or safety hazards, other than drilling, redrilling, or reworking.

NFPA. The National Fire Protection Association.

Odor Suppressant. An organic emulsifier, or other compound, that is used to eliminate hydrocarbon odors by reducing the organic composition of hydrocarbon materials.

Oil. Crude oil.

Oil Cleaning Plant. All components of a future facility to be used for the storage and separation of oil, gas, and water.

Oil Field or Oil Field Portion of the District. The entire district except for the Southern California Edison facility, the Holy Cross Cemetery, and the small non-contiguous lot located east of La Brea Avenue, all of which excluded areas are shaded on Figure 22-310-A:Baldwin Hills CSD Boundary, at the end of this Chapter.

Oil Operations. Any activity undertaken in connection with the extraction, production, storage, or shipping of oil, gas, or other hydrocarbon substances including, but not limited to, drilling, redrilling, reworking, maintenance, repair, installation, construction operations, processing, enhanced oil recovery, bioremediation, well abandonment, remediation, clean-up, demolition, restoration, and revegetation. The term shall not include purely administrative operations (e.g., work carried on in the administrative office buildings).

Oil Field Web Site. The web site described in Section 22.310.100.B.3.

Operator. A person, firm, corporation, partnership, association, or other business entity that owns or holds the right to use the surface of the land to extract oil and gas. In the event there are two or more persons or entities who qualify as operators at any given time, then the term shall apply to all of them with regard to their respective operations.

Outer Boundary Line. The exterior limits of the oil field portion of the District.

Permanent Structure. Any building, facility, or equipment that is intended to, or does, remain in place on the oil field for more than one year, and shall include all tanks and all components of any steam drive plant, oil cleaning plant, or water processing facility. Wells and pipelines shall not be considered permanent structures.

Processing. The use of operations for gauging, recycling, compressor repressuring, injection, dehydration, stimulation, separation (including, but not limited to, separation of liquids from gas), shipping and transportation, and the gathering of oil, gas, other hydrocarbon substances, water, or any combination thereof.

Public Health Department. The Department of Public Health for the County of Los Angeles.

Pure Tones. Any sound for which the one-third octave band sound-pressure level in the band with the tone exceeds the arithmetic average of the sound-pressure levels of the two contiguous one-third octave bands by five dB for center frequencies of 500 Hertz and above, or by eight dB for center frequencies between 160 and 400 Hertz, or by 15 dB for center frequencies less than or equal to 125 Hertz.

Redrilling. Any drilling operation conducted to recomplete an existing well in the same or different oil producing zone where the well is deeper than the initial well depth.

Regional Water Quality Control Board or RWQCB. The Los Angeles Regional Water Quality Control Board that regulates and monitors water quality within the Los Angeles Region.

Reworking. Recompletion of an existing well and includes operations such as liner replacements, perforating, or fracing. Reworking also includes redrilling a well that is not deepened or sidetracked beyond the existing well bore.

SIMQAP. The safety inspection, maintenance, and quality assurance program described in Section 22.310.060.C.

SCAQMD. The South Coast Air Quality Management District, which is the regional body that regulates and monitors air quality within the four counties of Los Angeles, Orange, San Bernardino, and Riverside.

SPCC. The spill prevention, control, and countermeasure plan that meets the regulatory requirements of 40 CFR Part 112, or of any subsequently enacted or modified United States Environmental Protection Agency provisions on spill prevention, control, and countermeasure plans.

Steam Drive Plant. All components of a potential future centralized facility that would allow for the production of steam to be injected into portions of the oil field, including a water treatment plant, water softening facility, and all related tanks and equipment.

Subsidence. The settling or sinking of the ground surface.

SWPPP. The stormwater pollution prevention plan that meets the requirements specified by the Regional Water Quality Control Board.

Tank. A container, covered or uncovered, used in conjunction with the drilling or production of oil, gas, or other hydrocarbons for holding or storing fluids.

Uplift. The rising or rebound of the ground surface.

Well. Any oil or gas well or any well drilled for the production of oil or gas, or any well reasonably presumed to contain oil or gas, and shall include injection wells used for the purpose of enhanced oil recovery or to dispose of fluids associated with the production of oil and gas, or an observation well.

Well Abandonment. The permanent plugging of a well, in accordance with state law as set forth in Division 3, Chapter 1 of the California Public Resources Code and pursuant to requirements of DOGGR, found in Title 14 of the California Code of Regulations, Sections 1723-1723.9, or in accordance with subsequently enacted applicable state laws or regulations regarding well abandonment.

Well Servicing. Any maintenance work performed within any existing well bore which does not involve drilling, redrilling, or reworking.

Water Processing Facility. All components of a future centralized facility that would be used to treat and store water that is used for injection.

22.310.030 District Map

The boundaries of this CSD are as shown on Figure 22.310-A:Baldwin Hills CSD Boundary, at the end of this Chapter.

22.310.040 Area Specific Development Standards

A. **Operational Limits.** No surface drilling or other surface oil operations shall be allowed within the portions of this CSD consisting of the Southern California Edison facility, the Holy Cross Cemetery, and the small non-contiguous lot located east of La Brea Avenue. These areas are shaded on Figures 22.310-B and C at the end of this Chapter.

22.310.050 Oil Field Development Standards

The following provisions shall apply throughout the oil field portion of this CSD:

A. **Fire Protection and Emergency Response.** The operator shall comply with the following provisions:

1. ***Community Alert Notification System ("CAN").*** The operator shall maintain and test on an annual basis a CAN for automatic notification of area residences and businesses in the event of an emergency arising at the oil field that could require residents or inhabitants to take shelter, evacuate, or take other protective actions.

2. ***Spill Containment Response Training.*** The operator shall conduct annual spill containment response training and shall at all times have available, on-site, sufficient and properly maintained equipment and/or facilities so that a spill of the entire contents from the largest oil tank on the oil field can be responded to and contained in a timely manner to reduce the likelihood that the spill reaches a catch basin.

3. ***Emergency Response Plan ("ERP").*** The operator shall at all times maintain and fully implement and comply with all provisions of an emergency response plan and shall further ensure that the then current ERP satisfies all rules and regulations of the United States Environmental

Protection Agency and California Code of Regulations relating to emergency action plans and spill prevention control and countermeasure plans, as well as the rules, regulations, and requirements of the California Office of Spill Prevention and Response. The ERP shall also satisfy the rules and regulations of the United States Department of Transportation relating to onshore pipeline spills.

B. **Air Quality and Public Health.** The operator shall at all times conduct oil operations to prevent the unauthorized release, escape, or emission of dangerous, hazardous, harmful and/or noxious gases, vapors, odors, or substances, and shall comply with the following provisions:

1. ***Emission Offsets.*** The operator shall obtain emission offsets or RECLAIM credits as defined and required by SCAQMD Regulations for all new or modified emission sources that require a new or modified SCAQMD permit.

2. ***New Gas Plant.*** No new gas plant or flare shall be installed at any steam drive plant that may be constructed on the oil field. The operator shall connect any such steam drive plant to the existing gas plant to eliminate the need for a new gas plant or flare at the steam drive plant.

3. ***Odor Minimization.*** At all times the operator shall comply with the provisions of an odor minimization plan that has been approved by the Director. The odor minimization plan shall include any measures requested by the Director. The plan shall provide detailed information about the facility and shall address all issues relating to odors from oil operations. Matters addressed within the plan shall include setbacks, signs with contact information, logs of odor complaints, method of controlling odors such as flaring and odor suppressants, and the protocol for handling odor complaints. The odor minimization plan shall be reviewed by the operator on an annual basis to determine if modifications to the plan are required. Any modifications to the odor minimization plan shall be submitted to the Director for review and approval.

4. ***Air Monitoring Plan.*** At all times the operator shall comply with the provisions of an air monitoring plan that has been approved by the Director. The air monitoring plan shall include any measure requested by the Director. During drilling, redrilling, and reworking operations, the operator shall monitor for hydrogen sulfide and total hydrocarbon vapors as specified in the approved plan. Total hydrocarbon vapors shall be monitored at the gas plant as specified in the approved plan. Such monitors shall provide automatic alarms that are triggered by the detection of hydrogen sulfide or total hydrocarbon vapors. For drilling, redrilling, or reworking monitors, the alarms shall be audible and/or visible to the person operating the drilling, redrilling, or reworking equipment. For the gas plant monitors, the alarms shall be audible or visible to the gas plant

operator. Actions to be taken shall be as follows when specified alarm levels are reached:

a. At a hydrogen sulfide concentration of equal to or greater than five parts per million but less than 10 parts per million, the operator shall immediately investigate the source of the hydrogen sulfide emissions and take prompt corrective action to eliminate the source. The corrective action taken shall be documented in the drilling, redrilling, or reworking log. If the concentration is not reduced to less than five parts per million within four hours of the first occurrence of such concentration, the operator shall shut down the drilling, redrilling, or reworking operations in a safe and controlled manner, until the source of the hydrogen sulfide emissions has been eliminated, unless shutdown creates a health and safety hazard.

b. At a hydrogen sulfide concentration equal to or greater than 10 parts per million, the operator shall promptly shut down the drilling, redrilling, or reworking operations in a safe and controlled manner until the source of the hydrogen sulfide emissions has been eliminated, unless shutdown creates a health and safety hazard. The corrective action taken shall be documented in the drilling, redrilling, or reworking log. When an alarm is received, the operator shall promptly notify the County Fire Department—Health Hazardous Materials Division, the Culver City Fire Department, the Office of Emergency Services, and the SCAQMD.

c. At a total hydrocarbon concentration equal to or greater than 500 parts per million but less than 1,000 parts per million, the operator shall immediately investigate the source of the hydrocarbon emissions and take prompt corrective action to eliminate the source. The corrective action taken shall be documented in the drilling log for drilling, redrilling, or reworking and in the gas plant log for the gas plant. If the concentration is not reduced to less than 500 parts per million within four hours of the first occurrence of such concentration, the operator shall shut down the drilling, redrilling, reworking, or gas plant operations in a safe and controlled manner, until the source of the hydrocarbon emissions has been eliminated, unless shutdown creates a health and safety hazard.

d. At a total hydrocarbon concentration equal to or greater than 1,000 parts per million, the operator shall promptly shut down the drilling, redrilling, or reworking or gas plant operations in a safe and controlled manner, until the source of the hydrocarbon emissions has been eliminated, unless shutdown creates a health and safety hazard. The corrective action taken shall be documented in the drilling log for drilling, redrilling, or reworking and in the gas plant log for the gas

plant. When an alarm is received, the operator shall promptly notify the County Fire Department—Health Hazardous Materials Division, the Culver City Fire Department, and the SCAQMD.

e. All the monitoring equipment shall keep a record of the levels of total hydrocarbons and hydrogen sulfide detected at each of the monitors, which shall be retained for at least five years. The operator shall, on a quarterly basis, provide a summary of all monitoring events where the hydrogen sulfide concentration was at five parts per million or higher and the total hydrocarbon concentration was at 500 parts per million or higher to the Fire Chief. At the request of the Fire Chief, the operator shall make available the retained records from the monitoring equipment.

5. ***Portable Flare for Drilling.*** The operator shall have a gas buster and a portable flare, approved by the SCAQMD, at the oil field and available for immediate use to remove any gas encountered during drilling operations from drilling muds prior to the muds being sent to the shaker table, and to direct such gas to the portable flare for combustion. The portable flare shall record the volume of gas that is burned in the flare. The volume of gas burned in the flare shall be documented in the drilling log. The operator shall notify the Fire Chief and the SCAQMD within 48 hours in the event a measurable amount of gas is burned by the flare, and shall specify the volume of gas that was burned in the flare. No drilling or redrilling shall be conducted in areas that are known to penetrate the Nodular Shale zone unless a fully operational and properly maintained gas buster and portable flare are installed on the rig. All other drilling and redrilling operations shall be conducted so that any measurable gas that is encountered can, and will, be retained in the wellbore until the gas buster and portable flare are installed on the rig, after which the gas will be run through the system. The operator shall immediately notify the Fire Chief and the SCAQMD in the event any gas from drilling or redrilling operations is released into the atmosphere without being directed to and burned in the flare.

6. ***Oil Tank Pressure Monitoring and Venting.*** All oil tanks that contain or could contain oil shall have a fully operational pressure monitoring system that continuously measures and digitally records the pressure in the vapor space of each tank. The detection system shall notify the operator via an alarm when the pressure in the tank gets within 10 percent of the tank relief pressure. In the event of an alarm, the operator shall immediately take corrective action to reduce the tank pressure. The corrective action shall be documented in the operator's log. The operator shall notify the Fire Chief and the SCAQMD within 24 hours if the pressure in any tank covered by this Subsection ever exceeds such tank's relief pressure. Within seven calendar days after any tank vapor release, the operator

shall report the incident to the SCAQMD as a breakdown event pursuant to Rule 430, and shall provide the Fire Chief with a written report of the event and the corrective measures undertaken and to be undertaken to avoid future oil tank vapor releases. The operator shall make any changes to such report that may be required to obtain approval from the Fire Chief and the SCAQMD, and shall promptly institute all corrective measures called for by the report.

7. ***Odor Suppressant for Bioremediation Farms.*** When loading material or tilling material at the bioremediation farms, the operator shall use an odor suppressant such that no odor from the bioremediation farms can be detected at the outer boundary line.

8. ***Odor Suppressant for Drilling and Redrilling Operations.*** The operator shall use an odor suppressant spray system on the mud shaker tables for all drilling and redrilling operations to ensure that no odors from said operations can be detected at the outer boundary line.

9. ***Closed Systems.*** The operator shall ensure all produced water and oil associated with production, processing, and storage, except those used for sampling only, are contained within closed systems at all times.

10. ***Meteorological Station.*** The operator shall maintain and operate a meteorological station at the oil field in good operating condition and in compliance with all applicable Environmental Protection Agency ("EPA") and SCAQMD rules, regulations, and guidelines, and to the satisfaction of the Director. The operator shall conduct an audit of the meteorological station on an annual basis and submit the results of the audit to the SCAQMD and the Director. The operator shall maintain the data files for the meteorological station for a period of not less than 10 years. All such data shall be available upon request to the SCAQMD and the Director.

11. ***Updated Health Risk Assessment.*** After every five years of operation of the meteorological station, the operator shall provide the previous five years of metrological data to the SCAQMD and the Director. If the SCAQMD or the Director determines that the previous five years of metrological data from the oil field could result in significant changes to the health risk assessment that was conducted as part of the Baldwin Hills Community Standards District Environmental Impact Report, then the County may elect to re-run the health risk assessment using the previous five years of metrological data from the metrological station.

12. ***Off-Road Diesel Construction Equipment Engines.*** All off-road diesel construction equipment shall comply with the following provisions:

    a. Utilize California Air Resources Board ("CARB") EPA Certification Tier III or better certified engines or other methods approved by the CARB

as meeting or exceeding the Tier III standard or Tier II certified engines as long as no drilling or redrilling occurs during construction.

b. Utilize a CARB Verified Level 3 diesel catalyst. The catalyst shall be capable of achieving an 85 percent reduction for diesel particulate matter. Copies of the CARB verification shall be provided to the Director. Said catalysts shall be properly maintained and operational at all times when the off-road diesel construction equipment is in use.

13. ***Drill Rig Engines.*** All drilling, redrilling, and reworking rig diesel engines shall comply with the following provisions:

    a. Utilize CARB/EPA Certification Tier II or better certified engines, or other methods approved by CARB as meeting or exceeding the Tier II standard.

    b. Utilize second generation heavy duty diesel catalysts capable of achieving 90 percent reductions for hydrocarbons and for particulate matter smaller than 10 microns. Said catalysts shall be properly maintained and operational at all times when the diesel engines are running.

14. ***Drilling and Redrilling Setbacks.*** The following setbacks shall apply within the oil field for drilling or redrilling:

    a. At least 400 feet from developed areas.

    b. At least 20 feet from any public roadway.

15. ***Construction Schedule.*** To reduce construction air emissions, no overlap shall be permitted in major facility construction and installation activities such as the steam drive plant, the water processing facility, or the oil cleaning plant.

16. ***Fugitive Dust Control Plan.*** The operator shall comply with the provisions of a fugitive dust control plan that has been approved by the Director. The plan shall be based upon the requirements of SCAQMD Rule 403 and the SCAQMD CEQA Guideline Fugitive Dust Control Measures. The fugitive dust control plan shall be reviewed by the operator every five years to determine if modifications to the plan are required. Any modifications to the fugitive dust control plan shall be submitted to the Director for review and approval. The fugitive dust control plan shall include any measure requested by the Director.

C. **Safety and Risk of Upset.** The operator shall at all times conduct oil operations in a manner that minimizes risk of accidents and the release of hazardous materials, and shall comply with the following provisions:

1. ***Natural Gas Liquid Blending.*** Natural gas liquids at the gas plant shall be blended with the oil to the maximum allowable pipeline system vapor

pressure. Natural gas liquids storage shall be limited to the volume allowed in the risk management plan approved by the Fire Department.

2. ***Propane and Natural Gas Liquids Bullet Fire-Proofing.*** The operator shall install and maintain fire-proofing insulation on all propane and natural gas liquids bullets within the oil field. The fire-proofing insulation shall have a minimum two-hour fire rating and otherwise be acceptable to the Fire Chief. All propane and natural gas liquid bullets shall be equipped with an automatic deluge system.

3. ***Steam Drive Plant Setback.*** The steam drive plant, if constructed, shall be located at least 1,000 feet from a developed area and shall use urea or equivalent, low toxicity material for any nitrogen oxide emission reduction that is required by the SCAQMD.

4. ***Secondary Containment for Oil.*** The operator shall comply with the following provisions:

   a. The operator shall ensure that all existing oil tank areas in the oil field, unless determined by the Director to be infeasible, and all the new oil tank areas shall have secondary containment (berms and/or walls) that can contain at least 110 percent of the largest oil tank volume to reduce the likelihood of oil spills entering the retention basins. In the event the Director determines that it would be infeasible to provide 110 percent containment for a particular existing oil tank, the operator shall provide such containment as the Director determines is feasible.

   b. All retention basins in the oil field shall be adequately sized, and maintained to handle a 100-year storm event plus a potential spill of the volume of the largest tank that would drain into each basin.

   c. All above ground piping in the oil field that contains or could contain oil shall be protected by basins or secondary containment measures (berms and/or walls).

D. **Geotechnical.** The operator shall comply with the following provisions:

1. ***Grading.*** The operator shall comply with all of the following provisions:

   a. All proposed grading shall be subject to prior review and approval by the Director of Public Works.

   b. Grading involving up to 5,000 cubic yards and grading associated with the bioremediation farms may be undertaken pursuant to a County master grading plan stamped by a registered professional engineer and a California-certified engineering geologist and approved by the Director of Public Works.

   c. No slope of cut or fill shall have a gradient steeper than two to one (2:1) unless specifically approved by a site specific geotechnical report.

d. Cuts and fills shall be minimized to avoid erosion and visual impacts.

2. ***Geotechnical Investigations.*** The operator shall comply with the following provisions:

   a. A site-specific geotechnical investigation shall be completed for grading in excess of 5,000 cubic yards, unless associated with the on-site Bioremediation Farms and approved pursuant to a master grading plan approved by the Director of Public Works, and for any grading that supports or impacts a critical facility as determined by the Director. The investigation shall be completed by a California-certified engineering geologist and submitted to the Director and the Director of Public Works for review and approval, in conjunction with an application for a revised grading permit.

   b. A site-specific geotechnical investigation shall be completed for all proposed permanent structures. The investigation shall include analysis and recommendations associated with potential seismically induced ground failure, such as differential settlement and lateral spreading. The geotechnical investigation shall be completed by a California-certified engineering geologist and submitted to the Director of Public Works for review and approval.

3. ***Erosion Control.*** The operator shall comply with the following provisions:

   a. The operator shall comply with all provisions of an erosion control plan that has been approved by the Director. The erosion control plan shall be reviewed by the operator every two years to determine if modifications to the plan are required. Any modifications to the erosion control plan shall be submitted to the Director for review and approval. The erosion control plan shall include any measures requested by the Director.

   b. Erosion shall be controlled on all slopes and banks so that no mud or other substances are washed onto public streets or surrounding property. Such control measures may consist of planting and irrigation, dams, cribbing, riprap, sand bagging, netting, berms, or other devices.

4. ***Restoration of Slopes.*** Slopes shall be restored to their original grade once the use that required the grading of the slope has been discontinued. However, if restoration of a slope would negatively affect existing drainage patterns or slope stability, then the slope shall be restored to a grade that avoids these negative effects.

5. ***Ground Movement Surveys.*** The operator shall conduct ground movement surveys once every 12 months, or more frequently if determined necessary by the Director of Public Works, following all provisions of a ground movement monitoring plan that is acceptable to DOGGR and the Director of Public Works, that calls for both vertical and

horizontal ground movement surveys, at specified survey locations within, and in the vicinity of, the oil field, utilizing high precision Global Positioning System technology, in combination with a network of ground stations (or any alternative technology specified in the ground movement monitoring plan approved by the Director of Public Works), and following other survey methods outlined in the plan. The surveys shall be conducted by a California-licensed surveyor. The survey results shall be analyzed in relation to oil field activities, such as production, steam injection, and waterflooding, taking into consideration individual oil producing zones, injection schedules, rates, volume, and pressure. The analysis shall be completed in collaboration by a California-registered professional petroleum engineer, registered geotechnical engineer, and certified engineering geologist. The results of the annual monitoring survey and analysis shall be forwarded to DOGGR and the Director of Public Works. If requested by DOGGR or the Director of Public Works, the operator shall make modifications to the ground movement monitoring plan. In the event that survey indicates that on-going ground movement, equal to or greater than 0.6 inches at any given location, or a lesser value determined by the Director of Public Works is occurring in an upward or downward direction in the vicinity of or in the oil field, the operator shall review and analyze all claims or complaints of subsidence damage that have been submitted to the operator or the County by the public or a public entity in the 12 months since the last ground movement survey. Based thereon, the operator shall prepare a report that assesses whether any of the alleged subsidence damage was caused by oil operations and submit said report to DOGGR and the Department of Public Works. The Department of Public Works shall review the report to determine if it concurs with its conclusions. If the report concludes that damage has not been caused by oil operations, and the Department of Public Works does not concur in that conclusion, it shall forward its conclusions to DOGGR for its review and possible action. If the report concludes that damage was caused by oil operations and the Department of Public Works concurs with any such conclusion, the Department of Public Works shall forward the Department of Public Works' conclusions to DOGGR and ask DOGGR to evaluate the operator's fluid injection and withdrawal rates to determine whether adjustments to these rates may alleviate the ground movement, and if so, where in the oil field such adjustments should be made. The operator shall implement whatever adjustments in the rates of fluid injection and/or withdrawal that DOGGR determines are necessary and appropriate to alleviate any ground movement damage. The County shall promptly notify the CAP of any such action that is taken pursuant to this Subsection. Injection pressures associated with secondary recovery operations (i.e., water flooding) or disposal of produced fluids shall not exceed reservoir

fracture pressures as specified in Title 14 of the California Code of Regulations, Section 1724.10, and as approved by the DOGGR.

6. ***Construction of Permanent Structures.*** No permanent structures shall be constructed in an Alquist-Priolo Fault Zone without preparation of a fault study by a California-certified engineering geologist. Following the fault study, no permanent structures shall be placed within 50 feet of a known active fault. The fault investigation report shall be submitted to the Director of Public Works for review and approval.

7. ***Oil Field Accelerometer.*** The operator shall operate and maintain an accelerometer at the oil field to determine site-specific ground accelerations as a result of any seismic event in the region (Los Angeles/Orange County and offshore waters of the Santa Monica Bay and San Pedro Channel). Readings from the accelerometer shall be recorded at the oil field and transmitted in real-time to the Caltech Seismological Laboratory. The operator shall cease operations and inspect all oil field pipelines, storage tanks, and other infrastructure following any seismic event that exceeds a ground acceleration at the oil field of 13 percent of gravity (0.13 g) and promptly notify the Director. The operator shall not reinstitute operations at the oil field and associated pipelines until it can reasonably be determined that all oil field infrastructure is structurally sound.

8. ***Pipeline Management Plan.*** The operator shall maintain and implement a pipeline management plan that meets the requirements of DOGGR regulations.

9. ***Paleontological Monitor.*** The operator shall have a qualified paleontologist, approved by the Director, monitor all rough grading and other significant ground disturbing activities in paleontological sensitive sediments. The sensitive sediments that have been identified within the oil field include the Lower to Middle Pleistocene San Pedro Formation and the Middle to Upper Pleistocene Lakewood Formation. A paleontologist will not be required on site if excavation is only occurring in artificial fill or Holocene alluvium.

E. **Noise Attenuation**. All oil operations on the oil field shall be conducted in a manner that minimizes noise and shall comply with the following provisions:

1. ***Noise Limits.*** The operator shall comply with the following provisions:

   a. All oil operations on the oil field shall comply with the noise provisions of Chapter 12.08 of Title 12 (Environmental Protection) of the County Code, with the exception of drilling, redrilling, and reworking, which are exempt from the provisions of said Chapter.

   b. Hourly, A-weighted equivalent noise levels associated with drilling, redrilling, and reworking shall not elevate existing baseline levels by

more than five dBA at any developed area. For daytime activities (7:00 a.m. to 7:00 p.m.) existing baseline noise levels shall be defined as the maximum daytime equivalent noise level (Leq) at the closest monitoring site as shown in Table 4.9.3 of the 2008 Baldwin Hills Community Standards District Environmental Impact Report. For nighttime activities (7:00 p.m. to 7:00 a.m.), existing baseline noise levels shall be defined as the minimum nighttime equivalent noise level (Leq) at the closest monitoring site as shown in Table 4.9.3 of the 2008 Baldwin Hills Community Standards District Environmental Impact Report. Updated baseline noise levels may be set and additional monitoring sites may be established, from time to time by the Director. In no case shall baseline noise levels include any drilling, redrilling, or reworking operations.

c. Noise produced by oil operations shall include no pure tones when measured at a developed area.

2. ***Backup Alarms.*** Backup alarms on all vehicles operating within the oil field shall be disabled between the hours of 8:00 p.m. and 8:00 a.m. During periods when the backup alarms are disabled, the operator shall employ alternate, low-noise methods for ensuring worker safety during vehicle backup, such as the use of spotters.

3. ***Quiet Mode Drilling Plan.*** All drilling and redrilling on the oil field between the hours of 6:00 p.m. and 8:00 a.m. shall be conducted in conformity with a quiet mode drilling plan that has been approved by the Director and the Director of Public Health. The quiet mode drilling plan shall be reviewed by the operator every year to determine if modifications to the plan are required. The operator shall make changes to the plan if requested by the Director or the Director of Public Health. Any modifications to the quiet mode drilling plan shall be submitted to the Director and the Director of Public Health for review and approval. The quiet mode drilling plan shall include any measures requested by the Director or the Director of Public Health.

4. ***Equipment Servicing.*** All noise producing oil field equipment shall be regularly serviced and repaired to minimize increases in pure tones and other noise output over time. The operator shall maintain an equipment service log for all noise-producing equipment.

5. ***Deliveries to the Oil Field.*** Deliveries to the oil field shall not be permitted after 8:00 p.m. and before 7:00 a.m. except in cases of emergency. Deliveries on Sundays or legal holidays shall not be permitted after 8:00 p.m. or before 9:00 a.m., except in cases of emergency.

6. ***Deliveries within the Oil Field.*** Deliveries to areas of the oil field located within 500 feet of any residential property shall not be permitted after 5:00 p.m. or before 7:00 a.m. except in cases of emergency. Deliveries to such

areas on Sundays or legal holidays shall not be permitted after 5:00 p.m. and before 9:00 a.m., except in cases of emergency.

7. ***Time Limits for Construction.*** Construction of permanent structures shall not be permitted after 7:00 p.m. and before 7:00 a.m., or during Saturdays, Sundays, or legal holidays.

8. ***Construction Equipment.*** All construction equipment shall be selected for low-noise output. All construction equipment powered by internal combustion engines shall be properly muffled and maintained.

9. ***Construction Equipment Idling.*** Unnecessary idling of construction equipment internal combustion engines is prohibited.

10. ***Worker Notification.*** The operator shall instruct employees and subcontractors about the noise provisions of this Subsection E prior to commencement of each and every drilling, redrilling, reworking, and construction operation, and shall annually certify to the Director that such employees and subcontractors have been properly trained to comply with such noise provisions. The operator shall prominently post quiet mode policies at every drilling and redrilling site.

F. **Vibration Reduction.** All oil operations on the oil field shall be conducted in a manner that minimizes vibration. Additionally, vibration levels from oil operations at the oil field shall not exceed a velocity of 0.25 mm/s over the frequency range 1 to 100 Hz at any developed area.

G. **Biological Resources.** All oil operations on the oil field shall be conducted in a manner that minimizes impacts to biological resources and shall comply with the following provisions:

1. ***Oil Spill Response.*** The operator shall comply with all provisions of an Emergency Response Plan ("ERP") that has been approved by the Director, to protect biological species and to revegetate any areas disturbed during an oil spill or clean-up activities. The operator shall make changes to the ERP if requested by the Director. Any modifications to the ERP shall be submitted to the Director for review and approval. The ERP shall include any measures to protect biological species that may be requested by the Director.

2. ***Special Status Species and Habitat Protection.*** The operator shall comply with all provisions of a special status species and habitat protection plan that has been approved by the Director. The operator shall make changes to the plan if requested by the Director. Any modifications to the plan shall be submitted to the Director for review and approval. The special status species and habitat protection plan shall include any measures requested by the Director.

3. ***Habitat Restoration and Revegetation Plan.*** Prior to any disturbance of sensitive natural habitat areas, as identified in the special status species and habitat protection plan, the operator shall hire a biologist, approved by the County, to conduct a survey of the area to determine if significant impact to sensitive natural habitat, including coastal sagebrush, coyote bush scrub, riparian scrub, and oak woodland will occur. If the biologist determines that significant impact to sensitive natural habitat will occur, then the operator shall have a County-approved restoration specialist, with expertise in southern California ecosystems and revegetation techniques, prepare a habitat restoration and revegetation plan. The plan shall be submitted to the Director for review and approval. The Director shall make best efforts to complete the review of the plan as expeditiously as possible and shall then either approve the plan or provide the operator with a list of specific items that must be included in the plan prior to approval. No removal of sensitive natural habitat shall occur until the plan has been approved by the Director. The habitat restoration and revegetation plan shall include any measures requested by the Director.

4. ***Pre-Construction Surveys.*** The following surveys shall be conducted prior to any significant vegetation removal in sensitive natural habitat as identified in the special status species and habitat protection plan.

    a. The operator shall hire a County-approved ecologist/botanist to conduct sensitive plant surveys.

    b. The operator shall hire a County-approved biologist to conduct sensitive wildlife surveys in habitat areas that could support sensitive wildlife species.

    c. The operator shall hire a County-approved biologist to conduct breeding and nesting bird surveys if the construction activities would occur during the breeding season (February 1 to August 31 for raptors, and March 15 to September 15 for sensitive/common birds).

    d. The operator shall hire a County-approved wetland delineator to delineate any wetlands that would be affected by construction.

5. ***Listed Plant or Wildlife Species.*** If federal- or State-listed plant or wildlife species are found, then the operator shall comply with all applicable United States Fish and Wildlife and California Department of Fish and Game rules and regulations.

6. ***Construction Monitoring.*** If the pre-construction surveys find sensitive plant, wildlife species, or nesting birds, a biological monitor hired by the operator, and approved by the County, shall be on site during construction to monitor the construction activities. The biological monitor shall be responsible for the following:

    a. Establishing a 300-foot buffer around any active breeding bird nests.

b. Assuring that vegetation removal does not harm sensitive wildlife species.

c. Monitoring the construction area for sensitive wildlife species and relocating them to suitable habitat outside of the construction area.

d. Ensuring that exclusionary fencing is installed around the construction area to prevent sensitive wildlife species from entering the construction area.

7. ***Tree and Riparian Scrub Removal.*** Removal of native or non-native trees and riparian scrub vegetation shall be scheduled, as possible, for removal outside the nesting season to avoid impacts to nesting birds. If avoidance of removal of trees or riparian scrub during the recommended periods is not possible, a County-approved biologist shall perform a survey to ensure that no nesting birds are present prior to removal. If for any reason a nest must be removed during the nesting season, the operator shall provide written documentation to the Director demonstrating concurrence from the United States Fish and Wildlife Service and California Department of Fish and Wildlife authorizing the nest relocation and a written report documenting the relocation efforts.

8. ***Habitat Restoration.*** Within 60 days of completion of construction activities that have significantly impacted sensitive natural habitat, the operator shall begin habitat restoration consistent with the approved native habitat restoration and revegetation plan discussed in Subsection G.3, above. Restoration priority shall be given to areas of degraded habitat connecting areas of higher quality habitat and where restoration would produce larger corridors to support the migration and movement of wildlife. The operator shall replace any significant loss of sensitive natural habitat at the following ratios:

   a. 1:1 for each acre of coastal sagebrush or coyote bush scrub.

   b. 2:1 for each acre of riparian scrub or oak woodland.

H. **Cultural/Historic Resources.** The operator shall comply with all of the following provisions:

1. ***Cone Trust House.*** Oil operations shall not result in impacts to the Cone Trust House.

2. ***Archeological Training.*** The operator shall provide archeological training for all construction personnel who will be involved with ground disturbance activities at the oil field. All such construction personnel shall be required to participate in the training and will receive training material prepared by a qualified archaeologist prior to working on ground disturbance activities.

3. ***Construction Treatment Plan.*** The operator shall comply with all provisions of a construction treatment plan, approved by the Director, to

ensure that any new archeological discoveries are adequately recorded, evaluated, and, if significant, mitigated. In the event that unknown archaeological artifacts are encountered during grading, clearing, grubbing, and/or other construction activities, work shall be stopped immediately in the vicinity of the find and the resource shall be evaluated by a qualified archaeologist, approved by the Director. The construction treatment plan shall include any measures requested by the Director.

I. **Lighting.** Outdoor lighting shall be restricted to only those lights which are required by code for the lighting of building exteriors, drilling, and redrilling rigs and for safety and security needs. In addition, the operator shall comply with the following provisions:

1. ***Screening.*** All new point lighting sources within the oil field shall be screened and directed to confine direct rays to the oil field and to prevent off-site spillover lighting effects to the extent feasible.

2. ***Lighting Plan.*** A detailed lighting plan shall be prepared for each new permanent structure and submitted to the Director for review and approval. No work may be commenced on such permanent structure until the lighting plan therefore has been approved by the Director. The lighting plan shall include any measures requested by the Director.

J. **Landscaping, Visual Screening, Irrigation and Maintenance.** The operator shall comply with the conceptual landscaping plan for the oil field prepared by Mia Lehrer & Associates, dated October 2008, on file with the Department, which is intended to beautify and screen the oil field from adjoining residential, recreational, and institutional areas or adjacent public streets or highways. Landscaping required by this plan shall be completed in phases over a two-to five-year period as approved by the Director. All landscaping on the oil field shall be routinely inspected (on at least a monthly basis) and maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, fertilizing, and replacement of plants as needed. Litter shall also be removed on a regular basis.

K. **Oil Field Waste Removal.** The operator shall comply with the following provisions:

1. ***Waste Collection.*** All drilling, redrilling, and reworking waste shall be collected in portable steel bins compliant with United States Department of Transportation standards. Any drilling, redrilling, and reworking wastes that are not intended to be injected into a Class II Well, as permitted by DOGGR, shall be removed from the oil field no later than 30 days following completion of the drilling, redrilling, and reworking. This provision does not apply to active sumps and mud pits.

2. ***Waste Discharge.*** No oil field waste shall be discharged into any sewer, storm drain, irrigation systems, stream or creek, street, highway, or

drainage canal. Nor shall any such wastes be discharged on the ground provided that the foregoing shall not prohibit the proper use of active drilling sumps and mud pits.

3. ***Recycling Plan.*** The operator shall comply with all provisions of a recycling plan that has been approved by the Director. The recycling plan shall include any elements requested by the Director.

L. **Construction of Private Roads.** Roads and other excavations shall be designed, constructed, and maintained to provide stability of fill, minimize disfigurement of the landscape, prevent deterioration of vegetation, maintain natural drainage, and minimize erosion. Prior to construction of any new road, the operator shall prepare and submit to the Director of Public Works for review and approval a private road construction plan. The operator shall thereafter comply with all provisions of the approved private road construction plan. All new private access roads leading off any surfaced public street or highway shall be paved with asphalt or concrete not less than three inches thick for the first 50 feet of said access road from the public street or highway.

M. **Signs.** All signage shall comply with Chapter 22.114 (Signs). In addition, the operator shall comply with the following provisions:

1. ***Perimeter Identification Signs.*** Identification signs, at intervals acceptable to the Director, shall be posted and maintained in good condition along the outer boundary line fence and along the fences adjoining the public roads that pass through the oil field. Each sign shall prominently display current and reliable emergency contact information that will enable a person to promptly reach, at all times, a representative of the operator who will have the expertise to assess any potential problem and recommend a corrective course of action. Each sign shall also have the telephone number of the Department of Regional Planning Zoning Enforcement Section and the number of SCAQMD that can be called if odors are detected.

2. ***Main Entrance Sign.*** A sign shall be posted and maintained in good condition at the main entrance of the oil field prominently displaying a telephone number by which persons may contact a representative of the operator at all times to register complaints regarding oil field operations.

3. ***Other Required Signs.*** All identification signs, warning signs, no trespassing signs, and other signs required by County, State and federal regulations shall be properly posted and maintained in all required locations and in good condition.

4. ***Well Identification Signs.*** Well identification signs including the well name and well number shall be posted and maintained in good condition at each well location.

5. ***No Littering Signs.*** "No littering" signs shall be prominently posted and maintained in good condition on all oil field entrance gates.

N. **Painting.** All oil operation-related structures visible from public roadways and surrounding properties within the oil field shall be painted or otherwise surfaced or textured with a color that is compatible with the surrounding areas and has been approved by the Director. The painting or other surfacing of all structures covered by this Subsection shall thereafter be maintained in good condition.

O. **Sumps.** The operator shall comply with all of the following provisions:

1. ***Sump Clean Out.*** All sumps that are used, installed, or maintained for use in connection with any well, and which have not been used for 90 days for the operation of or the drilling, redrilling, or reworking of such well or any other well in the vicinity, shall be cleaned out, and all oil, rotary mud, and rubbish removed.

2. ***Sump Fencing.*** Around each sump of any depth, there shall be erected and continuously maintained a fence that encloses the sump and complies with the requirements of Sections 11.48.010—11.48.050, Title 11 (Health and Safety) of the County Code. This provision shall not apply to sumps that are constantly and immediately attended while drilling, redrilling, and reworking operations are proceeding as specified in Section 11.48.020 in Title 11 (Health and Safety) of the County Code.

P. **Well Cellars.** All well cellars shall be constructed in accordance with the most current American Petroleum Institute standards. In addition, the operator shall comply with the following provisions:

1. ***Cellar Fluids.*** Well cellars shall be kept free of all oil, water, or debris at all times. During drilling, redrilling, and reworking, the cellar shall be kept free of excess fluids by a pump which discharges into a waste tank, mud pit, vacuum truck, or other approved disposal system.

2. ***Access to Multi-Well Cellars.*** All multi-well cellars exceeding three feet in depth and 25 feet in length shall have two means of entrance and exit and an additional exit for every 50 feet in length thereafter. At least one means of entrance or exit for all multi-well cellars of 25 feet in length shall be a stairway constructed to California Division of Industrial Safety standards.

3. ***Single-Cellar Covers.*** All single-cellars shall be covered with open grating and have no openings larger than three inches at any point. Covers shall be capable of supporting vehicle weight or guardrails shall be erected to prevent vehicle access.

4. ***Cellar Ladder Openings.*** All openings for ladders through grating shall be designed to allow exit from underside without obstruction and shall be

kept free of storage of any type. Said openings shall not be less than 24 inches on either side.

Q. **Stormwater and Drainage Management.** The operator shall comply with the following provisions:

1. ***Construction Storm Water Pollution Prevention Plan ("CWPPP").*** The operator shall maintain and implement all provisions of a storm water pollution prevention plan ("SWPPP") that has been inspected by the Regional Water Quality Control Board and the Department of Public Works. The operator shall provide the Director and the Director of Public Works with a copy of the SWPPP, and any future modifications, revisions, or alterations thereof, or replacements therefore. The SWPPP shall be updated prior to new construction activities as required by the Regional Water Quality Control Board.

2. ***Spill Prevention, Control, and Countermeasure Plan ("SPCCP").*** The Operator shall maintain and implement all provisions of a spill prevention, control, and countermeasure plan ("SPCCP") which meets the requirements of the Local California Unified Program Agency and the United States Environmental Protection Agency. The operator shall provide the Director and the Fire Chief with a copy of the SPCCP and any future modifications, revisions, or alterations thereof, or replacements therefore.

3. ***Hydrological Analysis.*** A site-specific hydrologic analysis shall be completed to evaluate anticipated changes in drainage patterns and associated increased runoff at the site for any new grading that results in the loss of vegetated, sandy, permeable ground areas, which could alter surface runoff at the site. The analysis shall be completed consistent with Standard Urban Stormwater Mitigation Plan regulations, as specified in the County Department of Public Works Hydrology Manual as amended. The hydrological analysis shall be submitted to the Director of Public Works for review and approval. The new grading that required the hydrologic analysis shall not occur until approval of the analysis by the Director of Public Works.

R. **Water Management Plan.** The operator shall comply with all provisions of a water management plan that has been approved by the Director and the Director of Public Works. The plan shall include best management practices, water conservation measures, the use of a drip irrigation system, and shall include provisions for the use of surface water runoff in the retention basins for dust suppression and landscaping. The plan shall also address the availability of reclaimed water for use at the oil field. The water management plan shall be reviewed by the operator every three years to determine if modifications to the plan are required. The operator shall make changes to the plan if requested by the Director or the Director of Public Works. Any

modifications to the water management plan shall be submitted to the Director and the Director of Public Works for review and approval. The water management plan shall include any elements requested by the Director or the Director of Public Works. In addition, the operator shall comply with the water conservation measures and reporting requirements specified in Sections 20.09.020—20.09.080 in Title 20 (Utilities) of the County Code.

S. **Groundwater Monitoring.** The operator shall develop, implement, and carry out a groundwater quality monitoring program for the oil field that is acceptable to the Director and consistent with all requirements of the Regional Water Quality Control Board. Pursuant to the approved program, the operator shall install and maintain groundwater monitoring wells in the vicinity of each surface water retention basin, which is permitted by the Regional Water Quality Control Board. Such monitoring wells shall be completed to the base of the permeable, potentially water-bearing, alluvium, Lakewood Formation, and San Pedro Formation, and to the top of the underlying, non-water bearing Pico Formation, as determined by a California-certified professional geologist. The Regional Water Quality Control Board and the Director shall be regularly advised of the results of such monitoring and shall be immediately advised if such monitoring indicates a potential problem.

T. **Fencing.** All portions of the oil field on which oil operations are conducted shall be enclosed with a fence compliant with DOGGR regulations codified at California Code of Regulations Title 14, Article 3, Sections 1778 and 1779, or as may be subsequently amended by the State.

U. **Oil Field Cleanup and Maintenance.** The operator shall maintain the site in a clean and orderly condition and shall comply with the following provisions:

1. ***Equipment Removal.*** All facilities that have reached the end of their useful economic life shall be properly decommissioned and removed from the oil field within one year. Areas not slated for future use shall be restored and revegetated within 90 days of termination of use, unless such restoration and revegetation would interfere with fire safety or access to oil operations.

2. ***Equipment Maintenance.*** All equipment, improvements, facilities, and other personal property or fixtures located on the oil field shall be maintained in good condition to the satisfaction of the Director and the Director of Public Works.

3. ***Site Debris and Vegetation.*** The operator shall keep the property free of debris and vegetation overgrowth to the satisfaction of the Director. All outside storage of parts or equipment shall comply with Chapter 22.140.430 (Outdoor Storage).

V. **Security.** All unmanned entrances to the oil field shall be equipped with sliding gates which shall be kept closed at all times except when authorized vehicles are entering or leaving the oil field. The operator shall have a security guard on duty 24 hours per day.

W. **Vehicle Parking.** Vehicular parking shall comply with Chapter 22.112 (Parking).

X. **Sanitation.** The operator shall comply with the following provisions:

1. ***Garbage and Refuse.*** The oil field shall be maintained in a clean, sanitary condition, free from accumulations of garbage, refuse, and other wastes.

2. ***Toilets and Wash Facilities.*** Sanitary toilet and washing facilities shall be installed at any site where personnel are permanently stationed. Portable facilities shall be provided wherever crews are temporarily employed. Such facilities shall be maintained in a clean and sanitary condition at all times.

Y. **Storage of Hazardous Materials.** The operator shall comply with all provisions of a hazardous materials business plan that has been submitted to the Fire Chief. The operator shall deliver to the Fire Chief for review and approval an updated hazardous material business plan on an annual basis. This plan shall provide the location of where hazardous materials are stored at the oil field. Hazardous materials shall be stored in an organized and orderly manner and identified as may be necessary to aid in preventing accidents, and shall be reasonably protected from sources of external corrosion or damage to the satisfaction of the Fire Chief.

Z. **Drilling, Redrilling, and Reworking Operations.** The operator shall comply with all of the following provisions:

1. ***DOGGR Regulations.*** All DOGGR regulations related to drilling, redrilling, and reworking operations.

2. ***Number of Drilling and Redrilling Rigs.*** No more than three drilling or redrilling rigs shall be present within the oil field at any one time.

3. ***Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan.*** Before the end of each calendar year, the operator shall develop and deliver to the Director an annual drilling, redrilling, well abandonment, and well pad restoration plan, which shall describe all drilling, redrilling, well abandonment, and well pad restoration activities that may be conducted during the upcoming calendar year. Drilling and redrilling shall be scheduled to avoid over concentration of such activities in that year in any one area if located near a developed area. The operator may at any time submit to the Director proposed amendments to the then current annual plan. No drilling, redrilling, or abandonment

activity may be commenced unless it is described in a current annual plan (or an amendment thereto) which has been approved by the Director. The annual plan (and any amendments) shall be provided to the CAP for review and comment. All comments on the annual plan from the CAP shall be submitted to the Director in writing, and, if timely submitted, will be considered as part of the review and approval by the Director. The Director shall complete the review of the annual plan (and any amendments) within 45 days of receipt, and shall either approve the annual plan or provide the operator with a list of deficiencies. The annual plan shall comply with the provisions of this Subsection, and shall include the following:

a. The maximum number of wells proposed to be drilled or redrilled;

b. Approximate location of all wells proposed to be drilled or redrilled;

c. Approximate location of all proposed new well pads, including their size and dimensions;

d. Estimated target depth of all proposed wells and their estimated bottom hole locations;

e. A discussion of the steps that have been taken to maximize use of existing well pads, maximize use of redrilled wells, and maximize the consolidation of wells;

f. Location of all proposed well abandonments, if known, in accordance with DOGGR integrity testing program of idle wells;

g. Location of all well pads proposed to be abandoned and restored;

h. A proposed schedule and phasing of the drilling, redrilling, well abandonment, well pad abandonment, and restoration activities;

i. A discussion of the latest equipment and techniques that are proposed for use as part of the drilling and redrilling program to reduce environmental impacts; and

j. A topographic vertical profile showing proposed location of new wells that reflects local terrain conditions and that addresses the potential visibility of existing and proposed wells and other production facilities from residential and recreation areas.

4. ***Drill Rig Engines.*** All engines used for drilling and redrilling operations shall be operated by muffled internal-combustion engines or by electric motors.

5. ***Fire Safety Regulations.*** All drilling, redrilling, and reworking shall be in conformance with applicable fire and safety regulations.

6. ***New Technology.*** Proven reasonable and feasible technological improvements which are capable of reducing the environmental impacts

of drilling and redrilling shall be considered as they become, from time to time, available.

7. ***Derricks and Portable Masts.*** All derricks and portable masts used for drilling, redrilling, and reworking shall meet the standards and specifications of the American Petroleum Institute as they presently exist or as may be amended.

8. ***Equipment Removal.*** All drilling and redrilling equipment shall be removed from the site within 90 days following the completion of drilling or redrilling activities unless the equipment is to be used at the oil field within five days for drilling or redrilling operations.

9. ***Drill Site Conditions.*** All drilling sites shall be maintained in a neat and orderly fashion.

10. **Belt Guards.** Belt guards shall be required over all drive belts on drilling, redrilling, and reworking equipment. Guarding shall be as required by Title 8 of the California Code of Regulations, Section 6622, or as may be subsequently amended.

AA. **Processing Operations.** The operator shall comply with the following provisions:

1. ***Limits on Processing Operations.*** Unless otherwise expressly required by DOGGR, the only processing operations permitted at the well site shall be the dehydration of oil and gas produced from the well; the storage, handling, recycling, and transportation of such materials; and those processing operations required for water injection purposes.

2. ***Refining.*** No refining shall be conducted within the oil field.

3. ***Well Pump Motors.*** All well pumping units shall be operated by electric motors.

4. ***Well Pumps.*** Downhole submersible pumps and low-profile pumping units for production wells must be used wherever feasible.

5. ***Removal by Pipeline Only.*** All oil, gas, and other hydrocarbons produced from any well in the oil field shall be shipped and transported through pipelines, except in case of an emergency or when access to a pipeline becomes unavailable. Excluded from this requirement are propane and other related natural gas liquids that are in amounts in excess of what can be blended into the pipeline. Should any pipeline through which oil or gas is currently transported become unavailable for the safe transportation of said products due to maintenance problems with the pipeline, or lack of sufficient capacity within the pipeline to handle the volume of oil and gas needing transportation, or because the owner or operator of such pipeline elects to discontinue transporting oil or gas through such pipeline, then the operator shall within 180 days of the date

the existing pipeline becomes unavailable, seek to acquire a private right of way or easement, or shall file an application for a right of way, easement, encroachment permit, or franchise for the construction of a replacement pipeline and shall diligently prosecute such application until such pipeline is completed. During any emergency situation, or during such time as any existing pipeline becomes unsafe or unavailable, oil and gas may be transported by truck until the emergency situation is resolved or until a replacement pipeline shall be permitted and constructed in compliance with all applicable laws and regulations.

6. ***Pipelines.*** The operator shall comply with the following provisions:

   a. New pipelines that remove oil or gas from the oil field shall be buried below the surface of the ground;

   b. All pipelines which are not enclosed within a fence shall be placed underground or covered with materials approved by the Fire Chief. Said covers shall be maintained in a neat, orderly, and secure manner;

   c. Any and all water or brine produced during pipeline construction shall either be injected in accordance with DOGGR requirements, or disposed of in accordance with other local, state or federal regulations;

   d. New pipeline corridors shall be consolidated with existing pipelines or electrical transmission corridors where feasible; and

   e. Upon completion of pipeline construction, the site shall be restored to the approximate previous grade and condition.

7. ***Active Pipeline Site Plan.*** The operator shall submit to the Fire Chief a site plan depicting the approximate location of all active pipelines regulated by the United States Department of Transportation or California State Fire Marshall owned by the operator that are located outside the outer boundary line, including waste water, and trunk and gathering lines to transport oil or petroleum products. The site plan shall be submitted within 30 days of the installation of any new pipelines or the relocation of an existing pipeline.

8. ***Machinery Enclosures.*** The operator shall maintain enclosures around machinery with moving parts consisting of a fence, screening, or housing. Said enclosures shall be installed in compliance with Section 11.16.020 in Title 11 (Health and Safety) of the County Code.

9. ***Opening Protections.*** The operator shall cap, close, or protect the openings in all oil wells, test holes, and similar excavation in compliance with Section 11.54.010 in Title 11 (Health and Safety) of the County Code.

BB. **Well Reworking Operations.** The operator shall comply with the following provisions:

1. ***DOGGR Regulations.*** The operator shall comply with all DOGGR regulations related to well reworking operations.
2. ***Number of Reworking Rigs.*** No more than eight reworking rigs shall be present within the oil field at any one time, unless an emergency condition requires additional Reworking rigs. This does not include equipment used for well maintenance or well abandonment.
3. ***Hours of Operation.*** With exception of emergencies, well reworking operations shall not be allowed after 7:00 p.m. or before 7:00 a.m., nor on Sundays or legal holidays.
4. ***Specifications.*** Reworking rigs shall meet the standards and specifications of the American Petroleum Institute.
5. ***Equipment Removal.*** Reworking rigs shall be removed from the oil field within seven days following the completion of reworking operations unless such rig will be used on another well at the oil field within five days.

CC. **Tanks.** The operator shall comply with the following provisions:

1. ***New Tank Specifications.*** All new tanks and appurtenances shall be designed, constructed, installed, and maintained in accordance with current Title 32 (Fire Code) of the County Code, American Petroleum Institute, DOGGR, California Division of Industrial Safety, Environmental Protection Agency Standards, applicable provisions of Title 14 of the California Code of Regulations Section 1774, and applicable CalARP Program requirements.
2. ***Setbacks.*** No new storage tank, excluding a replacement tank, shall be constructed closer than 500 feet from any developed area, or closer than 200 feet from a public road. No building shall be constructed within 50 feet of any oil storage tank.
3. ***Vapor Recovery.*** Oil, wash, and produced water tanks shall be vapor tight and shall be equipped with a vapor recovery system.
4. ***Specifications for New Tank Piping, Valves, Fittings, and Connections.*** All new tank piping, valves, fittings, and connections including normal and emergency relief venting, shall be installed and maintained in accordance with current American Petroleum Institute standards to the satisfaction of SCAQMD and DOGGR.
5. ***Detection of Tank Bottom Leaks.*** The operator shall design, implement, and comply with a program, approved by the Fire Chief, for controlling and detecting tank bottom leaks on all tanks at the oil field. The operator may use a combination of methods including but not limited to diversion walls, dikes, tank foundations of concrete or gravel, and a tank bottom leak detection system in compliance with Title 14 of the California Code and

Regulations Section 1773, or subsequently enacted state regulations regarding tank bottom leaks.

DD. **Well and Production Reporting.** The operator shall deliver annual production reports to the Director and the Fire Chief. The reports shall provide the following information:

1. A copy of all DOGGR Forms 110 and 110B submitted during the previous 12 months.
2. Number and mapped location of wells drilled or redrilled, including well identification numbers.
3. Number and mapped location of water injection wells, including well identification numbers.
4. Number and mapped location of idled wells, including well identification numbers and the date each well was idled.
5. Number and mapped location of abandoned wells, including date each well was abandoned and/or re-abandoned.
6. Any additional information requested by the Director or the Fire Chief.

EE. **Idle Well Testing and Maintenance.** The operator shall comply with Title 14 of the California Code of Regulations Section 1723.9 regarding testing and maintenance of idle wells, or subsequently enacted state regulations regarding testing and maintenance of idle wells. The operator shall carry out all additional tests, remedial operations, and mitigation measures required by DOGGR if any idle wells do not meet the test standards.

FF. **Abandoned Well Testing.** The operator shall conduct annual hydrocarbon vapor testing of areas within the oil field that contain abandoned wells. The testing shall be done using a soil gas vapor probe, or another method approved by the Director. The results of the testing shall be submitted to the Director and DOGGR on an annual basis. Abandoned wells that are found to be leaking hydrocarbons that could affect health and safety shall be reported to the Director and DOGGR within 24 hours of the abandoned well test. If directed by DOGGR, the operator shall re-abandon the well in accordance with DOGGR rules and regulations. If the test results for an abandoned well area are at or below the background levels for two consecutive years that area shall thereafter be tested every five years.

GG. **Well and Well Pad Abandonment.** If DOGGR orders the operator to plug and abandon any wells on the oil field, the operator shall deliver to the Fire Department, on a timely basis, all notices of intent to plug and abandon a well that the operator files with DOGGR and shall commence promptly and proceed diligently with the plugging and abandonment operations in accordance with DOGGR rules and regulations and the terms of the DOGGR permit to plug and abandon the well. Well abandonment may commence

once all necessary permits and approvals are obtained. If the well pad associated with the abandoned well does not contain other production, injection, or idle wells, and will not be used for future drilling, then the operator shall promptly abandon the well pad consistent with the following provisions:

1. ***Closure of Sumps.*** The operator shall clean out all sumps, cellars, and ditches, and level and fill all sumps and depressions pursuant to DOGGR requirements. If sumps are lined with concrete, bottoms and walls shall be broken up and removed. Sumps shall be closed in accordance with Regional Water Quality Control Board and California Department of Toxic Substances Control requirements.
2. ***Well Pad Site Cleanup.*** The operator shall leave the site entirely free of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete, litter, debris, and other substances to the satisfaction of DOGGR and in compliance with federal requirements.
3. ***Contaminated Materials.*** All contaminated soils and materials within the well pad boundaries shall be removed and treated or disposed of in accordance with all local, County, State, and federal regulations.
4. ***Well Pad Revegetation.*** The well pad shall be revegetated following the requirement of the native habitat restoration plan.

HH. **County Request for Review of Well Status.** The Director may periodically review the status of the operator's wells and submit to DOGGR a list of wells the Director believes should be plugged and abandoned as specified in Section 3206.5 of the California Public Resources Code or any subsequently enacted State law related to a local jurisdiction's right to request state-agency review of idle wells.

II. **Reduced Throughput Triggering Review.** When oil or gas throughput is less than 630 barrels per day, the Director shall conduct a public hearing to determine if shut down of the oil field or other actions are appropriate.

JJ. **Abandonment Procedures.** Within 180 days of permanent facility shut down, the operator shall submit an abandonment plan to DOGGR and submit to the Director for review and approval a time line for facility removal, site assessment, and remediation as necessary. The operator shall begin abandonment of the site no later than 20 days after the Director's approval of the timeline, and shall provide to the Director quarterly updates on the abandonment process until such time as the oil field is abandoned and remediated. The operator shall post a performance bond to insure compliance with all provisions of this Subsection and the operators and landowners shall continue to pay property taxes at the rates assessed during oil field operation until all site restoration work has been fully completed, as determined by the Director.

22.310.060 Monitoring and Compliance

A. **Environmental Quality Assurance Program ("EQAP").** The operator shall comply with all provisions of an environmental quality assurance program that has been approved by the Director. The following provisions relate to the EQAP:

1. ***EQAP Requirements.*** The EQAP shall provide a detailed description of the steps the operator shall take to assure compliance with all provisions of this Chapter, including but not limited to, all of the monitoring programs called for by this Chapter.

2. ***Annual EQAP Reports.*** Within 60 days following the end of each calendar year, the operator shall submit to the Director an annual EQAP report that reviews the operator's compliance with the provisions of the EQAP over the previous year and addresses such other matters as may be requested by the Director. The annual EQAP report shall include the following:

   a. A complete list and description of any and all instances where the provisions of the EQAP, or any of the monitoring programs referred to therein or in this Chapter, were not fully and timely complied with, and an analysis how compliance with such provisions can be improved over the coming year.

   b. Results and analyses of all data collection efforts conducted by the operator over the previous year pursuant to the provisions of this Chapter.

3. ***EQAP Updates.*** The EQAP shall be updated as necessary and submitted to the Director for approval along with the annual EQAP report. The EQAP updates shall be provided to the CAP and MACC for review and comment. Comments from the CAP and MACC, if timely received, shall be considered by the Director before making a decision to approve the same. The Director shall complete the review of EQAP updates as soon as practicable, and shall either approve the updated EQAP or provide the operator with a list of specific items that must be included in the EQAP prior to approval. The operator shall respond to any request for additional information within 30 days of receiving such request from the Director, unless extended by the Director.

B. **Environmental Compliance Coordinator.** The operator shall recommend and fund the environmental compliance coordinators. The number of environmental compliance coordinators shall be determined by the County and shall take into account the level of oil operations at the oil field. The environmental compliance coordinator(s) shall be approved by, and shall report to, the Director. The responsibilities of the environmental compliance

coordinator(s) shall be set forth in implementation guidelines that may be developed by the County for the oil field and shall generally include:

1. On-site, day-to-day monitoring of construction or drilling and redrilling activities as determined by the Director.
2. Taking steps to ensure that the operator, and all employees, contractors, and other persons working in the oil field, have knowledge of, and are in compliance with all applicable provisions of this Chapter.
3. Evaluating the adequacy of drilling, redrilling, and construction impact mitigations, and proposing improvements to the operator or contractors and the County.
4. Reporting responsibilities to the various County agencies with oversight responsibility at the oil field, as well as other agencies such as DOGGR, and SCAQMD.

C. **Safety Inspection, Maintenance, and Quality Assurance Program ("SIMQAP").** The operator shall comply with all provisions of a safety inspection, maintenance, and quality assurance program that has been approved by the Director and the Fire Chief.

1. ***SIMQAP Requirements.*** The SIMQAP shall, at a minimum provide for:
   a. Inspection of construction techniques;
   b. Regular maintenance and safety inspections;
   c. Periodic safety audits;
   d. Corrosion monitoring and leak detection; and
   e. Inspections of all trucks carrying hazardous and/or flammable material prior to loading.
2. ***SIMQAP Updates.*** The operator shall periodically review and revise the SIMAQP to incorporate changes in procedures, and new safety and maintenance technologies and procedures. The operator shall make such revisions at least every five years, or more frequently, if the operator determines changes are necessary or if requested by the Director or the Fire Chief. The operator shall submit SIMQAP updates to the Director and the Fire Chief for their review and approval. The Director shall complete the review of SIMQAP updates as soon as practicable, and shall either approve the updated SIMQAP or provide the operator with a list of specific items that must be included in the SIMQAP prior to approval. The operator shall respond to any request for additional information within 30 days of receiving such request from the Director, unless extended by the Director.
3. ***Worker Notification.*** The operator shall ensure that all persons working on the oil field comply with all provisions of the currently approved SIMQAP.

4. ***Inspections.*** The SIMQAP shall provide for involvement of County staff or the environmental compliance coordinator in all inspections required by this Chapter.

D. **Annual Emergency Response Drills of the County and Culver City Fire Departments.** The operator shall demonstrate the effectiveness of the emergency response plan by responding to one planned emergency response drill per year which shall be conducted in conjunction with the County and Culver City Fire Departments. Emergency response drills required by other agencies that involve the County and Culver City Fire Departments can be used to satisfy this provision. In addition, the operator shall demonstrate the effectiveness of the emergency response plan by responding to not more than two unannounced drills each year which may be called by the County Fire Department at the oil field. If critical operations are then underway at the oil field, the operator need not respond to a unannounced drill to the extent such a response would, as a result of such critical operations, create an undue risk of personal injury or property damage, but in such case the operator must promptly explain the nature of the critical operations, why response is not possible, and when the critical operations will be completed.

E. **Noise Monitoring.** The Public Health Department shall retain an independent qualified acoustical engineer to monitor ambient noise levels in the areas surrounding the oil field as determined necessary by the Director or the Director of Public Health. The monitoring shall be conducted unannounced and within a time frame specified by the Director or the Director of Public Health. Should noise from the oil operations exceed the noise thresholds specified in this Chapter, no new drilling or redrilling permits shall be issued by the County until the operator in consultation with the Director and Director of Public Health identifies the source of the noise and the operator takes the steps necessary to assure compliance with thresholds specified in this Chapter. The results of all such monitoring shall be promptly posted on the oil field web site and provided to the CAP.

F. **Vibration Monitoring.** The Public Health Department shall retain an independent qualified acoustical engineer to monitor vibration in the areas surrounding the oil field as determined necessary by the Director or the Director of Public Health. The monitoring shall be conducted unannounced and within a time frame specified by the Director or the Director of Public Health. Should vibration from the oil operations exceed the vibration thresholds specified in this Chapter, no new drilling or redrilling permits shall be issued by the County until the operator in consultation with the Director and Director of Public Health identifies the source of the vibration and the operator takes the steps necessary to assure compliance with thresholds specified in this Chapter. The results of all such monitoring shall be promptly posted on the oil field web site and provided to the CAP. A telephone number

by which persons may contact the operator at all times to register complaints regarding oil operations shall be posted in the main entrance sign to the facility and included in the annual newsletter required by Section 22.310.100.B.2 (Newsletter) and on the oil field web site required by Section 22.310.100.B.3 (Oil Field Web Site).

G. **Complaints.** All complaints related to oil operations received by the operator shall be reported on the same business day to the environmental compliance coordinator and to the Director. In addition, the operator shall maintain a written log of all complaints and provide that log to the Director, the MACC, and CAP on a quarterly basis. Depending upon the nature of the complaint, the operator shall report the complaint to the SCAQMD, DOGGR, and any other appropriate agencies with oversight authority regarding the complaint at issue. If the complaint is received after normal business hours, it shall be reported to the environmental compliance coordinator and the agencies at the opening of the next business day.

22.310.070 Administrative Items

A. **Costs of Implementing Monitoring and Enforcing Conditions.** The operator shall be fully responsible for all reasonable costs and expenses incurred by the County or any County contractors, consultants, or employees, in implementing, monitoring, or enforcing this Chapter, including but not limited to, costs for permitting, permit condition implementation, mitigation monitoring, reviewing and verifying information contained in reports, undertaking studies, research and inspections, administrative support, and including the fully burdened cost of time spent by County employees on such matters.

B. **Draw-Down Account.** The operator shall maintain a draw-down account with the Department from which actual costs will be billed and deducted for the purpose of defraying the expenses involved in the County's review and verification of the information contained in any required reports and any other activities of the County, including but not limited to, enforcement, permitting, inspection, coordination of compliance monitoring, administrative support, technical studies, and the hiring of independent consultants. The initial amount to be deposited by the operator shall be $500,000. In the first year, if withdrawals from the account have reduced its balance to less than 50 percent of the amount of the initial deposit ($250,000), the operator shall deposit $50,000 in supplemental funds within 30 business days of notification. After the first year, if the balance in the draw-down account is reduced at any time to $50,000, the operator shall deposit $50,000 in supplemental funds on each occasion that the account is reduced to $50,000 or less within 30 business days of notification. There is no limit to the number of supplemental deposits that may be required. At the discretion of the operator, the amount of an initial or supplemental deposit may exceed the minimum amounts

specified in this Subsection. The Director may, from time to time, increase the minimum $50,000 figure to account for inflation or the County's experience in obtaining funds from the account.

C. **Indemnification.** The operator shall enter into an agreement with the County to indemnify and hold harmless the County, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding for damages arising from its oil operations, including water, air or soil contamination, health impacts, or loss of property value during the oil operations, well abandonment, and post-abandonment activities with terms approved by, and in a form acceptable to, the CEO.

D. **Insurance Requirements.** Within 90 days following the effective date of the ordinance establishing this CSD or such later time as may be approved by the Director for good cause shown, and without limiting the operator's indemnification of the County as required in Subsection C, above, the operator shall provide evidence of insurance coverage that meets County requirements as required and approved by the CEO including identifying the County and its elected and appointed officers and employees as additional insureds. Such coverage shall be maintained so long as oil operations are conducted within the district and until such time as all abandonment requirements are met and certified by the appropriate local, State, and federal agencies. Such insurance coverage shall include but is not necessarily limited to the following: general liability, auto liability, professional liability, and environmental impairment liability coverage insuring clean-up costs and endorsing for 'Sudden and Accidental' contamination or pollution. Such coverage shall be in an amount sufficient to meet all applicable State and federal requirements, with no special limitations. At the operator's request and only with County approval by the CEO, the operator may self-insure all or any part of the above coverage obligations in lieu of purchasing commercial coverage. These insurance requirements shall be in addition to all other indemnification, insurance and performance security required by federal, State, and local regulations and permits.

E. **Performance Security.** The operator shall be subject to the following provisions:

1. ***Performance Bond.*** Prior to issuance of the first drilling or redrilling permit pursuant to this Chapter, the operator shall provide to the Department a faithful performance bond or financial instrument in the sum to be determined by the CEO, payable to the County and executed by a corporate surety acceptable to the County and licensed to transact business as a surety in the State of California. Such bond shall be conditioned upon the faithful performance by the operator of duties related to well abandonment, site restoration, and environmental cleanup and shall be in a format and include terms approved by the CEO.

2. ***Change of Operator.*** The performance bond shall continue in force for one year following any sale, transfer, assignment, or other change of operator of the oil field, or of the current operator's termination of activities at the oil field. The County may release said bond prior to the end of the one-year period upon satisfaction by the operator of all its obligations. Notwithstanding the foregoing, the performance bond shall not be terminated or released upon the sale, transfer, assignment, or other change of operator until the new operator has delivered a replacement bond complying with the provisions of this Section 22.310.070.

3. ***Funding Options.*** At its sole option, the County may accept certificates of deposit, cash deposits, or U.S. government securities in lieu of commercial bonds to meet the above bonding requirements on terms approved by the CEO.

F. **Other Obligations.** The insurance, indemnification, and performance security requirements in Subsections C, D and E, above, shall be in addition to all other indemnification, insurance, and performance security required by federal, State and local regulations, and permits.

G. **Periodic Review.** The County shall conduct a comprehensive review of the provisions of this Chapter at least every five years to determine if the provisions of this Chapter are adequately protecting the health, safety, and general welfare. Such reviews shall, among other things, consider whether additional provisions should be added, appended, or removed. One of the main goals of the periodic review shall be to evaluate if proven technological advances that would further reduce impacts of oil operations on neighboring land uses should be incorporated into the provisions of this Chapter.

1. ***Review Requirements.*** Each review shall include a report by a Hearing Officer designated by the Director, which shall be prepared after public notice and an opportunity for public comment. The report shall include a comprehensive analysis of the effectiveness of this Chapter, and shall review and consider enforcement activity, operational records, and any other issues relating to oil operations. The report, at the option of the County, may include a survey of residents near the oil field regarding noise, odors, vibrations, and other issues requested by the Director of Public Health. A draft of the report shall be provided to the CAP and the operator for review and comment. All comments on the draft report from the CAP and the operator shall be submitted to the Hearing Officer in writing, and will be considered, if timely received, before the report is finalized. The final report by the Hearing Officer shall include a recommendation as to whether the Director should prepare proposed amendment to this Chapter for submission to the Board.

2. ***Early Reviews.*** At the discretion of the Director, reviews of this Chapter may be conducted more frequently than every five years. Without limiting

such discretion, the Director shall consider whether an early review should be undertaken if more than three material violations occur within any 12-month period.

3. ***Initial Review.*** The initial review shall occur no sooner than three years and no later than five years after the effective date of the ordinance establishing this CSD unless the Director determines that such initial annual review shall occur at an earlier time pursuant to Subsection G.2, above.

H. **Multiple Agency Coordination Committee ("MACC").** A MACC shall be established to coordinate activities and communications between the various agencies with regulatory authority over the oil operations within the district. While each agency will continue to make its own decisions with regard to their respective areas of authority, the MACC will allow for collection and analysis of data and for discussion of both strategic evaluations and enforcement actions taken by the various agencies at the oil field.

1. ***MACC Members.*** The Director shall establish a MACC that includes representatives from the following agencies: the Department of Regional Planning, the Fire Department, the Department of Public Works, and the Department of Public Health. The SCAQMD, the Regional Water Quality Control Board, DOGGR, and Culver City Fire Department shall be invited to appoint a representative from their agency as a member of the MACC.

2. ***MACC Chair.*** The Director or his designee shall chair the MACC meetings and shall coordinate all MACC activities including scheduling and keeping minutes of MACC meetings.

3. ***MACC Meetings.*** The MACC shall determine its meeting schedule.

4. ***Documents Provided to the MACC.*** Copies of all monitoring and compliance reports, plans, and other documents that are requirements of this Chapter shall be submitted to the MACC.

I. **Related County Code Provisions.** The County Code contains a number of provisions related to oil wells and oil field operations. Where the regulations of this Chapter differ from any other provisions in the County Code, these regulations shall supersede unless the contrary provisions are mandated by State law.

22.310.080 Permitting

A. **Discretionary Site Plan Review Required.** The operator shall apply for and receive approval of a Discretionary Site Plan Review (Chapter 22.190) prior to any new drilling and redrilling. New drilling and redrilling approved through a Discretionary Site Plan Review procedure shall be limited to no more than 53 wells per year, with the maximum number of newly drilled wells of that total, limited to 45 per year, except that during the first year following the

effective date of the ordinance establishing this CSD, new drilling and redrilling shall be limited to no more than 24 wells. Approval through Discretionary Site Plan Review for drilling new wells shall be limited to 600 wells over 20 years, beginning on the effective date of this ordinance establishing this Chapter. Drilling and redrilling shall be planned to avoid over concentration of such activities in one area in any one year, if near developed areas. The Discretionary Site Plan Review procedures shall also apply to emergency actions determined by the Director as necessary to prevent an imminent hazard, or to other immediate measures required for the purposes of protecting health and safety. No new permits for drilling or redrilling shall be approved by the Director unless the subject wells have been approved as part of an annual drilling plan as described in Section 22.310.050.Z.3 (Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan). Approval shall not be granted until copies of all related permits have been submitted to the Director; other permits include, but are not limited to, the permits required by DOGGR, the Fire Department, the Department of Public Works, the Sanitation District, RWQCB, SCAQMD, and other pertinent agencies identified by the Director.

B. **Conditional Use Permit Required.** 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, the following uses may be established:

1. Drilling or redrilling that exceeds the maximum number allowed pursuant to a Discretionary Site Plan Review (Chapter 22.190);
2. Steam drive plant; and
3. New tanks with a capacity of greater than 5,000 barrels.

C. **Conditional Use Permit Requirements.** For those uses requiring a Conditional Use Permit, in addition to the requirements of Chapter 22.158, the applicant shall substantiate to the satisfaction of the Hearing Officer that:

1. The requested use is in compliance with the provisions of this Chapter; and
2. All reasonable measures were taken to reduce and minimize potential impacts from the proposed operation.

D. **Application Where Violation Exists.** No application required pursuant to this Chapter shall be accepted for processing or approved where any existing use in this CSD is being maintained or operated by the operator or its agents in violation of any material provision of this Title 22.

22.310.090 Enforcement

In addition to the provisions in Chapter 22.244 (Enforcement Provisions), the operator shall be subject to the following enforcement provisions:

A. **Civil Penalties and Performance Security.** The operator shall be subject to a penalty for violation of any requirement of this Chapter as determined by, and at the discretion of, the Director in an amount not less than $1,000 or more than $10,000 per day per violation, but in no event, in an amount beyond that authorized by State law. For this purpose, the operator shall deposit the sum of $100,000 in an interest-bearing trust fund with the Department within 30 days following the effective date of the ordinance establishing this CSD, to establish a draw-down account. A written notice of violation and the associated penalty will be sent to the operator in the event of a violation. If the noted violation is not corrected to the satisfaction of the Director within the time period set forth in the notice of violation, the penalty amount cited in the notice of violation will be deducted from the account. If the violation is corrected within the time period set forth in the notice of violation, but recurs any time within a six-month period, the penalty will be deducted from the account upon each recurrence and the operator will be notified of such deduction. Once the deposit has been depleted by 50 percent of the initial amount ($50,000), the operator shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit ($100,000) within 10 business days of notification. There is no limit to the number of supplemental deposits that may be required while the operator conducts oil operations within this CSD. If the operator is dissatisfied with the action of the Director, the operator may file an appeal with the Hearing Officer within 15 days after the date which notice is mailed. Upon receiving a notice of appeal, the Hearing Officer shall take one of the following actions.

   1. Affirm the action of the Director;
   2. Refer the matter back to the Director for further review with or without instructions; or
   3. Set the matter for public hearing and after hearing, affirm, modify, or reverse the action of the Director.

   The decision of the Hearing Officer shall be final.

B. **Access to Records and Facilities.** As to any condition which requires for its effective enforcement the inspection of records or facilities by the County or its agents, the operator shall make such records available or provide access to such facilities upon reasonable notice from the County. The County agrees to keep such information confidential where required or permitted by law and requested by the operator in writing.

C. **Right of Entry.** Any officer or employee of the County of Los Angeles, or his or her duly appointed representative, whose duties require the inspection of the oil field premises shall have the right and privilege at all reasonable times,

to enter upon any premises upon or from which any oil operations are being conducted for which any permit is required under this Chapter, for the purpose of making any of the inspections pursuant to this Chapter, or in any other ordinance of the County, or for any other lawful purpose, but for safety reasons, shall be accompanied by the operator or a designee of the operator and shall wear all appropriate personal protection equipment in accordance with the operator's established health and safety policies.

22.310.100 Public Outreach

A. **Community Advisory Panel ("CAP").** A Community Advisory Panel shall be established by the Director to foster communication about ongoing operations at the oil field and to allow the community representatives to provide input to the County and the operator.

1. ***CAP Members.*** The CAP may include representatives of the County, the City of Los Angeles, the City of Culver City, West Los Angeles College, the operator, the landowners, and each of the major neighborhoods surrounding the oil field (including Ladera Heights, Windsor Hills, Oak Park, View Park, Culver Crest, Blair Hills, and Raintree). The operator and each of the governmental entities previously referred to may each designate a representative to the CAP. Each landowner and neighborhood organization of the surrounding communities may submit a nomination to the Director for appointment to the CAP. Where there is no neighborhood organization, a community resident may make a request to the Director to be appointed to the CAP. School districts with schools in the vicinity of the oil field and the lessors may make a request to the Director to have a representative appointed to the CAP.

2. ***CAP Meetings.*** The CAP shall determine its meeting schedule.

3. ***Documents Provided to the CAP.*** A notice of availability of all monitoring and compliance reports and results, all plans, audits and studies, and any other available documents that are required by this Chapter shall be submitted to the CAP promptly after they are prepared or otherwise available. Copies of these reports, documents, and other items shall be provided to CAP members upon request except to the extent information therein may not be legally disclosed. Prior to each CAP meeting, the County shall provide to the CAP a list of all violations of the provisions of this Chapter that have occurred since the last CAP meeting.

B. **Community Relations.**

1. ***Community Meetings.*** The operator shall hold community meetings on an annual basis to provide updates on oil operations.

2. ***Newsletter.*** The operator shall publish an informational newsletter annually, which shall contain updated information on oil operations

including drilling, redrilling, maintenance, repair, and reworking activities and all recently granted Conditional Use Permits or applications filed for Conditional Use Permits for the oil field. The newsletter shall be mailed by the operator to all owners of property located within 1,000 feet of the outer boundary line; all owners of property within 1,000 feet of the perimeter of the district as shown in the records of the Assessor's Office; to any person or entity who has filed a written request therefore with the Director; and to neighboring cities. The operator shall also make these newsletters available on the oil field web site. The oil field web site address shall be publicized in each newsletter.

3. ***Oil Field Web Site.*** The operator shall maintain and update on a regular basis an oil field web site that shall include information on oil operations at the oil field, including drilling and production activities. All monitoring and compliance reports and results, plans, audits and studies, and any other available documents that are required by this Chapter (except to the extent they contain information that may not legally be disclosed) shall be promptly posted on the oil field web site in pdf format.

C. **Ombudsperson.** The operator shall designate employees or authorized agents to serve as ombudspersons to respond to questions and concerns concerning the oil operations. Each ombudsperson shall be familiar with all the provisions of this Chapter and all conditions of approval related to permits and approvals issued by the County or the State of California. It shall be the further responsibility of the ombudsperson to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to the above-stated matters or the impacts of the oil operations. The name, title, email address, and telephone number of the ombudsperson shall be posted on the oil field web site, prominently displayed in the newsletter, distributed twice per year to the CAP and MACC, and provided to any other persons requesting such information. An ombudsperson shall be available at all times, and shall respond within one hour after an initial call. An ombudsperson shall also meet at reasonable times with interested parties in an attempt to resolve issues related to oil operations. An ombudsperson shall have authority to initiate a response on behalf of the operator in all foreseeable matters. The operator shall be required to maintain a written log of all calls to the ombudspersons registering complaints or concerns regarding oil operations or other matters. The log shall include the complainant's name, date, time, phone number, nature of complaint, and the response or resolution offered. A copy of the log shall be provided to the Director, the MACC, and the CAP on a quarterly basis.

22.310.110 Modification of Development Standards

A. The Director may permit modifications from the development standards specified in Section 22.310.050 (Oil Field Development Standards) where the

operator's request demonstrates to the satisfaction of the Director all of the following:

1. That the modification is necessary for the preservation of a substantial property right of the operator;
2. That the modification will not create an adverse safety impact in the surrounding community nor result in a significant impact on the environment;
3. That the modification will not be materially detrimental to the property or improvements in the vicinity of the premises nor contrary to the purposes of the district;
4. That the modification will not adversely affect or be in conflict with the general plan; and
5. That the modification satisfies the provisions of Section 22.228.040 (Findings and Decision).

B. **Application and Fee.** The procedure for filing a request for a modification shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the operator shall submit a filing fee for a Site Plan Review for Modification of Development Standards in a Community Standards District.

C. **Notice.** Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), not less than 30 days prior to the date an action is taken, the Director shall send notice by first-class mail of the pending application to property owners within a 1,000-foot radius of the exterior boundaries of the oil field, indicating that any individual opposed to the granting of such modification may express such opposition by written protest to the Director within 15 days after the date on which the notice was mailed. A copy of the notice shall also be sent to the CAP.

D. **Application—Approval or Denial—Conditions.**

1. The Director shall approve a modification where no protest to the granting of such modification is received within the specified protest period and the Director finds that the operator has substantiates the findings set forth in Subsection A, above.
2. The Director shall deny an application in all cases where the information received from the operator fails to substantiate the findings set forth in Subsection A, above to the satisfaction of the Director.
3. In all cases where a timely written protest has been received, a public hearing shall be scheduled relative to such matter before the Hearing Officer. In such case, all procedures relative to notification, public hearing, and appeal shall be the same as for a Conditional Use Permit (Chapter 22.158), except that, if the decision of the Hearing Officer is appealed, the

decision of the Commission shall be final. Following a public hearing the Hearing Officer shall approve or deny the proposed modification based on the findings required by Subsection A, above.

E. **Notification of Decision.**

1. If the Director approves the application, the Director shall notify the operator and all property owners identified in Subsection B.1, above, of the decision in writing and such notification shall indicate that any individual may file an appeal within 15 days after the date such notice was mailed with a request for a public hearing before the Commission.
2. If the Director denies the application, the Director shall notify the operator and the same persons identified in Subsection B.1, above, of the decision in writing and such notification shall indicate that the operator may file an appeal requesting a public hearing before the Commission within 15 days after the date of mailing of such notice.

F. **Appeal Procedures.**

1. Any person dissatisfied with the action of the Director may file an appeal of such action with the Commission within the time period set forth in Subsection E, above.
2. The decision of the Commission on appeal shall be final and effective on the date of decision and shall not be subject to further administrative appeal.
3. If the operator files an appeal, the operator shall pay the additional fee for a public hearing as set forth on the Filing Fee Schedule under Site Plan Review for Modification of Development Standards in a Community Standards District. No appeal fee shall be required for other appellants.

22.310.120 Implementation Provisions

This Section identifies the various implementation plans and other requirements for initial compliance with this CSD and the time frames therefor. Except as identified below, the provisions of this Chapter shall be complied with on the effective date of the ordinance establishing this CSD. As used in this Section, "effective date" shall mean 30 days after the Board adopts the ordinance establishing this CSD. As soon as possible after the effective date, the Department shall develop an overall implementation plan specifying the required contents or measures for each of the plans set forth below, including the inclusion of those appropriate mitigation measures indicated as necessary by the Final Environmental Impact Report for the Baldwin Hills Community Standards District to reduce environmental impacts to less than significant levels in cases where impacts can be so reduced.

A. **Fire Protection and Emergency Response.**

1. ***Fire Protection Audit.*** Within 120 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall complete a third-party audit of the oil field's fire protection capabilities to evaluate compliance with NFPA requirements, Title 26 (Fire Code) of the County Code, the Fire Department regulations, California Code of Regulations, and API requirements. The third-party auditor shall be selected and funded by the operator, subject to the approval of the Fire Chief and the audit shall be conducted in cooperation with the Fire Department. The Fire Department may request that the Culver City Fire Department participate in the audit. Issues addressed in the audit shall include, but not be limited to, fire monitor placement, fire water capabilities, fire detection capabilities, and fire foam requirements. The audit results and any corrective action plan shall be submitted to the Fire Chief for approval. The corrective action plan shall identify any non-compliance item, describe the corrective action to be taken, and provide a deadline for the completion of each such corrective action, which may be extended by the Director after consultation with the Fire Chief for good cause shown. The operator shall submit to the Fire Chief monthly updates on the corrective action plan until such time as all corrective actions have been completed.
2. ***Community Alert Notification System ("CAN").*** Within 120 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief for review and approval a design for the CAN System referred to in Section 22.310.050.A.1 (Community Alert Notification System ("CAN")). The operator shall take such actions as may be necessary for the CAN system design to be approved by the Fire Chief. The CAN system shall be operational within one year following approval of the CAN system design by the Fire Chief, or at such later date as may be approved by the Fire Chief for good cause shown.
3. ***Spill Containment Response Training.*** The spill containment response training and equipment required by Section 22.310.050.A.2 (Spill Containment Response Training) shall be in place no later than 90 days following the effective date, or at such later date as may be approved by the Director in consultation with the Fire Chief, for good cause shown.
4. ***Emergency Response Plan.*** Within 30 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief an emergency response plan satisfying the requirements of Section 22.310.050.A.3 (Emergency Response Plan ("ERP")).

B. **Air Quality and Public Health.**

1. ***Odor Minimization Plan.*** Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director an odor minimization plan for review and approval satisfying the requirements of Section 22.310.050.B.3 (Odor Minimization). The plan shall be reviewed and approved by the Director in consultation with the SCAQMD. The operator shall take such actions as may be necessary for the plan to be approved by the Director.
2. ***Air Monitoring Plan.*** Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director an air monitoring plan for review and approval satisfying the requirements of Section 22.310.050.B.4 (Air Monitoring Plan). The plan shall be reviewed and approved by the Director in consultation with the SCAQMD. The Director shall complete the review of the air monitoring plan within 45 days of receipt and shall either approve the plan or provide the operator with a list of deficiencies. The operator shall take such actions as may be necessary for the plan to be approved by the Director. The plan shall also provide for the monitoring of total hydrocarbon vapors and hydrogen sulfide during drilling, redrilling and reworking operations, and total hydrocarbon vapors at the gas plant, as required by Section 22.310.050.B.4. The plan shall specify the number, type, and location of monitors that will be used, and shall provide detailed information concerning the reliability of the instrumentation, frequency of calibration, and additional information that may be requested by the Director. No permits or other approvals for drilling or redrilling shall be issued by the County until the plan has been approved by the Director.
3. ***Oil Tank Pressure Monitoring and Venting.*** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall install and have fully operational the tank pressure monitoring system required by Section 22.310.050.B.6 (Oil Tank Pressure Monitoring and Venting).
4. ***Meteorological Station.*** Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall submit to the SCAQMD a design for the installation of a meteorological station at the oil field that shall meet all the requirements of the United States Environmental Protection Agency ("EPA") guidelines on meteorological data as outlined in EPA Publication "Meteorological Monitoring Guidance for Regulatory Modeling Applications" (EPA-454/R-99-005) as published in February 2000. The operator shall take such actions as may be necessary to promptly secure SCAQMD approval of such design. The meteorological station shall be installed and fully operational within 180 days of receipt of approval of the

design from the SCAQMD, or at such later date as may be approved by the Director for good cause shown.

5. ***Fugitive Dust Control Plan.*** Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director for review and approval a fugitive dust control plan as specified in Section 22.310.050.B.16 (Fugitive Dust Control Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director.

6. ***Well Amortization Report.*** Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director a well amortization report that inventories the existing wells that are located within, partially, or wholly, the setback areas specified in Section 22.310.050.B.14 (Drilling and Redrilling Setbacks). The report shall also include an amortization and abandonment schedule for the wells located within the setback areas, based upon useful economic life.

C. **Safety and Risk of Upset.**

1. ***Propane and Natural Gas Liquids Bullet Fireproofing.*** Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall install fire-proofing insulation on all propane and natural gas liquids bullets within the oil field, as required by Section 22.310.050.C.2 (Propane and Natural Gas Liquids Bullet Fire-Proofing).

2. ***Gas Plant Audit.*** Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall conduct a third-party audit of the gas plant, including the gas liquids storage and loading area, to evaluate compliance with Title 26 (Fire Code) of the County Code, API standards, the CalARP Program, and all applicable SPCC and emergency response plan requirements. The third-party auditor shall be selected and funded by the operator and approved by the Fire Chief. The review shall include a seismic assessment, which shall be undertaken by a seismic engineer in compliance with local emergency planning committee region 1 CalARP Program Seismic Assessments Guidance. The audit results and any corrective action plan shall be submitted to the Fire Chief for approval. The corrective action plan shall identify the non-compliance item(s), if any, describe the corrective action to be taken, and provide a deadline for the completion of each such corrective action. Items requiring corrective action as a result of the audit shall be categorized as follows: Category 1 - Significant potential for serious personal injury, negative environmental impact, property damage, or hazardous material release;

Category 2 - Moderate potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; Category 3 - Low potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; and Category 4 - Housekeeping and other maintenance items. Category 1 items shall be resolved to the satisfaction of the Fire Chief as soon as possible. The operator shall submit to the Fire Chief monthly updates on the corrective action plan until such time as all corrective actions have been completed.

3. ***Oil Tank Secondary Containment.*** Within one year following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall demonstrate to the satisfaction of the Fire Chief that secondary containment satisfying the requirements of Section 22.310.050.C.4.a (Secondary Containment for Oil) is in place for all existing tank areas covered by said Subsection C.4.a.

4. ***Retention Basins.*** Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall demonstrate to the satisfaction of the Director of Public Works that all retention basins in the oil field satisfy the 100-year storm-event requirements of Section 22.310.050.C.4.b (Secondary Containment for Oil).

5. ***Above Ground Piping Containment.*** Within one year following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall demonstrate to the satisfaction of the Director of Public Works that secondary containment satisfying the requirements of Section 22.310.050.C.4.c (Secondary Containment for Oil) is in place.

D. **Geotechnical.**

1. ***Accelerometer.*** Within 180 days following the effective date, or as may be approved by the Director for good cause shown, the operator, in coordination with the Caltech Seismological Laboratory, shall install at the oil field and have fully operational an accelerometer as required by Section 22.310.050.D.7 (Oil Field Accelerometer).

2. ***Tank Seismic Assessment.*** Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall complete a seismic assessment of all tanks with a capacity greater than 5,000 barrels that contain or could contain oil. The seismic assessment shall be prepared by a California licensed civil and/or structural engineer approved by the Director of Public Works, and shall comply with Title 26

(Building Code) of the County Code. The seismic assessment results and any corrective action plan shall be submitted to the Director of Public Works for review. The corrective action plan shall indicate any necessary work requiring a building permit under Title 26, and provide a deadline for obtaining permits and completing construction of each corrective action, which deadline may be extended by the Director of Public Works for good cause shown. The operator shall submit to the Director of Public Works all required plans, reports, and calculations, and shall pay all necessary fees to the County and other regulatory agencies involved in the permit process. The operator shall submit to the Director of Public Works monthly updates on the corrective action plan until such time as all corrective actions have been completed.

3. ***Erosion Control Plan.*** Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director of Public Works for review and approval an erosion control plan that satisfies the requirements of Section 22.310.050.D.3.a (Erosion Control). The operator shall take such actions as may be necessary for the plan to be approved by the Director.

4. ***Accumulated Ground Movement Study.*** Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall submit to DOGGR and the Director of Public Works an implementation plan for determining the accumulated ground movement (Subsidence and/or Uplift/rebound) (since post-Baldwin Hills Reservoir failure studies) that is acceptable to DOGGR and the Director of Public Works. The plan shall identify the survey measurement parameters, including fixed reflector locations (as appropriate), that shall be used in the survey. The plan shall include points within the vicinity of and in the oil field. Measurements shall be made using repeat pass differentially interferometric synthetic aperture radar technology. Within 90 days following acceptance of the plan, or such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall conduct the accumulated ground movement study. The study results shall be forwarded to DOGGR and the Director of Public Works. The results of this study shall establish the initial baseline for future ground movement studies.

5. ***Ground Movement Monitoring Plan.*** Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall submit to DOGGR and the Director of Public Works an acceptable annual ground movement (Subsidence and/or Uplift/rebound)

monitoring plan, as called for by Section 22.310.050.D.5 (Ground Movement Surveys).

E. **Noise Attenuation.**

1. ***Drilling Quiet Mode Plan.*** Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Health for good cause shown, the operator shall develop and submit to the Director and the Director of Public Health for review and approval a drilling quiet mode plan, as required by Section 22.310.050.E.3 (Quiet Mode Drilling Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director. The drilling quiet mode plan shall identify specific steps the operator shall take to minimize evening and nighttime noise from drilling and redrilling operations. No permits or other approvals for drilling or redrilling shall be issued by the County until the plan has been approved by the Director.

2. ***New Gas Plant Flare.*** Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the SCAQMD for good cause shown, the operator shall deliver to the SCAQMD an application for the installation of a new flare that will be capable of handling the full volume of gas from the gas plant without elevating vibration levels or low-frequency ambient noise levels at the outer boundary line. The operator shall thereafter take all reasonable steps necessary to have such permit issued as promptly as possible. The new flare shall be installed and operational within 180 days of receiving a permit to construct/permit to operate from the SCAQMD, or at such later date as may be approved by the Director for good cause shown. Once the new flare is in operation, the existing flare at the gas plant may remain on-site as back-up equipment if SCAQMD determines that the flare may remain on-site. Until such time as the new flare is operational, the operator shall implement operating procedures that limit the amount of gas going to the existing flare so that the flare does not causes vibration or low level airborne noise at or beyond the outer boundary line.

F. **Biological Resources.**

1. ***Special Status Species and Habitat Protection Plan.*** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, a special status species and habitat protection plan prepared by a qualified biologist as required by Section 22.310.050.G.2 (Special Status Species and Habitat Protection).

2. ***Emergency Response Plan.*** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall revise and submit to the Director, for review and approval, an updated emergency response plan as referenced in Section

22.310.050.A.1 (Community Alert Notification System ("CAN")) and G.1 (Oil Spill Response) to address protection of sensitive biological resources and the procedures that would be used to revegetate any areas disturbed during an oil spill or cleanup activities. The operator shall take such actions as may be necessary for the updated plan to be approved by the Director.

G. **Cultural/Historic Resources.**

1. ***Worker Training.*** Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall have a qualified archaeologist prepare the training material referred to in Section 22.310.050.H.2 (Archeological Training). The training material shall include any elements requested by the Director.

2. ***Construction Treatment Plan.*** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall have a qualified archaeologist prepare a construction treatment plan as required by Section 22.310.050.H.3 (Construction Treatment Plan).

H. **Landscaping, Visual Screening, and Irrigation.** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, a landscaping plan consistent with the conceptual landscaping plan prepared for the oil field by Mia Lehrer & Associates, dated October 2008, on file with the Department that addresses screening, irrigation, and planting protocols for areas near the outer boundary line and along public streets that run through the oil field. Upon receipt thereof, the Director shall forward a copy of the landscaping plan to the CAP, and shall thereafter consider, if timely submitted, any comments from the CAP as part of the Director's review of the plan. The operator shall take such actions as may be necessary for the plan to be approved by the Director. Installation of all landscaping called for by the approved landscaping plan shall be completed in phases over a two- to five-year period after approval by the Director. The Director may withhold County drilling and redrilling approvals if the landscaping is not in place at the end of said period, unless the period is extended by the Director for good cause shown. The landscaping plan shall be prepared and its implementation and compliance monitored by a licensed landscape architect approved by the Director. Required elements of the landscaping plan shall be identified by the Director.

I. **Oil Field Waste Removal.** Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director of Public Works for review and approval a recycling plan, as required by Section 22.310.050.K.3 (Recycling Plan). The operator

shall take such actions as may be necessary for the plan to be approved by the Director.

J. **Signs.**

1. ***Perimeter Identification Signs.*** Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post the identification signs required by Section 22.310.050.M.1 (Perimeter Identification Signs).

2. ***Oil Field Entrance Sign.*** Within 30 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post a sign at the main entrance of the oil field as required by Section 22.310.050.M.2 (Main Entrance Sign).

3. ***Other Required Signs.*** Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post all identification signs, warning signs, no trespassing signs, and other signs required by Section 22.310.050.M.3 (Other Required Signs).

4. ***Well Identification Signs.*** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post well identification signs at each well location, as required by Section 22.310.050.M.4 (Wall Identification Signs).

5. ***No Littering Signs.*** Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post "No Littering" signs as required by Section 22.310.050.M.5 (No Littering Signs).

K. **Painting.** Within two years following the effective date, or at such later date as may be approved by the Director for good cause shown, all visible structures within the oil field shall be painted or otherwise surfaced as required by Section 22.310.050.N (Painting). The operator shall on a semi-annual basis, deliver to the Director a report on the progress of the painting.

L. **Water Management Plan.** Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director and the Director of Public Works for review and approval a water management plan as required by Section 22.310.050.R (Water Management Plan). The operator shall take such actions as may be necessary for the water management plan to be approved by the Director and the Director of Public Works.

M. **Ground Water Monitoring.** Within one year following the effective date, or at such later date as may be approved by the Director for good cause shown,

the operator shall design a groundwater quality monitoring program and install monitoring wells, as required by Section 22.310.050.S (Groundwater Monitoring).

N. **Oil Field Cleanup and Maintenance.** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, an unused or abandoned equipment removal plan identifying all equipment at the oil field that is no longer in service and can be removed. This plan shall provide an inventory of all unused equipment and procedures for testing and handling the equipment pursuant to the operator's health and safety protocol. The plan shall identify a schedule for removal of the out of service equipment. The operator shall take such actions as may be necessary for the plan to be approved by the Director. The plan shall be implemented in accordance with the schedule for removal contained therein, and in all events shall be fully implemented within one year of the Director's approval, unless extended by the Director for good cause shown. A compliance report shall be filed with the Director semi-annually until all the unused or abandoned equipment identified in the plan has been removed.

O. **Storage of Hazardous Materials.** Within 30 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit a copy of the operator's most recent hazardous material business plan as required by Section 22.310.050.Y (Storage of Hazardous Materials).

P. **Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan.** Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall submit to the Director the first of the annual drilling, redrilling, well abandonment, and well pad restoration plans required by Section 22.310.050.Z.3 (Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan), and shall comply with the provisions of said Subsection Z.3 with respect to such plan. No permits or other approvals for drilling or redrilling shall be issued by the County until such plan has been approved by the Director.

Q. **Processing Operations.**

1. ***Pipelines.*** Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall comply with the pipeline requirements identified in Section 22.310.050.AA.6.b (Pipelines).

2. ***Active Pipeline Site Plan.*** Within one year following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief the site plan required by Section 22.310.050.AA.7 (Active Pipeline Site Plan).

R. **Tanks.** Within 180 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall develop and submit to the Fire Chief, for review and approval, a program for detecting and dealing with tank bottom leaks, as required by Subsection Section 22.310.050.CC.5 (Detection of Tank Bottom Leaks). The operator shall take such actions as may be necessary for the program to be approved by the Fire Chief.

S. **Monitoring and Compliance.**

1. ***Environmental Quality Assurance Program ("EQAP").*** Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, an environmental quality assurance program as required by Section 22.310.060.A (Environmental Quality Assurance Program ("EQAP")). The operator shall take such actions as may be necessary for the EQAP to be approved by the Director. No permits or other approvals for drilling or redrilling shall be issued by the County until the EQAP has been approved by the Director.

2. ***Safety Inspection, Maintenance, and Quality Assurance Program ("SIMQAP").*** Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall develop and submit to the Director and Fire Chief, for review and approval, the safety inspection, maintenance, and quality assurance program (SIMQAP) referred to in Section 22.310.060.C (Safety Inspection, Maintenance, and Quality Assurance Program ("SIMQAP"). The operator will take such actions as may be necessary for the SIMQAP to be approved by the Director and Fire Chief.

T. **Administrative Items.** The Multiple Agency Coordination Committee ("MACC") called for by Section 22.310.070.H (Multiple Agency Coordination Committee ("MACC")) shall be established within 60 days following the effective date.

U. **Public Outreach.**

1. ***Community Advisory Panel ("CAP").*** The community advisory panel referred to in Section 22.310.100.A (Community Advisory Panel ("CAP")) shall be established within 60 days following the effective date.

2. ***Oil Field Web Site.*** Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall launch the oil field web site required by Section 22.310.100.B.3 (Oil Field Web Site).

3. ***Community Meeting.*** The operator shall hold the first community meeting called for by Section 22.310.100.B.1 (Community Meetings) within 180 days following the effective date.

FIGURE 22.310-A:BALDWIN HILLS CSD BOUNDARY

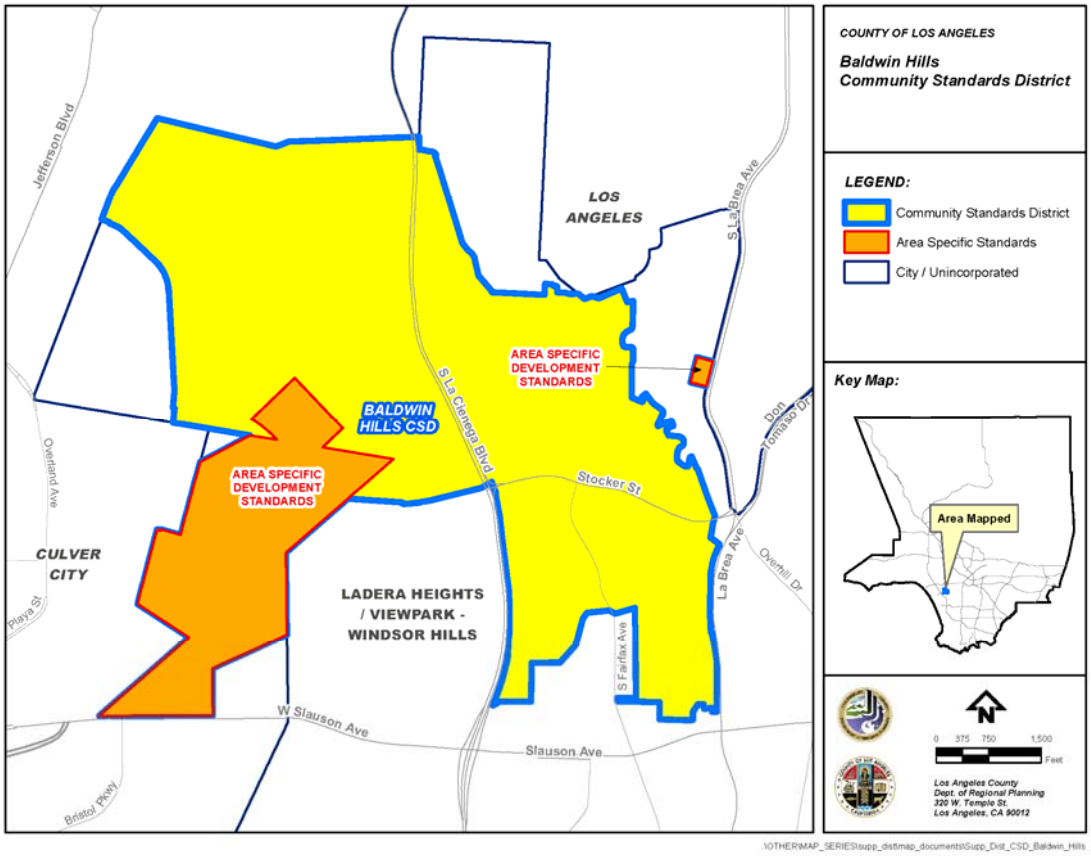


FIGURE 22.310-B:AREA SPECIFIC DEVELOPMENT STANDARDS (1)

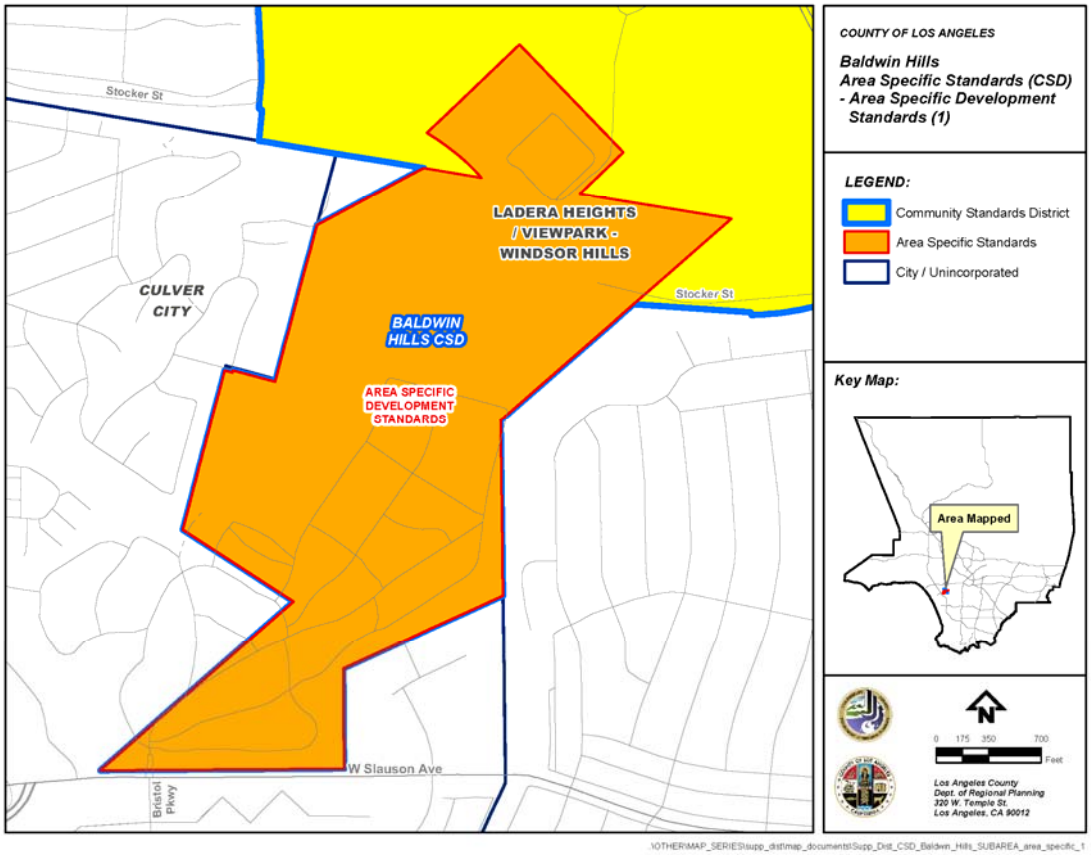
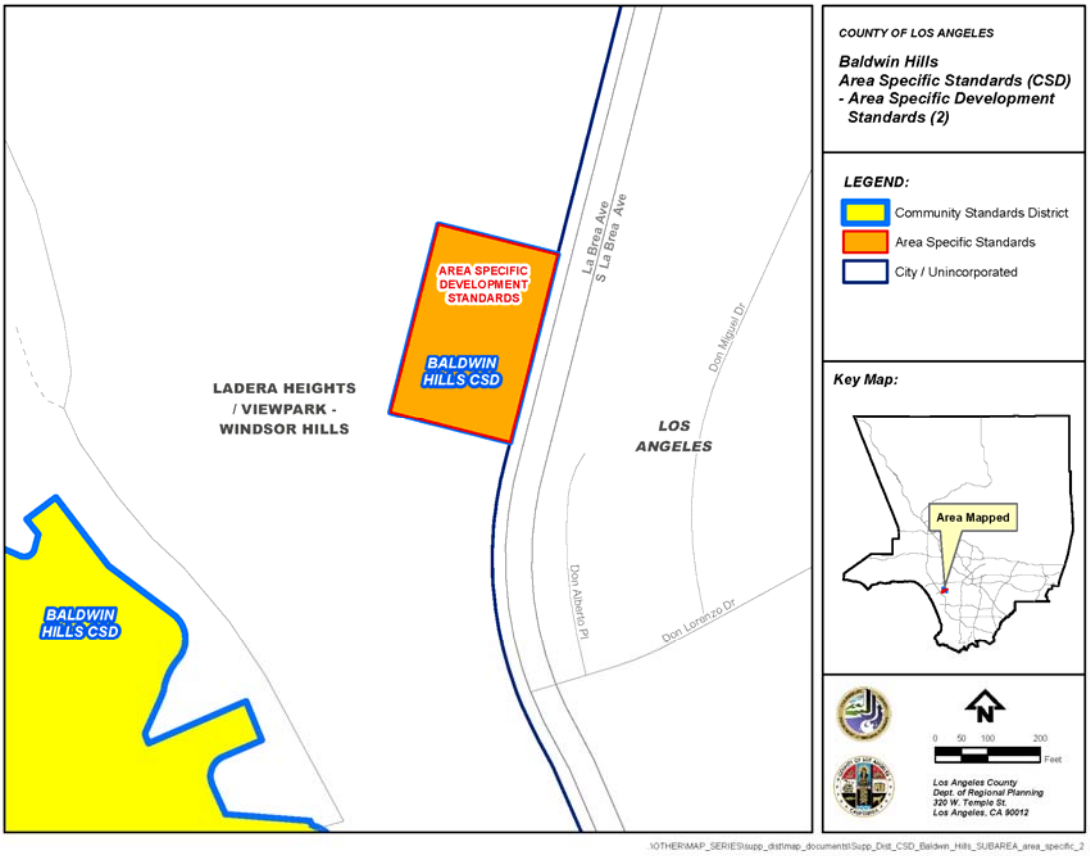


FIGURE 22.310-C:AREA SPECIFIC DEVELOPMENT STANDARDS (2)



Chapter 22.312 Castaic Area Community Standards District

Sections:

22.312.010 Purpose
22.312.020 Definitions
22.312.030 District Map
22.312.040 Applicability
22.312.050 Application and Review Procedures
22.312.060 Community Wide Development Standards
22.312.070 Zone Specific Development Standards
22.312.080 Area Specific Development Standards
22.312.090 Modification of Development Standards

22.312.010 Purpose

The Castaic Area Community Standards District ("CSD") is established to protect the rural character, unique appearance, and natural resources of the Castaic Area communities. This CSD also ensures that new development will be compatible with the Castaic area's existing rural neighborhoods and with the goals of the Santa Clarita Valley Area Plan. Finally, this CSD promotes the establishment of trucking-related businesses in locations where trucking activities presently occur, while ensuring that trucking businesses do not interfere with the community's residential character, circulation, and traffic patterns.

22.312.020 Definitions

(Reserved)

22.312.030 District Map

This CSD generally includes the existing communities of Castaic, Castaic Junction, Val Verde, Hasley Canyon, Hillcrest, and Paradise Ranch: the canyons of Charlie, Tapia, Romero, Sloan and Violin; the Valencia Commerce Center; the Peter Pitchess Detention Center; and the Northlake development and part of the Newhall Ranch development, both of which are governed by specific plans. The actual boundaries of this CSD are shown on Figure 22.312-A:Castaic CSD Boundary, at the end of this Chapter.

22.312.040 Applicability

A. **Exemptions.** This CSD shall not apply to:

1. Areas within this CSD governed by a specific plan or development agreement that was approved prior to the effective date of the ordinance

establishing this CSD, as long as such specific plan or development agreement is legally valid and has not terminated;

2. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete prior to the effective date of the ordinance establishing this CSD:
   a. Building permits;
   b. Tentative tracts and parcel maps;
   c. General Plan and/or Area Plan amendments; and
   d. Zone Changes, Conditional Use Permits, Variances, Ministerial and Discretionary Site Plan Reviews, or any other zoning permit applications.
3. Existing buildings or structures, or any additions thereto, provided that:
   a. Any change to such building or structure after the effective date of the ordinance establishing this CSD does not result in an increase in the occupancy load or parking requirement for the existing use; and/or
   b. Any addition to such building or structure after the effective date of the ordinance establishing this CSD shall not cumulatively increase its existing floor area by more than 25 percent.

22.312.050 Application and Review Procedures

A. **Town Council Notification.** The Department shall provide notice by first-class mail twice a month to the secretary of the Castaic Area Town Council identifying all applications filed during the previous 15-day period for projects within this CSD that involve consideration of a:
   1. Zone Change;
   2. Land division;
   3. Conditional Use Permit;
   4. General Plan Amendment;
   5. Variance; or
   6. A freeway-oriented sign exceeding 25 feet in height.

B. **Discretionary Site Plan Review.** Except as provided in Subsection C, below, applications for development within this CSD shall require a Discretionary Site Plan Review (Chapter 22.190) application, in order to determine if the proposed development complies with the provisions of this CSD. In addition to the requirements of Section 22.190.020 (Application and Review Procedures), the application must contain the following information:

1. A description of the property, with a map showing the topography of the land and the location of any drainage courses;
2. The location and extent of the proposed development, and plans for the methods or devices intended to be used to prevent any erosion or flood hazard, including any necessary drainage plans, prepared by a civil engineer, showing an estimate of the quantity and frequency of runoff, runoff routing, and the character of soils, channel sections, and gradients; and
3. Where landscaping is required by this CSD or by any other provision of this Title 22, a landscaping plan that is approved by the Department. The landscaping plan shall include:
    a. A layout and list of existing plants, including their current condition, and any plants intended to be removed or added;
    b. A description of the property's existing soil types so that the feasibility of re-vegetation can be assessed;
    c. A re-vegetation plan, which primarily shall require use of locally indigenous vegetation, as defined in Section 22.312.060.H (Locally Indigenous Vegetation);
    d. A covenant to be recorded against the property that all landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary; and
    e. A description of a long-term maintenance program for all landscaping in the plan, with an emphasis on re-vegetated areas.

C. **Exceptions.** An application for a Discretionary Site Plan Review (Chapter 22.190) pursuant to Subsection A, above, shall not be required if:

1. A different approval would be required by another provision of this CSD or this Title 22, provided the application in such other process contains sufficient information to determine compliance with this CSD;
2. The project is a single-family residence, provided the creek preservation and maintenance provisions in Section 22.312.060.N (Creek Preservation Maintenance), are inapplicable; or
3. The review would otherwise be necessary only to determine compliance with the exterior lighting standard described in Section 22.312.060.J (Lighting).

22.312.060 Community Wide Development Standards

A. **Signs.** In addition to the signs prohibited by Section 22.114.060 (Prohibited Signs), the following signs shall be prohibited:

1. Projecting business signs; and
2. Roof signs.

B. **Street Improvements**. In residential land divisions where at least 75 percent of the lots exceed a net area of 15,000 square feet, local streets shall comply with the following standards, as approved by the Department of Public Works and the Fire Department:

1. Local streets shall have a maximum paved width area of 28 feet, excluding any inverted shoulder or concrete flow line;
2. Curbs, gutters, and sidewalks are prohibited unless otherwise deemed necessary for public safety purposes;
3. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for public safety; and
4. Regardless of lot size, street lights shall:
   a. Have a mission bell shape or similar design consistent with the character of the community and shall be compatible in style and material with the poles on which they are mounted. Proposals from the Castaic Area Town Council will be considered for determining the appropriate style of street lights, provided these proposals are approved by the Department of Public Works and the local electric utility serving the area under consideration; and
   b. Be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

C. **Trails.**

1. ***In General.*** Except as provided in Subsection C.4, below, all new land divisions, including minor land divisions, shall contain trails in accordance with the Master Plan of Trails ("Master Trail Plan") maintained by the Department of Parks and Recreation and consistent with the Santa Clarita Valley Area Plan. Input by the Santa Clarita Valley Trails Advisory Committee regarding trail development shall be considered by the Commission or Hearing Officer in reviewing land divisions. Trail construction shall be completed and approved by the Department of Parks and Recreation prior to the recordation of the final map for the land division.
2. ***Trail Standards.*** Trails built pursuant to this Subsection C shall satisfy the following minimum standards:
   a. *Access Routes.* To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, access routes shall be provided from every new land division to a main trails network shown on the Master Trail Plan;

b. *Multipurpose Use.* The trails shall accommodate both pedestrian and equestrian uses; and

c. *Equestrian Trails.* In addition to the trails otherwise required by this Subsection C, new land divisions with at least 75 percent of the residential lots equal or greater to 20,000 square feet in net area shall reserve an equestrian trail, approved by the Department of Parks and Recreation, that is eight feet in width and adjacent to a public right-of-way. The equestrian trail shall connect to a network of equestrian trails.

3. ***Trail Maintenance.*** All trails and access routes that are not required to be maintained by the Department of Parks and Recreation shall be maintained, subject to approval by the Department of Parks and Recreation, by a homeowner's association, to which the trail or access route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, Sections 22500, et seq., of the California Streets and Highways Code ("Landscaping and Lighting Act District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this Subsection C.3, the trails and access routes that must be constructed so as to be suitable for acceptance and maintenance by the Department of Parks and Recreation are those trails and access routes identified in the Master Trail Plan and the Santa Clarita Valley Area Plan, and those trails and access routes located on private property for which a trail easement has been dedicated to the County;

4. ***Alternative Trail Proposal.*** If it is infeasible for a subdivider to provide trails in accordance with the Master Plan or Santa Clarita Valley Area Plan, alternative trail proposals may be developed subject to the minor variation provisions in Subsection 22.312.090 (Modifications of Development Standards), below. The alternative trail proposal shall, to the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, be connected to a network of trails shown on the Master Plan and be approved by the Department of Parks and Recreation.

D. **Neighborhood Parks.**

1. Subject to Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140 in Title 21 (Subdivisions) of the County Code, the Commission or Hearing Officer shall, to the greatest extent possible, require the subdivider of a residential land division to provide sufficient park space such that 90 percent of all residential lots within the land division are within one-half mile of a neighborhood park that has a minimum size of two acres.

2. In complying with Subsection 21.24.350.B in Title 21 for land divisions that contain more than 50 lots, the Commission or Hearing Officer shall, to the greatest extent possible, require the subdivider to provide park space rather than in-lieu park fees.
3. Neighborhood park space provided pursuant to this Subsection D, shall be maintained either by the Department of Parks and Recreation, or by a Landscaping and Lighting Act District, as determined by the Department of Parks and Recreation.

E. **Hillsides.** In addition to the applicable requirements of Chapter 22.102 (Hillside Management and Significant Ecological Areas), the following standards shall apply to development within a "hillside management area," as defined in Division 2 (Definitions):

1. Contour grading shall be used to present a rounded appearance that blends with the natural terrain;
2. Curvilinear street design and other improvements shall be used to minimize grading alterations and emulate the natural contours of the hillsides;
3. Terraced drains required in cut-and-fill slopes shall be paved with colored concrete to blend with the natural soil or shall be concealed with berms;
4. Terraced slopes resulting from grading shall be landscaped with locally indigenous vegetation, as described in Subsection H, below;
5. In addition to the requirements of Subsection F, below, residential projects located at or near the crest of a ridgeline and on or near a hillside with a down slope greater than 15 percent and facing a public right-of-way, shall provide 15 gallon non-invasive trees within 10 feet of the top of the slope, spaced a maximum of 15 feet apart; and
6. Grading and brushing on slopes with a 50 percent or greater steepness shall be prohibited, except for:
   a. Clearance brushing for fire safety or for controlling soil erosion or flood hazards;
   b. Grading or brushing for vegetation clearance by a public utility from its right-of-way;
   c. Grading or brushing to remove invasive or noxious weeds that pose health and safety hazard to humans or animals; or
   d. Grading or brushing approved under a Hillside Management Conditional Use Permit pursuant to Chapter 22.102 (Hillside Management and Significant Ecological Areas),

F. **Significant Ridgeline Protection.**

1. ***Significant Ridgelines Categories.*** For purposes of this CSD, significant ridgelines shall consist of primary and secondary ridgelines. The location of these primary and secondary ridgelines, and the standards for their designation, are shown on the official Significant Ridgeline Map prepared and maintained by the Department and on Figure 22.312-B, not drawn to scale, at the end of this Chapter.
2. ***Development Restrictions on Significant Ridgelines.*** Except as provided in Subsection F.3, below, no development, grading, construction, or improvements shall be allowed on:
    a. A significant ridgeline;
    b. Within a 50-foot radius from every point on the crest of a primary ridgeline; or
    c. Within a 25-foot radius from every point on the crest of a secondary ridgeline.
3. ***Significant Ridgeline Exemptions.*** Provided an approval is obtained pursuant to Subsection F.4, below, the following structures or uses may be permitted on significant ridgelines, or within the respective 50-foot and 25-foot restricted areas surrounding such significant ridgelines:
    a. Accessory buildings or structures;
    b. Additions and/or modifications to an existing single-family residence;
    c. New single-family residences where not more than one such residence is proposed to be built by the same person on contiguous lot;
    d. Open spaces, conservation areas, parks, recreation areas, and/or trails;
    e. Water tanks or transmission facilities;
    f. Architecturally superior structures, other than new single-family residences, which maximize the aesthetic appeal of the hillsides and significant ridgelines, and minimize the disturbance of the natural setting; and
    g. Roads providing access to any of the structures or uses described in Subsections F.3.d through F.3.f, above.
4. ***Significant Ridgeline Exemption Approval.***
    a. No exemption under Subsection F.3, above, shall be allowed unless the applicant obtains approval of:
        i. A Discretionary Site Plan Review pursuant to Section 22.312.050 (Application and Review Procedures), for structures or uses described in Subsection F.3.a through F.3.c, above; or

ii. A Conditional Use Permit (Chapter 22.158), for structures or uses described in Subsections F.3.d through F.3.f, above. The application for the Conditional Use Permit must contain the information either required by or described in Section 22.158.030 (Application and Review Procedures) and, where applicable, Section 22.102.040 (Additional Contents of Application) and Section 22.102.050 (Calculation of Thresholds in Nonurban Hillside Management Areas).

b. In addition to any information required by Subsection F.4.a, above, an application for a significant ridgeline exemption request shall also demonstrate that the proposed use:

i. Is compatible with adjacent uses, the character of the neighboring community, and the goals and policies of the General Plan;

ii. Will leave the crest of the significant ridgeline in its natural state;

iii. Is designed to minimize the amount of grading necessary and will use landscaping to minimize the visual impact of the project;

iv. Will not be materially detrimental to the visual character of the neighborhood or the Castaic communities;

v. Will not impede the normal and orderly development of surrounding properties and will not promote encroachments on significant ridgelines; and

vi. Will not degrade the visual integrity of the significant ridgeline, as verified through submission of a precise illustration and depiction.

G. **Clustering.**

1. Except in the Hasley Canyon Area and Violin Canyon Area, as described in Section 22.312.080.B (Area 2 – Hasley Canyon Area) and Section 22.312.080.C (Area 3 – Violin Canyon Area), respectively, clustering may be allowed in this CSD under the conditions described in Subsection G.2, below, provided the applicant obtains a Conditional Use Permit (Chapter 22.158), and in accordance with Section 22.140.160 (Density-Controlled Developments).

2. Clustering is allowed within this CSD only if findings are made that clustering can:

a. Reduce grading alterations;

b. Preserve native vegetation;

c. Preserve unique land features;

d. Preserve open space;

e. Enhance recreational areas; and/or

f. Protect view corridors and view sheds.

3. If clustering is permitted pursuant to this Subsection G, the provisions of Section 22.312.070.A.1 (Lot Size) shall not apply.

H. **Locally Indigenous Vegetation**. The removal or destruction of locally indigenous vegetation is prohibited on a lot one acre or greater in size, where the area of removal or destruction is greater than ten percent of the lot. For purposes of this Subsection H, locally indigenous vegetation is defined as the vegetation listed on the Castaic Area List of Indigenous Plants, prepared and maintained by the Department. This Subsection H shall not apply to the removal or destruction of locally indigenous vegetation:

1. That is necessary to comply with County regulations relating to brush clearance for fire safety or is otherwise required by the Fire Department;

2. On a publicly owned right-of-way;

3. By a public utility on its own property or right-of-way or on land providing access to such property or right-of-way;

4. For work performed under a permit issued to control erosion or flood hazards; or

5. That poses a hazard to persons or property, as determined by the Fire Department.

I. **Fences.** Fences along any public or private road shall comply with the applicable provisions of Section 22.110.070 (Fences and Walls) and shall be made of split rail, open wood, rock, block, or iron. Chain link may be substituted for these materials but must be landscaped along the entire length of the fence to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in Section 22.312.050.B.3.d.

J. **Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

K. **Water Tanks.** Water tanks shall be screened from public view by fast-growing, drought tolerant native tree species or by an earth berm landscaped with locally indigenous vegetation as described in Subsection H, above. The selection of appropriate native vegetation and fast growing tree species shall be subject to approval by the Director. Water tanks shall also be painted to match, as near as possible, the color of the surrounding landscaping or trees used to screen them.

L. **Wireless Telecommunication Facilities.** Wireless telecommunication facilities shall be subject to the following standards:

1. Ground-mounted facilities shall be required to co-locate and shall be designed to resemble trees; and

2. Building-mounted facilities shall be required to co-locate and match, as near as possible, the color of the building and its architecture.

M. **Trucking.** Uses which principally serve or sell supplies to or for tractor-trucks or their drivers shall be prohibited, except within the Trucking District described in Section 22.312.080.A (Area 1 – Trucking District), and subject to the standards contained therein.

N. **Creek Preservation and Maintenance.** Channelization of the Castaic, Hasley Canyon, Violin Canyon, Tapia Canyon, Charlie Canyon, San Martinez Grande Canyon, and San Martinez/Chiquito Canyon creeks shall be permitted provided:

1. Appropriate mitigation measures are implemented, as approved by the Departments of Public Works and Regional Planning, to preserve the indigenous habitats of the creeks and to protect the aesthetics of the creek settings. In formulating such mitigation measures, input from the Castaic Area Town Council and state and federal agencies with expertise in this field shall be considered;
2. The channels are maintained with soft bottoms;
3. The channel sides slope downward such that, at each cross-section along the length of the channel, the channel has a trapezoidal configuration;
4. Channel bank materials are matched with local soils and stone for color and texture compatibility;
5. Adequate setbacks are incorporated to allow for the preservation or replanting of locally indigenous vegetation, as defined in Subsection H, above; and
6. To the greatest extent possible, watercourses shall flow naturally within the full width of the improved natural flood plain.

O. **Oak Tree Protection.** Notwithstanding the exemptions from publishing and hearing contained in Section 22.176.040.B (Type II Review), respectively, an application for an Oak Tree Permit for the removal or relocation of one oak tree in conjunction with a single-family residence use, which use is permitted in the applicable zone, shall require publishing and hearing as otherwise required in Section 22.176.040.C (Type IV Review).

22.312.070 Zone Specific Development Standards

A. **Residential and Agricultural Zones.**

1. ***Lot Size.*** Except in the Hasley Canyon Area and Violin Canyon Area, as described, respectively, in Section 22.312.080.B (Area 2 – Hasley Canyon Area) and Section 22.312.080.C (Area 3 – Violin Canyon Area), single-family residential lots created by a new land division shall:

a. Contain a minimum area of 7,000 square feet;

b. Have an average lot size of at least 10,000 square feet for the subdivision, except as provided in Subsection A.1.d, below. In calculating the average lot size, an open space lot, which for the purposes of this Subsection A.1 includes dedicated open and park space, shall be counted in inverse proportion to its slope, according to the following formula and using the values provided in Table 22.312.070-A below.

AL = (RA + (OA x OSC)) / L

Where,

AL = Average single-family residential lot size (acreage);

L = Number of single-family residential and open space lots in the subdivision;

RA = Total number of single-family residential acres in the project;

OSC = The percentage amount of open space acreage in the project to be counted; and

OA = The total amount of open space acreage.

TABLE 22.312.070-A:OPEN SPACE AREA		
O.S Lot % Slope	***O.S Lot Acreage***	***O.S Area Counted***
SI.	*OA*	*OSC*
0-24.99%	OA	100%
25-49.99%	OA	50%
<50%	OA	0%

c. Have no more than 43 percent of the lots with the minimum size of 7,000 square feet.

d. Subsection A.1.b, above, shall not apply to new land divisions that are in an urban land use plan classification and adjacent to the Interstate 5 transportation corridor, as shown in the Santa Clarita Valley Area Plan.

2. ***Buffer Areas.***

a. Buffer areas shall exist between:

i. Single-family residential uses and multi-family residential uses;

ii. Single-family residential uses and condominium uses; and

iii. Single-family residential uses where the lot size is less than 10,000 square feet, and single-family residential uses where the lot size is greater than or equal to 15,000 square feet.

b. For purposes of this Subsection A.2, buffer areas can consist of natural features, such as hills, creeks, or rivers, or they can consist of berms, parks, green belts, or trees.

B. **Commercial and Industrial Zones.**

1. ***Business Signs.*** Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs).

a. *Applicability.* The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of the ordinance establishing this CSD.

b. *Prohibited Signs.* Pole signs shall be prohibited.

c. *Wall Business Signs.* All businesses shall be permitted one wall business sign for each street, highway, or parkway on which the business fronts. One additional wall business sign shall be allowed for each secondary public entrance. Wall business signs shall have the following attributes:

i. A wall sign area no larger than one and one-half square foot for every linear foot of the building frontage for that business. For secondary public entrance signs, the wall sign area shall not exceed half of the area of the smallest primary wall business sign; and

ii. A height that does not extend above the highest point of the business' roof or parapet for the portion of the building in which the business is located.

d. *Freestanding Business Signs.* All businesses shall be allowed one freestanding business sign if it is located on a lot that has at least 100 feet of cumulative street frontage. If the business has at least 500 feet of cumulative street frontage, it shall be allowed one additional freestanding business sign. The sign shall be located in a manner that does not impede traffic or line of sight visibility. Freestanding business signs shall have the following additional attributes:

i. A maximum sign area of 40 square feet per freestanding business sign. Notwithstanding the foregoing, the Director may approve a maximum sign area of 96 square feet per freestanding business sign for commercial developments with at least five acres in size or provided the Director makes a finding that visibility of the freestanding business sign is restricted due to location;

ii. A maximum height of six feet measured vertically from the ground level at the base of the sign. Notwithstanding the foregoing, the Director may approve a maximum of eight feet measured in the manner just described for commercial developments at least five

acres in size or provided the Director makes a finding that the visibility of the freestanding business sign to potential patrons is restricted due to location; and

iii. A minimum setback of three feet from any street or public right-of-way.

e. *Incidental Business Signs.* Incidental business signs as described in Section 22.114.160 (Incidental Business Signs) shall be allowed but shall be subject to the following limitations:

i. Every business shall be allowed only one incidental business sign;

ii. Incidental business sign shall be wall-mounted below the roofline; and

iii. Incidental business signs shall have a maximum face area of two square feet.

f. *Freeway-Oriented Signs.* Freeway-oriented signs shall be allowed only on lots along Interstate 5 Freeway, west of Castaic Road and east of Old Road. In addition, a business shall be allowed only one freeway-oriented sign for every lot. Freeway-oriented signs shall have:

i. A maximum of two sides;

ii. A maximum face area of 200 square feet per side; and

iii. A maximum height of 15 feet measured vertically from the ground level at the base of the sign. Notwithstanding the foregoing, the Director may approve a maximum height of 35 feet measured in the manner just described, provided that the Director makes the finding described in Section 22.114.130.B.2.a (Findings and Decision).

g. *Shopping Center Signs.*

i. New shopping centers with at least five tenants shall prepare a master sign plan for the purpose of establishing a common design theme for the shopping center before any business sign is erected in such shopping center. The master sign plan shall allow only one monument sign, as described in Subsection B.1.g.ii, below. All signs depicted in and established pursuant to the master sign plan shall comply with sign requirements of this CSD. Upon approval of the master sign plan by the Director, all signs in the shopping center shall conform to the master sign plan.

ii. For purposes of this Subsection B.1.g, a monument sign shall be defined as a two-sided freestanding sign where the base of the sign structure is on the ground or a maximum of 12 inches above the adjacent grade. No part of the sign face or sign structure can

be more than 12 feet in height measured vertically from the ground level at the base of the sign. The width of the sign shall not exceed four feet, and the top of the sign structure can be no more than 120 percent of the width of the base.

2. ***Architectural Standards.***

   a. All commercial buildings, except those in an industrial park, shall have Spanish, Southwestern, or Mediterranean architecture, with a tile roof.

   b. Mirrored glass shall be prohibited on outside building surfaces.

3. ***Circulation Areas.***

   a. *Paving.* Pedestrian circulation areas and driveway entrances on private property shall be paved with brick or paver tiles.

   b. *Pedestrian Amenities.* For commercial and mixed-use developments, at least two pedestrian amenities shall be provided. Examples of these pedestrian amenities include, but are not limited to:

      — Benches;

      — Bicycle racks;

      — Outdoor lights;

      — Drinking fountains;

      — Landscaped buffers;

      — Newsstands;

      — Planter boxes;

      — Trash receptacles; and/or

      — Landscaped trellises or breezeways between businesses.

4. ***Setbacks.*** Except as provided in Section 22.312.080.B.3.b (Commercial and Industrial Zones) for the Val Verde Area, the following setback standards shall apply in Commercial and Industrial Zones:

   a. All buildings, structures, and circulation areas, including parking lot aisles, shall have a minimum setback from the front property line of 10 feet in Industrial Zones and 20 feet in Commercial Zones. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 150 square feet of setback landscaped area;

   b. In Commercial Zones, vehicle driveways, pedestrian pathways, and outdoor dining and street furniture, such as chairs, tables, benches, and bicycle racks, shall be permitted in setback areas, provided that a minimum of ten percent of the entire site's net area is landscaped; and

c. Structures that adjoin or face any non-industrially or non-commercially zoned lot, or adjoin or face a parcel containing a non-industrial or non-commercial use, shall:

i. Have a minimum setback of 25 feet from any property line(s) adjoining or facing such lot. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 15 feet along the property line that is adjacent to or closest to the non-industrially or non-commercially zoned or used parcel. If a 25-foot setback is infeasible due to the size of the lot, as determined by the Director, a solid masonry wall shall be built half-way between the building and the property line. The wall shall be a minimum of six feet in height in Commercial Zones and eight feet in height in Industrial Zones and shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in Section 22.312.050.B.3.d.

ii. Locate vehicle access, circulation, parking, and loading areas as far as possible from adjoining residential uses.

5. ***Lot Coverage.*** Except in Zones CPD and MPD, all new structures shall have a maximum lot coverage of 70 percent of the lot's gross area.

6. ***Height.*** Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 35 feet above grade if located within 500 feet of a residentially or agriculturally zoned property.

7. ***Outdoor Activities and Storage.*** All principal uses within 500 feet of a residentially or agriculturally zoned property that are conducted outside an enclosed structure or involve outdoor storage shall require a Conditional Use Permit (Chapter 22.158).

22.312.080 Area Specific Development Standards

A. **Area 1—Trucking District.**

1. ***Purpose.*** This area is established to encourage and protect truck-related activities and services, while at the same time insuring that such activities and services do not interfere with the circulation and traffic patterns in the Castaic area communities.

2. ***Area Description.*** The boundaries of this area are shown on Figure 22.312-C:Area 1 – Trucking District, at the end of this Chapter.

3. ***Prohibited Uses.*** Residential uses shall be prohibited in the Trucking District.

4. ***Parking.*** In addition to the applicable requirements of Chapter 22.112 (Parking), any business that principally serves or sells supplies for tractor-

trucks or their drivers shall provide at least two off-street tractor-truck parking spaces. The tractor-truck parking spaces shall comply with the following standards:

a. *Location*. Tractor-truck parking shall be located either on the same lot as the principal business or on an adjacent, separate lot. If the parking is provided on a separate lot, a covenant shall be recorded, restricting the applicable portion of the property's use to parking for the benefit of the principal business. The separate lot shall be within 1,000 feet from the principal business, measured from the business to the main entrance on the separate lot for the parking. Wherever practical and subject to the requirements of this Chapter, businesses shall share a common area to meet their off-street tractor-truck parking requirements;

b. *Size.* Each tractor-truck parking space shall have a minimum size of 10 feet by 75 feet;

c. *Paving.* All tractor-truck parking areas shall be paved with a hard, durable surface material, as required by Section 22.112.110.D (Surfacing).

d. *Access.* Off-street tractor-truck parking spaces shall be accessible to and offer ingress and egress from Castaic Road, Parker Road, Ridge Route Road, and/or Lake Hughes Road. Parking entrances for tractor-truck parking shall be located at least 500 feet away from any school, church, park, or recreation or residential area. Maneuvering and turn-around areas shall be provided on the lot where the parking space is located, and signs shall be posted requiring tractor-trucks to enter and exit the lot front-forward without backing or maneuvering on the public right-of-way;

e. *Barriers Along Castaic Road.* Where tractor-truck parking or loading areas are on lots adjoining Castaic Road, a barrier shall be built along the entire adjoining property line of that lot. The barrier shall not block any driveway, walkway, or other necessary opening, and shall consist of a minimum 30-inch high masonry or concrete block wall or a minimum four-foot landscaped buffer area measured from the property line. Where the barrier adjoins a driveway, a 10-inch in diameter, 30-inch high, concrete-filled steel pipe or equivalent protective device(s) shall be installed vertically at each point that the barrier meets the driveway;

f. *Buffers.* Any lot that is used partially or entirely for tractor-truck parking that does not adjoin Castaic Road but adjoins a lot that is used for some other purpose shall have a buffer along the entire length of that adjoining property line. The buffer shall consist of a minimum 10-foot high solid masonry wall set back 10 feet from the adjoining property

line. The setback area shall be landscaped with locally indigenous vegetation as defined in Section 22.312.060.H (Locally Indigenous Vegetation), and the wall shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in Section 22.312.050.B.3.d; and

g. *Nonconforming Uses.* All legally existing nonconforming parking spaces shall be brought into compliance with this Subsection A.4 upon a change in ownership or control of the principal business using such parking spaces, or within three years from the effective date of the ordinance establishing this CSD, whichever occurs first.

B. **Area 2—Hasley Canyon Area.**

1. ***Purpose.*** This area is established to protect and preserve the serene, rural environment of Hasley Canyon. Hasley Canyon is characterized by large lots, equestrian trails, rolling hills, and a number of significant ridgelines. The area also contains the Hasley Canyon Creek.

2. ***Area Description.*** The boundaries of this area are shown on Figure 22.312-D:Area 2 – Hasley Canyon Area, at the end of this Chapter.

3. ***Clustering.*** Density transfer or clustering shall be prohibited in this area.

4. ***Lot Size.*** Single-family residential lots created by a land division shall contain a minimum gross area of two acres and a minimum net area of 40,000 square feet.

5. ***Setbacks.*** New residential lots and existing legal lots as of the effective date of the ordinance establishing this CSD that have a minimum gross area of two acres where no residence has yet been built, shall have a minimum front and rear yard setback of 25 feet, and a minimum side yard setback of 10 feet.

C. **Area 3—Violin Canyon Area.**

1. ***Purpose.*** This area is established to protect one of the least developed and most rugged parts of the Castaic area. It contains the Palomas Canyon and Violin Canyon creeks and serves as a unique habitat for many species of fauna and flora.

2. ***Area Description.*** The boundaries of this area are shown on Figure 22.312-E:Area 3 – Violin Canyon Area, at the end of this Chapter.

3. ***Development Standards.*** The standards prescribed for the Hasley Canyon Area in Subsection B, above, shall also apply to the Violin Canyon Area.

D. **Area 4—Val Verde Area.**

1. ***Purpose.*** This area is established to ensure that new development is consistent with Val Verde's existing unique character. The area's unique features include small rural lots, rolling hills covered by chaparral vegetation and scattered canyon oaks, and relative isolation.

2. ***Area Description.*** The boundaries of this area are shown on Figure 22.312-F:Area 4 – Val Verde Area, at the end of this Chapter.

3. ***Zone Specific Development Standards.***

   a. *Residential and Agricultural Zones.* New residential land divisions shall comply with the following standards:

      i. Street improvements. Regardless of lot size, local streets shall be allowed to use inverted shoulders with concrete flow line design where possible; and

      ii. Street lights. In addition to the requirements in Section 22.312.050.B.4 (Street Improvements), street lights in this area shall conform, to the greatest extent possible, to the rural character of the Val Verde community. Proposals from the Castaic Area Town Council and the Val Verde Civic Association will be considered by the Director in determining the appropriate style of street lights, provided these proposals are approved by the Department of Public Works and the local electric utility serving the area under consideration.

   b. *Commercial and Industrial Zones.* For lot sizes less than 5,000 square feet, where such size prevents a commercial structure from satisfying one or more of the standards set forth in Section 22.312.070.B.4 (Setbacks), the following standards shall be substituted for the standards described therein:

      i. The structure shall have a minimum front setback of five feet from the property line. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 150 square feet of landscaped area, or one 15-gallon tree every 15 feet, whichever results in more trees; and

      ii. Structures on lots that adjoin or face a non-industrially or non-commercially zoned property or use shall have:

         (1) A minimum setback of five feet from each property line that adjoins or faces the non-industrially or non-commercially zoned property or use. The setback shall be landscaped in the same manner as provided in Subsection D.3.b.i, above; and

         (2) If the landscaped setback described in Subsection D.3.b.ii.(1), above, is not feasible along the front property line, a minimum six-foot high solid masonry wall shall be placed in the

landscaped setback, parallel to and at half the distance between the front property line and the building. This wall shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in Section 22.312.050.B.3.d.

E. **Area 5—Castaic Creek Area.**

1. ***Purpose.*** This area is established to protect one of the few examples of a braided channel creek system, which was once a fairly common feature of the Southern California landscape.

2. ***Area Description.*** The boundaries of this area are shown on Figure 22.312-G:Area 5 – Castaic Creek Area, at the end of this Chapter.

3. ***Creek Protection.*** In addition to complying with Section 22.312.060.N (Creek Preservation and Maintenance), all development in this area shall require a Conditional Use Permit (Chapter 22.158) in the same manner, and under the same terms and conditions, as development in a significant ecological area would require under Chapter 22.102 (Hillside Management and Special Ecological Areas).

F. **Area 6 and Area 7- Newhall Ranch and Northlake Areas.**

1. ***Area Description.*** The boundaries of these areas are shown on Figures 22.312-H:Area 6 – Newhall Ranch Specific Plan Area and 22.312-I:Area 7 – Northlake Specific Plan Area, at the end of this Chapter.

2. ***Exemption.*** Development in these areas shall be governed by the Newhall Ranch Specific Plan and the Northlake Specific Plan, respectively, including any amendments thereto. Lots in these areas shall be exempt from the provisions of this CSD as long as the respective specific plan or any of its amendments are in effect as to those lots.

22.312.090 Modification of Development Standards

A. **Minor Variations.**

1. ***Findings.*** The Director may permit minor variations from the community wide development standards specified in Section 22.312.060.C.4 (Alternate Trail Proposal) and Section 22.312.060.E through M and the zone specific development standards specified in Section 22.312.070.B.2 (Architectural Standards) and B.3 (Circulation Areas), where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:

   a. The application of these standards would result in practical difficulties or unnecessary hardships;

b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Castaic Area;

c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals and policies of the Santa Clarita Valley Area Plan or this CSD; and

d. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to Subsection A.3, below. Protests received from both the owner and occupant of the same property shall be considered one protest for purposes of this Subsection.

2. ***Application.*** The procedure for filing a request for a minor variation shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the applicant shall submit a filing fee equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.

3. ***Notice.*** Notification shall comply with Chapter 22.190 (Site Plan Review, Discretionary), except where modified by this Subsection A.3. Notice shall be mailed to:

   a. All owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property;

   b. The neighboring property owners on the list provided by the applicant pursuant to Subsection H.2.a, above;

   c. All "occupant(s)" of the neighboring properties where the mailing address of a property owner on the above list is different from the address of the neighboring property;

   d. All community organizations that request notification of pending applications including, but not limited to, the Castaic Area Town Council and the homeowners associations within the boundaries of this CSD; and

   e. Such other persons as the Director deems appropriate whose property could be affected by the minor variation.

4. ***Decision.***

   a. The Director shall approve the application where no more than two letters of opposition are received pursuant to Subsection A.3, above, where the application complies with the provisions of Section 22.190.020 (Application and Review Procedures), and where the Director determines that the application has satisfactorily demonstrated the matters required by Subsection A.1, above. If the

Director approves the application, the Director shall notify the applicant and all persons identified in Subsections A.3.a through A.3.d, above, of the decision in writing, which notice shall also indicate that any such person may file an appeal with a request for a public hearing before the Commission within ten days of receipt of such notice.

b. If the Director denies the application for any reason, the Director shall notify the same persons as identified in Subsection A.4.a., above, of the decision in writing, which notice shall also indicate that the applicant may file an appeal and a request for a public hearing before the Commission within 30 days after the applicant receives such notice. If the applicant files an appeal, the applicant shall pay the additional fee for a public hearing equal to that required for a Site Plan Review for Modification of Development Standards in Community Standards Districts.

B. **Other Variations.** If a proposed project is located in a Residential Planned Development or a Specific Plan Zone and can be found consistent with the goals of this CSD, the development standards herein may be modified, if the applicant obtains a Conditional Use Permit (Chapter 22.158), and substantiates the findings provided in Section 22.158.050 (Findings and Decision), and further demonstrates that the project satisfies the following:

1. ***Compatibility.*** The project must be compatible with existing adjoining land uses;

2. ***Significant Public Benefit.*** The project must provide significant public benefit beyond that already required by some other provision of this Title 22. Examples of projects that comply with this requirement include, but are not limited to, projects that offer additional open space, natural habitat areas, recreation facilities, trails, and/or cultural or educational facilities;

3. ***Substantial Community Support.*** The project must have substantial community support. For purposes of this requirement, substantial community support requires at least two-thirds of all written comment letters received from residents, property owners, and businesses within 1,000 feet from the project boundary to support the project. In reaching this threshold, every person signing a written comment letter shall be counted separately, provided that such signature has been verified. The position of elected community organizations such as the Castaic Area Town Council will be considered and counted as one comment letter in determining substantial community support, provided it is the formal position of the governing board of such organization; and

4. ***Significant Ridgeline.*** The project must not disturb any significant ridgeline, as described in Section 22.312.060.F (Significant Ridgeline Protection).

FIGURE 22.312-A:CASTAIC CSD BOUNDARY

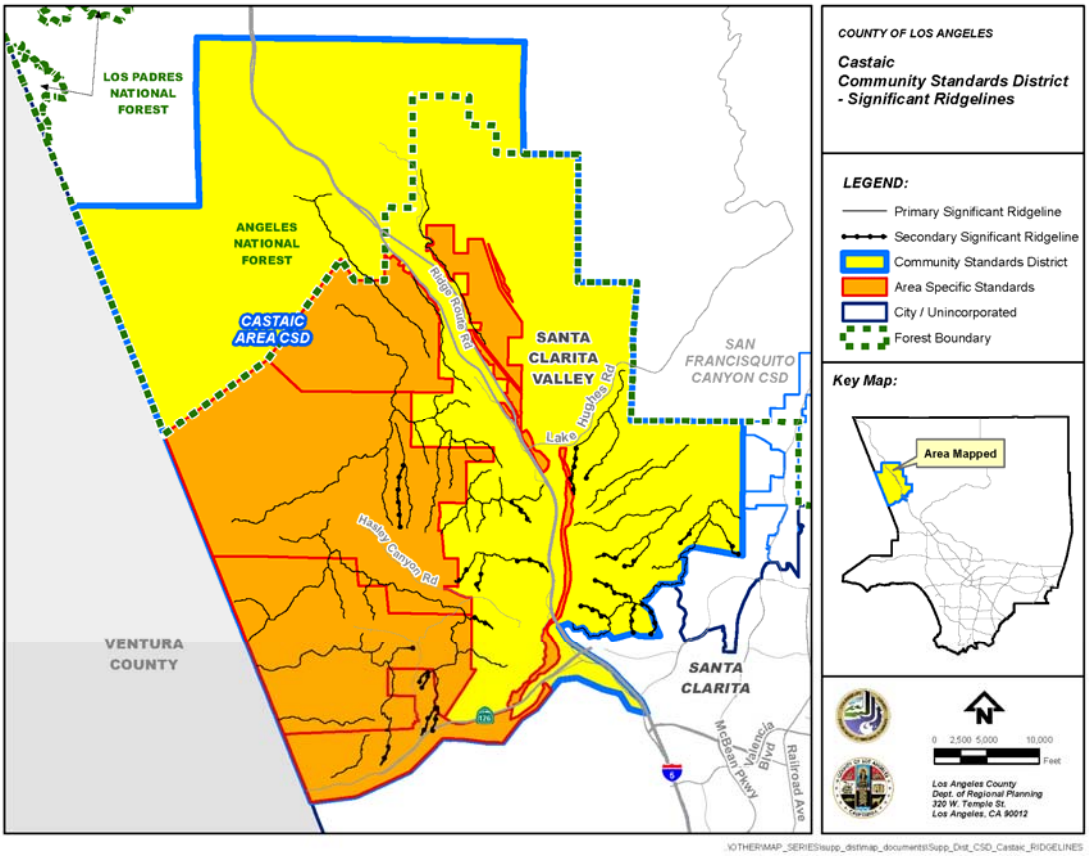


FIGURE 22.312-B:SIGINIFICANT RIDGELINES

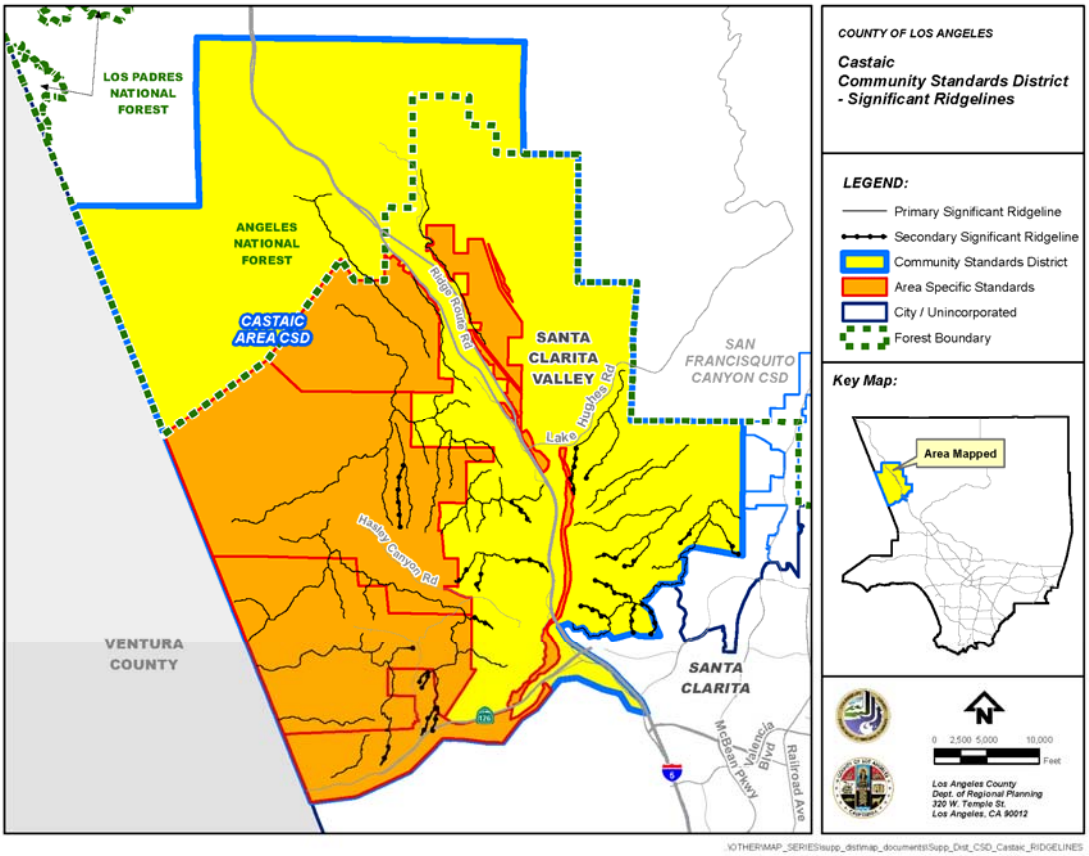


FIGURE 22.312-C:AREA 1 – TRUCKING DISTRICT AREA

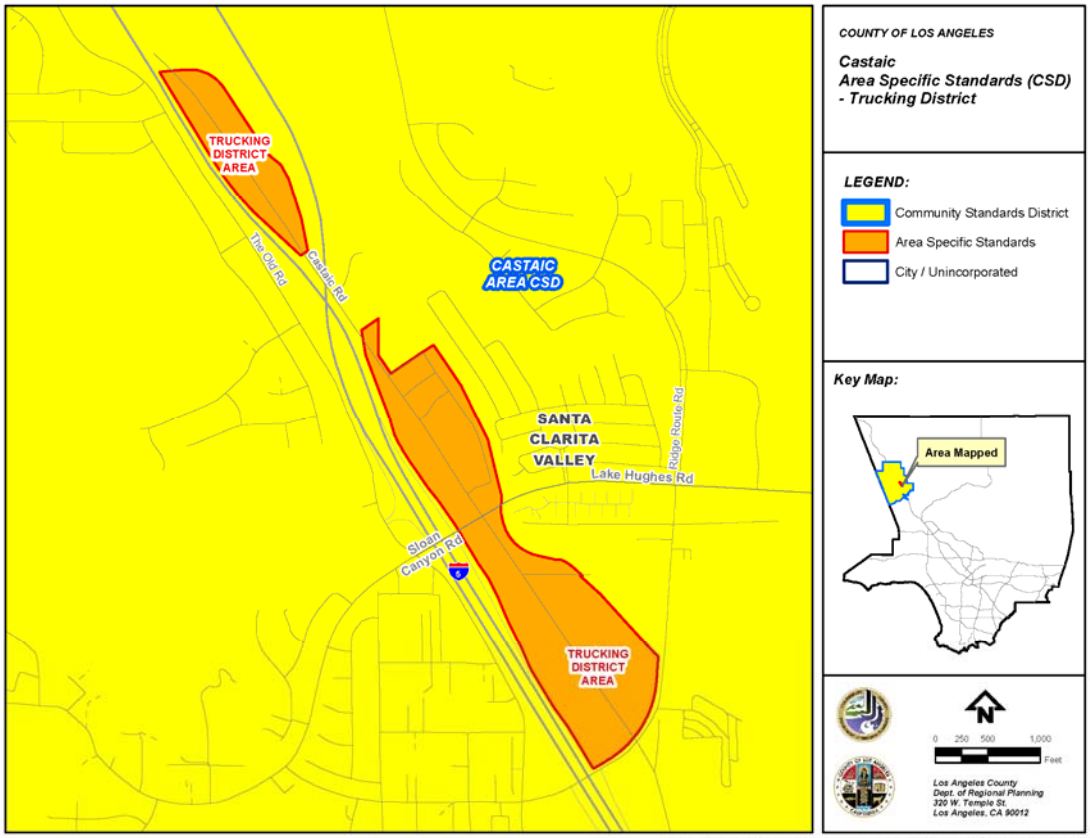


FIGURE 22.312-D:AREA 2 - HASLEY CANYON AREA

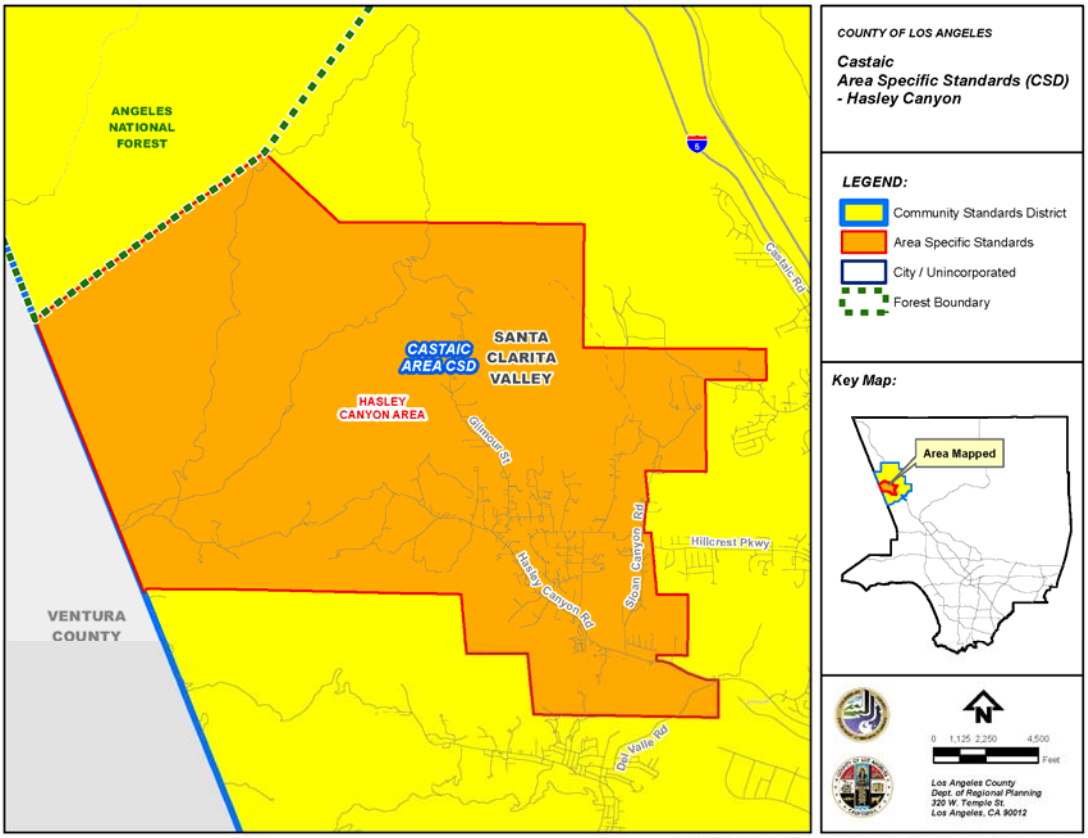


FIGURE 22.312-E:AREA 3 – VIOLIN CANYON AREA

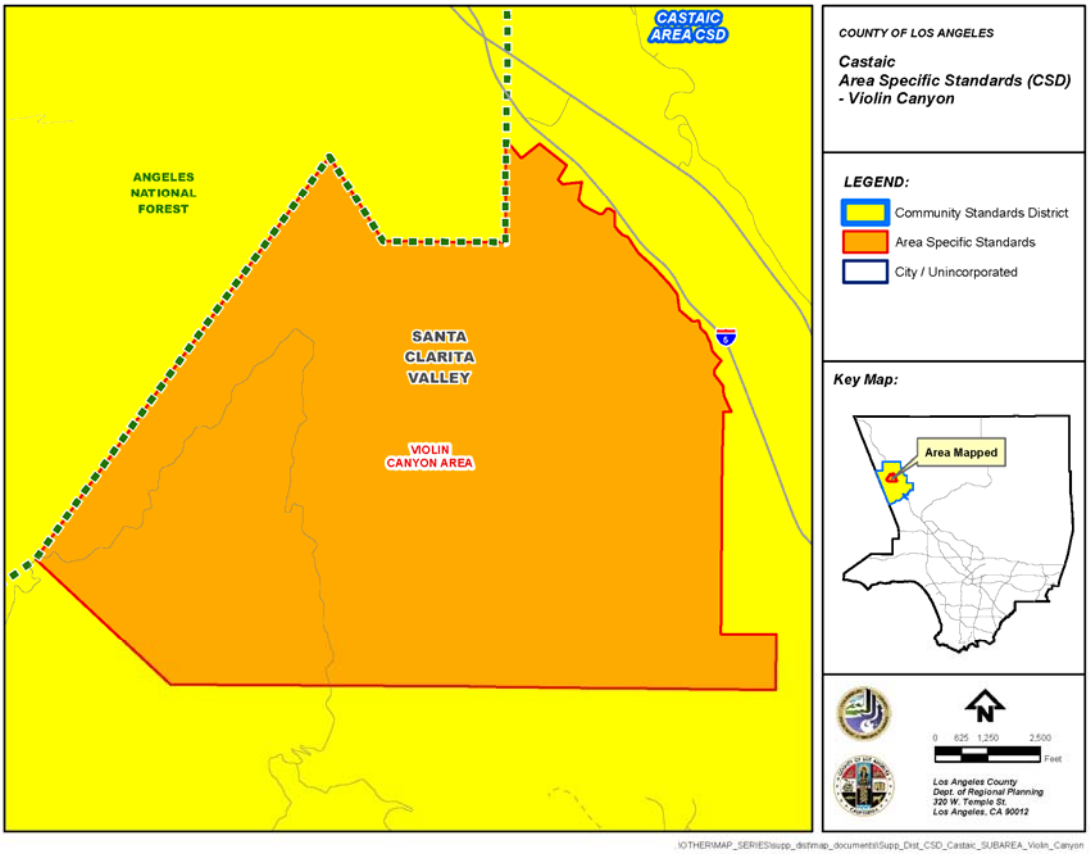


FIGURE 22.312-F:AREA 4 – VAL VERDE AREA

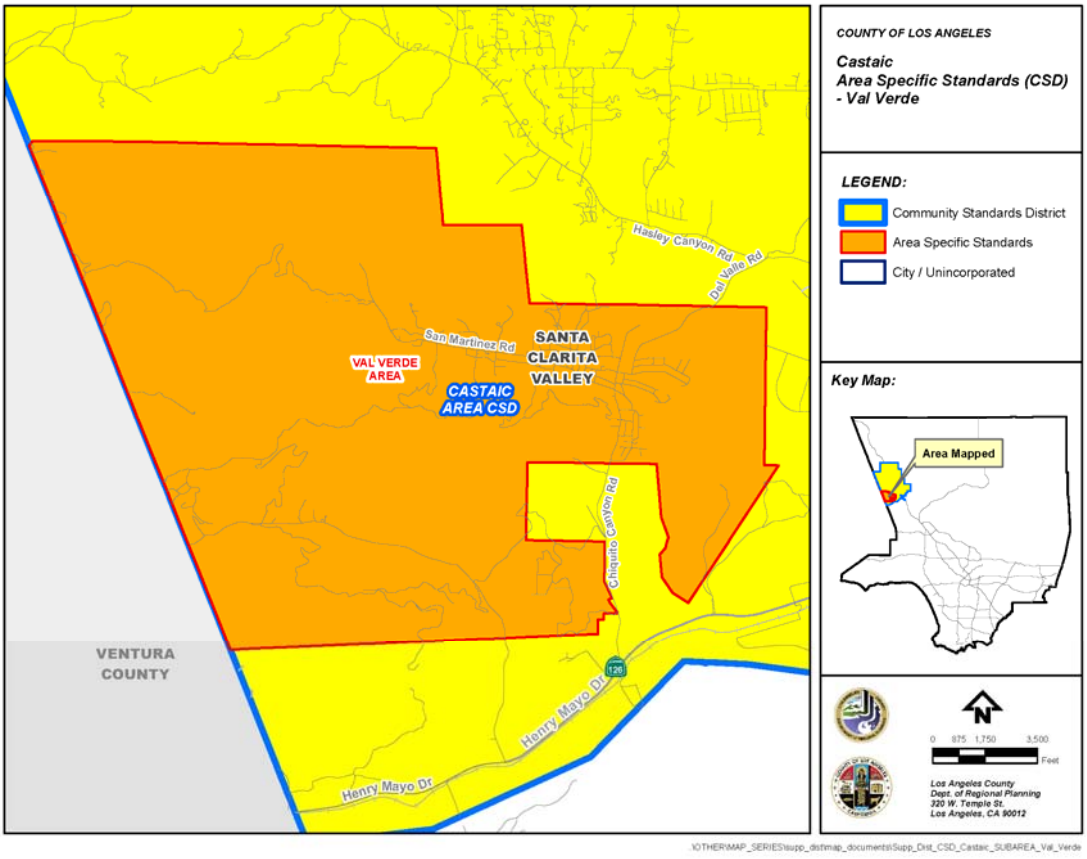


FIGURE 22.312-G:AREA 5 - CASTAIC CREEK AREA

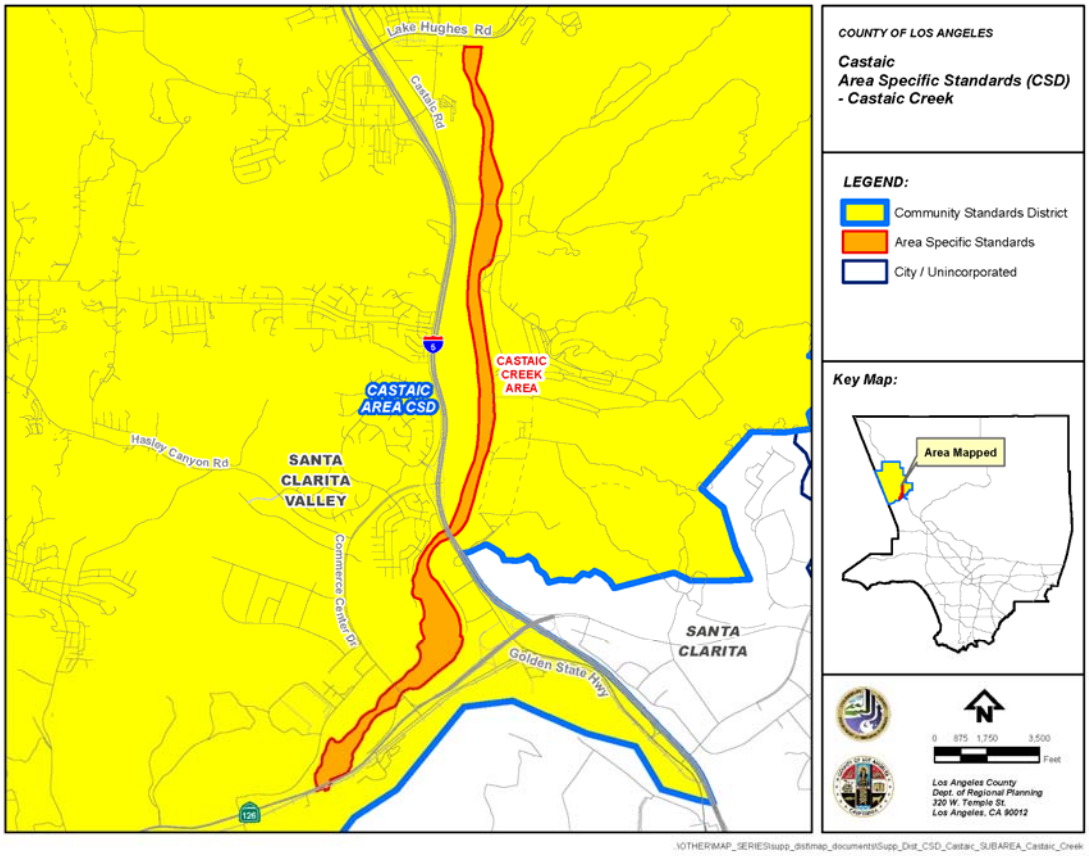


FIGURE 22.312-H:AREA 6 – NEWHALL RANCH SPECIFIC PLAN AREA

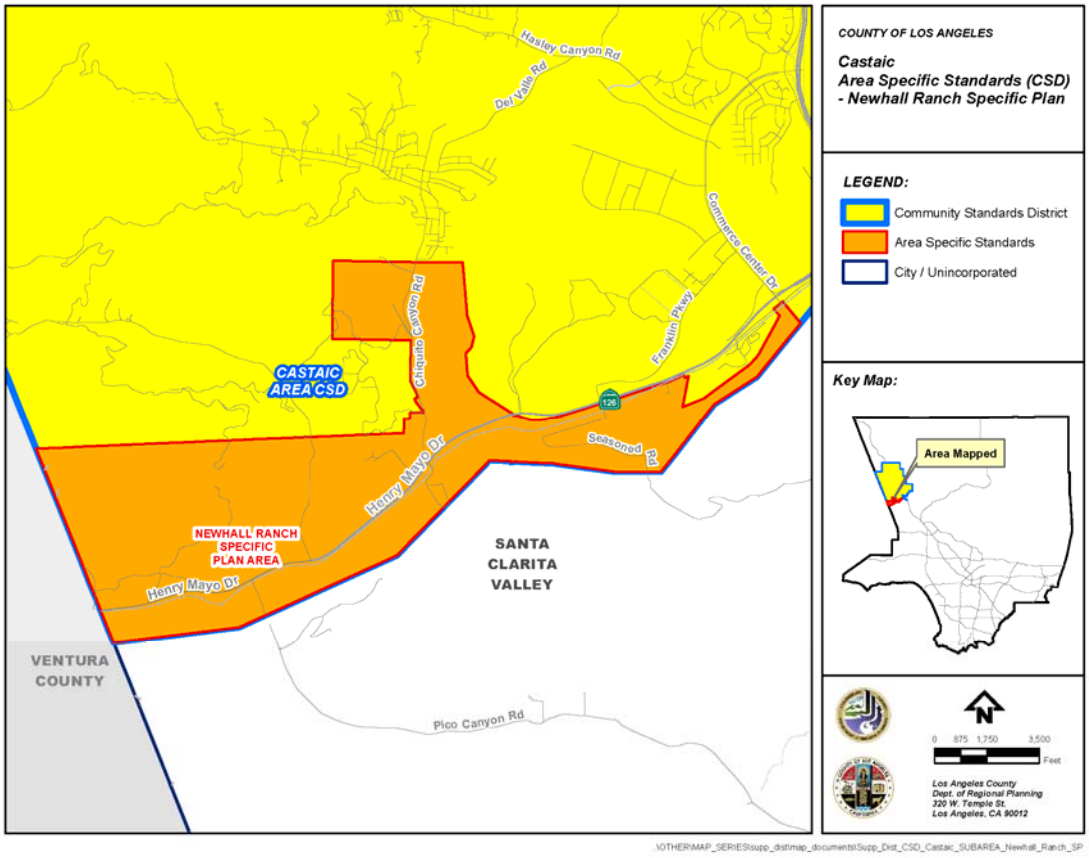
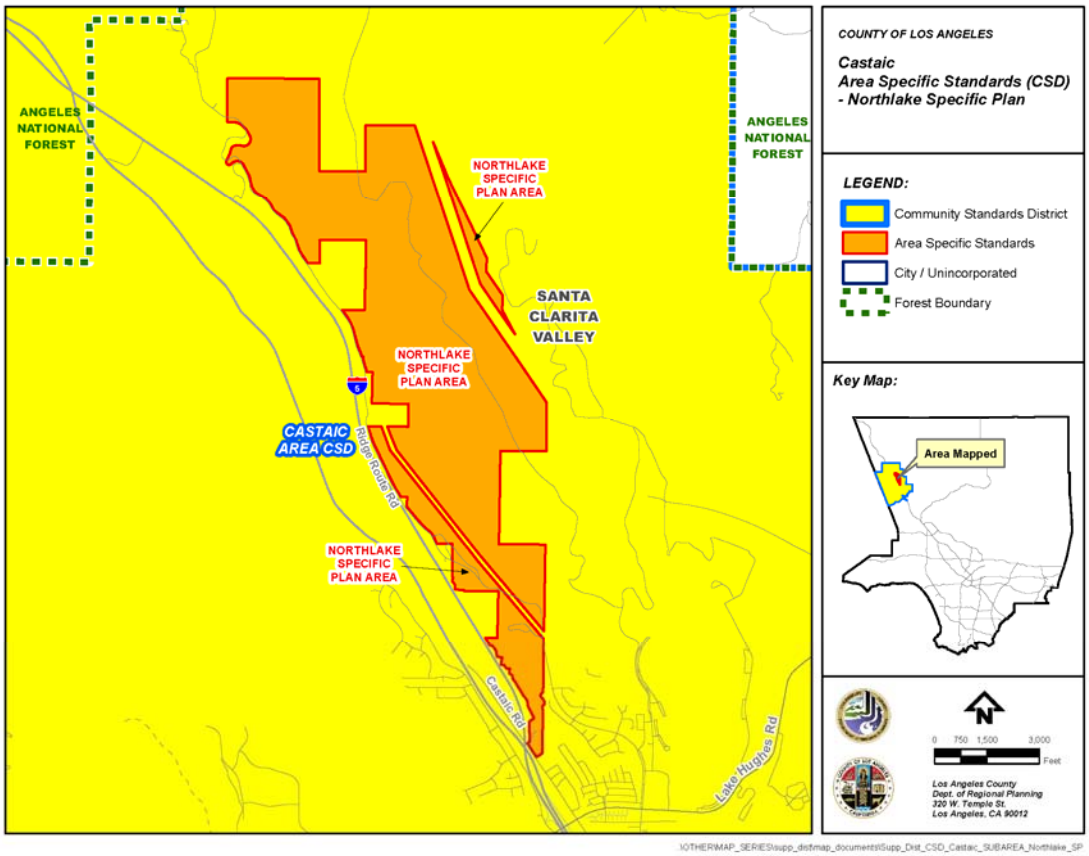


FIGURE 22.312-I:AREA 7 – NORTHLAKE SPECIFIC PLAN AREA



Chapter 22.314 Cerritos Island Community Standards District

Sections:

22.314.010 Purpose
22.314.020 Definitions
22.314.030 District Map
22.314.040 Applicability
22.314.050 Application and Review Procedures
22.314.060 Community Wide Development Standards
22.314.070 Zone Specific Development Standards
22.314.080 Area Specific Development Standards
22.314.090 Modification of Development Standards

22.314.010 Purpose

The Cerritos Island Community Standards District ("CSD") is established to help mitigate impacts that are caused by, or may be caused by, cumulative residential development on existing undersized lots with limited street access. This CSD is also established to ensure that new residential structures are compatible in size and scale with the characteristics of the existing residential neighborhood and to establish a more rigorous review procedure for modification of standards.

22.314.020 Definitions

(Reserved)

22.314.030 District Map

The boundaries of this CSD are shown on Figure 22.314-A:Cerritos Island CSD Boundary, at the end of this Chapter.

22.314.040 Applicability

The provisions of this Chapter shall not apply to a new development project where, as of June 9, 2010, a complete application has been submitted for a Conditional Use Permit, Variance, Discretionary or Ministerial Site Plan Review. An application shall be considered complete if within 30 days of the application submittal date, the Director has not issued an incomplete letter.

22.314.050 Application and Review Procedures

(Reserved)

22.314.060 Community Wide Development Standards

A. **Referral to the Fire Department.** Any development requiring a building permit shall be referred to the Fire Department to ensure the proposed development complies with all fire safety regulations.

B. **Fire Sprinklers.**

1. An interior automatic fire-sprinkler system shall be installed in and throughout all newly constructed residences and in and throughout residences rebuilt (wholly or in part) if the portion rebuilt consists of more than 200 square feet.

2. When additions to the floor area of existing residential development exceed 200 square feet, an interior automatic fire-sprinkler system shall be installed throughout the existing residence and the addition, except for projects where the addition is to an existing residence that complies with all Fire Department requirements for access and water supply as determined by the Fire Department.

C. **No Parking - Fire Lanes.** No Parking - Fire Lane designations shall be determined by the Fire Department during its review for building permit clearance. Any such designation shall be properly posted with Fire Department approved signage and located on approved poles to meet all applicable standards for installation. These postings shall be completed and accepted prior to issuance of a certificate of occupancy.

22.314.070 Zone Specific Development Standards

A. **Lot Area.** The minimum net lot area for one single-family dwelling unit shall be 3,000 square feet.

B. **Height.** The maximum height for any structure shall be 26 feet above grade, except for chimneys and rooftop antennas.

C. **Maximum Stories.** The maximum number of stories above grade shall be two.

D. **Yard Requirements.** Except as modified herein, yard requirements for any lot shall be as set forth in Section 22.18.040.A (Required Yards).

E. **Second-Story Windows.** Second-story windows shall be designed and installed to incorporate one or more of the following techniques to maximize privacy:

1. Offset or stagger windows facing a neighbor's window;

2. Use clerestory windows;

3. Use obscure glass; or

4. Use landscaping to partially or wholly obscure views into adjacent properties.

F. **Balconies.**

1. Second-story balconies shall not be located in or encroach into the required yard setbacks.
2. Second-story balconies shall be designed and constructed to incorporate one or more of the following techniques to maximize privacy:
    a. Screen second-story balconies from neighboring property by incorporating an enclosing balcony wall;
    b. Locate second-story balconies so there are no direct sight lines from the balcony to the neighbor's main windows or patio areas;
    c. Incorporate screening devices such as trellises or awnings to increase privacy;
    d. Use landscaping to partially or wholly obscure views into adjacent properties;
    e. Use solid railings to reduce privacy impacts; or
    f. Use planters along the periphery of the balcony to provide additional screening.

G. **Parking.**
1. Each single-family residence shall have, at a minimum, two covered compact automobile parking spaces.
2. Encroachment into the front yard setback of up to six feet horizontally and twelve feet vertically shall be allowed for parking structures that provide parking in tandem.

H. **Paved Access.** All private roads or access easements leading directly to a public street shall be paved from said public street up through the last lot abutting the private road or access easement on which any residence or building is located. The private road or access easement shall be designed and maintained to support imposed loads of fire apparatus at a minimum width of 20 feet and increased to 26 feet adjacent to fire hydrants as determined by the Fire Department. This paved access requirement shall be imposed on the construction of new residences and shall be completed prior to issuance of a certificate of occupancy. The owner of each lot upon which such new construction occurs shall be responsible for paving the portion of the private road or access easement starting from the property line on his lot most distant from the involved public street and ending at said involved public street. Each lot owner shall be responsible for maintaining the road that abuts their lot.

I. **Vacant Lots.** Vacant lots shall be maintained free of debris, overgrown weeds, junk, and garbage.

22.314.080 Area Specific Development Standards

(Reserved)

22.314.090 Modification of Development Standards

A. **Modifications Authorized.** Modifications to Section 22.314.070 (Zone Specific Development Standards) may be granted by the Director subject to the procedures and requirements specified in this Section.

B. **Application.** The information required for filing a request for modification pursuant to this Section shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the applicant shall submit a filing fee, as set forth on the Filing Fee Schedule, equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.

C. **Notice.**

1. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), at least 30 days prior to the date a decision is made, notice of the pending application shall be mailed to all owners of property located within a 500-foot radius of the exterior boundaries of the subject property.

2. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the Director within 14 days following the date on the notice and that such written protest shall be based on issues of significance directly related to the application and provide evidence that the request for modification does not satisfy one or more of the findings identified in Subsection D, below.

D. **Findings.**

1. The Director shall approve, conditionally approve, or deny the application pursuant to the principles and standards of Section 22.228.040 (Findings and Decision) and subject to the ability to make the following findings:

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

   b. That granting the request will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as set forth in Section 22.314.010 (Purpose); and

   c. That the size and scale of the proposed development complements existing structures in the surrounding neighborhood.

2. The Director shall consider each written protest when making a decision on the application. If he determines written protests are based on issues of significance directly related to the application and provides evidence that the request for modification does not satisfy one or more of the

required findings, he may request alterations to the development proposal and/or conditions of approval before making a decision on the application.

3. The Director may approve, conditionally approve, or deny an application or may refer an application to the Hearing Officer for consideration at a public hearing. In conducting a public hearing, the Hearing Officer shall follow all procedures relative to public hearings, including notifications, as set forth in Chapter 22.222 (Administrative Procedures). The Hearing Officer shall approve, conditionally approve, or deny the application pursuant to the findings identified in Subsection D.1, above. The decision of the Hearing Officer may be appealed to the Commission. Notwithstanding the provisions of Section 22.242.020.A (Eligibility), the decision of the Commission shall be final.

E. **Decision.**

1. ***Notice.***

   a. When the Director approves, conditionally approves, or denies the application, or refers the application to the Hearing Officer, he shall send notice of the decision by certified mail to the applicant and anyone who submitted a written protest.

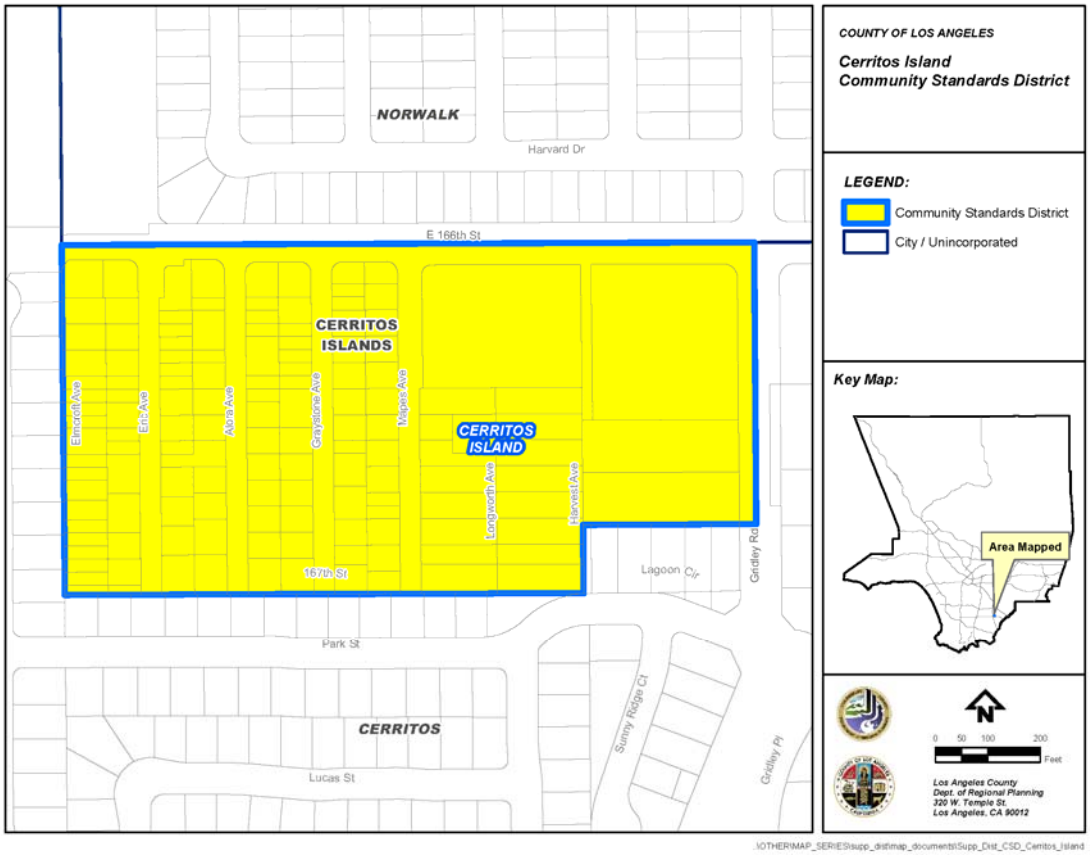
   b. If the Director approves, conditionally approves, or denies the application, the notice shall indicate that an appeal may be filed with the Commission within 14 days following the date on the notice.

2. ***Appeal.***

   a. An appeal shall be accompanied by an additional fee for public hearing to the extent required by Filing Fee Schedule for Site Plan Review for Modification of Development Standards in a Community Standards District. The appeal shall be subject to the provisions of Chapter 22.222 (Administrative Procedures) and Chapter 22.242 (Appeals) except as set forth in this Subsection E.2.

   b. The Commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in Subsection D.1, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

FIGURE 22.314-A:CERRITOS ISLAND CSD BOUNDARY



Chapter 22.316 East Los Angeles Community Standards District

Sections:

22.316.010 Purpose
22.316.020 Definitions
22.316.030 District Map
22.316.040 Applicability
22.316.050 Application and Review Procedures
22.316.060 Community Wide Development Standards
22.316.070 Zone Specific Development Standards
22.316.080 Area Specific Development Standards
22.316.090 Modification of Development Standards

22.316.010 Purpose

The East Los Angeles Community Standards District ("CSD") is established to provide a means of implementing special development standards for the unincorporated community of East Los Angeles. The CSD is necessary to ensure that the goals and policies of the adopted East Los Angeles Community Plan ("Community Plan") are accomplished in a manner which protects the health, safety and general welfare of the community.

22.316.020 Definitions

(Reserved)

22.316.030 District Map

The boundaries of this CSD are shown on Figure 22.316-A:East Los Angeles CSD Boundary, at the end of this Chapter.

22.316.040 Applicability

A. **General Applicability.** The new or revised regulations for this CSD contained in this Chapter shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations. These new or revised regulations are set forth in Sections 22.316.060.A.4, A.5, C.4, and D through L (Community Wide Development Standards), Sections 22.316.070.A.3, B.2, C.2, D.1, E.4 throughE.9, F, G.2, H.2, I.6, and M (Zone Specific Development Standards) and in portions of Section 22.316.060.C.1 and C.2.a (Signage, related to sign size parameters) and Section 22.316.070.A.2 (related to the type of landscaping and the minimum landscaped area for lots less than 35 feet in width). Complete applications

that were filed before the effective date of said ordinance shall comply with the regulations for this CSD and all applicable Title 22 provisions that were in effect at the time the respective complete applications were filed.

B. **Additions, Repairs or Modifications to Existing Development.** The new or revised CSD regulations identified in Subsection A, above, shall apply to any addition, repair or modification to existing development is subject to these new or revised regulations, only the actual addition, repair or modification shall be required to comply with the new or revised regulations.

The following types of additions, repairs or modification to existing development shall be exempt from the new or revised CSD regulations identified in Subsection A, above.

1. Projects involving the normal maintenance or repair to an existing building or structure that is necessary to ensure its safe and habitable condition for ordinary and intended use.
2. Projects involving the remodeling of interior space of a structure that do not cause any of the structure's windows to be removed, and also do not increase the gross square footage of the structure's nonresidential floor area, the number of hotel rooms if the structure is a hotel, or the number of dwelling units in the structure.
3. Projects involving a modification to a property that, as of the effective date of the ordinance containing these new or revised CSD regulations, has an associated Conditional Use Permit that is valid and the applicant holding the approved Conditional Use Permit is in good standing under said Conditional Use Permit. For these modifications, the applicant shall comply with the Conditional Use Permit provisions (Chapter 22.158) for carrying out such modifications.
4. Projects involving the repair or restoration of a designated historic landmark, however such a project shall be subject to a Discretionary Site Plan Review (Chapter 22.190) application.

C. **Non-Conforming Uses, Buildings or Structures.**

1. Except as otherwise provided for in Subsection C.2, below, the nonconforming use and structure provisions in Chapter 22.174 (Nonconforming Uses, Buildings and Structures) shall apply to all uses and structures in this CSD that were legally established or built prior to the effective date of the ordinance containing the new or revised CSD regulations described in this Chapter.
2. The application of the nonconforming use and structure provisions as described in Subsection C.3.a, below, shall be limited as follows:

a. The termination period or periods set forth in Section 22.174.050 (Termination Conditions and Time Limits) that would otherwise apply to residential dwelling units shall not apply.

b. Section 22.174.020.H (Maintenance of Buildings or Structures Nonconforming Due to Use) shall not apply to any alteration to a nonconforming building or structure that is due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building Code) of the County Code.

D. **Properties within this CSD and East Los Angeles Third Street Form-Based Code.** Properties located within the area covered by this CSD and the East Los Angeles Third Street Plan Form-Based Code ("Form-Based Code") shall comply with both this CSD and the Form-Based Code, except that if the provisions of this CSD and the Form-Based Code conflict, the provisions of the Form-Based Code shall control.

22.316.050 Application and Review Procedures

(Reserved)

22.316.060 Community Wide Development Standards

A. **Fences.** Notwithstanding the general limitation in Section 22.110.070 (Fences and Walls) concerning the height of fences in required front and corner side yards of Residential Zones, the following shall apply to fences over three and one-half feet in height:

1. Chain link or wrought iron style fences not exceeding four feet in height shall be permitted;

2. If site plans are submitted to and approved by the Director pursuant to Chapter 22.190 (Site Plan Review, Discretionary), wrought iron style fences which do not exceed a height of six feet may be erected. The Director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with the adopted policies of the Community Plan;

3. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences;

4. All fence elements shall be designed to provide minimum corner sight distance to the satisfaction of the Director in consultation with the Department of Public Works; and

5. All ingress and egress points to lots shall be designed to provide minimum corner sight distance and reduce impacts to traffic flow at nearby intersections by placing these ingress and egress points a sufficient distance from the intersection to the satisfaction of the Director in consultation with the Department of Public Works.

B. **Height Limit.** The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height or as otherwise specified in this Chapter.

C. **Signage in Nonresidential Zones.**

1. One freestanding sign shall be permitted where one of the following findings can be made, and provided the freestanding sign area does not exceed a total of 240 square feet:

   a. Subject building is at least 35 feet from the front property line.

   b. Subject building has more than two tenants and the secondary tenants have no street frontage.

   c. Adjacent buildings are within 10 feet of the front property line and the subject building is at least 10 feet behind either of the adjacent buildings.

2. Business sign areas, excluding freestanding and outdoor advertising signs, shall comply with the following requirements:

   a. The total permitted sign area of all signs on a building or site is 10 percent of the building face (not to exceed 240 square feet). Total sign area greater than 240 square feet but less than 350 square feet shall require approval of a minor variation by the Director as provided in Subsection L, below. A sign proposing more than 350 square feet of sign area shall require approval of a Conditional Use Permit (Chapter 22.158); and

   b. Building face area is the height of the building (not including the parapet) multiplied by its frontage.

3. Outdoor advertising signs shall comply with the following requirements:

   a. Outdoor advertising signs with less than 100 square feet of sign area shall be at least 500 feet from one another;

   b. Outdoor advertising signs with more than 100 square feet of sign area shall be at least 1,500 feet from one another;

   c. The sign area of outdoor advertising signs shall not exceed 200 square feet;

d. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign; and

e. All lighted outdoor advertising signs shall be illuminated in a way so that adjacent properties and activity are not disturbed.

4. ***Sign Program.*** This Subsection C.4 establishes regulations for sign programs for commercial establishments consisting of four or more businesses:

a. Commercial establishments consisting of at least four tenants shall submit a proposed master sign program for the purposes of establishing a common design theme for the commercial establishment before any business sign is erected in said commercial establishment. For existing commercial establishments that meet this threshold, the sign program shall be submitted and approved by the Director when refacing or replacing existing signage is proposed. No new business sign shall be installed in any commercial establishment that meets this four-tenant threshold until the required sign program has been approved by the Director;

b. The sign program shall require new business signs to comply, where applicable, with this Subsection C, and shall establish standards for sign location, style, size, color, font, materials and any other applicable sign feature, so that all new signs in the commercial establishment will be compatible with each other; and

c. All new signs shall conform to the specifications set forth in the approved sign program.

D. **Parking.** Automobile parking shall be provided in accordance with Chapter 22.112 (Parking), except that the following requirements shall apply to existing commercial buildings in non-Residential Zones:

1. Parking required for each eating or drinking establishment within existing commercial buildings constructed prior to September 22, 1970, shall be based on the general commercial requirements in Title 22 at the time the building was constructed;

2. So long as gross floor area of the commercial building is not increased, no additional parking or loading spaces shall be required for intensification of use on the ground floor of an existing commercial building unless accessible parking spaces for persons with disabilities are required by Chapter 22.112 (Parking); and

3. In the event that the gross floor area of the commercial building is increased, additional parking spaces and landscaping shall be developed for the increased gross floor area as required by Chapter 22.112 (Parking).

E. **Loading.** Loading spaces for new commercial buildings hall be located away from adjacent residential uses or Residential Zones to the extent possible.

F. **Access.** The following access regulations shall apply to new commercial buildings:

1. Where an alley is located adjacent to the lot on which the commercial building is located, parking for that lot shall be accessed through the alley unless alley access is determined inadequate due to alley width, limited sight distance, or otherwise as determined by the Director in consultation with the Department of Public Works and the Fire Department;

2. For corner lots without alley access, parking shall be accessed from the corner or reverse corner side of the property;

3. All ingress and egress access points to a lot shall be designed to provide minimum corner sight distance and to reduce impacts to traffic flow at nearby intersections by placing these access points a sufficient distance from the intersection to the satisfaction of the Director in consultation with the Department of Public Works;

4. Site access points shall be designed so that adequate line of sight to the public right-of-way is not impeded; and

5. The location of parking stalls in a parking lot shall be set back a sufficient distance from the public right-of-way so that when in use, vehicular movement from the public right-of-way to the site is not impeded, subject to the review of the Director in consultation with the Department of Public Works.

G. **Prohibited Outdoor Structures for Commercial Buildings**. The following outdoor structures on the site of a commercial building are prohibited when these structures are clearly visible from the street:

1. Donation boxes or bins such as those for, but limited to, collection of clothing and shoe items;

2. Structures or machines such as, but not limited to, photo booths, drink vending machines, penny-crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters, or other such structures or machines that are internally illuminated or have moving parts, make noise, or having flashing lights; and

3. Inanimate figures such as statues or sculptures of horses, kangaroos, bears, gorillas, or any such animals, mannequins, cartoon figures, or human figures.

H. **Clotheslines.** Clotheslines or clothesline structures used for drying or airing clothing items are permitted, provided they are located at the rear of a property where a residential use is maintained, and not visible from an adjoining street when viewed at ground level.

I. **Building Improvement Standards.** Notwithstanding anything to the contrary regarding restrictions on improvements to existing legal nonconforming buildings contained in Chapter 22.174 (Nonconforming Uses, Buildings, and Structures), seismic upgrades to existing buildings and renovations to exterior facades are permitted. This building improvement provision is designed to encourage property improvements to existing legal nonconforming buildings, and applies to all projects regardless of the date of submission of their application.

J. **Service Areas and Mechanical Equipment.** Service areas and mechanical equipment for all uses in all zones shall be visually unobtrusive and integrated with the design of the site and building, and shall:

1. Locate their service entrances, utility boxes, waste disposal areas, and similar uses adjacent to alleys and away from streets;
2. Locate their utility access and services such as back-flow preventers, transformer boxes, gas and electric meters, and other utilities, adjacent to alleys, subject to the requirements and approval of the associated utility company;
3. Ensure that all rooftop equipment shall be screened by a parapet or other architectural feature that is architecturally integral to the building;
4. Not locate their air intake and exhaust systems, or other mechanical equipment that generate noise, smoke, or odors on, or within 10 feet from, the frontage of buildings; and
5. Ensure that, when the service entrance is visible from a street or open space, the service area shall be designed to be architecturally compatible with the involved building or adjacent building.

K. **Outdoor Lighting.** Outdoor lighting, as defined in Division 2 (Definitions, under Rural Outdoor Lighting District), shall comply with the following requirement: glare and reflections from the outdoor lighting shall be confined to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way.

22.316.070 Zone Specific Development Standards

A. **Zone R-1.**

1. ***Height.*** The maximum height permitted in Zone R-1 shall be 25 feet;
2. ***Landscaping.*** The required front yard shall contain a minimum of 50 percent landscaping and, subject to the applicable provisions of Chapter 22.126 (Drought Tolerant Landscaping), shall be maintained with grass, shrubs, and trees. Where lots are less than 35 feet in width, the front yard landscaping shall be 25 percent.

3. ***Design Requirements.*** Proposed improvements, renovations, or modifications to the following design features shall comply with the following standards:

   a. *Wall Finish.* At least 50 percent of a structure's walls fronting any street shall incorporate at least two of the following surface materials:

      - Brick.
      - Natural stone.
      - Terra-cotta.
      - Stucco or other similar troweled finishes.

   b. *Architectural Elements.* Structures shall incorporate at least three of the following elements along the side of any wall fronting a street:

      - Arcading.
      - Arches.
      - Awnings.
      - Balconies.
      - Bay windows.
      - Colonnades.
      - Courtyards.
      - Decorative exterior stairs.
      - Decorative iron fences.
      - Plazas, or
      - Porches, covered and open on at least three sides.

   c. *Building Access.* For residential structures, the main pedestrian entrance of at least one dwelling unit shall face the street.

B. **Zone R-2.**

1. ***Height.*** The maximum height permitted in Zone R-2 shall be 35 feet.

2. ***Landscaping and Design Requirements.*** The landscaping and design requirements prescribed in Subsections A.2 and A.3, above, for Zone R-1 shall apply to Zone R-2.

C. **Zone R-3.**

1. ***Height.*** The maximum height permitted in Zone R-3 shall be 35 feet.

2. ***Landscaping and Design Requirements.*** The landscaping and design requirements prescribed in Subsections A.2 and A.3, above, for Zone R-1 shall apply to Zone R-3.

3. ***Infill Development.*** Where there are vacant lots or legal nonconforming uses in Zone R-3, infill development is permitted. A density bonus of 15 percent may be allowed for development on such lots, subject to a Conditional Use Permit (Chapter 22.158) application, to ensure that the proposed development conforms with the character of the area.

4. ***Lot Consolidation.*** Lot consolidation in Zone R-3 is highly encouraged. Amenities such as, but not limited to, recreation facilities, laundry facilities, extra landscaping, shall be incorporated in this type of residential development. Development of this type may qualify for the following bonuses subject to the issuance of a Conditional Use Permit (Chapter 22.158):

   a. Combined lots totaling 20,000 square feet or more—10 percent density bonus.

   b. Combined lots totaling 40,000 square feet or more—15 percent density bonus.

D. **Zone R-4.**

1. ***Landscaping and Design Requirements.*** The landscaping and design requirements prescribed in Subsections A.2. and A.3, above, for Zone R-1 shall apply to Zone R-4.

E. **Zone C-1.**

1. ***Height.*** The maximum height permitted in Zone C-1 shall be 35 feet.

2. ***Multiple-Tenant Commercial.*** When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls as defined in Title 26 (Building Code) of the County Code, the following shall apply:

   a. A Conditional Use Permit (Chapter 22.158) shall first be obtained;

   b. Customer and tenant parking shall be supplied at a ratio of one space per 200 square feet of gross floor area; and

   c. Each leasable space in the building shall consist of at least 500 square feet of gross floor area.

3. ***Landscaping and Buffering.***

   a. Where a Commercial Zone abuts a residence or Residential Zone, a landscaped buffer strip at least five feet wide shall be provided.

   b. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the Director.

c. A solid masonry wall not less than five feet high nor more than six feet in height shall be provided along the side and rear property lines. Walls shall be designed to provide maximum sight distance to the satisfaction of the Director in consultation with the Department of Public Works.

d. A Discretionary Site Plan Review application (Chapter 22.190) shall be submitted to and approved by the Director to ensure that the use will comply with the provisions of this Chapter.

e. The Director may modify the foregoing requirements for landscaping and buffering where their strict application is deemed impractical because of physical, topographical, title, or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the Director shall find that the intent and spirit of this Chapter is being carried out.

4. ***Required Building Frontages.*** The frontage of each building shall consist of at least one of the frontage types listed in this Subsection E.4. All design features including, but not limited to, canopies, awnings, overhanging roofs, ornamental light fixtures, columns, or other architectural elements that encroach within the public right-of-way must meet the applicable requirements of Title 16 (Highways) and Title 26 (Building Code) of the County Code. If an encroachment permit is not granted for a specific design feature requested, the requirement to include that design feature as part of the project shall not apply unless the Director, in his/her sole discretion, requires the applicant to redesign the project so that the design feature can be installed entirely outside of the public right-of-way.

a. *Terrace.* Description: In the Terrace frontage, the main façade is at or near the frontage line with an elevated terrace providing public circulation along the façade. This frontage type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access.

Terrace Configuration	
Depth	7 feet minimum
Finish Level Above Sidewalk	3 feet minimum
Perimeter Wall Height	4 feet maximum
Street Frontage Distance Between Stairs	50 feet minimum
Length of Terrace	150 feet maximum
Miscellaneous	-These standards shall be used in conjunction with those of the Shop Front type frontage. In case of conflict between the two, the Terrace Frontage standards shall prevail. -Low walls as seating are encouraged.

Awning	
Depth	4 feet minimum
Height, Clear	8 feet minimum
Miscellaneous	- Operable awnings are encouraged. - Open ended awnings are encouraged. - Rounded, hooped, or bubble awnings are discouraged. - Shop fronts with accordion-style doors/windows or other windows that open to allow the space to open to the street are encouraged.

b. *Forecourt.* Description: In a Forecourt Frontage, the main façade of the building is at or near the frontage line and a small percentage of the frontage is set back, creating a small court space. This space can be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Forecourt Configuration	
Width, Clear	10 feet minimum, 60 feet maximum
Depth, Clear	20 feet minimum, 60 feet maximum
Depth of Recessed Entries	Maximum of 10 feet
Ground Floor Transparency	Minimum of 65 percent
Awning	
Depth	4 feet minimum
Height, Clear	8 feet minimum
Miscellaneous	- Operable awnings are encouraged. - Open ended awnings are encouraged. - Rounded, hooped, or bubble awnings are discouraged. - Shop fronts with accordion-style doors/windows or other windows that open to allow the space to open to the street are encouraged.

c. *Shop Front.* Description: A Shop Front frontage is one that is located on the main façade of the building and is at or near the frontage line with an at-grade entrance along the public right-of-way. This frontage has substantial glazing at the sidewalk level and may include an awning. It may be used in conjunction with other frontage types.

Shop Front Configuration	
Minimum Height	11 feet
Depth of Recessed Entries	Maximum of 10 feet
Ground Floor Transparency	Minimum of 65 percent
Awning	
Depth	4 feet minimum*
Height, Clear	8 feet minimum*
Miscellaneous	- Operable awnings are encouraged. - Open ended awnings are encouraged. - Rounded, hooped, or bubble awnings are discouraged. - Shop fronts with accordion-style doors/windows or other windows that open to allow the space to open to the street

	are encouraged provided it does not impede into the public right-of-way.

*For canopies and awnings that encroach within the public right-of-way, the minimum clear height and maximum depth shall be governed by Title 16 (Highway) and Title 26 (Building Code) of the County Code.

5. ***Façade Height Articulation Requirements.*** Each building, or portions of a building, with more than one story, shall have, at a minimum, a distinctive building base, building middle, and building top (eave, cornice, and/or parapet line) that complement and balance one another.

6. ***Main Building Entrance.*** Main building entrances shall be easily identifiable and distinguishable from first floor storefronts. For purposes of this Subsection E.6, a main building entrance is the widest entrance to a building and the one that most pedestrians are expected to use. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or ground level interior circulation space, there shall be no main entrance for purposes of this Subsection E.6. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

   a. Main building entrances shall be at least one of the following: (a) marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface; (b) located in the center of the façade, as part of a symmetrical overall composition; (c) accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures; or (d) marked or accented by a change in the roofline or change in the roof type.

   b. Corner buildings shall provide prominent corner main building entrances for shops and other activity-generating uses.

6. ***Roof Requirements.***

   a. A horizontal articulation shall be applied at the top of a building by projecting cornices, parapets, lintels, caps, or other architectural expression to cap the buildings, to differentiate the roofline from the building, and to add visual interest to the building.

   b. Flat roofs are acceptable if a cornice and/or parapet wall is provided.

   c. Parapet walls shall have cornice detailing or a distinct shape or profile, such as a gable, arc, or raised center.

   d. Metal seam roofing, if used, shall be anodized, fluorocoated, or painted. Copper and lead roofs shall be natural or oxidized.

7. ***Wall Surface Material Requirements.*** Building walls shall be constructed of durable materials such as brick, natural stone, terra-cotta, decorative concrete, metal, glass or other similar materials.

   a. Standards for using decorative concrete block, stucco or other similar troweled finished in non-residential, mixed-use, and multi-family residential buildings are:

      i. Decorative concrete block. Decorative concrete block shall be limited to a maximum of 50 percent of the street façade. When decorative concrete blocks are used for the street façade, the building shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth stone can create distinctive patterns. Cinder block (concrete masonry unit) is not allowed as an exterior finish.

      ii. Stucco or other similar troweled finishes shall: (a) be smooth to prevent the collection of dirt and surface pollutants; (b) be trimmed or combined with wood, masonry, or other durable material and be limited to a maximum of 50 percent of the street façade; and (c) not extend below two feet above grade of the street façade. Concrete, masonry, natural stone, or other durable material shall be used for wall surfaces within two feet above grade of the street façade.

   b. Changes in materials shall be used to articulate building elements such as base, body, parapets caps, bays, arcades, and structural elements. Not all building elements shall require a change in material. Change in materials shall be integral with building façade and structure.

   c. If clearly visible from streets; side and rear building facades shall have a level of trim and finish compatible with the front façade.

   d. Blank wall areas without windows or doors are only allowed on internal-block, side-property line walls. Surface reliefs, decorative vines, and/or architectural murals and other surface enhancements shall be considered and may be approved by the Director for these walls. Any blank exterior wall shall also be treated with a graffiti-resistant coating.

   e. Building walls shall have contrasting trim colors. For example, dark colors and saturated hues for accent and ornamental colors may be used with neutral or light walls; white or light window and door trim may be used on a medium or dark building wall; and medium or dark window and door trim may be used on a white or light building wall. Other contrasting wall and trim combinations may also be used.

8. ***Wall Openings.***

a. For Shop Front frontages, upper stories shall generally have a window to wall area proportion that is less than that of ground floor shop fronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

b. *Window Inset.* Glass shall be recessed or projected at least three inches from the exterior wall surface to add relief to the wall surface. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

c. *Glazing.* Reflective glazing shall not be used on windows.

d. Clear or lightly tinted glass for windows shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade.

e. At least 65 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, shop windows, or other displays which are of interest to pedestrians.

9. ***Awnings and Canopies.***

a. Awnings and canopies shall be mounted to highlight architectural features such as molding above the storefront.

b. Awnings and canopies shall match the shape or width of the window, door, or other opening.

c. Awnings and canopies may be constructed of metal, wood, or fabric.

d. Incorporating lighting into an awning or canopy shall be allowed, except that an internally illuminated awning that glows is prohibited.

F. **Zone C-2**. Refer to the Zone C-1 standards for Zone C-2 standards.

G. **Zone C-3**.

1. ***Height.*** The maximum height permitted in Zone C-3 shall be 40 feet.

2. Other than height standards, refer to the Zone C-1 standards prescribed for Zone C-3 standards.

H. **Zone C-M.**

1. ***Height.*** The maximum height permitted in Zone C-M shall be 40 feet.

2. Other than height standards, refer to the Zone C-1 standards prescribed for Zone C-M standards.

I. **Zone M-1.**

1. ***Height.*** The maximum height permitted in Zone M-1 shall be 35 feet.
2. All lots created after the effective date of the ordinance from which this Subsection I derives shall contain a net area of at least 7,500 square feet.
3. Setbacks of at least 10 feet shall apply where the industrial lot is immediately adjacent to a residential use.
4. When adjacent to a Residential Zone, a solid masonry wall not less than five feet nor more than six feet in height shall be erected at the adjoining property line, except that the wall shall be reduced to 42 inches in height in the front yard setback.
5. Refer to Zone C-1 for landscaping requirements.

J. **Zone M-1.5.**

1. ***Height.*** The maximum height permitted in Zone M-1.5 shall be 35 feet.
2. Refer to Zone M-1 for other requirements.

K. **Zone M-2.**

1. ***Height.*** The maximum height permitted in Zone M-2 shall be 35 feet.
2. Refer to Zone M-1 for other requirements.

L. **Zone ( )-P.**

1. Each parking facility in the Parking Zone shall be adjacent to a minimum of one side of another parking facility or commercial use.
2. Parking for residential development in this Zone shall not be rented, leased, or used by any adjacent or surrounding commercial development.

22.316.080 Area Specific Development Standards

A. **Whittier Boulevard Area.**

1. ***Purpose.*** The Whittier Boulevard Area specific development standards are established to provide a means of implementing the Community Plan. The Community Plan's land use map and policies encourage a specific plan for the Whittier Boulevard Area in order to address land use, parking, design and development issues. The development standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the welfare of the community, thereby strengthening the physical and economic character of Whittier Boulevard as a community business district. Furthermore, the provisions of this Section will enhance the pedestrian environment and visual appearance of existing and proposed structures and signage, encourage new businesses which are complimentary to the character of Whittier Boulevard, and provide buffering and protection of the adjacent residential neighborhood.

2. ***Area Map.*** The boundaries of the Whittier Boulevard Area are shown on Figure 22.316-B:Whittier Boulevard Area, at the end of this Chapter.

3. ***Area Specific Development Standards.***

   a. *Parking.* Automobile parking shall be provided in accordance with Chapter 22.112 (Parking), except that:

      i. Parking shall not be required for new developments or expansions proposed within the first 50-foot depth of any commercial lot fronting Whittier Boulevard. Parking shall be required for new developments and expansions proposed beyond the 50-foot depth of any commercial lots fronting Whittier Boulevard.

      ii. Parking for retail and office uses shall be calculated at one space for every 400 square feet of gross floor area.

      iii. For restaurants having a total gross floor area of less than 1,000 square feet, the required parking shall be based on one space for each 400 square feet of gross floor area.

      iv. There shall be one parking space for each six fixed seats in a theater or cinema (single screen or multi-screen). Where there are no fixed seats, there shall be one parking space for each 35 square feet of floor area (exclusive of stage) contained therein.

   b. *Setbacks.* New developments and expansions of existing structures shall maintain a maximum 10-foot setback along Whittier Boulevard. Within the 10-foot setback, permitted uses shall include outdoor dining, outside display pursuant to the requirements of Subsection A.4.f, below, landscaping, street furniture and newsstands.

   c. *Signs.*

      i. Except as herein specifically provided, all signs shall be subject to the provisions of Chapter 22.114 (Signs).

      ii. The sign regulations prescribed herein shall not affect existing signs which were established in accordance with this Title 22 prior to the effective date of the ordinance amending this CSD.* Changes to existing signs, including size, shape, colors, lettering and location, shall conform to the requirements of this Section.

      iii. All signs in disrepair shall be repaired so as to be consistent with the requirements of this Section or shall be removed within 30 days from receipt of notification by the Director that a state of disrepair exists.

      iv. Wall Signs.

(1) Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.

(2) Wall signs may not extend above the roofline and may only extend sideways to the extent of the building face.

(3) Each business in a building shall be permitted a maximum of two wall-mounted business signs facing the street and alley frontage or a maximum of three signs if the business is on a corner or has a street frontage of more than 75 feet.

v. Roof Signs.

(1) Roof signs shall only be permitted on buildings having 150 feet of street frontage along Whittier Boulevard.

(2) Roof signs shall be designed and incorporated as an architectural feature of the building.

vi. Prohibited Signs. The following signs are prohibited:

(1) Outdoor advertising, including billboards;

(2) Freestanding pole signs; and

(3) Freestanding roof signs not in conformance with SubsectionA.3.c.v, above.

vii. Sign Size. Maximum height of letters shall be restricted to 18 inches. Greater letter sizes, to a maximum of 24 inches, shall require approval of a minor variation by the Director as provided in this Section.

d. *Design Standards.* Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard:

i. Materials.

(1) Any exposed building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades, to the satisfaction of the Director.

(2) Consideration shall be given to the adjacent structures so that the use of colors and materials are complimentary, to the satisfaction of the Director.

ii. Awnings.

(1) Awnings shall be the same color and style for each opening on a single storefront or business.

(2) Awnings shall be complimentary in color and style for each storefront in a building.

(3) Awnings in disrepair shall be repaired or removed within 30 days after receipt of notification by the Director that a state of disrepair exists.

iii. Mechanical Equipment.

(1) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall building design.

(2) If air conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, air conditioning units shall be screened or enclosed by using an awning or landscaping.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible by pedestrians at street level or by adjacent residential properties.

iv. Security.

(1) Chain link, barbed, and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.

(2) All security bars and grilles shall be installed on the inside of the building.

(3) Folding accordion grilles installed in front of a storefront are prohibited.

(4) Roll-up shutters should be open, decorative grilles and concealed within the architectural elements of the building. Solid shutters are prohibited.

(5) Fences on rooftops visible from normal public view within 300 feet are prohibited.

e. *Graffiti.* To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all properties within the Whittier Boulevard Area:

i. All structures, walls and fences open to public view shall remain free of graffiti.

ii. In the event such graffiti occurs, the property owner, lessee or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

4. ***Zone Specific Development Standards.*** Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard:

a. *Permitted Uses.* Property in Zone C-3 may be used for any use listed as a permitted use in Section 22.20.030 (Land Use Regulations) for Zone C-3, except that:

i. The following uses shall require an approved Conditional Use Permit (Chapter 22.158):

(1) Sales.

— Auction houses.

— Feed and grain sales.

— Ice sales.

— Pawn shops, provided a 1,000-foot separation exists between such establishments.

(2) Services.

— Air pollution sampling stations.

— Churches, temples, and other places used exclusively for religious worship.

— Dog training schools.

— Drive-through facilities.

— Electric distribution substations including microwave facilities.

— Furniture transfer and storage.

— Gas metering and control stations, public utility.

— Laboratories, research and testing.

— Mortuaries.

— Motion picture studios.

— Parcel delivery terminals.

— Radio and television broadcasting studios.

— Recording studios.

— Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment.

ii. The following uses shall be prohibited:

(1) Sales.

— Automobile sales, sale of new and used motor vehicles.

— Boat and other marine sales.

— Mobilehome sales.

— Recreational vehicle sales.

— Trailer sales, box and utility.

(2) Services.

— Automobile battery service.

— Automobile brake and repair shops.

— Automobile muffler shops.

— Automobile radiator shops.

— Automobile rental and leasing agencies.

— Automobile repair garages.

— Boat rentals.

— Car washes, automatic, coin operated and hand wash.

— Trailer rentals, box and utility.

— Truck rentals.

b. *Parking.*

i. All parking areas shall be located to the rear of commercial structures and out of view of Whittier Boulevard.

ii. A six-foot high wall (masonry or wood) shall be provided between the property and contiguous residentially zoned properties.

c. *Landscaping.* Landscaping shall be provided with the objective of creating an inviting and interesting pedestrian environment along the Whittier Boulevard area and rear alleys. At least five percent of the net lot area shall be landscaped in accordance with the following guidelines:

i. Landscaped areas shall contain a combination of plant materials distributed throughout the property in accordance with the site plan approved by the Director.

ii. All landscaping shall be maintained in a good and healthy condition by the property owner, lessee, or agent thereof.

iii. A landscaped planter or planter box with a minimum depth of one foot shall be located along the building frontage.

iv. A permanent watering system or hose bibs within 50 feet of the landscaping shall be provided to satisfactorily irrigate the planted areas.

v. Existing blank walls at the pedestrian level shall be constructed with a planter at the base or at the top so that vegetation will soften the effect of the blank wall.

d. *Loading.* Where practical, loading spaces and loading activity shall be located near commercial structures and as distant as possible from adjacent residences or pedestrian corridors.

e. *Trash Enclosure.* Trash bins shall be required for commercial operations and shall be enclosed by a six-foot high decorative wall and solid doors. The location of the trash bin and enclosure shall be as distant as possible from adjacent residences and out of view of Whittier Boulevard.

f. *Outside Display—Private Property.* Outside display or sale of goods, equipment, merchandise or exhibits shall be permitted on private property not to exceed 50 percent of the total frontage area, provided such display or sale does not interfere with the movement of pedestrians nor occupy required parking or landscaping. Type of goods on display shall be items sold strictly by the primary business located on the subject property. The outside display or sale of goods, equipment, merchandise or exhibits shall be subject to a Discretionary Site Plan Review (Chapter 22.190) application.

g. *Pedestrian Character.*

i. To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

ii. Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or

decorative accent totaling a maximum 20 percent of the building facade.

iii. A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

iv. Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

B. **Commercial/Residential Mixed Use Area.** The commercial/residential mixed use area is shown on Figure 22.316-C:Whittier Boulevard Area Mixed Use Area, at the end of this Chapter. When residential uses are developed in conjunction with commercial uses on the same lot, they shall be subject to the following requirements:

1. With the exception of the first floor, commercial and residential uses shall not be located on the same floor.

2. The hours of operation for commercial uses shall be limited to the hours of 7:00 a.m. to 10:00 p.m.

C. **Union Pacific Area.**

1. ***Purpose.*** The Union Pacific Area specific development standards are established in order to address land use and development issues in the Union Pacific portion of the unincorporated area of East Los Angeles. The development standards are necessary to ensure that the goals and policies of the Community Plan are implemented, thereby improving the appearance of the community and preserving the area's housing. The development standards are intended to protect the welfare of the community, strengthening the physical and economic character of the Union Pacific area as a viable community, and providing buffering and protection for the residential neighborhoods from adjacent industrial uses.

2. ***Area Map.*** The Union Pacific Area is shown on Figure 22.316-D:Union Pacific Area, at the end of this Chapter;

3. ***Area Specific Development Standards.***

a. *Signs.* Outdoor advertising signs along Olympic Boulevard shall be permitted subject to the approval of a Conditional Use Permit (Chapter 22.158) and compliance with the standards set forth in Section 22.316.060.C.3 (Signage in Nonresidential Zones). All other outdoor advertising signs shall be prohibited. This Subsection C.3 shall be suspended during the life of Interim Ordinance No. 2002-0031U, including any extension thereof;

b. *Graffiti.* The standards for graffiti removal prescribed for the Whittier Boulevard Area, as contained in Subsection A.3.e, above, shall apply;

4. ***Zone Specific Development Standards***

a. *Zone C-M.*

i. Uses Subject to Permits. In addition to the uses specified in Section 22.20.030 (Land Use Regulations) as subject to a Conditional Use Permit for Zone C-M, the following uses shall require an approved Conditional Use Permit (Chapter 22.158) in Zone C-M:

(1) Sales.

— Feed and grain sales.

— Nurseries, including the growing of nursery stock.

(2) Services.

— Boat rentals.

— Car washes; automatic, coin-operated, and hand wash.

— Frozen food lockers.

— Furniture and household goods; the transfer and storage of.

— Gas metering and control stations; public utility.

— Laundry plants; wholesale.

— Parcel delivery terminals.

— Stations; bus, railroad, and taxi.

— Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity; provided all activities are conducted within an enclosed building on Union Pacific Avenue only.

— Truck rentals.

(3) Recreation and Amusement.

— Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, and similar equipment operated at one particular location not longer than seven days in any six-month period.

— Athletic fields and stadiums.

— Carnivals; commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

(4) Assembly and manufacture from previously prepared materials, excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity, and motors exceeding one-horsepower capacity that are used to operate lathes, drill presses, grinders, or metal cutters.

— Aluminum products.

— Metal plating.

— Shell products.

— Stone products.

— Yarn products, excluding dyeing of yarn.

b. *Zone M-1*.

i. Permitted Uses. Premises in Zone M-1 may be used for any use specified as a permitted use in Section 22.20.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) for Zone M-1, subject to the same limitations and conditions set forth therein, except as otherwise provided in Subsections C.6.b and C.6.c, below. Premises in Zone M-1 may also be used for:

— Childcare centers.

ii. Uses Subject to Permits. In addition to the uses specified in Section 22.20.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) as subject to approval of a Conditional Use Permit for Zone M-1, the following uses shall require an approved Conditional Use Permit (Chapter 22.158) in Zone M-1:

— Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.

— Agricultural contractor equipment, sale or rental or both.

— Animal experimental research institute.

— Automobile body and paint shops, if all operations are conducted inside of a building.

— Automobile upholstering.

— Baseball park.

— Billboards; the manufacture of.

— Bottling plant.

— Building materials; the storage of.

— Carnivals, commercial or otherwise.

— Cellophane products; the manufacture of.

— Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.

— Cold-storage plants.

— Concrete batching, provided that the mixer is limited to one cubic yard capacity.

— Contractor's equipment yards, including farm equipment and all equipment used in building trades.

— Dairy products depots and manufacture of dairy products.

— Distributing plants.

— Electrical transformer substations.

— Engraving; machine metal engraving.

— Ferris wheels.

— Fruit packing plants.

— Heating equipment; the manufacture of.

— Ink; the manufacture of.

— Iron; ornamental iron works, but not including a foundry.

— Laboratories for testing experimental motion picture film.

— Lumberyards; except the storage of boxes or crates.

— Machine shops.

— Machinery storage yards.

— Metals:

(1) Manufacture of products of precious metals;

(2) Manufacture of metal, steel, and brass stamps, including hand and machine engraving;

(3) Metal fabricating;

(4) Metal spinning;

(5) Metal storage;

(6) Metal working shops;

(7) Plating and finishing of metals, provided no perchloric acid is used.

— Motors; the manufacture of electric motors.

— Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.

— Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are, as a condition of use, not within 500 feet of any Residential Zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.

— Outside storage.

— Paint; the manufacture and mixing of.

— Pallets; the storage and manufacture of.

— Plaster; the storage of.

— Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.

— Riding academies.

— Rubber; the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.

— Rug cleaning plant.

— Sheet metal shops.

— Shell products; the manufacture of.

— Shooting gallery.

— Soft drinks; the manufacture and bottling of.

— Stables; private, for the raising and training of racehorses.

— Starch; the mixing and bottling of.

— Stone; marble and granite, and the grinding, dressing, and cutting of.

— Storage and rental of plows, tractors, contractor's equipment, and cement mixers, not within a building.

— Stove polish; the manufacture of.

— Tire yards and retreading facilities.

— Trucks; the parking, storage, rental, and repair of.

— Ventilating ducts; the manufacture of.

— Wallboard; the manufacture of.

— Welding.

— Wineries.

iii. Prohibited Uses. The following uses shall be prohibited in Zone M-1:

— Boat building.

— Breweries.

— Bus storage.

— Canneries.

— Car barns for buses and streetcars.

— Casein; the manufacture of casein products.

— Cesspool pumping, cleaning, and draining.

— Dextrine; the manufacture of.

— Engines; the manufacture of internal combustion and steam engines.

— Fox farms.

— Fuel yard.

— Incinerators; the manufacture of.

— Lubricating oil.

— Machinery; the repair of farm machinery.

— Marine oil service stations.

— Moving van storage and operating yards.

— Presses; hydraulic presses for the molding of plastics.

— Produce yards, terminals, and wholesale outlets.

— Refrigeration plants.

— Sand; the washing of sand to be used in sandblasting.

— Sodium glutamate; the manufacture of.

— Valves; the storage and repair of oil well valves.

— Wharves.

— Wood yards; the storage of wood or a lumberyard.

— Yarn; the dyeing of yarn.

c. *Zones C-M, M-1, and M-2.* Premises in Zones C-M, M-1, and M-2 shall be subject to the following development standards:

i. Walls, view-obscuring fences, and buildings shall be set back at least one foot from the property line and shall provide at least one

square foot for each linear foot of frontage on the front property line or on a side property line fronting a street in accordance with the following requirements:

(1) Landscaping shall be distributed along said frontage in accordance with a site plan approved by the Director.

(2) Landscaping shall be maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, removal of litter, fertilizing, and replacement of plants as necessary.

(3) A permanent watering system shall be provided which satisfactorily irrigates all planted areas. The system shall incorporate water conservation methods and may include a drip component. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 40 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area and to prevent overspraying outside landscaped areas.

ii. Walls, view-obscuring fences, and buildings shall be landscaped with climbing vines or other similar plant material as specified in Section 22.140.430.C.4 (Landscaping Requirements) in amounts sufficient, as determined by the Director, to cover the wall, fence, or building and to discourage graffiti and vandalism.

iii. Wall, fence, or building landscaping required by Subsection C.7.b, above shall be fenced temporarily with non-view obscuring material in order to prevent theft. Once the plantings are established, as determined by the Director or within three years, whichever is less, the temporary fencing shall be removed. Permanent irrigation systems shall be required, maintained in good working order, and replaced as necessary.

d. *Non-Conforming Residential Uses in Zones C-M and M-1.* The termination periods enumerated in Section 22.174.050 (Termination Conditions and Time Limits) shall not apply to non-conforming residential uses (one-, two-, or multi-family) in Zones C-M and M-1. Any single-, two-, or multi-family residential building or structure non-conforming due to use in Zones C-M and M-1 which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in Section 22.174.020.G.1.a and G.1.b (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to

Use and/or Standards) and provided the reconstruction complies with the provisions of Section 22.174.020.G.2.

* Editor's note: Ordinance 99-0069, which amends Chapter 22.316, is effective on August 26, 1999.

22.316.090 Modification of Development Standards

A. **Minor Variation to Section 22.316.060 (Community Wide Development Standards).**

1. The Director may permit a minor variation from the community wide standards specified in Section 22.316.060.C.2.a and Section 22.316.060.C.4 through K, above, where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:

   a. The application of the relevant standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD and the Community Plan;

   b. There are exceptional circumstances or conditions applicable to the subject property, or to the intended development of the property, which do not apply generally to other properties within the boundaries of this CSD;

   c. Granting a minor variation would not be materially detrimental to properties or improvements in the area;

   d. No more than two unrelated property owners have expressed any opposition to the minor variation request. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this Subsection; and

   e. Permitting a minor variation would not be inconsistent with the goals of the Community Plan and this CSD.

2. The procedure for filing a request for a minor variation shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the following shall apply:

   a. The filing fee for a Site Plan Review, Discretionary, Transit Oriented District, Minor Variation shall be submitted;

   b. Not less than 20 days prior to the date that an intended action will be taken, the Director shall mail notice of the intended action to the owners of record of property located within a distance of 250 feet of the closest property line of the subject property. Any interested person dissatisfied with the intended action of the Director may file an appeal of such intended action with a Hearing Officer within 10 days following

the mailing of the notice. If an appeal is timely filed, a hearing shall be held by the Hearing Officer pursuant to the public hearing provisions of Section 22.222.120 (Public Hearing Procedure), and the decision of the Hearing Officer shall be final. If no appeal is timely filed, the Director's action shall be final on the 20th day after the mailing of the notice described in this Subsection A.2.b; and

c. If a minor variation request is denied either by the Director or the Hearing Officer, or both, a Conditional Use Permit (Chapter 22.158) application will be required to allow the requested modification.

3. Except as modified by this Chapter, a Conditional Use Permit (Chapter 22.158) shall be required for all other modification of the standards in this CSD, except for height standards, which may only be modified with a Variance.

B. **Minor Variation to Section 22.316.070 (Zone Specific Development Standards).**

1. The Director may permit a minor variation from the Zone Specific Development Standards as specified in Section 22.316.060.C.2.b, Section 22.316.060.C.4, and Section 22.316.060.C.5 through C.11, where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:

a. The application of the relevant standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this Chapter and the Community Plan;

b. There are exceptional circumstances or conditions applicable to the subject property, or to the intended development of the property, which do not apply generally to other properties within the boundaries of this CSD;

c. Granting a minor variation will not be materially detrimental to properties or improvements in the area;

d. No more than two unrelated property owners have expressed any opposition to the minor variation request. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this Subsection B.d; and

e. Permitting a minor variation will not be inconsistent with the goals of the Community Plan and this Chapter.

2. The procedure for filing a request for a minor variation shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the following shall apply:

a. The filing fee for a Site Plan Review, Discretionary, Transit Oriented District, Minor Variation shall be paid;

b. Not less than 20 days prior to the date that an intended action will be taken, notice of the intended action shall be mailed to the owners of property located within a 250-foot of the exterior boundaries of the subject property. Any interested person dissatisfied with the intended action of the Director may file an appeal of such intended action with a Hearing Officer within 10 days following the mailing of the notice. If an appeal is timely filed, a hearing shall be held by the Hearing Officer pursuant to the public hearing provisions of Section 22.222.120 (Public Hearing Procedure), and the decision of the Hearing Officer shall be final. If no appeal is timely filed, the Director's action shall be final on the 20th day after the mailing of the notice described in this Subsection M.2.d; and

c. If a minor variation request is denied either by the Director or the Hearing Officer, or both, a Conditional Use Permit (Chapter 22.158) will be required to allow the requested modification.

C. **Minor Variations to Section 22.316.080.A (Whittier Boulevard Area).**

1. Under exceptional circumstances, the Director may permit minor variation from the standards specified in Section 22.316.080.A.3.c.iii, Section 22.316.080.A.3.c.vii (Sign Size), Section 22.316.080.A.3.d (Design Standards), Section 22.316.080.A.4.b.ii and Section 22.316.080.A.4.d (Loading).

2. In order to permit such variation, the applicant must demonstrate through a Discretionary Site Plan Review (Chapter 22.190) application that:

   a. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Community Plan;

   b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties in the Whittier Boulevard area;

   c. Granting the requested variation will not be materially detrimental to property or improvements in the area;

   d. No more than two unrelated property owners have expressed opposition to the minor variation; and

   e. Granting the requested variation will be consistent with the goals of the Community Plan.

3. The procedure for filing a request for a minor variation will be the same as that for a Discretionary Site Plan Review (Chapter 22.190) except that the applicant shall submit a filing fee for a Site Plan Review, Discretionary, Transit Oriented District, Minor Variation.

4. Not less than 20 days prior to the date that an intended action will be taken, the Director shall mail notice of the intended action to the owners of record of property located within a distance of 250 feet of the closest property line of the subject property. Any interested person dissatisfied with the intended action of the Director may file an appeal of such intended action with a Hearing Officer within 10 days following the mailing of the notice. If an appeal is timely filed, a hearing shall be held by the Hearing Officer pursuant to the public hearing provisions of Section 22.222.120 (Public Hearing Procedure), and the decision of the Hearing Officer shall be final. If no appeal is timely filed, the Director's action shall be final on the 20th day after the mailing of the notice as described in this Subsection C.5.c. If a minor variation request is denied either by the Director or the Hearing Officer, or both, a Conditional Use Permit (Chapter 22.158) will be required to allow the requested modification.

D. ***Minor Variations* to Section 22.316.080.B (Union Pacific Area).**

5. The Director may permit minor variations from the standards specified in Section 22.316.080.B (Union Pacific Area) where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:

   a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Community Plan;

   b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply generally to other properties in the Union Pacific Area;

   c. Granting the requested minor variation will not be materially detrimental to properties or improvements in the area;

   d. No more than one property owner has expressed opposition to the minor variation. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this Subsection C.9.a.iv; and

   e. Granting the requested minor variation will be consistent with the goals of the Community Plan.

6. The procedure for filing a request for a minor variation shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190) application, except that the applicant shall submit a filing fee for a Site Plan Review, Discretionary, Transit Oriented District, Minor Variation.

7. Not less than 20 days prior to the date an action will be taken, notice of the intended action shall be mailed to all owners of property located within a 250-foot radius of the exterior boundaries of the subject property. Any

interested person dissatisfied with the intended action of the Director may file an appeal of such action with a Hearing Officer within 10 days following mailing of the notice. If an appeal is timely filed, a hearing shall be held by the Hearing Officer pursuant to the public hearing provisions of Section 22.222.120 (Public Hearing Procedure), and the decision of the Hearing Officer shall be final. If no appeal is timely filed, the Director's action shall be final on the 20th day after the mailing of the notice described in this Subsection C.9.c.

8. If a minor variation request is denied either by the Director or the Hearing Officer, or both, a Conditional Use Permit (Chapter 22.158) will be required for the requested modification.

FIGURE 22.316-A:EAST LOS ANGELES CSD BOUNDARY

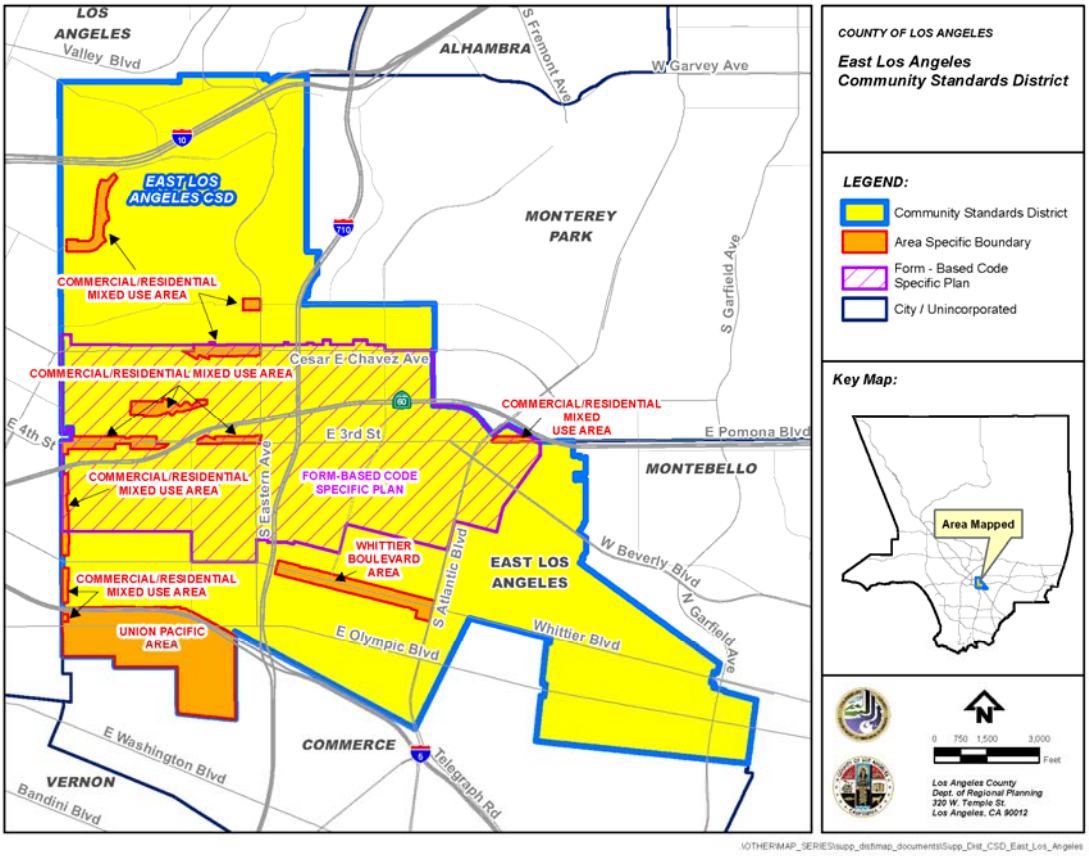


FIGURE 22.316-B:WHITTIER BOULEVARD AREA

\OTHER\MAP_SERIES\supp_dist\map_documents\Supp_Dist_CSD_East_Los_Angeles_SUBAREA_Whittier_Blvd

FIGURE 22.316-C:COMMERCIAL/RESIDENTIAL MIXED USE AREAS

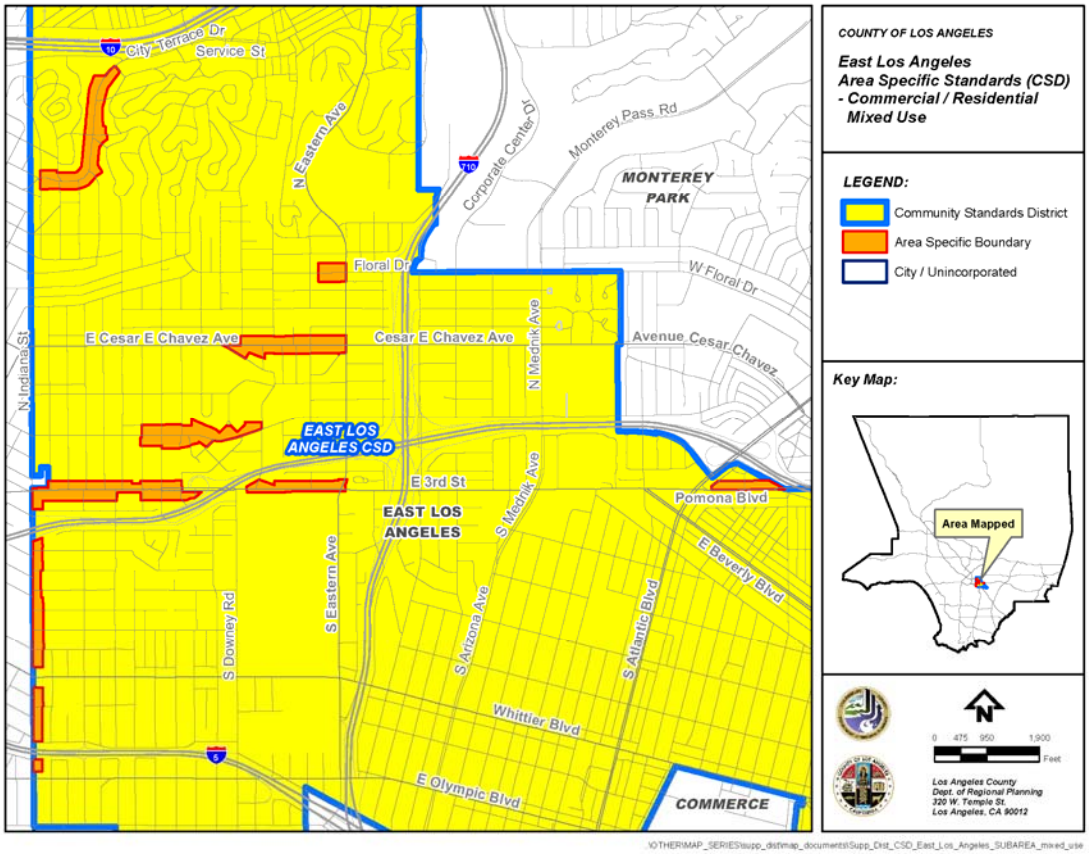
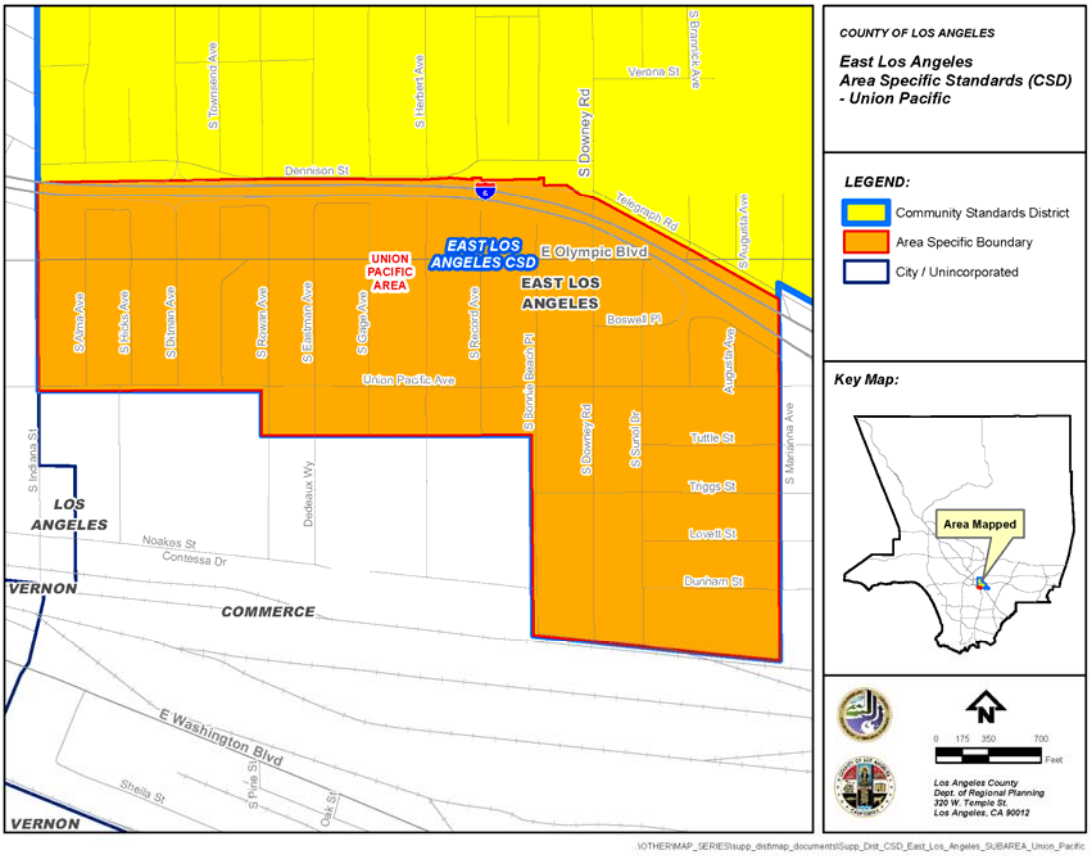


FIGURE 22.316-D:UNION PACIFIC AREA



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Chapter 22.318 East Pasadena-East San Gabriel Community Standards District

Sections:

22.318.010 Purpose
22.318.020 Definitions
22.318.030 District Map
22.318.040 Applicability
22.318.050 Community Wide Development Standards
22.318.060 Zone Specific Development Standards
22.318.070 Area Specific Development Standards
22.318.080 Modification of Development Standards

22.318.010 Purpose

The East Pasadena-East San Gabriel Community Standards District ("CSD") is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the CSD.

22.318.020 Definitions

(Reserved)

22.318.030 District Map

The boundaries of this CSD are shown on Figure 22.318-A:East Pasadena-East San Gabriel CSD Boundary, at the end of this Chapter.

22.318.040 Applicability

(Reserved)

22.318.050 Community Wide Development Standards

A. **Flag Lots.** The provision in Section 22.110.170.B.1.b (Flag Lots) allowing the substitution of a uniform distance of 10 feet from all lot lines for front, side and rear yards on flag lots shall not be applicable.

B. **Signs**. Prohibited signs are as follows:

   1. Outdoor advertising signs;

   2. Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or Residential Zone, or extend into the public right-of-way;

3. Roof signs;
4. Flashing, animated, audible, rotating and/or moving signs; and
5. Business signs that project or extend more than 18 inches from the building face.

C. **Repair of Nonconforming Structures.** Any structure nonconforming due to standards which is damaged or partially destroyed may be restored to the condition of the structure as it existed immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the structure as determined by the methods set forth in Sections 22.174.020.G.1.a and G.1.b (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) and provided the reconstruction complies with the provisions of Section 22.174.020.G.2.

22.318.060 Zone Specific Development Standards

A. Zones R-1, R-2, R-A, A-1 (Single-Family Residential).

TABLE 22.318.060-A:ZONES R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standards	***Lot Size (Square Feet): Less than 13,000***	***Lot Size (Square Feet): 13,000-19,999***	***Lot Size (Square Feet): 20,000-39,999***	***Lot size (Square Feet): 40,000+***
Minimum Street Frontage	60 feet	70 feet	80 feet	100 feet
Minimum Average Lot Width	60 feet	85 feet	100 feet	125 feet
Maximum Height	30 feet	30 feet	35 feet	35 feet
	The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.			
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet
Minimum Side Yard Width	The minimum side yard width shall be 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet.			
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.			
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.			
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure: 1. At five feet from the side property line adjacent to the single-family Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every			

	additional foot in height. 2. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height.
Front Yard Landscaping	A minimum of 50 percent of the required front yard shall contain softscape landscaping.
Distance Between Main Buildings	A minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height established on the same lot. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot .
Maximum Grade	The maximum grade shall be the average grade of adjoining lots unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.
Maximum Stories	The maximum number of stories above grade shall be two.
Maximum Floor Area	The maximum floor area shall be (0.25 X net lot area) + 1,000 square feet, but in no case more 9,000 square feet. The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot, the total maximum floor area shall be 50 percent of the net lot area.
Maximum Lot Coverage	The maximum lot coverage shall be (0.25 X net lot area) + 1,000 square feet, but in no case more than 9,000 square feet. Lot coverage shall include all enclosed buildings. If there are multiple main residential buildings on the same lot, the total maximum lot coverage shall be 50 percent of the net lot area.
Parking	**Number of Bedrooms** / **Required Enclosed Parking Spaces**
	1 to 4 / 2
	5 to 6 / 3
	7 or more / 4 (+1 for each additional bedroom)
	Parking shall not be located below grade.
Garages	For lots with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet. For lots with more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 24 feet.
Street Lighting	Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

B. Zone R-3.

TABLE 22.318.060-B:ZONE R-3 DEVELOPMENT STANDARDS	
Minimum Rear Yard Depth	15 feet
Minimum Side Yard Width	5 feet
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.
Front Yard	A minimum of 20 percent of the required front yard shall contain

Landscaping	softscape landscaping.
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the single-family Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
Maximum Height	35 feet. The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.
Maximum Grade	The maximum grade shall be the average grade of adjoining lots , unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.
Maximum Floor Area	The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.
Maximum Lot Coverage	The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
Parking	As required by Chapter 22.112 (Parking).
Street Lighting	Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

C. **Zones C-1, C-2, C-3, C-H, M-1, M-1.5**

1. ***Maximum Height.*** The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet.
2. ***Maximum Floor Area.*** The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings.
3. ***Maximum Lot Coverage.*** The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
4. ***Setback.*** For structures that exceed 17 feet in height and are located on a lot adjacent to a Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
5. ***Lighting.*** Exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

22.318.070 Area Specific Development Standards

(Reserved)

22.318.080 Modification of Development Standards

The Commission, Hearing Officer or Director, where applicable, in acting upon any application for a modification from the development standards of this Chapter, shall consider, in addition to the principles and standards in Section 22.228.040 (Findings and Decision), the unique characteristics of the neighborhood in which the site is located. Approval or denial of a modification shall not establish precedent for approval or denial of other modifications within this CSD. Except for parking and sign regulations, the development standards in this Chapter may only be modified by approval of a Discretionary Site Plan Review (Chapter 22.190) and in accordance with the following:

A. When an application for a tentative map for a subdivision, including a minor land division, is filed concurrently with an application to modify development standards, the provisions of Section 22.222.060 (Multiple Applications) shall apply to such applications;

B. In cases where Section 22.222.060 does not apply, the application shall be subject to the following additional provisions:

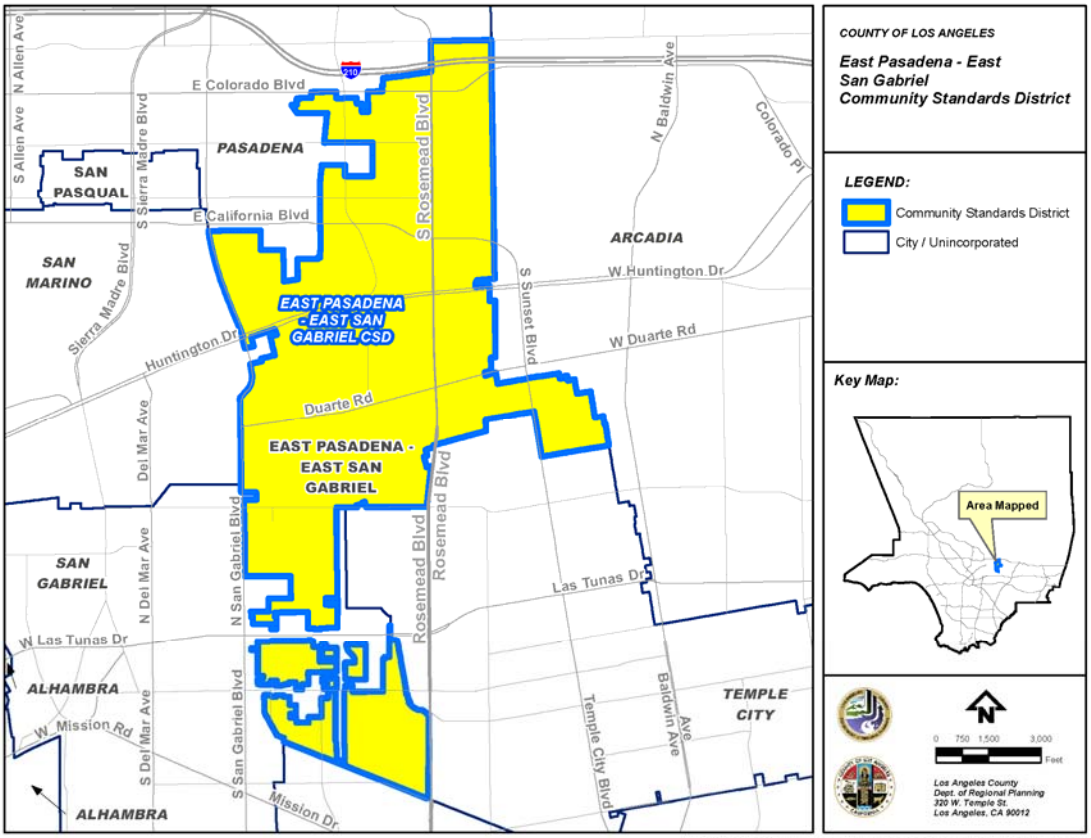
   1. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), notice describing the application and the location of the property which is the subject of the application shall be mailed to all owners of property within a 200-foot radius of the exterior boundaries of the property, and to the homeowners association whose boundary includes the property which is the subject of the application, and such notice shall indicate that a public hearing may be requested by any individual by written request delivered to the Director within 15 days after receipt of such notice;

   2. The Director may approve the application if not more than two requests for a public hearing are received within the period specified in Subsection B.1, above, provided that the principles and standards of Section 22.228.040 (Findings and Decision) are established. The Director shall deny such application if at least three requests for a public hearing are received within the period specified in Subsection B.1, above, or where the principles and standards of Section 22.228.040 are not established. Requests received from both the owner and the occupant of the same property shall be considered to be one request for the purposes of this Subsection B.2;

   3. The Director shall notify the applicant and all persons specified in Subsection B.1, above, in writing of the action taken on the application. The notification shall indicate that an appeal may be filed with the Commission within 10 days after receipt of such notice. Notwithstanding

the provisions of Section 22.242.020.A (Eligibility), the decision of the Commission shall be final. In cases where the Director denies an application because at least three written requests for a public hearing were received, the Director shall also inform the applicant that a request to schedule a public hearing before the Hearing Officer may be submitted within 30 days after receipt of such notice and payment equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District. All procedures relative to public hearing and appeal shall be the same as for a Conditional Use Permit (Chapter 22.158) application. The Hearing Officer shall approve or deny the proposed modification based on the principles and standards of Section 22.228.040 (Findings and Decision).

FIGURE 22.318-A:EAST PASADENA-EAST SAN GABRIEL CSD BOUNDARY



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Chapter 22.320 East Rancho Dominguez Community Standards District

Sections:

22.320.010 Purpose
22.320.020 Definitions
22.320.030 District Map
22.320.040 Applicability
22.320.050 Application and Review Procedures
22.320.060 Community Wide Development Standards
22.320.070 Zone Specific Development Standards
22.320.080 Area Specific Development Standards
22.320.090 Modification of Development Standards

22.320.010 Purpose

The East Rancho Dominguez Community Standards District ("CSD") is established to provide a means of assisting in the implementation of the Redevelopment Plan for the East Compton Community Redevelopment Project ("Redevelopment Plan") as adopted by the Board on July 10, 1984 and as subsequently amended. The Redevelopment Plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of this CSD are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety, and welfare of the community, especially the surrounding residential neighborhood. This Chapter is adopted pursuant to Section 700 of the Redevelopment Plan.

22.320.020 Definitions

(Reserved)

22.320.030 District Map

The boundaries of this CSD are shown on Figure 22.320-A:East Rancho Dominguez CSD Boundary, at the end of this Chapter.

22.320.040 Applicability

(Reserved)

22.320.050 Application and Review Procedures

A. **Discretionary Site Plan Review.**

1. An approved Discretionary Site Plan Review (Chapter 22.190) is required to establish, operate, or maintain any use, except that no review is

required for a change in ownership or occupancy. Also exempt from review are construction, maintenance, and repairs conducted within any 12-month period which do not exceed 25 percent of the current market value of the building or structure.

2. Approval of a Discretionary Site Plan Review application shall not be granted until the proposed use has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan.

B. **Conditional Use Permits.**

1. An approved Conditional Use Permit (Chapter 22.158) shall be required for those uses specified in this Title 22.
2. In addition to the findings for approval in Section 22.158.050 (Findings and Decision), the Hearing Officer shall find that:
   a. The proposed use has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan; and
   b. The proposed use is consistent with the Redevelopment Plan.

C. **Nonconforming Uses and Structures**

1. Uses and structures which are not in conformance with the Redevelopment Plan may be continued subject to the conditions contained in Chapter 22.174 (Nonconforming Uses, Buildings and Structures).
2. For nonconforming uses, buildings, or structures, an application may be filed with the Department requesting:
   a. Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in Section 22.174.050.B (Termination By Operation of Law) or Section 22.248.010.G.2 (Considered Nonconforming Use When); or
   b. Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to insure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.
3. In addition to the findings for approval of a nonconforming use building or structure review required by Section 22.174.060 (Review of Amortization Schedule or Substitution of Use), the Hearing Officer shall find that:

a. The proposed use, building or structure has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan; and

b. The proposed use, building, or structure will not constitute a substantial conflict with implementation of the Redevelopment Plan.

22.320.060 Community Wide Development Standards

A. **Setbacks.**

1. Front yards shall be established along all property lines abutting streets containing right-of-way widths of at least 80 feet.

2. Parcels abutting two streets containing right-of-way widths of at least 80 feet each shall have front yards along both such streets.

3. The front yard shall be at least 10 feet in depth.

B. **Parking.** Automobile parking shall be provided in accordance with Chapter 22.112 (Parking).

C. **Signs.**

1. Except as herein modified all signs shall conform to Chapter 22.114 (Signs).

2. All signs in a state of disrepair shall be removed.

3. ***Wall Signs.***

a. Shall be mounted flush and affixed securely to a building wall and may only extend from the building face a maximum of 12 inches;

b. May only extend sideways to the extent of the building face or the highest line of the building; and

c. Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

4. ***Window Signs.***

a. Shall be displayed only on the interior of windows or door windows; and

b. Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).

5. ***Freestanding Signs.***

a. Shall be permitted on any lot for each street frontage having a continuous distance of 100 feet or more. The sign must be located on the same lot as the business it is advertising;

b. Shall not exceed 20 feet in height;

c. Shall not exceed 80 square feet in area per sign face; and

d. Shall not be located in nor extend above any public right-of-way or public sidewalk area.

6. ***Awning Signs.***

a. Awning signs are those which are painted, sewn, or stained onto the exterior surface of an awning or canopy; and

b. The maximum area of awning signs shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

7. ***Building Tenant Information/Identification Signs.***

a. Multi-tenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;

b. Each tenant is allowed a maximum of two square feet of signage per directory;

c. New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each;

d. All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions;

e. Marquees and canopies are not considered to be built-in signage; and

f. Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.

8. ***Prohibited Signs.*** The following signs shall be prohibited:

a. Flashing, animated, or audible signs;

b. Signs which rotate, move, or simulate motion;

c. Signs which extend from the building face more than 12 inches;

d. Signs with exposed bracing, guy wires, conduits, or similar devices;

e. Freestanding signs which extend into or over the public right-of-way;

f. Roof signs (any sign erected and maintained upon or over the roof of any building);

g. Painted signs on the building surface;

h. Banner signs of cloth or fabric; and

i. Portable signs.

9. ***Size.***

a. Total allowable signage area shall correspond to store frontage. A business tenant is allowed two square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet; and

b. Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches.

10. ***Sign Design.***

a. Signage colors shall compliment building colors and materials and be limited to three colors;

b. In multi-tenant buildings, signage colors used by individual shops shall be complimentary;

c. Lettering styles shall be complimentary for each storefront in a single building; and

d. In multi-tenant buildings, the height and placement of signs shall be consistent for each business or storefront.

D. **Design Standards.**

1. All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value of the structures involved are subject to design review by the Community Development Commission, or successor agency, and the Department.

2. Uses and structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of properties planned for residential uses.

3. ***Materials, Colors and Equipment.***

a. Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.

b. Light earth tones and muted pastel colors are recommended as the primary or base building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

c. *Awnings.*

i. Awnings shall be the same color and style for each opening on a single storefront or business.

ii. Awnings shall be complimentary in color and style for each storefront in a building.

iii. Awnings shall be designed to coordinate with the architectural divisions of the building including individual windows and bays.

iv. All awnings must comply with Title 26 (Building Code) and Fire Department requirements.

v. Awnings in disrepair shall be removed.

d. *Mechanical Equipment.*

i. Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design of the storefront.

ii. If air conditioning units must be located in the storefront, attempt to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color should be compatible with the colors of the storefront. If possible, screen or enclose the air conditioning unit by using an awning or landscaping.

iii. Mechanical equipment located on roofs must be screened by parapet walls or other material so that the equipment will not be visible from the street or surrounding property.

e. *Security.*

i. Chain-link, barbed, and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are recommended as a much more attractive solution.

ii. All security bars or grilles shall be installed on the inside of the building.

iii. Horizontally folding accordion grilles installed in front of storefront are prohibited.

iv. Building security grilles shall be side-storing concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours), or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

E. **Height Limits.**

1. The height of buildings, except where otherwise provided, shall be determined as follows: The total floor area in all the buildings on any one lot shall not exceed 13 times the buildable area of such lot. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure or penthouse for the housing of building operating equipment or machinery shall not be considered in determining that total floor area within a building.

2. Where any provision of the CSD ordinance codified in this Title 22, or of any other ordinance, requires any front, side, or rear yards, or prohibits the occupation of more than a certain portion of a lot by structures, the portion of such lot which may be occupied by structures is the "buildable area" as those words are used in this Chapter.

22.320.070 Zone Specific Development Standards

A. **C-3 Zone** (Reserved).

B. **M-1 Zone.**

1. An approved Conditional Use Permit (Chapter 22.158) is required to establish, operate, and maintain any use first permitted in Zones C-M or M-1.

2. In addition to the findings for Conditional Use Permits required by Section 22.158.050 (Findings and Decision), the applicant must substantiate that:

   a. The proposed use has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan; and

   b. The proposed use will be consistent with the Redevelopment Plan.

22.320.080 Area Specific Development Standards

A. **Area 1.**

1. ***Area Description.*** Area 1 is bounded on the north by Myrrh Street, on the east by Atlantic Avenue, on the south by the city of Compton near Alondra Boulevard, and on the west by Washington Avenue.

2. ***Development Standards.***

   a. No vehicular or pedestrian access to Washington Avenue is permitted.

   b. In addition to other yards which may be required, a 10-foot front yard shall be provided along Washington Avenue.

   c. The required yards along Washington Avenue will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Community Development Commission, or successor agency, and the Department for review and approval.

   d. Buildings located within 50 feet of Washington Avenue shall be designed to be compatible with the residential uses on the west side of Washington. Architectural renderings shall be submitted to and approved by the Community Development Commission, or successor agency, and the Department.

B. **Area 2.**

1. ***Area Description.*** Area 2 consists of Lots 3 and 4 of Block C, Tract 6307, as recorded in Map Book 67 pages 33 and 34 of the Los Angeles County Recorder. These lots are in the block bounded by Myrrh Street on the north, Lime Avenue on the east, Linsley Street on the south, and Atlantic Avenue on the west.
2. ***Development Standards.***
   a. No vehicular or pedestrian access to Lime Avenue is permitted.
   b. In addition to other yards which may be required, a 20-foot front yard shall be provided along Washington Avenue.
   c. The required yards along Lime Avenue will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Community Development Commission, or successor agency, and the Department for review and approval.
   d. Buildings located within 100 feet of Lime Avenue shall be designed to be compatible with the residential uses on Lime. Architectural renderings shall be submitted to and approved by the Community Development Commission, or successor agency, and the Department.

22.320.090 Modification of Development Standards

Under exceptional circumstances, the Department may permit minor variation from the standards specified in Sections 22.320.060.A through D. In order to permit such variations, the applicant must substantiate the findings for a Discretionary Site Plan Review (Chapter 22.190) that:

A. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan;

B. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the East Rancho Dominguez area;

C. Permitting a variation will not be materially detrimental to property or improvements in the area; and

D. Permitting a variation will not be contrary to the goals of the Redevelopment Plan.

FIGURE 22.320-A:EAST RANCHO DOMINGUEZ CSD BOUNDARY

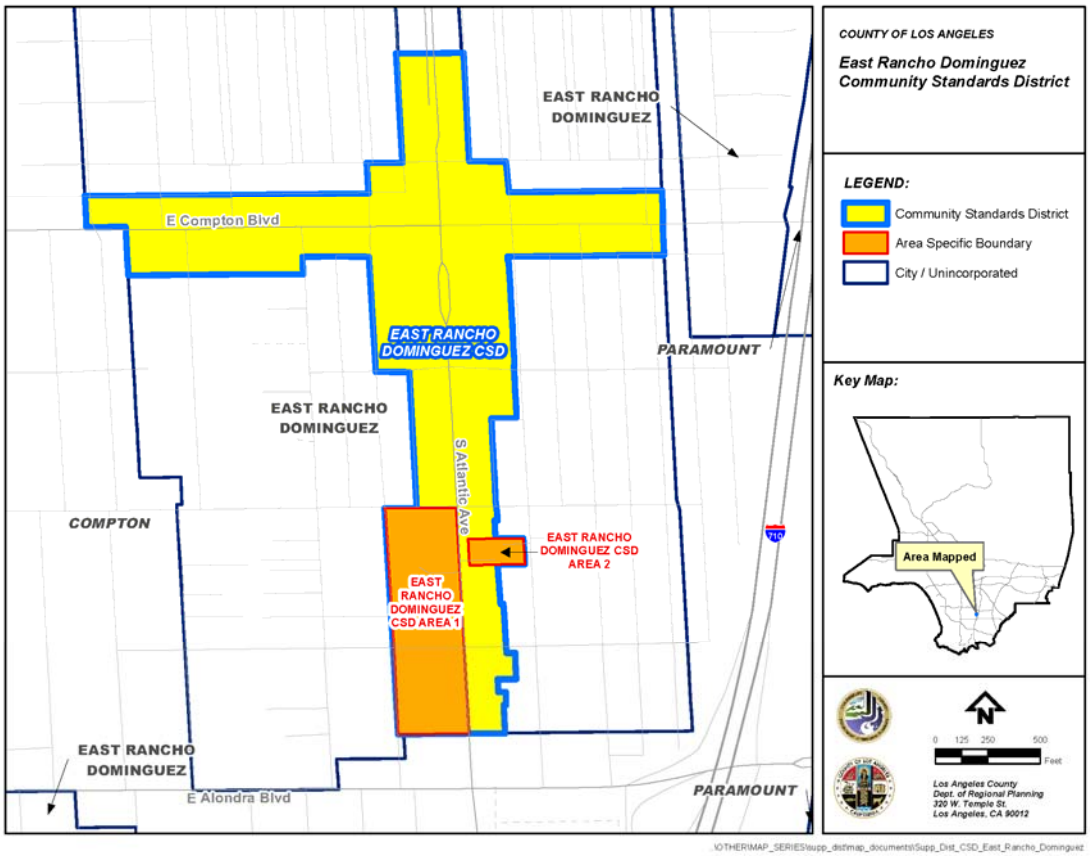
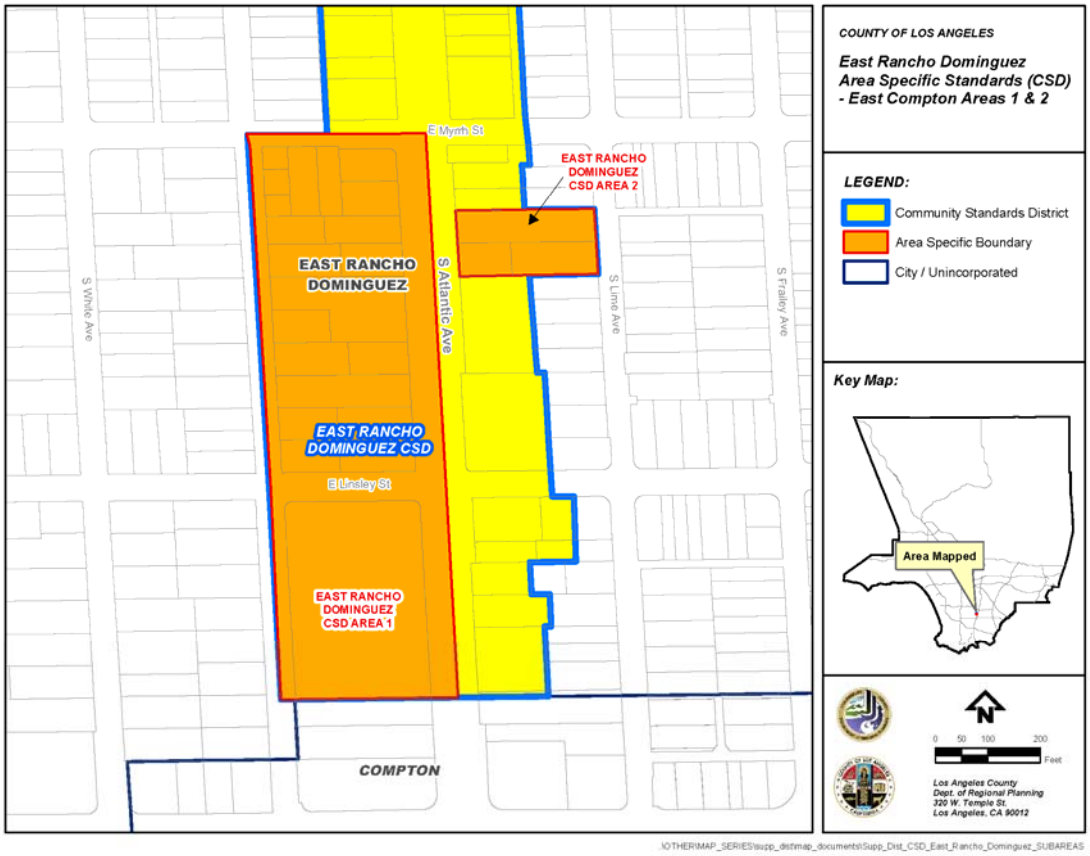


FIGURE 22.320-B:EAST COMPTON AREAS 1 & 2



Chapter 22.322 Elizabeth Lake and Lake Hughes Community Standards District

Sections:

22.322.010 Purpose
22.322.020 Definitions
22.322.030 District Map
22.322.040 Applicability
22.322.050 Application and Review Procedures
22.322.060 Community Wide Development Standards
22.322.070 Zone Specific Development Standards
22.322.080 Area Specific Development Standards
22.322.090 Modification of Development Standards

22.322.010 Purpose

The Elizabeth Lake and Lake Hughes Community Standards District ("CSD") is established to enhance the quality of life in these communities by preserving and protecting their rural character and the beauty of their environmental setting. Elizabeth Lake and Lake Hughes are distinguished by a mix of dispersed residential, recreational, and commercial uses as well as sensitive features including hillsides, natural lakes, national forest lands, significant ecological areas, the Pacific Crest Trail, and local preserves. The standards contained in this CSD are intended to protect native vegetation, preserve night sky, minimize the placement of urban infrastructure, and maintain low residential densities in both communities.

22.322.020 Definitions

The following terms are defined solely for this CSD.

Native vegetation. Plants designated for the corresponding Ecological Zone in the Los Angeles County Drought-tolerant Approved Plant List, maintained by the Department.

Ridgelines. 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.

22.322.030 District Map

The boundaries of this CSD are shown on Figures 22.322-B:Elizabeth Lake CSD Boundary, at the end of this Chapter.

22.322.040 Applicability

This CSD shall apply to all development proposals except for Site Plan Reviews and/or Zoning Conformance Reviews for which applications were submitted and deemed complete prior to the effective date of the ordinance establishing this CSD.

22.322.050 Application and Review Procedures

Notwithstanding Section 22.222.160 (Notification Radius) and except as otherwise specified in this Chapter, all notices for Conditional Use Permits, General Plan and Area Plan Amendments, Specific Plans, Tentative Tract Maps and Parcel Maps, Variances, Zone Changes, and other zoning permit applications shall be mailed to all owners of property located within a 3,000-foot radius of the exterior boundaries of the subject property.

22.322.060 Community Wide Development Standards

A. **Highway Standards.** Routes on the County Highway Plan shall use alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic are such that the Department of Public Works determines that curbs, gutters, and sidewalks are necessary for safety or to provide pedestrian access compliant with the federal Americans with Disabilities Act.

B. **Local Street Standards.**

   1. Local streets shall use the inverted shoulder cross-section with a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by the Department of Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by the Department of Public Works. This limit excludes the width of any inverted shoulder or concrete flow line.

   2. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with the Department.

C. **Street Lights.** Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.

D. **Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

E. **Utilities.**

   1. ***Utility Lines.*** All wires and cables which provide utility services, including telephone, television, electricity less than 10 kilovolts, and similar services, shall be placed underground.

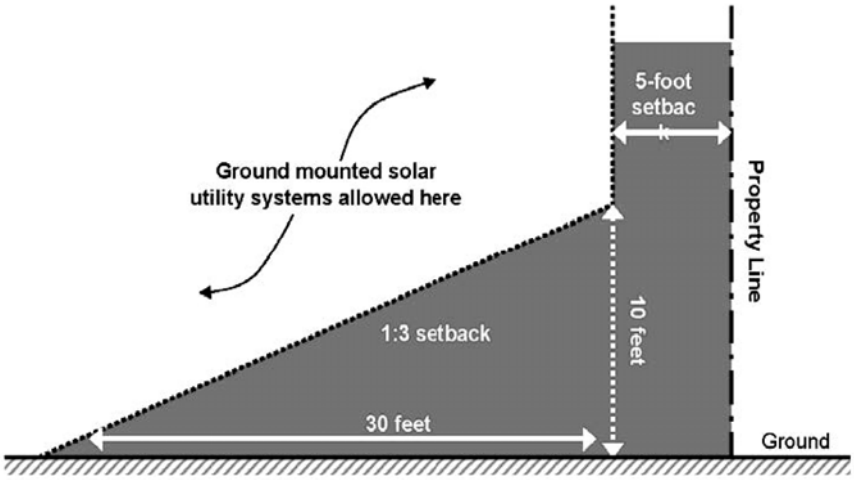
   2. ***Utility Devices.***

a. *Solar Utility Devices.*

i. Ground mounted solar energy systems shall be placed at least five feet from the nearest property line; and

ii. Ground mounted solar energy systems less than 10 feet in height shall be set back an additional three feet from the nearest property line for every one foot less than 10 feet in height.

FIGURE 22.322-A



b. *Other Utility Devices.* Utility devices, including air conditioning or heating units and satellite dish antennas, shall be placed at ground level. This requirement may be modified by the Director due to practical difficulties or unnecessary hardships. Such modifications shall be exempt from the procedures otherwise required by Section 22.322.090 (Modification of Development Standards).

c. *Wireless Telecommunication Facilities.* Ground-mounted antennas and monopoles shall be disguised as trees.

F. **Signs.** No sign otherwise permitted by this Title 22 shall exceed 32 square feet in sign area with the exception of Community Identification Signs.

G. **Vegetation Conservation.**

1. All property development shall use only native vegetation in landscaped areas and to re-vegetate graded slopes, provided the available species are determined adequate to prevent erosion by the Department of Public Works. Where fuel modification is required, species from the Desirable Plan List, maintained by the Fire Department, may be used in Fuel Modification Zones A and B.

2. To remove or destroy greater than 30 percent of the native vegetation on a lot, the applicant shall substantiate the following:

a. That the applicant has obtained verification by an engineer, architect, biologist, or equivalent that removal or destruction is necessary because continued existence at present location(s) precludes the reasonable use of the property for a permitted use in the zone and the cost of alternative development plans would be prohibitive;

b. That it is required by the Fire Department; or

c. That it is necessary for work performed under a permit issued by the Department of Public Works to control erosion or flood hazards.

H. **Trails.**

1. When required by the Department of Parks and Recreation, in accordance with the trails map in the Antelope Valley Area Plan, new land divisions, including minor land divisions, shall contain accessible multi-use trails for pedestrian hiking and walking, mountain bicycling, and equestrian uses. Where feasible, access to these trails must be located in the vicinity of the subject land division. These trails shall provide connections, where feasible, to significant recreational uses, including but not limited to, open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian centers, equestrian staging areas, camp grounds, and conservation or nature preserve areas.

2. Trail construction shall be completed in accordance with the conditions set forth by the Department of Parks and Recreation. All information pertaining to trail requirements shall be shown on the tentative parcel or tract map and on the final parcel or tract map prior to the final map recordation.

I. **Density-Controlled Development.** Density-controlled development shall be permitted only if each lot or parcel of land created contains a minimum net area of two and one-half acres.

J. **Hillside Management.** In evaluating the design of a development in a hillside management area on an application for a Conditional Use Permit pursuant to Chapter 22.102 (Hillside Management and Significant Ecological Areas), the Commission or Hearing Officer shall require that the proposed development minimizes impacts to existing viewsheds through all reasonable design measures.

K. **Significant Ridgeline Protection.**

1. The locations of the significant ridgelines within this CSD are shown on Figure 22.322-C:Significant Ridgelines, at the end of this Chapter.

2. The highest point of a structure shall be located at least 150 vertical feet and 150 horizontal feet in a southerly direction from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, and wind energy conversion systems.

3. No portion of any structure shall be located less than 50 horizontal feet in a northerly direction from a significant ridgeline, excluding amateur radio antennas, chimneys, rooftop antennas, and wind energy conversion systems.
4. Any modification to the requirements set forth in Subsection K.2 or K.3, above shall require an approved Minor Conditional Use Permit (Chapter 22.160). In approving an application, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.160.040 (Findings and Decision):
   a. Alternative sites within the project site have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction; and
   b. The project maintains the maximum view of the applicable significant ridgeline through design features, including but not limited to one or more of the following:
      i. Minimized grading.
      ii. Reduced structural height.
      iii. Use of shapes, materials, and colors that blend with the surrounding environment.
      iv. Use of native drought-tolerant landscaping for concealment.

L. **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 5,000 cubic yards of total cut plus total fill material within any 24-month period. For purposes of computing the 5,000 cubic yard threshold amount, grading required by the Fire Department to establish a turnaround or for brush clearance shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.
2. In approving an application for a Conditional Use Permit, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):
   a. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to, locating the building pads in the area of the project site that have the least slope or near a street traveled by the public; and
   b. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not limited to, reduced structural height, the use of

shapes, materials, and colors that blend with the surrounding environment, and the use of native vegetation for concealment.

M. **Land Divisions.**

1. Gated or guarded entrances to subdivisions or any portion thereof shall be prohibited.
2. ***Project Design.*** Applications for development shall include a specific written analysis demonstrating conformance with the following objectives:
   a. Preserve existing natural contours and natural rock outcropping features.
   b. Required provisions for access and public safety should be designed to minimize encroachment on existing natural contours and natural rock outcropping features by the use of techniques such as:
      i. Curvilinear street designs; and
      ii. Landform grading designs that blend any manufactured slopes or required drainage benches into the natural topography, using colored concrete to blend visually with the natural soil or using berms to conceal improvements.

22.322.070 Zone Specific Development Standards

A. **Residential and Agricultural Zones.**

1. ***Lot Design.*** Each new lot created by a land division shall contain a minimum net area of two and one-half acres.
2. ***Required Yards.***
   a. *Front yards.* Each lot or parcel of land shall have a front yard of at least 20 feet in depth.
   b. *Side yards.*
      i. Each lot with an average width of less than 50 feet shall have side yards of at least seven feet each; and
      ii. Each lot with an average width of 50 feet or greater shall have side yards of at least 10 feet each.
   c. *Rear yards.* Each lot shall have a rear yard of at least 20 feet in depth.
   d. Required front, side, and rear yards shall be measured from the property boundary, unless such boundary is located within a private street providing access to one or more lots, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot.
3. ***Fences.***

a. Fences and walls shall not include glass or clear plastic material.

b. At least 75 percent of the surface area of a fence or wall within required front yard areas shall be open and non-view obscuring with the open area evenly distributed horizontally along the entire length of the fence or wall. Retaining walls shall be exempt from this requirement.

c. To allow for wildlife movement on a lot with a net area of one-half acre or greater, all fences and walls within required yard areas shall comply with the following standards:

i. No horizontal member shall be placed less than 18 inches or more than 42 inches above finished grade;

ii. For wire fences, the second highest horizontal wire shall be placed at least 12 inches below the topmost wire; and

iii. Barbed wire shall not be used for the topmost or bottommost horizontal member.

4. ***Housing Standards.*** All single-family residences, including Factory Built Housing and Manufactured Housing, shall meet the following standards, in addition to those in Section 22.140.590 (Single-Family Residences):

i. Structures shall provide eaves not less than 12 inches in depth on all sides, as measured from the finished exterior wall surface; and

ii. Structures shall be placed on a foundation which shall be enclosed by brick, mortar, wood, or other siding material, as approved by the Director.

B. **Commercial and Industrial Zones.**

1. ***Structure Design.*** Building facades shall have not more than 50 percent of their surface area covered in any one of the following materials: glass, stucco, or metal.

2. ***Alcoholic Beverage Sales***. No business engaged in the sale of alcoholic beverages for off-site consumption, with the exception of renewals for existing permits, shall be located within 1,000 feet of any property containing an existing legally-established public or private school, family child care home, or child care center.

22.322.080 Area Specific Development Standards

(Reserved)

22.322.090 Modification of Development Standards

A. **Modification Authorized.** Modification of the development standards specified in Sections 22.322.070.A.2 (Required Yards) and 22.322.070.A.3

(Fences) shall be subject to the procedures specified in this Section. Modification of the other development standards in this CSD, except for modifications regarding location of utility devices pursuant to Section 22.322.060.E.2.b (Other Utility Devices), shall be subject to approval of a Variance (Chapter 22.196).

B. **Application.** The procedure for filing a request for modification shall be the same as that for an application for a Discretionary Site Plan Review (Chapter 22.190), except that the applicant shall submit a filing fee, as set forth on the Filing Fee Schedule under Site Plan Review for Modification of Development Standards in a Community Standards District.

C. **Notice.**

1. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), at least 30 days prior to the date a decision is made, notice of the pending application shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property and to the Lakes Town Council.

2. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that the recipient of the notice or a representative of the Lakes Town Council may submit a written protest to the Director within 14 days following the date on the notice and that such written protest shall provide evidence as to why the request for modification does not meet one or more of the findings identified in Subsection D, below.

D. **Findings.**

1. The Director shall approve or deny the application pursuant to the principles and standards of Section 22.228.040 (Findings and Decision) and the following findings:

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

   b. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD, as provided in Section 22.322.010 (Purpose).

2. The Director shall consider each written protest when making a decision on the application. If he determines that the request for modification does not meet one or more of the above principles, standards, or findings, he may request alterations to the development proposal or impose conditions of approval before making a decision on the application.

3. The Director may refer an application to the Commission for consideration at a public hearing. All procedures relative to the public hearing shall be subject to Section 22.222.120 (Public Hearing Procedure), except that no fee shall be required. The Commission shall approve, conditionally approve, or deny the application pursuant to the principles, standards, and findings identified in Subsection D.1, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

E. **Decision.**

1. ***Notice.***

   a. If the Director approves, conditionally approves, or denies the application, he shall send notice of the decision by certified mail to the applicant, anyone who submitted a written protest, and the Lakes Town Council.

   b. The notice shall indicate that an appeal may be filed by a recipient of the notice or a representative of the Lakes Town Council with the Commission within 14 days following the date on the notice.

2. ***Appeal.***

   a. An appeal shall be accompanied by an additional fee for public hearing, as set forth on the Filing Fee Schedule under Site Plan Review for Modification of Development Standards in a Community Standards District. All procedures relative to a public hearing set forth in Section 22.222.120 (Public Hearing Procedure) shall be followed.

   b. The Commission shall approve, conditionally approve, or deny the appeal pursuant to the principles, standards, and findings identified in subsection D, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

FIGURE 22.322-B:ELIZABETH LAKE AND LAKE HUGHES CSD BOUNDARY

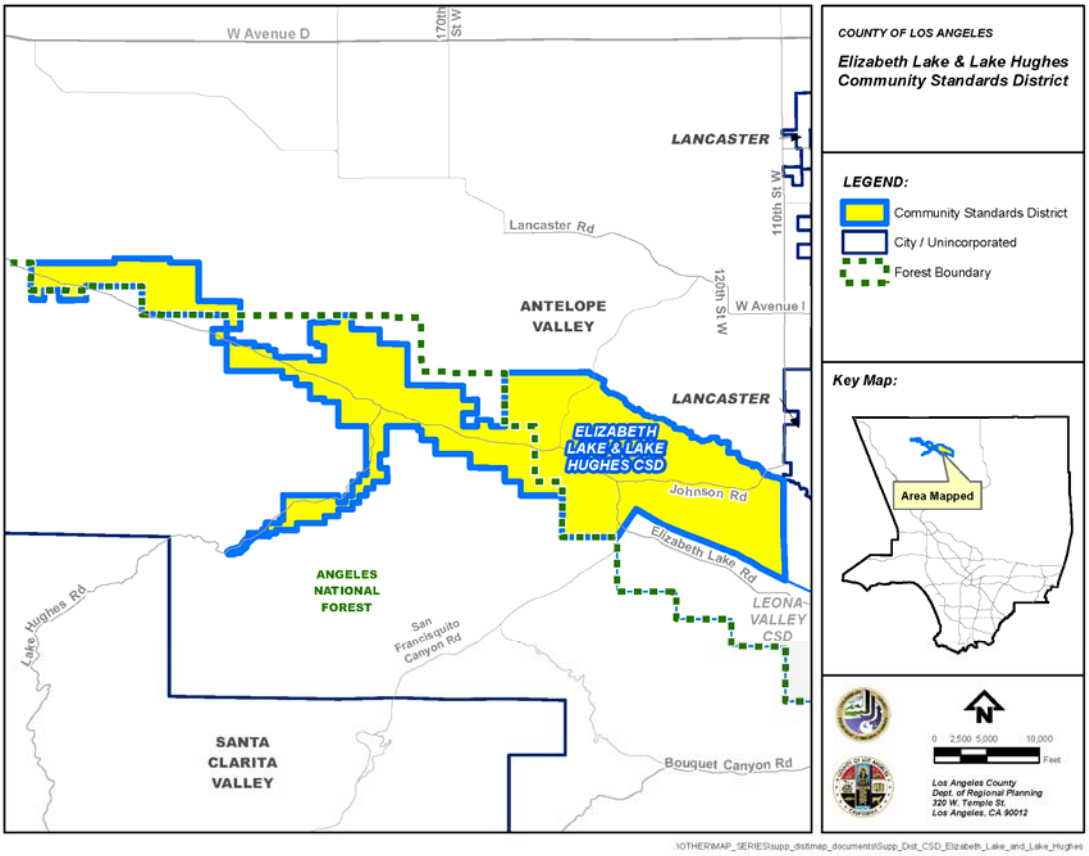
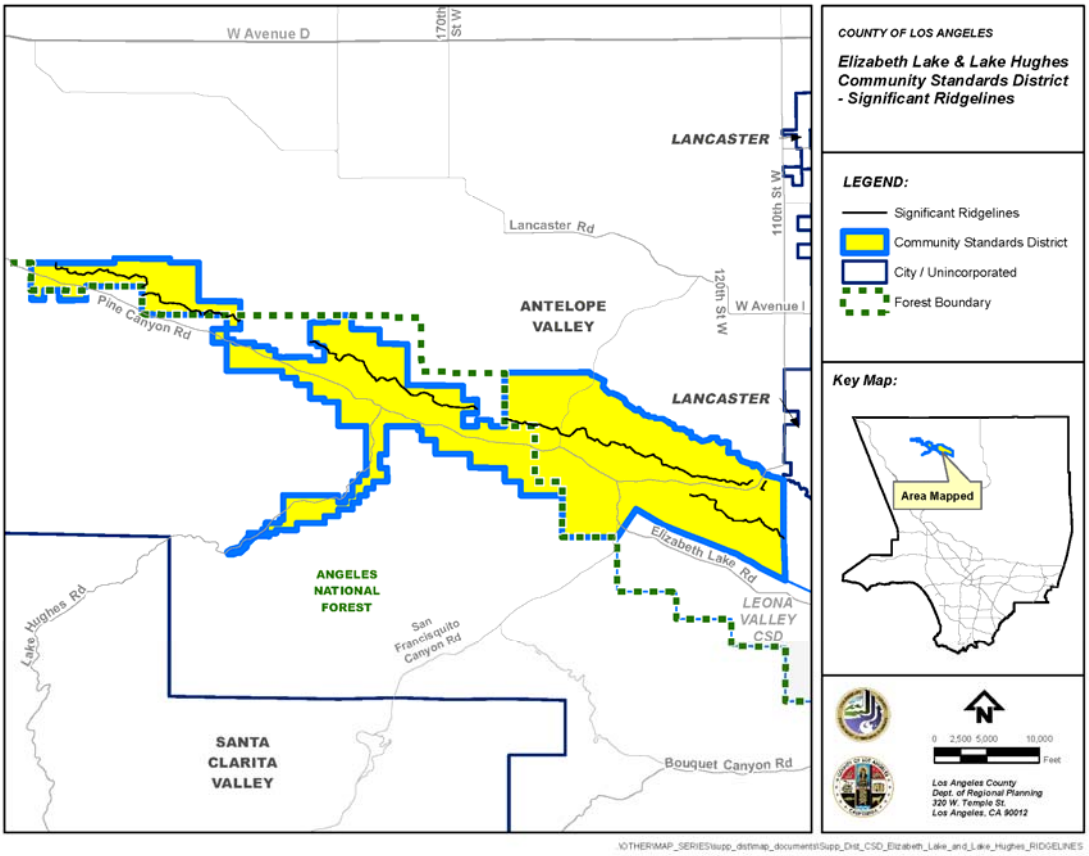


FIGURE 22.322-C:SIGNIFICANT RIDGELINES


W Avenue D
170th St W
LANCASTER
110th St W
Lancaster Rd
120th St W
W Avenue I
ANTELOPE VALLEY
Pine Canyon Rd
LANCASTER
Elizabeth Lake Rd
ANGELES NATIONAL FOREST
Lake Hughes Rd
San Francisquito Canyon Rd
LEONA VALLEY CSD
SANTA CLARITA VALLEY
Bouquet Canyon Rd
COUNTY OF LOS ANGELES
Elizabeth Lake & Lake Hughes Community Standards District - Significant Ridgelines
LEGEND:
Significant Ridgelines
Community Standards District
City / Unincorporated
Forest Boundary
Key Map:
Area Mapped
0 2,500 5,000 10,000
Feet
Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Chapter 22.324 Florence-Firestone Community Standards District

Sections:

22.324.010 Purpose
22.324.020 Definitions
22.324.030 District Map
22.324.040 Applicability
22.324.050 Application and Review Procedures
22.324.060 Community Wide Development Standards
22.324.070 Zone Specific Development Standards
22.324.080 Area Specific Development Standards
22.324.090 Modification of Development Standards

22.324.010 Purpose

The Florence-Firestone Community Standards District ("CSD") is established to improve the appearance of the community and to promote the maintenance of structures and surrounding properties. This CSD also establishes standards to improve the compatibility between residential uses and neighboring industrial uses.

22.324.020 Definitions

(Reserved)

22.324.030 District Map

The boundaries of this CSD are shown on Figure 22.324-A:Florence-Firestone CSD Boundary, at the end of this Chapter.

22.324.040 Applicability

(Reserved)

22.324.050 Application and Review Procedures

(Reserved)

22.324.060 Community Wide Development Standards

A. **Graffiti.** All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

B. **Maintenance.** Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

C. **Material Colors.** Black or other similar dark color shall not be used as the primary or base color for any wall or structure.

22.324.070 Zone Specific Development Standards

A. **Zone R-2**

1. ***Front Yard Landscaping.*** For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.

2. ***Front and Corner Side Yard Fences.*** Notwithstanding Sections 22.110.070.B.1 (Front Yards) and 22.110.070.B.3 (Corner Side Yards), a front or corner side yard fence may exceed three and one-half feet in height provided:

   a. The portions of the fence above three and one-half feet are built so as not to completely obstruct the public's view through that portion of the fence;

   b. If the fence is chain link or wrought-iron, the fence may not exceed four feet in height unless a Discretionary Site Plan Review (Chapter 22.190) is submitted and approved. In that instance, the Director may approve up to an additional two feet in height pursuant to Section 22.228.040 (Findings and Decision). On the site plan for a corner side yard fence, conditions may be imposed on the fence design to assure adequate site distance for pedestrians and traffic at the respective intersection; and

   c. A corner side yard fence that is five feet or more from a public street shall not exceed six feet in height.

B. **Zone R-3.** The standards prescribed for Zone R-2 shall apply to Zone R-3.

C. **Zones R-4.** The standards prescribed for Zone R-2 shall apply to Zone R-4. In addition a building or structure in Zone R-4 shall not exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.

D. **Zone C-2.**

1. ***Facades.*** For building facades with street frontage, at least 30 percent of the facade above the first story shall consist of materials or designs different from the rest of the facade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken facades are prohibited.

2. ***Loading/Unloading Docks.*** Loading and unloading docks shall be located as far away as practicable, in the reasonable judgment of the Director, from abutting residentially-zoned lots.

3. ***Business Signs.*** Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs):

   a. *Applicability.* The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of the ordinance establishing this CSD.

   b. *Prohibited signs.* Roof business signs and signs painted directly on buildings shall be prohibited.

   c. *Damaged signs.* Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a Zoning Enforcement Officer.

   d. *Wall, Projecting and Awning Business Signs.* All businesses shall be permitted one wall, projecting or awning business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted one additional such sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted one such sign for each street frontage. These signs shall be subject to the standards below, as applicable:

      i. Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall and shall extend from the wall a maximum of 12 inches. In addition, wall business signs shall have the following maximum attributes:

         (1) A face area of two square feet for every linear foot of the applicable building frontage;

         (2) Letter sizes of 24 inches in height; and

         (3) A vertical dimension of 36 inches for the frame box.

      ii. Awning business signs:

         (1) Awning signs shall have a face area of two square feet for every linear foot of the applicable building frontage;

         (2) Every awning for the same business shall be the same color and style; and

         (3) Every awning in a building with multiple storefronts shall be complimentary in color and style.

e. *Freestanding Business Signs*. Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:

i. A solid base resting directly on the ground;

ii. A maximum face area of 60 square feet; and

iii. A maximum height of 15 feet measured vertically from the ground level at the base of the sign.

4. ***Residential and Mixed Residential/Commercial Uses.*** Residential and mixed residential/commercial uses in Zone C-2 shall require a Discretionary Site Plan Review (Chapter 22.190) and shall be subject to the following development standards:

a. *Dwelling Unit Density.* The density for residential uses shall not exceed 30 dwelling units per net acre;

b. *Yard Requirements.* Residential uses shall comply with the yard requirements in Section 22.18.040.A (Required Yards);

c. *Parking.* The vehicle parking requirements in Chapter 22.112 (Parking) shall apply to residential uses in Zone C-2 except that any such requirement specifying the number of vehicle parking spaces may be reduced by 25 percent for new construction or a change in use, subject to approval by the Director. Residential parking shall be distinguished from commercial parking in a mixed residential/commercial use by posting, pavement marking or physical separation between the spaces;

d. *Height.* All residential structures shall have a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas;

e. *Entrances.* Residential and commercial uses that are located on the same floor shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure;

f. *Common Walls.* Any common wall between a residential and commercial use shall be constructed in accordance with Title 26 (Building Code) requirements to minimize noise and vibration between the uses; and

g. *Hours of Operations.* The hours of operation for commercial uses in a mixed residential/commercial use shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.

E. **Zone C-3.** The standards prescribed for Zone C-2 shall apply to Zone C-3 except as follows:

1. ***Height.*** Residential and mixed residential/commercial structures shall have a maximum height of 50 feet above grade. All other structures shall have a maximum height of 45 feet above grade. These height limits do not include chimneys and rooftop antennas; and

2. ***Dwelling Unit Density.*** The density for residential uses shall not exceed 50 dwelling units per net acre.

F. **Zone C-M.**

1. ***Buffers.*** Properties that adjoin a Residential Zone, or a school, park, playground, child care center, senior citizen center, church, or temple shall have a minimum five-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

2. ***Setbacks.*** All new buildings that face a Residential Zone or sensitive use as described in Subsection F.1, above, shall have a minimum setback of 10 feet from the front property line. The setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in Subsection F.1, above.

3. ***Facades.*** For properties that adjoin or face a Residential Zone or sensitive use as described in Subsection F.1, above, the facade requirements prescribed for Zone C-2 in Subsection D.1, above, shall apply, except that the percentage requirement shall be 25 rather than 30.

4. ***Lot Coverage.*** All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Subsection F.1, above. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

5. ***Height.*** All new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a Residential Zone, excluding chimneys and rooftop antennas.

6. ***Loading Docks.*** No loading dock shall be permitted along a property line that adjoins a Residential Zone.

7. ***Truck Access.*** Other than during the hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, industrial properties with multiple street frontages

shall permit truck access only from the street that is furthest from any adjacent or nearby Residential Zone.

8. ***Outdoor Storage.*** In addition to the requirements of Section 22.140.430.B (Zones C-3 and C-M), outside storage shall be kept so as not to be publicly visible to anyone in an adjoining Residential Zone.

9. ***Business Signs.*** The standards prescribed for Zone C-2 as set forth in Subsection D.3, above, shall apply to Zone C-M.

10. ***Uses Subject to Permits.*** In addition to the uses specified in Section 22.28.260, and notwithstanding any contrary provision in Chapter 22.20 (Commercial Zones) for Zone C-M, the following uses shall require a Conditional Use Permit (Chapter 22.158) in Zone C-M:

    a. *Services.*

    — Boat Rentals.

    — Electric distribution substations, including microwave facilities, subject to the standards described for this use in Section 22.140.190 (Electric Distribution Substations, Including Microwave Facilities).

    — Laboratories, research and testing.

    — Laundry plants, wholesale.

    — Medical laboratories.

    — Tool rentals, including rototillers, power mowers, sanders, and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.

    b. *Recreation and Amusement.*

    — Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period.

    — Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

    c. *Industrial Uses.* The industrial uses in this Subsection F.10.c are allowed with a Conditional Use Permit only if all activities associated with the use are conducted within an enclosed building.

    — Assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors

exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters:

— Aluminum products.

— Metal plating.

— Plastic products.

— Shell products.

— Stone products.

d. *Prohibited Uses.* The following uses shall be prohibited in Zone C-M:

— Sewage treatment plants.

— Explosive storage.

G. **Zone M-1.** The standards prescribed for Zone C-M in Subsections F.1 through F.8, above, shall apply to Zone M-1. In addition, the following standards shall apply:

1. ***Fences or Walls.*** Properties that adjoin a Residential Zone or sensitive use as described in Subsection F.1, above, shall have a minimum eight-foot high solid wall or solid fence along the common property line in compliance with Section 22.140.430.C.2 (Fences and Walls Required).

2. ***Outdoor Businesses.*** All principal business uses, except parking, conducted outside an enclosed structure within 250 feet of a Residential Zone or sensitive use as described in Subsection F.1, above, shall require a Conditional Use Permit (Chapter 22.158).

3. ***Minimum Lot Size.*** Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be 8,000 square feet.

4. ***Uses Subject to Permits.*** In addition to the uses specified in Chapter 22.22 (Industrial Zones) for Zone M-1, and notwithstanding any contrary provision within that Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158) in Zone M-1:

— Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from actelyene, and such rooms are separated by a not less than one-hour fire-resistant wall.

— Agricultural contractor equipment, sale or rental or both.

— Animal experimentation research institute.

— Automobile body and fender repair shops, if all operations are conducted inside of a building.

— Automobile painting and upholstery.

— Batteries, the manufacture and rebuilding of batteries.

— Bottling plant.

— Building materials, storage of.

— Carnivals, commercial or otherwise.

— Cellophane; the manufacture of cellophane products.

— Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.

— Cold-storage plants.

— Concrete batching, providing that the mixer is limited to one cubic yard capacity.

— Contractor's equipment yards, including farm equipment and all equipment used in building trades.

— Dairy products depots and manufacture of dairy products.

— Distributing plants.

— Electrical transformer substations.

— Engraving; machine metal engraving.

— Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.

— Ferris wheels.

— Fruit packing plants.

— Fumigating contractors.

— Granite, the grinding, cutting, and dressing of granite.

— Heating equipment, the manufacture of.

— Horn products, the manufacture of.

— Ice, the manufacture, distribution, and storage of.

— Ink, the manufacture of.

— Iron, ornamental iron works, but not including a foundry.

— Laboratories for testing experimental motion picture film.

— Lumberyards, except the storage of boxes or crates.

— Machine shops.

— Machinery storage yards.

— Marble, the grinding, cutting, and dressing of.

— Metals:

1. Manufacturing of products of precious metals;

2. Manufacturing of metal, steel and brass stamps, including hand and machine engraving;

3. Metal fabricating;

4. Metal spinning;

5. Metal storage;

6. Metal working shops; and

7. Plating and finishing of metals, provided no perchloric acid is used.

— Nightclubs.

— Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.

— Outdoor skating rinks and outdoor dance pavilions.

— Outside storage.

— Paint mixing, except the mixing of lacquers and synthetic enamels.

— Plaster, the storage of.

— Rubber; the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.

— Rug cleaning plant.

— Sheet metal shops.

— Shell products, the manufacture of.

— Shooting gallery.

— Starch; the mixing and bottling of starch.

— Stone, marble and granite, and grinding, dressing and cutting of.

— Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.

— Stove polish, the manufacture of.

— Tire yards and retreading facilities.

- Trucks; the parking, storage, rental, and repair of.
- Ventilating ducts, the manufacture of.
- Welding.

5. ***Prohibited Uses.*** In addition to the uses specified in Section 22.22.030.E (Prohibited Uses), the following uses shall be prohibited in Zone M-1:

- Boat building.
- Breweries.
- Bus storage.
- Cannery, except meat or fish.
- Car barns for buses and streetcars.
- Casein; the manufacture of casein products, except glue.
- Cesspool pumping, cleaning and draining.
- Dextrine, manufacture of.
- Draying yards or terminals.
- Engines; the manufacture of internal combustion or steam engines.
- Explosives storage.
- Fox farms.
- Fuel yard.
- Incinerators, the manufacture of.
- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time.
- Machinery; the repair of farm machinery.
- Marine oil service stations.
- Moving van storage or operating yards.
- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- Presses; hydraulic presses for the molding of plastics.
- Produce yards or terminals.
- Refrigeration plants.
- Sand; the washing of sand to be used in sandblasting.
- Slaughterhouses with wholesale or retail sale of meat or meat products.

— Sodium glutamate, the manufacture of.

— Valves; the storage and repair of oil well valves.

— Wood yards.

— Yarn; the dying of yarn and manufacture of yarn products.

H. **Zone M-1.5.** The standards prescribed for Zone C-M in Subsections F.1 through F.8, above, and the standards prescribed for Zone M-1 in Subsections G.2 through G.5, above, shall apply to Zone M-1.5.

I. **Zone M-2.** The standards prescribed for Zone C-M in Subsections F.1, F.6 and F.7, above, and the standards prescribed for Zone M-1 in Subsection G.2, above, shall apply to Zone M-2. In addition, the following standards shall apply in Zone M-2:

1. ***Minimum Lot Size.*** Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be 15,000 square feet.

2. ***Prohibited Uses.*** Waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a Residential Zone or sensitive use as described in Subsection F.1, above. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this Subsection I.2.

22.324.080 Area Specific Development Standards

A. **Area 1—Florence Avenue.**

1. ***Purpose.*** This area is established to facilitate the development of Florence Avenue as a pedestrian corridor, to improve the appearance of existing and proposed structures and signs, and to encourage new business growth.

2. ***Area Description.*** In general, this area extends from Central Avenue to Compton Avenue and from Wilmington Avenue to Alameda Street. The specific boundaries of the area are shown on Figure 22.324-B:Florence Avenue Area, at the end of this Chapter.

3. ***Development Standards.***

a. *Signs.* Outdoor advertising signs are prohibited.

b. *Fences and Security Shutters.*

i. Chain link, barbed and concertina wire fences are prohibited.

ii. Outdoor roll-up security shutters shall be concealed to the greatest extent possible and shall not completely obstruct the public's view of the building. Solid security shutters are prohibited.

c. *Air Conditioning Units.* Air conditioning units on a building shall be located in a manner that avoids obstructing the architectural design of the building. These units shall also be screened or enclosed with landscaping or an awning.

d. *Pedestrian Character.*

i. All structures must have at least one entrance on Florence Avenue.

ii. At least 50 percent of a building's ground floor facade fronting Florence Avenue shall consist of entrances or shop windows.

iii. To the extent the building's facade facing the street at the ground level consists of windows or doors with glass, the glass shall be clear or lightly tinted. Not more than 20 percent of the building facade shall consist of mirrored or densely tinted glass.

e. *Parking.* Except as herein modified, parking in this area shall comply with all applicable provisions of Chapter 22.112 (Parking):

i. The required parking for new and existing retail, office, or restaurant uses with less than 1,000 square feet of gross floor area shall be one space for every 400 square feet of gross floor area; and

ii. Except for fully subterranean parking structures, parking shall be at the rear of commercial structures and not be visible from Florence Avenue.

4. ***Zone Specific Use Standards*.**

a. *Zone C-2*. In addition to the uses specified in Chapter 22.20 (Commercial Zones) for Zone C-2, and notwithstanding any contrary provision in such Chapter, the following uses shall require a Conditional Use Permit in Zone C-2:

— Air-pollution sampling stations.

— Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rentals, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).

— Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

b. *Zone C-3.* In addition to the uses specified in Chapter 22.20 (Commercial Zones) for Zone C-3, and notwithstanding any contrary

provision in such Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158) in Zone C-3:

i. Sales.

- Automobile sales, sale of new and used motor vehicles, and including incidental repair and washing, subject to the applicable provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rentals, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).
- Motorcycle, motorscooter, and trail bike sales.
- Pawnshops.
- Trailer sales, box and utility.

ii. Services.

- Air-pollution sampling stations.
- Automobile battery service, provided all repair activities are conducted within an enclosed building only.
- Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.
- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.
- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.
- Automobile repair garages, provided all repair activities are conducted within an enclosed building only.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rentals, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).
- Car washes, automatic, coin-operated and hand wash.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Drive-through facilities.
- Furniture and household transfer and storage.
- Truck rentals.

B. **Area 2—Roseberry Park.**

1. ***Purpose.*** This area is established to improve the compatibility between industrial and commercial uses in this unique community and to improve its appearance with specific development standards.

2. ***Area Description.*** In general, the boundaries of this area are Florence Avenue to the north, Santa Fe Avenue to the east, Nadeau Street to the south and Alameda Street to the west. The specific boundaries of the area are shown on Figure 22-324-C:Roseberry Park Area, at the end of this Chapter.

3. ***Zone-specific Development Standards.***

   a. *Zone C-3.* No structure in Zone C-3 shall exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.

   b. *Zone M-1.*

      i. Main Entrance. Any property that has frontage on both Roseberry Avenue and Alameda Street shall have its main entrance on Alameda Street.

      ii. Lot Coverage. All new structures shall have a maximum 60 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Section 22.324.070.F.1 (Buffers). Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

      iii. Height. No structure in Zone M-1 shall exceed a height of 50 feet above grade, excluding chimneys and rooftop antennas.

      iv. Lights. Parking lot lights, if any, shall be installed to minimize glare and illumination on neighboring residences.

      v. Sound equipment. Sound amplification equipment shall be prohibited outside an enclosed structure.

22.324.090 Modification of Development Standards

A. **Minor Variations.**

1. The Director may permit minor variations from the zone-specific development standards specified in Sections 22.324.070.D.1, D.3.d and D.3.e (Zone C-2), Sections 22.324.070.F.1 through F.6 (Zone C-M), Sections 22.324.070.G.1 and G.3 (Zone M-1), Section 22.324.070.I.1 (Zone M-2) and Sections 22.324.080.B.3.b.i and ii (Zone M-1 in Area 2) where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:

a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD;

b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Florence-Firestone area;

c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD; and

d. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to Subsection A.3, below. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this Subsection A.

2. The procedures for filing a request for a minor variation shall be the same as those for the Discretionary Site Plan Review, except that the filing fee shall be equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.

3. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), at least 30 days prior to the date a decision is made, notice of the pending application shall be mailed to all owners of property within a 250-foot radius of the exterior boundaries of the subject property.

B. **Nonconforming Residential Uses.** Nonconforming residential uses in Zones C-M and M-1 shall be exempt from the following:

1. The termination periods set forth in Section 22.174.050 (Termination Conditions and Time Limits) as long as the residential use continues; and

2. The provisions in Sections 22.174.020.G.1 and G.2 (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards).

C. **Transit Oriented Districts.** Any development standard in this CSD contrary to a development standard regulating the same matter in Chapter 22.84 (Transit Oriented Districts) governing transit oriented districts shall be superseded by the standard in the transit oriented district.

FIGURE 22.324-A:FLORENCE-FIRESTONE CSD BOUNDARY

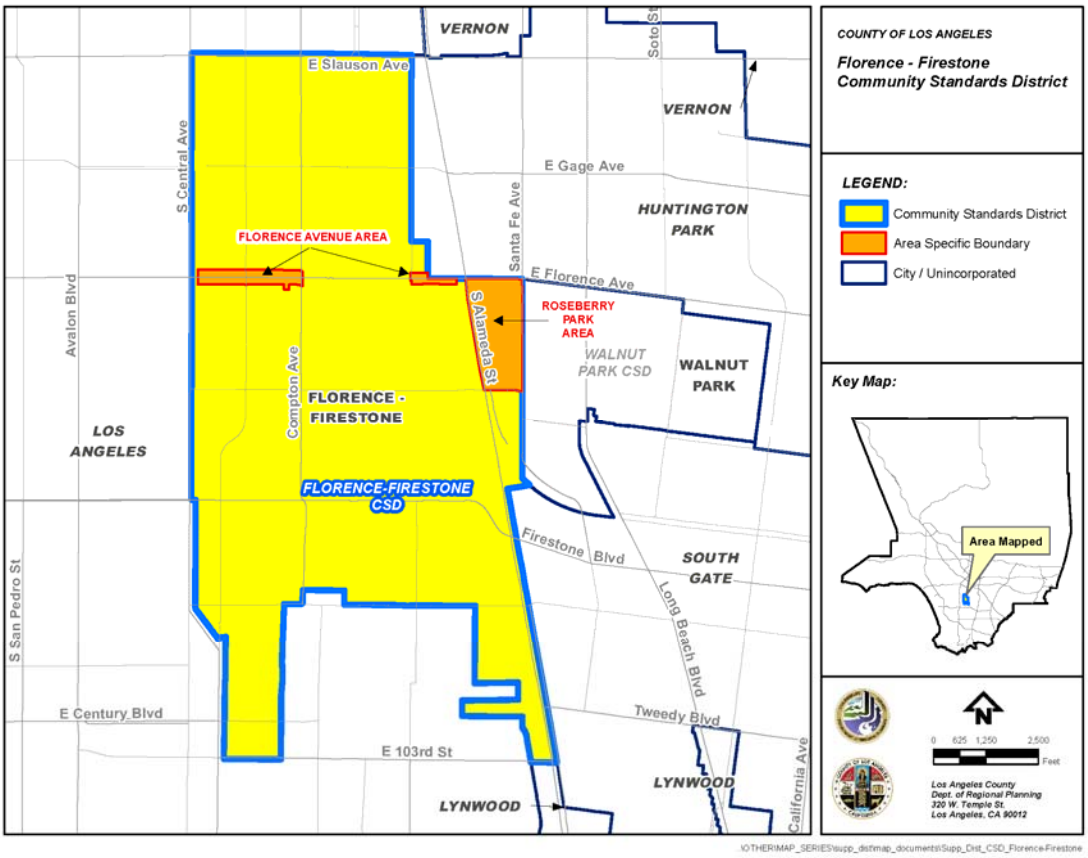


FIGURE 22.324-B:FLORENCE AVENUE AREA

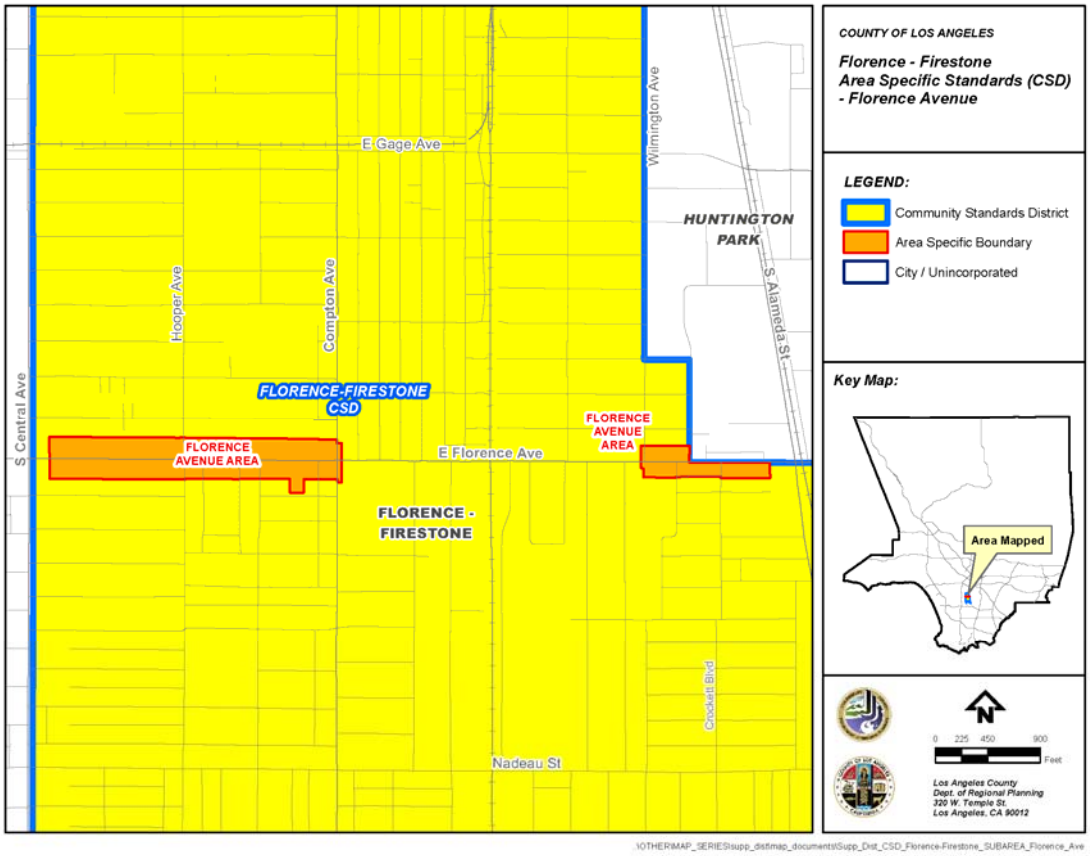
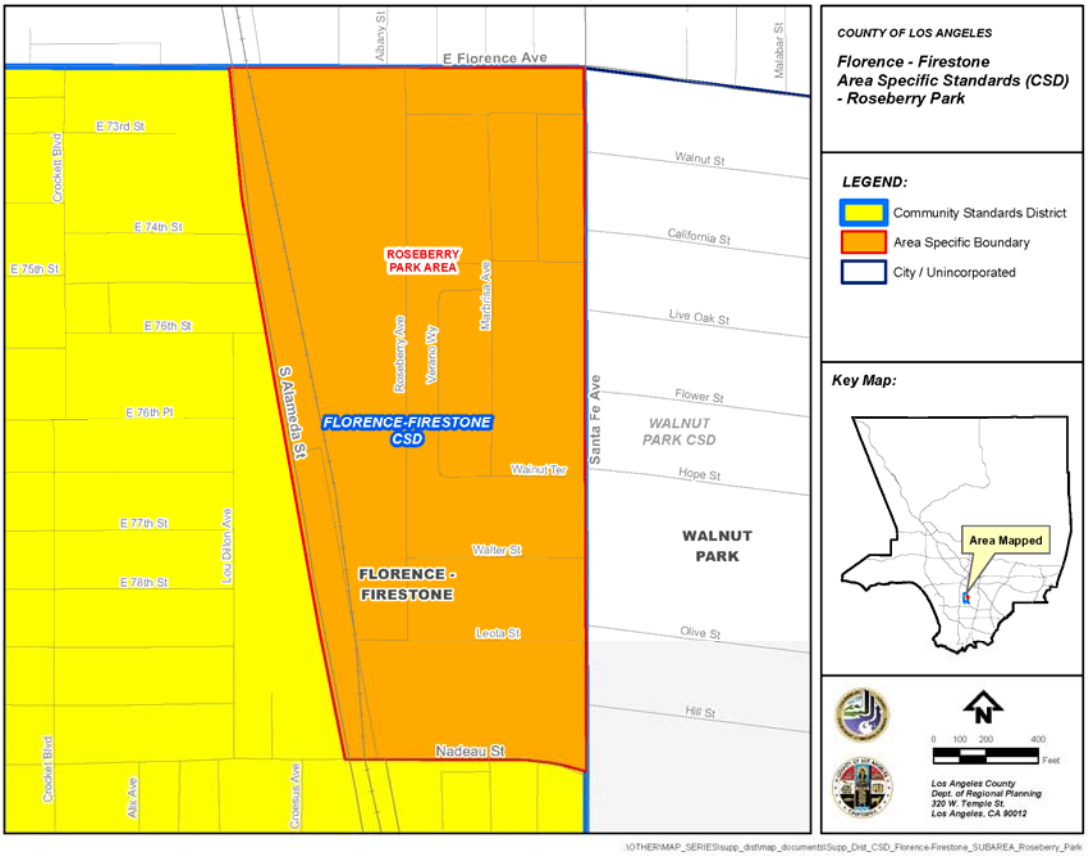


FIGURE 22.324-C:ROSEBERRY PARK AREA



Chapter 22.326 Juniper Hills Community Standards District

Sections:

22.326.010 Purpose
22.326.020 Definitions
22.326.030 District Map
22.326.040 Applicability
22.326.050 Application and Review Procedures
22.326.060 Community Wide Development Standards
22.326.070 Zone Specific Development Standards
22.326.080 Area Specific Development Standards
22.326.090 Modification of Development Standards

22.326.010 Purpose

The Juniper Hills Community Standards District ("CSD") is established to ensure that future public and private improvements are consistent with the community's existing development pattern and the goals, objectives, and policies of the Antelope Valley Area Plan. Juniper Hills is a rural community in which dispersal of land uses is preferred over concentrated density. Juniper Hills is not an appropriate location for urban infrastructure such as expensive public sewage and water systems. The standards contained in this CSD are intended to maintain the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community.

22.326.020 Definitions

The following terms are defined solely for this CSD.

Perimeter fences. Fences or walls that mark the boundaries of a lot and agricultural fences are defined as those fences or walls used to contain livestock or other animals.

22.326.030 District Map

The boundaries of this CSD are shown on Figure 22.326-A:Juniper Hills CSD Boundary, at the end of this Chapter.

22.326.040 Applicability

This CSD shall not apply to:

A. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete filings prior to the effective date of the ordinance establishing this CSD:

1. Building permits;
2. Site Plan Reviews;
3. General Plan Amendments and Area Plan Amendments;
4. Tentative tract maps and parcel maps;
5. Zone Changes;
6. Zoning Conformance Reviews; and
7. Other zoning permit applications listed in Division 8 (Permits and Reviews).

B. Additions to existing structures, provided that such additions do not cumulatively increase the existing floor area of any structure by more than 25 percent.

22.326.050 Application and Review Procedures

In addition to other applicable provisions of Title 21 (Subdivisions) and this Title 22 of the County Code, notice of application for Conditional Use Permits, General Plan and Area Plan Amendments, tentative tract maps and parcel maps, Variances, Zone Changes, and other zoning permit applications shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property. If, in using this 1,000 foot radius, the list does not include at least 25 property owners, excluding the applicant, the radius shall be expanded equally in all directions until the list includes at least 25 property owners, excluding the applicant.

22.326.060 Community Wide Development Standards

A. **Public Street Improvements.**

1. Public streets shall be limited to a paved width of 28 feet, excluding any inverted shoulder, concrete flow line, or slope easement.
2. Where shoulders are deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works, inverted shoulder cross-sections shall be utilized.
3. Curbs, gutters, and sidewalks are prohibited on new streets constructed in conjunction with a land division unless deemed necessary for the safety of pedestrians and vehicular traffic by the Department of Public Works after consultation with adjacent property owners.
4. The addition of curbs, gutters, and sidewalks are prohibited on existing streets unless deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with adjacent property owners.

B. **Private Street and Right-of-Way Improvements.** The following standards shall apply to private streets and right-of-ways that provide access to one or more lots:

1. Paving shall only be required if necessary to comply with Fire Department regulations and the requirements of Title 32 (Fire Code) of the County Code; and
2. Width shall be limited to 28 feet unless a greater width is necessary to comply with Fire Department regulations and the requirements of Title 32 (Fire Code).

C. **Street Lights.**

1. Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.

D. **Drainage.** Drainage structures shall utilize natural materials and colors and shall not alter natural drainage courses to the maximum extent feasible.

E. **Trails.** In reviewing and establishing design conditions for any land division, the Commission or the Hearing Officer shall determine that the land division promotes the community trails objectives stated in the Trails Plan of the Antelope Valley Area Plan.

F. **Lot Design.**

1. Each new lot created by a land division shall contain a gross area of not less than five acres.
2. Each new lot created by a land division shall have a required width of not less than 330 feet and a required depth of not less than 330 feet.

G. **Hillside Development.** Density-controlled development shall be prohibited in this CSD.

H. **Grading.** A Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24 month period. For purposes of computing the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the Fire Department shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

I. **Vegetation Conservation.**

1. The removal or destruction of vegetation of any kind on a lot two and one half acres or greater in size shall require a Conditional Use Permit (Chapter 22.158) where the area of removal or destruction is greater than 30 percent of the gross area of the lot.

2. This Subsection I shall not apply to the removal or destruction of vegetation:
    a. On a publicly owned right-of-way;
    b. That is necessary to allow for the construction of additions to single-family residences permitted by this Title 22;
    c. That is necessary to allow for the construction of accessory structures or additions to accessory structures permitted by this Title 22;
    d. That is necessary to implement the State of California's vegetation management program, is necessary to implement fire hazard reduction projects approved by the local and State Fire Safe Counsel, is necessary to comply with County regulations relating to brush clearance or fire safety, or that is otherwise required by the Fire Department;
    e. For work performed under a permit issued to control erosion or flood hazards; or
    f. For accessory agricultural uses permitted by this Title 22.
3. Where any land division is proposed:
    a. Plans depicting existing vegetation shall be submitted with the application.
    b. When the land division proposes new development, a fuel modification plan(s) shall also be submitted with the application that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of each lot to be created unless such removal or destruction meets the exclusions contained in Subsection I.2, above, absent issuance of an approved Conditional Use Permit under Subsection I.1, above. Such land division shall be conditioned upon the recording of a vegetation conservation covenant with the Recorder-Registrar/County Clerk to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster, subject to the exclusions contained in Subsection I.2, above, and subject to the right to obtain an approved Conditional Use Permit under Subsection I.1, above.
    c. When the land division does not propose new development, it shall be conditioned upon recording of a covenant with the Registrar-Recorder/County Clerk to ensure permanent maintenance of existing vegetation on lots created by the land division until such time that development is proposed, barring a fire or other natural disaster and subject to the exclusions listed in Subsection I.2, above, and further

subject to the right to obtain an approved Conditional Use Permit under Subsection I.1, above.

4. Where a new single-family residence is proposed on an existing unimproved lot two and one-half acres or greater in size:

   a. Site plans shall be submitted to the Director pursuant to Chapter 22.188 (Site Plan Review, Ministerial) that depict existing vegetation.

   b. A fuel modification plan shall also be submitted to the Director that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of the lot unless such removal or destruction meets the exclusions contained in Subsection I.2, above, absent issuance of an approved Conditional Use Permit under Subsection I.1, above. A vegetation conservation covenant shall be recorded with the Registrar-Recorder/County Clerk for each such lot to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster, subject to the exclusions contained in Subsection I.2, above, and subject to the right to obtain an approved Conditional Use Permit under Subsection I.1, above.

5. Transplantation of vegetation is encouraged as an alternative to removal.

J. **Vegetation Conservation Buffer.** Notwithstanding the provisions of Subsection I, above:

1. A vegetation conservation buffer with a depth of not less than 30 feet shall be established and maintained along the boundary of a lot bordering upon a public street or a private street or right-of-way. If more than one boundary of a lot borders upon a public street or private street or right-of-way, the vegetation conservation buffer shall be established and maintained along the boundary of the lot bordering upon the widest public street or private street or right-of-way;

2. In cases where a vegetation conservation buffer is established pursuant to Subsection J.1, above, the 30-foot depth shall be measured from the property boundary unless such boundary is located within a public street or private street or right-of-way, in which case, it shall be measured from the edge of the street or right-of-way closest to the interior of the lot;

3. No vegetation of any kind within the vegetation conservation buffer shall be removed or destroyed, with the following exceptions:

   a. Vegetation may be removed for the purpose of establishing wells, well pump houses, pumps, tanks, and other well-related fixtures;

   b. Vegetation may be removed for one driveway path for each 165 feet of lot width, provided that such driveway path is limited to a width of 28 feet; and

c. Vegetation may be removed for compliance with County regulations relating to brush clearance safety, fuel modification, or other Fire Department requirements.

K. **Required Yards.**

1. Required front, side, and rear yards shall have a minimum depth of not less than 30 feet.
2. Required front, side, and rear yards shall be measured from the property boundary unless such boundary is located within a public street or a private street or right-of-way providing access to one or more lots, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot.
3. Wells, well pump houses, pumps, tanks, and other well-related fixtures shall be permitted within required front, side, and rear yards.
4. Accessory structures shall be prohibited within required rear yards.
5. ***Fences.*** Fences and walls within required yard areas shall comply with Section 22.110.070 (Fences and Walls) as well as the following provisions/restrictions:
   a. Perimeter fences within any required yard area shall not exceed a height of six feet;
   b. At least 90 percent of the top three feet of the vertical surface of all perimeter fences shall be open and non-view obscuring;
   c. Agricultural fences are prohibited within any required yard area; and
   d. Barbed or concertina wire shall not be used in any fence within any required yard area.

L. **Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

22.326.070 Zone Specific Development Standards

(Reserved)

22.326.080 Area Specific Development Standards

(Reserved)

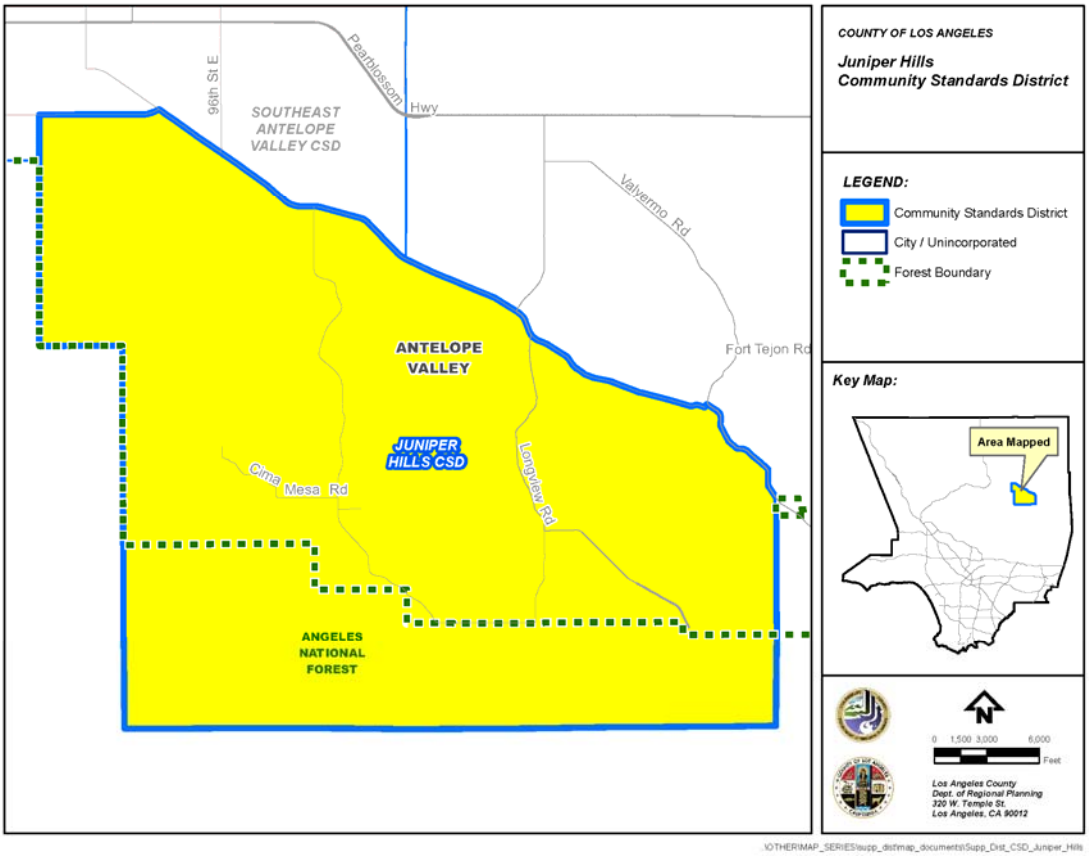
22.326.090 Modification of Development Standards

Modifications to Section 22.326.060.K (Required Yards) may be granted by the Director for the reasons set forth in Section 22.110.180 (Modifications Authorized), provided that:

A. A Discretionary Site Plan Review (Chapter 22.190) application is filed; and

B. Such application includes the information specified in Section 22.326.050 (Application Review and Procedures).

FIGURE 22.326-A:JUNIPER HILLS CSD BOUNDARY



Chapter 22.328 La Crescenta-Montrose Community Standards District

Sections:

22.328.010 Purpose
22.328.020 Definitions
22.328.030 District Map
22.328.040 Applicability
22.328.050 Application and Review Procedures
22.328.060 Community Wide Development Standards
22.328.070 Zone Specific Development Standards
22.328.080 Area Specific Development Standards
22.328.090 Modification of Development Standards

22.328.010 Purpose

The La Crescenta-Montrose Community Standards District ("CSD") is established to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods and to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping.

22.328.020 Definitions

The following definitions are defined solely for Section 22.328.080 (Area Specific Development Standards).

Architectural Styles.

Arts and Crafts architectural style. Employing low-pitched gable roofs with wide unenclosed eave overhangs; roof rafters that are usually exposed and often extend past roofing; decorative beams or bracing that are commonly added under gables; porches of either full or partial width with a roof supported by tapered square columns or groups of beam columns; pedestals generally massive in proportion that often extend to ground level and are natural stone, brick, or stucco; and brick, stucco, clapboard, or shingle with stone wainscoting wall covering.

Foothill Eclectic architectural style. Employing prototypes from indigenous architecture in the foothill escarpment of the San Gabriel Mountains, bounded by the communities of Sunland and Tujunga on the west, and the communities of Claremont and Upland to the east, such as Bolton Hall and McGroarty Art Center in Tujunga and St. Luke's of the Mountains Church in La Crescenta; and local materials, with a predominant use of the naturally occurring eroded granite stones of the alluvial fans that these communities sit upon commonly known as river rock.

Mission architectural style. Employing a mission-shaped dormer or roof parapet on a main roof or porch roof; wide overhanging eaves that are typically open; porch roofs supported by large square piers typically arched above them; and smooth or heavily-roughed wall stucco wall covering. Mission architectural style may include mission-like bell towers, quatrefoil windows, and limited decorative detailing, such as patterned tiles or carved stonework.

Prairie architectural style. Employing a low-pitched roof that is primarily hipped and has widely overhanging eaves; single-story wings or porches; eaves, cornices, and facade detailing that emphasize the horizontal line, often with massive square porch supports; trim emphasizing the upper part of the upper story; and wall covering consisting of contrasting materials such as brick or stucco, or by the use of board and batten.

Spanish architectural style. Employing prototypes from Spanish architecture in Europe and the Americas and/or prototypes from California missions and rancho architecture; a low-pitched roof with little or no eave overhang, unless it employs wide, encircling verandas; one or more arches placed above door or principal window or beneath roof porch; an asymmetrical facade; rich details drawing from Moorish, Byzantine, Gothic, or Renaissance inspiration, such as large, exposed timber accents, mission-tile roof covering, decorative columns, pilasters, stonework, patterned tiles, wrought-iron grilles, balconies, courtyards, fountains, arcaded walkways, and round or square towers; and smooth stucco covering.

Victorian architectural style. Employing prototypes from Medieval architecture using a multi-textured or multi-colored walls; strongly asymmetrical facades; steeply pitched or mansard roofs with towers and turrets; extravagant use of complex shapes and elaborate detailing adapted from medieval, classical, or native precedents; and clapboard or shingle with stucco wall covering.

Earth tone colors. Colors that draw from a palette of browns, tans, grays, greens, and reds, and are muted and flat in emulation of the natural colors found in dirt, rocks, and vegetation.

Existing mature trees. Trees that are at least eight inches in diameter as measured four-and-one-half feet above mean grade.

22.328.030 District Map

The boundaries of this CSD are shown on Figure 22.328-A:La Crescenta-Montrose CSD Boundary, at the end of this Chapter.

22.328.040 Applicability

This CSD shall not apply to development proposals which are the subject of applications for the following types of permits or approvals:

A. Buildings or building additions for which a valid building permit was issued prior to March 7, 2006, provided that such building permit has not expired prior to the effective date of the ordinance establishing this CSD;

B. Buildings or building additions located on a primary or secondary highway and for which a complete application was submitted to the Department prior to March 7, 2006, provided that such application has not expired prior to the effective date of the ordinance establishing this CSD;

C. General Plan Amendments and Area Plan Amendments for which a complete application was submitted to the Director prior to March 7, 2006;

D. Tentative tract maps and parcel maps for which completed applications were submitted to the Director prior to March 7, 2006, provided that such tentative maps have not expired;

E. Tentative tract maps and parcel maps concerning buildings or building additions on a primary or secondary highway for which a complete application review by the Director was submitted prior to March 7, 2006, provided that such application has not expired prior to the effective date of the ordinance establishing this CSD;

F. Zone Changes for which a complete application was submitted to the Director prior to March 7, 2006;

G. Zoning Conformance Reviews for which a complete application was submitted to the Director prior to March 7, 2006; and

H. Buildings or building additions for which a Conditional Use Permit application was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.

22.328.050 Application and Review Procedures

(Reserved)

22.328.060 Community Wide Development Standards

(Reserved)

22.328.070 Zone Specific Development Standards

A. **Zone R-3.**

1. ***Front Yards.***

a. At least 50 percent of the required front yard shall be landscaped and such landscaping shall include at least one minimum 15-gallon tree.

b. Where a lot is not more than 100 feet in average width, only one driveway shall be permitted in the required front yard and such driveway shall not exceed 26 feet in width.

c. Where a lot is greater than 100 feet in average width, only one driveway shall be permitted within the required front yard for every 100 feet or portion thereof of lot width and each driveway shall not exceed 26 feet in width.

d. Front yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum lateral dimension of five feet as measured from the side property line adjoining said residentially-zoned property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.

2. ***Interior Side Yards.***

a. Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of not less than five feet.

b. Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards each equal to 10 percent of the average width of such lot.

c. Where a lot is greater than 100 feet in average width, such lot shall have interior side yards each of not less than 10 feet.

d. Interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding from that adjacent property.

e. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

f. Uncovered porches, platforms, landings, and decks may not project into interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

3. ***Rear Yards.***

a. Accessory buildings shall not be permitted in rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

b. Rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum depth of 10 feet as measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjacent zone. At least one

minimum 15-gallon tree shall be provided for every 250 square feet of landscaped area.

4. ***Structure Height and Setback.*** For structures that exceed 25 feet in height and are located on a lot adjoining a single-family or two-family residentially-zoned property in any jurisdiction:

   a. At the inside boundary of an interior side yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height; and

   b. At the inside boundary of a rear yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height.

5. ***Open Space.***

   a. Where a lot is developed with four or more dwelling units, open space shall be provided at a ratio of not less than 150 square feet per dwelling unit.

   b. Open space may be provided in common areas, including required yards or any portion thereof, provided that those common areas are landscaped or include recreational amenities. Open space may also be provided in private areas such as patios and balconies.

   c. At least 50 percent of the required open space shall be clustered in one common area with minimum dimensions of not less than 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

6. ***Building Design.***

   a. Where a lot is not more than 100 feet in average width, not more than one garage entrance may be placed on the front of a building, and such garage entrance shall not exceed 26 feet in width.

   b. Where a lot is greater than 100 feet in average width, one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof, and each such garage entrance shall not exceed 26 feet in width.

   c. For each building that fronts a public street, at least one window shall be placed on the building's wall which faces that street.

d. For each building that fronts a public street, at least one entrance shall be placed on the building's wall which faces that street, except for corner lots for which only one front entrance to the building is required. Such entrance shall be framed in a decorative portico.

e. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, and/or bay windows extending not less than three feet from the building wall. Alternative building projections and recessions may also be used to articulate building walls subject to the approval of the Director.

f. A pitched roofline shall be required along all sides of any building, with a slope of not less than 1:3.

g. Rooflines shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, or by other means deemed appropriate by the Director. Such decorative elements may have a slope of less than 1:3.

h. Roof mounted equipment shall be screened from view from any adjacent residential property and adjoining public street, if feasible, except that solar panels that are designed as part of a roofline and blend with the overall roof appearance need not be screened.

7. ***Landscaping.*** Where landscaping is required by this CSD, it shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

B. **Other Zones.** (Reserved)

22.328.080 Area Specific Development Standards

A. **Applicability, Review, and Certification.** The following standards of applicability, review, and certification shall apply in Area 1 (Foothill Boulevard West Town Area), Area 2 (Foothill Boulevard Mid-Town Area), and Area 3 (Foothill Boulevard East Town Area) as described hereafter:

1. ***Applicability.*** These area specific standards shall apply to development proposals that involve one or more of the activities listed in Table 22.328-A, below, except for development proposals for which building permit applications were submitted to, and deemed complete by, the Department or the Department of Public Works prior to the effective date of these area specific development standards:

TABLE 22.328-A:AREA SPECIFIC DEVELOPMENT STANDARDS APPLICABILITY			
Activity	**Applicable Standards**		
	Area 1	**Area 2**	**Area 3**
New or change of land use	– B.3 (Apartment Houses) – B.4 (Zone Specific	– C.3 (Apartment Houses) – C.4 (Zone Specific	– D.3 (Apartment Houses) – D.4 (Zone Specific

	Development Standards)	Development Standards)	Development Standards)
New structure	– B.5 (Lot Coverage) – B.6 (Required Yards) – B.7 (Structure Height) – B.8 (Structure Design)	– C.5 (Lot Coverage) – C.6 (Required Yards) – C.7 (Structure Height) – C.8 (Structure Design)	– D.5 (Lot Coverage) – D.6 (Required Yards) – D.7 (Structure Height) – D.8 (Structure Design)
New addition to existing structure	– B.5 (Lot Coverage) – B.6 (Required Yards) – B.7 (Structure Height) – B.8.d (Structure Design)	– C.5 (Lot Coverage) – C.6 (Required Yards) – C.7 (Structure Height) – C.8.b (Structure Design)	– D.5 (Lot Coverage) – D.6 (Required Yards) – D.7 (Structure Height) – D.8.b (Structure Design)
New alteration to the exterior of existing structure that requires permits from the Department of Public Works	– B.8.d through B.8.m (Structure Design) as they apply to the new alteration being proposed	– C.8.b (Structure Design) as they apply to the new alteration being proposed	– D.8.b (Structure Design) as they apply to the new alteration being proposed
• New parking lot • New addition to existing parking lot • Replacement of existing parking lot	– B.9 (Parking Lot Design)	– C.9 (Parking Lot Design)	– D.9 (Parking Lot Design)
• Installation or replacement of landscaping in connection with a project as defined in Division 2 (Definitions) under Drought-Tolerant Landscaping • Replacement of existing landscaping	– B.10 (Landscaping)	– C.10 (Landscaping)	– C.10 (Landscaping)
• New wall or fence • New addition to existing wall or fence • Replacement of existing wall or fence	– B.11 (Walls and Fences)	– C.11 (Walls and Fences)	– C.11 (Walls and Fences)
• New sign • Enlargement or alteration of existing sign • Replacement of existing sign	– B.12 (Signs)	– C.12 (Signs)	– C.12 (Signs)

2. ***Review.***

   a. Development proposals subject to these area specific standards shall require an approved Ministerial Site Plan Review (Chapter 22.188), unless a different approval is required by this Title 22.

   b. Applications for approval shall include all information necessary to evaluate compliance with these area specific standards, as determined by the Director, including but not limited to site plans, floor plans, elevation plans, and landscaping plans, in addition to all other information required by this Title 22.

c. Site plans, floor plans, and elevation plans shall be prepared by an architect licensed by the State of California. On each plan, the architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that such plan complies in his or her professional opinion with the requirements of these area specific standards and all other applicable provisions of this Title 22.

d. Landscaping plans shall be prepared by a landscape architect licensed by the State of California. On each plan, the landscape architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that such plan complies in his or her professional opinion with the requirements of these area specific standards and all other applicable provisions of this Title 22.

e. If an application includes landscaping plans, the application shall also include a covenant and agreement, to be recorded with the Registrar-Recorder/County Clerk following application approval, that all landscaping will be installed and maintained in compliance with the approved landscaping plans, these area specific standards, and all other applicable provisions of this Title 22.

3. ***Certification.*** Prior to each inspection required by Sections 108.4.2, 108.4.3, 108.4.4, and 108.4.6 in Title 26 (Building Code) of the County Code, an architect, general contractor, or applicable contractor licensed by the State of California shall submit a statement to the Department made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that all construction to be inspected complies in his or her professional opinion with all approved plans, these area specific standards, and all other applicable provisions of this Title 22.

B. **Area 1 - Foothill Boulevard West Town Area.**

1. ***Purpose.*** The Foothill Boulevard West Town Area is established to improve the appearance of the western Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.

2. ***Description of Area.*** The boundaries of this area are shown on Figure 22.328-B:Foothill Boulevard West Town Area, at the end of this Chapter.

3. ***Apartment Houses.*** In approving a Conditional Use Permit (Chapter 22.158) application for an apartment house, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):

a. That the inclusion of commercial uses into the proposed project, including but not limited to joint live and work units, is unfeasible due to access constraints, lot size or dimensions, or economic constraints substantiated by a market analysis; and

b. That the proposed project substantially complies with these area specific standards and that approval of such project will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD, as provided in Section 22.328.010 (Purpose).

4. ***Zone Specific Use Standards.***

a. *Zone C-1.* In addition to the uses listed in Chapter 22.20 (Commercial Uses), the following uses shall require a Conditional Use Permit application (Chapter 22.158) in Zone C-1:

i. Drive-through facilities, either attached to the principal structure or detached in a separate structure.

ii. Sales.

— Automobile sales, sale of new motor vehicles, and including incidental repair and washing, subject to provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).

iii. Services.

— Automobile repair and parts installation incidental to automobile supply stores.

— Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).

— Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

— Communications equipment buildings.

— Parking lots and parking buildings, except where accessory to a structure on the same lot.

— Schools through grade 12, accredited, including appurtenant facilities, which offers instruction required to be taught in the

public schools by the State of California in which no pupil is physically restrained.

— Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

iv. Recreation and Amusement.

— Athletic fields, excluding stadiums.

— Golf courses, including the customary clubhouse and appurtenant facilities.

— Swimming pools, as a primary use.

b. *Zone C-3.* In addition to the uses in Chapter 22.20 (Commercial Zones), the following uses shall require a Conditional Use Permit application (Chapter 22.158) in Zone C-3:

i. Drive-through facilities, either attached to the principal structure or detached in a separate structure.

ii. Sales.

— Automobile sales, sale of new and used motor vehicles.

— Boat and other marine sales.

— Pet stores.

iii. Services.

— Automobile battery service.

— Automobile brake repair shops.

— Automobile muffler shops.

— Automobile radiator shops.

— Automobile rental and leasing agencies.

— Automobile repair and parts installation, incidental to automobile supply stores.

— Automobile repair garages.

— Automobile service stations.

— Boat rentals.

— Car washes, automatic, coin-operated, and hand wash.

- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.
- Communication equipment buildings.
- Community centers.
- Electrical distribution substations including microwave facilities.
- Gas metering and control stations, public utility.
- Libraries.
- Microwave stations.
- Parking lots and parking buildings, except where accessory to a structure on the same lot .
- Post offices.
- Recreational vehicle rentals.
- Schools through grade 12, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the State of California in which no pupil is physically restrained.
- Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Tool rentals, box and utility only.
- Trailer rentals, box and utility only.
- Truck rentals.
- Veterinary clinics, small animals.

iv. Recreation and Amusement.

- Athletic fields, including stadiums.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor recreational activities together with appurtenant clubhouse.

— Swimming pools.

— Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.

5. ***Lot Coverage.*** Structures shall not cumulatively occupy more than 85 percent of the net area of a lot.

6. ***Required Yards.***

a. *Front and Corner Side Yards.*

i. Each lot shall have a front yard of at least 20 feet in depth and a corner side yard of at least 10 feet in depth.

ii. At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with Subsection B.10, below.

iii. The following uses are permitted in required front and corner side yards:

(1) Driveways, subject to the limitations of Subsection B.9.a, below;

(2) Outdoor dining;

(3) Street furniture; and

(4) Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, below.

iv. Each required front or corner side yard shall be landscaped in areas where none of the uses in the immediately preceding Subsection B.6.a.iii, above, are maintained and such landscaping shall comply with Subsection B.10, below.

b. *Rear Yards.*

i. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped to provide shielding for the adjoining Residential Zone with landscaping that complies with Subsection B.10, below, and the following requirements:

(1) If a lot is 60 feet or less in width at its rear lot line, at least two 24-inch box trees shall be planted and such trees shall be planted 27 feet apart; and

(2) If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.

7. ***Structure Height.***

   a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum structure height shall be 35 feet as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.

   b. If a lot adjoins a Residential Zone at its rear lot line, the maximum structure height shall vary across the depth of the lot from front to back with the maximum height allowed at the front of the lot, and shall be established as follows:

      i. If the adjoining lot in a Residential Zone has a lower elevation, the maximum structure height shall be established as a 45-degree projection measured from six feet above the grade of the rear lot line before any fill is placed on any portion of the lot upon which the structure is to be located.

      ii. If the adjoining lot in a Residential Zone has a higher elevation, the maximum structure height shall be established as a 45-degree projection measured from the grade of the rear lot line before any fill is placed on any portion of the lot upon which the structure is to be located.

8. ***Structure Design.***

   a. *Design Features.* New primary structures shall include at least five of the following design features, and all such features shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, below:

      i. Arcading;

      ii. Arches;

      iii. Awnings;

      iv. Balconies;

      v. Bay windows;

      vi. Colonnades;

      vii. Courtyards;

      viii. Decorative exterior stairs;

      ix. Decorative grilles;

      x. Decorative iron fences;

      xi. Masonry benches;

      xii. Outdoor dining;

xiii. Pergolas and trellises;

xiv. Plazas;

xv. Recessed upper floor loggias or pergolas;

xvi. Tile masonry fountains; and

xvii. Tiled bulkheads.

b. *Structure Frontage.*

i. If a new primary structure adjoins either a public street or a yard on that lot required by Subsection B.6, above, that adjoins a public street, at least 50 percent of the ground-floor structure frontage adjoining such street or yard shall be dedicated to commercial uses.

ii. If a new primary structure adjoins either multiple public streets or multiple yards required by Subsection B.6, above, that adjoin public streets:

(1) At least 50 percent of the longest ground-floor structure frontage adjoining a street or yard shall be dedicated to commercial uses; and

(2) At least 33 percent of the other ground-floor structure frontages adjoining a street or yard shall be dedicated to commercial uses.

iii. At least 60 percent of all ground-floor structure frontages that adjoin either a public street or a yard required by Subsection B.6, above, that adjoins a public street shall be articulated through the use of recessed windows and entries, display windows, contrasting wall treatments, offset surfaces, differentiated piers and columns, awnings, landscaping, or outdoor seating.

iv. At least 50 percent of all structure frontages above the ground floor that adjoin either a public street or a yard required by Subsection B.6, above, that adjoins a public street shall be articulated through the use of recessed windows, balconies, contrasting wall treatments, offset surfaces, differentiated piers and columns, or awnings.

c. *Architectural Style.* New primary structures shall be designed in compliance with one of the following architectural styles, defined by this Chapter and further explained in the Foothill Boulevard Design Guidelines, a separate document maintained by the Department:

i. Victorian.

ii. Arts and Crafts.

iii. Mission.

iv. Prairie.

v. Spanish.

vi. Foothill Eclectic.

d. *Roof Design. Roofs shall be consistent with the chosen* architectural style, as defined in Subsection B.8.c, above, and shall also comply with the following standards:

i. Roofs and roof forms shall be employed on at least three of the four sides of a structure; and

ii. Roof materials shall consist of real or faux clay tile, real or faux slate, faux wood shake, dimensional asphalt shingle, or standing seam metal where metal roofs are otherwise authorized.

e. *Roof Projections.*

i. Roof projections, including but not limited to towers and parapets, shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.

ii. Roof projections, including but not limited to towers and parapets, shall not occupy more than 15 percent of the total roof area and shall not be designed to be habitable.

iii. Roof projections, including but not limited to towers and parapets, shall not extend more than 10 feet above the maximum structure height established by Subsection B.7, above.

f. *Mechanical Equipment.*

i. Roof-Mounted Equipment.

(1) Roof-mounted equipment shall be screened from view on all four of its sides by roof forms, roof projections, or architectural screening that is consistent with the chosen architectural style, as defined in Subsection B.8.c, above.

(2) Roof-mounted equipment shall not occupy more than 15 percent of the total area.

(3) Roof-mounted equipment shall not exceed eight feet in height, as measured from the roof.

(4) Roof-mounted equipment shall be set back from the nearest roof edge by at least one foot for each foot in height measured from the roof.

ii. Mechanical equipment attached to a structure at the ground floor level, including but not limited to individual air conditioning units,

shall be screened or enclosed through use of landscaping compliant with Subsection B.10, below, or use of walls or fences compliant with Subsection B.11, below.

g. *Exterior Lighting.*

i. Each exterior lighting fixture shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.

ii. Each exterior lighting fixture shall not blink, flash, or exceed 250 watts and shall be directed away from adjacent public right-of-ways and Residential Zones.

h. *Pedestrian Circulation Areas.* Pedestrian circulation areas appurtenant to structures shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, and pavement in such areas shall employ the following materials: brick, interlocking paving stones, or paver tiles.

i. *Pedestrian Entrances and Walk-Up Facilities.*

i. If a structure adjoins a public street, pedestrian entrances shall be set back at least three feet from the edge of the right-of-way closest to the structure.

ii. If a structure adjoins a public street, walk-up facilities lacking pedestrian entrances shall be set back at least six feet from the edge of the right-of-way closest to the structure.

j. *Windows.*

i. All ground-floor structure frontages adjoining either a public street or a yard on that lot required by Subsection B.6, above, that adjoins a public street shall include windows.

ii. Windows shall be designed so that storage areas, other than product displays, within a structure are not visible and shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.

iii. Tinted glass may be employed in a window on the ground floor of a structure, provided that it is used as an architectural accent and does not exceed 30 percent of the surface area of a window.

iv. Tinted glass may be employed in a window above the ground floor of a structure.

v. At least 50 percent of the surface area of a window shall be broken into panes, each of which shall not exceed six square feet in surface area, unless non-mullioned structural glass is employed.

vi. Railings and grilles of a decorative nature may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railing and grilles do not exceed six feet in height and that at least 75 percent of the exterior surface area of each window containing such railing or grille is not view obscured.

vii. Roll-up security gates and grilles shall not be installed on the exterior of any window.

k. *Awnings.*

i. Awnings on new structures shall be designed to coordinate with the elements of ground level floor structure articulation required by Subsection B.8.b, above, such as individual windows and bays, and any awnings shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.

ii. An open framework may be permitted beneath awnings.

iii. Multiple awnings belonging to a single commercial business shall be the same color and style.

iv. Awnings shall not employ glossy material or be internally lit.

v. If the Director determines that any awning on a lot is not maintained in good repair, the owner of such lot shall remove, repair, or replace such awning within 30 days of receipt of notification from the Director or his designee. For the purposes of this Subsection B.8.k, good repair shall be defined as not torn, ripped, or faded to a different color.

l. *Wall Finishes.*

i. Exterior wall finishes shall be applied uniformly on all sides of a structure and shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.

ii. Exterior wall finishes shall employ the following materials: bricks, shingles, lap siding, stucco, naturally occurring river rock, and stone veneers.

iii. Split face concrete may be employed as a wainscoting or accent element in exterior wall finishes, provided that such concrete does not exceed 25 percent of the surface area of exterior wall finishes on the ground floor of a structure and is painted in earth tone colors.

iv. Exterior wall finishes may employ the following design elements: rough textured wood beams, headers, trim, siding, pre-cast headers, lentils, casements, cornices, and trim.

m. *Color.* Earth tone colors shall be used as base colors on structures, with bright non-pastel colors generally providing accent.

9. ***Parking Lot Design.*** The requirements of Section 22.112.080 (Parking Design) shall apply except where modified herein:

a. *Driveways.*

i. Driveways between a public street and a parking lot and/or parking structure shall not exceed 20 feet in width.

ii. Only one driveway shall be provided to each public street adjoining a lot.

iii. The Director may modify the requirements of this Subsection B.9.a, in consultation with the Fire Department and the Department of Public Works, if he finds that such modifications are necessary for public health and safety by providing necessary Fire Department access or resolving potential traffic circulation problems on public streets. Such modifications are exempt from Section 22.328.090 (Modification of Development Standards).

b. *Setbacks.*

i. If a parking lot or parking structure adjoins a public street, such parking lot or parking structure shall be set back at least seven feet from the edge of the right-of-way closest to the structure unless a greater distance is required by Subsection B.6, above.

ii. The area between a parking lot or parking structure and the edge of the right-of-way closest to the structure which may include a pedestrian walk way, shall be landscaped and such landscaping shall comply with Subsection B.10, below.

c. *Fences and Walls.*

i. Where a fence or wall is required by this Subsection B.9 or by Section 22.112.080 (Parking Design), such fence or wall shall comply with the requirements of Subsection B.11, below.

ii. If a parking lot adjoins a public street, a solid fence or wall between 30 and 42 inches in height, set back at least seven feet from the edge of the right-of-way closest to the structure shall be required. The Director may allow substitution of a landscaped berm in place of a solid fence or wall if he finds that such substitution results in a superior project design.

d. *Landscaping.* Parking lot landscaping shall comply with Subsection B.10, below, and the following requirements:

i. One 24-inch box tree shall be required for each four parking spaces and such trees shall be distributed throughout the parking

lot. To the maximum extent feasible, each required tree shall be located so as to provide shading for four parking spaces upon maturity.

ii. A landscaped area with a lateral dimension of at least three feet shall be provided where the end of a row of parking spaces adjoins an internal driveway and one 24-inch box tree shall be planted within such area. Said tree may be included as one of the trees required by the immediately preceding Subsection B.9.d.i.

iii. All portions of a parking lot not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, shall be landscaped.

iv. The Director may modify the requirements of this Subsection B.9.d when 20 or fewer parking spaces are provided on a lot if he finds that these requirements are infeasible due to the lot size or dimensions, and that the modified requirements provide sufficient landscaping. Such modifications are exempt from Section 22.328.090 (Modification of Development Standards).

e. *Pedestrian Circulation Areas.*

i. Pedestrian circulation areas within parking lots shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.

ii. Pedestrian circulation areas within stand-alone parking lots shall utilize one of the architectural styles defined in Subsection B.8.c, above.

iii. Pedestrian circulation areas within parking lots shall employ the following materials for the pavement in such areas: brick, interlocking paving stones, or paver tiles.

f. *Lighting.*

i. Each parking lot lighting fixture shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.

ii. Each parking lot lighting fixture in a stand-alone parking lot shall be consistent with one of the architectural styles defined in Subsection B.8.c, above.

iii. Each parking lot lighting fixture shall not exceed 250 watts and the light shall be directed away from adjacent public right-of-ways and Residential Zones.

10. ***Landscaping.*** These landscaping provisions shall apply to installation or replacement of landscaping in connection with a project as defined in Division 2 (Definitions) under Drought-Tolerant Landscaping.

    a. *General Requirements.*

        i. At least 15 percent of the net area of a lot shall contain landscaping planted in the ground.

        ii. Landscaped areas, except incidental areas adjacent to fences, walls, and side and rear lot lines, shall have a minimum lateral dimension of three feet.

        iii. Landscaping shall be used to screen site utilities, including but not limited to trash dumpsters, electrical vaults, and mechanical equipment.

        iv. Landscaping shall be used to provide shade for pedestrian-oriented areas, including but not limited to outdoor dining, walkways, and plazas.

        v. Water features, including but not limited to fountains, shall use re-circulating water systems.

    b. *Plant Materials.*

        i. Plants shall be grouped in hydrozones, as required by Section 22.122.040 (Drought-Tolerant Landscaping Requirements).

        ii. Drought-tolerant plants shall be provided in accordance with Section 22.122.040 (Drought-Tolerant Landscaping Requirements).

        iii. Trees shall be at least 24-inch box size and shall be supported with appropriate staking and guy wires.

        iv. Shrubs shall be at least five -gallon size.

        v. Groundcover.

            (1) Groundcover plants shall be planted between six and eight inches apart.

            (2) Shrubs of one gallon or smaller in size may be used as groundcover, provided that they are planted between 18 and 24 inches apart.

        vi. Turf grass shall be prohibited on any portion of a lot with a slope of 15 percent or greater.

    c. *Existing Mature Trees.*

        i. This Subsection B.10.c shall not apply to oak trees, which are subject to the requirements of Chapter 22.176 (Oak Tree Permits).

ii. Existing mature trees shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided that such trees are moved in accordance with State of California Arboricultural practices.

d. *Maintenance.*

i. Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

ii. Landscaped areas shall be maintained with a permanent automatic irrigation system that meets the following requirements:

(1) The system shall consist of low volume sprinkler heads, drip emitters, and bubbler heads and shall include automatic controllers that are set to water between 7:00 p.m. and 7:00 a.m.

(2) The system shall be designed in coordination with the hydrozones established in Subsection B.10.b.i, above.

(3) The system shall be designed to avoid runoff onto non-irrigated areas and to avoid the watering of structures, pedestrian areas, and public right-of-ways.

11. ***Walls and Fences.***

a. *Retaining Walls.*

i. Retaining walls shall be constructed of masonry split-face block, stone, stucco, or brick, and shall be painted with earth tone colors.

ii. Retaining walls that adjoin or are adjacent to the front lot line shall comply with the following standards:

(1) Retaining walls shall be limited to four feet in height as measured from finished grade from the bottom of the retaining wall. If four feet is insufficient, additional retaining walls may be constructed in increments of four or fewer feet in height, similarly measured, unless the Department of Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than four feet may be allowed.

(2) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet and the area between each increment shall be landscaped in compliance with the requirements of Subsection B.10, above.

iii. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards:

(1) Retaining walls shall be limited to eight feet in height as measured from finished grade from the bottom of the retaining wall. If eight feet is insufficient, additional retaining walls may be constructed in increments of four or fewer feet in height, similarly measured, unless the Department of Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than eight feet may be allowed.

(2) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet, and the area between each increment shall be landscaped in compliance with the requirements of Subsection B.10, above.

iv. Retaining walls that employ crib wall construction are not required to meet the requirements of this Subsection, provided that such retaining walls are landscaped in compliance with the requirements of Subsection B.10, above.

b. *Other Walls and Fences.*

i. General Requirements.

(1) Walls and fences shall not exceed a height of six feet as measured from finished grade.

(2) Walls and fences shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.

(3) Signs, barbed wire, or razor wire shall not be affixed to walls or fences.

ii. Walls.

(1) Walls shall be constructed of masonry and faced with the following materials: brick, stucco, split-faced concrete block with a masonry cap, manufactured veneer stones, or naturally occurring river rock.

(2) Walls shall be painted with earth tone colors.

iii. Fences.

(1) Fences shall be constructed of the following materials: wood with a wood cap or decorative wrought iron, provided that the top of such wrought iron fence does not curve outward, away from the subject property.

(2) Chain link fences are permitted only when used for construction sites or for special events authorized by an approved Special Events Permit (Chapter 22.192).

12. ***Signs.*** The requirements of Chapter 22.114 (Signs) shall apply except where modified herein:

    a. *Non-Conforming Signs.* An existing sign that was legally established and does not conform to the provisions of these area specific standards shall not be enlarged or altered unless such enlargement or alteration is in compliance with this Subsection B.12.

    b. *General Requirements.*

        i. A sign shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the structure onto which it is affixed.

        ii. A sign shall employ earth tone colors.

        iii. Letters on a sign shall not exceed 18 inches in height.

        iv. A sign shall have margins of at least 15 percent of the length of the copy on such sign.

        v. If a sign has two or more rows of copy, each row shall be separated by at least three-quarters of an inch.

        vi. A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.

        vii. The use of exposed neon shall be limited to script, pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.

    c. *Wall Business Signs.*

        i. Area Permitted.

            (1) Each ground floor business establishment adjoining or oriented to one public street or highway shall be permitted a maximum of one square foot of wall business sign area for each one linear foot of building frontage, not to exceed 40 square feet of wall business sign area, provided that:

                (a) Each wall business sign does not exceed 25 square feet in area; and

                (b) All wall business signs placed 12 or more feet above finished grade do not cumulatively contain more than five 35 percent of permitted wall business sign area.

            (2) If a ground floor business establishment adjoins or is oriented to two public streets or highways, an additional wall business sign not to exceed 15 square feet in area shall be permitted on the side of such business establishment with the least building frontage.

(3) If a ground floor business establishment adjoins or is oriented to an alley or parking lot at its side or rear, an additional wall business sign not to exceed 10 square feet in area shall be permitted on the side of such business establishment that adjoins or is oriented to such alley or parking lot.

ii. Height Permitted. A wall business sign shall not extend above a parapet wall or more than two feet above an eave.

d. *Awning Business Signs.*

i. Area Permitted.

(1) A ground-floor business establishment shall be permitted a maximum of one awning business sign.

(2) A ground-floor business establishment may substitute awning business sign area for wall business sign area on the basis of one-half square foot of permitted awning business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.

ii. Other Requirements.

(1) An awning business sign shall be located on an awning valance, provided that such valance is at least seven feet above finished grade and does not project more than four feet from a structure wall.

(2) Letters on an awning business sign shall not exceed eight inches in height.

(3) An awning business sign shall not be internally lit.

e. *Projecting Business Signs.*

i. Area Permitted.

(1) A ground-floor business establishment shall be permitted a maximum of one projecting business sign.

(2) A ground-floor business establishment may substitute projecting business sign area for wall business sign area on the basis of one-half square foot of permitted projecting business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.

(3) A projecting business sign that does not exceed two feet in height and width and is placed 10 or fewer feet above finished

grade shall be permitted without substitution of wall business sign area.

ii. Height Permitted.

(1) A projecting business sign shall be placed at least seven feet above finished grade and at least eight feet above a public right-of-way.

(2) A projecting business sign shall not extend above a parapet wall or more than two feet above an eave.

f. *Roof Business Signs.* Roof business signs, including signs painted on the surface of roofs, shall be prohibited.

g. *Freestanding Business Signs.*

i. Frontage.

(1) One freestanding business sign shall be permitted on a lot with a street or highway frontage having a continuous distance of between 100 and 199 feet.

(2) Two freestanding business signs shall be permitted on a lot with a street or highway frontage having a continuous distance of 200 or more feet, provided that the two freestanding signs are separated by at least 50 feet.

ii. Type Permitted. A freestanding business sign shall be a monument sign. For the purposes of this Subsection B.12.g, a monument sign is defined as a sign placed on a solid base that extends at least 75 percent of the length and width of such sign.

iii. Size Permitted.

(1) A freestanding business sign shall not exceed six feet in height, eight feet in length, or one foot in width.

(2) Each sign face of a freestanding business sign shall be limited to 30 square feet in area.

iv. Landscaping. A freestanding business sign shall be surrounded by a landscaped area that is at least twice as large as the area of one of its sign faces and such landscaping shall comply with the requirements of Subsection B.10, above.

v. Other Requirements.

(1) A freestanding business sign shall not rotate, move, or simulate motion in any way.

(2) A freestanding business sign shall not identify more than eight business establishments.

(3) A freestanding business sign shall not be internally illuminated or employ exposed neon.

h. *Incidental Business Signs.* An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.

i. *Building Identification Signs.* A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.

j. *Temporary Real Estate Signs.* A temporary real estate sign shall not exceed 24 square feet in area and shall not be internally illuminated.

k. *Temporary Construction Signs.* A temporary construction sign shall not exceed 80 square feet in area and shall not exceed six feet in height if free-standing. The top of such sign shall not be placed more than six feet above finished grade if wall-mounted, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.

l. *Directional or Informational Signs.* A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet in height if free-standing, and the top of the sign shall not be placed more than three feet above finished grade if wall-mounted.

m. *Special-Purpose Signs.*

i. A bulletin or special-event sign shall not exceed 12 square feet in area.

ii. Fuel pricing signs shall comply with the requirements of Subsections B.12.g.ii through B.12.g.v, above.

iii. A public transportation sign shall not include advertising.

n. *Prohibited Signs.* The following signs shall be prohibited in addition to those listed in Section 22.114.060 (Prohibited Signs):

i. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;

ii. Signs employing video components; and

iii. Signs emitting odors.

C. **Area 2 - Foothill Boulevard Mid-Town Area.**

1. ***Purpose.*** The Foothill Boulevard Mid-Town Area is established to improve the appearance of the middle Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from

adjacent residential uses. These standards acknowledge the constraints presented by small lot sizes.

2. ***Description of Area.*** The boundaries of this area are shown on Figure 22.328-C:Foothill Boulevard Mid-Town Area, at the end of this Chapter.

3. ***Apartment Houses.*** The requirements of Subsection B.3, above shall apply.

4. ***Zone Specific Use Standards.***

   a. *Zone C-1.*

      i. The requirements of Subsection B.4.a, above, shall apply.

      ii. Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the Department of Public Works.

   b. *Zone C-2.*

      i. In addition to the uses listed in Chapter 22.20 (Commercial Uses), the following uses shall require a Conditional Use Permit application (Chapter 22.158) in Zone C-2:

         (1) Drive-through facilities, either attached to the principal structure or detached in a separate structure.

         (2) Sales.

            — Automobile sales, sale of new motor vehicles, and including incidental repair and washing, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).

            — Boat and other marine sales.

         (3) Services.

            — Automobile rental and leasing agencies,

            — Automobile repair and parts installation incidental to automobile supply stores.

            — Churches, temples, and other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

            — Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.

— Communications equipment buildings.

— Electrical distribution substations, including microwave facilities.

— Gas metering and control stations, public utility.

— Libraries.

— Microwave stations.

— Parking lots and parking buildings, except where accessory to a structure on the same lot.

— Post offices.

— Schools through grade 12, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the State of California, in which no pupil is physically restrained.

— Schools, business and professional, including art, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair or maintenance of machinery or mechanical equipment.

— Tool rentals.

(4) Recreation and Amusement.

— Athletic fields, excluding stadiums.

— Golf courses, including the customary clubhouse and appurtenant facilities.

— Swimming pools.

ii. Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the Department of Public Works.

c. *Zone C-3.*

i. The requirements of Subsection B.4.b, above, shall apply.

ii. Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the Department of Public Works.

5. ***Lot Coverage.*** The requirements of Subsection B.5, above, shall apply.

6. ***Required Yards.*** Rear yards shall be provided according to the requirements of Subsection B.6.b, above.

7. ***Structure Height.*** The maximum structure height shall be 35 feet, as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.

8. ***Structure Design.***

   a. The requirements of Subsections B.8.a and B.8.b, above, shall apply to new structures, except that reference to any yard required by Subsection F.3.f shall instead be made to any yard required by Subsection C.6, above.

   b. The requirements of Subsections B.8.c through B.8.m, above, shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the Department of Public Works, except that:

      i. Reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection C.6, above; and

      ii. Reference to the required structure height established by Subsection B.7, above, shall instead be made to the required structure height established by Subsection C.7, above.

9. ***Parking Lot Design.*** The requirements of Subsection B.9, above, shall apply, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection C.6, above.

10. ***Landscaping.*** The requirements of Subsection B.10, above, shall apply, except that at least 10 percent of the net area of a lot shall contain landscaping planted in the ground.

11. ***Walls and Fences.*** The requirements of Subsection B.11, above, shall apply.

12. ***Signs.*** The requirements of Subsection B.12, above shall apply.

D. **Area 3 - Foothill Boulevard East Town Area.**

1. ***Purpose.*** The Foothill Boulevard East Town Area is established to improve the appearance of the eastern Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.

2. ***Description of Area.*** The boundaries of this area are shown on Figure 22.328-D:Foothill Boulevard East Town Area, at the end of this Chapter.

3. ***Apartment Houses.*** The requirements of Subsection B.3, above, shall apply.

4. ***Zone Specific Use Standards.***
   a. *Zone C-2*. The requirements of Subsection C.4.b.i, above, shall apply.
   b. Reserved).
5. ***Lot Coverage.*** The requirements of Subsection B.5, above, shall apply.
6. ***Required Yards.***
   a. *Front and Corner Side Yards.*
      i. Each lot shall have a front yard of at least 10 feet in average depth, provided that no portion of the front yard is less than five feet in depth, and shall have a corner side yard of at least 10 feet in average depth, provided that no portion of the corner side yard is less than five feet in depth.
      ii. At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with Subsection B.10, above.
      iii. The following uses are permitted in required front and corner side yards:
         (1) Driveways, subject to the limitations of Subsection B.9.a, above;
         (2) Outdoor dining;
         (3) Street furniture; and
         (4) Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, above.
      iv. Each required front or corner side yard shall be landscaped in areas where none of the uses in Subsection D.6.a.iii, above, are maintained and such landscaping shall comply with the requirements of Subsection B.10, above.
   b. *Rear Yards.* The requirements of Subsection B.6.b, above, shall apply.
7. ***Structure Height.***
   a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum structure height shall be 42 feet as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.
   b. If a lot adjoins a Residential Zone at its rear lot line, the maximum structure height shall be established by the requirements of Subsections B.7.b, above.
8. ***Structure Design.***

a. The requirements of Subsections B.8.a and B.8.b, above, shall apply to new structures, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above.

b. The requirements of Subsections B.8.c through B.8.m, above, shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the Department of Public Works, except that:

i. Reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above; and

ii. Reference to the required structure height established by Subsection B.7, above, shall instead be made to the required structure height established by Subsection D.7, above.

9. ***Parking Lot Design.*** The requirements of Subsection B.9, above, shall apply, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above.

10. ***Landscaping.*** The requirements of Subsection B.10, above, shall apply.

11. ***Walls and Fences.*** The requirements of Subsection B.11, above, shall apply.

12. ***Signs.*** The requirements of Subsection B.12, above, shall apply.

22.328.090 Modification of Development Standards

A. **Modification Authorized.**

1. Except as set forth in Section 22.328.080.B.9.a.iii (Driveways) and Section 22.328.080.B.9.d.iv (Landscaping), modification of the development standards specified in the following Sections shall be subject to the procedures specified in this Section:

a. 22.328.070.A (Zone R-3),

b. 22.328.080.B.6 (Required Yards),

c. 22.328.080.B.8 (Structure Design),

d. 22.328.080.B.9 (Parking Lot Design),

e. 22.328.080.B.10 (Landscaping),

f. 22.328.080.B.11 (Walls and Fences),

g. 22.328.080.B.12 (Signs),

h. 22.328.080.C.6 (Required Yards),

i. 22.328.080.C.8 (Structure Design),

j. 22.328.080.C.9 (Parking Lot Design),

k. 22.328.080.C.10 (Landscaping),

l. 22.328.080.C.11 (Walls and Fences),

m. 22.328.080.C.12 (Signs),

n. 22.328.080.D.6 (Required Yards),

o. 22.328.080.D.8 (Structure Design),

p. 22.328.080.D.9 (Parking Lot Design),

q. 22.328.080.D.10 (Landscaping),

r. 22.328.080.D.11 (Walls and Fences), and

s. 22.328.080.D.12 (Signs).

2. Modification of the other development standards in this CSD shall be subject to approval of a Variance (Chapter 22.196).

B. **Application.** The procedure for filing a request for modification shall be the same as that for an application for a Discretionary Site Plan Review (Chapter 22.190), except that the applicant shall submit a filing fee equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.

C. **Notice.**

1. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), at least 30 days prior to the date a decision is made, notice of the pending application shall be mailed to all owners of property within a 1,000-foot radius of the exterior boundaries of the subject property and to the Crescenta Valley Town Council.

2. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that recipients of the notice or a representative of the Crescenta Valley Town Council may submit a written protest to the Director within 14 days following the date on the notice and that such written protest shall provide evidence that the request for modification does not meet one or more of the findings identified in Subsection D.1, below.

D. **Findings.**

1. The Director shall approve or deny the application pursuant to the principles and standards of Section 22.228.040 (Findings and Decision) and the following findings:

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

b. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.328.010 (Purpose).

2. The Director shall consider each written protest when making a decision on the application. If he determines that the request for modification does not meet one or more of the above principles, standards, or findings, he may request alterations to the development proposal or impose conditions of approval before making a decision on the application.

3. The Director may refer an application to the Commission for consideration at a public hearing. All procedures in Section 22.222.120 (Public Hearing Procedures) shall be followed except that no fee shall be required. The Commission shall approve, conditionally approve, or deny the application pursuant to the principles, standards, and findings identified in Subsection D.1, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

E. **Decision.**

1. ***Notice.***

a. If the Director approves, conditionally approves, or denies the application, he shall send notice of the decision by certified mail to the applicant, anyone who submitted a written protest, and the Crescenta Valley Town Council.

b. The notice shall indicate that an appeal may be filed by a recipient of the notice or a representative of the Crescenta Valley Town Council with the Commission within 14 days following the date on the notice.

2. ***Appeal.***

a. An appeal shall be accompanied by an additional fee for a public hearing equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District. All procedures in Section 22.222.120 (Public Hearing Procedures) shall be followed.

b. The Commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in Subsection D.1, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

FIGURE 22.328-A:LA CRESCENTA-MONTROSE CSD BOUNDARY

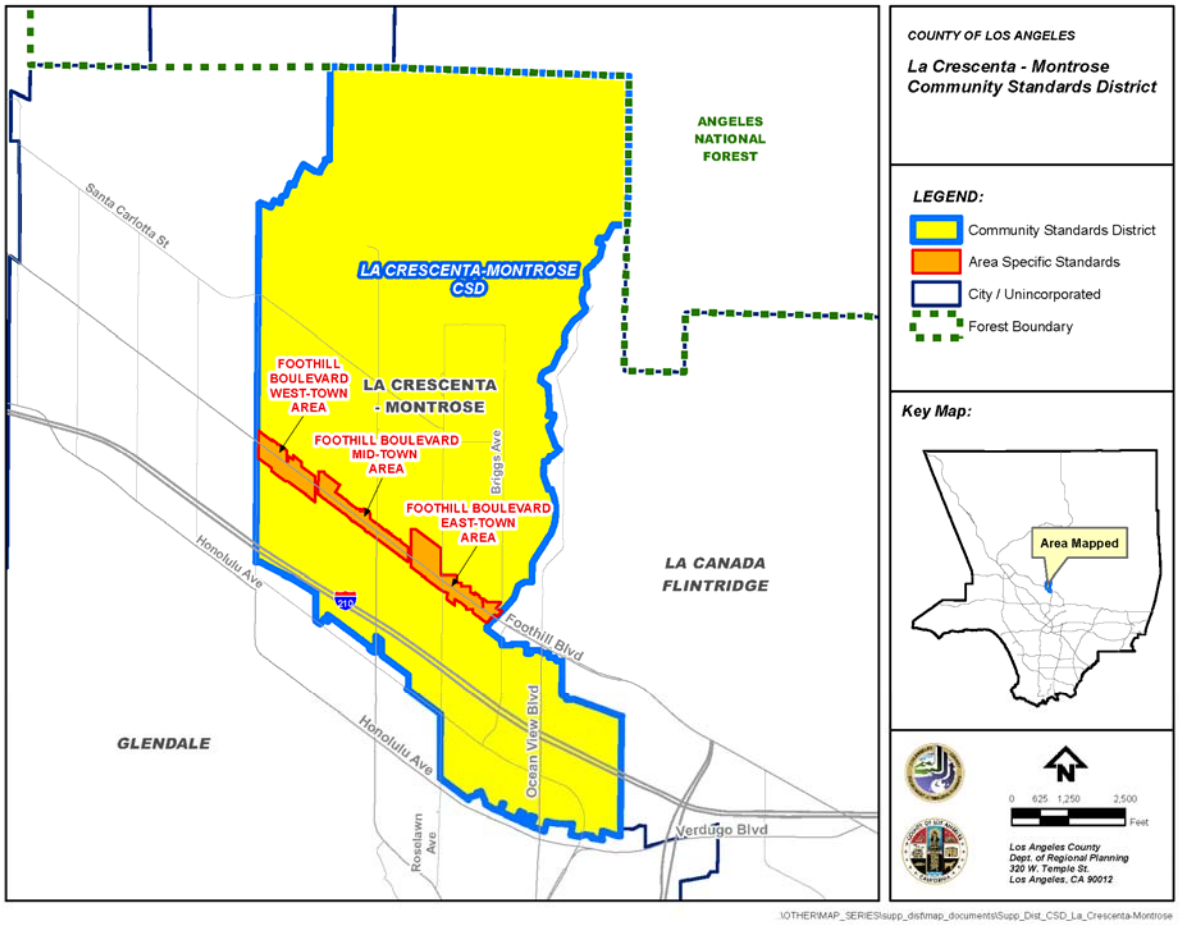
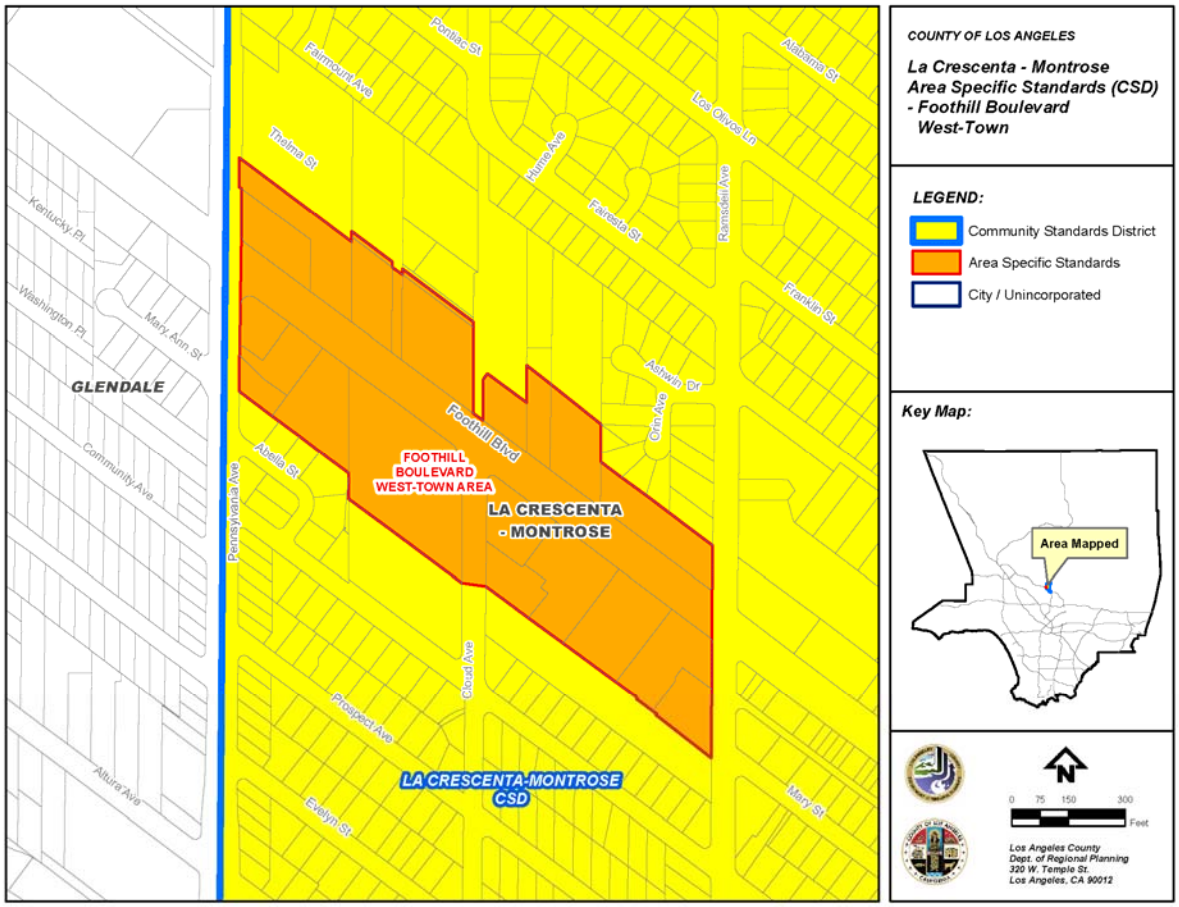
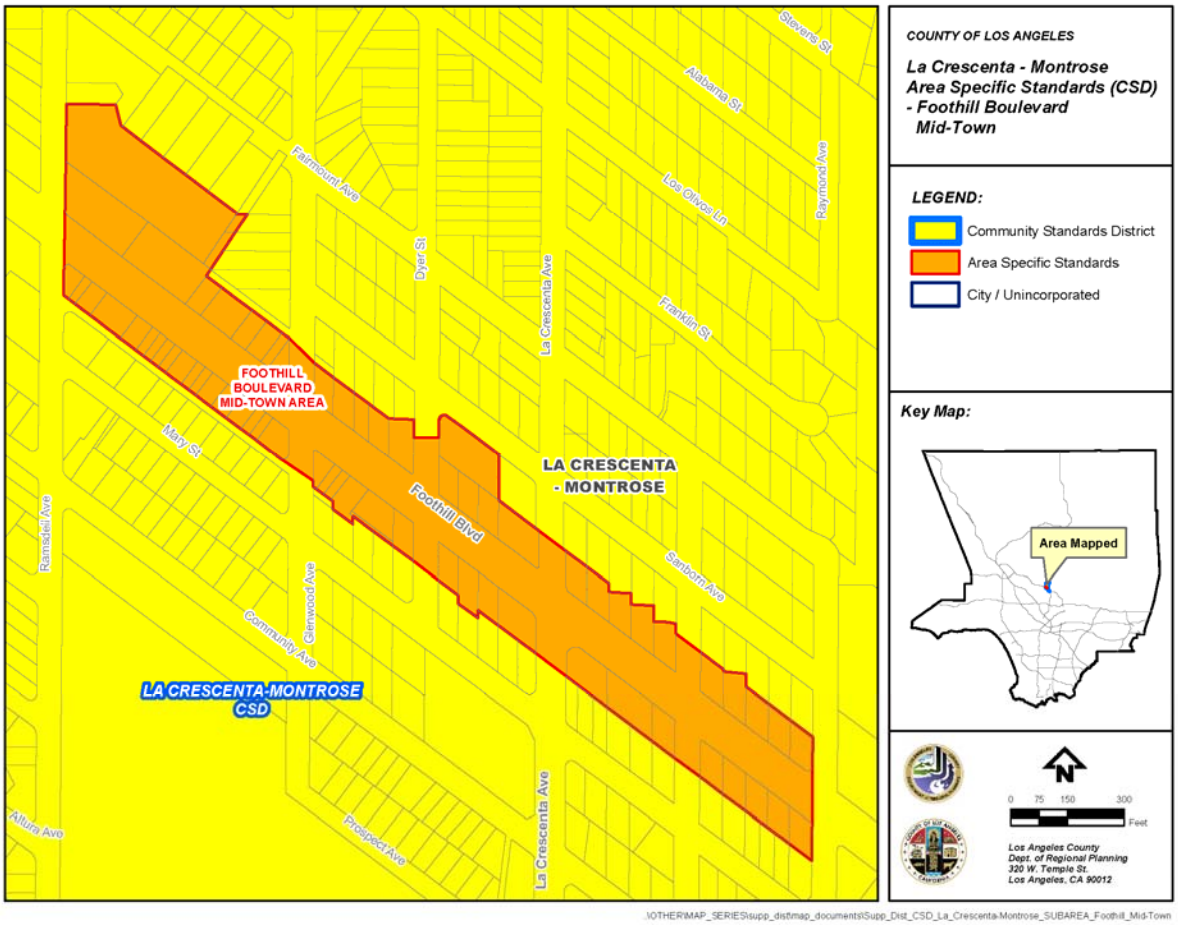


FIGURE 22.328-B:FOOTHILL BOULEVARD WEST TOWN AREA



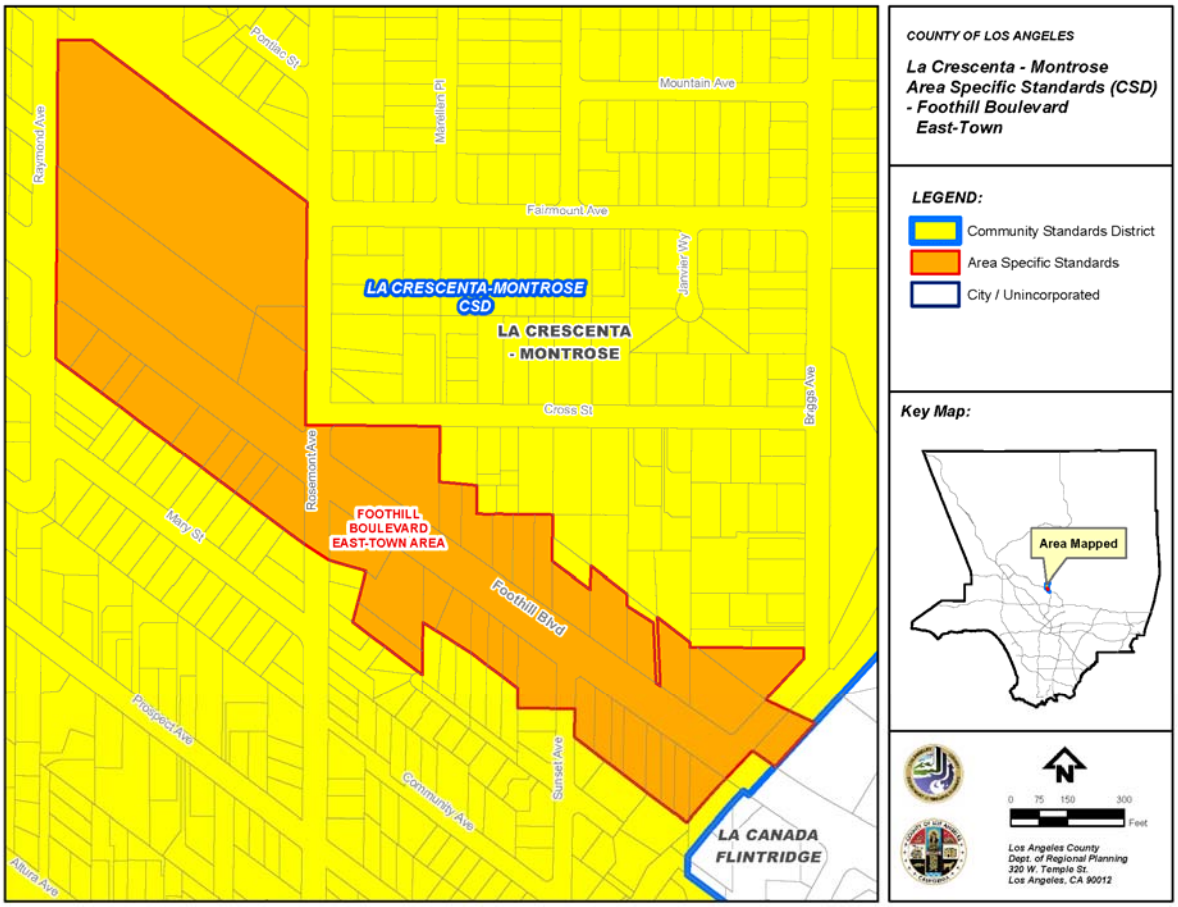
\OTHER\MAP_SERIES\supp_dist\map_documents\Supp_Dist_CSD_La_Crescenta-Montrose_SUBAREA_Foothill_West-Town

FIGURE 22.328-C: FOOTHILL BOULEVARD MID-TOWN AREA



\\OTHER\MAP_SERIES\supp_dist\map_documents\Supp_Dist_CSD_La_Crescenta-Montrose_SUBAREA_Foothill_Mid-Town

FIGURE 22.328-D: FOOTHILL BOULEVARD EAST TOWN AREA



Chapter 22.330 Leona Valley Community Standards District

Sections:

22.330.010 Purpose
22.330.020 Definitions
22.330.030 District Map
22.330.040 Applicability
22.330.050 Application and Review Procedures
22.330.060 Community Wide Development Standards
22.330.070 Zone Specific Development Standards
22.330.080 Area Specific Development Standards
22.330.090 Modification of Development Standards

22.330.010 Purpose

The Leona Valley Community Standards District ("CSD") is established to protect the community's unique appeal, including its rural agricultural character, the portion of the Ritter Ridge Significant Ecological Area within Leona Valley, and the floodplain and hillside management areas defined by the Antelope Valley Area Plan.

22.330.020 Definitions

(Reserved)

22.330.030 District Map

The boundaries of this CSD are shown on Figure 22.330-A:Leona Valley CSD Boundary, at the end of this Chapter.

22.330.040 Applicability

(Reserved)

22.330.050 Application and Review Procedures

(Reserved)

22.330.060 Community Wide Development Standards

A. **Design Considerations.** Wherever possible, development shall preserve existing natural contours, existing native vegetation and natural rock outcropping features and incorporate new landscaping materials which will integrate the development into the surrounding area.

B. **Signs.** This CSD shall be designated a Billboard Exclusion Zone in compliance with Chapter 22.50 (Billboard Exclusion Zone).

C. **Fencing.** Where perimeter fencing is desired, it should be of an open, non-view-obscuring type such as split-rail or wire. Except for retaining walls, solid, view-obscuring perimeter fences or walls are prohibited.

D. **Outdoor Lighting.** Outdoor lighting, including street lights, shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

E. **Street Improvements.**

1. Except for Commercial and Industrial Zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required, provided, however, that such width meets applicable safety and access requirements.

2. Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the Director of Public Works.

F. **Ministerial Site Plan Review.** A Ministerial Site Plan Review (Chapter 22.188) shall be required for all nondiscretionary zoning and subdivision applications and building permits to ensure that the purpose of this CSD is satisfied.

G. **Required Area.** Standard residential lots shall contain a gross area of not less than two and one-half acres. Clustering and density transfer shall be permitted in accordance with the provisions of the Antelope Valley Area Plan, provided that no lots contain less than one and one-half gross acres. Clustering is allowed only within projects located in hillside management areas (areas over 25 percent slope) and must satisfy findings of the Hillside Management Ordinance as set out at Chapter 22.102 (Hillside Management and Significant Ecological Areas).

22.330.070 Zone Specific Development Standards

(Reserved)

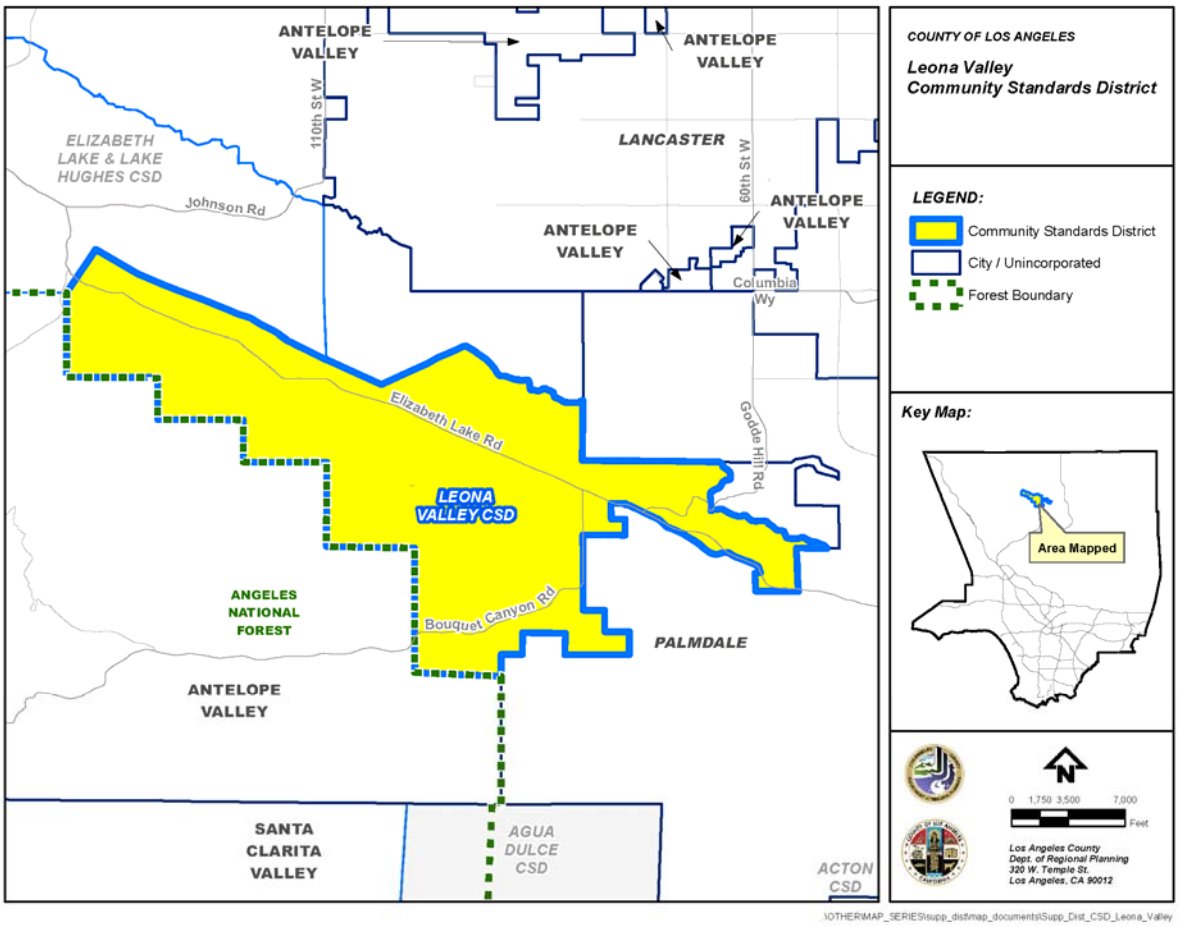
22.330.080 Area Specific Development Standards

(Reserved)

22.330.090 Modification of Development Standards

(Reserved)

FIGURE 22.330-A:LEONA VALLEY CSD BOUNDARY



Chapter 22.332 Rowland Heights Community Standards District

Sections:

22.332.010 Purpose
22.332.020 Definitions
22.332.030 District Map
22.332.040 Applicability
22.332.050 Application and Review Procedures
22.332.060 Community Wide Development Standards
22.332.070 Zone Specific Development Standards
22.332.080 Area Specific Development Standards
22.332.090 Modification of Development Standards

22.332.010 Purpose

The Rowland Heights Community Standards District ("CSD") is established to implement the Rowland Heights Community Plan, adopted by the Board of Supervisors on September 1, 1981, and to address the needs of residential property owners who are unable to comply with the restrictions contained in Section 22.112.070.C (Residential and Agricultural Zones) in the keeping or parking of recreational vehicles on their lots, due to the prevailing size, shape, topography, and development of residential lots in the area. This CSD is established to (1) ensure that new development retains the residential character of the area; (2) impose development standards and review processes to ensure that commercial development, signs in commercial areas, landscaping, and setbacks, are appropriate for the community and are implemented to protect the community's health, safety, and welfare; and (3) allow for the keeping and parking of recreational vehicles on residentially and agriculturally zoned lots in a manner that protects the health, safety, and general welfare of the entire community.

22.332.020 Definitions

Recreational Vehicle. A camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach, or similar vehicle, with or without motive power, designed for human habitation for recreational or emergency occupancy. A recreational vehicle includes a boat, other watercraft, snowmobile, off-road vehicle that cannot legally be driven on public streets, and other similar types of vehicles. A trailer, whether open or enclosed, used to carry or tow property such as animals, boats or other watercraft, snowmobiles, off-road vehicles, racecars, or other similar vehicles is also a recreational vehicle. Where a recreational vehicle is on or attached to such a trailer, they shall together be considered one recreational vehicle. A recreational vehicle shall not include a pickup truck used for transportation to which a camper shell has been attached.

22.332.030 District Map

The boundaries of this CSD are shown on Figure 22.332-A:Rowland Heights CSD Boundary, at the end of this Chapter.

22.332.040 Applicability

Structures nonconforming due to the standards contained in this CSD may be continuously maintained subject to all applicable provisions set forth in Chapter 22.174 (Nonconforming Uses, Buildings and Structures).

22.332.050 Application and Review Procedures

A monthly report or reports shall be generated by the Department listing all permit and site plan applications received by the Department for this CSD. The report(s) shall list the type of application received, a brief description of the project, the name of the property owner and/or applicant, and the address of the proposed project. The report(s) shall be distributed on a periodic basis in a manner and frequency determined by the Director to all community groups that request a copy, and to such other groups or persons who, in the Director's judgment, would be appropriate to receive the report(s). Before determining how often to distribute the report(s) to a particular group or person, the Director shall consult with and take into account the preference of that group or person on this matter.

22.332.060 Community Wide Development Standards

All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.

22.332.070 Zone Specific Development Standards

A. **Zones A-1, A-2, R-1, and R-A.**

1. ***Front Yard Landscaping.*** A minimum of 50 percent of the required front yard area shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials. Paved or all-gravel surfaces may not be included as part of the required landscaped area.

2. ***Screening.*** Trash containers and dumpsters stored in the front or side yard areas shall be screened from view from streets, walkways, and adjacent residences.

B. **Zone C-1.**

1. ***Signs.*** Except as herein modified, all new signs shall conform to Chapter 22.114 (Signs).

   a. *Roof Signs.* Roof signs shall be prohibited.

b. *Freestanding Signs.*

i. Freestanding signs shall be permitted on any lot for each street frontage having a continuous distance of 100 feet or more.

ii. The maximum height of a freestanding sign shall be 20 feet.

iii. The total sign area of a freestanding sign shall not exceed 40 square feet per sign face plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

iv. Freestanding signs shall not be located in nor extend above any public right-of-way, including sidewalk areas.

v. Freestanding business signs shall also be subject to the provisions of Subsection B.1.c.ii, below, related to business signs.

c. *Business Signs.*

i. Wall business signs shall be limited to one square foot for each linear foot of building frontage.

ii. To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign: Street address and name of the business, using Roman alphabet characters and Arabic numerals, in digits which are readable from the right-of-way or parking area.

d. *Awning Signs.* The total area of awning signs shall not exceed 25 percent of the exterior surface of each awning for the ground floor and 15 percent of the exterior surface of each awning for the second floor level.

e. *Sign Programs for Commercial Centers Consisting of Three or More Businesses.*

i. The owner or operator of a commercial center consisting of three or more businesses shall submit a sign program to the Director to coordinate business signage within the commercial center. For existing commercial centers that meet this threshold, the sign program shall be submitted and approved no later than January 1, 2006. Notwithstanding the deadline in the preceding sentence, no new business sign shall be installed in any commercial center that meets this threshold until the required sign program has been approved by the Director.

ii. The sign program shall require new business signs to comply, where applicable, with Subsections B.1, above and C.2, below,

and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new business signs in the commercial center will be compatible with each other.

iii. All new signs shall conform to the specifications set forth in the approved sign program.

2. ***Setbacks.*** The minimum setback(s) from highways or streets for new structures and additions to structures shall be as follows: for lots located along Fullerton Road, Colima Road, Nogales Street, Fairway Drive, and Brea Canyon Cut-Off Road, 20 feet from the property line adjoining that respective highway or street; for lots located along any other highway or street, 15 feet from the property line adjoining that respective highway or street. The first 10 feet of the setback area measured from the highway or street shall be landscaped in the manner described in Subsection B.3, below.

3. ***General Landscaping.*** Lots greater than 30,000 square feet shall have a minimum landscaping of 10 percent of the net lot area; all other lots shall have a minimum landscaping of 15 percent of the net lot area. The landscaping shall consist of 24-inch and 36-inch box trees, five and fifteen gallon-size shrubs, and ground cover, and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary. Incidental walkways, if needed, may be developed in the landscaped area. Where applicable, landscaping shall be:

   a. Placed around the base of a structure in the area between the structure and the parking area;

   b. Used to screen trash enclosures, parking areas, storage areas, loading areas, and public utilities from public view, to the extent that the landscaping does not prevent access thereto; and

   c. Used to create a buffer with a minimum width and height of three feet between parking areas and public rights-of-way.

4. ***Parking Lot Landscaping.*** Except for rooftop or interior parking, an existing or proposed parking lot with 20 or more parking spaces shall have a minimum of five percent of the gross area of the parking lot landscaped. This landscaping shall be counted toward the general landscaping requirement set forth in Subsection B.3, above. The landscaping shall be spread throughout the parking lot to maximize its aesthetic effect and the parking lot's compatibility with adjoining uses. Where appropriate, all areas of the parking lot not used for vehicle parking, vehicle maneuvering, or pedestrian movement or activity, shall be landscaped.

5. ***Buffers.*** New structures and additions to structures less than or equal to a total of 15 feet in height, on lots adjoining a Residential Zone, shall have a minimum setback of three feet from the property line adjoining the Residential Zone. Any such structures or additions to structures over 15 feet in height shall add a minimum setback of one foot for each additional foot of the structure's height over 15 feet, applicable to those portions of the structure exceeding 15 feet.

6. ***Lot Coverage.*** Except as otherwise provided in this Subsection B.6, all new structures and additions to existing structures, when considered along with any existing structures, shall have a maximum cumulative 40 percent coverage of the net area of the lot. An upper floor overhang used solely for circulation, such as a walkway, shall be exempt from the lot coverage calculation, provided it has a maximum width of five feet. On lots less than or equal to 30,000 square feet in net area, new restaurants are prohibited in existing or new structures if the cumulative lot coverage for such existing and/or new structures exceeds 33 percent.

7. ***Architectural Features.*** For lots that adjoin a street or residentially zoned property, at least 25 percent of each structure's facade that faces such street or residentially zoned property shall consist of materials or designs that are distinguishable from the rest of that facade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long, unbroken facades are prohibited.

8. ***Deceleration/Acceleration Lane.*** For lots that have at least 600 feet of continuous street frontage on a single street, a dedicated deceleration/acceleration lane shall be installed and shall be subject to the dedication, design, and improvement requirements of the Department of Public Works.

9. ***Corner Properties.***

    a. *Corner Cut-off.* For purposes of maintaining safe visibility, the front corner area of any corner or reverse corner lot shall be kept free of any tree, fence, shrub, or other physical obstruction higher than 42 inches above grade. The restricted front corner area shall be triangular in shape and shall be measured as follows: two sides of the triangle shall each be 30 feet in length, measured from the point formed by the intersection of the front and exterior side property lines; the third side shall be formed by a straight line connecting the two above-mentioned points.

    b. *Zero Lot Line.* All new structures and additions to structures shall, whenever practical, have a zero setback from the rear and interior side property lines when such property lines adjoin a commercially zoned property.

10. ***Parking for Take-Out Eating Establishments***. Notwithstanding Section 22.178.010.B (Applicability), a new establishment selling food for off-site consumption only, with no seating or other area for on-site consumption, shall provide parking pursuant to Section 22.112.060 (Required Parking Spaces), except that each such establishment shall have a minimum of ten automobile parking spaces.

11. ***Discretionary Site Plan Review for New Restaurants.*** New restaurants or additions to an existing restaurant, where the new floor area of the restaurant use is greater than 2,500 square feet, shall be subject to a Discretionary Site Plan Review (Chapter 22.190) application. For purposes of the preceding sentence, a change of use from a non-restaurant to a restaurant shall be considered a new restaurant. In addition to the provisions described in Chapter 22.190, the following shall also apply to these uses:

    a. *Filing Fee.* A filing fee equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District, plus any related environmental review fee as required by Section 12.04.020 of Title 12 (Environmental Protection) of the County Code.

    b. *Environmental Determination.* The application shall be subject to the California Environmental Quality Act and an environmental review for the proposed use shall be undertaken.

    c. *Notification Radius.* Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), notice shall be mailed to all owners of property within a 500-foot radius of the exterior boundaries of the subject property, and to all other persons whose property could, in the Director's judgment, be affected by the project, including but not limited to, homeowners associations and civic organizations in the Rowland Heights community.

    d. *Director's Decision.* The Director, in acting upon an application pursuant to this Subsection B.11, shall approve, approve with conditions, or deny the proposed use based on the principles and standards described in Section 22.228.040 (Findings and Decision). Conditions may be imposed to mitigate any impacts of the proposed use on traffic congestion or to mitigate other adverse effects of the proposed use on neighboring properties.

    e. *Notification of Decision.* Notwithstanding Section 22.222.220 (Notice of Action), notice of the Director's decision shall be sent not only to the applicant, but also to those persons who submitted written comments concerning the application, and to all other persons requesting notification, including, but not limited to, homeowners associations and civic organizations in the Rowland Heights community.

f. *Rights of Appeal.* Notwithstanding Section 22.228.060 (Effective Date of Decision and Appeals), any person dissatisfied with the action of the Director may file an appeal with the Commission within 15 days of receipt of the notice of decision by the applicant; any person dissatisfied with the action of the Commission may file an appeal with the Board within eight days of receipt of the notice of decision by the applicant. The filing requirements, procedures, and effective dates for the appeal shall be governed by Chapter 22.242 (Appeals). The notice of decision on any appeal shall be mailed in the same manner and to the same persons as described in Subsection B.11.e, above.

g. *Calls for Review.* Decisions by the Director pursuant to this Subsection B.11 may be called for review by the Commission pursuant to Sections 22.242.010.B (Calls for Review), 22.242.040 (Initial of Calls for Review) and 22.242.060 (Procedures for Appeals and Calls of Review); decisions of the Commission on the call for review may be called for review by the Board pursuant to these same Sections, as well as Section 22.242.070 (Additional Procedures for Appeals to the Board of Supervisors). The notice of decision on any call for review shall be mailed in the same manner and to the same persons as described in Subsection B.11.e, above.

h. *Effective Dates.*

i. Notwithstanding Section 22.228.060 (Effective Date of Decision and Appeals), the decision of the Director shall become effective 15 days after the applicant's receipt of the notice of decision, unless such decision is appealed or called for review pursuant to Subsections B.11.f or B.11.g, above.

ii. The decision of the Commission shall become effective eight days after the applicant's receipt of the notice of decision, unless such decision is called for review by or appealed to the Board prior to that date.

iii. The decision of the Board shall become effective on the date of the Board's action.

C. **Zone C-2.**

1. The standards and review provisions prescribed for Zone C-1, as contained in Subsection B, above, shall apply to Zone C-2 except the maximum sign area of freestanding signs set forth in Subsection B.1.b.iii, above.

2. ***Freestanding Signs.*** The total sign area of a new freestanding sign shall not exceed 80 square feet per sign face plus three-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

D. **Zone C-3.**

1. The standards and review provisions prescribed for Zone C-2, as contained in Subsection C, above, shall apply to Zone C-3.

2. ***Structure Height.*** A structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

3. ***Limitation on Stories.*** Structures on lots with frontage on Colima Road shall be subject to the following limitation regarding stories: new structures located within 300 feet of Colima Road shall contain a maximum of two stories; new structures, and existing structures that currently have no more than two stories, located more than 300 feet from Colima Road may contain a maximum of three stories provided that the third story shall be for office use only.

E. **Zones M-1 and M-1.5.** In Zones M-1 and M-1.5, any use that is otherwise authorized in Zone C-3, as described in Chapter 22.20 (Commercial Zones), shall be subject to the standards and review provisions prescribed for Zone C-3, as contained in Subsection D, above.

F. **Recreational Vehicle Parking—Residential and Agricultural Zones.**

1. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted on a lot in Zones A-1, A-2, R-1, R-2, R-3, R-4, R-A, and RPD subject to the following restrictions:

   a. A recreational vehicle shall not be kept, stored, parked, maintained, or otherwise permitted within five feet of the front lot line or corner side lot line;

   b. No portion of a recreational vehicle exceeding 36 inches in height shall be kept, stored, parked, maintained, or otherwise permitted within 10 feet of the front lot line or corner side lot line;

   c. No more than one recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted in the front yard, corner side yard, or any additional area situated between the corner side yard and the rear lot line;

   d. No recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in a manner that prevents access to any required covered parking on the same lot;

   e. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted only on premises owned or occupied by the owner of the vehicle;

   f. No disabled or otherwise nonfunctional recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in the front yard or corner side yard;

g. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as to maintain unobstructed line-of-sight for pedestrians and motorists using the public right-of-way; and

h. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as not to constitute a health or safety hazard.

22.332.080 Area Specific Development Standards

(Reserved)

22.332.090 Modification of Development Standards

A. **Minor Variations.**

1. ***Modification Authorized.*** The Director may permit minor variations from the following standards in Section 22.332.070.B:

   a. The maximum height of freestanding signs set forth in Section 22.332.070.B.1.b.ii;

   b. The maximum sign area of freestanding signs set forth in Section 22.332.070.B.1.b.ii and C.2, above;

   c. The limit on wall business signs set forth in Section 22.332.070.B.1.c.i;

   d. The maximum area for awning signs set forth in Section 22.332.070.B.1.d; and

   e. The parking lot landscaping requirements set forth in Section 22.332.070.B.4 as they apply to existing parking lots as of the effective date of this Section 22.332.070.F.

2. ***Findings.*** To be granted approval for a minor variation, the applicant shall show, to the satisfaction of the Director:

   a. That the application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Rowland Heights Community Plan;

   b. That there are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not generally apply to other properties within this CSD; and

   c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of the Rowland Heights Community Plan.

3. ***Procedure.*** The procedure for filing a request for a minor variation shall be the same as for a Discretionary Site Plan Review (Chapter 22.190) for a yard modification as provided in Section 22.110.180 (Modifications Authorized), except that all property owners within 200 feet of the exterior

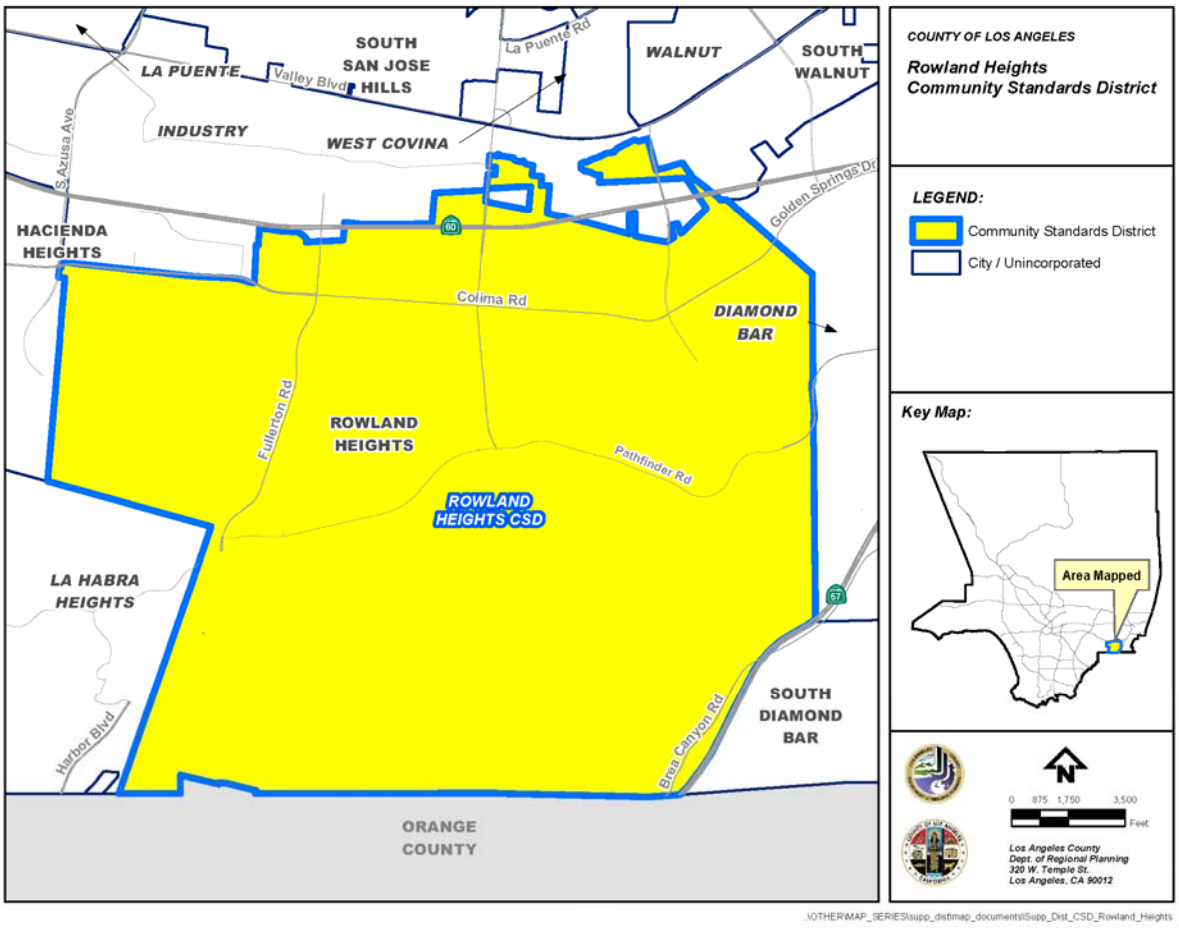
boundaries of the subject property shall be notified in writing of the requested minor variation not less than 20 days prior to the date the Director takes action on the request.

4. A minor variation shall not deviate more than 25 percent from the applicable development standards identified in Section 22.332.070.F.1, above.

B. **Variances.** Modification of the standards set forth in Sections 22.332.070.B.2 (Setbacks), B.3 (General Landscaping), and B.5 (Buffers) through B.10 (Parking for Take-Out Eating Establishments) shall require a Variance (Chapter 22.196).

C. **Yard Modifications.** A yard modification may be filed with the Director pursuant to Section 22.110.180 (Modifications Authorized) to authorize the parking or storing of a recreational vehicle within 10 feet of the front lot line or corner side lot line; provided, however, that under no circumstances shall a recreational vehicle be parked closer than five feet from the front or corner side lot lines. An application for a yard modification under this Section shall be supported by evidence substantiating that the requested modification is necessary due to topographic features or other conditions in that compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line. The Director may approve the application for a yard modification if the Director finds that parking or storing a recreational vehicle at the proposed location will not compromise pedestrian or motorist line-of-sight or other applicable safety standards as determined by the Director, and that the applicant has substantiated to the satisfaction of the Director that, due to topographic features or other conditions, compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line.

FIGURE 22.332-A:ROWLAND HEIGHTS CSD BOUNDARY



Chapter 22.334 San Francisquito Canyon Community Standards District

Sections:

22.334.010 Purpose
22.334.020 Definitions
22.334.030 District Map
22.334.040 Applicability
22.334.050 Application and Review Procedures
22.334.060 Community Wide Development Standards
22.334.070 Zone Specific Development Standards
22.334.080 Area Specific Development Standards
22.334.090 Modification of Development Standards
APPENDIX I Criteria for Significant Ridgelines

22.334.010 Purpose

The San Francisquito Canyon Community Standards District ("CSD") is established to protect and enhance the community's secluded rural, equestrian, and agricultural character as well as its natural features, including ridgelines, significant ecological areas, and flood plains. The standards contained in this CSD are intended to ensure reasonable access to public riding and hiking trails, encourage the keeping of animals, minimize the need for urban infrastructure, and preserve the beauty of this natural gateway into the Angeles National Forest.

22.334.020 Definitions

The following terms are defined solely for this CSD.

Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land.

Significant ridgelines. Ridgelines which, in general, are highly visible and dominate the landscape.

22.334.030 District Map

The boundaries of this CSD are shown on Figure 22.334-A:San Francisquito Canyon CSD Boundary, at the end of this Chapter.

22.334.040 Applicability

This CSD shall apply to all new development except for development depicted in Site Plan Reviews and Zoning Conformance Reviews that were submitted prior to the effective date of the ordinance establishing this CSD.

22.334.050 Application and Review Procedures

(Reserved)

22.334.060 Community Wide Development Standards

A. **Highway and Local Street Standards.**

1. ***Highway Standards.*** Alternate rural highway standards shall be utilized for routes shown on the Highway Plan, except for locations where existing infrastructure or commercial and pedestrian traffic are such that the Department of Public Works determines that curbs, gutters, and sidewalks are necessary for safety or to provide pedestrian access compliant with the federal Americans with Disabilities Act.

2. ***Local Street Standards.***

a. Local streets shall be limited to the use of the inverted shoulder cross-section with a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by the Department of Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by the Department of Public Works. This limit excludes the width of any inverted shoulder or concrete flow line.

b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with the Department.

B. **Street Lights.** Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District. Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.

C. **Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

D. **Utilities.** (Reserved)

E. **Signs.**

1. Freestanding ranch entrance signs are permitted, provided that at least one driveway unobstructed by a sign is provided on a lot, as required by the Fire Department. Such signs are subject to the following standards:

a. On a lot, not more than one sign shall be placed at each entrance;

b. The height of each sign shall not exceed 20 feet as measured from mean natural grade; and

c. The surface area of each sign shall not exceed 20 square feet.

2. Signs that do not conform to the provisions of this Subsection E, but were existing and legally established as of the effective date of the ordinance

establishing this CSD, may remain subject to the provisions of Section 22.174.050.A.2 (Termination by Discontinuance).

F. **Vegetation Conservation.** (Reserved)

G. **Trails.**

1. When required by the Department of Parks and Recreation in accordance with the Trails Map in the Santa Clarita Valley Area Plan, all new land divisions, including minor land divisions, shall contain accessible multi-use trails for pedestrian hiking and walking, mountain bicycling, and equestrian uses. Where feasible, access to these trails must be in the vicinity of the subject land division. These trails shall provide connections, where feasible, to significant recreational uses, including but not limited to, open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian centers, equestrian staging areas, camp grounds, and conservation or nature preserve areas.

2. Trail construction shall be completed in accordance with the conditions set forth by the Department of Parks and Recreation. All information pertaining to trail requirements shall be shown on tentative parcel or tract maps and the final parcel or tract map prior to final map recordation.

3. In reviewing land divisions, the Commission or Hearing Officer shall consider input by the Santa Clarita Valley Trails Advisory Committee, if provided, regarding trail development.

H. **Density-Controlled Development.** Density-controlled development shall be permitted only if each lot contains a net area of at least two acres.

I. **Hillside Management.** (Reserved)

J. **Significant Ridgeline Protection.**

1. The locations of the significant ridgelines within this CSD are shown on Figure 22.334-B:Significant Ridgelines at the end of this Chapter and the criteria used for their designation are provided in Appendix I at the end of this Chapter.

2. The highest point of a structure shall be located at 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, and wind energy conversion systems.

3. The provisions of this Subsection J shall not apply to:

   a. Additions to a single-family residence or accessory structure that were legally established as of the effective date of the ordinance establishing this CSD, provided that such single-family residence or accessory structure does not exceed 5,000 square feet in floor area after such additions are constructed; and

b. The repair or replacement of a damaged or destroyed single-family residence or accessory structure that was legally established as of the effective date of the ordinance establishing this CSD, provided that such single-family residence or accessory structure is built in the same location as the one that was damaged or destroyed and does not exceed 5,000 square feet in floor area.

K. **Grading.**

1. A Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot or parcel of land, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24-month period. For purposes of computing the 5,000-cubic-yard threshold amount, grading necessary to establish a turnaround required by the Fire Department shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

2. In approving such Conditional Use Permit application for grading, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050.B (Findings):

a. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to, the location of building pads in the area of the project site with the least slope and/or near a paved street traveled by the public; and

b. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not limited to, reduced structural height, the use of shapes, materials, and colors that blend with the surrounding environment, and the use of native vegetation for concealment.

L. **Manure Storage.** Manure shall be stored at least 50 feet away from any well, water source, or drainage channel, unless placed in a covered trash receptacle.

22.334.070 Zone Specific Development Standards

A. **Residential and Agricultural Zones.**

1. ***Lot Design.*** Each new lot created by a land division shall contain a net area of at least two acres.

2. ***Required Yards.***

a. Each lot shall have a required front yard of at least 25 feet in depth;

b. Each lot shall have a required rear yard of at least 25 feet in depth; and

c. Each lot shall have required interior side yards of at least 10 feet in depth.

3. ***Fences.*** Fences or walls within required front yards may exceed three and one-half feet in height, provided that:

   a. Fences or walls shall not exceed six feet in height; and

   b. At least 75 percent of the fence or wall area above three and one-half feet in height shall be open and non-view obscuring. Any non-view obscuring area shall be evenly distributed horizontally along the entire length of the fence or wall.

4. ***Structure Separation.*** Structures used in connection with the agricultural uses permitted by Section 22.16.030.C (Use Regulations for Zones A-1, A-2, O-S, R-R and W) for Zone A-2 shall be located at least 35 feet from any street or highway or any building used or designed for human habitation.

5. ***Temporary Animal Keeping.*** Fences for the temporary keeping of animals, including but not limited to pipe corrals, shall be exempt from the provisions of Subsections A.2 and A.4, above, provided that:

   a. Such fences are located at least five feet from any lot line; and

   b. Such fences do not exceed six feet in height.

B. **Other Zones.** (Reserved)

22.334.080 Area Specific Development Standards

A. **San Francisquito Canyon Creek Area.**

1. ***Purpose.*** This Area is established to protect the San Francisquito Canyon Creek.

2. ***Area Boundary.*** The boundaries of this Area are shown on Figure 22.334-C:San Francisquito Canyon Creek Area, at the end of this Chapter.

3. ***Fences and Walls.*** Fences and walls are prohibited.

4. ***Outdoor Storage.*** Outdoor storage is prohibited.

B. (Reserved)

22.334.090 Modification of Development Standards

A. **Modification of Development Standards**

1. ***Modification Authorized.*** Modification of the development standards specified in Sections 22.334.070.A.2 (Required Yards), 22.334.070.A.3 (Fences), and 22.334.070.A.4 (Structure Separation) shall be subject to

the procedures specified in this Section. Modification of the other development standards in this CSD, except for ridgeline provisions in Section 22.334.060.J (Significant Ridgeline Protection) which may be modified as set forth in Section 22.334.060.J.3, shall be subject to a Variance (Chapter 22.196).

2. ***Application.*** The information required for filing a request for modification pursuant to this Section shall be the same as that for Discretionary Site Plan Review (Chapter 22.190) except that the applicant shall submit a filing fee, as set forth on the Filing Fee Schedule, equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.

3. ***Notice.***

   a. Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), at least 30 days prior to the date a decision is made, notice of the pending application shall be mailed to all owners of within a 1,000-foot radius of the exterior boundaries of the subject property.

   b. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the Director within 14 days following the date on the notice and that such written protest shall be based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one or more of the findings identified in Subsection D.4.a, below.

4. ***Findings.***

   a. The Director shall approve or deny the application pursuant to the principles and standards of Section 22.228.040 (Findings and Decision) and the following findings:

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

      ii. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.334.010 (Purpose).

   b. The Director shall consider each written protest when making a decision on the application. If he determines written protests are based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one or more of the findings, he may request alterations to the development

proposal and/or conditions of approval before making a decision on the application.

c. The Director may refer an application to the Commission for consideration at a public hearing. The public hearing shall be subject to the provisions of Section 22.222.120 (Public Hearing Procedure). The Commission shall approve, conditionally approve, or deny the application pursuant to the findings identified in Subsection D.4.a, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

5. ***Decision.***

a. *Notice.*

i. When the Director approves or denies the application, or refers the application to the Commission, he shall send notice of the decision by certified mail to the applicant and anyone who submitted a written protest.

ii. If the Director approves or denies the application, the notice shall indicate that an appeal may be filed with the Commission within 14 days following the date on the notice.

b. *Appeal.*

i. An appeal shall be accompanied by an additional fee for a public hearing to the extent required by the Filing Fee Schedule under Site Plan Review for Modification of Development Standards in a Community Standards District. The appeal shall be subject to the provisions of Chapter 22.242 (Appeals).

ii. The Commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in Subsection D.1, above. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

B. **Modification to Ridgelines.** Any modification to Section 22.334.060.J.2, shall require a Minor Conditional Use Permit (Chapter 22.160). In approving such application, the Director, Hearing Officer, or Commission shall make the following findings in addition to those required by Section 22.160.040.C.2 (Findings):

1. Alternative sites within the project have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction; and

2. The project maintains the maximum view of the applicable significant ridgeline through design features, including but not limited to, one or more of the following:

a. Minimized grading.

b. Reduced structural height.

c. Use of shapes, materials, and colors that blend with the surrounding environment.

d. Use of native drought-tolerant landscaping for concealment.

FIGURE 22.334-A:SAN FRANCISQUITO CANYON CSD BOUNDARY

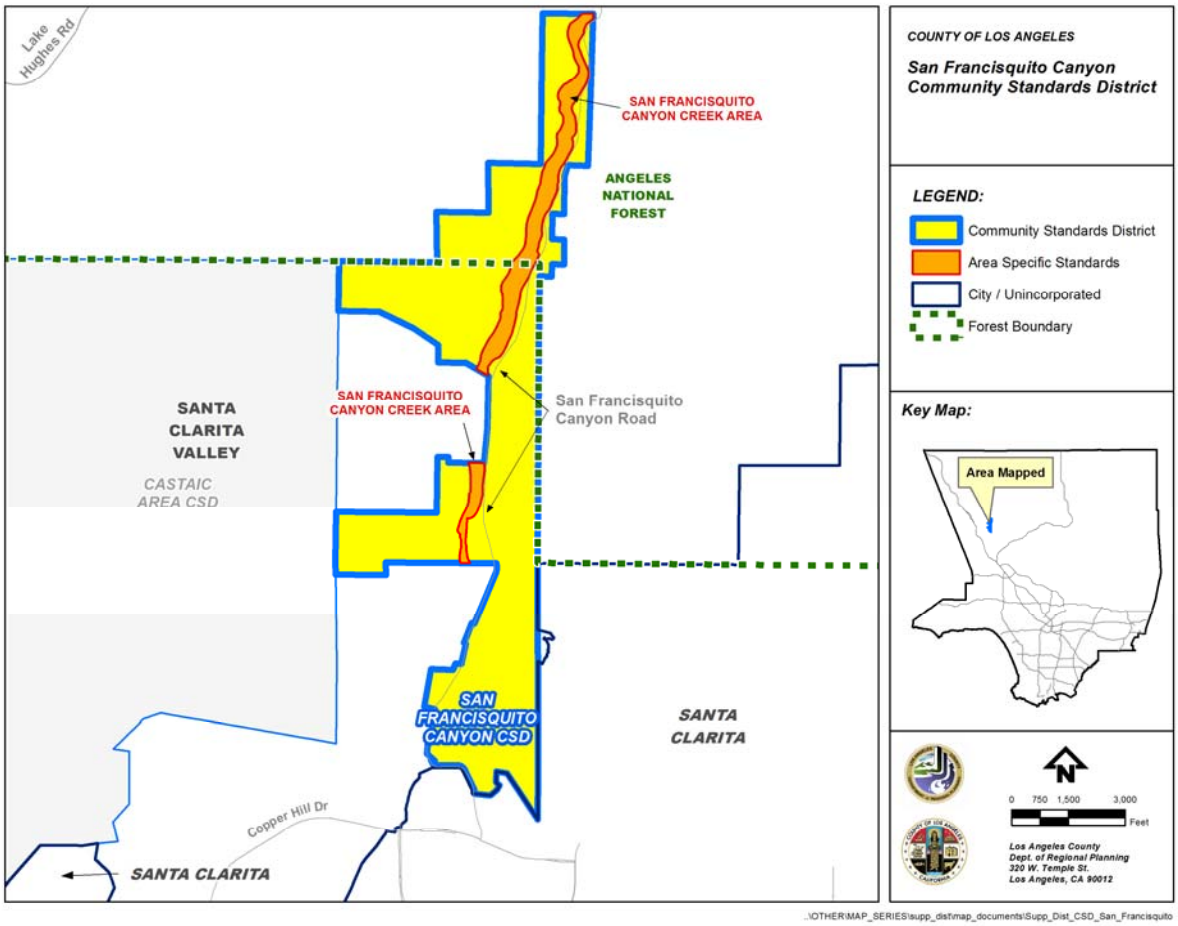


FIGURE 22.334-B:SIGNIFICANT RIDGELINES

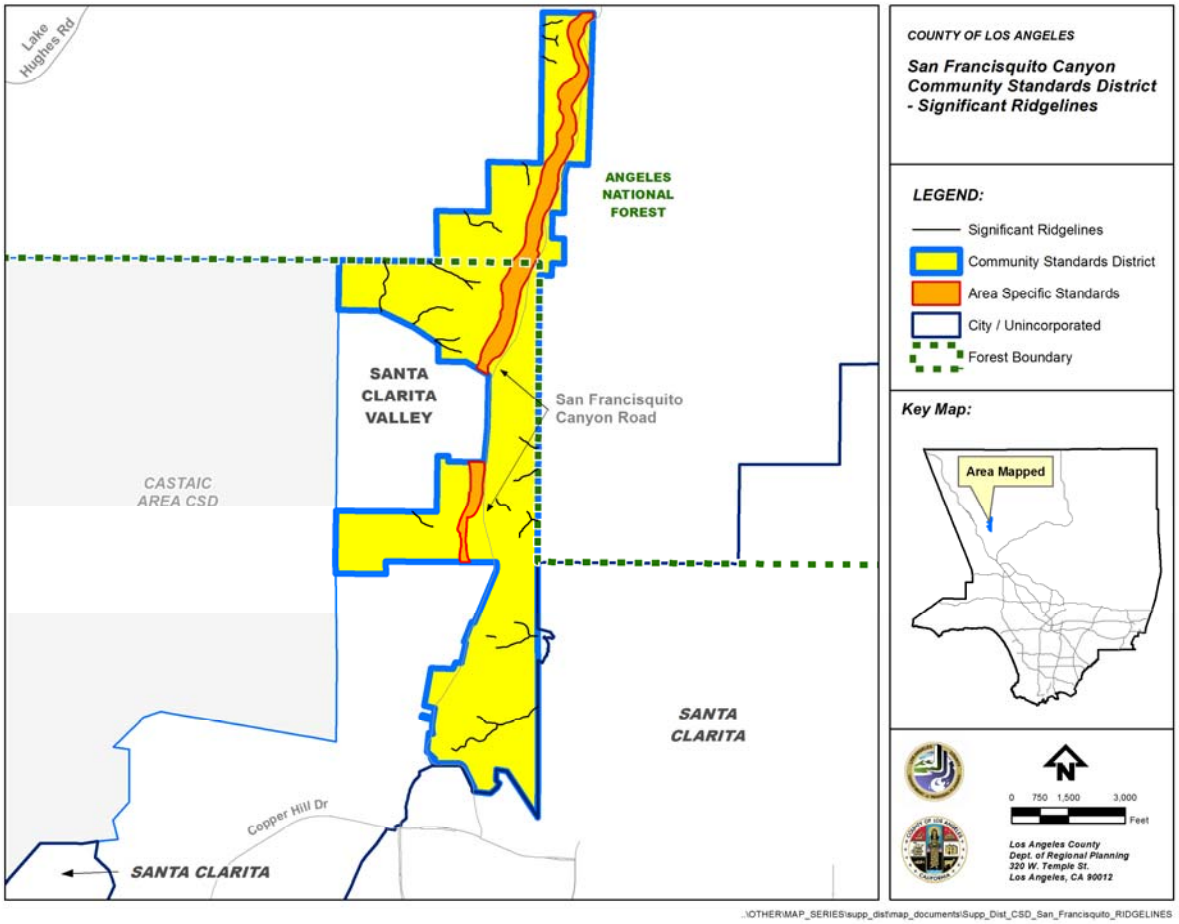
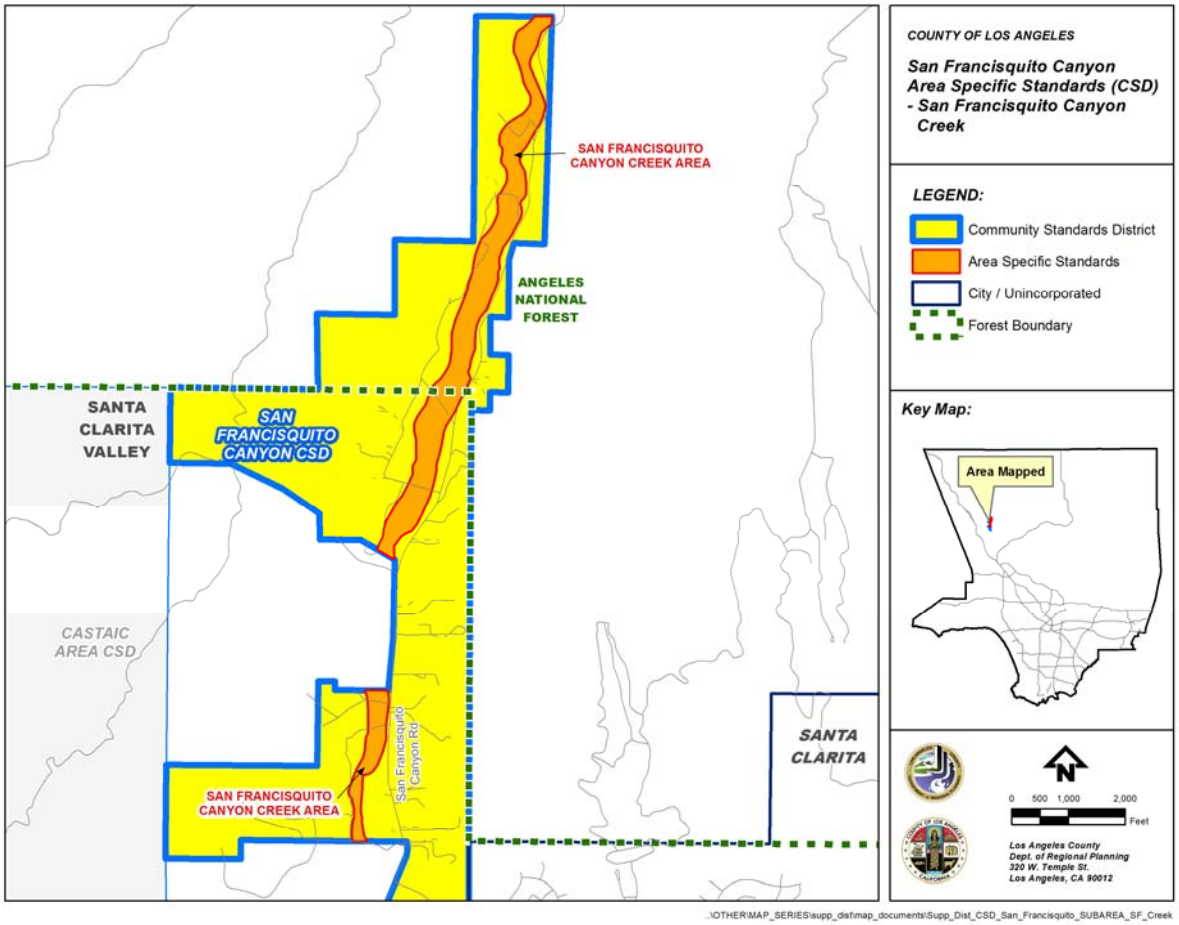


FIGURE 22.334-C:SAN FRANCISQUITO CANYON CREEK AREA



APPENDIX I
CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the San Francisquito Canyon 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 can be seen from any location on the valley floor, from a community or neighborhood, or from a public road.
- Near/far contrast: Ridges that are 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. This contrast can be experienced viewing an entire panoramic view or a portion of a panoramic view from an elevated point.
- Cultural landmarks: Ridges that frame views of well-known locations, structures, or other places which are considered points of interest within the community or region.
- 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.
- Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominantly natural, undeveloped land as a traveler emerges in the community. These lands introduce visitors to the visual experiences they will encounter in the community and gateways include the surrounding ridges that provide a skyline and boundary to the community.

Chapter 22.336 Santa Monica Mountains North Area Community Standards District

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 Community Wide Development Standards
22.336.070 Zone Specific Development Standards
22.336.080 Area Specific Development Standards
22.336.090 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") in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment.

22.336.020 Definitions

The following terms are defined solely for this CSD:

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

Gross structural area (GSA). The allowable floor area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas, but does not include vent shafts, or the first 400 square feet of floor area in garages or carports designed for the storage of automobiles.

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. The provisions of Sections 22.336.060.D.2, D.3 and D.4 (Grading), and E (Significant Ridgeline Protection) shall not apply to a new development

project where, as of the effective date of the ordinance establishing said Sections, any of the following has occurred related to such project:

1. A complete application has been submitted for any subdivision, permit, Variance or Site Plan Review;
2. At least one public hearing session has been conducted on any application described in Subsection A.1, above; or
3. A final approval has previously been granted for any application described in Subsection A.1, above, provided that the building location and anticipated grading for the project are clearly depicted on the approved project plans and the project is developed in accordance with those plans.

For purposes of this Subsection A, a complete application shall be defined as an application that the Director finds to contain all of the required documents and information so as to allow the matter to be scheduled for any applicable public hearing or decision.

B. Notwithstanding the provisions of Section 22.336.060.E (Significant Ridgeline Protection), a person shall have the right to repair or replace a damaged or destroyed residence or accessory structure which, as of the effective date of the ordinance adding that Section 22.336.060.E, 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 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. A different location for the residence or accessory structure may be approved by the Director if the applicant shows that the new location will avoid known hazards on the project site, such as geotechnical, fire, and/or hydrologic hazards, and also shows that such other location will not result in damage to significant biological resources.

C. A legally established residence or accessory structure existing as of the effective date of the ordinance adding Section 22.336.060.E (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. 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 the effective date of the ordinance adding Sections

22.336.060.D.2 and D.3 (Grading), shall not be counted toward the grading thresholds set forth in those Sections 22.336.060.D.2 and D.3. 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 after the effective date of the ordinance adding Sections 22.336.060.D.2 and D.3, 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 22.336.060.D.2 and D.3.

22.336.050 Application and Review Procedures

(Reserved)

22.336.060 Community Wide Development Standards

A. **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 Land Use Plan, and the use of that portion outside the Coastal Zone shall be consistent with the Area Plan.

B. **Outdoor Lighting.** Outdoor lighting, including street lights, shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

C. **Signs.** Outdoor advertising signs shall be prohibited.

D. **Grading.**

1. No grading permit shall be issued for development associated with a land division prior to the recordation of the final map, except as specifically authorized by the conditions of an approved tentative map.

2. 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 5,000 cubic yards of total cut plus total fill material. For purposes of computing the 5,000 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. In addition to the requirements of Section 22.158.050.B (Findings), findings shall be made that the grading will 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, locating the building pad in the area of the project site with the least slope, clustering structures, and locating the project close to a paved street traveled by the public. Findings shall also be made that the grading will be accompanied by other project features that maximize preservation of

visual quality and community character through design features such as, but not limited to, reduced structural height, use of architectural features such as shape, materials, and color to promote blending with the surrounding environment, and use of locally indigenous vegetation for concealment of the project. A list of locally indigenous vegetation appropriate for this CSD shall be maintained by the Director.

3. An approved haul route shall be required for the offsite transport of 1,000 cubic yards or more of cut or fill material, or any combination thereof.
4. Grading shall not begin during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

E. **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, wind energy conversion systems, and amateur radio antennas.
3. Where structures on a lot cannot meet the standards prescribed by Subsection D.2 (Grading), above, a Variance (Chapter 22.196) shall be required. In addition to the required findings set forth in Section 22.196.050 (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 Subsection D.2, above.

F. **Schools.** An approved Conditional Use Permit 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.

G. **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 22.174 (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 G.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 G.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 G.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.

22.336.070 Zone Specific Development Standards

A. **Zones A-1 and A-2 (Agricultural Zones).** Uses Subject to Permits. Property in Zones A-1 and 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-1 and 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, 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:

1. 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;

2. The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures;

3. 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;

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

5. 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;
6. 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
7. 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.

B. **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. ***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.
3. ***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:

   — Amphitheaters, containing fewer than 100 seats.
4. ***Zones C-3 and CPD.*** 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.

C. **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.

D. **Zone O-S.**

1. ***Uses Subject to Discretionary Site Plan Review.*** 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 Discretionary Site Plan Review (Chapter 22.190) application is first submitted to and approved by the Director as provided in Section 22.16.050.C (Additional Regulations for Zone O-S):

   — Marinas, small boat harbors, docks, piers, boat launches, and similar recreational facilities.

E. **Zone R-R.**

1. ***Uses Subject to Discretionary Site Plan Review.***

   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 Discretionary Site Plan Review (Chapter 22.190) application is first submitted to and approved by the Director:

      — Residences, single-family.

b. In addition to the procedures described in Chapter 22.190 (Site Plan Review, Discretionary), an application for a single-family residence shall be subject to the following provisions:

i. Notice of the application shall be mailed to the applicant and to all owners of property in accordance with Section 22.222.160 (Notification Radius). The notice shall indicate that any individual opposed to the granting of the application may express such opposition by written protest to the Director within 15 days after receipt of the notice.

ii. The Director shall approve the application where no more than one protest to the granting of the application from persons notified in Subsection E.1.b.i, above, are received within the specified protest period and where the principles and standards of Section 22.228.040 (Findings and Decision) have been met. Protests received from both the owner and the occupant of the same property or from more than one owner and/or occupant of the same property shall be considered to be one protest for purposes of this Subsection E.1.b.

iii. If the application is denied, the Director shall so inform the applicant, in writing, and such notice shall also inform the applicant that this Title 22 permits the filing of an application for a Conditional Use Permit (Chapter 22.158) to authorize the proposed use. If such application is filed within 30 days after the Director's denial, the additional fee required for the filing of such application shall be the difference between the fee initially paid and the fee required for a Conditional Use Permit, the amount of which shall be stated in the notice.

2. ***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, on a lot having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character, subject to the development standards contained in Subsection A, above.

— Residences, single-family, except as otherwise provided in Subsection E.1, above.

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.

3. 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.

4. 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.

22.336.080 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.C 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 Discretionary Site Plan Review (Chapter 22.190) application pursuant to Section 22.110.180 (Modifications Authorized) 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.

         (1) 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:

         (2) No slats or other view-obscuring materials may be inserted into, placed in front of or behind, or affixed to such fences and walls;

         (3) Vertical support elements shall be a minimum of five feet apart; and

         (4) 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:

(1) Non-combustible construction;

(2) 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;

(3) Heavy timber construction; or

(4) Exterior fire-retardant treated wood construction.

iv. Colors. Only earth tone or neutral colors that are similar to the surrounding landscape shall be used.

b. *Landscaping.* 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.

c. 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.C.1 (Topanga Canyon Area).

d. *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:

(1) 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.

(2) 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.

(3) 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.

(4) The floor area requirement for single-family residences contained in Section 22.140.590.C (Minimum Floor Area) shall not apply.

(5) 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.

ii. The provisions of Sections 22.110.030 (Accessory Buildings), 22.110.080.B.1 (On Partially Developed Blocks) and 22.110.080.B.2 (On Sloping Terrain) shall not apply.

iii. Procedural Requirements.

(1) Any building or grading permit shall be subject to the Discretionary Site Plan Review procedure (Chapter 22.190), except that the Director shall not consider requests for modification.

(2) 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 22.196 (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 Crags Drive shall be provided to the property and constructed to the satisfaction of the Department of Public Works, or to a lesser width as determined by the Fire Department.

ii. All access easements through or abutting the property shall be paved a minimum of 10 feet from the centerline and constructed to the satisfaction of the Department of Public Works.

c. *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 following new accessory uses are prohibited, notwithstanding the general authority of Section 22.18.030 (Land Use Regulations):

   a. Detached guest houses on the same lot as the primary residence;

   b. Attached guest houses; and

   c. Rooms for rent in residences.

22.336.090 Modification of Development Standards

A. **Modification of Zone Specific Development Standards.** Any modification of the development standards contained in this Section 22.336.070 (Zone

Specific Development Standards) shall be considered through the Conditional Use Permit procedure (Chapter 22.158).

B. **Modification of Area Specific Development Standards.**

1. ***Topanga Canyon Area.*** Any modifications to the fence, wall, and landscaping standards contained in Subsections 22.336.080.B.4.a and B.4.b, above, may be granted as part of the Discretionary Site Plan Review procedure identified in Section 22.336.080.B.4.a and shall also include findings that the proposed modifications will not create a safety hazard and will not impair views of scenic resources. In addition to the information required under Section 22.110.180 (Modifications Authorized), the shall contain the following information:

   a. A scaled site plan showing the proposed landscaping, fence or wall location, setbacks, and fence or wall height measurements; and

   b. 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.

2. ***Malibou Lake Area.***

   a. Any modification of the development standards contained in Section 22.336.080.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:

         (1) The modification is necessary for the preservation and enjoyment of a substantial property right possessed by owners of other property in the community;

         (2) The modification will not create an adverse safety impact in the surrounding community;

(3) The modification will not be materially detrimental or injurious to the property or improvements in the vicinity of the property; and

(4) The modification will not adversely affect or be in conflict with the General Plan, including the Area Plan.

b. The Director may grant a modification to yard or setback regulations required by this Title 22. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Director.

i. Any person desiring a modification to yard or setback regulations may file a Discretionary Site Plan Review (Chapter 22.190) application with the Director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto on an application requesting the same, or substantially the same modification.

ii. The application shall contain the information required by Section 22.222.070.A (Application Forms and Submittal Information) and shall be accompanied by the filing fee as required in Section 22.222.080 (Fees and Deposits).

iii. In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Director or Commission that the findings specified in Subsection iB.2.a, above can be made.

iv. The Director shall provide notice of the applicant's request at the location specified, which notice shall also indicate that any individual opposed to the granting of such modification may express such opposition by written protest to the Director within 15 days after receipt of such notice. Such notice shall be mailed to:

(1) All owners of property adjacent to the exterior boundaries of the subject property;

(2) "Occupant" or "occupants" in all cases where the mailing address of any owner of property required to be notified under the provisions of Subsection B.2.b.iv.(1), above, is different from the address of such adjacent property; and

(3) Such other persons whose property might in the Director's judgment be affected by such modification.

v. The Director shall approve a modification where no protest to the granting of such application is received within the specified protest period and the applicant has substantiated the findings set forth in Subsection C.6.a, above. The Director shall deny an application in all cases where the information received from the applicant or the

Fire Department fails to substantiate the findings set forth in this Subsection to the satisfaction of the Director.

vi. In all cases where a written protest has been received, a public hearing shall be scheduled relative to the application before the Hearing Officer. All procedures required for a Conditional Use Permit application relative to notification, public hearing, and appeal shall be utilized. Following a public hearing, the Hearing Officer shall approve or deny the proposed modification based on the findings required by Subsection C.6.a, above, for approval by the Director.

vii. Where a requested modification is approved, such conditions may be imposed as are deemed necessary to ensure that the modification will be in accord with the findings required for approval.

viii. Any person dissatisfied with the action of the Director may file an appeal of such action with the Commission. Upon receiving a notice of appeal, the Commission shall take one of the following actions:

(1) Affirm the action of the Director;

(2) Refer the matter back to the Director for further review with or without instructions; or

(3) Set the matter for public hearing before itself. In such case, the Commission's decisions may cover all phases of the matter, including the addition or deletion of any condition. In rendering its decision, the Commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the Director unless it is itself conducting a public hearing on the matter.

ix. The decision of:

(1) The Director shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the Commission within such 15 days following notification; or

(2) The Commission shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the Executive Officer-Clerk of the Board pursuant to Chapter 22.242 (Appeals).

x. A yard modification which is not used within the time specified in such yard modification, 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 Director 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.

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

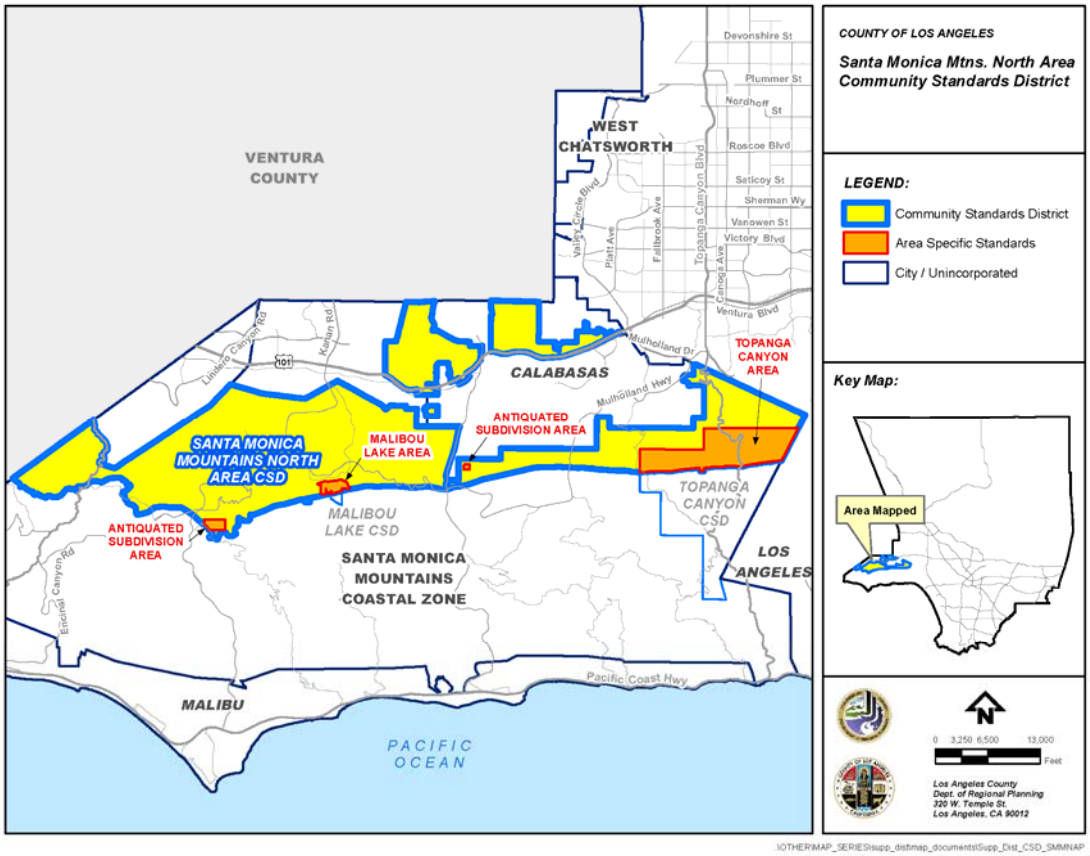
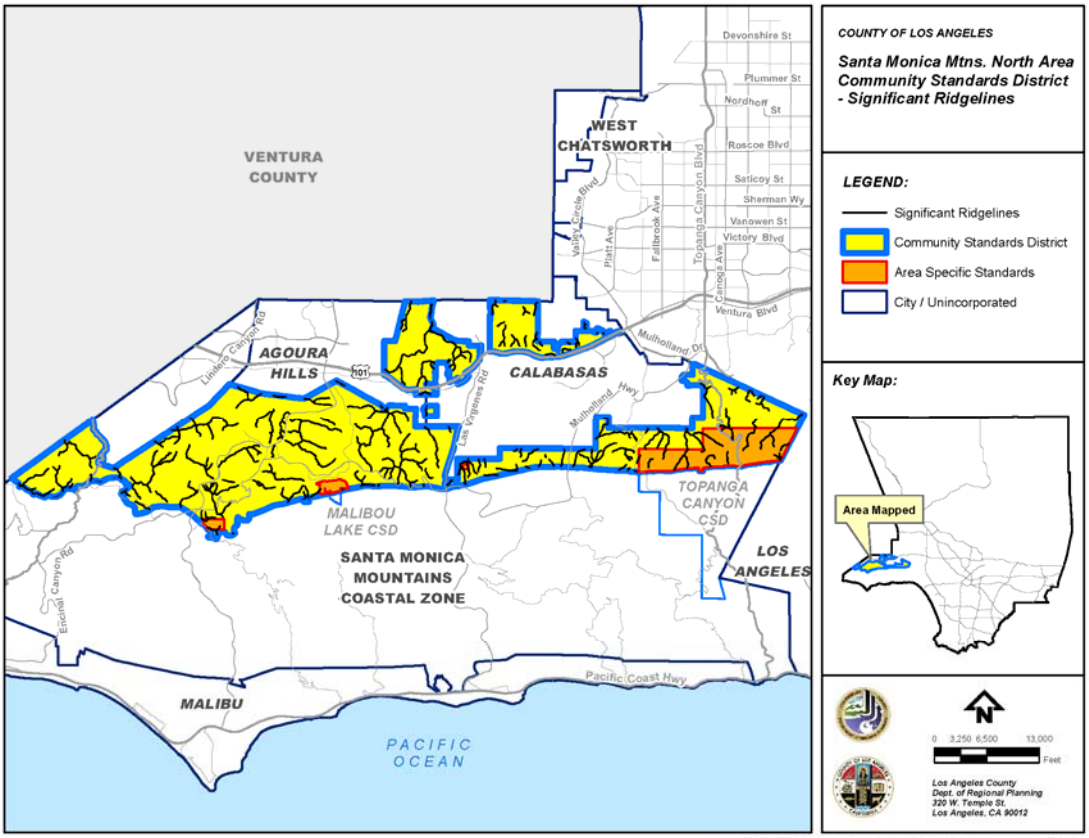


FIGURE 22.336-B:SIGNIFICANT RIDGELINES



\\OTHER\MAP_SERIES\supp_distmap_documents\Supp_Dist_CSD_SMMNAP_RIDGELINES

FIGURE 22.336-C:ANTIQUATED SUBDIVISION AREA - 1

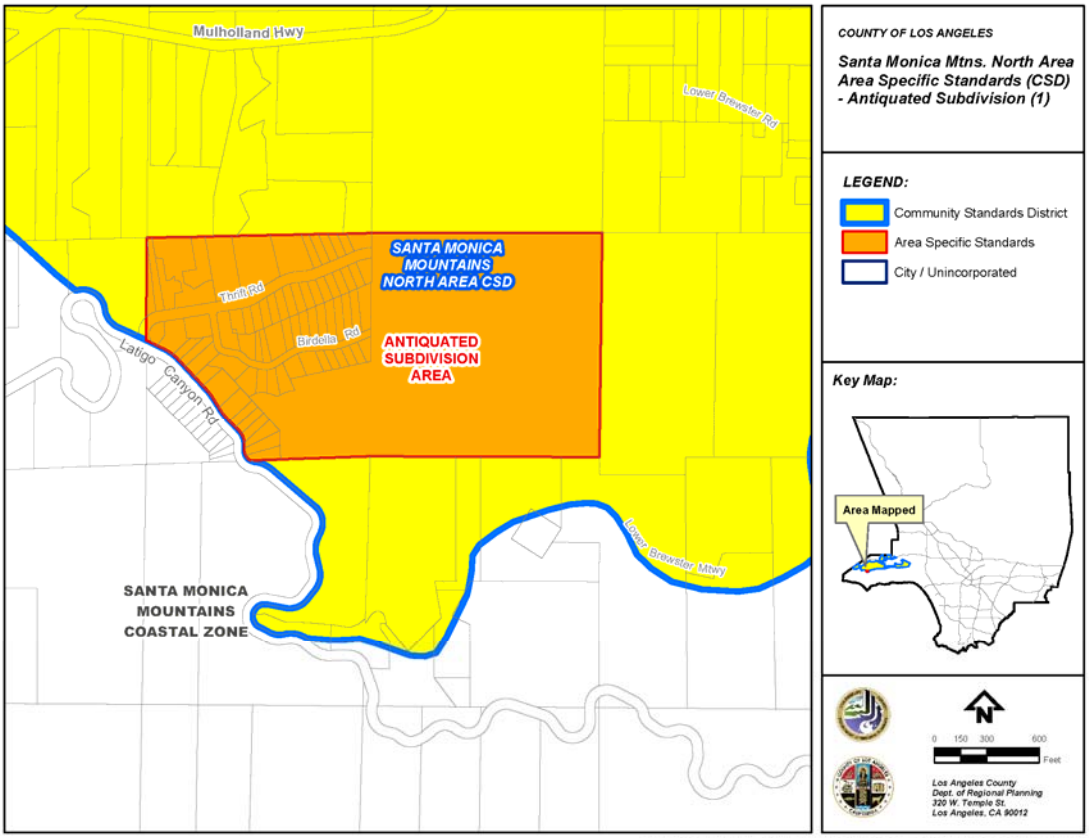


FIGURE 22.336-D:ANTIQUATED SUBDIVISION AREA - 2

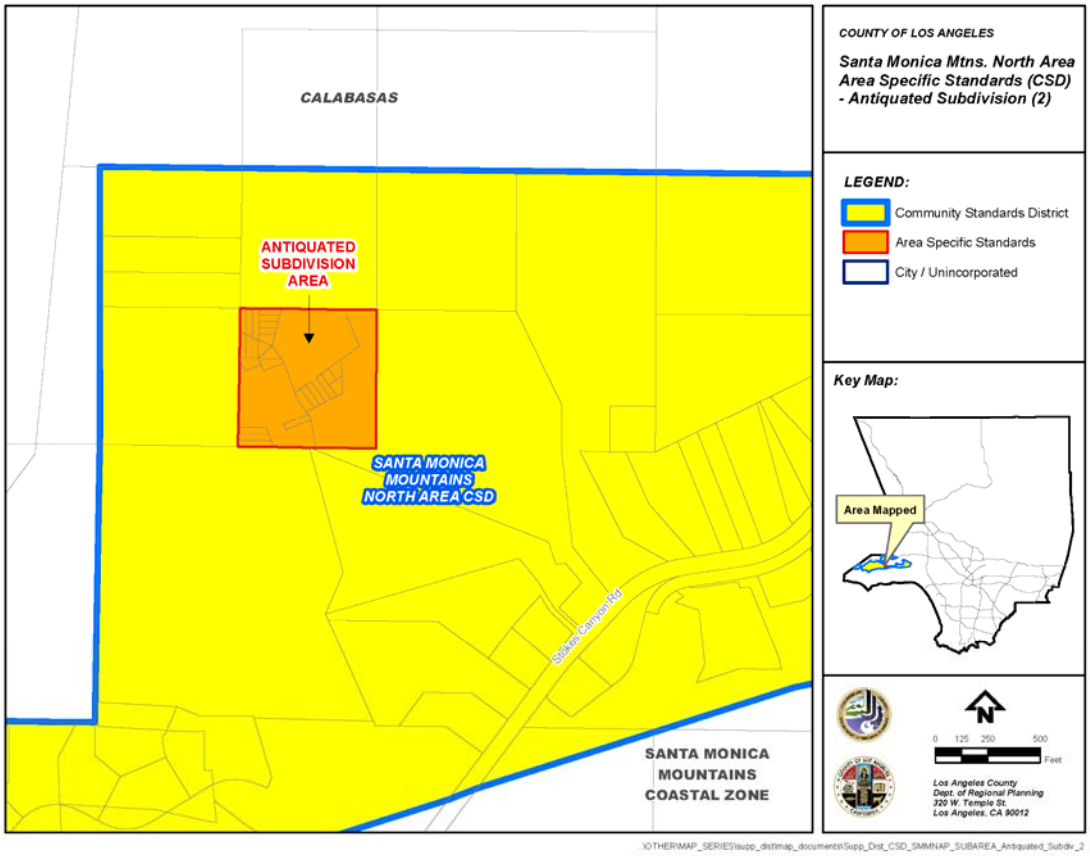


FIGURE 22.336-E:TOPANGA CANYON AREA

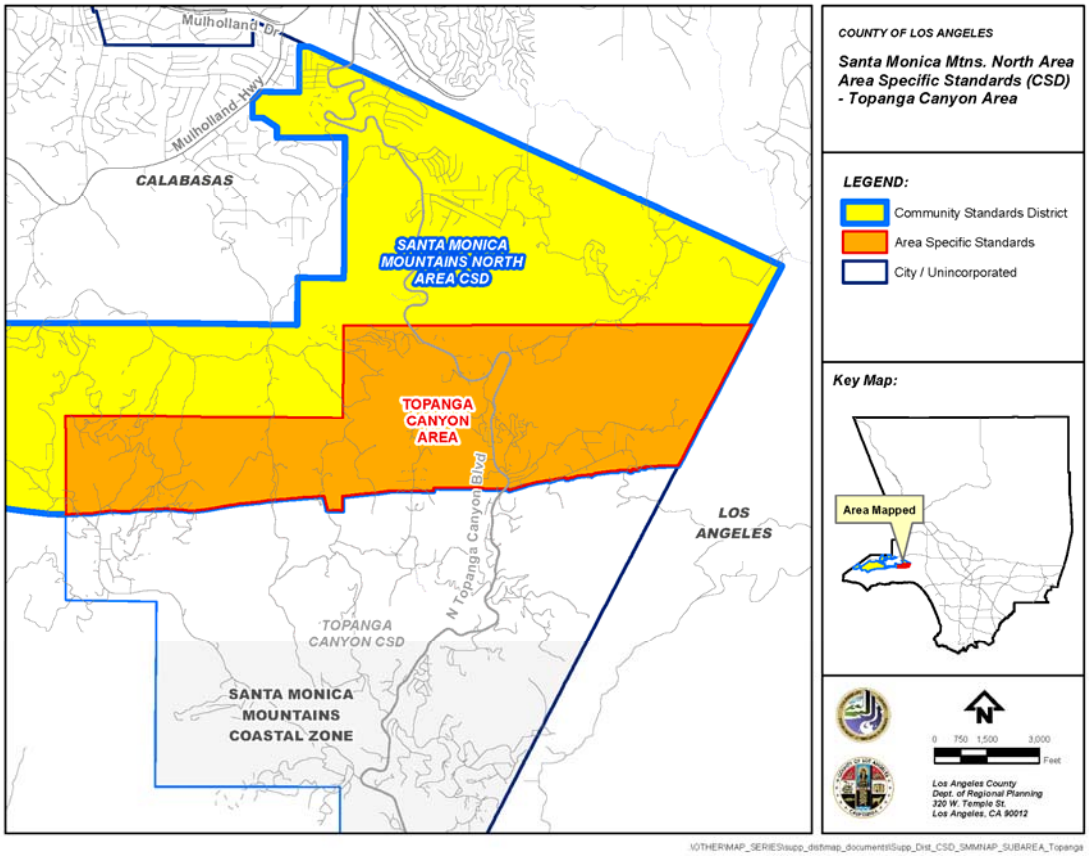
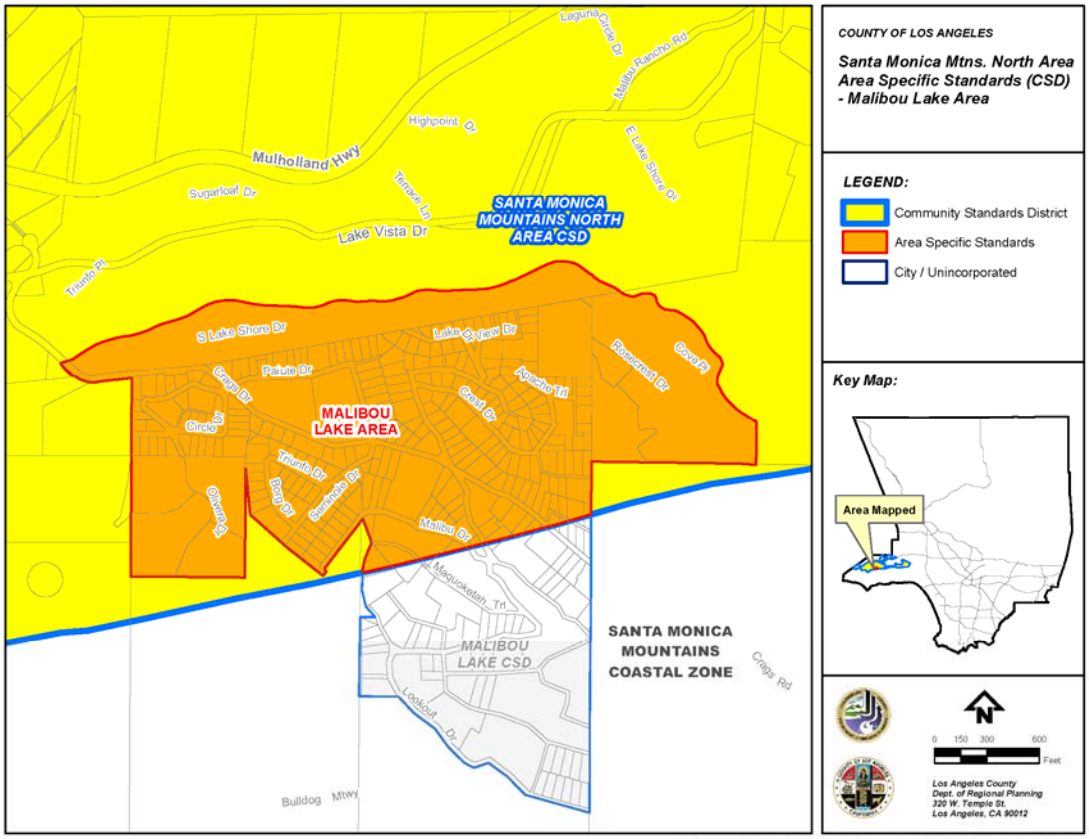


FIGURE 22.336-F:MALIBOU LAKE AREA



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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.

Chapter 22.338 South San Gabriel Community Standards District

Sections:

22.338.010 Purpose
22.338.020 Definitions
22.338.030 District Map
22.338.040 Applicability
22.338.050 Application and Review Procedures
22.338.060 Community Wide Development Standards
22.338.070 Zone Specific Development Standards
22.338.080 Area Specific Development Standards
22.338.090 Modification of Development Standards

22.338.010 Purpose

The South San Gabriel Community Standards District ("CSD") is established to provide a means of implementing special development standards for commercial and residential uses in the unincorporated community of South San Gabriel. The primary objective of this CSD is to protect and enhance the existing low-density scale and character of the community and to ensure that new development is compatible with and complimentary to the unique characteristics of this residential and commercial neighborhood. In addition, this CSD is established to provide a means of reasonably protecting the light, air, and privacy of existing single-family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences.

22.338.020 Definitions

The following terms are defined solely for this CSD.

Gross Structural Area (GSA). The total floor area of all enclosed areas of a residence, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles.

Lot Coverage. The total area of that portion of a lot covered by all structures erected on the property.

22.338.030 District Map

The boundaries of this CSD are shown on Figure 22.338-A:South San Gabriel CSD Boundary, at the end of this Chapter.

22.338.040 Applicability

(Reserved)

22.338.050 Application and Review Procedures

Notwithstanding Section 22.222.160 (Notification Radius), for any application that requires a public hearing, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property.

22.338.060 Community Wide Development Standards

(Reserved)

22.338.070 Zone Specific Development Standards

A. **Zone R-1.**

1. The required front yard shall contain a minimum of 50 percent landscaping.
2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but in no case less than required in Section 22.18.040 (Development Standards). A vacant lot shall not be included in the computation for this purpose.
3. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.
4. Each required side yard shall not be less than 10 feet where any portion of a residence or other structure exceeds 20 feet in height.
5. Each required rear yard shall not be less than 20 feet where any portion of a residence or other structure exceeds 20 feet in height.
6. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.
7. The maximum number of stories above grade shall be two. As provided in Division 2 (Definitions), “story” includes a basement but not a cellar.
8. ***Gross Structural Area and Lot Coverage.***
   a. Neither the maximum GSA nor the maximum lot coverage shall exceed the following:

      (0.25 x net area of a lot) + 1,000 square feet.

   b. In no event shall the maximum GSA or the maximum lot coverage exceed 7,000 square feet.

B. **Zone R-2.**

1. The required front yard shall contain a minimum of 50 percent landscaping.

2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but no less than required in Section 22.18.040 (Development Standards). A vacant lot shall not be included in the computation for this purpose.

C. **Zone R-3.** The required front yard shall contain a minimum of 50 percent landscaping.

D. **Zone R-A.** Refer to the standards prescribed for Zone R-1, as contained in Subsection A, above, for all zone specific development standards.

E. **Zone A-1.** Refer to the standards prescribed for Zone R-1, as contained in Subsection A, above, for all zone specific development standards.

F. **Zone C-2.**

1. ***Permitted Uses***. All uses described in Zone C-2 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):

a. *Sales.*

— Automobile sales, sale of new motor vehicles; including incidental repair and washing.

— Automobile supply stores, including incidental installation of parts.

— Boat and other marine sales.

— Department stores of more than 5,000 square feet.

— Grocery stores of more than 5,000 square feet.

— Hardware stores of more than 5,000 square feet.

b. *Services.*

— Air-pollution sampling stations.

— Automobile rental and leasing agencies.

— Automobile service stations; including incidental repair, washing, and rental of utility trailers.

— Comfort stations.

— Communications equipment buildings.

— Electric distribution substations, including microwave facilities.

— Parking buildings.

— Rental services of heavy machinery or trucks.

— Stations – bus, railroad and taxi.

— Telephone repeater stations.

— Wholesale dry cleaning plants.

c. Recreation and Amusement.

— Golf courses, including the customary clubhouse and accessory facilities.

2. ***Development Standards***. Premises in Zone C-2 shall be subject to the following development standards:

   a. Landscaping and Buffering of Commercial Uses from Residential Uses.

      i. Where a Commercial Zone is adjacent to a residence or Residential Zone, a landscaped buffer strip at least five feet wide shall be provided. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 100 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the Director. Permanent irrigation systems shall be required and maintained in good working order.

      ii. For properties adjoining a residence or Residential Zone, a solid masonry wall or solid fence in compliance with Section 22.140.430 (Outdoor Storage) shall be erected along the property lines separating the two uses.

      iii. The Director may modify the foregoing requirements for landscaping and buffering where their strict application is determined to be impractical because of physical, topographical, title, or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the Director shall find that the intent and spirit of this Chapter is being carried out.

   b. *Parking*. Whenever abutting a residence or Residential Zone and to the extent possible, surface parking lots or open spaces shall be developed in the area closest to the Residential Zone.

   c. *Loading*. In order to mitigate noise, all loading docks shall be located as far distant as possible from a residence or Residential Zone.

   d. The hours of operation for a commercial use shall be limited to the hours of 7 a.m. to 11 p.m., seven days a week.

   e. A Discretionary Site Plan Review (Chapter 22.190) application shall be submitted to and approved by the Director, to ensure that the use will comply with the provisions of this Subsection F.2.

3. ***Outdoor Advertising Signs***. Outdoor advertising signs (billboards) shall require a Conditional Use Permit (Chapter 22.158). In addition, outdoor advertising signs shall comply with the following requirements:

   a. Outdoor advertising signs with more than 100 square feet of sign area on any face are prohibited.

   b. The total sign area of each outdoor advertising sign on any lot shall not exceed 200 square feet.

   c. Outdoor advertising signs shall not be erected or maintained within 150 feet of an existing or approved outdoor advertising sign.

   d. Outdoor advertising signs shall not be erected or maintained within 600 feet of a Residential Zone located on the same side of the street or highway. For the purpose of this Subsection F.3, Residential Zones include Zones R-1, R-2, R-3, R-A, and A-1.

   e. Outdoor advertising signs shall be oriented away from a Residential Zone, in accordance with Subsection F.3.d, above.

   f. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.

G. **Zone C-3.**

1. ***Permitted uses.*** All uses described in Zone C-3 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):

   a. Sales.

   — Auction houses, including animal auctions.

   — Automobile sales, sale of new and used motor vehicles.

   — Automobile supply stores with repair facilities.

   — Boat and other marine sales.

   — Department stores of more than 5,000 square feet.

   — Grocery stores of more than 5,000 square feet.

   — Hardware stores of more than 5,000 square feet.

   — Recreational vehicle sales.

   — Trailer sales, box and utility.

   b. Services.

   — Air-pollution sampling stations.

   — Automobile battery service.

   — Automobile brake repair shops.

— Automobile muffler shops.

— Automobile radiator shops.

— Automobile rental and leasing agencies.

— Automobile repair garages.

— Comfort stations.

— Communication equipment buildings.

— Community centers.

— Costume rentals.

— Dental clinics.

— Dental laboratories.

— Dog training schools, excluding boarding.

— Electric distribution substations, including microwave facilities.

— Furniture and household goods, transfer and storage.

— Hand wash car washes.

— Laboratories, research, and testing.

— Mortuaries.

— Parcel delivery terminals.

— Parking buildings.

— Recreational vehicle rentals.

— Rental services of heavy machinery or trucks.

— Stations – Bus, railroad, and taxi.

— Trailer rentals, box and utility only.

— Truck rentals of trucks exceeding two-ton capacity.

— Wholesale dry cleaning plants.

c. Recreation and Amusement.

— Golf courses, including the customary clubhouse and accessory facilities.

2. ***Development Standards***. Refer to the standards prescribed for Zone C-2, as contained in Subsection F.2, above, for all zone specific development standards.

3. ***Height Limit***. The maximum height of any structure in Zone C-3 shall be 35 feet.

4. ***Outdoor Advertising Signs***. Outdoor advertising signs (billboards) shall require a Conditional Use Permit (Chapter 22.158). In addition, outdoor advertising signs shall comply with the following requirements:
   a. Outdoor advertising signs with more than 100 square feet of sign area on any face are prohibited.
   b. The total sign area of each outdoor advertising sign on any lot or parcel shall not exceed 200 square feet.
   c. Outdoor advertising signs shall not be erected or maintained within 150 feet of an existing or approved outdoor advertising sign.
   d. Outdoor advertising signs shall not be erected or maintained within 600 feet of a Residential Zone located on the same side of the street or highway, in accordance with Subsection F.3.d, above.
   e. Outdoor advertising signs shall be oriented away from a Residential Zone, in accordance with Subsection F.3.d, above.
   f. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.

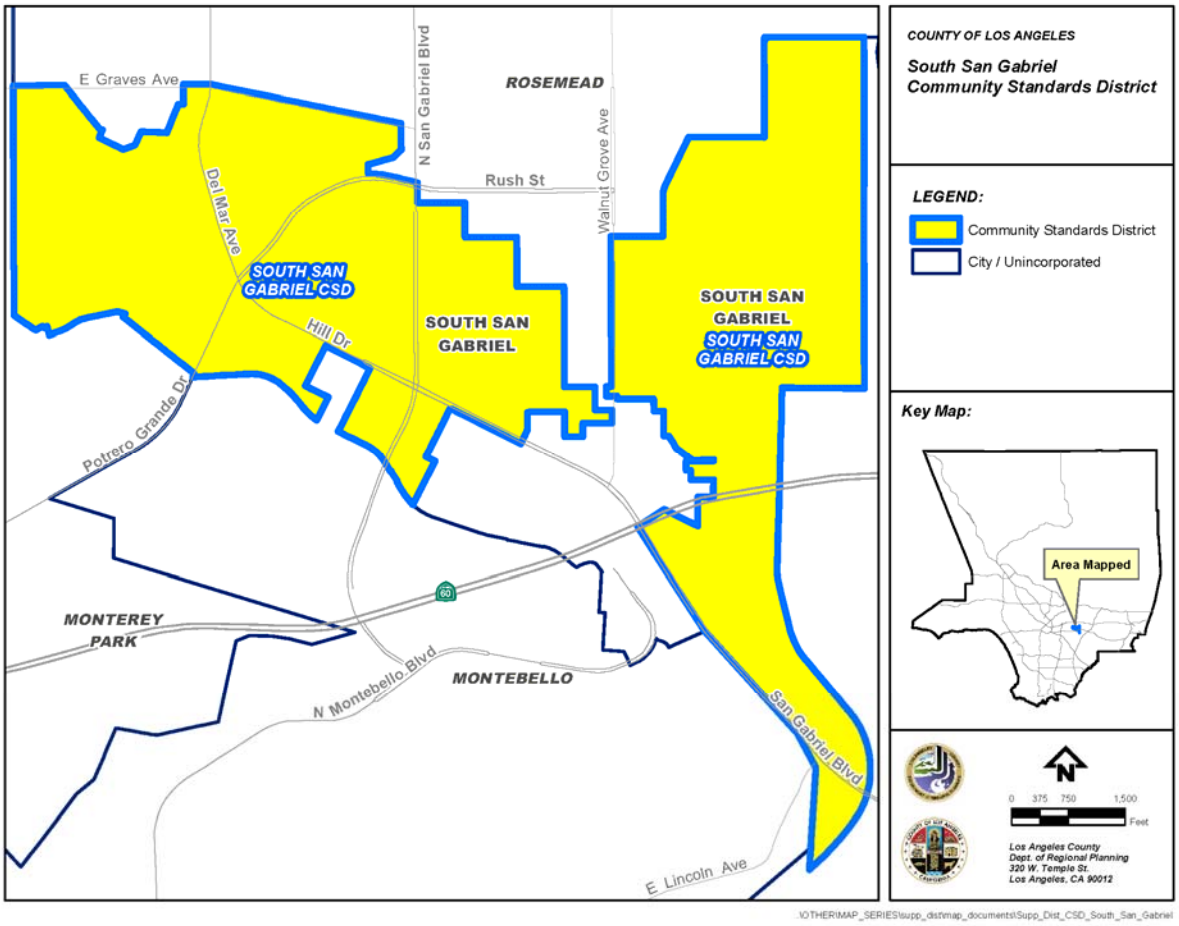
22.338.080 Area Specific Development Standards

(Reserved)

22.338.090 Modification of Development Standards

(Reserved)

FIGURE 22.338-A:SOUTH SAN GABRIEL CSD BOUNDARY



Chapter 22.340 Southeast Antelope Valley Community Standards District

Sections:

22.340.010 Purpose
22.340.020 Definitions
22.340.030 District Map
22.340.040 Applicability
22.340.050 Application Review and Procedures
22.340.060 Community Wide Development Standards
22.340.070 Zone Specific Development Standards
22.340.080 Area Specific Development Standards
22.340.090 Modification of Development Standards

22.340.010 Purpose

The Southeast Antelope Valley Community Standards District ("CSD") is established to protect and enhance the community's rural, equestrian, and agricultural character as well as its natural features, including significant ecological areas, flood plains, and desert terrain. The standards contained in this CSD are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the impacts of urbanization.

22.340.020 Definitions

(Reserved)

22.340.030 District Map

The boundaries of this CSD are shown on Figure 22.340-A:Southeast Antelope Valley CSD Boundary, at the end of this Chapter.

22.340.040 Applicability

This CSD shall not apply to:

A. Development proposals which are the subject of applications for the following types of permits or approvals that were deemed complete prior to the effective date of this CSD:

   1. Ministerial and Discretionary Site Plan Reviews;

   2. Tentative tract maps and parcel maps;

   3. General Plan Amendments and Area Plan Amendments; and

   4. Zone Changes, Conditional Use Permits, Variances, Zoning Conformance Reviews, or any other zoning permit applications.

B. Existing buildings or structures, or any additions thereto, provided that:

1. Any change to such building or structure after the effective date of the ordinance establishing this CSD does not result in an increase in the occupancy load or parking requirement for the building or structure; and

2. Any addition to such building or structure after the effective date of the ordinance establishing this CSD does not cumulatively increase its existing floor area by more than 25 percent.

22.340.050 Application Review and Procedures

(Reserved)

22.340.060 Community Wide Development Standards

A. **Design.** To the extent possible, development shall preserve existing natural contours, native vegetation, and natural rock outcropping features.

B. **Property Maintenance.** All portions of any lot that are visible from a public or private street shall be kept free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment including but not limited to refrigerators, stoves, and freezers.

C. **Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

D. **Street Improvements.** In new residential land divisions, local streets shall comply with the following standards in addition to the applicable provisions of Part 3 (Local Streets and Ways) of Chapter 21.24 in Title 21 (Subdivisions) of the County Code:

1. The maximum paved width of local streets shall not exceed 28 feet with unpaved shoulders, excluding any inverted shoulders, or concrete flow lines;

2. Curbs, gutters, and sidewalks shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the Department of Public Works; and

3. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for the safety of pedestrian and vehicular traffic, as determined by the Department of Public Works.

E. **Street Lights.** Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

F. **Alcoholic Beverage Sales.** No business newly engaged in the sale of alcoholic beverages for either on-site consumption or off-site consumption shall be located within 1,000 feet of any public or private school or legally established place of worship.

G. **Fences.** No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences within a required yard adjoining any public or private road shall comply with the applicable provisions of Section 22.110.070 (Fences and Walls) and shall be made of chain link, split rail, open wood, rock, block, split-faced or whole brick, wooden pickets, iron, any combination of the above, or other materials approved by the Director.

H. **Trails.** Except as provided in Subsection H.3, below, all new land divisions shall contain trails in accordance with the Trails Plan of the Antelope Valley Area Plan ("Trails Plan"). Conditions of approval for new land divisions shall require that trail construction be completed by the subdivider and approved by the Department of Parks and Recreation prior to the recordation of the final map for the land division.

1. ***Trail Standards.*** Trails built pursuant to this Subsection H shall satisfy the following minimum standards:

   a. *Feeder routes.* To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, feeder routes shall be provided from every new land division to a main trails network shown on the Trails Plan; and

   b. *Multi-purpose use.* The trails shall be designed to accommodate both pedestrian and equestrian uses.

2. ***Trail Maintenance.*** When trails and feeder routes are not required to be maintained by the Department of Parks and Recreation, the conditions of approval for new land divisions shall require that said trails be maintained, subject to approval by the Department of Parks and Recreation, by a homeowner's association to which the trail or feeder route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, Sections 22500, et seq., of the California Streets and Highways Code (Landscaping and Lighting Act District), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this Subsection H, the trails and feeder routes that must be constructed so as to be suitable for acceptance and maintenance by the Department of Parks and Recreation are those trails and feeder routes identified in the Trails Plan, and those trails and feeder routes located on private property for which a trail easement has been dedicated to the County.

3. ***Alternative Trail Proposal.*** If it is infeasible for a subdivider to provide trails in accordance with the Trails Plan, alternative trail proposals may be substituted. The alternative trail proposal shall be approved by the Department of Parks and Recreation, not require off-site land acquisitions

by the subdivider, and be connected, to the greatest extent possible, to a network of trails shown on the Trails Plan.

22.340.070 Zone Specific Development Standards

A. **Residential and Agricultural Zones.** Each new lot created by a land division shall contain a gross area of not less than one acre.

B. **Commercial and Industrial Zones.**

1. ***Amenities.*** For commercial developments and mixed-use developments that include commercial uses, at least two of the following pedestrian amenities shall be provided within the subject property:

   a. Benches;

   b. Bicycle racks;

   c. Decorative lights;

   d. Drinking fountains;

   e. Landscaped buffers;

   f. Newsstands;

   g. Planter boxes;

   h. Special paving materials, such as treated brick, for pedestrian circulation areas;

   i. Trash receptacles;

   j. Landscaped trellises or breezeways between buildings; or

   k. Other amenities approved by the Director.

2. ***Yards.*** All buildings, walls, vehicle parking, access, and circulation areas adjoining or adjacent to a residentially or agriculturally zoned lot shall:

   a. Have a landscaped area with a width of not less than 25 feet along the property line adjoining or adjacent to the residentially or agriculturally zoned lot. Landscaping within this area shall consist of plants from the Southeast Antelope Valley Native Plant List on file with the Department, and shall include, but not be limited to, a minimum of one 15-gallon tree, planted and maintained within each 15-foot portion of lot width or depth adjoining or adjacent to the residentially or agriculturally zoned lot. Along the property line not adjoining a public or private street, a solid masonry wall at the property line with a five-foot yard may be substituted for the landscaped area with a width of not less than 25 feet.

      i. In Commercial Zones, such solid masonry wall shall be at least six feet in height and shall not be more than 12 feet in height.

ii. In Industrial Zones, such solid masonry wall shall be at least eight feet in height and shall not be more than 15 feet in height.

b. Have side yards for reversed corner lots as required in the adjoining residentially or agriculturally zoned lot.

3. Vehicle access, circulation, parking, and loading areas shall be located as far as possible from adjoining or adjacent residentially or agriculturally zoned lots.

4. ***Truck Access.*** Other than during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and health, environmental, and safety considerations permitting, lots with multiple street frontages shall permit access to trucks only from the street that is farthest from adjoining or adjacent residentially or agriculturally zoned lots.

5. ***Outside Storage.*** Outside storage shall be maintained in accordance with the standards and requirements of Section 22.140.430 (Outdoor Storage) and so that the items in storage are not visible from adjoining or adjacent public or private streets and adjoining or adjacent residentially or agriculturally zoned lots at ground level.

6. ***Business Signs.*** Except as modified herein, all business signs shall conform to Chapter 22.114 (Signs):

a. *Applicability.* The sign regulations herein shall apply to new signs only, and shall not apply to existing signs which were legally established prior to the effective date of the ordinance establishing this CSD.

b. *Wall Business Signs.* Wall business signs shall be mounted flush and affixed securely to a building wall, and may extend from the wall a maximum of 12 inches.

c. *Prohibited Signs.*

i. Roof business signs.

ii. Signs painted directly on buildings.

C. **All Other Zones.** (Reserved)

22.340.080 Area Specific Development Standards

This CSD contains two distinct commercial areas:

A. **Area 1 - Palmdale Boulevard Commercial Area**.

1. ***Purpose.*** This Area is established to implement development standards for enhanced future commercial growth along Palmdale Boulevard and 90th Street East.

2. ***Applicability.*** The standards contained in this Subsection A shall apply to commercial developments and mixed-use developments that include

commercial uses within the boundaries of the Area shown on Figure 22.340-B:Palmdale Boulevard Commercial Area, at the end of this Chapter.

3. ***Architectural Standards.*** All buildings, building additions, and building renovations shall incorporate:

   a. Southwestern, Spanish Mission, or Mediterranean architecture, with ceramic tile roof and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director;

   b. At least two of the following architectural elements:

      i. Arcades;

      ii. Arches;

      iii. Awnings;

      iv. Courtyards;

      v. Colonnades; or

      vi. Plazas; and

   c. Variation in roofline and facade detailing such as recessed windows, balconies, offset planes, or similar architectural accents approved by the Director. Long, unbroken building facades shall be prohibited.

4. ***Yards.***

   a. Each lot adjoining Palmdale Boulevard or 90th Street East shall have a front yard of not less than 10 feet.

   b. Parking lots are prohibited in the required front yard area.

   c. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the Department, and shall include no less than one 15-gallon tree for every 150 square feet of yard area.

   d. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the Director are permitted within the required front yard area.

B. **Area 2 - Pearblossom Highway Commercial Area.**

1. ***Purpose.*** This Area is established to preserve and enhance the small-town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character.

2. ***Applicability.*** The standards contained in this Subsection B shall apply to commercial developments and mixed-use developments that include

commercial uses within the boundaries of the Area shown on Figure 22.232-C:Pearblossom Highway Commercial Area, at the end of this Chapter.

3. ***Building Height.*** All buildings shall be limited to a maximum height of 35 feet above grade, excluding chimneys and rooftop antennas.

4. ***Architectural Standards.*** All buildings, building additions, and building renovations shall incorporate:

   a. Western or Southwestern architecture constructed of stucco, wood, adobe, or other materials approved by the Director and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director; and

   b. Western or Southwestern style exterior lighting and business signage approved by the Director.

5. ***Yards.***

   a. Each lot adjoining Pearblossom Highway or 82nd Street East shall have a front yard of not less than 10 feet.

   b. Parking lots are prohibited in the required front yard area.

   c. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the Department, and shall include no less than one 15-gallon tree, for every 150 square feet of yard area.

   d. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the Director are permitted within the required front yard area.

22.340.090 Modification of Development Standards

A. **Findings.** The Director may permit modifications from the development standards specified in Section 22.340.080 (Area Specific Development Standards), where an applicant's request demonstrates to the satisfaction of the Director all of the following:

   1. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;

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

   3. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.

B. **Application.** The procedure for filing a request for modification shall be the same as that for a Discretionary Site Plan Review (Chapter 22.190), except that the applicant shall submit a filing fee, as set forth on the Filing Fee Schedule, equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.

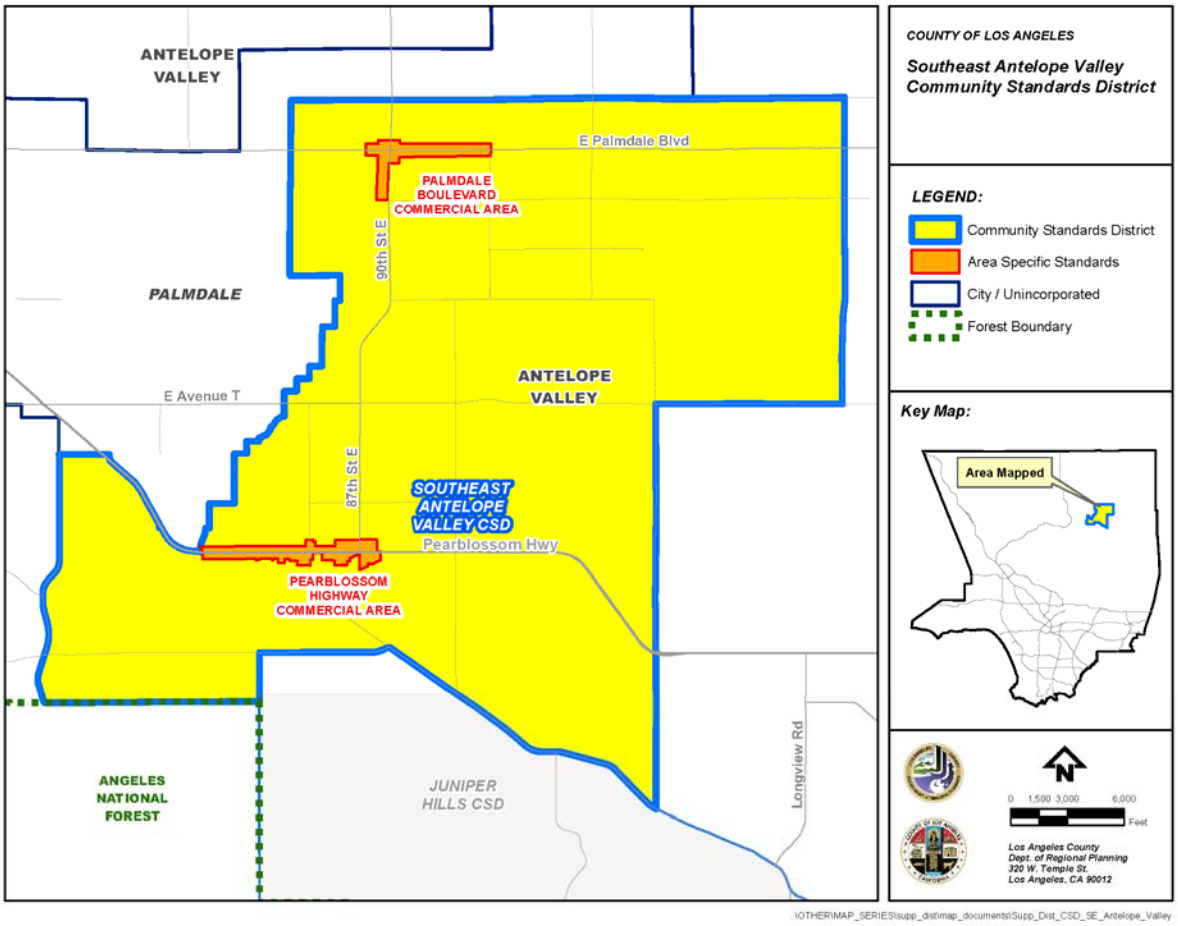
C. **Notice.** Notwithstanding Chapter 22.190 (Site Plan Review, Discretionary), not less than 30 days prior to the date an action is taken, notice of the pending application shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property, indicating that any property owner opposed to the granting of such modification may express such opposition by written protest to the Director within 15 days after receipt of such notice. Copies of the notice shall also be sent to the Sun Village and Littlerock Town Councils.

D. **Decision.**

1. The Director shall approve an application for modification where no more than two letters of opposition are received pursuant to Subsection C, above, where the application complies with the provisions of Section 22.228.040 (Findings and Decision), and where the Director determines that the application has satisfactorily demonstrated the matters required by Subsection A, above. If the Director approves the application, the Director shall notify the applicant and all property owners identified in Subsection C, above, of the decision in writing and such notification shall indicate that any such person may file an appeal within 15 days of receipt of such notice with a request for a public hearing before the Commission.

2. If the Director denies the application for any reason, the Director shall notify the same persons as identified in Subsection C, above, of the decision in writing and such notification shall indicate that the applicant may file an appeal within 15 days of receipt of such notice with a request for a public hearing before the Commission. If the applicant files an appeal, the applicant shall pay the additional fee for a public hearing as set forth on the Filing Fee Schedule under Site Plan Review for Modification of Development Standards in a Community Standards District.

FIGURE 22.340-A:SOUTHEAST ANTELOPE VALLEY CSD BOUNDARY



\OTHER\MAP_SERIES\supp_dist\map_documents\Supp_Dist_CSD_SE_Antelope_Valley

FIGURE 22.340-B:PALMDALE BOULEVARD COMMERCIAL AREA

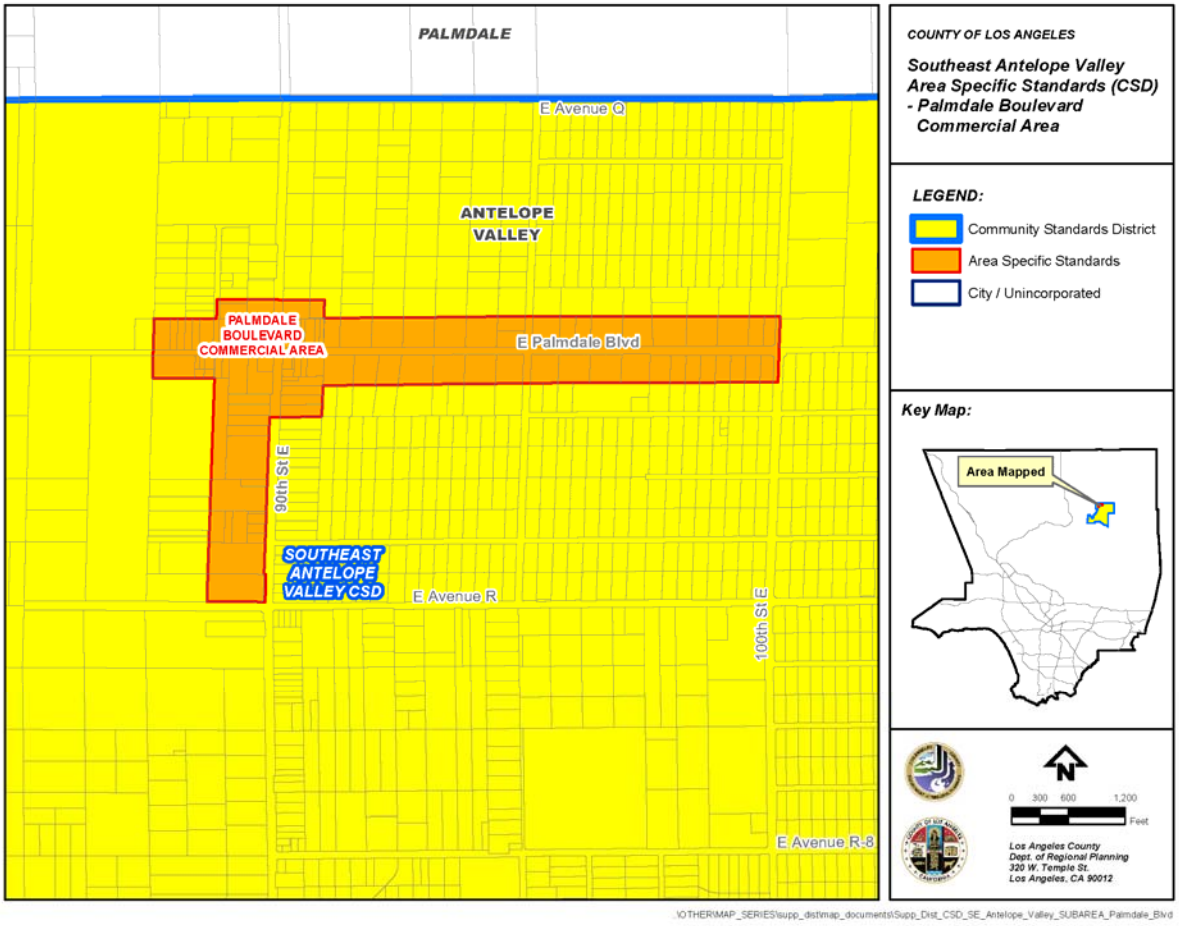
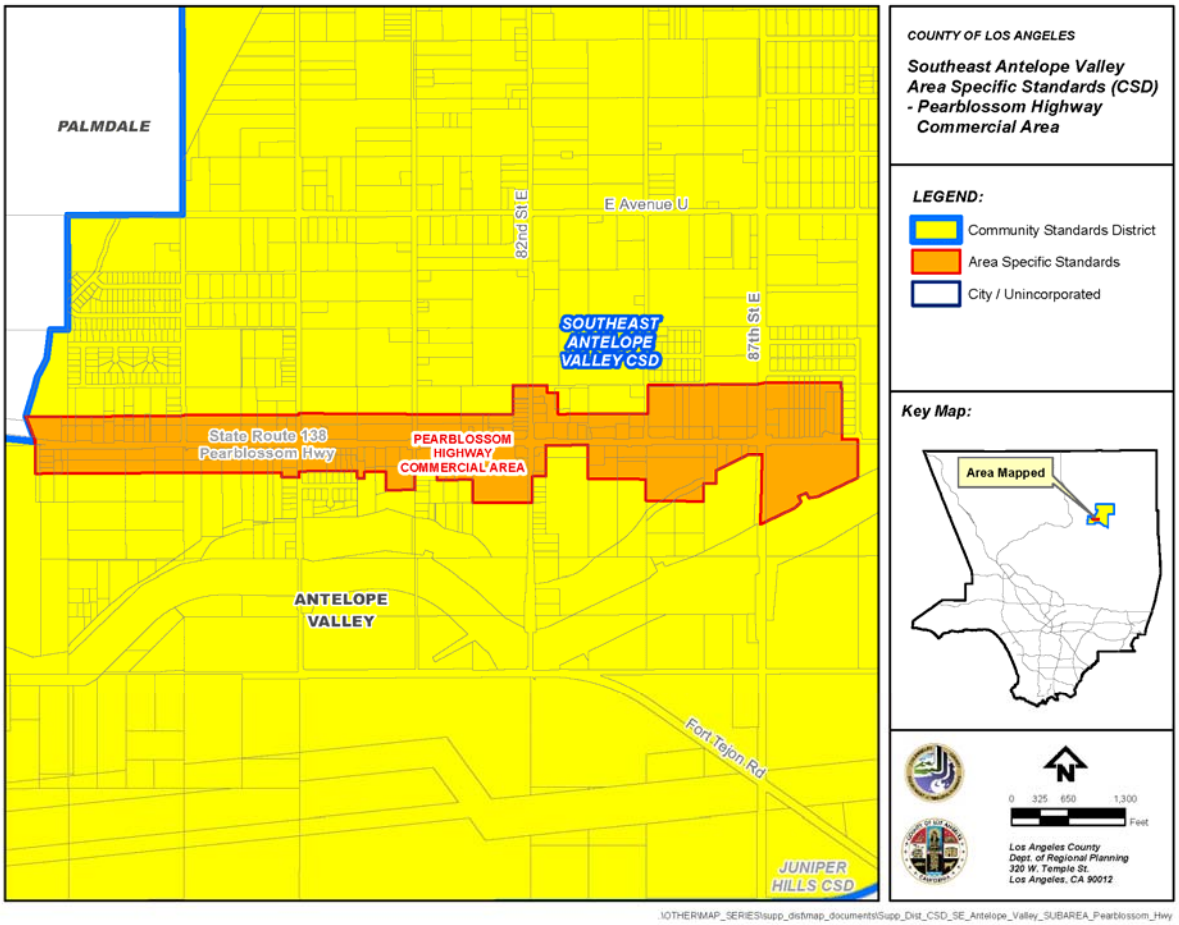


FIGURE 22.340-C:PEARBLOSSOM HIGHWAY COMMERCIAL AREA



Chapter 22.342 Stonyvale Community Standards District

Sections:

22.342.010 Purpose
22.342.020 Definitions
22.342.030 District Map
22.342.040 Applicability
22.342.050 Application and Review Procedures
22.342.060 Community Wide Development Standards
22.342.070 Zone Specific Development Standards
22.342.080 Area Specific Development Standards
22.342.090 Modification of Development Standards

22.342.010 Purpose

The Stonyvale Community Standards District ("CSD") is established to facilitate the construction of single-family residences, accessory structures, fences, and walls in the Stonyvale area affected by the 2009 Station Fire, without endangering the health and safety of residents. This CSD does not modify or waive any other provisions of the County Code or any local, state, and federal laws or regulations.

22.342.020 Definitions

(Reserved)

22.342.030 District Map

The boundaries of this CSD are shown on Figure 22.342-A:Stonyvale CSD Boundary, at the end of this Chapter.

22.342.040 Applicability

(Reserved)

22.342.050 Application and Review Procedures

(Reserved)

22.342.060 Community Wide Development Standards

A. **Front Yards.** The minimum required front yard shall be three feet as measured from the nearest edge of the pavement or the nearest edge of the right-of-way of Stonyvale Road, whichever would provide the greater front yard. Section 22.110.080.B (Front Yards) are not applicable;

B. **Fences and Walls.** The maximum height of any fence or wall, including a retaining wall, in any required yard is eight feet.

22.342.070 Zone Specific Development Standards

(Reserved)

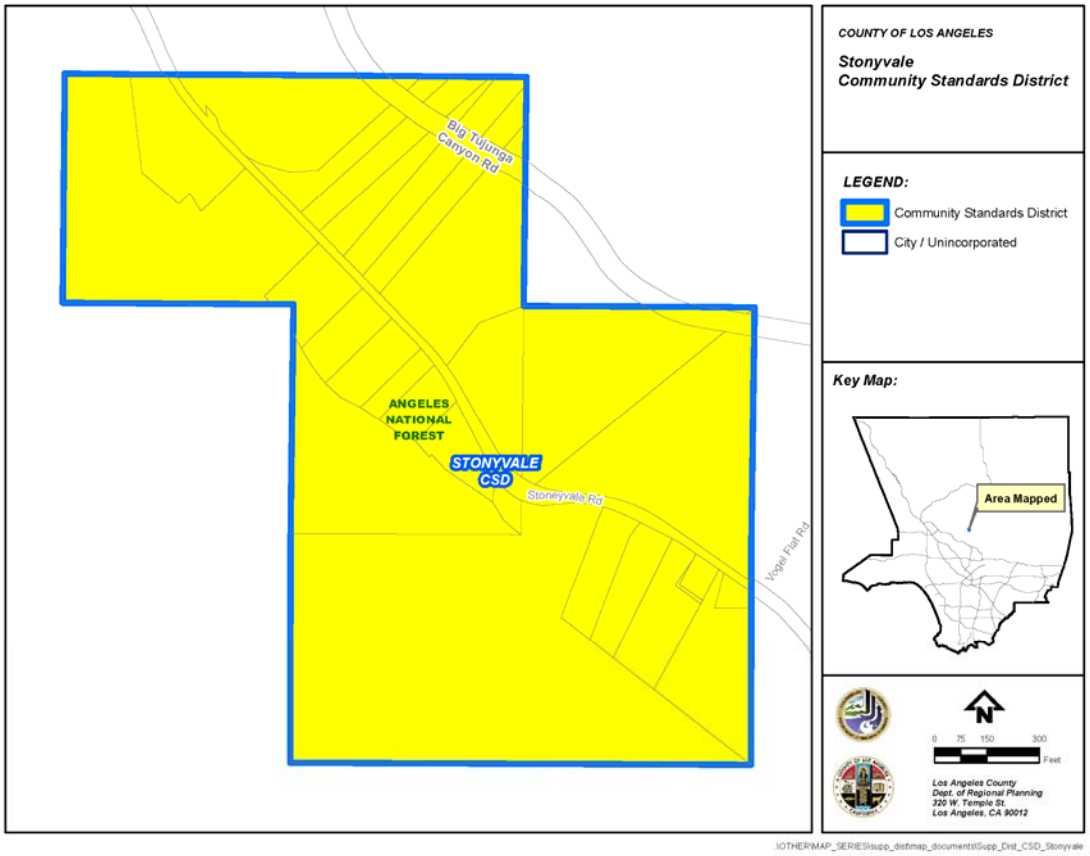
22.342.080 Area Specific Development Standards

(Reserved)

22.342.090 Modification of Development Standards

(Reserved)

FIGURE 22.342-A:STONYVALE CSD BOUNDARY



Chapter 22.344 Twin Lakes Community Standards District

Sections:

22.344.010 Purpose
22.344.020 Definitions
22.344.030 District Map
22.344.040 Applicability
22.344.050 Application and Review Procedures
22.344.060 Community Wide Development Standards
22.344.070 Zone Specific Development Standards
22.344.080 Area Specific Development Standards
22.344.090 Modification of Development Standards

22.344.010 Purpose

The Twin Lakes Community Standards District ("CSD") is established to preserve the character of the Twin Lakes community and to encourage the provision of essential improvements appropriate for its unique rural character, as defined in the Community Plan. This CSD is one means of implementing the goals and objectives of the Twin Lakes Community Plan. The Twin Lakes Community Plan was developed primarily to address severe problems involving sewage disposal and circulation in a small-lot subdivision.

22.344.020 Definitions

(Reserved)

22.344.030 District Map

The boundaries of this CSD are shown on Figure 22.344-A:Twin Lakes CSD Boundary, at the end of this Chapter.

22.344.040 Applicability

A. The provisions of Section 22.110.080.A.1 (Front Yards – on Partially Developed Blocks) shall not apply.

B. The provisions of Section 22.110.080.A.2 (Front Yards – On Sloping Terrain) shall not apply.

C. The provision of Section 22.110.030 (Accessory Buildings) shall not apply.

D. The provisions of Section 22.110.180 (Modifications Authorized) shall not apply.

22.344.050 Application and Review Procedures

(Reserved)

22.344.060 Community Wide Development Standards

A. **Parking and Driveway Requirements.**

1. On-street parking shall observe posted signage.
2. A minimum driveway length of 20 feet, as measured from a line parallel to and a minimum of 10 feet from the centerline of the driven roadway, is required in order to ensure adequate off-street parking. If two standard size vehicle parking spaces are provided on site and not within the required yard setbacks, this provision may be waived.

B. **On-site and Off-site Improvements.** All new homes or improvements to existing homes which exceed 25 percent of the current market value of the existing home must satisfy the following:

1. All roads or access easements on site, as well as segments of all roads abutting the parcel must be improved with a minimum of 20 foot width of paving, to be approved by the Department of Public Works.
2. Fire hydrants must be accessible to the site, and comply with current standards of the Fire Department.
3. Sewage disposal facilities must be sized to serve the requested use, based on current Department of Public Health's standards.
4. The construction of improvements needed to comply with Subsection B.1 through B.3, above, shall be the full responsibility of the project applicant.
5. The County shall impose as a condition of its approval of any affected development a requirement for construction of the necessary improvements.

22.344.070 Zone Specific Development Standards

(Reserved)

22.344.080 Area Specific Development Standards

A. **Area 1 (Small Lot Subdivisions)—All Property Located Within the Following Records of Survey: 24-25, 25-44, 25-46, 26-42, 28-23.**

1. ***Slope Intensity Formula.*** Construction of residential units or any improvements to residential units on a lot of less than 6,000 square feet shall be subject to the following:

   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:

$$GSA = (A/5) \times [(50-S/35] + 800$$

Where: GSA = The allowable gross structural area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas but does not include vent shafts, garages or carports designed for the storage of autos.

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; and

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 in feet of all contour intervals (I);

A = The area of the building site in square feet.

b. All slope calculations shall be based on natural, ungraded conditions. Maps of a scale generally not less than one inch equals 10 feet (1" = 10'), showing the building site and natural 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.

c. The maximum allowable gross structural area (GSA) as calculated above may be increased as follows:

   i. 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 extinguished or removed.

2. ***Procedural Requirements.***

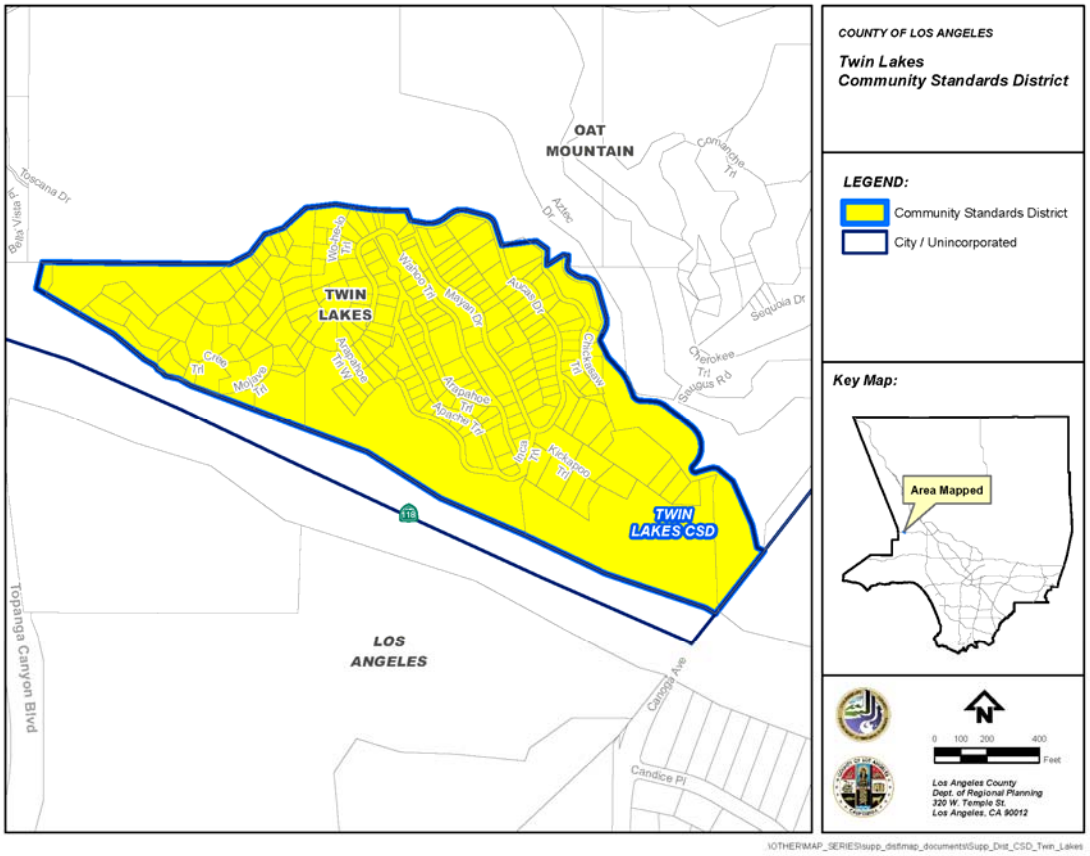
   a. Any development requiring a building permit on a lot having a net area less than 6,000 square feet shall be subject to a Discretionary Site Plan Review (Chapter 22.190), except that the Director shall not consider requests for modification.

   b. Any modification of development standards shall be considered only through Chapter 22.196 (Variances). The maximum gross structural area as determined by the slope intensity formula shall not be subject to modification.

22.344.090 Modification of Development Standards

(Reserved)

FIGURE 22.344-A:TWIN LAKES CSD BOUNDARY



Chapter 22.346 Walnut Park Community Standards District

Sections:

22.346.010 Purpose
22.346.020 Definitions
22.346.030 District Map
22.346.040 Applicability
22.346.050 Application and Review Procedures
22.346.060 Community Wide Development Standards
22.346.070 Zone Specific Development Standards
22.346.080 Area Specific Development Standards
22.346.090 Modification of Development Standards

22.346.010 Purpose

The Walnut Park Community Standards District ("CSD") is established to provide a means of assisting in the implementation of the Walnut Park Neighborhood Plan ("Neighborhood Plan"), as adopted by the Board on September 24, 1987. The Neighborhood Plan establishes the policies for residential, commercial and public improvements of the area. The requirements of this CSD are necessary to ensure that the principal objectives and policies of the Neighborhood Plan are accomplished in a manner which protects the health, safety and welfare of the community.

22.346.020 Definitions

The following terms are defined solely for this CSD.

Awning Signs. Signs which are painted, sewn or stained onto the exterior surface of an awning or canopy, and shall not exceed a maximum area of 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

22.346.030 District Map

The boundaries of this CSD are shown on Figure 22.346-A:Walnut Park CSD Boundary, at the end of this Chapter.

22.346.040 Applicability

Except as otherwise specifically provided for herein, the provisions of this Title 22 shall apply.

22.346.050 Application and Review Procedures

A. **Discretionary Site Plan Review.**

1. Except as otherwise provided in this Chapter, the Discretionary Site Plan Review (Chapter 22.190) shall be required to establish, operate or maintain any use, except that the Discretionary Site Plan Review is not required for a change in ownership or occupancy. Also exempt from the Discretionary Site Plan Review are construction, maintenance and repairs conducted within any 12-month period, the sum of which does not exceed 25 percent of the current market value or assessed valuation of the building or structure, whichever is less.
2. An application for a Discretionary Site Plan Review shall not be approved until the proposed use has been submitted to and reported upon by the Director of the Community Development Commission, or successor agency, as to conformity with the Neighborhood Plan.

B. **Conditional Use Permits.**

1. Conditional Use Permits (Chapter 22.158) shall be required for those uses listed as uses subject to permit, as specified in this Title 22.
2. In addition to the findings for approval required by Section 22.158.050 (Findings and Decision), the Commission shall further find that:
   a. The proposed use has been submitted to and reported upon by the Director of the Community Development Commission, or successor agency, as to conformity with the Neighborhood Plan; and
   b. The proposed use is consistent with the Neighborhood Plan.

C. **Nonconforming Uses, Buildings and Structures.**

1. Uses, buildings and structures not in conformance with the Neighborhood Plan may be continued subject to the provisions of Chapter 22.174 (Nonconforming Uses, Buildings and Structures).
2. For nonconforming uses, buildings or structures, an application may be filed with the Department, requesting:
   a. An extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site, as specified in Section 22.174.050.B (Termination by Operation of Law) or Section 22.248.080.G.2 (Considered Nonconforming Use When); or
   b. Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use, and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.
3. In addition to the findings required for approval of a nonconforming use, building or structure review required by Section 22.174.060 (Review of

Amortization Schedule or Substitution of Use), the Commission shall further find that:

a. The proposed use, building or structure has been submitted to and reported upon by the Director of the Community Development Commission, or successor agency, as to conformity with the Neighborhood Plan; and

b. The proposed use, building or structure will not be in substantial conflict with implementation of the Neighborhood Plan.

22.346.060 Community Wide Development Standards

A. **Setbacks.**

1. Yard and setback requirements for all residential uses shall be the same requirements as for Zone R-1.

2. When off-street parking areas are not separated from residentially zoned lots by a street, the following shall be required:

   a. A landscaped area having a minimum width of five feet shall be required adjacent to the property line.

   b. A six-foot-high masonry wall shall be located behind the landscaped area between the lot used for off-street parking and the residentially zoned lot, except that such wall shall not be located within the front yard setback area adjacent to the residentially zoned lot.

3. When off-street parking areas are adjacent to a street separating off-street parking areas and residentially zoned lots, the following shall be required:

   a. A masonry wall and/or a landscaped earthen berm, three feet high, shall be provided, except for points of vehicular ingress and egress, at the rear of the required front yard setback area and parallel to the street.

4. Commercial front yards and open space areas shall be landscaped, neatly maintained, and have an operational irrigation system.

5. Site plans for commercial properties, showing walls, landscaped areas and irrigation systems, shall be submitted to the Director of the Community Development Commission, or successor agency, and the Department for review and approval.

B. **Signs.**

1. Except as herein specifically provided, all signs shall be subject to Chapter 22.114 (Signs).

2. All signs in a state of disrepair shall be repaired so as to be consistent with the standards set out in this Subsection B, or removed within 30 days from notification that a state of disrepair exists.

3. ***Size.***

    a. Total allowable signage area on an existing building shall be related to store frontage. Each business tenant within a multi-tenant building is allowed not more than two square feet of signage area for every linear foot of frontage on a street or highway.

    b. Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas, metal, plastic or other type of awnings shall be limited to 10 inches.

4. ***Sign Design.*** Sign design shall be subject to review and approval by the Director of the Community Development Commission, or successor agency, and the Department.

    a. Signage colors shall complement building colors and materials, and be limited to three colors.

    b. Lettering styles shall be complementary for each storefront in a single building.

    c. In multi-tenant buildings, signage colors used by individual shops shall be complementary with each other.

    d. In multi-tenant buildings, the height and placement of signs shall be consistent.

5. ***Wall Signs.***

    a. Wall signs shall be mounted flush and affixed securely to a building wall and may project from the building face a maximum of 12 inches.

    b. Wall signs may only extend sideways to the extent of the building face or to the highest line of the building;

    c. Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

6. ***Window Signs.***

    a. Window signs shall be displayed only on the interior of windows or door windows.

    b. Window signs shall not exceed the maximum area of 25 percent per glass area (total window or door area visible from the exterior of the building).

7. ***Building Tenant Information/Identification Signs.***

a. For multi-tenant buildings and businesses with entrances located within building pass-through, a building directory listing the names of tenants may be located near each building or pass-through entrance.

b. Each tenant shall be allowed a maximum of two square feet of signage for each building directory.

c. New building identification signage on new construction or existing buildings shall be limited to one sign per principal entrance per frontage. Said signage shall not exceed a maximum of 15 square feet for each building identification sign.

d. All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Wall signs, marquees and canopies shall not be considered to be built-in signage.

e. Metal plaques in good repair listing the building name and/or historical information, permanently affixed in a flush manner to the building, are exempt from these sign provisions.

8. ***Prohibited Signs.*** The following signs are prohibited:

a. Roof signs;

b. Freestanding signs;

c. Flashing, animated or audible signs;

d. Signs which rotate, move or simulate motion;

e. Signs which extend or project from the building face more than 12 inches in any direction;

f. Signs with exposed bracing, guy wires, conduits or similar devices;

g. Outdoor advertising (including billboards);

h. Painted signs on the building surface;

i. Streamers and/or banner signs of cloth or fabric;

j. Portable signs.

9. ***Removal of Illegally Installed/Maintained Signs.***

a. The Director shall remove or cause the removal of any sign constructed, placed or maintained in violation of this Subsection B within 15 days following the date of mailing of registered or certified written notice to the owner of the sign, if known, at his last known address, or to the owner of the property as shown on the latest assessment roll. Said notice shall describe the sign in violation and shall specify the violation involved, giving notice that the sign will be

removed at the owner's expense if the violation is not corrected within 15 days.

b. Nonconforming or illegal banners, pennants, flags, window signs (temporary or permanent), painted wall signs, vehicular signs, portable signs, hazardous signs, animated or moving signs, revolving or abandoned signs, shall be abated or removed within 90 days from October 25, 1987, the effective date of the ordinance establishing this CSD. All other nonconforming signs shall be discontinued and removed from the site, or brought into conformity according to the schedule in Table 22.346.060-A, below:

Table 22.346.060-A:Sign Removal

Replacement Value of Sign	Period of Removal
Less than $100.00	Within 90 days
$101.00 — $500.00	Within 12 months
$501.00 — $1,000.00	Within 12 months
$1,001.00 — $2,500.00	Within 36 months
$2,501.00 — $5,000.00	Within 5 years
For each additional $1,000.00 increment	6 months to a maximum of 10 years.

The replacement value of a sign shall be determined by the Director of the Community Development Commission, or successor agency.

c. Signs removed by the Director pursuant to this Subsection B.9 shall be stored for a period of 30 days, during which time they may be recovered by the owner upon payment to the County for all costs of removal and storage. If not recovered prior to expiration of the 30-day period, the sign and supporting structures shall be declared abandoned, and title thereto shall vest in the County, and the cost of removal shall be billed to the owner. If not paid by the owner, said costs will be imposed as a tax lien against the property.

C. **Automobile Parking.**

1. Automobile parking and development of related facilities shall be provided in accordance with Chapter 22.112 (Parking).

2. In residential properties, except within bona fide driveways, no automobile, truck, recreational vehicle, trailer or any other motor vehicle, including any of their component parts, shall be parked, stored, left standing or otherwise permitted for any length of time on that area between the road and the front of any building or structure on a lot. In the case of corner lots, said prohibition shall further apply between the road and the side of any building or structure.

D. **Height Limits.**

1. The maximum height of buildings and structures, except as where otherwise provided, shall be determined per Table 22.346.060-B, below:

Table 22.346.060-B: Height Limits		
Zone	**Zone Name**	**Height Limit**
R-1	Neighborhood Preservation I	25 feet
R-2	Neighborhood Preservation II	25 feet
R-3	NR Neighborhood Revitalization	25 feet
( )-P	Overlay (Parking)	25 feet
C-1	Restricted Professional Offices	25 feet
C-3	General Commercial	45 feet
C-3-CRS	Mixed Commercial	45 feet

E. **Floor Area Ratio (FAR) for Commercial Buildings.**

1. Except for Zone C-1 (Restricted Professional Offices) which has a floor area ratio (FAR) of 2.0, in other Commercial Zones, the total floor area in all buildings on one lot shall not exceed a floor area ratio of 3.0, which is the buildable area of such lot. 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 considered in determining that total floor area within a building.

2. When any provision of the ordinance codified in this Title 22, or of any other ordinance, requires any front, side or rear yards, or prohibits the occupation of more than a certain portion of a lot by structures, the portion of such lot which may be occupied by structures is the "buildable area," as those words are used in this Chapter.

F. **Design Standards for Commercial Uses.**

1. ***Improvements.*** All new improvements and improvements to existing structures that exceed 25 percent of assessed valuation are subject to design review.

2. ***Compatibility.*** Uses, buildings and/or structures shall be designed so as to be compatible with nearby properties, with special attention being given to the protection of residential property planned for residentially zoned uses.

3. ***Nonresidential Uses.*** When structures for nonresidential uses are located adjacent to residentially zoned lots, such structures shall be designed so as to minimize their impact on residentially zoned lots in respect to location on the site, height, architecture and general amenities. Nonresidential uses and structures shall require a Discretionary Site Plan Review (Chapter 22.190).

4. ***Materials, Colors and Equipment.***

   a. Consideration shall be given to the adjacent buildings and/or structures so that the use of mixed materials is in accordance with the intent and purpose of the Neighborhood Plan.

   b. Muted pastel colors are recommended as the primary or base building color, while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

   c. *Awnings.*

      i. Awnings shall be the same color and style for each opening on a single storefront or business.

      ii. Awnings shall be complementary in color and style for each storefront in a building.

      iii. Awnings shall be designed to coordinate with the architectural divisions of the building, including individual windows and bays.

      iv. All awnings must comply with Title 26 (Building Code) of the County Code and Fire Department regulations.

      v. Awnings in disrepair shall be repaired or removed within 30 days of notification that a state of disrepair exists.

   d. *Mechanical Equipment.*

      i. External (individual) air conditioning units for a commercial building shall be located to be compatible with the architectural detail and the overall design of the storefront.

      ii. If air conditioning units are located in the storefront, attempts shall be made to install a window unit which is neutral in appearance and which does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If feasible, screening or enclosing the air conditioning unit by using an awning or landscaping shall be required.

      iii. Mechanical equipment located on roofs shall be screened by parapet walls or other similar architectural treatment so that the equipment will not be visible from the street or surrounding properties.

   e. *Security.*

      i. Chain-link, barbed and concertina wire fences are strictly prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.

      ii. When installed, all security bars or grilles shall be placed on the inside of the building, except for roll-up shutters or grilles.

iii. Horizontally folding accordion grilles installed on the exterior of a storefront are prohibited.

iv. Building security grilles shall be side-storing, concealed grilles which are not visible or discernible from the exterior of the building when not in use (during business hours), or roll-up shutters or grilles any of which shall be permitted, provided that they are concealed in the architectural elements of the building.

22.346.070 Zone Specific Development Standards

A. **Zone R-1 (Neighborhood Preservation I).** No changes.

B. **Zone R-2 (Neighborhood Preservation II).** Zone R-2 densities and standards of development shall be maintained regarding setbacks, yards, parking, height coverage, etc.

C. **Zone R-3 NR (Neighborhood Revitalization).**

1. ***Development Standards.*** Zone R-2 (Neighborhood Preservation II) standards of development shall be maintained regarding setbacks, yards, parking, height, coverage, etc., for lots less than 40,000 square feet. Lots in excess of 40,000 square feet with multi-family densities (up to 30 dwelling units per acre) are permitted subject to the Conditional Use Permit (Chapter 22.158) procedure and specific design standards as set forth in Subsection C.2, below.

2. ***Design Standards.***

a. *Building and Site Design.*

i. Yard and setback requirements shall be the same requirements as for Zone R-1.

ii. Variation of form and massing shall be used in building designs to provide visual interest. Long, unbroken building facades are to be avoided.

iii. Strictly flat roofs are not acceptable.

iv. Parking structures shall incorporate the same architectural design as the primary building.

v. Continuous curb cuts are prohibited.

vi. Where more than 20 automobile parking spaces are required or provided, those areas not used for parking or maneuvering, or for pedestrian movement to and from vehicles, shall be landscaped. Not less than two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot so as to maximize its aesthetic effect.

b. *Relationship to Adjacent Properties.*

i. Buildings and structures shall be of a scale and proportion (size) that generally conforms with adjacent structures, but in no case shall exceed the height limit as provided herein.

ii. Buildings and structures should be compatible in terms of color, style and materials with adjacent buildings and structures.

iii.

(1) Where a multi-family building is sited adjacent to a single-family residence, a solid masonry wall six feet in height shall be located long the common property line. Where a single-family residence shares a side property line, the wall must extend from the rear property line to (at least) the minimum front yard setback. Where the properties involved share a rear property line, the wall shall extend from side lot line to side lot line.

(2) A planting strip not less than two feet in width along the wall, facing the multi-family development, shall be provided, landscaped, and continuously maintained.

iv. All exterior lighting shall be arranged so as to prevent glare or direct illumination of adjacent residences.

c. *Walls, Fences, and Mechanical Equipment.*

i. All walls and fences within a residential development shall be of materials and colors compatible with the architectural design of the buildings and structures in the development.

ii. All mechanical equipment shall be screened from view from adjacent streets and residences, either with a wall or with sufficient landscaping.

iii. All trash containers and dumpsters shall be screened from view from streets, walkways, and adjacent residences.

D. **Zone C-1 (Restricted Professional Offices).** Professional office uses shall be the primary uses. Other uses may be permitted subject to a Conditional Use Permit (Chapter 22.158).

E. **Zone C-3 (General Commercial).** Uses permitted in Zone C-3, restricted to three stores (45-foot height limit), and a floor area ratio of 3.0.

F. **Zone C-3-CRS (Mixed Commercial).** Uses permitted in Zone C-3. Uses subject to permit: Mixed commercial/residential developments.

G. **Zone ( )-P Overlay (Parking).** Uses permitted in underlying Residential Zone, or supplemental parking lots to serve adjacent commercial uses.

22.346.080 Area Specific Development Standards

A. **Commercial Areas—Specific Standards.**

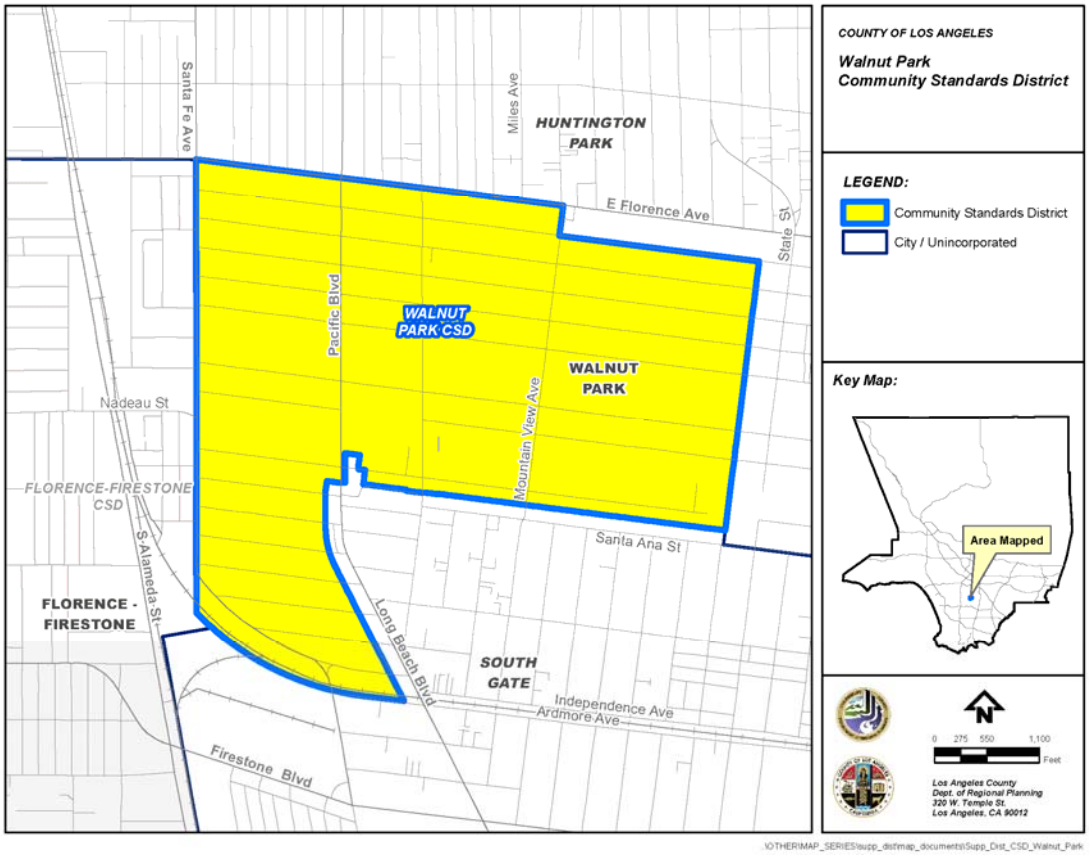
1. Seville Avenue, north of Olive Avenue to Walnut Street (Zone C-1, Restricted Professional Offices).
2. Pacific Boulevard (Zone C-3—General Commercial).
3. Santa Fe Avenue (Zone C-3-CRS—Mixed Commercial).
4. The north side of Walnut Avenue between Santa Fe Avenue and Seville Avenue shall permit Zone C-3 (General Commercial) uses.
5. The north side of Walnut Avenue between Seville Avenue and Mountain View Avenue shall permit parking in conjunction with commercial uses in adjacent Zone C-3 (General Commercial).
6. Seville Avenue, south of Olive Avenue to the boundary with the city of South Gate (Zone C-3, General Commercial). Improvement work greater than 50 percent of market value, excluding building code improvements, shall require additional off-street parking.

22.346.090 Modification of Development Standards

A. **Minor Variations.** Under exceptional circumstances, the Department may permit minor variation from the standards specified in Section 22.346.060 (Community Wide Development Standards). In order to permit such variations, the applicant shall substantiate all of the following to the satisfaction of the Director:

1. The strict application of these development standards and regulations would result in practical difficulties or unnecessary hardships;
2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Walnut Park area; and
3. The grant of the requested variation will not be materially detrimental to property or improvements in the area; and
4. That granting the requested variation will not be contrary to the goals and policies of the Neighborhood Plan.

FIGURE 22.346-A:WALNUT PARK CSD BOUNDARY



Chapter 22.348 West Athens-Westmont Community Standards District

Sections:

22.348.010 Purpose
22.348.020 Definitions
22.348.030 District Map
22.348.040 Applicability
22.348.050 Application and Review Procedures
22.348.060 Community Wide Development Standards
22.348.070 Zone Specific Development Standards
22.348.080 Area Specific Development Standards
22.348.090 Modification of Development Standards

22.348.010 Purpose

The West Athens-Westmont Community Standards District ("CSD") is established to provide a means of implementing special development standards for the unincorporated community of West Athens-Westmont. This CSD is necessary to ensure that the goals and objectives of the adopted West Athens-Westmont Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

22.348.020 Definitions

(Reserved)

22.348.030 District Map

The boundaries of this CSD are shown on Figure 22.348-A:West Athens-Westmont CSD Boundary, at the end of this Chapter.

22.348.040 Applicability

(Reserved)

22.348.050 Application and Review Procedures

(Reserved)

22.348.060 Community Wide Development Standards

A. **Height Limit.** The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height, or as otherwise specified herein; said heights may be modified subject to a Variance (Chapter 22.196).

22.348.070 Zone Specific Development Standards

A. **Zone R-1.**

1. The maximum height permitted in Zone R-1 shall be 35 feet and two stories.
2. Properties shall be neatly maintained and free of debris, overgrown weeds, junk, and garbage. A minimum of 50 percent of the front yard area shall be landscaped and maintained with grass, shrubs and/or trees.

B. **Zone R-2.**

1. The maximum height permitted in Zone R-2 shall be 35 feet.
2. Refer to the standards prescribed for Zone R-1 for maintenance and landscaping requirements.

C. **Zone R-3.**

1. The maximum height permitted in Zone R-3 shall be 35 feet.
2. Refer to the standards prescribed for Zone R-1 for maintenance and landscaping requirements.

22.348.080 Area Specific Development Standards

A. **Commercial/Residential Mixed Use Area.** Century Boulevard, between Vermont Avenue to the east and approximately 130 feet west of Denker Avenue to the west, as shown on Figure 22.348-B:Commercial/Residential Mixed Use Area, at the end of this Chapter, shall be developed with residential or commercial uses and be subject to approval of a Conditional Use Permit (Chapter 22.158) application—the construction and maintenance of one single-family residence per lot shall be exempt from the requirements of a Conditional Use Permit:

1. Residential projects shall be subject to the following requirements:
   a. Maximum density: 30 dwelling units per net acre;
   b. Height limit: 35 feet;
   c. Setback from 99th and 101st Streets: 10 feet. The setback area shall be landscaped with grass, shrubs and/or trees;
   d. Setback from Century Boulevard: 10 feet; and
   e. Access to property: via 99th or 101st Streets.
2. Commercial projects shall be subject to the following requirements:
   a. Height limit: 35 feet;
   b. Setback from 99th and 101st Streets: 10 feet. The setback area shall be landscaped with grass, shrubs and/or trees; and

c. Access to property: via Century Boulevard only.

B. **Senior Citizen Density Bonus Area.** The area bounded by New Hampshire Avenue, Berendo Avenue, Imperial Highway and the proposed Century Freeway, as shown on Figure 22.348-C:Senior Citizen Density Bonus Area, at the end of this Chapter, may be developed with senior citizen housing at a maximum density of 50 dwelling units per net acre. The senior citizen developments will be subject to a Conditional Use Permit (Chapter 22.158).

22.348.090 Modification of Development Standards

(Reserved)

FIGURE 22.348-A:WEST ATHENS-WESTMONT CSD BOUNDARY

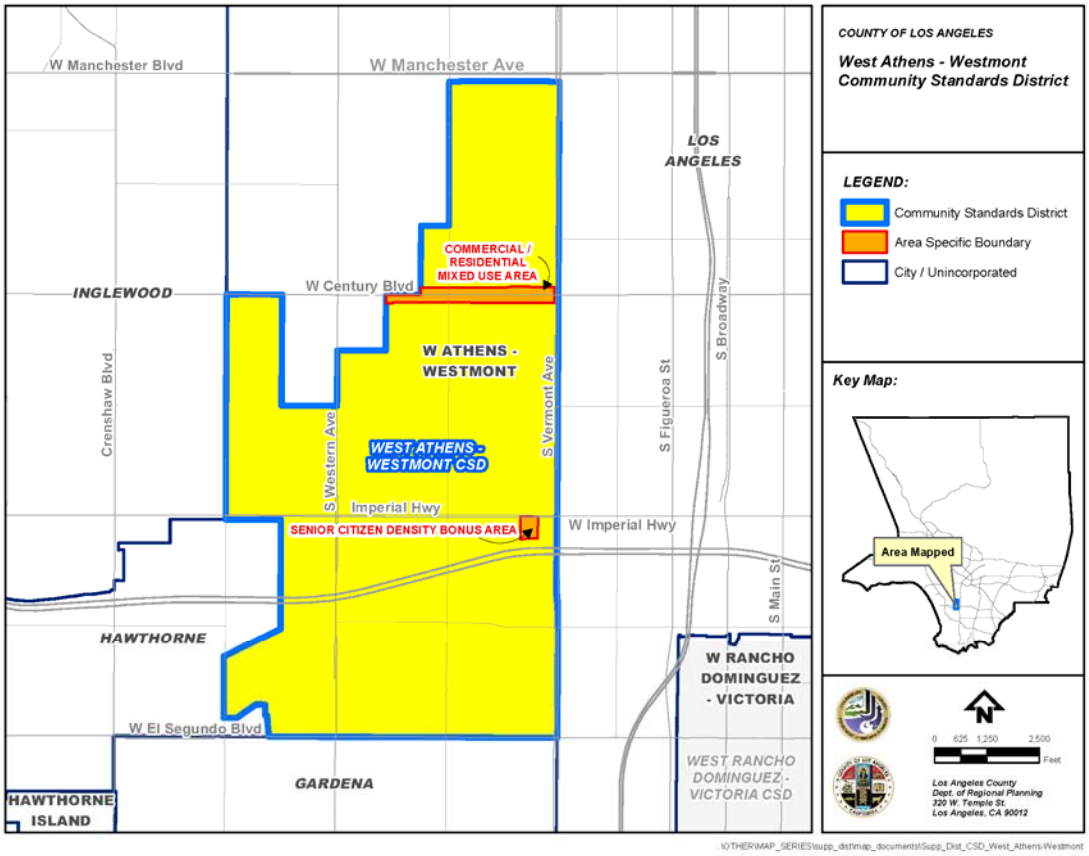


FIGURE 22.348-B:COMMERCIAL/RESIDENTIAL MIXED USE AREA

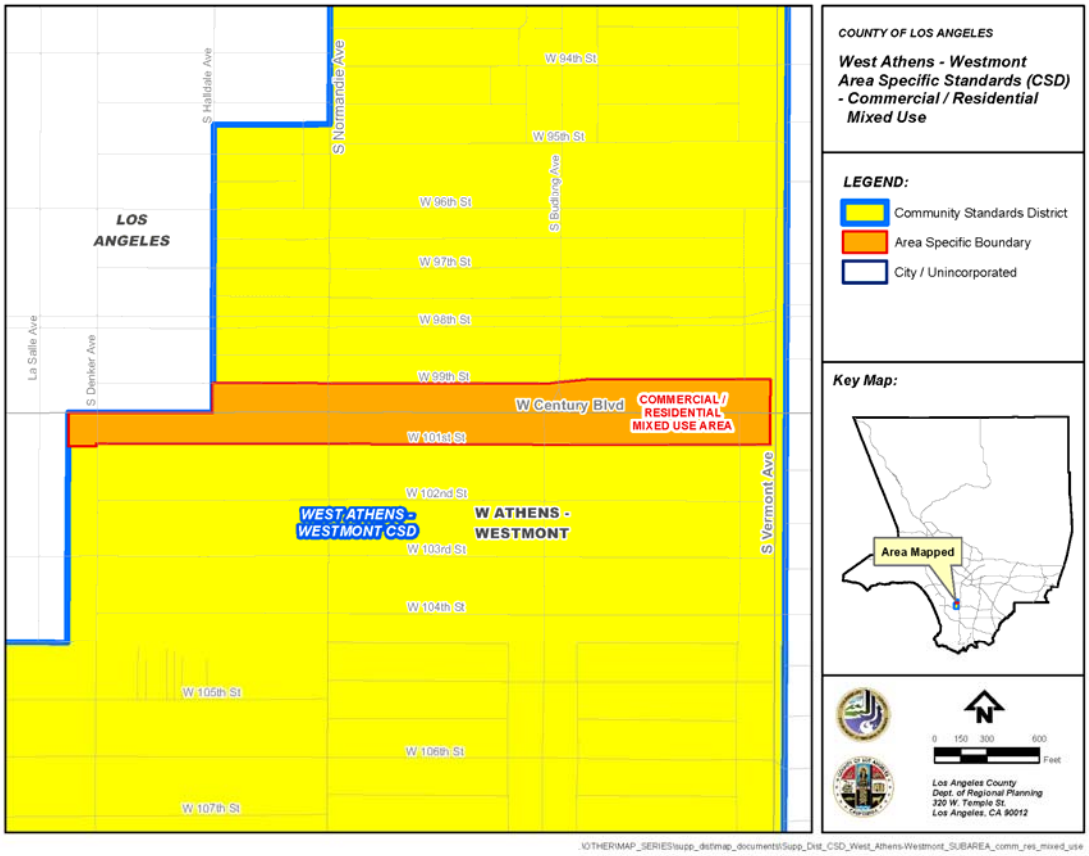
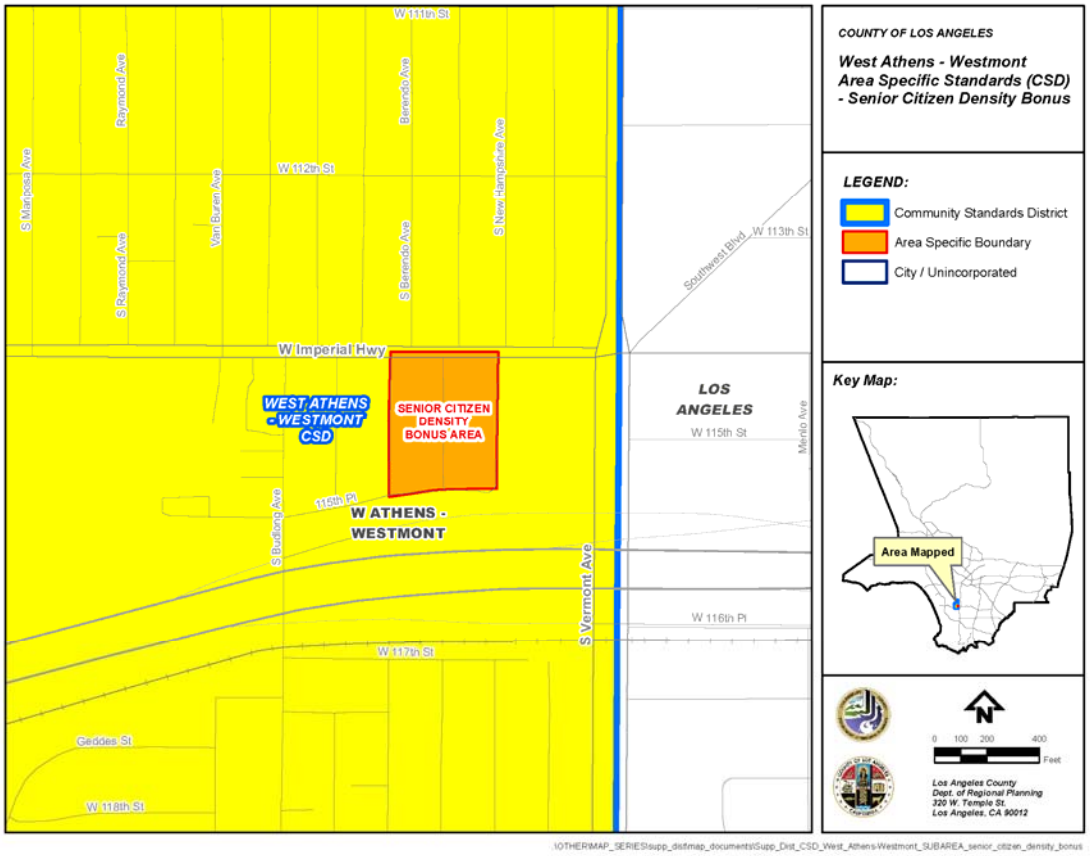


FIGURE 22.348-C:SENIOR CITIZEN DENSITY BONUS AREA



Chapter 22.350 West Rancho Dominguez-Victoria Community Standards District

Sections:

22.350.010 Purpose
22.350.020 Definitions
22.350.030 District Map
22.350.040 Applicability
22.350.050 Application and Review Procedures
22.350.060 Community Wide Development Standards
22.350.070 Zone Specific Development Standards
22.350.080 Area Specific Development Standards
22.350.090 Modification of Development Standards

22.350.010 Purpose

The West Rancho Dominguez-Victoria Community Standards District ("CSD") is established to implement the goals and policies of the West Rancho Dominguez-Victoria Land Use Plan and Implementation Program. Furthermore, this Chapter is intended to mitigate potential incompatibilities associated with the close proximity of industrial and residential zoning and land use within this CSD and to enhance the appearance of this CSD by setting forth development and building standards.

22.350.020 Definitions

The following terms are defined solely for this CSD:

Commercial horse stable. A facility used for the business of stabling horses and for services related to the maintenance and care of the horses stabled at the facility.

22.350.030 District Map

The boundaries of this CSD are shown on Figure 22.350-A:West Rancho Dominguez-Victoria CSD Boundary, at the end of this Chapter.

22.350.040 Applicability

(Reserved)

22.350.050 Application and Review Procedures

(Reserved)

22.350.060 Community Wide Development Standards

A. **Graffiti.** To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all premises within this CSD:

1. All structures, walls, and fences open to public view shall remain free of graffiti.
2. In the event such graffiti occurs, the property owner, lessee, or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

B. **Oil Well Properties.** In order to improve the visual appearance of this CSD, properties containing oil wells where active extraction is taking place shall be fenced and landscaped in accordance with the following requirements:

1. For properties abutting a Residential Zone or a street, a solid masonry wall or solid fence in compliance with Section 22.140.430.C.2 (Fences and Walls Required) or a fence in compliance with Section 11.48.030 (Fencing Specifications) in Title 11 (Health and Safety) of the County Code shall be erected around each oil well. The wall or fence shall be not less than six feet in height and shall be provided with landscaping in accordance with Section 22.140.430.C.4 (Landscaping Requirements). The required landscaping for any fence erected in compliance with Section 11.48.030 in Title 11 shall be planted so as to completely screen the fence within five years from the dated of erection of the fence.
2. All oil well equipment, structures, facilities and sites shall be maintained in good condition and accumulations of trash and debris shall be removed regularly.

C. **Commercial Horse Stables.**

1. Commercial horse stables and other commercial uses that use horse stables are permitted in Zone M-1.5 and higher. To ensure that these uses are developed and used in a safe and orderly manner and are compatible with existing land use patterns, these uses shall comply with the following:

   a. *Feed Storage Area.* The facility shall have a feed storage area sufficient in size to accommodate the feed necessary for all horses kept at the facility and an unblocked, clear path for access to and from such feed storage area;

   b. *Manure Management Area.* The facility shall have a manure management area with manure containers stored in a place or direction sufficiently away from the feed storage area and horse stalls to avoid unhealthful conditions for the horses;

   c. *Tack Storage Area.* The facility shall have a tack storage area with sufficient space for the storage and maintenance of riding tack for the horses kept at the facility;

d. *Water Storage Area.* Each horse stall in the facility shall have a water storage area with an adequate delivery method of water of sufficient size for the horse kept in that stall;

e. *Wash Rack Area.* The facility shall have a wash rack area sufficient in size to accommodate the number of horses kept at the facility;

f. *Horse Stall Size and Construction.* Each horse stall within the facility shall have a minimum length, height, and width of 12 feet and shall be constructed in a workmanlike manner. The horse stalls shall be constructed of fire-resistant material appropriate for equine containment facilities. No more than one horse shall be permitted to be stabled in any horse stall;

g. *Horse Stall Access Area.* Each horse stall within the facility shall have a minimum access area of 12 feet in width for the ingress and egress and the access area shall be clear and accessible at all times. If the horse stall access area is covered, the cover shall have a minimum height of 12 feet;

h. *Horse Recreation Area.*

   i. For any facility that is not adjacent to a publicly-designated riding area or equestrian trail, the facility shall have a horse recreation area that contains the following:

      (1) A minimum of one 50-foot diameter round pen for a facility that has a maximum of 25 horse stalls and an additional pen of these dimensions for every additional increment of one to 25 horse stalls at the facility; plus

      (2) A minimum of one 60-foot by 100-foot riding arena for any facility that has a maximum of 50 horse stalls and an additional riding arena of these dimensions for every additional increment of one to 50 horse stalls at the facility.

   ii. The horse recreation areas shall be for use only by the horses stabled at the facility;

   iii. Temporary uses within the horse recreation area may be permitted with an approved Special Event Permit (Chapter 22.192);

i. *Fences or Walls.* The facility shall have a perimeter fence or wall with a minimum height of six feet and a maximum height of 10 feet. All fences or walls shall be of uniform height, built in a workmanlike manner, and constructed solely of new materials. No chain link fencing shall be permitted for this purpose; and

j. *Parking.* The facility shall have a minimum of one vehicle parking space, eight and one-half feet in width by 18 feet in depth, plus one vehicle parking space, nine feet in width by 44 feet in depth, for every

increment of one to four horse stalls at the facility. Adequate access to these required parking spaces shall also be provided. Other than as specified above, parking spaces shall be developed in accordance with Chapter 22.112 (Parking).

2. ***Maintenance.*** The facility shall be neatly maintained and free of junk and salvage, and all structures, including but not limited to the horse stalls, horse recreation areas, and fences or walls, shall be maintained in good condition at all times.

3. ***Site Plan Depiction.*** Compliance with the requirements of Subsection C.1, above, shall be depicted on an approved site plan for the commercial horse stable or other commercial use that uses a horse stable.

4. ***Additional Requirements.*** The requirements in this Subsection C shall be in addition to any other applicable requirements in the County Code related to the uses governed by this Subsection C.

22.350.070 Zone Specific Development Standards

A. **Zone R-1.**

1. The required front yard shall contain a minimum of 50 percent landscaping.

2. Where the rear yard abuts an Industrial Zone, a three-foot landscaped planter strip containing one 15-gallon tree for each 50 square feet of planter area shall be installed along the rear property line. This provision shall not apply to the section of the rear yard where garages or accessory structure may be erected.

B. **Zone R-2.** The requirements specified in Zone R-1 of this Section shall apply to Zone R-2.

C. **Zone C-2.** Vehicle parking requirements for the following uses shall be modified as follows: Markets of less than 5,000 square feet, banks, bookstores, delicatessens, drug stores, and office supply stores shall provide a minimum of one parking space for every 400 square feet of gross floor area. Restaurants of less than 1,000 square feet of gross floor area shall provide a minimum of five parking spaces, and restaurants of at least 1,000 square feet of gross floor area shall be granted a maximum 25 percent reduction of the otherwise required parking.

D. **Zone C-3.**

1. The vehicle parking requirements specified in Zone C-2 of this Section shall apply to Zone C-3.

2. A building or structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

E. **Zone C-M.**

1. Buildings and structures shall be set back a minimum of ten feet from the front property line. The front 10 feet of the setback, not including access, parking, and circulation areas, shall be landscaped.
2. For properties abutting a Residential Zone, a landscaped buffer of at least five feet shall be provided and shall be automatically irrigated by a permanent watering system. One 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the buffer strip.
3. For properties abutting a Residential Zone, a solid masonry wall or solid fence of at least eight feet in height in compliance with Section 22.140.430.C.2 (Fences and Walls Required) shall be erected along the property lines separating the two uses.
4. In order to mitigate noise, all loading docks shall be located as far distant as feasible from adjoining Residential Zones.
5. A building or structure located within 250 feet of a Residential Zone shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.
6. A building or structure located more than 250 feet from a Residential Zone shall not exceed a height of 90 feet above grade, excluding chimneys and rooftop antennas.
7. The maximum lot coverage shall not exceed 70 percent.
8. All uses except for parking, vending machines, shopping carts, and accessory uses shall be conducted entirely within a building.
9. Outside storage shall not be visible by pedestrians on adjacent residentially zoned streets or by persons on neighboring residentially zoned properties.

F. **Zone M-1.**

1. The requirements specified in Zone C-M of this Section shall apply to Zone M-1.
2. All activities conducted outside an enclosed structure and located within 500 feet of a Residential Zone, except for parking, vending machines, shopping carts, and accessory uses, shall require a Conditional Use Permit (Chapter 22.158).
3. For properties abutting a Residential Zone, the following uses shall require a Conditional Use Permit (Chapter 22.158):

   — Acetylene; the storage of oxygen and acetylene;

   — Automobile body and fender repair shops;

   — Automobile painting and upholstering;

— Batteries; the manufacture and rebuilding of batteries;

— Blacksmith shops;

— Building materials, storage of;

— Bus storage;

— Cannery, except meat or fish;

— Car barns for buses and street cars;

— Cellophane; the manufacture of cellophane products;

— Cesspool pumping, cleaning and draining;

— Concrete batching, provided that the mixer is limited to one cubic yard capacity;

— Explosives storage;

— Fuel yard;

— Generators; the manufacture of electrical generators;

— Granite, the grinding, cutting, and dressing of;

— Lumberyards, except the storage of boxes or crates;

— Marble, the grinding, cutting, and dressing of;

— Stone, marble, and granite, and grinding, dressing, and cutting of;

— Tire retreading;

— Truck storage or rental;

— Wood yards.

4. Notwithstanding the provisions of Subsection F.3, above, premises in Zone M-1 may be used for the following accessory uses:

— Acetylene; the storage of oxygen and acetylene;

— Building materials, storage of;

— Concrete batching, provided that the mixer is limited to one cubic yard capacity;

— Truck storage.

5. The minimum lot size shall be 10,000 square feet with a minimum lot width of 75 feet. Lots legally created prior to the effective date of the ordinance establishing this CSD shall not be required to comply with this requirement.

G. **Zone M-1.5.** The requirements specified in Zones C-M and M-1 of this Section shall apply to Zone M-1.5.

H. **Zone M-2.**

1. The requirements specified in Zone C-M and Zone M-1 of this Section shall apply to Zone M-2.
2. Automobile dismantling yards, junk salvage yards, and scrap metal processing yards shall not be permitted within 500 feet of a Residential Zone.
3. Automobile dismantling yards, junk and salvage yards, and scrap metal processing yards shall provide a wall or fence of at least eight feet in height in compliance with Section 22.140.430.C.2 (Fences and Walls Required) along all street frontages. The wall or fence shall be set back at least three feet from property lines having street frontage. The setback area shall be landscaped with shrubs, and one 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the setback.
4. The minimum lot size shall be 20,000 square feet with a minimum lot width of 100 feet. Lots legally created prior to the effective date of the ordinance establishing this CSD shall not be required to comply with this requirement.

I. **Zone B-1.**

a. ***Accessory uses.*** Premises shall not be used for accessory buildings and structures.

b. ***Prohibited uses.*** Premises shall not be used for outside storage or for the parking of vehicles for over 72 continuous hours.

J. **Zone B-2.** The requirements specified in Zone B-1 of this Section shall apply to Zone B-2.

K. **Zone ( )-CRS.** The maximum permitted density shall be 17 dwelling units per net acre.

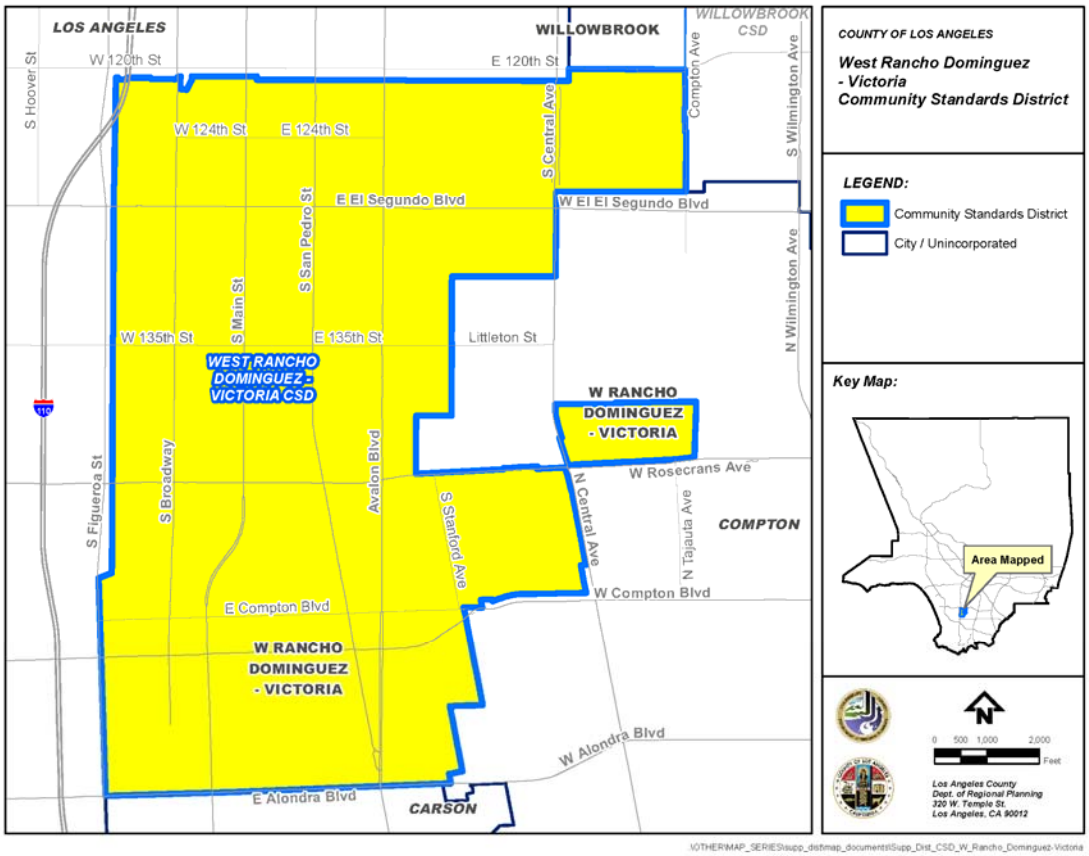
22.350.080 Area Specific Development Standards

(Reserved)

22.350.090 Modification of Development Standards

With the exception of the Section 22.350.060.C.1.j (Parking), any modification from the requirements set forth in Section 22.350.060.C.1 shall require a Conditional Use Permit (Chapter 22.158). With respect to the parking requirements in Section 22.350.060.C.1.j (Parking), a modification can be obtained through any applicable method under this Title 22 that authorizes a reduction in required parking.

FIGURE 22.350-A:WEST RANCHO DOMINGUEZ-VICTORIA CSD BOUNDARY



Chapter 22.352 Willowbrook Community Standards District

Sections:

22.352.010 Purpose
22.352.020 Definitions
22.352.030 District Map
22.352.040 Applicability
22.352.050 Application and Review Procedures
22.352.060 Community Wide Development Standards
22.352.070 Zone Specific Development Standards
22.352.080 Area Specific Development Standards
22.352.090 Modification of Development Standards
APPENDIX I Drought Tolerant Species

22.352.010 Purpose

The Willowbrook Community Standards District ("CSD") is established to provide a means of assisting in the implementation of the adopted Willowbrook Community Redevelopment Project. The Project's Redevelopment Plan contains a map which delineates the permitted land uses in the area and a text enumerating the community's goals and objectives related to land use and the physical development of Willowbrook. The requirements of this CSD are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety, and welfare of the community.

22.352.020 Definitions

The following terms are defined solely for this CSD.

Building face. The height of the building (excluding the parapet) multiplied by its frontage.

Clothesline. A rope or wire on which clothes are hung for drying or airing.

Satellite receiving antenna. Any antenna or device, commonly parabolic in shape, the purpose of which is to receive communications or other signals directly from one or more satellites orbiting the earth and/or other extraterrestrial sources.

22.352.030 District Map

The boundaries of this CSD are shown on Figure 22.352-A:Willowbrook CSD Boundary, at the end of this Chapter.

22.352.040 Applicability

(Reserved)

22.352.050 Application and Review Procedures

A. A Discretionary Site Plan Review (Chapter 22.190) is required to establish, operate or maintain any use, except that no Discretionary Site Plan Review is required for a change in ownership or occupancy.

B. Also exempt from the Discretionary Site Plan Review are maintenance and repairs conducted within any 12-month period which do not exceed 25 percent of the current market value or assessed valuation of the building or structure.

C. An application for a Discretionary Site Plan Review shall not be submitted to the Department until the proposed use has been submitted to and reported upon by the Executive Director of Community Development Commission, or successor agency, for a report as to conformity with the Willowbrook Community Redevelopment Project.

22.352.060 Community Wide Development Standards

A. **Parking.** Automobile parking shall be provided in accordance with Chapter 22.112 (Parking).

B. **Antennas.** Satellite receiving antennas are permitted, subject to the Discretionary Site Plan Review (Chapter 22.190), to ensure conformity with the following development standards:

1. An antenna shall not be located within a required setback area, except that an antenna may project into a required rear yard for a maximum distance of 10 feet, but in no case closer than five feet to any lot line;

2. No antenna or any portion thereof shall be located between any road and the front of any building or structure, and in the case of corner lots as defined in this Title 22, no antenna or any portion thereof shall be located between the road and the side of any building or structure on a lot or parcel of land;

3. No antenna shall be roof mounted;

4. When actuated to its most vertical position, no antenna or any portion thereof shall have a vertical height greater than 10 feet;

5. No antenna or any portion thereof shall have a horizontal dimension greater than 12 feet;

6. Antennas shall be screened by landscaping or fencing, in order to minimize visibility of the antenna from adjoining streets, highways and adjacent property when viewed at ground level. "Minimizing visibility" means that not more than 50 percent of the antenna, exclusive of any structural supports, shall be visible from the centerline of any adjoining street and from adjacent properties;

7. No antenna shall be of a bright, shiny or glare reflective finish or color such as, but not limited to, solid white, in order that said antenna will neutralize and visually blend with adjacent structures and improvements. An antenna which uses or is composed of perforated metals, radar mesh or wire screen, thereby reducing the antenna's visual mass, is encouraged; and
8. All satellite receiving antennas in existence prior to the effective date of the ordinance codified in this section which do not conform to the foregoing development standards shall be discontinued and removed from their site, or brought into compliance with said development standards within five years from the effective date of the ordinance establishing this CSD.

C. **Signs.**

1. Except as herein modified, all signs shall conform to Chapter 22.114 (Signs), including the enforcement provisions.
2. The sign regulations prescribed in this Subsection C shall not affect existing signs which were established according to this Title 22 prior to the effective date of the ordinance establishing this CSD.
3. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this Subsection C, or removed within 30 days from receipt of notification that a state of disrepair exists.
4. Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.
5. The total permitted sign area of all signs on a building or site is 10 percent of the building face.
6. Outdoor advertising signs (billboards) are prohibited.
7. Roof signs are prohibited.
8. Freestanding signs shall be limited in height to a maximum of 20 feet.

D. **Clotheslines.** Clotheslines or clotheslines structures are permitted, provided they are located in the rear of a structure, and not visible from adjoining streets when viewed at ground level.

E. **Security.** Barbed and concertina wire fences are prohibited; chain-link, which is free of sharp edges, tubular steel or wrought iron fences are permitted.

22.352.070 Zone Specific Development Standards

A. **Zone R-1.**

1. The maximum height permitted in Zone R-1 shall be 35 feet and two stories.

2. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 (Building Code) of the County Code shall be vigorously enforced at all times, without prejudice to the enforcement of other applicable regulations.
3. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.
4. The minimum floor area of a new single-family residence shall be 1,200 square feet.
5. Temporary mobilehomes and trailers are prohibited.
6. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to a Discretionary Site Plan Review (Chapter 22.190). Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.

B. **Zone R-2.**

1. The maximum height permitted in Zone R-2 shall be 35 feet and two stories.
2. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 (Building Code) of the County Code shall be vigorously enforced, without prejudice to the enforcement of other applicable regulations.
3. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.
4. Temporary mobilehomes and trailers are prohibited.
5. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to a Discretionary Site Plan Review (Chapter 22.190). Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.

C. **Zone R-3.**

1. The maximum height permitted in Zone R-3 shall be 35 feet and two stories.
2. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 (Building Code) of the County Code shall be vigorously enforced, without prejudice to the enforcement of other applicable regulations.

3. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.
4. The maximum lot coverage by structures of any type in Zone R-3 shall be 50 percent.
5. A minimum of 20 percent of the lot shall be landscaped or hardscaped, with open, usable outdoor space.
6. New residential structures within Zone R-3 shall only include single-family or two-family dwellings. Three or more attached dwelling units within one structure are not permitted, unless a Conditional Use Permit (Chapter 22.158) application is approved.
7. Temporary mobilehomes and trailers are prohibited.
8. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to a Discretionary Site Plan Review (Chapter 22.190). Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.

D. **Modified Zone C-1.**

1. The maximum height permitted in Zone C-1 shall be 35 feet and two stories.
2. The maximum lot coverage by structures of any type in Zone C-1 shall be 50 percent.
3. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as part of the review process. Said plan shall depict a minimum of 10 percent of the lot area with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Appendix I following this Chapter contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

E. **Modified Zone C-2.**

1. The maximum height permitted in Zone C-2 shall be 35 feet and two stories.
2. The maximum lot coverage by structures of any type in Zone C-2 shall be 50 percent.
3. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as part of the review process. Said plan shall depict a minimum of 10 percent

of the lot area with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Appendix I following this Chapter contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

F. **Modified Zone C-3.**

1. The maximum height permitted in Zone C-3 shall be 35 feet and two stories.
2. The maximum lot coverage by structures of any type in Zone C-3 shall be 50 percent.
3. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as part of the review process. Said plan shall depict a minimum of 10 percent of the lot area with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Appendix I following this Chapter contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

22.352.080 Area Specific Development Standards

(Reserved)

22.352.090 Modification of Development Standards

Under exceptional circumstances the Department may permit minor variations from the standards specified in this Chapter. In order to permit such variations, the applicant must demonstrate through the Discretionary Site Plan Review (Chapter 22.190) procedure that:

A. The application of certain provisions of the standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan; and

B. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Willowbrook area; and

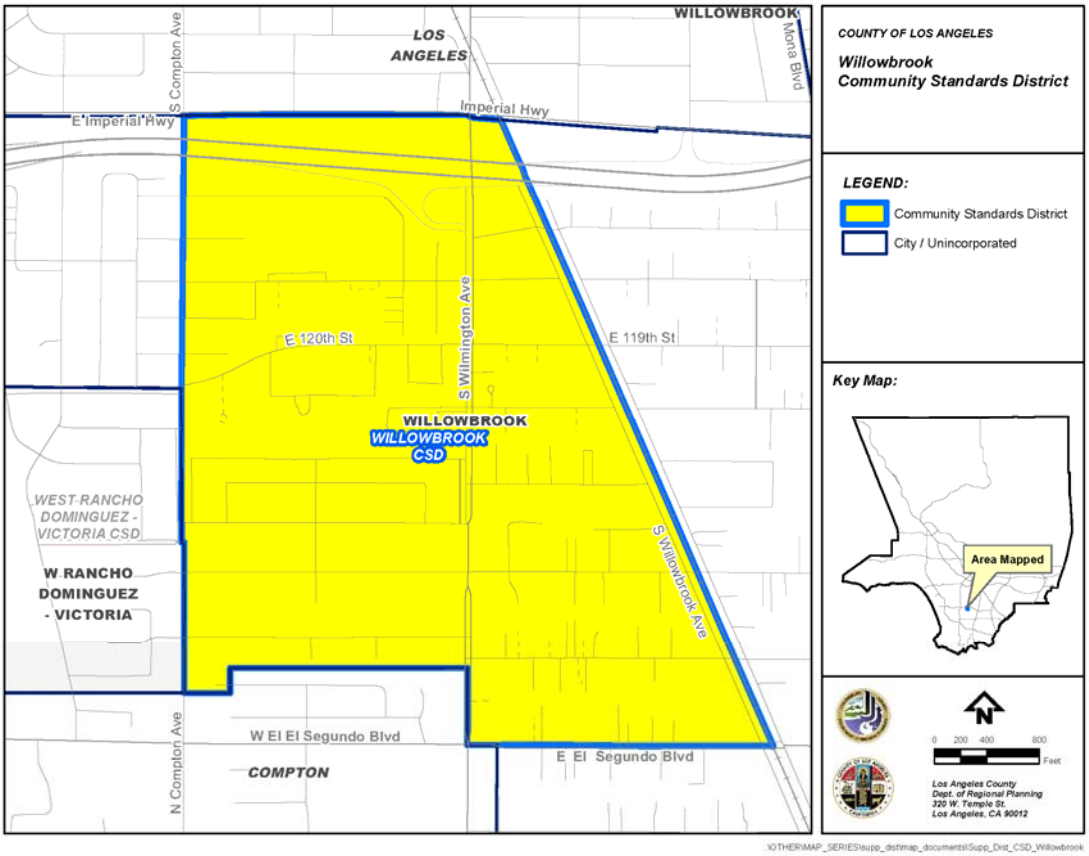
C. Permitting a variation will not be materially detrimental to property or improvements in the area; and

D. Permitting a variation will not be contrary to the goals of the Redevelopment Plan.

E. The procedures for filing a request for a minor variation shall be the same as those for the Discretionary Site Plan Review, except that the filing fee shall be

equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.

FIGURE 22.352-A:WILLOWBROOK CSD BOUNDARY



APPENDIX I
Drought Tolerant Species

GENUS SPECIES	*COMMON NAME*
TREES	
ACACIA BAILEYANA	BAILEY ACACIA
AGONIS FLEXUOSA	PEPPERMINT TREE
ALBIZIA JULIBRISSIN	SILK TREE
ARBUTUS UNEDO	STRAWBERRY TREE
BAUHINIA VARIEGATA*	ORCHID TREE
CERATONIA SILIQUA	CAROB
ERIOBOTRYA JAPONICA*	LOQUAT
EUCALYPTUS SIDEROXYLON	REDGUM
FICUS BENJAMINA	WEEPING CHINESE BANYAN
HETEROMELES ARBUTIFOLIA	TOYON
LAGERSTROEMIA INDICA	CRAPE MYRTLE
MAGNOLIA GRANDIFLORA*	BULL BAY
PINUS	PINE
PITTOSPORUM TOBIRA	MOCK ORANGE
PLATANUS	SYCAMORE
PODOCARPUS	YEW PINE
QUERCUS	OAK
SCHINUS	PEPPER TREE
SHRUBS	
ACACIA CULTIFORMIS	KNIFE ACACIA
AGAVE ATTENUATA	FOXTAIL AGAVE
CALLISTEMON	BOTTLEBRUSH
CARISSA MACROCARPUS	NATAL PLUM
COPROSMA REPENS*	MIRROR PLANT
COTONEASTER	COTONEASTER
DIETES VEGATA	FORTNIGHT LILY
ESCALLONIA	ESCALLONIA

MAHONIA	MAHONIA
NERIUM OLEANDER	OLEANDER
XYLOSMA CONGESTUM	SHINY XYLOMSMA
GROUND COVER	
ARCTOTHECA CALENDULA	CAPE WEED
BACCHARIS PILULARIS	COYOTE BRUSH
BOUGAINVILLEA	BOUGAINVILLEA
CARPONBROTUS	HOTTENTOT FIG
COTONEASTER	COTONEASTER
ROSMARINUS OFFICINALIS	ROSEMARY

* Least drought tolerant

VOLUME III: SPECIFIC PLANS

Chapters:

Chapter 22.46 Specific Plans

Chapter 22.46 Specific Plans

Sections:

22.46.010	Intent and Authority
22.46.020	Procedure and Adoption
22.46.030	Administration
22.46.040	List of Specific Plans
22.46.045	Santa Catalina Specific Plan Introduction
22.46.050-750	Santa Catalina Specific Plan
22.46.755	Appendix
22.46.800	La Vina Specific Plan Introduction
22.46.810	La Vina Specific Plan
22.46.820	Appendix
22.46.890	Marina Del Rey Specific Plan Introduction
22.46.900-1970	Marina Del Rey Specific Plan
22.46.1975	Appendix
22.46.1980	Northlake Specific Plan Introduction
22.46.1981	Northlake Specific Plan
22.46.1982	Appendix
22.46.1985	Newhall Ranch Specific Plan Introduction
22.46.1986	Newhall Ranch Specific Plan
22.463.1987	Appendix
22.46.1995	Universal Studios Specific Plan Introduction
22.46.2000-2220	Universal Studios Specific Plan
22.46.2230	Appendix
22.46.2990	East Los Angeles Third Street Form Based Code Specific Plan Introduction
22.46.3000-3013	East Los Angeles Third Street Form Based Code Specific Plan
22.46.3014	Appendix

22.46.010 Intent and Authority

This Chapter is established to provide procedures for consideration of Specific Plans as authorized by Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the California Government Code. It is also the intent to describe the relation between an adopted Specific Plan and the provisions of this Title 22.

22.46.020 Procedure and Adoption

Specific Plans, including any associated regulations, conditions, programs and proposed legislation shall be adopted by ordinance according to the procedures established in Article 8, Chapter 3, Division1, Title 7 and other applicable provisions of the California Government Code. Any amendments to such Specific Plans or regulations shall also be adopted in accordance with the Government Code

provisions mentioned above. No amendment to a Specific Plan certified as part of a Local Coastal Program shall be effective in the Coastal Zone until the amendments are certified by the California Coastal Commission pursuant to Section 30514 of the California Public Resources Code.

22.46.030 Administration

Specific Plans and associated regulations shall be administered in accordance with Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the California Government Code. Such plans and regulations may reference existing provisions and procedures of this Title 22 or they may develop different administrative procedures to use in the implementation of the Specific Plan. Except as otherwise expressively provided in a Specific Plan, property may be used for any purpose and subject to all of the standards and requirements of the basic zone. Where the regulations of a Specific Plan differ from the provisions of the basic zone, with the exception of qualified projects allowed by Chapter 88 (Density Bonus and Affordable Housing Incentives) and Chapter 126 (Housing Permits), such regulations shall supersede the provisions of the basic zone as specified in the Specific Plan.

22.46.040 List of Specific Plans

The following Specific Plans are added by reference, together with all maps and provisions pertaining thereto:

Specific Plan Name	Ordinance of Adoption	Date of Adoption
Santa Catalina Island	89-0148	11/28/1989
La Vina	Adopted by Resolution	12/26/1989
Marina del Rey	90-0158	11/6/1990
Northlake	93-0014	2/9/1993
Newhall Ranch	Adopted by Resolution	5/27/2003
Universal Studios	2013-0010	4/30/2013
East Los Angeles Third Street Form-Based Code	2014-0049	11/12/2014

22.46.045 Santa Catalina Specific Plan Introduction

A. The Santa Catalina Island Specific Plan is located in Section 22.46.050 (Purpose) through Section 22.46.750 (Energy).

B. The Santa Catalina Island Specific Plan was adopted by the Board of Supervisors on November 28, 1989 and certified by the California Coastal Commission on January 9, 1990.

Part 2

Santa Catalina Island Specific Plan[12]

Sections:

22.46.050 Purpose.
22.46.060 Relationship to the Los Angeles County general plan.
22.46.070 Relationship to zoning.
22.46.080 Organization and content of specific plan.
22.46.090 Organization.
22.46.100 Legal description—Open space/conservation district.
22.46.110 Intent.
22.46.120 Principal permitted uses.
22.46.130 Accessory uses.
22.46.140 Uses subject to director's review and approval.
22.46.150 Uses subject to additional permits.
22.46.160 Development standards.
22.46.170 Legal description—Two Harbors Resort Village district.
22.46.180 Intent.
22.46.190 Principal permitted uses.
22.46.200 Accessory Uses.
22.46.210 Uses subject to director's review and approval.
22.46.220 Uses subject to additional permits.
22.46.230 Development standards.
22.46.240 Legal description—Utility and industrial district.
22.46.250 Intent.
22.46.260 Principal permitted uses.
22.46.270 Accessory uses.
22.46.280 Uses subject to director's review and approval.
22.46.290 Uses subject to additional permits.
22.46.300 Development standards.
22.46.310 Legal description—Avalon Canyon resort and recreation district.
22.46.320 Intent.
22.46.330 Principal permitted uses.
22.46.340 Accessory uses.
22.46.350 Uses subject to director's review and approval.
22.46.360 Uses subject to additional permits.
22.46.370 Development standards.
22.46.380 Legal description—Organized camps and special facilities district.
22.46.390 Intent.
22.46.400 Principal permitted uses.

22.46.410 Accessory uses.
22.46.420 Uses subject to director's review and approval.
22.46.430 Uses subject to additional permits.
22.46.440 Development standards.
22.46.450 Development requirements.
22.46.460 Archaeological and historical features.
22.46.470 Flora and fauna.
22.46.480 Soils and geology.
22.46.490 Slopes.
22.46.500 Fire.
22.46.510 Noise.
22.46.520 View protection.
22.46.530 Signs.
22.46.540 Variances.
22.46.550 Site design requirements.
22.46.560 Nonconforming uses, buildings and structures.
22.46.570 Additional coastal development permit requirements.
22.46.580 Access issues.
22.46.590 Access from the mainland.
22.46.600 Interior access.
22.46.610 Vehicular access.
22.46.620 Access for handicapped persons.
22.46.630 Two Harbors access.
22.46.640 Limitation on roadway construction.
22.46.650 Review of new development.
22.46.660 Access findings.
22.46.670 Access conditions.
22.46.680 Methods of securing access.
22.46.690 Shoreline accessways.
22.46.700 Access restrictions.
22.46.710 Land use plan.
22.46.720 Sewage.
22.46.730 Water.
22.46.740 Solid waste.
22.46.750 Energy.

22.46.050 Purpose.

This specific plan constitutes the primary implementation mechanism for the Santa Catalina Island land use plan (LUP) as certified by the California Coastal Commission in November, 1983. As such, it establishes regulations for the development, protection and management of the island's unique resources. The LUP

constitutes the first part of the county's state-mandated local coastal program or LCP; the LIP is the second part of the LCP.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.060 Relationship to the Los Angeles County general plan.

A. The Los Angeles County general plan consists of those countywide chapters and elements mandated by the California Government Code, as well as a series of community and area plans setting forth more detailed growth and development policies for specific unincorporated communities.

B. The countywide general plan establishes, in a broad perspective, future land use, development and conservation policies for Santa Catalina Island.

C. The Santa Catalina Island LUP serves as the community plan for the unincorporated portions of the island. The LUP essentially constitutes a refinement of general plan policy and provides a basis for its ultimate implementation through application of this specific plan. The LUP contains background information on Catalina Island conditions and resources; the implementation of its policies will be assured in the coastal development permit process which requires a finding that any proposed development is consistent with the local coastal program.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.070 Relationship to zoning.

A. The regulations and provisions of the specific plan work in conjunction with the Los Angeles County zoning ordinance. The specific plan provides land use regulations and standards that supersede those contained in the basic or underlying zone. Any provisions of the zoning ordinance that are used to administer or implement the specific plan, and are referenced in it, are included in Appendix E. Thus, the specific plan is a self-contained document that includes all of the provisions necessary to administer it.

B. Amendments to the county code that affect sections cited in this specific plan shall not apply to this specific plan until certified as amendments to the LCP. Until such changes are certified, only the versions of the county code in Appendix E of this specific plan shall apply.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.080 Organization and content of specific plan.

The specific plan is organized into three main sections including: 1) land use regulations and development standards; 2) access and circulation; and 3) utilities/public facilities requirements. These sections are summarized below.

A. Land Use Regulations and Development Standards. This section sets forth the principal permitted uses and uses requiring other permits for five specific plan land use districts. These five districts are: open space/conservation, Two Harbors Resort Village, utilities and industrial, Avalon Canyon resort and recreation, and organized camps and special facilities. This section also contains development standards and conditions for each district. In addition, this section contains standards which regulate architectural motifs, landscape materials and visual aesthetics.

B. Access and Circulation. Vehicular and nonvehicular circulation on the island is addressed in this section, as well as access to and use of the island's shoreline.

C. Utilities/Public Facilities. This section identifies infrastructure planning and improvements necessary to support future development on the island.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.090 Organization.

A. The specific plan works in conjunction with the zoning ordinance, Title 22 of the Los Angeles County Code, to define and control potential growth and development on the island. This is accomplished by the specific plan's land use districts which identify the principal permitted uses, uses requiring other review or permits (e.g., conditional use, surface mining, etc.) and development standards; these districts supersede the basic or underlying zones for their respective areas. The specific plan is also an integral part of the zoning ordinance and references many of the existing definitions, provisions and procedures contained in the zoning ordinance. Thus, the specific plan and various provisions of the zoning ordinance work together to provide the necessary detailed land use regulations and the appropriate administrative procedures to implement the goals and policies of the Santa Catalina Island local coastal plan.

B. Each land use district contains provisions which are applicable both district-wide and within specified geographic areas and is organized in the following fashion:

1. Legal Description. This is a precise description of the boundaries of the district. (See Appendix D for maps of all geographic areas mentioned in the specific plan.)

2. Intent. This is a statement of the purpose of the district with regard to the development and resource protection policies that are to be carried out in the particular district.

3. Principal Permitted Uses. This is a listing of the uses which clearly implement the designated land uses and policies of the district. These

uses require the approval of a coastal development permit unless they are specifically exempted or categorically excluded. Uses are grouped in two categories: those which are allowed throughout the district and those which are restricted to specific geographic areas. These uses are generally not appealable to the coastal commission unless they are located in one of the areas listed in Section 22.56.2450 where the coastal commission retains appeal jurisdiction. However, because unincorporated Santa Catalina Island does not have a public road within the meaning of the Coastal Act statute defining appeal jurisdiction, the entire island is an appealable area. Coastal development permits for uses which are appealable to the coastal commission shall have a public hearing in accordance with Section 22.56.2380.

4. Accessory Uses. This is a listing of uses, including buildings and structures, which are customarily incidental to, related to and clearly subordinate to the main building, structure or use of land. Accessory uses are subject to the same permit requirements, including the filing of a coastal development permit, as the main uses or buildings to which they are subordinate. Accessory uses are subject to the same coastal commission appeal provisions as the main uses or buildings. Coastal development permits for uses which are appealable to the coastal commission shall have a public hearing in accordance with Section 22.56.2380.

5. Uses Subject to Director's Review. This is a listing of uses that may implement the intent of the district but need review by the Director to determine that development standards have been met and to require conditions when necessary. These uses will require site plan approval in addition to approval of a coastal development permit. These uses are appealable to the coastal commission. Coastal development permits for uses which are appealable to the coastal commission shall have a public hearing in accordance with Section 22.56.2380.

6. Uses Subject to Additional Permits. This is a listing of uses which may implement the intent of the district but only under certain circumstances or conditions. These uses may require the approval of conditional use, surface mining, temporary use or other permits in addition to a coastal development permit. Uses are grouped in two categories: those which are allowed throughout the district and those which are restricted to specific geographic areas. These uses are appealable to the coastal commission. Coastal development permits for uses which are appealable to the coastal commission shall have a public hearing in accordance with Section 22.56.2380.

7. Development Standards. This is a listing of regulations that apply to development within a particular district. These regulations relate to such aspects as archeological resources, architectural quality, biotic resources, environmental hazards, height limits, landscaping, lot coverage, noise, parking, setbacks, signs, etc. Compliance with these standards will be substantiated through the issuance of coastal development permits.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.100 Legal description—Open space/conservation district.

All of the unincorporated area of Santa Catalina Island, except for the portion of Lot 2 of Tract No. 8911 recorded in M.B. 118 3-4 bounded on the northwest by the easterly boundary of the City of Avalon and on all other sides by Lot 1 of Los Angeles County Assessors (LACA) Map No. 59, including all off-shore rocks and islets, and all land as shown on LACA Map No. 59 recorded on February 28, 1952 in Assessors Maps, Book 1, Page 7, except that the property described below is not included in this district:

Lots 1; 3; 8; 9; 14; 64; 83; 85; 86; 88; 89; 99; the northerly portion of Lot 7 which is more particularly described as follows:

Beginning at a point in the westerly line of said Lot 7 which is 2600 feet north of the southwest corner of said Lot 7, thence EAST 280.00 feet, NORTH 420.00 feet, EAST 250.00 feet, South 52*00'00" East 220.00 feet, North 38*00'00" East 250.00 feet, North 20*00'00" West 800.00 feet, North 20*00'00" East 400.00 feet, South 70*00'00" East 300.00 feet, South 7*00'00" West 300.00 feet, South 38*00'00" East 300.00 feet, North 66*00'00" East 300.00 feet, South 24*00'00" East 410.00 feet, South 15*00'00" West 460.00 feet, South 75*00'00" East 280.00 feet, South 11*00'00" West 700.00 feet, and North 54*13'33" East 742.49 feet to a point in the easterly line of said Lot 7, distant thereon NORTH 2550.00 feet from the southeast corner of said Lot 7; thence NORTH along said easterly line of Lot 7 a distance of 1850.98 feet to the northeast corner of said Lot 7, thence North 52*31'25" West 2786.76 feet along the northerly line of said Lot 7 to the northwest corner of said Lot 7, thence SOUTH along the westerly line of said Lot 7 3496.54 feet to the True Point of Beginning; and that portion of Lot 82 described as follows:

Beginning at a point in the westerly line of said Lot 82 which is 2200 feet NORTH of the southwest corner of said Lot 82, thence North 40*00'00" East to the mean high tide line of the sea, thence in a westerly direction along the mean high tide line of the sea to the westerly line of Lot 82, thence SOUTH to the point of beginning.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.110 Intent.

This land use district is established to allow low intensity recreational use and enjoyment of the islands' resources while emphasizing preservation, protection and careful management of these resources. This district also recognizes a limited number of more intense visitor-serving uses in designated areas.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.120 Principal permitted uses.

A. The principal permitted use in the open space/conservation district is the conservation of the natural resources together with low-intensity recreational uses which are compatible with resource protection.

B. Property in the open space/conservation district may be used for the following district-wide uses:

- Beaches and associated passive recreation uses.
- Campgrounds, primitive.
- Range management activities necessary for the maintenance and restoration of biotic and habitat communities; such activities shall include the grazing of buffalo (Bison bison) at numbers which will not adversely affect the biota and regulating the numbers of goats and other herbivores to reduce their impact on native vegetation.
- Riding and hiking trails, excluding trails for motor vehicles.
- Watershed, water recharge and percolation areas.
- Wildlife, nature, forest and marine preserves and sanctuaries.

C. Property in the geographic areas listed below may also be used for the following resource compatible uses:

1. Airport Hub—LACA Lot 71
   - Displays: interpretive and informational.
   - Restaurant.
2. Ben Weston Beach—LACA Lots 43 and 44
   - Parking area for primitive campground.
   - Picnic area.
3. Black Jack—LACA Lot 63
   - Campground, equestrian; 15 PAOT capacity; lower cost public use.
   - Campground, improved; 75 PAOT capacity; lower cost public use.

4. Buffalo Corral—LACA Lot 84
   - Campground, equestrian; 25 PAOT capacity.
5. Buttonshell Beach—LACA Lot 65
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.130; 450 PAOT capacity.
6. Cherry Cove/Valley—LACA Lot 98
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.130; 375 PAOT capacity.
7. Cottonwood Cove—LACA Lot 58
   - Interpretive signs and displays.
8. Eagle's Nest—LACA Lot 42
   - Campground, improved; 20 PAOT capacity; lower cost public use.
   - Picnic area.
9. Gallagher Beach—LACA Lot 17
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.130; 210 PAOT capacity.
10. Little Geiger Cove—LACA Lot 98
    - Yacht club with upland support facilities for recreational boating listed in Section 22.46.130.
11. Little Gibraltar Harbor (Steadman Cove)—LACA Lot 67
    - Youth camp with related upland support facilities listed in Section 22.46.130; 27 PAOT capacity.
12. Little Harbor—LACA Lot 59
    - Campground, equestrian; 15 PAOT capacity.
    - Campground, improved; 200 PAOT capacity; lower cost public use.
13. Middle Ranch—LACA Lots 39, 40 and 41
    - Crops: field, tree, bush, berry and row, including native plant nursery stock.
    - Field station for scientific research.

- Raising, grazing, breeding and training of cattle, horses and other equine, including the supplementary feeding of such animals, provided that such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard or livestock sales yard located on the same premises.
- Ranch.
- Riding academies and stables with the boarding of horses.

14. Parson's Landing—LACA Lot 100
    - Campground, improved; 200 PAOT capacity; lower cost public use.
15. Rancho Escondido—LACA Lot 60
    - Museum for display of Santa Catalina Island artifacts.
    - Raising, grazing, breeding and training of cattle, horses and other equine, including the supplementary feeding of such animals, provided that such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard or livestock sales yard located on the same premises.
    - Ranch.
    - Riding academies and stables with the boarding of horses.
16. Ripper's Cove—LACA Lot 82
    - Day use activities.
    - Interpretive displays and signs.
17. Shark Harbor—LACA Lot 59
    - Campground, primitive; 20 PAOT capacity.
    - Parking area.
18. Starlight Beach—LACA Lot 104
    - Campground, primitive; 10 PAOT capacity; boat-in facility.
    - Interpretive displays and signs associated with the marine park.
19. Echo Lake—LACA Lots 63, 66 and 69 (listed as Swain's Canyon in LUP)
    - Memorial grove consisting of Santa Catalina Island endemic plants.
20. Toyon Cove—LACA Lot 52
    - Educational, recreational and/or conference facility for overnight use; 300 PAOT capacity.
    - Pier, docks and similar facilities.

— Water taxi support facility.

21. Toyon/Haypress Junction—LACA Lots 16, 18 and 19

— Arboretum or horticultural garden.

— Campground, improved; 100 PAOT capacity; lower cost public use.

— Entry gate kiosk.

— Interpretive displays and signs.

— Ranger station.

— Visitor center, 1,000 square feet floor area maximum.

22. Johnson's Landing—LACA Lot 100

— Youth camp with related upland support facilities listed in Section 22.46.130; 375 PAOT total capacity combined with Lot 99.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.130 Accessory uses.

Property in the Open Space/Conservation district may be used for the following:

— Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.

— Accessory uses and facilities incidental to equestrian campgrounds include, but are not limited to, corrals, tie-ups and water troughs for horses as well as improved campground facilities for riders and other similar facilities.

— Accessory uses and facilities incidental to improved campgrounds include, but are not limited to, authorized fire rings, graded road access, privies or water-operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles and other similar facilities.

— Accessory uses and facilities incidental to lodges, hotels or inns include, but are not limited to, bars, cafes, cocktail lounges, dining rooms, gift shops, restaurants, housing for lodge employees and visitor-serving retail.

— Accessory uses and facilities incidental to passive recreation uses include, but are not limited to, nature observation, photography, sunbathing and other similar uses.

— Accessory uses and facilities incidental to primitive campgrounds include, but are not limited to, authorized fire rings, trail access, limited vegetation removal, privies, small cleared sleeping areas and interpretive and informational signs and other similar facilities.

— Accessory uses and facilities incidental to yacht club upland support facilities include, but are not limited to:

- Active recreation facilities such as sand volleyball courts and swimming docks.
- Chemical toilets maintained in accordance with Chapter 11.38 of Title 11 of the Los Angeles County Code.
- Decks or platforms not more than 30 inches above grade with less than 400 square feet in area.
- Flag poles under 15 feet in height.
- Pergolas and other shade-providing structures with less than 400 square feet in area.
- Picnic areas including tables and outdoor cooking facilities.
- Improved campgrounds.
- Storage sheds having an area of less than 120 square feet.

— Accessory uses and facilities incidental to youth camp or educational institution upland support facilities include:

- Administration offices; camp supplies sales, craft shops, infirmaries and other similar ancillary facilities.
- Educational and recreational activities and facilities.
- Residential uses including tent platforms, dormitories for campers and staff, camp director's dwelling unit and caretaker's dwelling unit; dining and service/maintenance areas and buildings.
- Water-related sports facilities.

— Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.

— Building materials, storage of, used in the construction of a building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

— Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.140 Uses subject to director's review and approval.

If site plans are first submitted to and approved by the director, property in the open space/conservation district may be used for the following uses:

A. District-wide.

- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Maintenance and minor expansion of existing facilities permitted in the open space/conservation district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
- Privies.
- Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.
- Youth camps, increased capacities; as provided in Section 22.46.160 (G).

B. In addition to the uses listed in subsection (A) of this section, property in the following areas may also be used for the following uses specified for each of the following areas:

1. Airport Hub—LACA Lot 71

   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
   - Youth hostel.

2. Black Jack—LACA Lot 63
   - Ranger station.
3. Eagle's Nest—LACA Lot 42
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
4. Little Harbor—LACA Lot 59
   - Ranger station and dwelling units for campground and range management personnel.
5. Middle Ranch—LACA Lot 39, 40 and 41
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
   - Noncommercial rooming house for scientists, interns and guests.
6. Rancho Escondido—LACA Lot 60
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
   - Dwelling units for the property owner.
   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
   - Rodeos and similar special events.
7. Toyon/Haypress Junction—LACA Lots 16, 18 and 19
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.

- Parking area.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.150 Uses subject to additional permits.

Property in the open space/conservation district may be used for:

A. The following uses in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.

   — Borrow pits, provided the excavation does not cause adverse impacts on the environment and that the excavated material is used within the land use district and not sold for commercial purposes.

   — Buildings, nonresidential, exceeding 400 square feet in floor area.

   — Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.

   — Educational and scientific research facilities.

   — Electric distribution and transmission substations, including microwave facilities used in conjunction therewith.

   — Flood control facilities.

   — Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.

   — Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.

   — Telephone repeater stations.

   — Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water, including water reclamation and desalinization facilities.

2. In addition to the uses listed in subsection (A)(1) of this section, a conditional use permit may be applied for the uses specified in each of the following areas:

   (a) Airport Hub—LACA Lot 71

      — Airport, and associated aircraft and passenger services, with a maximum capacity of 400 planes to be accommodated overnight.

   (b) Well's Beach Uplands—LACA Lot 97

      — Waste disposal facility.

B. The following uses provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

— Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.160 Development standards.

In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the open space/conservation district:

A. Campgrounds.

— Campground designation for lower cost public use shall be available to all members of the general public, irrespective of group affiliation. A user fee shall be established to accommodate persons of lower income (80 percent or below median income of Los Angeles County); this fee may be modified annually based on changes in the consumer price index or other similar economic indicator for the Los Angeles metropolitan area.

— The PAOT capacities, which refer to persons staying overnight, for the campgrounds in this district may be exceeded no more than five days in any 30 day period subject to the approval of the department of parks and recreation and the Santa Catalina Island conservancy. Such approval shall be granted when findings are made that the use will not adversely affect public health, safety or the environmental resources of the area.

B. Day-use only areas shall be restricted to use beginning one hour before sunrise and ending one hour after sunset. No overnight camping or other nighttime uses are allowed.

C. Dwelling units for employees shall be limited to the existing units at each site unless the planning director verifies a need for additional housing for essential on-site staff and finds that any additional dwelling units will not adversely affect the environment. The director may approve up to five additional units over those existing in August 1989 as a use subject to director's review, based on a verified need for essential on-site staff, available water and conformity with the resource provisions of this plan.

D. Fencing to protect plant and animal habitats shall be designed to assure continued access along designated trails and roads.

E. Lodges shall have an architectural style that achieves a rustic appearance through the use of rough-sawn wood, stonework, masonry, rough-finished plaster or similar exterior finishes which are compatible with a rural setting. The architectural style of the lodges, which shall not exceed a height of 35 feet, shall be compatible with the rural environment and existing buildings. A

user fee shall be established to accommodate persons of low or moderate income (120 percent or below median income of Los Angeles County); this fee may be modified annually based on changes in the consumer price index or other similar economic indicator for the Los Angeles metropolitan area.

F. Upland shoreline lease area support facilities.

— Development shall be located a minimum of 150 feet from the mean high tide line; if this standard is impractical because of topography or other environmental constraints, the director may allow development to within 25 feet of the mean tide line or the inland extent of any beach, whichever is greater.

— Development shall be sited to be compatible with the public use of the beach or shoreline by preserving sufficient areas for public access and recreation.

— No structure shall be allowed on hillsides having a slope exceeding 30 percent.

— On hillsides having a slope exceeding 15 percent, all graded areas shall be planted and maintained for erosion control and visual enhancement purposes to screen or soften the visual impact of any cut and fill slopes. In addition, grading plans shall be revised to reduce visible height of cuts and fills and changes in cove geometry.

G. Youth camp PAOT capacities for each site may be expanded if there is a verified need, if there are no adverse impacts on the island's resources and if the expansion would not require a substantial increase in water usage that would adversely impact the island's water supply. Such requests to increase youth camp capacities shall be accompanied by a master plan as described in subsection (H) of Section 22.46.550 and shall be subject to review and approval of the planning director.

H. Ben Weston Beach—LACA Lots 43 and 44.

— Campground, primitive; 50 PAOT capacity; lower cost public use.

— The sensitive sand dune plant community shall be protected by prohibiting all development within the sand dunes and other measures as may be necessary including, but not limited to fencing or erecting signs along the periphery of the dune area informing people that the dunes are not to be entered.

— The parking area shall be located at least 250 feet from the mean high tide line.

I. Cottonwood Canyon—LACA Lots 59, 60, 61, 62 and 69.

— Any development between 100 and 250 feet of the edge of the riparian vegetation shall mitigate possible adverse effects such as siltation, run-off and pollution.

— There shall be no new development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730; within 100 feet of the edge of riparian vegetation.

J. Cottonwood Cove—LACA Lot 58.

— Use of this area shall be restricted to daylight hours only.

K. Rancho Escondido—LACA Lot 60; Middle Ranch—LACA Lots 39, 40 and 41.

— Agricultural operations shall not exceed 200 acres at any one time for LACA Lots 39, 40 and 60 combined.

L. Sweetwater Canyon—LACA Lots 42, 43, 44, 45 and 46

— There shall be no new development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730, within 100 feet of the edge of riparian vegetation.

— Any development between 100 and 250 feet of the edge of the riparian vegetation shall mitigate possible adverse effects such as siltation, run-off and pollution.

M. Goat Harbor—LACA Lot 67.

— Campground, primitive; 10 PAOT capacity; boat-in facility.

N. Italian Gardens—LACA Lot 65.

— Campground, primitive; 10 PAOT capacity; boat-in facility.

O. Willow Cove—LACA Lot 52.

— Campground, primitive; 10 PAOT capacity; boat-in facility.

P. All off-shore rocks and islets.

— Restricted to use as marine preserves and/or maintained for scientific research and education.

— Uses requiring a director's review and approval or a conditional use permit listed in Section 22.46.140 and Section 22.46.150 (A)(1) are allowed only if they are compatible with the marine preserve designation.

Q. State jurisdiction in specified area.

— Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal

Commission. Such development which extends landward of the mean high tide line also requires the approval of the county of Los Angeles.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.170 Legal description—Two Harbors Resort Village district.

Lots 88 and 89 of LACA Map No. 59.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.180 Intent.

The Two Harbors Resort Village land use district is established to provide a planned service resort community that contains the commercial, marine and public services and facilities for tourists, recreational boaters, campers, residents, support/service employees and persons associated with marine education and scientific research. This district also recognizes the function of Two Harbors as a main entry point to Santa Catalina Island. The ultimate use in the Two Harbors Resort Village district is a planned mixed-use community. Within the district are specified subdistricts which provide the necessary locations and uses to implement a planned community. The majority of development will occur after compliance with the detailed requirements of Section 22.46.220.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.190 Principal permitted uses.

A. Property in the Two Harbors Resort Village district may be used for the following district-wide uses:

— Roads, pedestrian walkways and other accessways.

B. Property in the subdistricts listed below may be used for the following planned community uses specified for each of the subdistricts, provided the required information, standards, conditions and procedures, with the exception of filing a conditional use permit, contained in Section 22.46.220 (A) are submitted with the development application:

1. Conservation/recreation.

— Beaches and associated active recreation uses.

— Pier, docks and similar facilities.

— Range management activities necessary for the maintenance and restoration of biotic and habitat communities.

— Recreational boating facilities including rental, storage and maintenance of boats, canoes, etc.

— Riding and hiking trails, excluding trails for motor vehicles.

— Watershed, water recharge and percolation areas.

— Wildlife, nature, forest and marine preserves and sanctuaries.

2. Open space/recreation.

   (a) Campground/hostel.

      — Beaches and associated active recreation uses.

      — Campgrounds, improved; 200 PAOT total capacity; Little Fisherman's Cove is designated lower cost public use.

      — Picnic areas.

      — Riding and hiking trails, excluding trails for motor vehicles.

      — Youth hostels; 150 PAOT total capacity.

   (b) Recreational boating.

      — Beaches and associated active recreation uses.

      — Docks and similar facilities.

      — Recreational boating facilities including rental, storage and maintenance of boats, canoes, etc.

   (c) Boat storage/launch area.

      — Launching apparatus, including ramps.

      — Piers, docks and similar facilities.

3. View corridor.

   — Arboretum and horticultural gardens.

   — Athletic fields.

   — Beaches and associated active recreation uses.

   — Comfort stations including accessory shower and laundry facilities.

   — Historical monuments and cultural heritage sites.

   — Parks, public places or squares and playgrounds with appurtenant facilities.

   — Piers, docks and similar facilities.

   — Riding and hiking trails, excluding trails for motor vehicles.

   — Wildlife, nature, forest and marine preserves and sanctuaries.

4. Resort/commercial.

(a) Lodges/inns.

— Lodges, hotels or inns and associated commercial services including gift shops, restaurants and bars; 500 guest rooms maximum.

(b) Commercial.

— Commercial services.

— Offices, business and professional.

— Retail stores.

(c) Marine commercial.

— Bait shops.

— Fishing equipment sales, rental and repair.

— Marine equipment, parts and accessories.

5. Residential.

— Apartment houses.

— Mobilehome parks.

— Residences, single-family.

— Residences, two-family.

— Townhouses.

6. Industrial/transportation.

— Barge ramp.

— Piers, docks and similar facilities.

— Transportation center including bus station, vehicle parking, vehicle repair and taxi stand.

7. Utilities/services.

— Electric distribution and transmission substation, including microwave facility used in conjunction therewith.

— Public works, corporate and utility maintenance and repair shops and storage yards.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.200 Accessory Uses.

Property in the Two Harbors Resort Village district may be used for the following:

— Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.

— Accessory uses and facilities associated with active recreation uses include, but are not limited to, passive recreation uses, picnic tables, sand volleyball courts, swimming docks and other similar facilities.

— Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.

— Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

— Signs.

— Yacht club upland support facilities include the same uses listed in Section 22.46.130.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.210 Uses subject to director's review and approval.

If site plans are first submitted to and approved by the director, property in the Two Harbors Resort Village district may be used for the following uses:

— Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.

— Maintenance and minor expansion of existing facilities permitted in the Two Harbors Resort Village district, provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.

— Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.220 Uses subject to additional permits.

Property in the Two Harbors Resort Village district may be used for:

A. The uses listed in subsection (B) of this section for each of the specified land use categories, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of the permit. Exemption provisions contained in Section 22.56.215 (C) shall not apply. In addition to the requirements of Part 1 of Chapter 22.56, the permit shall also be subject to all of the following provisions:

1. Access Requirements. In order to provide continued public access, retain open spaces for recreation uses and allow interim development as described in subsection (A)(4), the property owner, lease holder, or other such person who proposes development within the Two Harbors Resort Village district shall comply with either the access dedication/reservation criteria contained in Sections 22.46.650 through 22.46.700 or the development agreement provisions listed below:

(a) Prior to any new development, an application for a development agreement shall be filed pursuant to Part 4 of Chapter 22.16 of this code. Construction of such development may not commence nor shall land division maps or waivers be filed in the office of the County Recorder until the executed development agreement is recorded and the ordinance approving said agreement is effective. Such ordinance shall not become effective until it has been certified by the Coastal Commission as an amendment to the LCP.

(b) In addition to the requirements of Sections 22.16.320 and 22.16.330, the development agreement shall contain a map, drawn to a scale of 1" = 200' or larger showing:

(i) The location and width of all accessways, beaches, recreation areas and open spaces which are currently available to the public; and

(ii) The location, floor area, height, use, and, where applicable, the occupant load of all existing and proposed structures.

(c) The development agreement shall also contain a guarantee that the public will have the right to enter on and use the land identified in the map required by Subsection (i) above for recreational and open space uses. The owner, lease-holder or facility operator shall have the right to charge and impose reasonable fees for such entry and use and to impose reasonable conditions, limitations and restrictions

that are necessary for the management and protection of the land; however, such actions shall not unduly or unreasonably impair the public entry and use of the land.

2. Design Review. Architectural renderings and plans shall be submitted for review and approval by the county. Such materials shall include perspective drawings which show the visual impact on the area in general, with particular emphasis on the view corridor. In the design review process, the county shall ensure that the architectural style is compatible in scale and design with the natural features and existing approved development. The design review process shall also ensure that the project complies with relevant development standards contained in Section 22.46.230.

3. Tentative Division of Land Map. A tentative map shall be filed when required by Title 21 of this code. When a tentative map is not required, a plot plan shall be filed indicating the precise location, width and type of improvements for streets and pedestrian walks, and shall also indicate the use, location, size and height of all structures. The tentative map or plot plan shall also show the precise location of the boundary lines of all land use categories listed in subsection (B) which are contained in the proposed development; the area of each category shall also be calculated and shown on the plan.

4. Conditions Precedent to Development. In order to adequately assess and mitigate the impacts associated with proposed development at Two Harbors, the materials and information contained in this subsection (A)(4) shall be submitted to and approved by the county as part of the coastal development permit process prior to issuing permits for new construction. However, interim development which does not exceed the following amounts is exempt from this requirement, except that any interim development within the watershed of Catalina Harbor shall comply with subsection (b) below. Interim development shall be approved only if the director finds that the development will not reduce access to the beach and shoreline that is presently available to the general public and it shall not prejudice the county's ability to develop the access and open space areas of the plan, develop a circulation plan, preserve Catalina Harbor, reduce incompatible development or otherwise carry out the LUP in Two Harbors.

   — 20 resort dwelling units, 40 support (employee) dwelling units or any combination of the two not exceeding 40 units.

   — 2,000 square feet of commercial floor area.

   — 30 hostel beds, 50 PAOT campground and 80 lodge/inn rooms.

— Removal of existing nonconforming structures and relocation/reconstruction of such structures in authorized land use categories. The floor area of the relocated or reconstructed structures may be 25 percent greater than the floor area of the existing nonconforming structure.

The reports and studies required by this subsection should be scaled to the amount and intensity of development proposed; additional supplemental reports shall be required as applications for subsequent development are submitted. Required actions or mitigation measures suggested by these studies and approved by the county shall be made conditions of approval of the coastal development permit. Except that the Catalina Harbor study shall be required only when development is proposed in any areas which drain into said harbor.

(a) Bicycle and Pedestrian Circulation. A bicycle and pedestrian circulation plan shall be prepared which shows the location and design of bikeways and pedestrian walkways providing access to the Two Harbors area. This plan shall comply with applicable access and circulation provisions of Sections 22.46.580 through 22.46.700 of this specific plan.

(b) Catalina Harbor. A formal study of the marine resources in Catalina Harbor shall be completed prior to commencement of the development of any areas which drain into Catalina Harbor. The general objectives and outline of the study shall be designed to accomplish the goals outlined in Appendix C, "A Study of the Marine Environment of Catalina Harbor, Santa Catalina Island, California, with Reference to a Proposed Residential-Recreational Development." The study shall establish criteria to guide construction and grading in a manner which protects the Catalina Harbor marine habitat. This study will identify appropriate mitigation measures, establish an impact monitoring program and determine under what circumstances harbor dredging can occur in order to maintain existing boat moorings while safeguarding the viability of the unique mudbottom habitat.

(c) Existing Incompatible Development. The developer shall submit a schedule/plan which shows how existing development which is incompatible with the certified land use plan will be phased out as new development occurs. Development is considered incompatible if it is located in areas shown on the Two Harbors land use plan where the particular land use category does not permit the existing use; existing uses and structures which do not conform to applicable development standards are considered incompatible. Existing

incompatible residential development shall not be removed until adequate compatible residential development has been completed and is available for occupancy. For the purposes of this subsection, the Old Union Army Barracks or the Banning Residence and Cottages are not considered incompatible development.

(d) Open Space. Appropriate areas designated as view-corridor and conservation/recreation on Maps 13A and 13B shall be identified on the tentative map or plot plan as reserved for public access or, in the hillside conservation recreation area, reserved for view and habitat protection. Reservation of the right of public access to these shoreline and trails areas and other open space areas shall be made a condition of approval of development. If the development is planned in phases, it shall be designed so that each successive phase will contain sufficient amounts of open space in the view corridor and conservation/recreation categories that is found to be necessary, pursuant to Sections 22.46.650 through 22.46.670 to mitigate the impacts associated with the development which is being considered by that particular phase. Beach and road areas currently in use by the general public shall be included in initial dedications or protected by interim agreements so that no development reduces areas open to the general public. Such reservation shall be secured in accordance with the procedures contained in Section 22.46.680 and shall be by public dedication, establishment of a maintenance district or other means satisfactory to the planning director, to insure the permanent reservation of and, where appropriate, perpetual maintenance of the areas. If the development is determined to be a subdivision, open space areas shall be so identified by appropriate notation on the final map or by separate instrument in conjunction with a parcel map, or grant of waiver and certificate of compliance. The reservation of open space and public access shall be in an amount and utilize such methods (e.g., trails, roadway corridors, view and habitat protection areas, areas designated for density transfer, geologically unstable areas, etc.) which the county finds are necessary to maintain existing beach, road and recreation areas, to provide sufficient public areas for recreation, to carry out the purposes of the plan for concentration of development and other purposes to serve the proposed medium density community and major tourist attraction.

(e) Operation and Maintenance Expenses. A report discussing the methods of financing the continued operation and maintenance of open space areas, streets and other similar facilities shall be prepared by the developer. In addition, the report shall review alternative programs to finance station facilities, equipment and

staffing for fire and sheriff protection, emergency medical services and other urban services including library, sanitation, etc. shall be evaluated. Such programs may include benefit assessment districts, subdivision extractions and other development surcharges. Prior to commencement of development in the Isthmus/Two Harbors area, an appropriate financing mechanism shall be formulated and implemented so that necessary services will be available as development takes place. This program shall be adopted as an amendment to the specific plan.

(f) Landscaping. A plan for landscaping all open areas including the view corridor shall be prepared by a licensed landscape architect. Such plans shall preserve existing trees and native vegetation when possible. Plant materials shall be used to integrate the manmade and natural environments, to screen or soften visual impacts of new developments and to provide diversity within developed areas. The landscaping plan shall be adopted as an amendment to the specific plan.

(g) School Site. The developer shall provide a 3 1/2 acre school site for the Long Beach Unified School District in the area shown on Map #13A in Appendix D or other suitable alternative site approved by the school district and planning director, when the district finds that such site is required to serve the educational needs of the Two Harbors area. The school site and the timing of the dedication shall be subject to approval by the Long Beach Unified School District and shall be adopted as an amendment to the specific plan.

(h) Signs. A sign program shall be prepared by the developer which recognizes the pedestrian orientation and architectural style of the Two Harbors area. This program shall be sufficiently detailed to regulate the size, amount, height, spacing, lighting and types of signs allowed for commercial, directional and interpretive uses. The guiding principles of the sign program are that signs should be small, few in number, unlighted or of low intensity lighting and designed to be compatible with the surrounding development. The sign program shall be adopted as an amendment to the specific plan.

(i) Transportation. A study shall be prepared by a traffic engineer which investigates the need for additional or improved transportation facilities between Avalon and Two Harbors. If the study indicates there is a need for enhanced access between the two communities, the possibility of improving Airport Road and Empire Landing Road to provide better access for emergency vehicles and to reduce traffic through Middle Canyon and other hiking areas should be evaluated.

Such study should investigate alternate modes of transportation including, but not limited to, high occupancy motor vehicles, water transportation and helicopters. The study should also focus on ways to reduce the traffic between Two Harbors and, thus, reduce the need for additional roads in the interior of the island. The study shall make recommendations for improving the transportation linkages between Avalon and Two Harbors. Development at Two Harbors will be contingent upon the certification of an amendment to the specific plan containing a transportation plan and phased implementation of necessary transportation improvements.

(j) Vehicle Control. A vehicle control ordinance shall be prepared by the developer which regulates the type, size and number of vehicles allowed in the Two Harbors area. The use of motor vehicles shall be minimized and shall be limited to emergency, service, group and public transportation uses. Residents shall be permitted one golf cart or similar small vehicle per dwelling unit. The provisions of this ordinance shall also address parking requirements for private "golf cart" type vehicles, service vehicles and transit vehicles. The ordinance shall be submitted to the county for review and certified as an amendment to the specific plan. Additional motor vehicles associated with new uses shall be regulated through the coastal development permit process until the permanent ordinance regulating vehicles is adopted.

(k) Water and Utility. A water, waste disposal and utility service availability report shall be prepared by the developer that is consistent with the requirements of Sections 22.46.720, 22.46.730, 22.46.740, and 22.46.750. Prior to development, except as provided under the interim development standards of this plan, the detailed water, utility and waste disposal plan consistent with Section 13511 of the California Code of Regulations shall be certified as an amendment to the specific plan.

5. Development Potential and Phasing Schedule. The maximum allowable development in the Two Harbors area shall be limited to the following area and capacity amounts and shall be developed according to the phasing schedule contained in this subsection.

(a) Land Use Category Area Restrictions.

(i)

Category	Area
Campground/Hostel	18 acres
View Corridor/Public Use	56 acres

Lodge/Inn	13 acres
Commercial	3 acres
Marine Commercial/Recreational Boating	6 acres
Residential	128 acres
Transportation Center	5 acres
Utilities/Services	11 acres
	240 acres

(ii) If portions of the 128 residential acres are found not to be developable, dwelling units may be transferred to three designated receiver areas shown on Map #14B in Appendix D provided that development does not occur on the donor areas and the total number of residential acres remains 128. Development in donor areas shall be prohibited by placing a note on the land division map dedicating construction rights to the county or by such other method approved by the planning director that prevents development in the donor areas.

(b) Residential and Commercial Capacities.

(i)

Category	Capacity
Maximum resort dwelling units	2,000
Maximum employee dwelling units	650
Total transient visitor-serving units	200 campground PAOT 500 hotel rooms 150 hostel beds
Total commercial square footage (gross floor area within buildings; including marine commercial)	80,000

(ii) The 650 employee dwelling units may be exceeded, but only if the number of resort dwelling units is reduced by the same number. The employee dwelling units shall be reserved for persons, including their immediate families, employed and deriving a major portion of their income on Santa Catalina Island. The term "employee housing" is used here in the same context as "support housing" is used in the LUP; "resort housing" refers to dwelling units that are not reserved for any special group of persons but are available to anyone.

(c) Resort Residential-Visitor Serving Accommodations Phasing Schedule.

(i) The following phasing schedule indicates the amounts of visitor-serving facilities that must be provided as the quarterly buildout thresholds are reached; this schedule does not imply that the resort residential development is required to be built in four equal phases:

Resort Residential	Visitor-serving PAOT (cumulative minimum)
25% Buildout (500 units)	38 hostel beds, 50 new PAOT campground capacity, 125 lodge/inn rooms.
50% Buildout (1,000 units)	75 hostel beds, 100 new PAOT campground capacity, 250 lodge/inn rooms.
75% Buildout (1,500 units)	113 hostel beds, 150 PAOT campground capacity, 375 lodge/inn rooms.
100% Buildout (2,000 units)	150 hostel beds, 200 PAOT campground capacity, 500 lodge/inn rooms.

(ii) The resort dwelling units authorized by this schedule may not be occupied until all of the corresponding visitor-serving accommodations are constructed and available for use.

B. Conditional use permit uses listed by land use category:

1. Conservation/Recreation.

— Residential uses in designated receiver areas subject to all applicable provisions pertaining to residential uses in this district.

— Yacht clubs with upland support facilities for recreational boating listed in Section 22.46.130.

2. Open Space/Recreation.

(a) Recreational Boating.

— Docks and similar facilities.

— Recreational boating facilities including rental, storage and maintenance of boats, canoes, etc.

(b) Boat Storage/Launch Area.

— Recreational boat storage yard including pigeon hole-type storage facility.

3. View Corridor.

— Amphitheater.

— Community center including administrative offices, information center and interpretive displays.

— School.

— Sewage pumping station.

— Visitor information and passenger ticketing and staging facility; located near the Isthmus Cove pier.

4. Resort/Commercial.

(a) Lodges/Inns.

— Campgrounds, 50 PAOT capacity as an interim use not considered as one of the campgrounds required by the phasing schedule.

(b) Commercial.

— Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

(c) Marine Commercial.

— Boat sales and service.

— Boat storage.

5. Residential.

— Density controlled developments.

6. Industrial/Transportation.

— Heliport.

— Seaplane landing and storage facility.

7. Utilities/Services.

— Storage tanks for natural gas, LPG or similar fuels necessary for the Two Harbors land use district.

— Water storage tanks and uses normal and appurtenant to the storage and distribution of water, including water reclamation and desalinization facilities.

— Wastewater treatment facilities including reclamation ponds.

8. District-wide.

— Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.

— Flood control facilities.

— Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.

— Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.

— Sewage pumpout stations for use by recreational boaters; one each serving Catalina Harbor and Isthmus Cove.

C. The following uses provided the specified permit has been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

— Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.230 Development standards.

A. In addition to the standards applicable to all property on Santa Catalina Island, the development standards contained in this subsection apply specifically to the Two Harbors Resort Village district. In lieu of the architectural features contained in subsections (B)(2) and (C), the developer may submit a comprehensive architectural concept plan that will implement the intent of this subsection. Such architectural concept plan shall be subject to the approval of the county and shall be based on a review of the intent provisions contained in subsection (B)(1) and the LUP, not the specific architectural features contained in subsections (B)(2) or (C). The concept plan shall contain design guidelines and specifications for architectural accents, building materials, colors, fences and walls, height limits, landscaping, paving materials, roof treatments, styles and surface materials. This plan shall be sufficiently detailed to allow the county to thoroughly evaluate new development proposals in the design review process. After review and approval by the county, such guidelines and specifications shall be certified as an amendment to the specific plan.

B. District-wide. These provisions shall apply to the entire district unless superceded by specific land use category standards which differ from these provisions.

1. Intent.

(a) Two Harbors will serve visitors as a major entry port to the island. In addition, it will be a medium density residential development with commercial and light industrial uses to serve the residents and visitors. The low-rise development will be harmonious with the terrain and

enhanced by landscaping. The view corridor will provide an open area for enhanced views of the harbors.

(b) The Two Harbors development will be clustered around an open public area. The village look will be enhanced by restricting motor vehicles and encouraging pedestrian traffic throughout the new development.

(c) A limited variety of architectural styles will be permitted in the new development. Large impermeable paving surfaces are discouraged and loose paving, defining more informal paths, is advocated. Materials, color and forms must actually express what they are and not imitate other materials (such as tin, tile, wood, sheet metal, etc.). The use of wood as the basic building material is encouraged to achieve an overall harmonious architectural theme. In this hilly country, roofs will often be seen from above; the form and color of roofs are important to the aesthetics of the development.

(d) These standards shall be applied to all development within the Two Harbors Resort Village district. Additional standards for individual land use categories are listed after the district wide standards. Illustrations and diagrams depicting examples of these standards are contained in Appendix F.

2. Architectural Features. These features are intended as guidelines rather than absolute standards. They are included as suggestions to achieve a sense of architectural continuity and design harmony in Two Harbors.

(a) Colors. Colors should be light in tone.

(b) Continuous Walls. All exterior walls should contain turns, angles, indentations, recessed or projecting window frames, planters, tile work, etc. to prevent monotonous unbroken surfaces.

(c) Paving Materials. Pedestrian paths, patios and driveways should be paved with brick, stone, shell, tile or individual concrete units separated by permeable spaces.

(d) Permitted Styles. Permitted styles should be limited; the following styles, termed Mediterranean, Victorian, and Stone Rustic are suggested. Each of these styles have suggested surface materials. In addition, each style has recommended architectural details.

— Victorian style has a painted wooden clapboarding for walls. Roof shall be fire resistant shingles.

— Mediterranean style has stucco or plaster walls. Roofs shall be of red clay tile.

— Stone Rustic style to have walls primarily of rough stone indigenous to Catalina but walls may have some exposed wood. Roofs shall be fire resistant shingles.

(e) Roof Angles. Pitched roofs are preferred; flat roofs may be used when designed for outdoor living space or roof gardens.

(f) Roof Material. Shingles of a natural color or clay tile of an approved color are permitted and shall be fire resistant.

(g) Surface Materials. Stone, stucco, and wood are permitted as dominant surface materials. Other materials may be permitted only when shown to be harmonious with the dominant prevailing surfaces and style.

3. Building Restrictions.

(a) Catalina Harbor. A 100 meter buffer zone shall be established around the perimeter of Catalina Harbor as shown on Map #13A in Appendix D. No new development shall be allowed within this buffer zone other than the land uses identified on the Two Harbors Land Use Map (Map #13A, Appendix D) and limited drainage control devices consistent with the hazard, marine and land environment policies of the LUP, provided that such devices cannot reasonably be located outside the buffer zone.

(b) Drainage Courses. Drainage courses shall be left in their natural state. No building shall be permitted within 20 feet of the bank of the drainage course. The drainage course bank is considered that portion of the land at the top of the slope rising up from the streambed or that portion outside of the 50-year flood hazard area as determined by a registered civil engineer. Any road or trail which crosses a drainage course shall be constructed so as to not interfere with the flow of water.

(c) Maximum Allowable Slopes. Development shall not occur on slopes of greater than 30 percent. Minor intrusions of 10 percent of the developable areas may be permitted in areas up to 40 percent slope provided development conforms to all other standards.

4. Site Design Requirements.

(a) Height Limits. Buildings shall not exceed 28 feet maximum height. Within 300 feet of mean high tide line, height will not exceed 14 feet.

(b) Landscaping. Landscaping shall be integrated into the design of each development and continuously maintained. Plant materials shall be selected from the list contained in Appendix A. Alternate materials, including non-native ornamental plants adapted to a summer drought

(Mediterranean) climate, may be used in areas developed with urban uses.

(c) Lot Area: 5,000 square feet.

(d) Lot Coverage: 50 percent.

(e) Lot Width: 50 feet.

(f) Parking. Parking requirements shall be based on the vehicle control ordinance prepared by the developer and approved by the county. In the absence of such an ordinance, the hearing officer shall determine the location and amount of parking spaces sufficient to accommodate residents, employees, customers and service vehicles.

(g) Rooftop Drainage. Buildings shall be designed in such a fashion that rainwater will be collected and funneled to a common location away from developed sites in order to prevent absorption into hillside expansive soils. Drainage plans shall be submitted to and approved by the Department of Public Works.

(h) Service Area Screening. Service areas shall have screen walls or combination landscaped berms and walls to screen the service area.

(i) View Protection. Residences and other structures shall be sited to take advantage of the view and shall be designed to minimize the obstruction of special views from a neighboring dwelling and views to the shoreline or of special geographic features from the view corridor, public roads and pedestrian walks.

5. State-Jurisdiction in Specified Areas

— Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line also requires the approval of the county of Los Angeles.

C. Land Use Categories. Where the specific standards for a particular land use category differ from the district-wide provisions, such standards shall supercede the district-wide provisions.

1. Conservation/Recreation.

— All new landscaping materials introduced in this area shall be plants native to Santa Catalina Island.

— Yacht club upland shoreline lease area support facilities shall comply with the same development standards as listed in Section 22.46.160 (F).

2. Campground/Hostels.
   - Little Fisherman's Cove campground shall comply with the provisions for lower cost public use facilities contained in Section 22.46.160 (A).
3. Recreational Boating.
   - Any new yacht club building shall have either wood, stone or stucco surface.
   - Building heights shall not exceed 14 feet if within 300 feet of the mean high tide line.
   - Yacht club upland shoreline lease area support facilities shall comply with the same development standards as listed in Section 22.46.160 (F).
4. Boat Storage/Launch Area.
   - Edges of boat storage areas shall use decorative walls, landscaping or berms for screening purposes.
5. View Corridor.
   - Fences. No fences shall be built except for non-view obscuring fences for security or safety. Open athletic fields are permitted in park.
   - Landscaping. Trees shall be planted to screen views of new development adjacent to the corridor. Landscaping materials within the view corridor shall consist of groundcover and low (under three feet in height) growing shrubs; trees shall be species that have narrow trunks and foliage generally above seven feet in height. Landscaping shall be designed and maintained to enhance the views within the corridor and shall not block views of the harbors.
   - Monuments. Monuments shall be ground level, consisting of a descriptive brass plate with a stone or concrete surround.
   - Park Furniture. Park furniture (benches, trash cans, tables) must be uniform throughout park.
   - Paving. Paving shall be constructed of small units, of stone, brick, rock, or concrete with permeable materials between each unit.
   - Siting and Location of Structures. As part of the permit process, a site plan for all new buildings proposed in the view corridor shall be developed that shows "buildings framing a broad public open space view corridor." Buildings shall be located consistent with this siting requirement.

- Visitor Information Center. A visitor information center shall be located near the edge of the pier. The long side of this building shall be perpendicular to the mean high tide line.

6. Lodges/Inns.
   - Lot coverage shall not exceed 70 percent.
   - 10 percent of net area shall be landscaped and maintained in good condition. Incidental walkways may be developed in landscaped area.
7. Commercial.
   - Coverage of a maximum of 90 percent of lot shall be permitted.
   - Service and delivery areas shall be indicated on the required plot plans; all commercial buildings shall provide for employee parking, service vehicle access and trash disposal areas. Enclosures for appropriate size refuse receptacles or compactors shall be provided on-site for each commercial establishment.
   - 10 percent of net area shall be landscaped and maintained in good condition. Incidental walkways may be developed in landscaped area.
8. Marine Commercial.
   - Boat yards need not be screened; however, if other yards or storage space exceeding 200 square feet in size are connected with the business, then the yard or storage space must be screened with landscaping. Development shall preserve views of the shoreline.
   - Lot coverage and landscaping requirements shall be the same as the commercial category in subsection (C)(7) above.
9. Residential.
   - Architectural Features. Factory-built, mobilehome, modular, pre-fabricated or similar type housing for employee dwelling units may have alternate architectural standards where the planning director finds that such units are screened and incorporate appropriate design features to integrate them with other residential development in the district. Reflective, glossy, polished and/or roll-formed type metal roofing or siding shall not be permitted.
   - Contours. All residential structures shall be built above the 10-foot contour line measured above the mean high tide line.
   - Density. Residential land uses to the east and west of the Catalina Harbor buffer zone as shown on Map #14A in Appendix D shall have a density of not more than 19.0 d.u./net acre. Other designated

residential areas shall have a density of not more than 22.0 d.u./net acre.

- Lighting. Exterior lighting for residential shall be indirect and incandescent.
- Lot Coverage. Maximum lot coverage shall be 50 percent. The floor area ratio for a lot or parcel of land shall not exceed 1.0.
- Privacy Walls and Fences. Residential walls shall be sited and designed to protect public views but shall be permitted for privacy, security and safety.
- Ridgeline Setbacks. No development will occur within 75 feet of major ridgelines as shown on Map #3 in Appendix D. This does not include roads and paths.
- Setbacks. Dwellings may be built with zero lot lines.

10. Industrial/Transportation.
    - A combination of decorative walls, earth berm and/or landscaping shall be placed around all sides of facilities. The berm and landscaping shall screen a minimum of 95 percent of the area enclosed.
    - All paved areas over 40 feet in width shall have a five-foot-wide landscaped buffer where such paved area adjoins a more restrictive land use category.
11. Utilities/Services.
    - All buildings shall be colored to be compatible with the naturally occurring colors of the landscape within a 500 foot radius of the structure.
    - All buildings shall be surrounded by a landscaped buffer 20 feet wide; the landscaping shall be similar to the size, type and density of vegetation located in a 1,000-foot-radius from the facility.
    - Screening of buildings, storage yards and maintenance areas shall be accomplished in a similar fashion as the industrial transportation category in subsection (C)(10) above.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.240 Legal description—Utility and industrial district.

Lots 1, 3 and 85 of LACA Map No. 59, and that portion of Lot 2 of Tract No. 8911 recorded in M.B. 118 3-4 bounded on the northwest by the easterly boundary of the City of Avalon and on all other sides by Lot 1 of said LACA Map No. 59.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.250 Intent.

This land use district is established to allow for the continuation of existing utility and industrial facilities as well as the siting of new industrial uses, utility services and necessary support facilities for the island. This district also encourages quarry operations which provide important mineral resources for use on the island and on the mainland.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.260 Principal permitted uses.

A. The principal permitted use in the utility and industrial district is utility/industrial use.

B. Property in the utilities and industrial district may be used for the following district-wide uses:

— Boat and mooring, maintenance and storage.

— Boat yards, including associated marine commercial services, storage and maintenance.

— Building materials and supplies, sales and storage.

— Desalinization operations for production of domestic water.

— Electric distribution and transmission substations and generating plants, including microwave facilities used in conjunction therewith.

— Piers, docks and similar facilities.

— Storage yards and buildings.

C. Property in the Pebbly Beach area (LACA Lots 1 and 3) may also be used for the following more intensive industrial and utility uses:

— Blacksmith shops.

— Bulk fuel storage.

— Commercial amphibian airplane facilities and heliports, and associated aircraft and passenger services, including food and beverage services.

— Contractor's equipment, yards and shops.

— Freight barge ramp, terminals and storage facilities.

— Lumber yards.

— Machine shops.

— Maintenance and service facilities.

— Refuse to energy facility.

— Rental yards.

— Sewage treatment plant.

— Truck and bus storage and maintenance facilities.

— Utility station for LPG gas distribution plant.

— Warehousing.

— Welding shops.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.270 Accessory uses.

Property in the utilities and industrial district may be used for the following:

— Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.

— Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.

— Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.280 Uses subject to director's review and approval.

If site plans are first submitted to and approved by the director, property in the utilities and industrial district may be used for the following uses:

— Dwelling units for persons employed and deriving a major portion of their income on Santa Catalina Island, if occupied by such persons and their immediate families.

— Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.

— Information kiosk and/or display.

— Maintenance and minor expansion of existing facilities permitted in the utilities and industrial district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.

— Restaurants.

— Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for

an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.290 Uses subject to additional permits.

Property in the utilities and industrial district may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.

   — Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.

   — Educational and scientific research facilities.

   — Flood control facilities.

   — Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.

   — Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.

   — Water tanks, wells and any use normal and appurtenant to the storage and distribution of water.

   — Waste disposal facilities.

2. Pebbly Beach.

   — Breakwater, if required to serve a coastal dependent use or to protect existing structures from erosion.

   — Heliport.

   — Sea plane landing ramp.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

— Surface mining operations, as provided in Part 9 of Chapter 22.56 of Title 22 of the Los Angeles County Code.

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.300 Development standards.

In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the utilities and industrial district:

A. Dwelling units for employees.

— These shall be limited to those existing in August 1989, plus new units creating a total of 15 units at Empire Landing and 35 units at Pebbly Beach unless the planning director verifies a need for additional housing for essential staff and finds that any additional dwelling units will not adversely affect the environment. However, in no case shall the director approve additional units which would total more than 20 units at Empire Landing and 40 units at Pebbly Beach. Employee dwelling units shall be subject to the development standards, except for the density, in Section 22.46.370.

B. Outside storage.

— Comply with the requirements of Part 7 of Chapter 22.52, except that storage area fences and/or walls between the first public road and the sea shall allow views of the shoreline and geographic features through and around the fences and/or walls.

C. Parking.

— One vehicle parking space per dwelling unit.

— Parking requirements for non-residential uses are to be determined by the hearing officer in an amount sufficient to accommodate employee, customer and service vehicles.

D. Public shoreline access.

— Appropriate signs and facilities to protect public safety in active quarry and industrial areas shall be specified in all plans for new development.

— No fences or structures reducing existing access from the road to the beach shall be constructed except where necessary to protect public safety.

E. Perdition and Spouting Caves (west side of LACA Lot 85 southeast of Blue Cavern Point).

— Any development within 250 feet of this area shall be evaluated by a marine biologist to determine the impacts on the marine resources. Mitigation measures shall be imposed on development to ensure that there is no damage to the resources.

F. State jurisdiction in specified areas.

— Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line also requires the approval of the county of Los Angeles.

G. Replacement housing.

— Prior to the removal of any low/moderate income housing from this district, the same number of units of replacement low/moderate income housing shall be constructed in Avalon Canyon.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.310 Legal description—Avalon Canyon resort and recreation district.

Lots 8, 9, the unincorporated portion of Lot 14, and the northerly portion of Lot 7 of LACA Map No. 59, said northerly portion of Lot 7 which is more particularly described as follows:

Beginning at the southwest comer of said Lot 7, thence NORTH along the westerly line of said Lot 7 a distance of 2600.00 feet to the True Point of Beginning, thence EAST 280.00 feet, NORTH 420.00 feet, EAST 250.00 feet, South 52*00'00", East 220.00 feet, North 38°00'00", East 250.00 feet, North 20°00'00", West 800.00 feet, North 20*00'00" East 400.00 feet, South 70°00'00", East 300.00 feet, South 7°00'00", West 300.00 feet, South 38°00'00", East 300.00 feet, North 66*00'00", East 300.00 feet, South 24°00'00", East 410.00 feet, South 15°00'00", West 460.00 feet, South 75°00'00", East 280.00 feet, South 11°00'00", West 700.00 feet, and North 54°13'33" East 742.49 feet to a point in the easterly line of said Lot 7, distant thereon NORTH 2550.00 feet from the southeast corner of said Lot 7; thence NORTH along

said easterly line of Lot 7 1850.98 feet to the northeast corner of said Lot 7, thence North 53°31'25" West 2786.76 feet along the northerly line of said Lot 7 to the northwest corner of said Lot 7, thence SOUTH along the westerly line of said Lot 7 3496.54 feet to the True Point of Beginning.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.320 Intent.

This land use district is established to provide for outdoor recreation, residential and visitor-serving uses in keeping with adjoining development in the City of Avalon. The LUP established two categories of uses in this district: resort/recreation use in the non-hillside areas and residential/recreation in the hillside areas. This district also recognized educational uses and necessary public service facilities and contains standards to protect hillsides and areas of scenic and recreational value.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.330 Principal permitted uses.

A. The principal permitted use in the Avalon Canyon resort and recreation district is resort/recreation use in the nonhillside areas and residential with low-intensity compatible recreation in the hillside areas.

B. Property in the Avalon Canyon resort and recreation district having a natural slope of less than 15 percent may be used for the following resort and recreation uses:

- Arboretums and horticultural gardens.
- Athletic fields, excluding stadiums.
- Campgrounds, improved; lower-cost public use.
- Employee housing, consisting of single- and two-family residences.
- Equestrian stables with training and riding facilities.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Interpretive displays.
- Parks and playgrounds with all appurtenant facilities customarily found in conjunction therewith.
- Riding and hiking trails, excluding trails for motor vehicles.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling similar courts.

— Visitor information centers, including displays, audio-visual viewing areas, library and related offices.

C. Property in the Avalon Canyon resort and recreation district having a natural slope of 15 percent or more may be used for the following residential and low-intensity recreation uses:

— Botanical gardens.

— Parks designed for passive recreation uses.

— Residences, single-family.

— Riding and hiking trails, excluding trails for motor vehicles.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.340 Accessory uses.

Property in the Avalon Canyon resort and recreation district may be used for the following:

— Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.

— Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.

— Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

— Campgrounds, improved include graded road access, privies or water operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles.

— Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.350 Uses subject to director's review and approval.

If site plans are first submitted to and approved by the director, property in the Avalon Canyon resort and recreation district may be used for the following uses:

A. District-wide.

— Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.

- Maintenance and minor expansion of existing facilities permitted in the Avalon Canyon resort and recreation district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
- Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

B. Areas having a natural slope of less than 15 percent.

- Bars and cocktail lounges, but excluding cabarets.
- Contractor's equipment, yards and shops where located within 200 feet of existing similar uses provided that the maximum floor area for buildings associated with an individual business does not exceed 400 square feet, that such uses are compatible with surrounding land uses, that outside storage areas are screened from view of any residential or visitor-serving use, that the establishment of such uses would not impair the ability to implement the land use plan, that such businesses shall be on renewable leases of no more than one year and that approval of such uses would be limited to three years.
- Employee housing, consisting of apartment houses and mobilehome parks.
- Health retreat.
- Hotels, including appurtenant uses such as restaurants and shops.
- Recreation clubs, including tennis, polo and swimming; where specifically designated a part of an approved coastal development permit, such use may include a pro-shop, restaurant, and bar as appurtenant uses.
- Restaurants and other eating establishments, including food take out.

- Retail sales, including gifts, groceries, and similar visitor-serving convenience items.
- Youth hostels.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.360 Uses subject to additional permits.

Property in the Avalon Canyon resort and recreational district may be used for:

A. The following uses, in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.
   - Flood control facilities.
   - Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.
   - Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
   - Rifle, pistol, skeet and trap ranges.
   - Water tanks, wells and any use normal and appurtenant to the storage and distribution of water.
2. Areas having a natural slope of less than 15 percent.
   - Child care centers.
   - Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
   - Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.
   - Community center and associated facilities.
   - Electrical distribution substations, including accessory microwave facilities.
   - Employee housing, consisting of density-controlled developments and townhouses.
   - Fire stations.

- Gas metering and control stations, public utility.
- Hospitals.
- Libraries.
- Museums.
- Police stations.
- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
- Veterinary services, including boarding.

3. Areas having a natural slope of 15 percent or more.
   - Density controlled developments.
   - Townhouses.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.370 Development standards.

In addition to the standards applicable to all property on Santa Catalina island, the following apply specifically to the Avalon Canyon resort and recreation district: (Note: Hillside areas are those having a slope of 15 percent or more.

A. Density.
   - 10 dwelling units per gross acre for hillside areas.
   - 40 dwelling units per gross acre for low/moderate income employee housing, Employee housing shall be occupied by persons, including their immediate families, employed and deriving a major portion of their income on Santa Catalina Island.
   - Residential development is not permitted in LACA Lot 14.

B. Height limits.
   - 28 feet in hillside areas and employee housing.
   - 40 feet in non-hillside areas.

C. Lot area.

— 2,000 square feet in non-hillside areas.

— 2,200 square feet for employee housing.

— 5,000 square feet in hillside areas.

D. Lot coverage.

— 40 percent in hillside areas.

— 80 percent in non-hillside areas.

E. Lot width.

— 25 feet for employee housing.

— 50 feet in hillside and non-hillside areas, excluding employee housing.

F. Parking,

— One vehicle parking space per dwelling unit.

— Parking requirements for non-residential uses are to be determined by the hearing officer in an amount sufficient to accommodate employees, customers and service vehicles.

G. Yard requirements.

— Each lot shall have a rear yard of three feet; no other yards are required in non-hillside areas.

— Each lot shall have a yard at least three feet on all lot lines for employee housing.

— Each lot shall have a yard at least 10 feet on all lot lines in hillside areas.

H. Campground capacity and use requirements.

— 75 PAOT for the existing campground.

— 200 PAOT for the new campground.

— Campgrounds shall comply with the provisions for lower-cost public use facilities contained in Section 22.46.160 (A).

I. Ridgeline protection.

— All structures, except as provided in Section 22.46.520 (A), shall be located at least 75 feet, measured horizontally downslope, from the top of major ridgelines as depicted in Map #11, Appendix D.

— No structure shall extend into a zone set at 10 feet below the major ridgelines depicted in Map #11.

J. State jurisdiction in specified areas.

— Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line requires the approval of the county of Los Angeles.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.380 Legal description—Organized camps and special facilities district.

Lots 64, 83, 86, 99 and the northwesterly portion of Lot 82 of LACA Map No. 59, said northwesterly portion of Lot 82 which is more particularly described as follows: Beginning at a point in the westerly line of said Lot 82 which is 2200 feet NORTH of the southwest corner of said Lot 82, thence North 40°00'00" East to the mean high tide line of the sea, thence in a westerly direction along the mean high tide line of the sea to the westerly line of Lot 82, thence SOUTH to the point of beginning.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.390 Intent.

This land use district is established to provide for public access and recreation uses at the island's major leased coves and to provide for the educational and research activities at Big Fisherman's Harbor. This district will allow for the continuation and improvement of existing high intensity recreation/education facilities and activities while recognizing the importance of open space uses for resource conservation.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.400 Principal permitted uses.

A. The principal permitted use in the organized camps and special facilities district is high-intensity recreation/education use with compatible open space, resource conservation activities.

B. Property in the organized camps and special facilities district may be used for the following district-wide open space and recreation uses:

— Beaches and associated passive recreation uses.

— Riding and hiking trails, excluding trails for motor vehicles.

— Wildlife, nature, plant and marine preserves and sanctuaries.

C. Property in the geographic areas listed below may also be used for the following high-intensity recreational or educational uses.

1. Big Fisherman's Cove—LACA Lot 86

- Marine education and research center including administrative facilities, classrooms, dormitories, dining facilities, faculty dwelling units, laboratories, museums, hyperbaric chamber, diving support area and aquariums.
- Pier, docks and similar facilities.
- Research activities associated with offshore oil drilling.

2. Big Geiger Cove—LACA Lot 99
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
3. Corsair Beach—LACA Lot 99
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
4. Emerald Bay—LACA Lot 99
   - Campground, primitive.
   - Pier, docks and similar facilities.
5. Empire Landing—LACA Lots 82 (portion) and 83
   - Aquatic recreational facilities.
   - Campground, improved; 150 PAOT.
   - Pier, docks and similar facilities.
   - Ranger station.
   - Youth camp with related upland support facilities listed in Section 22.46.410; 150 PAOT capacity.
6. Hen Rock—LACA Lot 64
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
7. Howland's Landing—LACA Lot 99
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.410; 270 PAOT capacity.
8. Johnson's Landing—LACA Lot 99
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.410; 375 PAOT capacity.

9. Moonstone Beach—LACA Lot 64
   - Pier, docks and similar facilities.
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
10. Sullivan's Beach—LACA Lot 99
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
11. White's Cove and Landing—LACA Lot 64
   - Onshore recreation facilities.
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.410; 180 PAOT capacity.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.410 Accessory uses.

Property in the organized camps and special facilities district may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.
- Accessory uses and facilities incidental to improved campgrounds include, but are not limited to, authorized fire rings, graded road access, privies or water-operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles and other similar facilities.
- Accessory uses and facilities incidental to lodges, hotels or inns include, but are not limited to, bars, cafes, cocktail lounges, dining rooms, gift shops, restaurants, housing for lodge employees and visitor-serving retail.
- Accessory uses and facilities incidental to passive recreation uses include, but are not limited to, nature observation, photography, sunbathing and other similar uses.
- Accessory uses and facilities incidental to primitive campgrounds include, but are not limited to, authorized fire rings, trail access, limited vegetation removal, privies, small cleared sleeping areas and interpretive and informational signs and other similar facilities.
- Accessory uses and facilities incidental to yacht club upland support facilities include, but are not limited to:

- Active recreation facilities such as sand volleyball courts and swimming docks.
- Chemical toilets maintained in accordance with Chapter 11.38 of Title 11 of the Los Angeles County Code.
- Decks or platforms not more than 30 inches above grade with less than 400 square feet in area.
- Flag poles under 15 feet in height.
- Pergolas and other shade-providing structures with less than 400 square feet in area.
- Picnic areas including tables and outdoor cooking facilities.
- Improved campgrounds.
- Storage sheds having an area of less than 120 square feet.

— Accessory uses and facilities incidental to youth camp or educational institution upland support facilities include:

- Administration offices, camp supplies stores, craft shops, infirmaries and other similar facilities.
- Educational and recreational activities.
- Residential uses including tent platforms, dormitories for campers and staff, camp director's dwelling unit and caretaker's dwelling unit; dining and service/maintenance areas and buildings.
- Water related sports and facilities.

— Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.

— Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

— Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.420 Uses subject to director's review and approval.

If site plans are first submitted to and approved by the director, property in the organized camps and special facilities district may be used for the following uses:

A. District-wide.

— Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.

— Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.

— Maintenance and minor expansion of existing facilities permitted in the organized camps and special facilities district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.

— Privies.

— Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

— Youth camps, increased capacities; as provided in Section 22.46.440(E).

B. In addition to the uses listed in subsection (A) of this section, property in the area listed below may also be used for the following uses:

— White's Cove and Landing—LACA 64.

— Lodge.

— Restaurant.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.430 Uses subject to additional permits.

Property in organized camps and special facilities district may be used for:

A. The following uses, in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while

such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.

— Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.

— Flood control facilities.

— Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.

— Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.

— Water tanks, wells and any use normal and appurtenant to the storage and distribution of water including desalinization facilities.

2. In addition to the uses listed in subsection (A)(1) of this section, a conditional use permit may be applied for the uses specified in each of the following areas:

(a) Big Fisherman's Cove

— Electric distribution and transmission substation, including microwave facility used in conjunction therewith.

— Heliport.

— Sewage treatment facility.

— Visitor center.

(b) Emerald Bay/Howland's Landing/Big Geiger Cove

— Sewage treatment facility.

— Visitor-serving facilities and services.

(c) Empire Landing

— Boat rentals, storage, supplies and maintenance.

— Sewage treatment facility.

— Visitor-serving facilities and services.

(d) White's Cove and Landing

— Boat rentals, storage, supplies and maintenance.

— Sewage treatment facility.

— Visitor-serving facilities and services.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.440 Development standards.

In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the organized camps and special facilities district:

A. Density.

— 40 dwelling units per gross acre for employee housing.

B. Dwelling units for employees shall be limited to the existing units at each site unless the planning director verifies a need for additional housing for essential on-site staff and finds that any additional dwelling units will not adversely affect the environment. The director may approve up to five additional units over those existing in August 1989 as a use subject to director's review, based on a verified need for essential on-site staff available water and conformity with the resource provisions of this plan.

C. Parking.

— One vehicle parking space per dwelling unit, except for dwellings without vehicular access.

— Parking requirements for non-residential uses are to be determined by the hearing officer in an amount sufficient to accommodate employees, customers and service vehicles.

D. Upland shoreline lease area support facilities.

— Development shall be located a minimum of 150 feet from the mean high tide line; if this standard is impractical because of topography or other environmental constraints, the director may allow development to within 25 feet of the mean high tide line or the inland extent of any beach, whichever is greatest.

— No structure shall be constructed on hillsides having a slope exceeding 30 percent.

— On hillsides having a slope exceeding 15 percent, all graded areas shall be planted and maintained for erosion control and visual enhancement purposes to screen or soften the visual impact of any cut and fill slopes. In addition, grading plans shall be revised to reduce visible height of cuts and fills and changes in cove geometry.

— Development shall be sited and designed to be compatible with the public use of the beach or shoreline by preserving sufficient areas for public access and recreation.

E. Youth camp PAOT capacities for each site may be expanded if there is a verified need, if there are no adverse impacts on the island's resources and if the expansion would not require a substantial increase in water usage that would adversely impact the island's water supply. Such requests to increase youth camp capacities shall be accompanied by a master plan as described in Section 22.46.550 (H) and shall be subject to review and approval of the planning director

F. Big Fisherman's Cove—LACA Lot 86. The residential and educational/research uses listed below for the marine science center are in addition to existing facilities:

— The physical sciences laboratory shall be limited to 12,000 square feet in floor area.

— Residential uses shall be reserved for employees, scientists, researchers, students, faculty and other personnel associated with the marine science center and shall be limited to 12 dwelling units, each with 1,200 square feet of floor area, and a 120-person dormitory.

— The Two Harbor residential receiver area shall be restricted to 10 acres located in the southwestern portion of Lot 86. Development of this area shall be subject to the standards and design guidelines contained in the Two Harbors Resort Village land use district.

G. State-jurisdiction in specified areas.

— Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line requires the approval of the county of Los Angeles.

H. Visitor serving facilities and services.

— The visitor-serving facilities and services listed below shall be designed and scaled to the particular site for which they are proposed. The following facilities and services shall be allowed if the director finds that they will not have an adverse impact on the environment:

- Accommodations for visitors in all-weather cabins, dormitories, hostels, lodges or other similar buildings.
- Administration offices, infirmaries, maintenance and storage buildings.
- Food and beverage service, including dining halls.

- Retail sales of items to visitors.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.450 Development requirements.

Prior to future development on Santa Catalina Island, compliance with the following conditions, standards and environmental safeguards shall be required. These conditions and safeguards apply island-wide; other development standards which specifically apply to individual land use districts are contained in Sections 22.46.100 through 22.46.440. Where the land use district standards differ from the island-wide provisions, such standards shall supersede the island-wide provisions.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.460 Archaeological and historical features.

A. Prior to approval of a coastal development permit, the applicant shall submit an archaeology report for the entire project site prepared by a qualified archaeologist, and comply with mitigation measures suggested by the archaeologist, suggested during the review process and approved by the Department of Regional Planning (DRP). Prior to approval of plan that includes excavation of a site or grading or disturbance located closer than 100 feet to a previously identified site, the preliminary report and the draft mitigation measures shall be circulated to persons requesting such notice including the State Office of Historical Preservation and individuals identified by the Native American Heritage Commission as approved resource people representing the Gabrielino Indians. Such notice shall be provided as part of the permit review process. The archaeology report shall comply with the guidelines of the State Office of Historical Preservation. Mitigation measures may include, but are not limited to, preserving the resources intact underground, fencing the site, redesigning or relocating the project to avoid impact on cultural resources or dedicating construction rights to the county of Los Angeles. Other measures include requiring the presence of an archaeological monitor at the site during grading and excavation or using construction methods that prevent stockpiling and scraping, or storage of equipment from occurring on sensitive portions of the site. After testing and mapping by a qualified archaeologist, the site may be covered with a layer of fill of sufficient depth to prevent damage to the underlying resources for surface use as an open space area; alternately, the cultural resources may be excavated by a qualified archaeologist. For the purpose of this specific plan, a qualified archaeologist is a person who has been certified by the Society of Professional Archaeologists and who has a minimum of three years of experience investigating and interpreting sites in southern California.

B. As a condition of approval of a coastal development permit, the applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. The archaeological mitigation or recovery plan shall be approved by the DRP as an amendment to the coastal development permit according to the provisions of Section 22.56.2530. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the DRP after public notice and comment. If human remains are discovered, the developer shall contact the Native American Heritage Commission for a list of approved resource people representing the Gabrielino Indians and shall retain someone from this list to monitor excavation activities.

C. Historical Buildings. Existing buildings of a historical natural shall be preserved if feasible. Prior to any major renovation or removal, the developer proposing such activity shall retain the Los Angeles County museum of natural history to evaluate the Banning House, the Union Army Barracks and any building over 75 years old to determine their historical significance. If determined appropriate and feasible, these structures shall be preserved and any alteration or expansions shall only be done with the approval of the county.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.470 Flora and fauna.

A. The applicant for a coastal development permit shall submit a site plan drawn to a scale satisfactory to, and in the number of copies prescribed by the director, identifying the location and species of all vegetation on the subject property that is located within 100 feet of any construction, excavation, grading or other similar development; the height and diameter of all trees over six feet tall shall be plotted on the site plan. Where proposed development is linear in form and extends for more than 1,000 feet, the director may waive the 100 foot requirement for vegetation mapping if adequate botanic information has been submitted which the director can use to evaluate and mitigate potential adverse environmental impacts of the development. The site plan shall be prepared by qualified botanist except that in the case of development located more than 100 feet from undeveloped areas or riparian habitats, within the boundaries of a disturbed area, the director may accept other verification of the type and distribution of the vegetation. The botanist or other qualified person shall also submit a report evaluating the impact of the proposed development on the vegetation and other wildlife and suggest appropriate mitigation measures to minimize the impact on the native vegetation. Such mitigation measures may include,

but are not limited to redesigning the proposed development, transplanting vegetation which may be disturbed and planting new vegetation of similar species to replace any vegetation which would be removed by the proposed development. The applicant shall comply with the mitigation measures suggested by the botanist or other qualified person and imposed by the DRP on the basis of additional biological or range management information supplied to it by the time of the hearing.

B. Development which would remove or damage any of the rare or endangered plant species contained in Appendix G shall be allowed only if relocating or reducing the scope of the development would deprive the applicant of all uses of his property, and if the applicant has complied with mitigation measures suggested by the botanist, range management agencies, other qualified reviewers and by the public during the hearing process and approved by the DRP. Mitigation may including relocation of the development, reduction in scale, reservation of portions of the site, fencing during construction or other measures recommended during the permit process.

C. Channelizations, dams or other substantial alterations of streambeds shall protect biotic resources by incorporating mitigation measures including, but not limited to, revegetating disturbed areas, using natural materials for stream bank protection, avoiding areas of biotic significance and leaving stream bottoms in a natural condition. Substantial alterations shall be limited to necessary water supply projects, flood protection projects where no feasible alternative exists for protecting life and property in the flood plain and projects whose primary function is the improvement of fish and wildlife habitat.

D. Prior to alteration of any streambeds, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Chapter 6 of Division 2 of the State Fish and Game Code to protect fish or wildlife resources.

E. Riparian vegetation consists of various trees, shrubs, vines and herbs that are found along permanent and semi-permanent streams. Characteristic riparian plants most commonly found on Santa Catalina Island are: Populus trichocarpa, Populus fremontii, Salix laevigata, Sambucus mexicana, Platanus racemosa, Baccharis spp., Rosa californica, Rubus ursinus, Salix lasiolepis, Symphoricarpos mollis, Toxicodendron radicans diversilobum, Clematis lingusticifolia, Keckiella cordifolia, Lonicera spp., Marah macrocarpa, Vitis girdiana, Ambrosia psilostachya, Artemisia douglasiana, Elymus spp., Satureja douglasii, Urtica dioica holosericea, Verbena robusta and Zanthium spp. Setbacks from riparian vegetation shall be measured from a line outside the driplines of the woody species listed above or where

the plants listed above constitute less than 25 percent of the vegetation cover. The planning director may establish an alternate line constituting the edge of riparian vegetation where a unique vegetation pattern exists, as documented by a botanist or wildlife biologist, and either creates practical difficulties or unnecessary hardships or would result in damage to habitat. Such alternate line shall be located to provide for the continued viability of the riparian habitat and shall not significantly reduce the area of riparian vegetation.

F. All development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730, and campground improvements approved under a camp master plan approved according to Section 22.46.550(H), shall be back a minimum of 100 feet from the edge of riparian vegetation. Greater setbacks shall be required if necessary to protect riparian communities.

G. Development in those areas designated as significant ecological areas (SEA's) by the Los Angeles County general plan, defined in Chapter 22.08 of this code, and in Catalina Harbor, Cottonwood Canyon and Sweetwater Canyon shall be subject to all pertinent standards and conditions set forth in this Title 22, except that the exemption provisions contained in Section 22.56.215 (C) shall not apply. All vegetation removal or grading affecting an area of greater than 400 square feet within an acre of land or cumulatively, 800 square feet within an individual SEA shall also comply with these provisions. Rare plants shall be protected by a requirement to construct and maintain fences around them, to leave the areas undeveloped or to use other measures devised as a result of biological information prepared by the applicant, the Department of Fish and Game or otherwise obtained during the permit process. The SEA's shown on the special management areas map of the general plan are based on "Areas of Special Botanical Significance" prepared by Dr. R. F. Thorne for the Center for Natural Areas in 1976. These areas are shown on the maps contained in Appendix D; more precise boundaries will be obtained during the individual studies of the natural resources done by the applicant when development is proposed within an SEA.

H. Development shall avoid conflicts with the reintroduction programs for the endangered bald eagle and peregrine falcon by coordinating with the State of California Department of Fish and Game. Developers shall submit evidence that the Department of Fish and Game has reviewed the site plans for the proposed development and has no objection to them. Applications for helistops and heliports shall also design the approach and departure routes to avoid conflicts with endangered and native bird populations.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.480 Soils and geology.

A. A comprehensive geologic and soils report shall be prepared by a registered geologist for all areas to be developed or graded. The report shall identify and recommend mitigation measures regarding the following conditions:

— Geologic hazards, including seismic potential, subsidence, liquefaction and landslides.

— Soil creep and expansive soils.

— Sand beach processes, including sand supply from streams, wave action, beach erosion and sand transit in the surf zone.

— Runoff and adverse impacts, including sedimentation, siltation or alteration of currents that would degrade the quality of coastal waters.

B. The mitigation measures suggested in the report shall eliminate or mitigate any hazards to proposed development, ensure safe construction practices, protect buildings, structures and utilities, and prevent degradation to surrounding property and sandy beaches. The applicant shall comply with all mitigation measures suggested in the report and approved by the county and with all requirements imposed by the State Water Resources Control Board.

C. Prior to any development below the 10-foot contour line above mean high tide, the applicant shall submit a report which evaluates the potential hazard associated with tsunamis, storm generated waves and other similar events. The report shall contain mitigation measures to prevent loss of life and property. The applicant shall comply with all mitigation measures suggested in the report and approved by the county.

D. All building, grading and excavation shall comply with Chapters 29 and 70 of Title 26 (Building Code) of the Los Angeles County Code. Required landscaping materials for graded slopes shall be selected from the list of appropriate plants contained in Appendix A. Where no suitable native species will sufficiently stabilize graded slopes, the Department of Public Works may approve non-native plants which are compatible with natural vegetation.

E. Any grading or excavation, except for agricultural purposes or other activities specifically exempt from the requirements of tiling a grading permit pursuant to items 3,4,5,7, and 12 of Section 7003 of Title 26 of the County Code, which amounts to a volume greater than 20 cubic yards shall submit grading plans drawn by a licensed civil engineer; such plans shall include terraces, downdrains, swales, berms, desilting basins, approved landscaping materials and other devices designed to prevent soil erosion. The applicant shall comply with all requirements recommended by the civil engineer and approved by the county. Certain grading exempted by the County Code is

not exempt from this specific plan. Grading activities listed in items 1,2, 6, 8, 9, 10 and Il of Section 7003 of Title 26 of the County Code require a coastal development permit.

F. The applicant shall submit 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.

G. All development which includes grading activity shall be conditioned to require the developer to protect views and other resources by either relocating the development to reduce grading or by designing the finished graded slopes to conform to the characteristics of the surrounding natural topography. This shall be accomplished by using contour grading, avoiding geometric or angular slopes, replanting graded slopes with plants occurring in the adjacent area, etc.

H. A drainage plan shall be prepared by a registered engineer which indicates how the development will be protected from flood hazard associated with streams and the sea. Appropriate mitigation measures including, but not limited to, building setbacks or elevating the floors of buildings above 50-year flood levels as determined by the Department of Public Works shall be suggested and imposed on the development.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.490 Slopes.

A. Plant species used to landscape sloping hillside areas shall be selected from the plants which require little or no watering listed in Appendices A or G. Alternate non-native plant materials may be approved by the planning director with the concurrence of the Santa Catalina Island Conservancy where no suitable non-native species will sufficiently stabilize eroded areas. In these circumstances the applicant may use non-invasive non-native plants to control erosion, stabilize slopes or screen developed areas.

B. Irrigation of landscaped slopes shall be done only when the development can show that this will not exacerbate expansive soil condition, soil creep conditions and/or potential landslide hazard.

C. All development shall occur on slopes less than 30 percent, except as specifically provided for in the Isthmus/Two Harbors area.

D. Residential development in areas having a slope of 25 percent or greater shall comply with the hillside management provisions of Chapter 22.56 of Title 22 of the Los Angeles County Code. Except that the following provisions of Section 22.56.215 shall not apply: A-2, D-2-b, and E.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.500 Fire.

A. The following conditions shall be imposed as part of coastal development permit approval:

1. Automatic Fire Extinguishing System. An automatic fire extinguishing system shall be installed in all occupancies and locations as set forth below:

   — NEW CONSTRUCTION. All occupancies except Group M.

   — EXISTING BUILDINGS. In existing buildings if any modification exceeds 25 percent of the total floor area of the building in any 12-month period or if the existing building has a change of occupancy classification.

2. Fire resistive building materials shall be utilized in all new construction. Wood shakes and wood shingle roofs are prohibited.

3. Smoke detection shall comply with the Los Angeles County Fire Code and Part 2, Title 24, California Code of Regulations.

B. The Los Angeles County forester and fire warden, in conjunction with the county department of parks and recreation, the DRP the Santa Catalina Island Company and Island Conservancy, shall develop a brush fire response program. This program shall include the following components:

— A fire hazard awareness program, to include a brochure issued to campers, hikers and bicyclists when they obtain island interior entry permits. The brochure will contain information regarding fire-safe camping and hiking practices including appropriate regulations pertaining to camp-fires, as well as instructions relative to evacuation procedures in the event of a major brush fire.

— A procedure for limiting access to the interior of the island during periods of high fire hazard. No new camping/hiking/bicycling permits shall be issued in periods of extreme fire hazard, as defined by the Los Angeles County forester and fire warden.

— An emergency response and evacuation procedure including clarification of the roles and responsibilities of involved agencies, a procedure for closure of interior island facilities during hazardous fire weather and the identification of tire safe evacuation areas.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.510 Noise.

A. All activities and uses occurring within the unincorporated territory of Santa Catalina Island shall be subject to the Los Angeles County noise control ordinance (Los Angeles County Code, Title 12, Chapter 12.08).

B. Prior to the expansion of the Airport-in-the-Sky on Santa Catalina Island, the developer shall prepare an environmental review and noise impact analysis of the project. Mitigation measures such as: limitations on hours of operation, restricting the types of aircraft using the facility and prohibiting the overflight of noise sensitive areas.

C. All proposed new helicopter landing facilities shall be subject to the policies, standards and criteria relating to the noise and land use compatibility established by the Los Angeles County Airport land use commission (Appendix B).

(Ord. 89-0148 § 1 (part), 1989.)

22.46.520 View protection.

(See Appendix F for diagrams of some of these standards.)

A. All structures, except as provided in this section, shall be located at least 75 feet, measured horizontally downslope, from the top of the ridgeline. Fire lookout stations, utility and communications facilities and other similar structures may be allowed within 75 feet of the top of the ridgeline only if there is no other suitable location; in such cases, the facility shall be sited, designed and scaled so that it minimizes any visual or environmental impacts.

B. Communication facilities shall use existing antennas to minimize the visual impact of additional structures, unless joint antenna use is technologically infeasible. Existing communication facilities located at Airport-in-the-Sky (LACA Lot 71), Black Jack Mountain (LACA Lot 63), Dakin Peak (LACA Lots 16 and 19), East Mountain (LACA Lots 2,3, and 5), KBRT Radio (LACA Lot 20), Mt. Orizaba (LACA Lot 55), Quartz Peak (LACA Lots 29,30,31 and 33), Tower Peak (LACA Lots 77,84,86 and 87) and West Peak (LACA Lots 101,102 and 103) shall continue as presently developed. Any expansion of communication buildings and/or addition of new antenna mounting structures at these sites shall be subject to permit approval and conditioned to minimize impacts on scenic resources. New communication sites shall be subject to permit and shall be allowed only if it can be demonstrated that they will have no significant adverse visual or environmental impacts.

C. The applicant shall submit panoramic or composite photographs from all major corners of the subject property and from major elevated points within

the property and, for coastal projects, from a point 250-500 feet offshore. The following types of features, identified by photographs or field observation, shall be protected from development: promontories, caves, rock outcropping and distinctive geologic formations.

D. No building shall be constructed in a location or of such a height that it is silhouetted above the horizon when viewed from a distance of 100 feet offshore.

E. Each development which can be viewed from the ocean shall have a consistent architectural design with respect to the size, shape, color, mass, materials or style of the buildings comprising the development. Conditions shall be imposed on new construction to promote the architectural consistency between existing and proposed buildings.

F. No building will be permitted within 150 feet of mean high tide line unless the director determines that no other location is feasible because of the small size of the cove, the narrowness of the developable area between the shoreline and the mountains or other similar circumstances. Certain buildings and structures which require a shoreline location, such as piers, boathouses, dive lockers, marine laboratories or housing for beach safety or cove security personnel, may be approved by the director. Development on tidelands, submerged lands or public trust lands is subject to the permit requirements of the Coastal Commission as cited in Section 22.56.2360.

G. Special attention shall be given to the scale of all new structures to insure that their size, height, length and/or bulk are compatible with the natural and manmade features in the surrounding area.

H. In order to protect the coastal scenic resources and views of the shoreline from the water and, where applicable, from inland accessways or roads open to the public, development in cove areas must be designed to avoid building congestion and minimize alteration of significant views of the ocean, major ridgelines, distinctive geologic and topographic features, important stands of endemic native vegetation, natural streams and riparian habitats. The longstanding use of many of the leeward-facing coves for youth camps and educational facilities is recognized and encouraged to continue consistent with these provisions. The size and location of all structures shall be designed to achieve an uncluttered appearance, permit views into coastal canyons and valleys and create a sense of openness and harmony between the development and natural landscape. Recognizing the unique and distinctive character of various coastal locations, the developer shall choose one of the following methods to protect coastal views: (Note: These provisions do not apply to the Two Harbors Resort Village District.)

1. Between 150-650 feet of mean high tide line will be designated "shoreline adjacent view enhancement" (SAVE) zone. For the purpose of this subsection, the term "developable area" refers to land having a natural slope of less than 30 percent. Any development within this SAVE zone will comply with the following standards:

   (a) The long axis of buildings shall be sited perpendicular to coast; adjustments may be approved by the planning director to conform to local topographic conditions.

   (b) Maximum building width shall be 30 feet.

   (c) Maximum height of buildings shall be 14 feet.

   (d) Outside of SAVE zone maximum height of buildings shall be 28 feet.

   (e) Minimum distance between buildings shall be 100 feet, except when a building is located directly behind another with respect to the shoreline, in such cases the distance shall be reduced to 10 feet minimum. Clustering of buildings may be approved by the planning director where it will result in preservation of views into the cove.

   (f) Buildings which are located entirely within 50 feet of the edge of the developable area may be oriented parallel to the edge rather than perpendicular to the shoreline.

   (g) Landscaping using plant materials listed in Appendices A and G, shall be used to soften the view of the buildings from the shoreline but shall not block views of the interior natural landscape from the shoreline.

   (h) An open space area shall be reserved in each cove using one of the following methods:

      (i) Structural coverage shall not exceed 70 percent of the developable area of the SAVE zone. Open spaces shall be located to provide for the protection of scenic resources as viewed from the shore and interior public accessways.

      (ii) No buildings shall be built within an open space corridor having a width of 30 percent of the width of the developable area. Such corridor width shall be calculated by measuring the width of the developable area at 100 foot intervals beginning 150 feet from the mean high tide line. The planning director shall approve an open space corridor extending inland from the ocean and located along any of the following lines:

         — The median or center line of the developable area.

         — The middle of a streambed located in the developable area.

— The center of a road or trail traversing the central portion of the developable area.

2. In lieu of the method described in subsection (H)(1) of this section, the developer may prepare an alternate method to protect scenic and other resources in cove areas. Such alternative method shall consist of a master plan approved under Section 22.46.550 (H).

(Ord. 89-0148 § 1 (part), 1989.)

22.46.530 Signs.

A. Signs shall not exceed an area of 10 square feet, with no more than one sign per business permitted.

B. Signs shall be for the purpose of identification of the property or business which the sign is on or for direction.

C. Signs shall not be lighted from within; rather signs shall be lighted indirectly.

D. No roof signs shall be permitted.

E. On ridgelines, maximum sign height shall be three feet.

F. Freestanding signs shall not reach a height more than five feet from ground to top of sign, and freestanding signs shall have an area of no more than three square feet.

G. Signs shall not be sited in such a way as to obstruct views.

H. When possible, signs shall be made of wood and painted.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.540 Variances.

Variances from the development standards contained in this specific plan may be applied for pursuant to the provisions of Part 2 of Chapter 22.56. In addition to the burden of proof contained in Section 22.56.290 of said Part 2, the applicant shall also prove:

A. That the variance is consistent with the local coastal program and the intent of the land use district of the specific plan.

B. That there would be no adverse impact on the environment.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.550 Site design requirements.

A. Architectural Features. Factory built, mobilehome, modular, prefabricated or similar type housing for employee dwelling units shall have an architectural style approved by the planning director. These units shall be screened and

incorporate appropriate design features such as textured or rough wood siding, eaves, natural colors, etc. to integrate them with other development or the existing landscape in the area. Reflective, glossy, polished and/or roll-formed type metal roofing or siding shall not be permitted.

B. Height Limits. Buildings shall not exceed 28 feet maximum height. Within 300 feet of mean high tide line, height will not exceed 14 feet.

C. Lot Area: 5,000 square feet.

D. Lot Coverage: 50 percent.

E. Lot Width: 50 feet.

F. Parking, The number and location of spaces shall be established by the planning director in an amount sufficient to accommodate residents, guests, employees and service vehicles.

G. Yards. The width of yards shall be determined by the planning director to provide sufficient light, air, access and space between adjoining uses.

H. Camp Master Plans. In order to balance the provisions of the public access, coastal recreation and resource protection policies in this specific plan, alternate methods of protection may be approved in a camp master plan. The camp master plan shall be approved through the coastal development permit process, identify all resources and safety constraints in the cove, visual character, the stream bed, the flood plain, known archaeological deposits, the habitat and the existing and logical routes for vertical and lateral access in the cove. The master plan shall provide for protection and enhancement of the natural resources of the camp, and reestablishment of vegetation in other portions of the camp or leasehold, and views and potential accessways to and along the shoreline. No new structures shall be erected and no existing structures shall be expanded unless they are in conformance with an approved master plan and all mitigation measures have been carried out. Approval of the master plan shall be based on the finding that the master plan enhances recreational use of the site and that the master plan provides as well or better for view and resource protection and enhancement than would be achieved by separate application of the resource provisions in Section 22.46.450 through 22.46.520.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.560 Nonconforming uses, buildings and structures.

All nonconforming uses, buildings and structures shall be subject to the provisions of Part 10, Chapter 22.56 except as provided below:

A. Notwithstanding the development criteria relating to scenic resource protection in cove areas, the provision of Title 22 relating to additions,

repairs and maintenance of nonconforming buildings and structures contained in Section 22.56.1510 and the amortization provisions contained in Section 22.56.1540 shall not apply to youth camps and educational facilities so long as the structure conforms to the following:

1. The height of the structure is not increased.
2. The original outside dimension or "footprint" of the structure are not expanded, in the case of a replacement structure.
3. Any additions are located in such a fashion that scenic resources are not impaired.

B. Additions may be made to nonconforming visitor serving structures in the Two Harbors resort village district provided the addition conforms to the following:

1. The height of the structure is not increased.
2. The addition is limited to 25 percent of the existing floor area.
3. The addition shall not be construed to extend the termination of the subject nonconforming structure.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.570 Additional coastal development permit requirements.

In addition to the requirements imposed by Part 17 of Chapter 22.56, all coastal development permits in the Santa Catalina Island coastal zone shall comply with the following:

A. Additional Filing Requirements. In addition to the material required by Section 22.56.2310, an application for a coastal development permit shall contain the following information:

1. The names and addresses of all lessees, sub-lessees or similar persons having the right to use the subject property.
2. The names and addresses of all persons, public agencies, corporations or other similar entities owning an easement over all or a portion of the subject property.
3. Topographic and resource information, including location of all streams, cliffs, mean high tide line, riparian vegetation and other resources identified in the LUP.
4. Evidence that the Southern California Edison Company or other water purveyor is able to supply adequate and sufficient water and meet the requirements of Part IV of the Santa Catalina Island specific plan.

5. Evidence that the applicant has the concurrence of the county of Los Angeles department of parks and recreation for all lands located in the open space easement area.
6. The director may waive the filing of one or more of the above items if he finds the nature of the development is unrelated to the required item.

B. Additional Notice Requirements. In addition to the procedures and requirements of Section 22.56.2400, the applicant shall post and maintain copies of the required notice during the specified time period at the following locations:

1. Along the exterior boundary of the subject property and along roads, trails or other accessways traversing or bordering the subject property. Such notices shall be placed at intervals of no more than 500 feet.
2. In the city of Avalon and the Two Harbors area at places where such notices are commonly posted and would be conspicuous to members of the general public. Such location shall be approved by the planning director.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.580 Access issues.

A. The Santa Catalina Island LUP identifies three public access issues. These include:

1. Access to both harbor and inland areas by all social and economic groups.
2. Specialized access areas for handicapped persons.
3. Protection of environmentally sensitive habitat areas and special use areas from unrestricted access.

B. The following access and circulation requirements are designed to implement the above issues.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.590 Access from the mainland.

Major access to Catalina Island shall remain at Avalon and Two Harbors, while a third future access point may be developed in the Empire Landing area. A specific implementation plan for improved access in this area is to be designed by the Santa Catalina Island Company, working in conjunction with the Santa Catalina Island Conservancy, the department of parks and recreation and the lessee. The plan shall be prepared when access at Avalon and Two Harbors becomes overcrowded or otherwise impaired. This plan shall limit and control public access around the

existing quarry and the employee housing area to protect public safety and to preserve the privacy of the residents. The specific implementation plan and map for the Empire Landing access corridor shall be certified as amendments to the specific plan before any visitor-serving use is permitted in Empire Landing.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.600 Interior access.

A. Inland roads and trails shall be available to the public for recreational, scientific, educational, scenic and other open space purposes to the greatest extent possible consistent with protection of the open space character of the land, including the protection and preservation of the natural habitat of wildlife and plants. This shall be accomplished by the continued use of a permit system or other method which regulates the maximum number of persons allowed in various areas of the island. Persons who have permitted access to interior trails in the easement area shall not be precluded by development from using beaches and trails in the easement area or in other areas which have been opened for public use. This shall apply to persons arriving by boat, at locations other than Avalon or Two Harbors, who want to use inland roads and trails. The department of parks and recreation, the Santa Catalina Island Conservancy and, where applicable, the Santa Catalina Island Company shall base the maximum capacities for specific sites on resource limitations and the quality of visitor experience proposed. These numbers may be adjusted through mutual agreement of these organizations as additional information on resource impacts becomes available.

B. Primary access to inland areas shall be by hiking. Additional access by horses, bicycles, common carrier affording access to the handicapped, shuttle buses and other means of conveyance may be allowed in those areas where such modes are compatible with safety, road or trail condition and resource protection.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.610 Vehicular access.

Authorized vehicles may be allowed into the island interior, on approved roads and subject to a permit system which requires insurance coverage and payment of fees. The total number of such permits may be limited to insure public safety and environmental protection. The Santa Catalina Island Conservancy shall consult in good faith with the department of parks and recreation regarding the imposition of fees and limitations. Any fees or limitations shall be reasonable and shall not have the effect of unduly limiting or impairing the public's right of entry and use of the lands comprising the open space easement.

(Ord. 89-0148 § l (part), 1989.)

22.46.620 Access for handicapped persons.

In order to provide access for handicapped persons, each application for a coastal development permit shall be reviewed for compliance with Title 24 of the California Administrative Code. Specific types of structural improvements will depend upon the specific conditions at a given site and shall be designed on a site specific basis.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.630 Two Harbors access.

A. Public access shall be provided over those areas designated in the LUP as "view corridor" and "conservation/recreation" within the proposed Two Harbors development. Access shall be regulated for the interim development authorized by Section 22.46.220 (A)(4) by either the development agreement procedure described in Section 22.46.220 or on a case-by case basis according to the dedication/reservation criteria contained in Sections 22.46.650 through 22.46.700. After the allowed interim development, access shall be regulated by a bicycle and pedestrian circulation plan, which will be prepared according to the timing and dedication/reservation criteria contained in Sections 22.46.650 through 22.46.700 and Section 22.46.220 (A)(4). The plan will be developed by the major landowner and approved by the departments of parks and recreation and regional planning. In order to assure adequate public access to the open space easement area the plan shall designate certain roadway corridors (see Map #13A and 8, Appendix D) as regulated entry points. The designated corridors listed below shall be available for hiking, but the use of bicycles or other modes of transportation may be restricted to protect public safety and natural resources.

— Banning House Road.

— Silver Peak Trail.

— Two Harbors Road.

— West End Road.

B. The circulation system shall connect with existing and proposed hiking trails with the limitation that, in the shoreline area around the Ballast Point salina, access may be controlled but not restricted, in order to preserve the sensitive habitat area. The methods of controlling the access around the Ballast Point salina shall be identified in the circulation plan for the Two Harbors resort village land use district and shall contain the following features:

1. A monitoring system in which a biologist periodically evaluates the salt marsh habitat to determine that the biotic resources have not been adversely impacted by people visiting the area.
2. If adverse impacts on the habitat resources have been observed the following restrictions to pedestrian use of the area may be imposed:
   - Curtailing the hours of daily use.
   - Reducing the number of people using the site.
   - Restricting access to sensitive areas such as nesting sites or breeding grounds.
   - Limiting access to the use of designated trails.
   - Allowing access under the supervision of a naturalist guide.

C. The bicycle and pedestrian routes shall link with proposed residential areas, lodges, commercial development, piers and the proposed interpretive center. The pedestrian circulation system shall include routes accessible to wheelchairs or other conveyances for handicapped persons and may include the following elements:

- Appropriate lighting.
- Seating areas.
- Trash receptacles.
- Information boards/kiosks.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.640 Limitation on roadway construction.

No new roadways shall be allowed in the open space/conservation land use district. Existing roads may be repaired, improved or realigned to protect public safety; any adverse impacts on the environment associated with such projects shall be fully mitigated. New roads may be constructed in other land use districts where necessary to provide access to authorized developments; such projects shall fully mitigate any adverse environmental impacts.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.650 Review of new development.

New development along the coast shall be assessed during the coastal development permit process to identify the development's impacts and needs associated with the public's right to recreational access to and along the shore. The conditions imposed by the local agency upon such developments shall reasonably relate to the impacts and needs of the affected development and related development. The conditions

shall be those which are necessary to alleviate the impacts and needs identified in the development assessment process. Therefore, the provisions in the land use plan relating to compulsory dedication of shoreline access shall be implemented only on a case-by-case basis, where appropriate written findings supported by substantial evidence may be adopted by the local agency to support such conditions. The conditions shall substantially advance a legitimate state interest, without denying an owner economically viable use of the land. Findings regarding public shoreline access are required even when it is not appropriate to require dedication.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.660 Access findings.

A. In order to make the appropriate findings with regard to vertical or lateral access requirements, the county shall:

1. Base all findings on factual evidence obtained at the public hearing, submitted by the applicant or interested parties, or discovered during the staffs investigation.
2. Evaluate the impact of the proposed development on existing access to public tidelands, submerged lands or to other areas subject to public access rights and easements, or on land now open and in common use by the general public.
3. Identify the access-related problems associated with the development, The following are examples of potential problems: the reduction of available sand supply to replenish beaches, the reduction of sand area, thereby diminishing public access along the shoreline and public recreation along the shoreline, increasing the intensity of use of public tidelands, creating the need for additional public access, reducing the availability and quality of areas currently subject to public access rights.
4. Cite the specific Coastal Act provisions that are impacted by the development and state how the proposed development, as conditioned if applicable, is in conformity with the public access and public recreation policies of Chapter 3 of the act.
5. Explain how the proposed conditions would solve the access problem created by the development.
6. Consider alternate access which is already provided in the vicinity of the development within the cove or area identified in the access chart located in the specific plan following Section 22.46.670, or which, if provided as a condition of this development, would provide the vertical access required in the LUP for this portion of the coastline.

B. The following are examples of situations that could result in the imposition of conditions requiring vertical and/or lateral access:

1. Development of a new facility (e.g., campground, lodge or restaurant) which would generate additional visitors to an area where dedicated access to the beach does not presently exist.
2. Expansion or additional development at a private or semi-public (group) facility which would restrict public access by intensifying the private or semi-public (group) use of the beach or by occupying areas subject to the public trust with a private or semi-public (group) facility such as a pier or dock.
3. Construction or other development on a sandy beach or in an area that would restrict public access to the shoreline.
4. Construction of structures or other improvements, including but not limited to shoreline protective devices, any building, road, pipe, flume, conduit, siphon or aqueduct, on a sandy beach or other area that would adversely affect the local shoreline sand supply or reduce the availability of sand to replenish public beaches.
5. Divisions of land.
6. Development of new hotel or private dwelling units where such development would increase competition for public beaches, burden transportation facilities or otherwise compete with the general public for beach access.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.670 Access conditions.

Where new development is proposed in the areas listed in the chart below and the appropriate findings have been made regarding shoreline access, a condition requiring vertical and/or lateral access shall be imposed with a coastal development permit according to the chart on the following page.

	Vertical Access	Lateral and/or Vertical Access (Pass and Repass)	Lateral Access Passive Recreation	LACA Lot No.
Ben Weston Beach**	X			43
Big Geiger Cove			X	99
Button Shell Beach		X		65
Catalina Harbor	X			89
Cherry Cove	X	X		98
Cottonwood Beach**	X			58
Emerald Bay (East)	X		X	99
Emerald Bay (West)	X	X		99

Empire Landing	X			82-83
Fourth of July Cove	X		X	88
Gallagher's Beach		X		17
Howland's Landing			X	99
Isthmus Cove	X			88
Italian Gardens/				
Goat Harbor*	V		X	65 & 67
Little Fisherman's Cove			X	88
Little Geiger Cove			X	98
Little Gibraltar Harbor		O		67
Little Harbor/				
Shark's Harbor	X			59
Moonstone Beach			X	64
Barson's Landing	X	X		100
Ripper's Cove	X			82
Salta Verde**	V			26
Silver Canyon**	V			23-24
Starlight Beach	V			104
Sullivan's Beach		X		99
Toyon Cove		X		52
White's Cove		X		64
White's Landing	X			64
Willow Cove*	V		X	52

* Boat-in access only due to rugged inland topography.
* * Access by boat may be hazardous.
O—Lateral access only.
V—Vertical access to be developed only if dangerous topographical problems can be mitigated.
NOTES: Significant new development is not contemplated for Santa Verde or Silver Canyon. The use of this chart requires the appropriate findings discussed in Sections 22.46.650 through 22.46.670

(Ord. 89-0148 § 1 (part), 1989.)

22.46.680 Methods of securing access.

The condition requiring lateral or vertical access shall specify that such access be secured by either of the following:

A. The landowner shall execute and record a document, in a form and content acceptable to the executive director of the California Coastal Commission, irrevocably offering to dedicate to a public agency or private association approved by the executive director an easement for lateral public access and passive recreation along the shoreline or for vertical access to the shoreline. The document shall provide that the offer of dedication shall not be used or construed to allow anyone prior to acceptance of the offer, to interfere with

any rights of public access acquired through use which may exist on the property. Such document shall state the precise location and width of the easement. The document shall be recorded free of prior liens which the executive director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The offer shall run with the land in favor of the people of the State of California, binding successors and assignees of the landowner, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

B. An alternate method approved by the planning director, county counsel and Coastal Commission which would provide a similar guarantee of public access as afforded by the irrevocable offer described in subsection A of this section. Such method may be a binding agreement with the underlying property owner and shall be effective for the life of the use for which the access is required.

C. Access agreements and recorded documents shall be reported to Coastal Commission consistent with the provisions of Section 13574 of Title 14 of the California Code of Regulations.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.690 Shoreline accessways.

The following provisions pertain to shoreline accessways which are dedicated or otherwise guaranteed in conformance with the requirements of this specific plan and for which a public agency or private association, approved by the executive director, has accepted the responsibility for construction, maintenance and liability of said accessways:

A. The agency or association which accepts responsibility for a dedicated or guaranteed accessway shall consult with the department of parks and recreation within the open space easement area in the design of all shoreline access improvements.

B. Vertical access easements shall be at least 10 feet in width and shall run from the nearest roadway or trail available for public use to the shoreline. Lateral access easements shall extend to the inland extent of the sandy or rocky beach.

C. In order to protect private property rights and to insure that organized campground activities will not be disrupted, an access easement in a youth camp shall not be located within 20 feet of a residential building or an organized activity area, except that where topography restricts or would limit access, the 20 foot separation may be reduced, but in all cases the access provided shall not be less than 10 feet in width.

D. Access easements shall be posted with identification signs located at the junction of the vertical easement with the shoreline and the connecting roadway or trait and along the inland extent of lateral easements.

E. Access easements in areas of rugged topography, geologic instability or other similar hazardous conditions shall be controlled to protect public safety through the coastal development permit process. Permit conditions may include, but are not limited to, the following:

— Periodic easement maintenance to insure a safe accessway.

— Posting of warning signs which point out possible dangers and advise users on safety concerns.

— Erecting appropriate guard rails or other barriers.

— Limiting access during high fire danger, after heavy rains or following a major landslide or earthquake.

— Other measures deemed necessary by the authority supervising the site.

F. The State of California Department of Fish and Game shall review all new shoreline access locations to avoid conflicts with the reintroduction programs for the endangered bald eagle and peregrine falcon. Access sites must be thoroughly investigated because these birds are coastal cliff nesters and will not generally tolerate human disturbance.

(Ord. 89-0148 § I (part), 1989.)

22.46.700 Access restrictions.

A. Public access may be restricted in the Pebbly Beach industrial area, the Pebbly Beach and Empire Landing quarry operations and the Big Fisherman's Cove helipad and mole areas in order to insure public safety. Necessary restrictions and management may consist of, but are not limited to, the following:

— Construction of fences, guard rails or other barriers to prevent the public from entering areas where hazardous activity is occurring.

— Limiting public access to certain hours of the day or days of the week when hazardous activities are not in operation.

— Posting of warning signs which notify the public of potential safety hazards.

— Relocation of the public access to ensure safety.

B. Any restrictions deemed necessary by the authority supervising the site shall be reviewed for incorporation into the conditions of a coastal development permit for new development in these areas.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.710 Land use plan.

The Santa Catalina Island LUP provides extensive information and policy regarding the existing and proposed distribution, location and extent of utilities and public facilities. These provisions address major components of public and private transportation, sewage, water, solid waste disposal, energy and other essential facilities needed to support the proposed land uses. This background material and policies are incorporated herein by reference.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.720 Sewage.

A. Detailed plans for liquid waste disposal shall be formulated and submitted for review and approval by the Department of Health Services in conjunction with development applications within the unincorporated portions of Santa Catalina Island. Approval of new development is dependent upon the Department of Public Works finding that there will be the satisfactory provision of sufficient liquid waste disposal facilities.

B. Sewer outfalls are specifically prohibited in Catalina Harbor.

C. The wastewater treatment plant for the proposed Two Harbors development shall be located adjacent to the existing wastewater reclamation pond ("Q") as shown on the adopted and certified Two Harbors land use map (see map #138, Appendix D). Approval by the Water Quality Control Board and the Department of Health Services shall be required.

D. The city of Avalon sewage treatment plant, located upland of the Pebbly Beach area, shall be augmented with additional waste disposal capacity as needed.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.730 Water.

A. Adequate water resources shall be proven and delivery plans provided in conjunction with new development applications for Two Harbors and other LUP designated development areas. Approval of new development is dependent upon the satisfactory provision of domestic and fire flow water supplies. Development applications shall not be approved unless sufficient water is available as determined by the water supplier and, if applicable, the California Public Utilities Commission (PUC). In addition, water for new development shall be considered available only in an amount that will not significantly lower the water table or reduce the viability of the riparian vegetation as determined in subsection (E)(2)(a) of this section.

B. Prior to any development which would increase the consumption of fresh water, the developer shall submit data, as part of the coastal development permit process, which shows that there is sufficient freshwater to accommodate the anticipated demand. In preparing this data, the developer shall use the standards contained in subsection (E) of this section to assure that the required water can be supplied without creating adverse impacts on Santa Catalina Island's natural resources. The applicant shall also address what measures will be taken to conserve water. Such measures may include such things as low-flow toilets, drip irrigation, showerhead restrictors, etc., subject to the approval of the county, and shall be made conditions of the coastal development permit for the proposed development.

C. Limited Water Surplus.

1. When existing surplus freshwater available for new development is limited, as determined by the water supplier and defined as less than two acre feet, existing or proposed public recreation and visitor serving land uses shall not be precluded by other development. In such instances, approval of development other than public recreation and visitor serving uses shall be supported by the following findings:

   (a) No visitor serving use has been closed or reduced in operation during the past two years for lack of water;

   (b) No visitor-serving use of the same or lesser water demand as the proposed development has been denied or, if approved, has been unable to develop during the past two years because of lack of water availability;

   (c) That the proposed use is necessary for the protection of public health, safety and general welfare; and

   (d) That the proposed use will substantially benefit island residents and visitors, and will contribute to maximum public use and enjoyment of existing recreation and visitor serving facilities.

2. In the limited water situation described in subsection (C)(1) of this section, where a developer proposes to develop a new water resource to provide water for the development, the inability to make findings (C)(1)(a) or (C)(1)(b) will not preclude the approval of the development if the following occurs:

   (a) Findings (C)(1)(c) and (C)(1)(d) are still made;

   (b) The new water development will be consistent with subsection (E) of Section 22.46.730; and

   (c) The new development will not reduce water available for existing or potential low-cost visitor-serving uses and visitor-support uses, or if it

would reduce water available for such uses, that the effects would be mitigated by appropriate means, including the development of additional water to serve such uses, consistent with subsection (E) of Section 22.46.730 and the water supplier's California PUC tariffs, if any.

3. If PUC tariffs allow consideration of public need and necessity to determine water allocations by the water supplier, the development of publicly owned or operated lower cost visitor facilities shall be considered a public need and necessity and receive due priority.

D. In order to preserve freshwater resources, new development at Two Harbors shall utilize dual plumbing, sea water/freshwater, and/or other water conservation methods (e.g., low-flow toilets) submitted to and approved by the Department of Health Services in order to conserve freshwater resources. This requirement does not exclude the possible use of desalinated water if feasible.

E. Development of New Water Resources.

1. Prior to the development of new water resources, including raising the level of existing reservoirs, constructing dams and new reservoirs, drilling of water wells, constructing cisterns or other water retention devices, etc., the water supplier shall prepare environmental documentation (e.g., initial study, negative declaration or environmental impact report) which addresses the following:

(a) The impact on existing plants and animals.

(b) The impact of decreased downstream water flow of perennial or intermittent streams which support riparian vegetation or habitats.

(c) The impact of a lowered water table on existing springs, streams, vegetation and wildlife.

(d) The impact of damming a stream on the replenishment of beach sand.

(e) The impact of lowering the water table in coastal areas on the intrusion of salt water into the aquifer.

(f) The impact of constructing new pipelines, tunnels, etc. on the biotic environment.

(g) The impact on scenic coastal resources of constructing a desalinization facility.

(h) The impact of the proposed facility on existing wells and water systems.

(i) Any other impacts associated with the development of new water resources which are not specifically listed above.

2. The applicant for a water development facility shall submit the following information in addition to that listed above:

   (a) Detailed data on the existing quality and characteristics of the aquatic, biotic and hydrologic environments that would be affected by the proposed projects, sufficient for the DRP, in consultation with appropriate agencies, to estimate an annual yield of the water facility that will have no adverse environmental effects.

   (b) A periodic monitoring program, based on the data required by subsection (E)(2)(a) above, which would carefully assess the impact of the facility on the existing environment and identify any degradation of the natural resources that may occur when the system is operational. Such program shall also monitor the amount of water removed by the proposed system and other existing systems within the same primary watershed.

   (c) Multi-year projections of water availability shall be of sufficient length to include both wet and dry cycles of precipitation; such projection shall estimate the amount of water expected to be removed in dry years and the impact of that removal on the environment.

   (d) Water availability data from the drilling of test wells on the site.

3. Projects which are shown to have adverse environmental impacts which cannot be mitigated shall be denied. However, projects with any abatable adverse impacts on riparian vegetation, wildlife habitats, aquifers, beach sand replenishment, etc. shall be conditioned with mitigation measures recommended in the environmental documentation and any other measures deemed necessary which are approved by the county, after consultation with appropriate wildlife and range managers, responsible agencies, the water supplier, and the PUC. The mitigation measures adopted shall also include specific measures to be taken in the event that the monitoring program described in subsection (2)(b) above discloses adverse effects, specified in the permit conditions, at a later date. Such measures shall be designed to protect natural resources and allow provision of critical water service. Monitoring and the conditional imposition of mitigation measures based upon the monitoring shall be made conditions of approval of the required coastal development permit and may include but are not limited to the following examples:

   (a) Decreasing the amount of water withdrawn by the project.

   (b) Releasing stored water to replenish the environment.

(c) In the case of a water development project which has not yet commenced service, removing, relocating or discontinuing the water development project.

F. The Los Angeles County department of parks and recreation shall initiate negotiations with the city of Avalon and the Southern California Edison Company to establish a "Fair Share" allocation formula for new water resources developed at county expense. If required, the agreed-to formula shall be submitted to the State Public Utilities Commission for final ratification.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.740 Solid waste.

A. Detailed plans for solid waste disposal shall be formulated by the applicant and submitted in conjunction with new development applications within the unincorporated portion of Santa Catalina Island. Such plan shall include provisions for recycling paper, metals, plastics and other salvageable materials. Approval of new development is dependent upon the satisfactory provision of sufficient solid waste facilities as determined by the county.

B. The plan for solid waste disposal shall be consistent with the "County Solid Waste Management Plan Triennial Review" dated March 1984 and any subsequent revisions.

C. Solid waste disposal shall be concentrated to the maximum extent feasible at the island's two existing solid waste dumps at Pebbly Beach and above Well's Beach in Two Harbors. When a third landfill becomes necessary because of capacity limitations at existing sites, increased solid waste generated by camp-grounds or other visitor-serving uses, or new development at Two Harbors, the owner/operator of the proposed waste facility shall submit an application for a new site located at an abandoned quarry area at Empire Landing in Lot 85 as shown on Map 3 and 4 of Appendix D. The proposed landfill must meet the requirements of Title 23, California Code of Regulations, Subchapter 15 and be submitted to the regional water quality control board to evaluate its suitability as a landfill site.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.750 Energy.

A. Approval of new development is dependent upon the satisfactory provision of sufficient electrical power.

B. Pebbly Beach shall continue to serve as the focus of utility services for Avalon as well as the entire island. Energy facilities, including existing and experimental, shall expand at Pebbly Beach to the maximum extent feasible

before being established elsewhere on the island. Any expansion of an existing electrical generation plant or construction of a new plant shall be consistent with applicable air quality standards.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.755 Appendix

All references to Title 22 are to the version of Title 22 (Planning and Zoning Code) of the County Code in effect at the time of this Specific Plan's adoption by the Board.

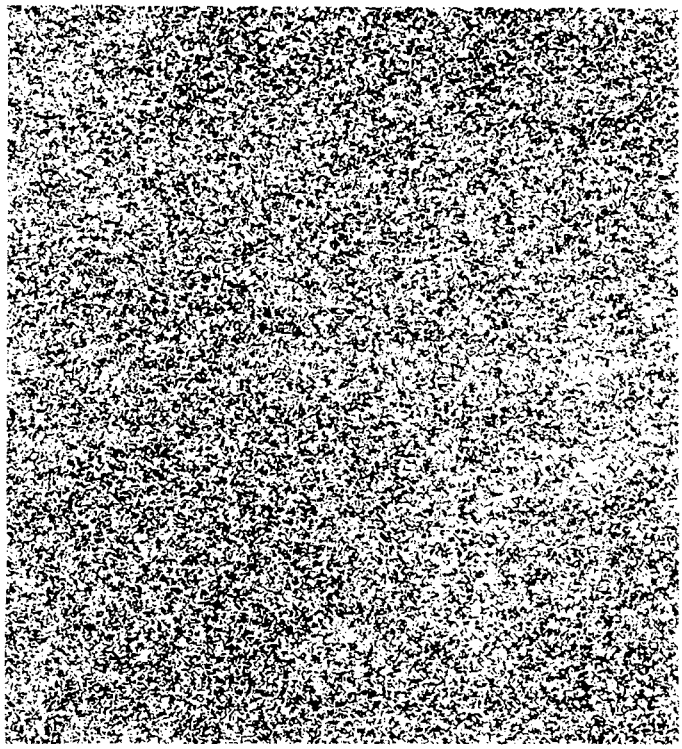
22.46.800 La Vina Specific Plan Introduction

A. The La Vina Specific Plan is located in Section 22.46.810.

B. The La Vina Specific Plan was adopted by the Board of Supervisors on December 26, 1989.

22.46.810 La Vina Specific Plan

SPECIFIC PLAN
NUMBER 2



LAVINA

PREPARED FOR THE
COUNTY OF LOS ANGELES

LA VINA

SPECIFIC PLAN

Prepared For:

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Adopted:

December 26, 1989

LA VINA
DRAFT SPECIFIC PLAN

TABLE OF CONTENTS

Section		Page
I.	SPECIFIC PLAN SUMMARY	I-1
II.	INTRODUCTION	II-1
	A. PURPOSE AND INTENT	II-1
	B. PROJECT LOCATION AND DESCRIPTION	II-1
	C. CALIFORNIA ENVIRONMENTAL QUALITY ACT	II-2
	D. AUTHORITY AND SCOPE	II-2
III.	DEVELOPMENT PLAN	III-1
	A. PURPOSE AND INTENT	III-1
	B. GOALS, OBJECTIVES AND POLICIES	III-1
	C. LAND USE PLAN	III-6
	D. CIRCULATION CONCEPT PLAN	III-6
	E. GRADING/CUT AND FILL CONCEPT PLAN	III-11
	F. RECREATION/OPEN SPACE CONCEPT	III-16
IV.	DEVELOPMENT REGULATIONS	IV-1
	A. PURPOSE AND INTENT	IV-1
	B. DEFINITIONS	IV-1
	C. GENERAL PROVISIONS	IV-1
	D. LAND USE PLAN SUMMARY	IV-3
	E. TRANSFER OF DENSITY/DWELLING UNITS	IV-3
	F. RESIDENTIAL SITE DEVELOPMENT STANDARDS	IV-5
	G. SCHOOL AND RECREATIONAL USE DEVELOPMENT STANDARDS	IV-8
	H. SIGNAGE STANDARDS	IV-12
V.	SPECIFIC PLAN IMPLEMENTATION	V-1
	A. PURPOSE AND INTENT	V-1
	B. PHASING PLAN	V-1
	C. PUBLIC SERVICES/FACILITIES ANALYSIS	V-7
	D. MONITORING PROGRAM	V-14
	E. SPECIFIC PLAN SITE PLAN REVIEW	V-18
	F. GENERAL ADMINISTRATION	V-21
	G. SUBDIVISION	V-21
	H. AMENDMENT PROCEDURES	V-22
	I. SPECIFIC PLAN PROGRAMS/COMPREHENSIVE FUNDING PLAN	V-22

LA VINA
DRAFT SPECIFIC PLAN

TABLE OF CONTENTS (Continued)

Section			Page
VI.	APPENDICES		VI-1
	A.	GENERAL PLAN CONSISTENCY	VI-1
	B.	LIST OF EXHIBITS AND TABLES	VI-13
	C.	FINDINGS	VI-13
	D.	LEGAL DESCRIPTION	VI-15
	E.	EMPLOYMENT AND BUSINESS DEVELOPMENT PROGRAM	VI-19
	F.	NEIGHBORHOOD CONSTRUCTION IMPACT MITIGATION PROGRAM	VI-25
	G.	COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION LETTER	VI-27
	H.	PROJECT CONSULTANT TEAM	VI-30

LA VINA
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LIST OF EXHIBITS AND TABLES

Exhibits		Page
1	REGIONAL LOCATION MAP	II-3
2	VICINITY MAP	II-4
3	CONCEPTUAL LAND USE PLAN	III-7
4	CONCEPTUAL CIRCULATION PLAN	III-8
5	PROPOSED HIKING TRAIL	III-9
6	PROPOSED EQUESTRIAN TRAIL	III-10
7	CUT AND FILL MAP	III-12
8	GRADING DESIGN APPROACH	III-13
9	CONCEPTUAL PHASING PLAN	III-15
10	RECREATION/OPEN SPACE PLAN	III-20
11	LOMA ALTA PARK	III-21
12	CONCEPTUAL WATER SYSTEM PLAN	V-8
13	CONCEPTUAL WASTEWATER PLAN	V-10
14	CONCEPTUAL DRAINAGE PLAN	V-12
15	CONCEPTUAL CIRCULATION PHASING PLAN	V-13
16	PROPOSED GENERAL PLAN DESIGNATION	VI-12

Tables		Page
1	LAND USE PLAN SUMMARY	IV-4
2	PHASING PLAN SUMMARY	V-6
3	MONITORING REPORT	V-16
4	ANNUAL GROWTH RATE REPORT	V-17

I. SPECIFIC PLAN SUMMARY

The La Vina Specific Plan establishes comprehensive guidance and regulations for the development of approximately 220 acres located within the community of Altadena, Los Angeles County, California. The Specific Plan establishes the development regulations, policies and programs for the implementation of the approved land use plan. The Specific Plan carries out the land use plan by establishing policies and site development standards. The Specific Plan will be implemented with the appropriate Community Plan and General Plan Amendments. This Specific Plan is regulatory, adopted by ordinance and is consistent with the Altadena Community Plan which is in turn consistent with the County of Los Angeles General Plan.

The La Vina Specific Plan combines the concepts, procedures and regulations of numerous documents into one. The Specific Plan provides for development of a mixture of housing, recreational uses, and a school. The Specific Plan also contains development controls to provide the County with assurances that the project will be built out as planned. To further ensure that design criteria are adhered to, a set of design guidelines accompanies this document. The design guidelines cover project design, landscaping, architecture, signage, lighting and community character.

The authority for preparation of Specific Plans is found in the California Government Code, Section 65450 et. seq. The law allows preparation of Specific Plans based on the General Plan, as may be required for the systematic execution of the General Plan and further allows for their review and adoption.

II. INTRODUCTION

A. PURPOSE AND INTENT

The La Vina Specific Plan allows for a maximum of 272 dwelling units and a school/recreational area on approximately 220 acres located within the community of Altadena in Los Angeles County, California.

The adoption of the Specific Plan establishes the type, location, intensity and character of development and the required infrastructure in order for development to take place. The Specific Plan also shapes development to respond to the physical constraints and environmental sensitivities of the site, coordinates the mix of residential density and product types and provides adequate circulation, recreation and other public uses.

Responsible planning of the La Vina development has been ensured through the adoption of a development control mechanism that reflects thorough and comprehensive land use planning. A suitable development control mechanism is the Specific Plan, which when adopted by a jurisdiction serves both a planning function and a regulatory function.

The Specific Plan implements the General Plan/Community Plan and is a more detailed version of the General Plan for a focused area. The Specific Plan articulates planning considerations and imposes regulations or controls.

B. PROJECT LOCATION AND DESCRIPTION

La Vina is located in the community of Altadena in Los Angeles County, California. The site is located at the terminus of N. Lincoln Boulevard in the San Gabriel Mountain foothills. This community is north and adjacent to the City of Pasadena (see Regional and Vicinity Maps, Exhibits 1 and 2). The proposed Specific Plan area is an irregularly shaped property comprising one of the few undeveloped areas in the community. The northern portion of the site is located within the boundary of the Angeles National Forest, being classified as a private inholding within the forest.

The project site was initially developed in the early 1900s as a sanatorium and later as an acute care hospital facility and has since been abandoned. The original complex was comprised of approximately seventeen structures. The site's development history dates back to the 1900s when it was known as the Giddings Ranch and was cultivated with vineyards along Millard Canyon. The original hospital/sanatorium was established in 1909 and expanded in several stages during the 1940s and 1950s. The facility's various buildings included an administration building, laboratories, an infirmary, several physician residences, recreation building and library. A reservoir of non-potable water is located northwest of the existing structures and is utilized as a water source for on-site irrigation. A Southern California Edison Company easement transects the northern extension of the site. Two aerial, high-voltage transmission lines run through this right-of-way. An unimproved service road leads to the easement. The Sunset Ridge equestrian/hiking trail traverses the southeast portion of the project site, and loops around above the northern boundary of the site.

The property lies within the Altadena Community Plan (adopted July 10, 1986). As indicated in the Community Plan, the site is designated for a mix of land uses including Estate/ Equestrian Residential, Low Density Residential, Non-Urban, Institutional, and National Forest/National Forest Managed Land. The Community Plan assigns recommended densities to the various designations. These densities range from one dwelling unit (du) per each 20 acres (gross) in extreme hillside areas to 6 du/ac in existing developed areas. The objectives of the Community Plan are to: 1) preserve the existing residential character of the community; 2) intensify, renovate and revitalize commercial and industrial areas by incorporating a planned development concept; and 3) maintain and improve existing community services and facilities. The La Vina Specific Plan creates implementation and regulatory procedures for the Community Plan and replaces the previous zoning with land use designations that are consistent with and properly implement the Altadena Community Plan.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

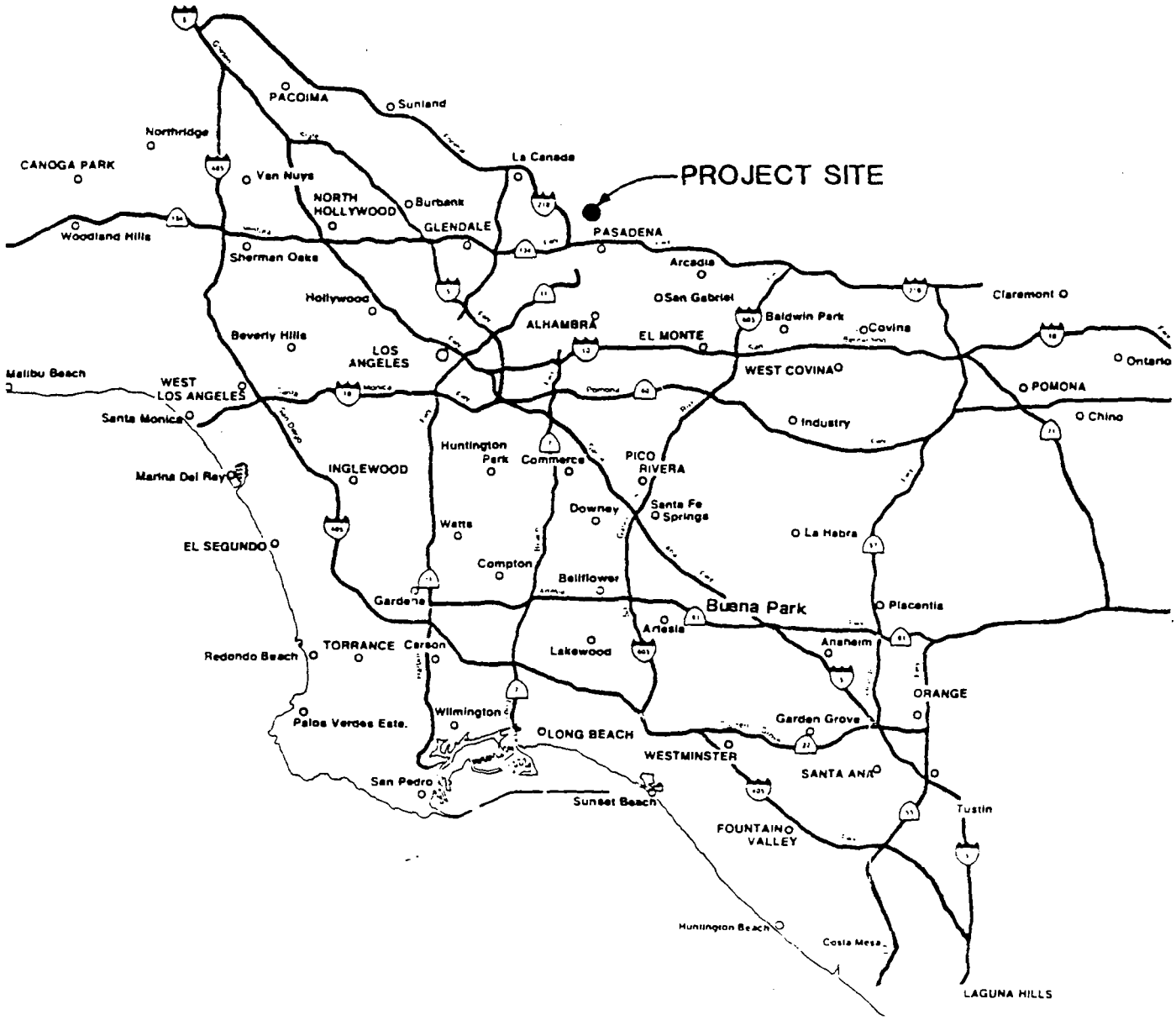
The initial study prepared for Zone Change and General Plan Amendment Case number 87-044 determined that this project could have potential significant impacts. An Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the County environmental reporting guidelines. The Final Environmental Impact Report was certified by the Board of Supervisors with adoption of the Specific Plan. The EIR serves as the basis on which the environmental effects of implementing the Specific Plan can be ascertained. All subsequent approvals necessary to develop any property within the Specific Plan area must be consistent with the Specific Plan and be within the scope of the EIR. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to Sections 15162 and 15182 of the CEQA guidelines.

D. AUTHORITY AND SCOPE

The La Vina Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The Code authorizes jurisdictions to adopt specific plans by resolution as policy or by ordinance as regulation. In this case, hearings are required by both the Regional Planning Commission and the Board of Supervisors, after which the Board of Supervisors must adopt the Plan before it becomes effective.

The La Vina Specific Plan is a regulatory plan which serves as the zoning ordinance for the subject property. Proposed development plans or agreements, tentative tracts or parcel maps, and any other development approvals must be consistent with the Plan. Projects which are found consistent with the Plan will also be consistent with the County's General Plan/Altadena Community Plan.

This Specific Plan implements the Altadena Community Plan and allows for development within the bounds of the regulations provided herein which are adopted by ordinance. This document, in conjunction with the Specific Plan Design Guidelines, under separate cover, and the EIR, provide all the necessary base data for this project.



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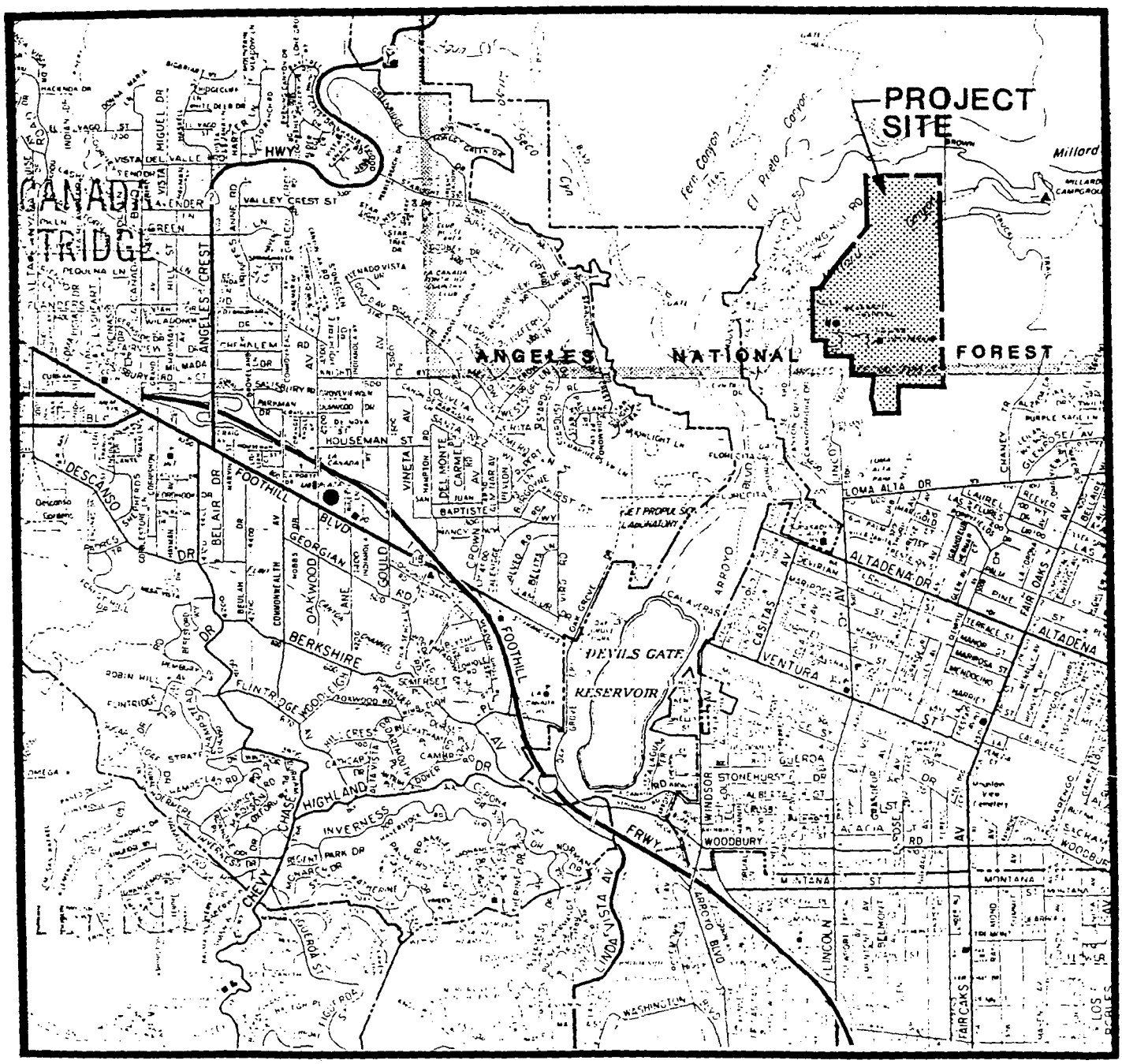
Regional Location Map
LA VINA SPECIFIC PLAN
CANTWELL-ANDERSON ALTADENA, CA.

EXHIBIT 1



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Vicinity Map

LA VINA SPECIFIC PLAN

CANTWELL-ANDERSON ALTADENA, CA.

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EXHIBIT 2

III. DEVELOPMENT PLAN

A. PURPOSE AND INTENT

The development plan has been derived from several project alternatives and input from studies prepared by the project Civil Engineer, Biologist, Traffic Engineer, Geologist and Land Planners. As a result, the plan addresses development related issues in the form of proposed physical improvements, guidelines for future development, technical data, implementation procedures and regulations.

In recognizing the major development issues, the landowner's objectives and the County's requirements, it is the intent of this plan to:

1. Implement the goals, objectives and policies of the Altadena Community Plan and the County of Los Angeles General Plan.

2. Provide residential uses that anticipate current and future housing demands.

3. Provide a rural community character consistent with the image of Altadena offering residents an environment featuring open space, educational/recreational uses and single-family housing opportunities.

4. Provide backbone infrastructure systems and public facilities to support development in an efficient and timely manner.

5. Provide an annual monitoring report for the Specific Plan to track the progress of the plan and monitor required infrastructure for the development.

6. Preserve and enhance the integrity of significant landform features.

7. Provide a development phasing plan which is a general and logical estimate of how development will occur.

8. Provide a precise understanding of the future development for the subject property.

B. GOALS, OBJECTIVES AND POLICIES

The La Vina Specific Plan contains goals, objectives and policies that are guided by the Altadena Community Plan.

The primary purpose of the Specific Plan is to serve as the planning tool for the physical development of the project area. The Specific Plan will regulate new development and provide the review mechanisms for implementation. The following contains a reiteration of the land use issues addressed in the Specific Plan. The goals, objectives and policies provide overall guidance for Specific Plan Review and should be considered as the intent behind the more detailed guidelines and regulations contained in subsequent sections.

Goal 1: To develop a planned community that respects the surrounding community of Altadena and offers a diversity of land uses providing living areas and recreational activities.

Objectives

1.1 Design a plan that offers a range of housing opportunities to respond to the needs of the region as well as the Altadena Community.

1.2 Provide within the Specific Plan a community image that mirrors the existing surrounding community of Altadena.

Policies

1.1 Process and adopt the Specific Plan to provide a precise understanding of development parameters and future growth of the subject property.

1.2 Provide an architectural design theme and plan that are sensitive to the character of the surrounding neighborhoods.

1.3 Provide a land use plan that not only respects the adjacent land uses, but will contribute to the overall quality and revitalization of the entire Altadena community.

Goal 2: To achieve the best possible land use pattern for the Specific Plan area with emphasis on preservation of significant environmental features, including open space, Millard Canyon, and significant groupings of trees.

Objectives

2.1 Achieve a project design which provides a balance between open space, development and improvements.

2.2 Design the plan to take advantage of natural resources by preserving the backdrop of hillsides in open space and keeping development out of the Millard Canyon area, and designing planning areas to preserve and integrate where possible significant groupings of trees.

2.3 Provide a land use scenario that places proposed uses within proximity of other compatible uses both on and off-site.

Policies

2.1 Provide development standards for required open space within the plan.

2.2 Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind the development.

Goal 3: a. To achieve a balanced distribution of developable area and open space to meet the needs of residents and contribute to logical development of the urban area.

b. To create a public open space network that satisfies the active and passive needs of the future residents and to enhance it with hiking trails leading to Millard Canyon and equestrian trails leading to Sunset Ridge.

Objectives

3.1 The integration of a school, park, and public and private open space where feasible.

3.2 The provision of open space as an integral part of development along streetscapes and between planning areas.

Policies

3.1 To provide a balance between open space areas and development sites when feasible.

3.2 To provide a park and/or a school primarily on land that is readily usable for active recreational purposes.

3.3 To provide for a range of recreational opportunities to accommodate all potential users.

Goal 4: a. To provide a safe and efficient system for movement of people and goods in the Altadena Community through actions and coordination of all agencies involved in the development of circulation facilities in the region.

b. To increase the mobility of residents through development of an adequate and balanced transportation system that includes automotive and non-automotive transportation considerations.

Objectives

4.1 To provide a circulation system that is well integrated into the current County street system and State freeway network.

4.2 To design an internal road network that will provide for current and future residents' needs and avoid excessive traffic in existing and future residential neighborhoods.

Policies

4.1 To establish a circulation system that conforms to the County's standards and serves both through and local traffic.

4.2 To provide pedestrian access throughout the development which connects the Recreational areas with residential neighborhoods.

4.3 To provide a hiking and equestrian trail system that integrates with existing trails both on- and off-site.

4.4 Provide adequate standards and area to accommodate off-street parking for all proposed uses.

Goal 5:

a. To encourage development of housing to satisfy the needs of existing and future residents.

b. To encourage provisions of a variety of housing types, prices, ownership possibilities and locations.

c. To develop neighborhoods properly related to essential community services.

d. To maintain high quality development standards for residential land development that ensure establishment of neighborhoods with lasting value.

Objectives

5.1 To include in the community a residential environment that provides detached single-family home opportunities.

5.2 A contribution to the housing supply in the Altadena community.

Policies

5.1 To incorporate and implement standards that are economical for the developer and are consistent with County standards and can reasonably be accommodated in the project.

5.2 To provide a sufficient range of single-family housing so that high quality housing with community amenities can be provided.

5.3 To base development regulations on various dwelling types by planning area.

Goal 6:

a. To ensure a quality appearance and "identity" for the La Vina project with consistent design and visual improvements.

b. To integrate the "theme" of the new community with the existing rural character of Altadena.

Objectives

6.1 Design Guidelines covering five topical areas including site planning, architecture, signage, lighting and landscaping will be used to ensure a quality appearance and identity for La Vina.

6.2 Establish a strong identifiable landscaping treatment with recurring elements to unify the development and reinforce the circulation and open space components of the project.

6.3 Establish a rural theme which provides the diversity necessary to integrate with the existing community of Altadena.

Policies

6.1 Provide Design Guidelines which establish parameters for development of architectural styles.

6.2 Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space, and landforms.

6.3 Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

6.4 Provide guidelines for the creation, implementation and maintenance of a fuel modification zone in areas where high fuel load and open space areas encroach upon development.

Goal 7: Develop a planned community that provides backbone infrastructure systems and public facilities to support development in an effective and timely manner.

Objectives

7.1 Provide a project phasing plan that times development with the provision of needed infrastructure and services.

Policies

7.1 To provide an infrastructure system, including sewer, water and storm drain systems that will adequately serve full build-out of the Specific Plan development.

7.2 To annex to or extend to existing infrastructure facilities in the Altadena community.

7.3 Underground all new or existing infrastructure and utilities as is feasible.

C. LAND USE PLAN

The land uses for La Vina have been divided into planning areas to provide a distinction between uses and to create neighborhoods of individual development. The primary land uses identified for the development of La Vina shall be limited to:

- Single-Family Residential
- Recreational Uses
- School
- Open Space

The La Vina land use plan is depicted in Exhibit 3, and the Land Use allocations are summarized in Table 1. The project site encompasses approximately 220 acres of land and is divided into 6 planning areas plus permanent open space. Each planning area contains a gross acreage figure and land use designation. The acreage of each planning unit includes land devoted to internal local and collector streets (see IV (D), Land Use Plan Summary).

The project is designed as a planned community with all land uses integrated with proper circulation, infrastructure, aesthetics, development standards and design guidelines. The housing types and community amenities have been designed to provide a planned community that is well integrated into the surrounding environment.

The La Vina Specific Plan offers community features and amenities that presently do not exist in the Altadena area. The land use plan places an emphasis on high quality residential uses with rural character, and preservation of significant open space including the Millard Canyon area. The plan also contains equestrian and hiking trails and a network of project open space. Active recreational and visual amenities are integrated around the residential planning areas.

D. CIRCULATION CONCEPT PLAN

The La Vina circulation plan (see Exhibit 4) establishes the layout of circulation and design standards for internal vehicular movement and integration with off-site arterials. It should be noted, that as part of this plan, the width of Lincoln Avenue will decrease to 44 feet along Loma Alta Park. The roadway system is conveniently laid out to provide easy access to all planning areas. The concept has been designed to respond to the needs of the development and takes into consideration drainage patterns, preservation of landform features and adjacent development patterns. The streets are classified according to the land use and traffic volumes they will serve. Proposed roadway widths and rights-of-way reflect these classifications. The circulation system has been designed to plan for convenience and public safety and the streets are designated "Private and Future" by the County Public Works Department. To complete the circulation system, non-vehicular systems have been integrated with the street system and within open space areas. These include hiking and equestrian trails as depicted in Exhibits 5 and 6, respectively.

CONCEPTUAL LAND USE PLAN

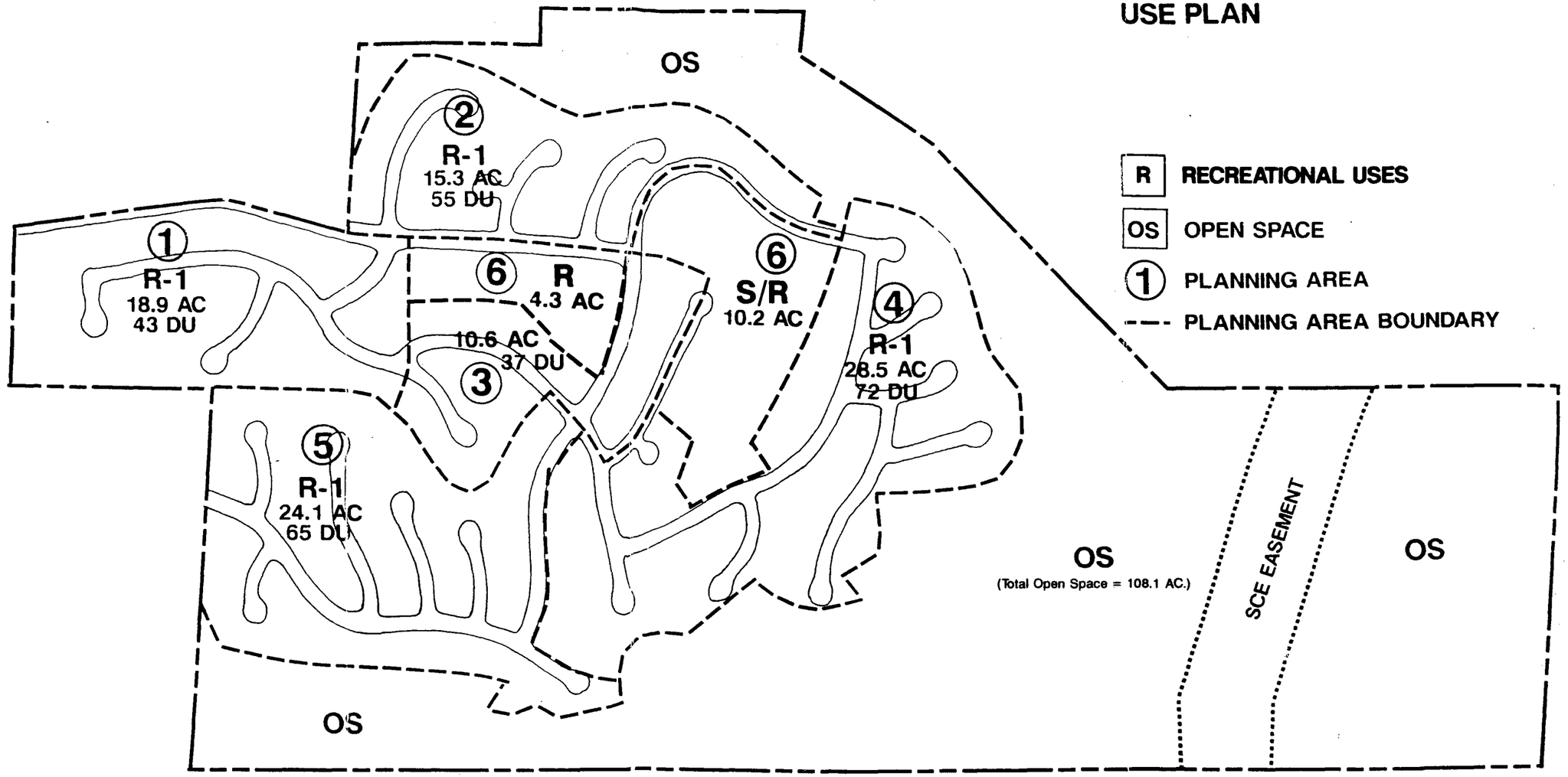

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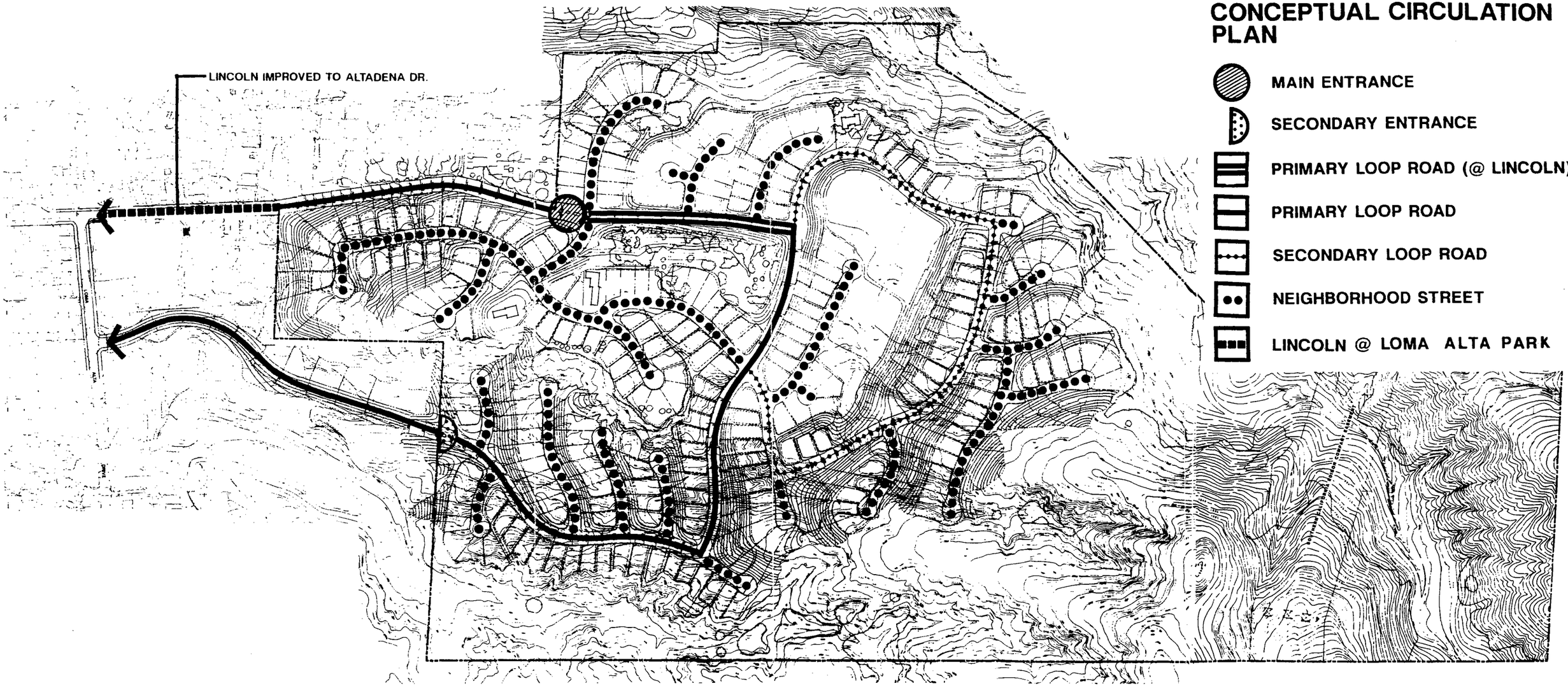
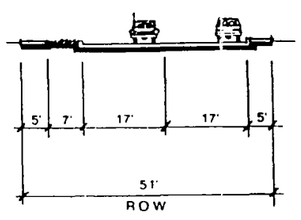
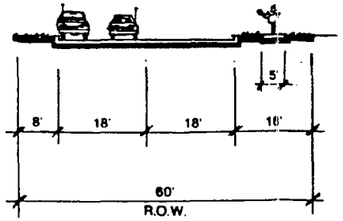
EXHIBIT 3

CONCEPTUAL CIRCULATION PLAN

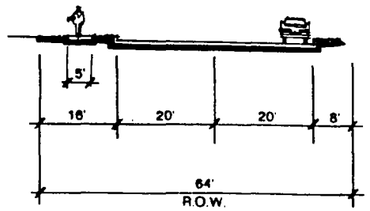




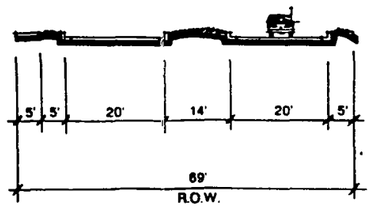
NEIGHBORHOOD STREET



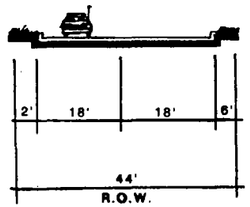
SECONDARY LOOP ROAD



PRIMARY LOOP ROAD



PRIMARY LOOP ROAD
(@ LINCOLN AVE.)
(FROM ENTRY GATE TO SPECIAL INTERSECTION)



LINCOLN AVE. ADJACENT TO LOMA ALTA PARK

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11-21-90

John L. Chapman LAND PLANNING
4 Corporate Plaza Dr. Suite 207
Newport Beach California 92660
714-644-8021

EXHIBIT 4

PROPOSED HIKING TRAIL ROUTE*

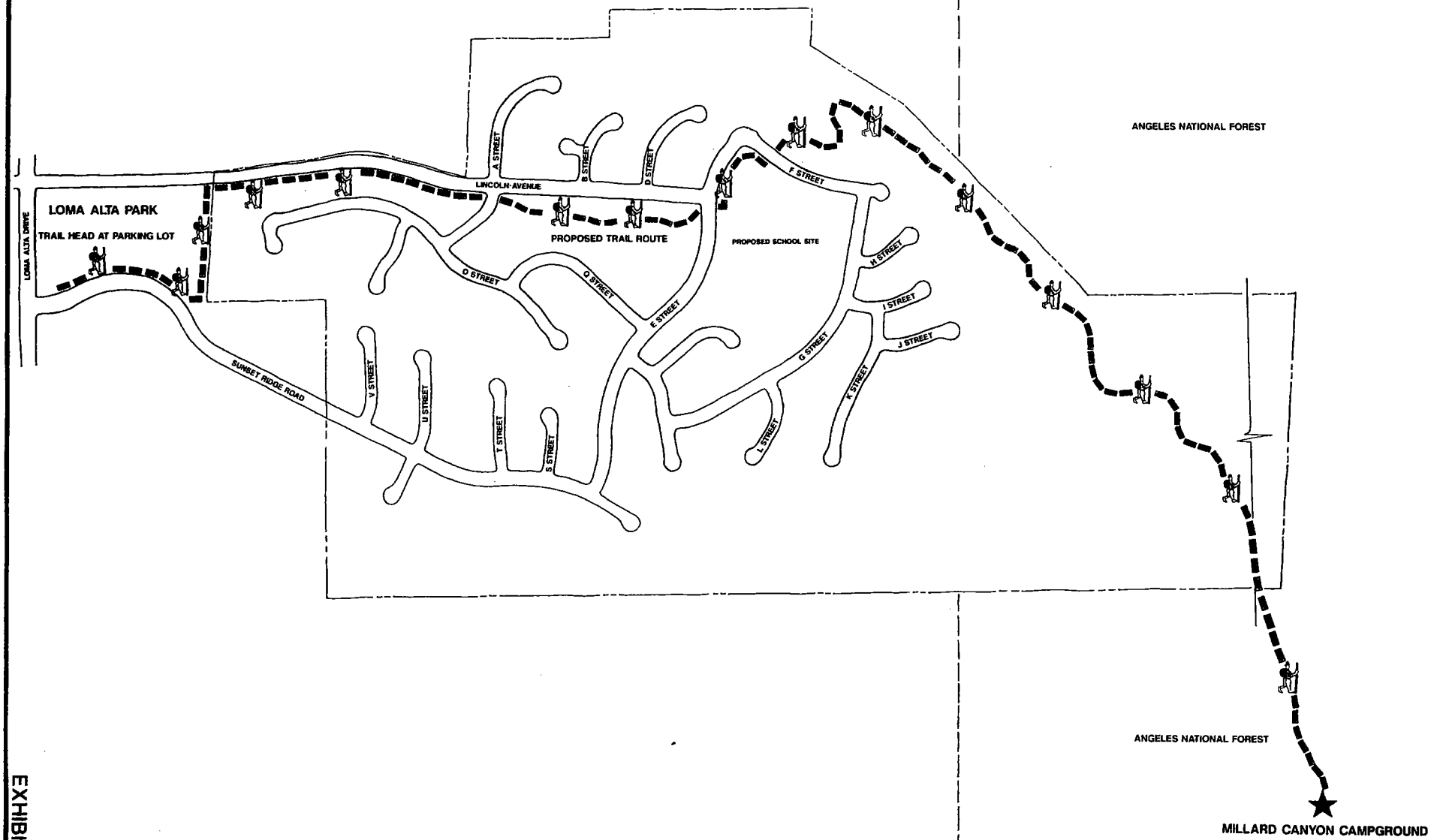

EXHIBIT 5

* NOTE:

ALIGNMENT IS CONCEPTUAL AND MAY VARY SOMEWHAT ONCE IT IS ENGINEERED.

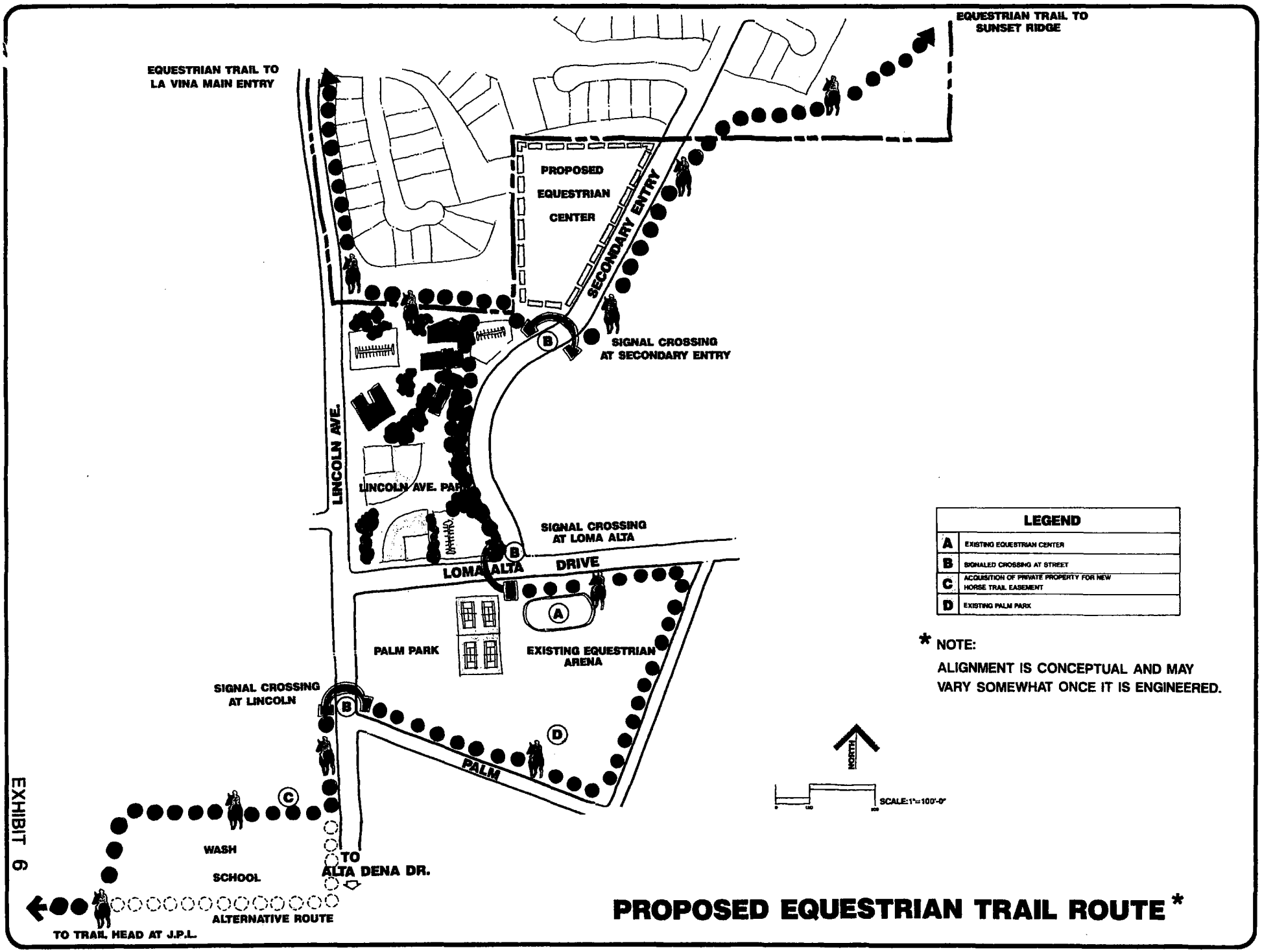
EQUESTRIAN TRAIL TO SUNSET RIDGE
EQUESTRIAN TRAIL TO LA VINA MAIN ENTRY
PROPOSED EQUESTRIAN CENTER
SECONDARY ENTRY
SIGNAL CROSSING AT SECONDARY ENTRY
LINCOLN AVE.
LINCOLN AVE. PARK
SIGNAL CROSSING AT LOMA ALTA
LOMA ALTA DRIVE
PALM PARK
EXISTING EQUESTRIAN ARENA
SIGNAL CROSSING AT LINCOLN
PALM
WASH
SCHOOL
TO ALTA DENA DR.
ALTERNATIVE ROUTE
TO TRAIL HEAD AT J.P.L.
NORTH
SCALE:1"=100'-0"
LEGEND
A EXISTING EQUESTRIAN CENTER
B SIGNALED CROSSING AT STREET
C ACQUISITION OF PRIVATE PROPERTY FOR NEW HORSE TRAIL EASEMENT
D EXISTING PALM PARK
* NOTE:
ALIGNMENT IS CONCEPTUAL AND MAY VARY SOMEWHAT ONCE IT IS ENGINEERED.
PROPOSED EQUESTRIAN TRAIL ROUTE *

EXHIBIT 6

Precise alignment and engineering of streets will be determined at the time of construction by the County Public Works Department. Adjustments to circulation patterns and alignment may be required based on elevation/gradient changes on final grading plan, and subsequent sightline and radius reconciliations. Roads and road improvements will be provided in a timely manner, as required to serve development according to the conceptual circulation phasing plan. All needed roads and road improvements will be open and available for public use at the time of occupancy of each unit of development.

The phases of road improvements are implemented through the phasing plan which is depicted in Section V.

E. GRADING/CUT AND FILL CONCEPT PLAN

This section describes the overall grading concept for development of the La Vina Specific Plan site. The Conceptual Cut and Fill Plan is depicted in Exhibit 7.

Grading Design Approach

Refer to Grading Design Approach, Exhibit 8. The grading approach for La Vina has been directed toward these goals:

1. To maintain a skyline or backdrop of natural, untouched ridges as the site is viewed from approaching directions. The Environmental Impact Report contains a computer analysis of views on- and off-site of the Specific Plan area.

2. To accommodate an extension of Lincoln Avenue and second access leading from Loma Alta Drive.

3. To mitigate geotechnical hazards on the site.

4. To provide stable areas for housing which take advantage of the view opportunities provided by the terrain.

To satisfy these goals, a grading concept plan as depicted in the Cut and Fill map, Exhibit 7, has been established and must be implemented so that the following occurs:

1. The major ridges which form backdrops and skylines have been identified as viewed from roads and areas on all sides of the subject site. These primary ridgelines will be preserved from all grading activities.

2. A grading concept plan (Exhibit 7) has been prepared in a manner which mitigates the effects of slides or potential slides. Detailed grading plans to be prepared for implementation must follow this grading plan and the recommendations of the geotechnical consultant.

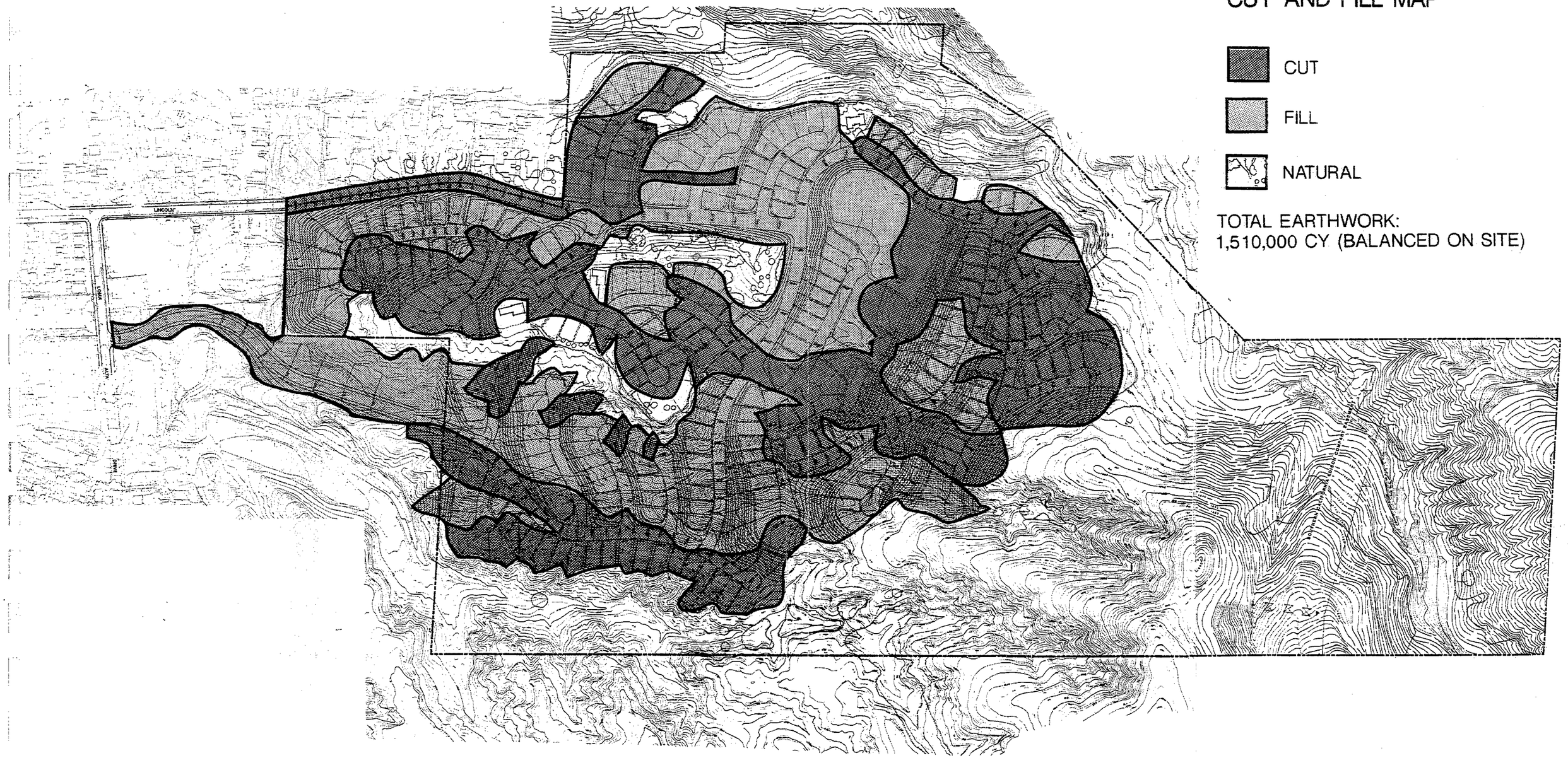

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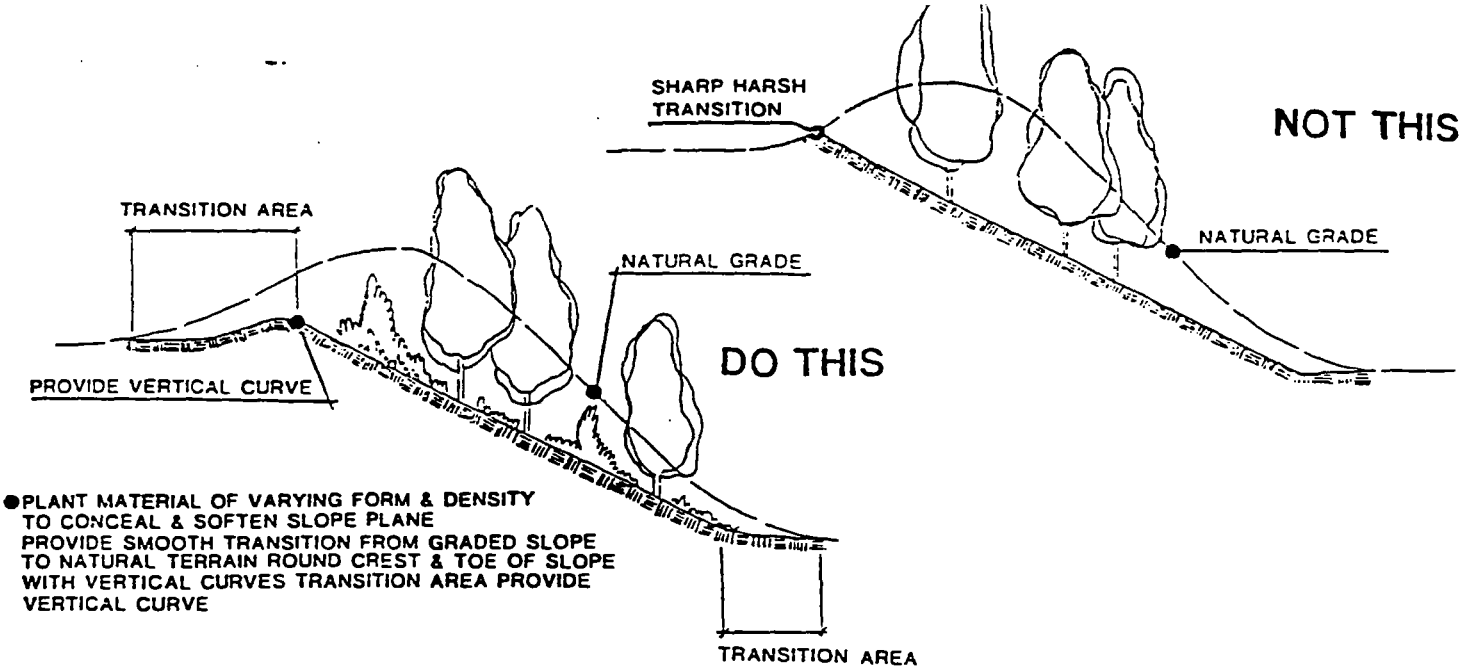
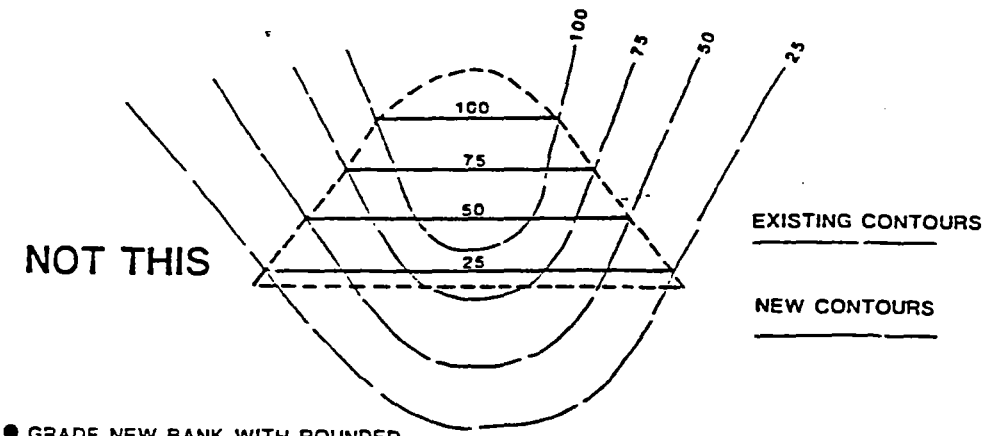
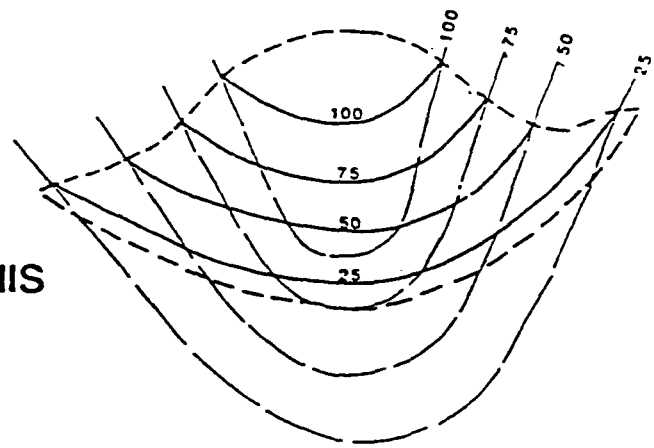
EXHIBIT 7



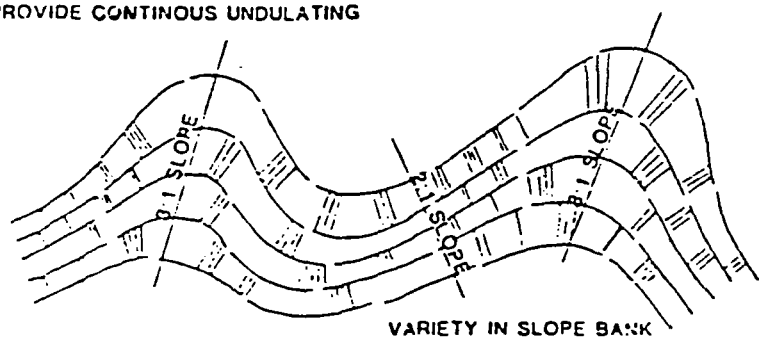
- PLANT MATERIAL OF VARYING FORM & DENSITY TO CONCEAL & SOFTEN SLOPE PLANE PROVIDE SMOOTH TRANSITION FROM GRADED SLOPE TO NATURAL TERRAIN ROUND CREST & TOE OF SLOPE WITH VERTICAL CURVES TRANSITION AREA PROVIDE VERTICAL CURVE



- GRADE NEW BANK WITH ROUNDED FORM TO BLEND WITH NATURAL TERRAIN AVOID STRAIGHT, GEOMETRICAL, UNNATURAL SLOPE EDGES



- PROVIDE FLOWING GRADED EDGES WHICH REFLECT NATURAL ROUNDED TERRAIN AVOID ANGULAR BANKS PROVIDE CONTINOUS UNDULATING EDGES



GRADING DESIGN APPROACH

EXHIBIT 8

3. Long, regular, angular cut and fill banks should be avoided, particularly along major roads. Provide flowing graded banks which reflect natural, rounded terrain, with continuous undulating edges.

4. Provide a transition between manufactured and natural grades. The angle of the manufactured slope of major slope banks shall be gradually adjusted to the angle of the natural terrain.

   a) Where possible, the toe and crest of such cut and fill slopes shall be rounded with vertical curves.

   b) The toe and crest of any slope in excess of ten (10) feet vertical height, which is against natural terrain features shall be rounded with vertical curves of radii no less than five (5) feet and designed in proportion to the total height of the slope.

5. Avoid angular forms on such slopes. The graded form shall reflect the natural rounded terrain where possible.

   a) When it is feasible, where such cut and fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion with varying radii to reflect the natural terrain.

   b) Natural drainage courses shall be maintained wherever possible.

6. Graded slopes shall be concealed by landscaping whenever possible.

7. Size and configuration of new slope banks should be in scale with natural slope banks. The overall shape, height and grade of any cut or fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.

8. Bulk pregrading of planning areas may occur prior to development of units, as it is necessary to assure that proper infrastructure and improvements are provided in a timely manner. This may preclude the order indicated on the conceptual phasing plan for the project (See Exhibit 9). However, pregrading will not be used as a criteria for future design modification of planning areas. Grading will be done in accordance with the County's Grading Ordinance.

9. Building areas (planning areas) have been designed to vary in size and shape to appear more natural and allow a visual transition from building areas to natural slope. This concept shall be maintained and enhanced throughout implementation.

10. Cut and fill bank planting necessary to prevent surface erosion and to reduce the visual impact of cut and fill banks shall follow the landscaping regulations and guidelines as discussed in Section IV of the Design Guidelines (see Chapter VI).

CONCEPTUAL PHASING PLAN

PHASE 1

PHASE 2

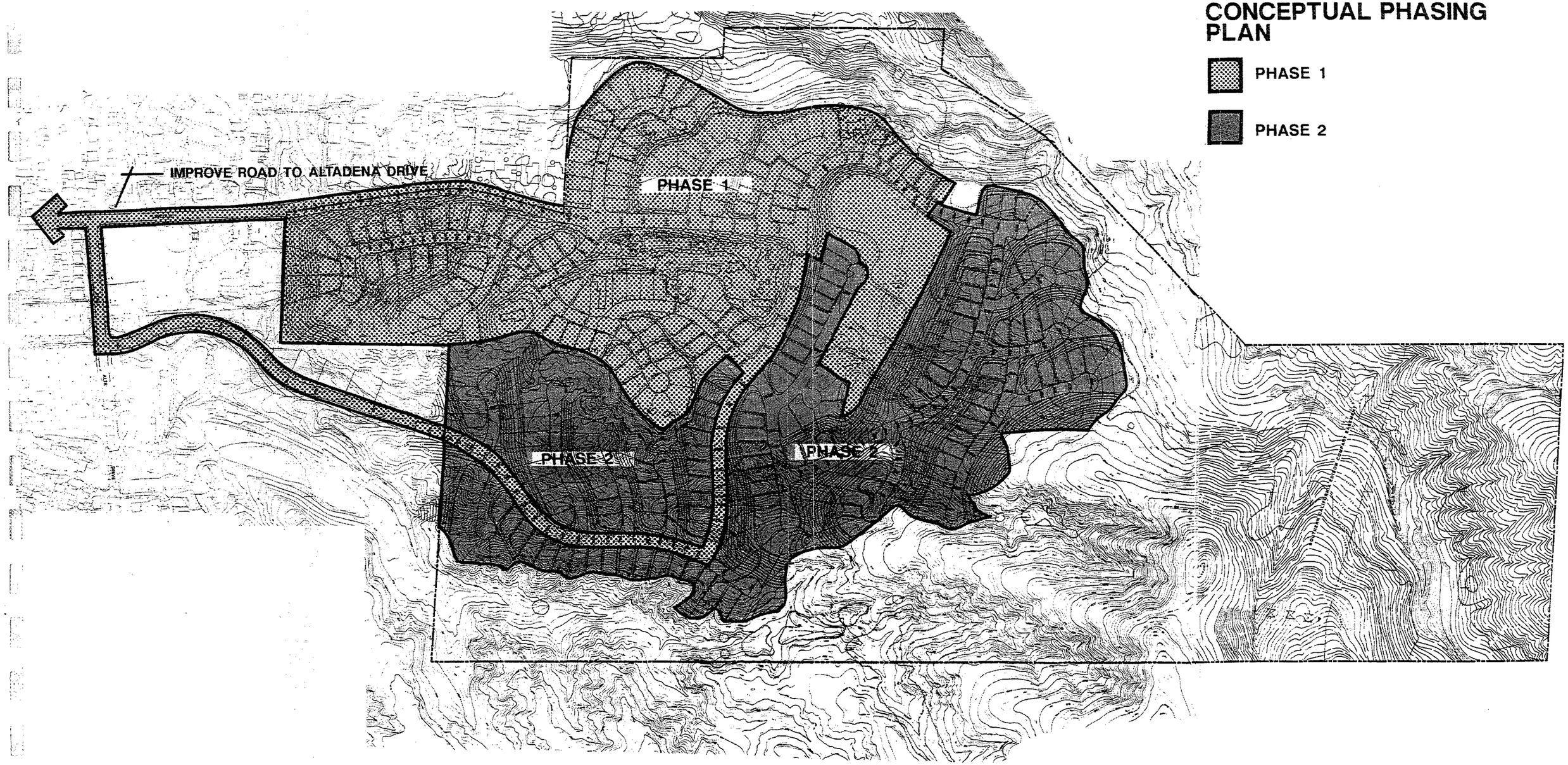


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EXHIBIT 9

Erosion and drainage maintenance during grading and construction:

1. All work shall be in accordance with the Los Angeles County Grading Ordinance and any special requirements of the grading permit.

2. Stock piling of excess material shall be approved by the Building Official prior to excavation.

3. All existing drainage courses through this site shall remain open until facilities to handle stormwater are approved and functional.

4. Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.

5. Approved dust control measures must be used.

6. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be made available on-site and stock piled at convenient locations to facilitate rapid construction of temporary devices when rain is eminent.

7. Erosion control devices shall not be moved or modified without the approval of the Building Official.

8. All removal erosion protective devices shall be in place at the end of each working day when the 5-day Rain Probability Forecast exceeds 40 percent.

9. After a rainstorm, all silt and debris shall be removed from streets. Berms and basins shall be checked and pumped dry.

10. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage to be directed toward de-silting facilities.

11. The permittee shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

F. RECREATION/OPEN SPACE CONCEPT

The recreation/open space concept is depicted in Exhibit 10. The intent of this plan is to provide provisions for natural and man-made recreation/open space features in the design of the planned community. These areas are well integrated into the community to provide physical separation, buffer zones and transitions between areas of development. The recreational features of the plan will focus on the School/Recreational Use Areas and active open space. Other recreation/open space features provide linkages between neighborhoods and the recreation areas.

The recreational areas may accommodate organized athletic and recreational programs while offering picnicking, playgrounds and a tot lot. Another important feature of the plan which links the community to the school/recreational use area is an interconnecting pedestrian trail system which parallels roads and provides a "shortcut" off-road alternative through an open space area.

The natural areas designated as Open Space (OS) on the Specific Plan Land Use Plan shall remain natural, undeveloped open space in perpetuity. Implementation of the Specific Plan will contain all development within the six planning areas as designated on the Land Use Plan. The open space designated on this Plan includes preservation of Millard Canyon, a significant riparian habitat.

As the Plan is implemented there will be opportunities to preserve significant Oak Trees, and oak tree permits will be applied for at the time of Site Plan Review. The larger of the areas of preserved oak trees (particularly in Planning Area 2) will be enhanced as recreational areas with such recreational facilities as benches, barbecues, tables and play areas.

Within Area 6 of the project, a school, developed at the discretion of the developer, and recreational uses are permitted. Refer to the School/Recreational Use development standards for a complete list of permitted uses (Section IV-G).

The Developer agrees to negotiate in good faith with the County Department of Parks and Recreation to fulfill park requirements. Prior to the recordation of the Final Map, the following improvements are required to the Loma Alta Park and equestrian/hiking trails, as reiterated in Appendix G.

1. The roadway improvements on Lincoln Avenue will require the developer to extend the existing curb two feet into the street and construct a sidewalk six feet from the new curb which will cut into the park approximately four feet from the existing curb line. The sidewalk will be dedicated to the County Department of Public Works as road right-of-way for Lincoln Avenue. This road widening will allow for one northbound and one southbound lane, as well as parking along the new curb on the park side of the road.

2. The sidewalk along Lincoln Avenue shall attempt to preserve as many existing trees as possible. Tree wells shall be constructed to protect existing root system of any tree endangered by the installation of the sidewalk. Any trees that must be removed shall be replaced at the discretion of the Department of Parks and Recreation. A one-year maintenance agreement will be entered into to replace any trees that die as a result of root damage.

3. Construct a sidewalk along Loma Alta Drive and eliminate access to the existing parking lot from Loma Alta Drive.

4. Raise the parking lot at the south corner of Loma Alta Park to within three feet of the existing park grade to make this lot more visible to park users, allowing the upper portion of vehicles to be seen.

5. Develop an access road to this parking lot from the newly constructed Sunset Ridge Road.

6. Construct a stairway and ramp to connect the raised parking lot to the upper park area with an additional stairway and ramp to the corner of Loma Alta Drive and Sunset Ridge Road to allow for pedestrian use.

7. The development be conditioned to provide appropriate equestrian/pedestrian/traffic control at the intersection of Sunset Ridge Road and Loma Alta Drive to the satisfaction of the Director of Public Works.

8. Construct a vehicular turnaround area at the north end of the park off Sunset Ridge Road.

9. Construct a sidewalk system connecting the improved parking lot and vehicular turnaround to existing recreational facilities.

10. Preserve existing stand of redwood trees adjacent to Sunset Ridge Road.

11. Provide and install new park identification sign on corner of Lincoln Avenue and Loma Alta Drive, as well as corner of Sunset Ridge Road and Loma Alta Drive, wording as directed by the Department of Parks and Recreation.

12. The developer shall prepare all plans for all improvements, subject to approval by the Department of Parks and Recreation prior to actual construction.

13. The developer will obtain required approvals and permits, etc. for all park, equestrian and hiking trail improvements. The Department of Parks and Recreation will assume the responsibility for environmental documentation, the cost of which will be funded separately by Cantwell-Anderson.

14. The Department of Parks and Recreation agrees to the developers proposal for the construction of a hiking and equestrian trail system per their submitted plans in the Specific Plan.

15. All aforementioned park and street improvements and conditions shall be provided as measures mitigating the encroachment on Lincoln Avenue. In addition to these improvements, the developer has accepted a financial obligation inclusive of the Quimby requirements totaling $575,000. The anticipated disbursement of these funds will be as follows:

    a. Acquisition cost of the ±4.5-acre site with an anticipated equestrian stable use and transfer of title of that site to the Los Angeles County Department of Parks and Recreation — $125,000

b. Grading of the ±4.5-acre site as approved by the Department of Parks and Recreation $150,000

c. Cash contribution of the balance paid to the County Department of Parks and Recreation for future park improvements $300,000±

16. Compliance with all terms and conditions of the above will satisfy the Department of Parks and Recreation's mitigation of the impact on Lincoln Avenue for the construction of the sidewalk and Quimby obligation for the La Vina development (Tract No. 45546).

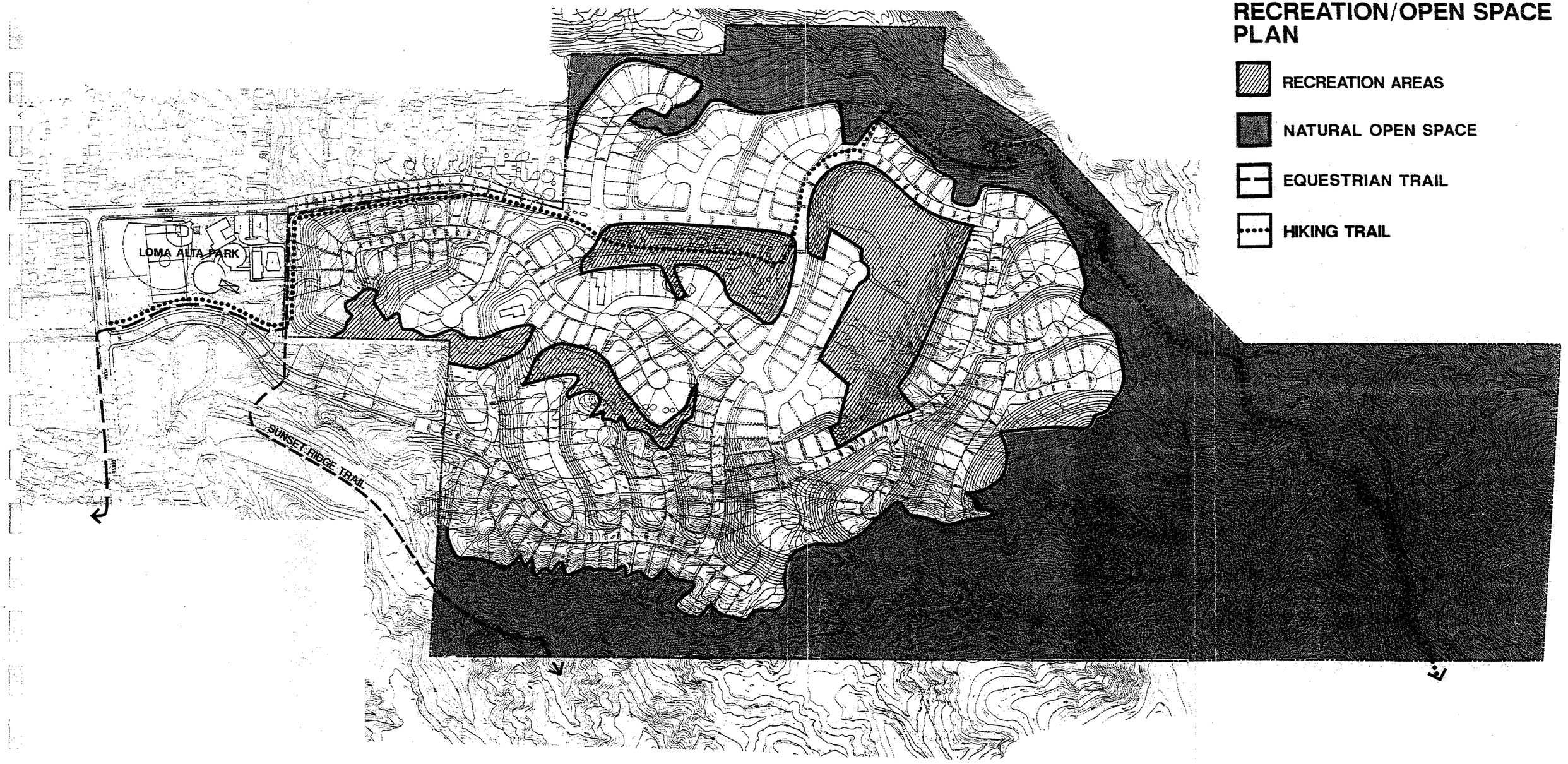

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EXHIBIT 10

LOMA ALTA PARK

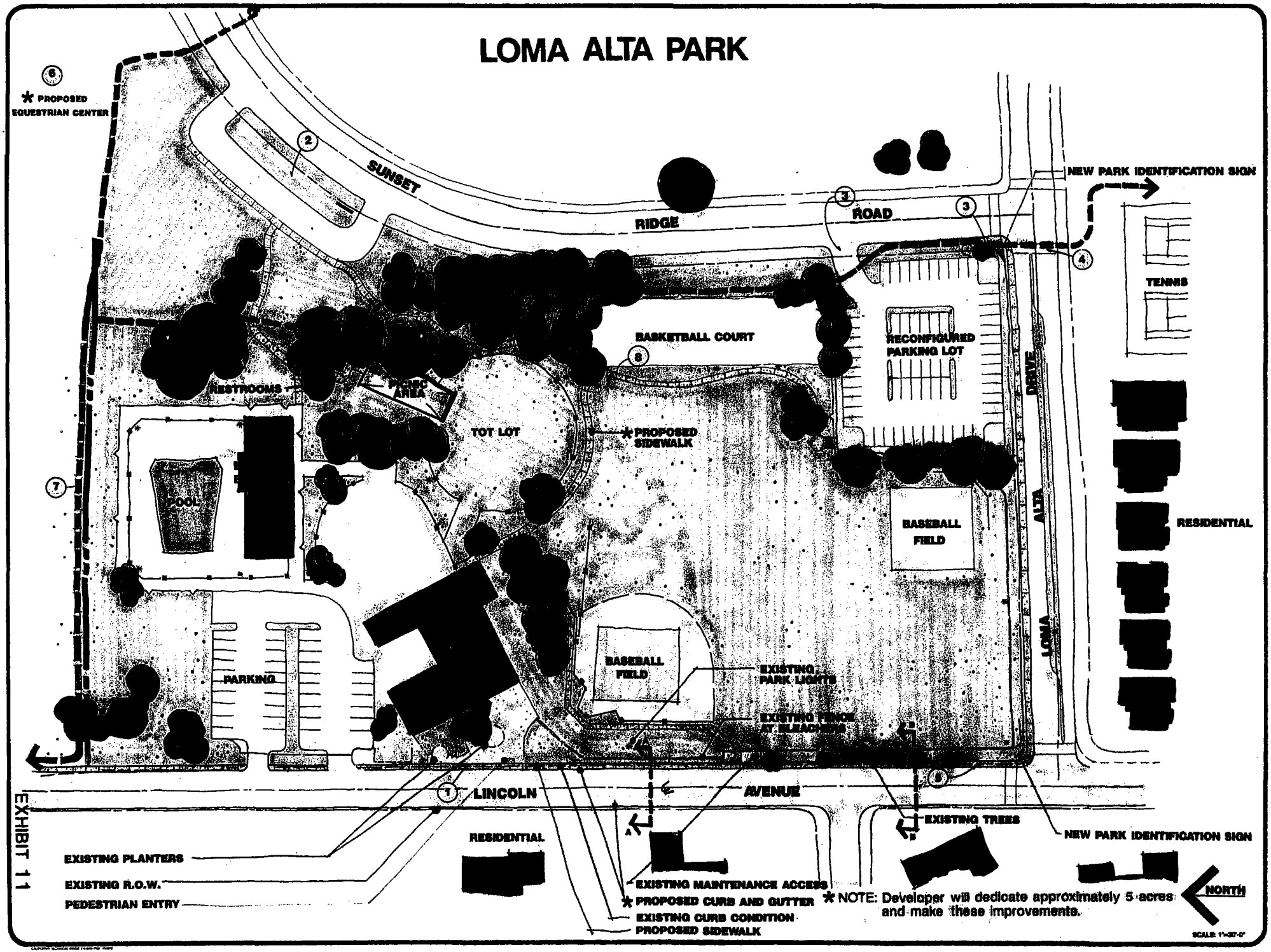


EXHIBIT 11

IV. DEVELOPMENT REGULATIONS

A. PURPOSE AND INTENT

These regulations will serve as the primary mechanism for implementation of the land uses for La Vina Specific Plan. The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility between land uses. Principal land use designations for the Specific Plan shall be as follows:

- Single-Family Residential (5,000 s.f. lots minimum)
- Recreational Uses
- School
- Open Space

The proposed locations of these zoning designations are shown on Exhibit 3 (Land Use Plan).

B. DEFINITIONS

For the purposes of this Specific Plan, the definitions contained in Title 22 Los Angeles County Planning and Zoning Code shall apply.

C. GENERAL PROVISIONS

1. All construction and development within the Specific Plan area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing and fire codes, water ordinance, grading, excavation and subdivision codes, as currently adopted by the County of Los Angeles.

2. The setback requirements are as specified within the development standards for each zoning designation. If not otherwise specified all setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way line, or property line, to the foundation point of the closest structure.

3. If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for or is clearly understandable, those regulations of the Los Angeles County Code that are applicable for the most similar issue, condition or situation shall be used by the Planning Director as guidelines to resolve the unclear issue, condition or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Los Angeles County Code.

4. This Specific Plan may be amended by ordinance, the same procedure it was adopted by. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.

5. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Los Angeles County Planning and Zoning Code pertaining to zoning misdemeanors.

6. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan it shall be the duty of the Planning Director to determine if said use is: (1) consistent with the intent of the zone; and (2) the said use is compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Planning Commission.

7. Automotive vehicles or trailers of any kind or type without current license plates that have been abandoned shall not be parked or stored on any property within the Specific Plan area unless it is in a completely enclosed building.

8. Exceptions to height limitations contained in the District Regulations apply only to antennas, chimneys or other architectural appurtenances required for the screening of rooftop equipment.

9. Non-Conforming Uses of Land - Where, at the time of passage of this Specific Plan, lawful use of land exists which would not be permitted by the regulations imposed by this Specific Plan, such use may be continued so long as it remains otherwise lawful, provided:

   a) No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Specific Plan.

   b) No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Specific Plan.

   c) If any such non-conforming use of land ceases for any reason for a period of more than 180 days, any subsequent use of such land shall conform to the regulations specified by this Specific Plan for the district in which such land is located.

   d) No additional structure not conforming to the requirements of this Specific Plan shall be erected in connection with such non-conforming use of land.

10. Non-conforming Structures - Where a lawful structure exists at the effective date of adoption or amendment of this Specific Plan that could not be built under the terms of these regulations by reason of restrictions on area, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

a) No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect its non-conformity.

b) Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Specific Plan.

c) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

D. LAND USE PLAN SUMMARY

Land use designations have been assigned to each area identified on the La Vina Specific Plan. The designations include planning area number, land use designation, proposed product type, area in gross acres, dwelling units and density per gross acre and by net acre. These statistics are shown on the Land Use Summary, Table 1.

As defined for this project, gross acres means gross developable acres* which includes major slope banks and interior residential streets, but excludes major highways, secondary highways and collector streets as shown on the Conceptual Land Use Plan, Exhibit 3. Net acres means net developable acres which includes interior residential streets but excludes major slope banks, major highways, secondary highways and collector streets.

E. TRANSFER OF DENSITY/DWELLING UNITS

To ensure the orderly growth of the community, designated planning areas within the La Vina Specific Plan shall be developed at densities consistent with or less than the maximum dwelling count in Table 1, except as provided in a density transfer. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area counts will not thereby be affected. The La Vina Specific Plan residential dwelling unit maximum shall be 272 dwelling units.

A transfer of residential dwelling units from one residential planning area to another residential area may be permitted in the Specific Plan area in accordance with the following provisions:

In no case shall transfers of dwelling units result in:

1. Exceeding the overall plan capacity of 272 dwelling units.

2. Allocating excess units outside of the planning areas.

3. A change in the density classification.

TABLE 1

LA VINA LAND USE PLAN SUMMARY

Planning Area	Land Use Designation	Proposed Product Type	Area in Gross Acres	Net Acres	DUs	Gross* Density	Net Density
1	Residential	R-1	18.9	13.3	43	2.3	3.2
2	Residential	R-1	15.3	11.0	55	3.6	5.0
3	Residential	R-1	10.6	7.7	37	3.5	4.8
4	Residential	R-1	28.5	20.5	72	2.5	3.5
5	Residential	R-1	24.1	14.9	65	2.7	4.4
6	School	S/R	10.2	7.0			
6	Recreational Uses	R	4.3	2.8	--	--	--
	Subtotal		**111.9**	**77.2**	**272**		
	Open Space	OS	108.1	108.1			
	Streets and Right of Way			34.7			
	TOTAL:		**220.0**	**220.0**	**272**		

4. Exceeding prescribed planning unit maximums by more than 20 percent.

5. Exceeding the capacity of the circulation system or other public facilities as established for the Specific Plan area.

F. RESIDENTIAL SITE DEVELOPMENT STANDARDS

1. (R-l) Single-Family Residential Zone

Permitted uses. The R-l development standards shall apply to the entire Specific Plan area. Property in the R-1 Zone may be used for:

- Residences, single-family, subject to the standards provided herein.
- Small family day care homes.
- Adult residential facilities.
- Foster family homes.
- Outbuildings used for storage (1 per dwelling unit).
- Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time, for the duration of subdivision sales:

  a. That such models are on an approved lot in a tentative tract that has been filed and approved by the Commission;

  b. That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and

  c. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the Director may, upon a showing of need by the owner of the property, extend the permitted time beyond the close of subdivision sales.

- Real estate tract offices, temporary.

  Real estate tract offices, temporary, for the purpose of conducting the sale of lots within the total project area upon which such tract office is located, for a period not to exceed the duration of subdivision sales, provided:

  a. That such tract office shall not be used for conducting a general real estate business; and

b. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.

- Community Centers where developed as an integral part of a development, and operated as a non-profit organization for the use of surrounding residents. This provision shall not be interpreted to permit commercial enterprises.

- Parks, playgrounds and recreation centers with all appurtenant facilities customarily found in conjunction therewith.

- Recreation facilities, neighborhood, not accessory to a principal use, including tennis, recreation rooms and swimming, where operated as a non-profit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.

- Signs, as provided in Section IV-H herein.

- Subdivision directional signs, subject to the limitations and conditions of Section IV-H herein.

Temporary Activities sponsored by a non-profit organization or charitable use.

Animals

For purposes of this Specific Plan, the County of Los Angeles Planning and Zoning Code, Title 22, regarding animals in residential zones shall apply.

Accessory uses. Property in the R-1 zone may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction with single-family residential.

- Animals, domestic and wild, maintained or kept as pets or for personal use as provided for in this section.

- Building materials, storage of, use in the construction of a building or building project, during the construction and 90 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

- Riding and hiking trails, excluding trails for motor vehicles.

- Signs as provided in Section IV-H herein.

Uses subject to permits. Property in Single-Family Residential (R-l)

The following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Churches, temples or other places used exclusively for religious worship, including customary, incidental education and social activities in conjunction therewith.
- Group homes, children.
- Adult day care facility.
- Small family homes, children.
- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare such as fire stations and libraries in addition to those specifically listed in this section.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.

Development standards for single-family residences.

Single-family residences shall be subject to the following development standards:

- Except as specifically provided herein, every single-family residence shall be not less than 20 feet in width. A single-family residence need only be a minimum of 18 feet wide when it is to be located on a lot or parcel of land less that 26 feet in width. In order to allow for flexibility and creativity of design, a single-family residence may be less than 20 feet wide, but not less than 12 feet, if the floor area, exclusive of appurtenant structures, is at least 900 square feet and the side or sides oriented toward a public street, highway or parkway have a dimension of at least 20 feet. Additions to single-family residences are not restricted as to width.
- Single dwellings built under condominium-ownership in a Planning Area, having more than one building per lot may be permitted. The standard number of units built per lot shall not apply as long as setbacks as specified herein are observed.

Height limits. Every residence and every other building in the R-l zone shall have a height not to exceed two stories or 35 feet including the basement, but excluding the cellar; except that if hillside or other similar topographical conditions create practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this section, and the director so finds, the director may modify this height limit to the extent necessary to eliminate such practical difficulties or unnecessary hardships.

Yard requirements.

- Premises in the R-1 zone shall be subject to the yard requirements provided herein;

  a. Front Yards. Each lot or parcel of land shall have a front yard of not less than 14 feet in depth from the right-of-way. But in no case shall the distance between inside of sidewalk (or face of curb if no sidewalk) and garage door be less than 18 feet.

  b. Corner Side Yards, Each lot or parcel of land shall have corner side yards of not less than:

     1) Ten feet on a reversed corner lot; or
     2) Five feet on other corner lots.

  c. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet or a minimum of ten feet between buildings.

  d. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

Automobile parking. Every dwelling unit in the R-1 zone shall have on the same lot or parcel of land two enclosed parking spaces.

Lot area. Each lot in the R-1 zone shall have a minimum of 5,000 square feet of net area. The maximum density for the R-1 zone shall be 6 units per net acre. Lots used for purposes of open space and easements within the R-1 zone may be less than the 5,000 square foot minimum.

G. SCHOOL AND RECREATIONAL USE (S/R) DEVELOPMENT STANDARDS

Planning Area 6 is planned to provide for a pre-K through 8th grade school, at the discretion of the developer, and provide for outdoor/indoor recreational uses suitable for development without significant impairment to the resources of the area. The school use is subject to the approval of a Conditional Use Permit.

Permitted Uses. Property in the School/Recreational Use Area may be used for:

- Parks and playgrounds, with all appurtenant facilities customarily found in conjunction therewith.

- Athletic fields, excluding stadiums, on a lot or parcel of land having, as a condition of use, an area of not less than one acre. No athletic events drawing a significant number of visitors or spectators are permitted.

- Riding and hiking trails, excluding trails for motor vehicles.

- Riding academies and stables, with the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than three acres.

- Swimming pools.

- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

- Private arboretums and horticultural gardens.

- Family day care homes.

- Small family homes, children

- Animals. For purposes of this Specific Plan, the County of Los Angeles Planning and Zoning Code, Title 22, regarding animals and residential zones shall apply. However, special uses such as aquaria or museum, may require that animal standards be varied at the discretion of the Hearing Officer or Planning Commission.

Accessory Uses. Property in the School/Recreational Use Area may be used for the following accessory uses:

- Recreational facilities, where no structure is established which requires a building permit.

- Accessory buildings and structures customarily used in conjunction therewith.

- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

- Signs, as provided in the Specific Plan Design Guidelines.

Uses Subject to a Conditional Use Permit. Property in the School/Recreational Use Area may be used for the following uses, provided a conditional use permit has first been obtained:

- Private/public schools. (Pre-K through 8th grade)

- Child care centers.

- Additional structures for classrooms or Child Day Care facilities.

- Cafeterias and eating facilities designed primarily to serve a use lawfully established under Planning Area 6.

- Communication equipment buildings.

- Publicly owned uses necessary to the maintenance of public health, convenience or general welfare in addition to those specifically listed in this section.

- Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.

- Private recreation clubs limited to members and their guests, including tennis, polo, swimming, and other appurtenant uses limited to use by members and guests.

School Development Standards: A School shall be subject to the following development standards:

- Except for existing structures adapted for reuse, buildings shall not exceed 30 feet in height and shall be set back not less than 30 feet from the front property line.

- Every building used in whole or in part for the school grades Pre-K through 8th, shall have, within 500 feet thereof, one automobile parking space for each classroom. Every other building used as a school auditorium of a school in which any pupil is in a grade higher than the sixth shall have, within 500 feet thereof, one automobile parking space for each five persons, based on the occupant load of the largest auditorium or room used for public assembly, as determined by the County Engineer.

  Parking for Day Care Facilities shall be as follows: Every child care center and family day care home shall have one parking space for each staff member and any motor vehicle used directly in conducting use. In addition to the parking required above, every family day care home caring for more than six children and each child care center shall have one parking space for each 20 children for whom a license has been issued by the State of California. A specific area shall be designated and marked for off-street drop-off and pickup of the children.

- Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a residential or agricultural zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence or densely planted compact hedge, or other suitable vegetation not less than five feet nor more than six feet in height.

- All portions of the lot or parcel of land exclusive of structures, parking areas, recreational uses, and access roads shall be landscaped and maintained in a neat, clean and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to ensure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the

requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.

- Any existing or proposed use, or portion thereof, shall conform to the following performance standards:

  a. Any use or portion thereof causing noise shall be operated in such a manner so as not to create a nuisance or hazard on any adjacent property.

  b. Any use or portion thereof emitting odorous, toxic or noxious matter shall be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health, safety or comfort, or cause injury or damage to property.

  c. No smoke or other air pollutant shall be discharged into the atmosphere from any single source of emission for a period or periods aggregating more than three minutes in any one hour which impedes vision with apparent opaqueness equivalent to or greater than the No. 1 designation on the Ringlemann Smoke Chart, as published by the United States Bureau of Mines.

  d. No use or portion thereof shall cause or emit heat or glare which is perceptible at any point beyond the lot boundaries.

  e. No use or portion thereof shall cause or emit vibration which is perceptible, without instruments, at any point beyond the lot boundaries.

Recreational Use Development Standards: Facilities and improvements in the Recreational Use Area shall be subject to the following development standards.

- That there shall be automobile parking space as required by the County of Los Angeles Planning and Zoning Code.

- Parking for Day Care Facilities shall be as follows: Every child care center and family day care home shall have one parking space for each staff member and any motor vehicle used directly in conducting use. In addition to the parking required above, every family day care home caring for more than six children and each child care center shall have one parking space for each 20 children for whom a license has been issued by the State of California. A specific area shall be designated and marked for off-street drop-off and pickup of the children.

- Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a residential or agricultural zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence or densely planted compact hedge, or other suitable vegetation not less than five feet nor more than six feet in height.

- All portions of the lot or parcel of land exclusive of structures, parking areas, recreational uses, and access roads shall be landscaped and maintained in a neat, clean and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to ensure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.

H. SIGNAGE STANDARDS

1. Purpose and Intent

Signage is an important element within a community and provides a sense of identity and visual linkages. Signage can reflect an image of quality while at the same time provide needed graphic communication for residents and visitors. Signs inform and direct and can achieve this in a consistent manner in both scale and style.

Each development proposal within the Specific Plan area represents a small portion of the community as a whole, but contributes significantly to the visual image that the overall Community projects. The signage regulations contained herein shall be applied to all development within the Specific Plan area. It is intended that the uniform application of these provisions will provide the basis for an integrated visual character and continuity throughout specific plan buildout.

Within the Specific Plan there are several different land use categories, each requiring different signage controls. Those categories can be identified as residential, model home complex/subdivision sales, and other signage such as directional, etc. The signage regulations establish parameters and controls for type, location and site of signage. Sign Design Guidelines are contained in the accompanying Specific Plan Design Guidelines for La Vina.

2. Definitions

For the purposes of this Specific Plan, the definition section contained in Title 22, The County of Los Angeles Zoning Code, shall prevail.

3. Exemptions to Signage Regulations

The provisions contained in this Specific Plan regulating signage shall not apply to the following signs:

- Official notices issued by any court, public body or public officer.

- Notices posted by any public officer in performance of a public duty, or for any person in giving legal notice.

- Traffic, directional, warning or informational signs required or authorized by the public authority having jurisdiction.

- Official signs used for emergency purposes only.

- Permanent memorial historical signs, plaques or markers.

- Public utility signs, provided such signs do not exceed three square feet in area.

4. General Regulations

The following sign regulations will effectively regulate the placement, erection and maintenance of signage within the La Vina Specific Plan. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety and general welfare.

The following general regulations shall apply to all signage in any zone:

- No sign shall be installed or constructed until it has been approved by the Regional Planning Department in accordance with the regulations of this Specific Plan.

- All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, highways, sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.

- Any sign located on vacant or unoccupied property, that was erected for a business which no longer exists, or any sign which pertains to a time, event or purpose which no longer exists, shall be removed within 90 days after the use has been abandoned.

- All signage shall be designed free of bracing, guy wires, cables or similar devices.

- The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.

- All signs shall be maintained in good repair, including display surface, which shall be kept neatly painted or posted.

- Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.

- The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations.

5. Surface Area Computation

The surface of any sign face shall be computed from the smallest rectangles, circles and/or triangles which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas, and attention-attracting devices forming an integral part of the overall display, but excluding all support structures, except that:

- Superficial ornamentation and/or symbol-type appendages of a non-message-bearing character which do not exceed the percent of the surface area shall be exempted from computation.

- Wall signs painted on or affixed directly to a building wall or facade, and having no discernible boundary, shall have the areas between letters, words intended to be read together, and any device intended to draw attention to the sign message included in any computation of surface area.

- Signs placed in such a manner, or bearing a text as is require dependence upon each other in order to convey meaning shall be considered one sign and the intervening area between signs included in any computation of surface area.

- Spherical, cylindrical or other three-dimensional signs not having conventional sign faces shall be considered to have two faces and the area of each sign face shall be computed from the smallest three-dimensional geometrical shape or shapes which will best approximate the actual surface area of said faces.

6. Directional Signage

Freestanding and/or wall mounted directional signs are permitted within the Specific Plan area in accordance with the following regulations:

- A site plan shall be submitted to the Regional Planning Department indicating the placement of directional signs within the Specific Plan area. Approval of such signs shall be contingent upon the finding that the geographic location of, or access to the use identified creates a need for directional signs not satisfied by other signs permitted herein.

- Area Permitted. Directional signs shall not exceed 12 square feet per side, excluding base; on a maximum of two sides, with a total sign area of 24 square feet.

- Height Permitted. Directional signs shall not exceed six feet in height, measured vertically from the base of the sign.

- Location. Directional signs may be located on-site and off-site provided they are not located within the public right-of-way. The number of such signs shall be determined on a case-by-case basis for each planning area as submitted for site plan review.

- Lighting. Directional signs may be externally or internally lighted as provided in the design guidelines.

7. <u>Temporary Signage</u>

- Real Estate Signs.

  a. Residential. Temporary real estate signs are permitted in all residential zones subject to the following regulations:

     One freestanding real estate sign shall be allowed per each street frontage lot pertaining only to the rent, sale or lease of property where located. Such signage shall not exceed 6 square feet in sign area each side or a total of 12 square feet in area per sign.

     Location. Such signs may be placed in front yards provided such signs are located not less than 10 feet from the street or highway line.

     Height. In all residential zones: six feet measured vertically from ground level at the base of the sign.

- Construction Signs.

  Temporary construction signs are permitted in all zones, subject to the following restrictions:

  a. Area Permitted.

     1) In all residential zones, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided;

        That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

        That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

  b. Height Permitted.

     1) Wall-mounted construction signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

     2) Freestanding construction signs shall not exceed the following maximum heights:

In all residential zones eight feet measured vertically from the base of the sign; and

c. Location of Signs.

1) Construction signs shall be maintained only upon the site of the building or structure under construction, alteration or in process or removal.

d. Lighting.

1) Construction signs in residential zones shall be unlighted.

e. Time Limit.

1) All construction signs shall be removed from the premises within 30 days after the completion of construction, alteration or removal of the structure.

- Subdivision Sales Signs.

Temporary subdivision sales and related entry and special-feature signs are permitted in all zones subject to the following restrictions:

a. Area Permitted. One freestanding subdivision sales sign shall be permitted for each street or highway bordering the tract, provided:

1) That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area where such tract contains 10 lots or less;

2) That such sign does not exceed 64 square feet in sign area or 128 square feet in total area where such tract contains 11 to 19 lots; and

3) That such sign does not exceed 96 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 500 feet, to a maximum sign area of 180 square feet, or an amount equal to twice the permitted sign area in total sign area, where such tract contains more than 20 lots.

b. Height Permitted.

1) Subdivision sales signs shall not exceed the following maximum heights:

Eight feet, measured vertically from ground level at the base of the sign where such sign has a sign area of 64 square feet or less.

Sixteen feet, measured vertically from the base of the sign where such sign is 65 square feet or greater in sign area.

Where a wall is required as a condition of approval along the street or highway frontage for which such sign is permitted.

2) Location of Signs. All subdivision sales signs shall be located on the subdivision and shall be oriented to read from the street or highway for which said sign is permitted.

3) Lighting. Subdivision sales signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

4) Time Limit. Subdivision sales signs shall be maintained only until all the property is disposed of, or for the duration of subdivision sales. Any structure used for such purpose shall, at the end of such period, be either removed or restored for a use permitted in the zone where located, except that the director may, upon showing of need by the owner of the property, extend the permitted time beyond three years.

5) Text. All text on such signs shall relate exclusively to the subdivision being offered for sale or lease.

c. Subdivisions Entry and Special-Feature Signs.

1) Director's Review. If a site plan is first submitted to and approved by the director, the following related signs may be permitted in any subdivisions qualifying for subdivision sales signs;

Subdivision entry signs as are necessary to facilitate entry into and movement within the subdivisions; and

Subdivision special-feature signs located in the immediate vicinity of an approved model home and temporary real estate tract office.

2) Area Permitted.

Subdivisions entry signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.

Special-feature signs shall not exceed six square feet in sign area or 12 square feet in total sign area.

3) Height Permitted. Subdivision entry and special-feature signs shall not exceed a maximum height of eight feet, measured from the base of the sign.

4) Lighting. Subdivisions entry and special-feature signs shall be unlighted.

5) Location of Signs. Subdivision entry and special-feature signs shall be located on said subdivision.

6) Time Limit. Subdivision entry and special feature signs shall have the same time limit as subdivision sales signs approved for the same tract and shall be removed at the end of such period.

7) "Subdivision," as it applies to this section, shall include contiguous units having separate recorded tract numbers developed by the same person.

- Special Purpose Signs.

The following special-purpose signs are permitted as provided in this section:

a. Community Identification Signs. If a site plan is first submitted and approved as part of site plan review, freestanding community identification signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:

1) Area Permitted. Such signs shall not exceed 96 square feet in sign area or 192 square feet in total sign area.

2) Height Permitted. Such signs shall not exceed a maximum height of 16 feet, measured vertically from the base of the sign.

3) Lighting. Such signs may be externally lighted only.

4) Design. Such signs will be architecturally related to the area in which they are located.

8. Project Monumentation and Community Facility

Purpose and Intent

Project monumentation and community facility signs may be located at key entry points and intersections within the Specific Plan area. These signs will be integrated into the community design statement and identify individual projects within the overall community. All such permanent monument signage shall be approved as to location and design through site plan review.

Project Monumentation

a. Project monumentation signs are permitted in any planning area at key entry points and intersections and are subject to the following regulations:

b. Area Permitted. Such signs shall not exceed 80 square feet per side, with a maximum of two sides, or a total square footage of 160 square feet.

c. Height Permitted. Such signs shall not exceed a maximum height of 5 feet, measured vertically from the base of the sign to top of wall, excluding pilasters.

Community Facility Signage

a. Community facility signs are permitted to identify facilities such as schools, parks, recreational uses, community centers, etc.

b. Area Permitted. Such sign shall not exceed 45 square feet per side, a maximum of two sides or a total square footage of 90.

c. Height Permitted. Such signs shall not exceed a maximum height of 12 feet, measured vertically from the base of the sign.

d. Lighting. Such signs may be internally or externally lighted in accordance with the sign design guidelines herein.

e. Design. Such signs shall be architecturally related or have a design similar to the area which they are identifying.

9. <u>Prohibited Signage</u>

The following signs shall be prohibited in all zones within the Specific Plan area:

a. Inflatable signs, balloons, animals or symbols.

b. Rooftop signs.

c. Portable signs.

d. Signs on trailers or painted on the sides of disabled or parked vehicles.

e. Rotating, revolving or flashing signs.

f. Signs advertising or displaying any unlawful act, business or purpose.

g. Any signage, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole, or lighting system of upon any fixture of the police or fire alarm system of the County of Los Angeles.

h. Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

   Pennants, banners, or flags used in conjunction with subdivision sales offices and tract entry points.

National, state, local governmental, institutional or corporate flags, properly displayed.

Holiday, decoration, in season, used for an aggregate period of 60 days in any one calendar year.

V. SPECIFIC PLAN IMPLEMENTATION

A. PURPOSE AND INTENT

Development will be implemented in conformance with the regulations and guidance contained within the Specific Plan. This section contains the procedures for administration of the provisions contained herein; and the Phasing Plan for the development of the proposed planning areas which defines the type, location, intensity and timing of development. This section also contains the programs and comprehensive funding for the projected sequence of development. Implementation of the plan will further be carried out by a method of site plan review as outlined in Section E. This chapter also contains a monitoring program so that the County may track the progress of the Specific Plan development area and monitor associated improvements. Other information covered in this chapter pertain to general administration, subdivision, amendment procedures, and the linkage between these elements. In addition to Specific Plan Site Plan review, the La Vina Specific Plan shall be implemented through the subdivision process. Concurrent with Site Plan processing will be submittal of Tentative Tract Maps where properties are to be separately financed, sold, leased or otherwise conveyed. The Subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the project phasing.

B. PHASING PLAN

The La Vina Specific Plan will generally be developed in two phases as indicated on Exhibit 9. The phasing plan is designed to provide an adequate level of infrastructure to be built to accommodate the development for each phase. Adjustments may be made in the final internal layout of lots based on final engineering, and site amenities, including; views, topographies, preservation of existing vegetation and other factors which could affect the final Site Plan. Other relevant factors considered in the development of the project phasing include market considerations in order to stagger the introduction of units onto the housing market.

In preparing the phasing plan for this development, certain assumptions have been made. These include: 1) the rate of growth for this project will remain consistent and as calculated; and 2) the market need for the proposed residential product type and mix will remain the same throughout the phasing period.

These assumptions are necessary to establish a phasing plan for the proposed development scenario. However, if these assumptions change during the project build-out time, the Phasing Plan must be flexible enough to make adjustments in corresponding infrastructure and service requirements.

To assure that these assumptions have not changed significantly as project build-out progresses, the basis for the assumptions will be checked annually at a time specified by the County in a report (submitted by the developer) as outlined in the Monitoring Program (Section V-D). Additionally, in order to ensure that improvements for the proposed development occur in a timely manner and in a sequence which is beneficial to both the Community of Altadena and the developer, the developer will need to dedicate land for Sunset Ridge Road and

approximately 4.5 acres to the County of Los Angeles for expansion of Loma Alta Park prior to the final map being recorded and the first phase of development being implemented. Also during this time, the developer will also need to bond for improvements to Sunset Ridge Road and Loma Alta Park, as well as the off-site improvements to Lincoln Avenue.

Phase 1, comprised of Planning Areas 1, 2, 3, part of 5 and 6, will consist of the development of 170 single-family detached homes, and a 14.5-acre School/Recreational Use Area consistency of two separate parcels; one totaling 4.3 acres to remain as open space; and one totaling 10.2 acres to be developed as a school and/or recreational use. During the first phase of development, but prior to the issuance of building permits, all preliminary site grading, including Planning Areas 4 and 5, will be completed. This will ensure that cut/fill can be balanced on-site and will allow for a cohesive physical juncture between phases. Infrastructure during this phase of development will include the implementation of water, sewer, and other utilities and services as required to accommodate those Planning Areas; it will also include the completion of an off-site water system upgrades constructed to increase the necessary psi to meet fire flow requirements of this development phase. The extension of Lincoln Avenue improved to Altadena Drive will serve as the main access for the site, and a secondary access from Loma Alta Drive will also be constructed, and Loma Alta Drive will be improved between this access road and Lincoln Avenue. School

In order to ensure visual cohesiveness and consider input from the community regarding the architectural theme to be implemented throughout the development project, an Architectural Advisory Committee, consisting of the project architect, the applicant's representative, and members of the Altadena community, will be appointed by the developer. Formation of the Committee will occur during the first phase of development, but prior to the issuance of building permits, so that an architectural style can be determined prior to any buildings being developed. The Committee will serve as an advisory group to the developer in reviewing architectural styles and establishing a theme. Arch

Also during the first phase of the development but prior to the issuance of building permits for the 67th unit, or eight months following receipt by the developer of the permitted park improvement plans, the developer will implement improvements to Loma Alta Park as per the plans approved by the Los Angeles County Department of Parks and Recreation. Also during this time, the equestrian trails north of Loma Alta Drive will be completed. The Department of Parks and Recreation will be responsible for completing and filing the necessary initial study and environmental documentation for these improvements. Loma

Additionally during this phase of development and prior to the issuance of building permits for the 67th unit, the detention basin, as located in Exhibit 14, will also be constructed. Prior to the issuance of building permits for the 170th unit, the equestrian trails south of Loma Alta Drive and the Millard Canyon Hiking Trail will be completed. As with the other recreational facility improvements, The Department of Parks and Recreation will be responsible for completing and filing the necessary initial study and environmental documentation. Also prior to the issuance of building permits for the 170th unit, the water system improvements for the second phase of development will be constructed.

During the second phase of development, the circulation, water and sewer systems will be completed. Planning Area 4 and the remainder of Area 5 will be developed with 102 single-family detached dwelling units.

Throughout the first and second phases of development, the developer will follow the provisions of the "Neighborhood Construction Impact Mitigation Program" which is designed to minimize the impacts to the surrounding neighborhood which are caused by construction. Additionally, the developer will use the "Employment and Business Development Program" to encourage training and employment opportunities for the La Vina development project.

The Phasing Plan as described above is summarized in Table 2.

It is the primary intention of the phasing plan to relate infrastructure requirements to proposed development. While a sequence is implied, there is nothing in this plan to preclude a different order of development, or even a different combination of sub-phases, so long as the related infrastructure is adequately in place. The Specific Plan provides for this flexibility because the actual sequence of development may be affected by numerous factors not now predictable.

As a part of this Specific Plan, conditions for development phasing were approved by the Board of Supervisors as follows:

1. Prior to the recordation of the final map the developer shall dedicate land and bond for improvements required for Sunset Ridge Road. The acreage necessary for dedication will be based on final engineering drawings, as approved by the County of Los Angeles prior to the issuance of grading permits for Phase I development.

2. Prior to the recordation of the Final Map, the developer shall dedicate approximately five acres of land to Loma Alta Park. The developer will also bond or provide acceptable security for improvements to Loma Alta Park as indicated in Exhibit 9, and as approved by the Los Angeles County Department of Parks and Recreation. The dedication to the County of Los Angeles for expansion of Loma Alta Park of off-site land and park improvements will be a credit towards Quimby Fee obligations as required for the La Vina development. The total amount of improvements inclusive of land dedication shall not exceed $575,000. (Refer to Appendix G, County Department of Parks and Recreation letter)

3. Prior to the recordation for the Final Map, the developer shall bond for proposed off-site improvements to Lincoln Avenue, as indicated in Exhibit 12, section A-A of the Specific Plan Design Guidelines.

4. Prior to the issuance of the first building permit, construction of Phase I off-site water system upgrades to meet fire flow requirements for Phase 1 of development shall be completed.

5. Prior to the issuance of the first building permit, the developer shall appoint an architectural advisory committee to serve as an advisory group to the developer in the

review of architectural style for the development. The Committee will include the project architect, the applicant's representative, and members of the community.

6. During construction, the developer shall follow the provisions of the "Neighborhood Construction Impact Mitigation Program." The developer understands that this program is designed to minimize the impacts to the surrounding neighborhood caused by construction.

7. The "Employment and Business Development Program," as outlined in Appendix VI-E herein will be implemented on a "Best Efforts" basis to encourage training and employment opportunities for the La Vina project development.

8. Prior to the issuance of the building permit for the 67th unit or eight months following receipt by the developer of permitted park improvement plans, the developer shall implement the Loma Alta Park improvements as per plans approved by the Los Angeles County Department of Parks and Recreation. Prior to the implementation of the park improvement plan, the Parks and Recreation Department will be responsible for filing the necessary initial study and completing the environmental documentation.

9. Prior to the issuance of the building permit for the 67th unit, construction of the equestrian trails north of Loma Alta shall be completed. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation for that portion of the trail located off-site.

10. Prior to the issuance of the building permit for the 67th unit, construction of the detention basins adjacent to Loma Alta Drive shall be completed.

11. Prior to the issuance of the 170th building permit, construction of the equestrian trails south of Loma Alta shall be completed as indicated on Exhibit 6. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation for the trail improvement plan.

12. Prior to the issuance of the 170th building permit, construction of the Millard Canyon Hiking Trail shall be completed as indicated on Exhibit 5. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation.

13. Prior to the issuance of the 170th building permit, the construction of the second phase of water system improvements shall be completed.

    - Completed means that the facilities have been built. It does not imply "exoneration" of bonds or issuance of "certificates of completion."

    - The developer is not responsible for delays in improvements requiring environmental documentation by the County Parks and Recreation Department. Any delays caused by environmental processing will not delay the corresponding development for that phase within the La Vina project.

TABLE 2

PHASING PLAN SUMMARY

Planning Area	Gross Acreage	Net Acreage	Dwelling Units	Infrastructure
PRIOR TO PHASE I				Dedication of land for Sunset Ridge Rd. and approximately 4.5 acres to Loma Alta Park; off-site improvements to Lincoln Avenue.
PHASE 1				
				Utilities, water and sewer system.
1	18.9	13.3	43 DUs	All preliminary grading; Lincoln Avenue to Altadena Drive, secondary access to Loma Alta Drive and Loma Alta Drive between Lincoln and second access Improvements to Loma Alta Park; equestrian trails north of Loma Alta Drive; construction of detention basins.
2	15.3	11.0	55 DUs	Construction of internal loop road Equestrian trails south of Loma Alta Drive; Millard Canyon Hiking Trail.

Planning Area	Gross Acreage	Net Acreage	Dwelling Units	Infrastructure
3	10.6	7.7	37 DUs	Water and sewer system
5 (in part)	Approx. 12.0	8.0	35 DUs	Area 5 water and sewer
6	10.2	7.0	School/Recreational Uses	
6	4.3	2.8	Recreational Uses	
Subtotal:			170 dwelling units 14.5 acres Recreational Uses/Park	
PHASE 2				
4	28.5	20.5	72 DUs	Completion of internal circulation and sewer and water systems
5 (in part)	Approx. 12.0	8.0	30 DUs	
Subtotal:			102 dwelling units	
PHASE 1 & 2 TOTALS				**272 DUs**

C. PUBLIC SERVICES/FACILITIES ANALYSIS

Water Supply

The Lincoln Avenue Water Company (LAWC) currently provides water service for existing development in the vicinity of the proposed project site. Water supplies for the company are obtained from the Foothill Municipal Water District and are treated at the Waymouth Filtration Plant in San Dimas, California. In 1986, the LAWC delivered approximately 2,210 acre-feet of water to its users. The LAWC has available water supply and is capable of meeting project requirements and has indicated that the water supply needs of the proposed project can be accommodated.

Water Demand

Water demand for the proposed La Vina development was projected for 272 dwelling units plus a school using demand factors of 0.5 acre-feet/year. The project will result in an estimated water consumption of 165.4 acre-feet per year which reflects a daily consumption of approximately 140,000 gallons.

Cumulative water supply impacts were also analyzed for the proposed project and other related projects within the LAWC. This analysis utilized the Los Angeles County Land Development Management Agency District Activity Report (March, 1987). Cumulative demand at the time of project buildout was estimated to be approximately 2,400 acre feet per year (this includes the current water demand/usage levels). The chart below summarizes the cumulative analysis. The Lincoln Avenue Water Company has indicated that its current allocation from FMWD is 4,054 acre-feet per year and will be able to meet cumulative water demand requirements.

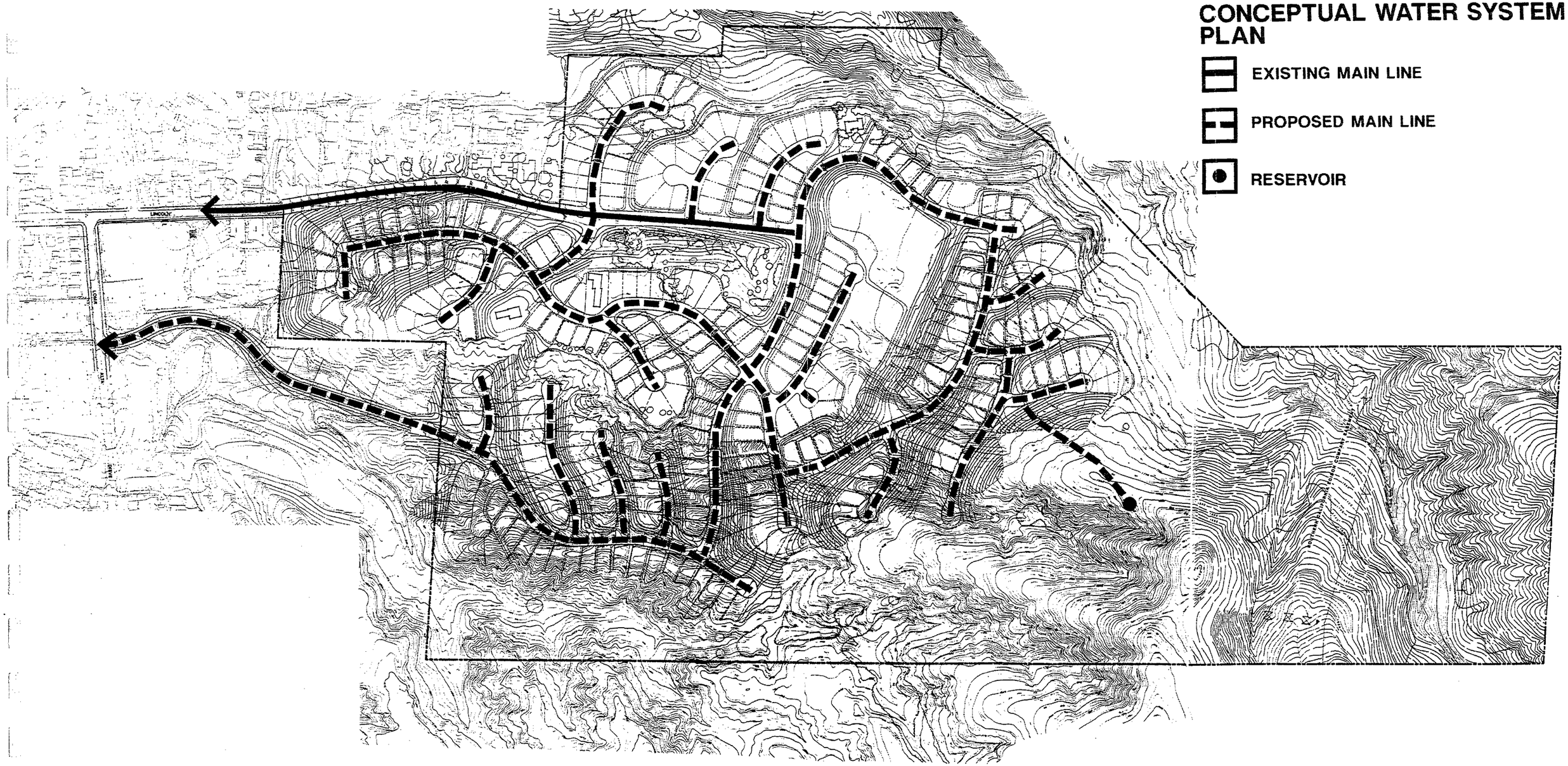
CUMULATIVE WATER DEMAND
(In Acre-Feet Per Year)

1986 Demand	Project Related	Related Project	Cumulative Demand	Existing And Cumulative Project
2,210	165.4	11.5	176.9	2,386.9

Proposed Water Supply System

An existing water system extends onto the project site to the institution facility. This line is an 6-inch water main in Lincoln Avenue that expands to 10 inches south of Loma Alta Drive.

The proposed water system, as shown in Exhibit 12, will tie into the existing main in Lincoln Avenue. An additional main will be added to the secondary access road paralleling Lincoln and extending to Loma Alta Drive.



LA VINA
ALTADENA, CA.
SOUTHWEST DIVERSIFIED, INC.
CANTWELL-ANDERSON

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EXHIBIT 12

The water system will be implemented as per the direction of the Lincoln Avenue Water Company. The final system will include all required reservoirs, lines, laterals and meters. Water supply mitigation measures are detailed in the Draft EIR for this project.

Sewage Disposal

Los Angeles County Sanitation District No. 17 serves the Altadena area and has a current sewage flow of approximately 1.8 million gallons per day (MGD). Sewage from this district, along with several other districts, is treated at the San Jose Creek Water Reclamation Plant in Whittier. The WTF is operating at a capacity level of 62.5 MGD. Excess sewage is diverted through joint outfall lines to the Carson WTF which has an available remaining capacity of 20 MGD.

Sewage Treatment Demand

The La Vina Specific Plan, at buildout, is estimated to generate 0.1 MGD of wastewater. At the San Jose Creek WTF is currently at capacity, sewer will be taken to the Carson WTF via San Jose Creek WTF. The proposed project sewer generation will represent less than 1 percent of the remaining WTF capacity in Carson.

Cumulative sewer disposal impacts were analyzed for the proposed project and other related projects within the LAC Sanitation District No. 17 using the Los Angeles County Land Development Management Agency District Activity Report (March, 1987). Total cumulative demand at the time of project buildout was estimated to be 1.88 MGD (this includes the current sewer demand/generation levels). The chart below summarizes the cumulative analysis. With a maximum remaining available capacity of 20 MGD, the Carson WTF can accommodate the proposed project and other related projects within its overall service area.

CUMULATIVE MGD WASTEWATER DEMAND

Existing Flows	Project Flows	Related Project	Cumulative Flows	Existing And Cumulative Flow
1.8	0.07	0.006	0.08	1.88

Proposed Sewer System

An 8-inch sewer main exists in Lincoln Avenue, extending 3,000 feet north of Loma Alta Drive. This line was implemented to serve the hospital/sanatorium which is now vacant.

The La Vina Specific Plan provides for a connecting sewer collection system which will follow the main roads layout. The system will also continue down the secondary access to Loma Alta Drive as depicted in the Conceptual Wastewater Plan (see Exhibit 13).

The applicant will participate in any assessment districts or programs developed to implement an appropriate sewer collection system.

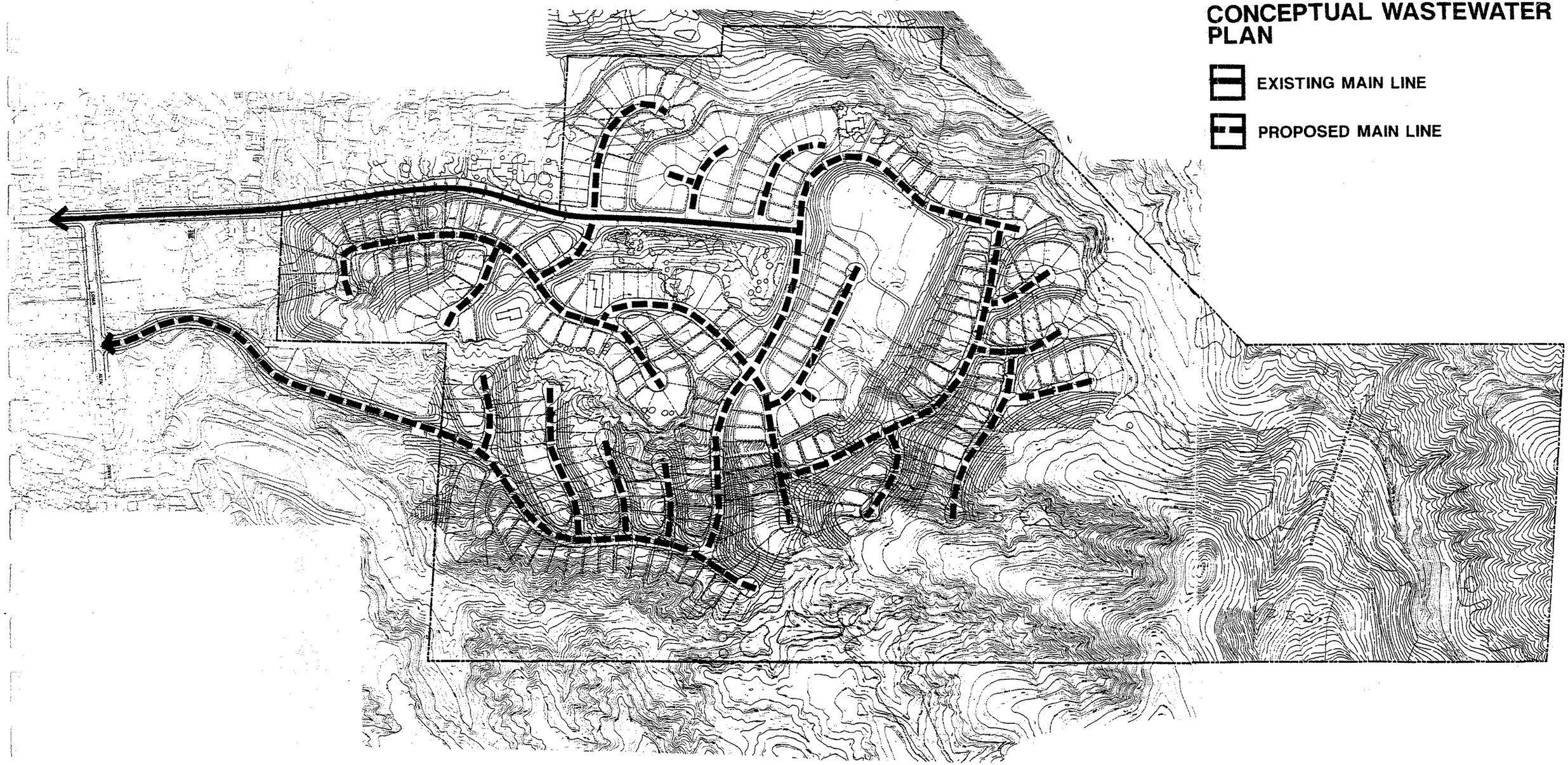

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EXHIBIT 13

Drainage Concept

The community is drained by a combination of natural drainage courses and a dated storm drain system operated by the County. Site elevations range from 2,000 feet in the northeast portion of the site to 1,200 feet at the southeast, resulting in a southerly runoff flow.

The site is currently drained by five natural drainage areas. During a 25-year storm, approximately 7,385 cfs of runoff drains off-site and into the Arroyo Seco Canyon.

Proposed drainage improvements will divert water within the planning areas to a storm drain collection system. Undeveloped open space will continue to drain to natural existing drainage. The net result will be a decrease in the volume of storm run-off to Arroyo Seco Canyon.

Exhibit 14 shows the conceptual drainage plan. A network of storm drains, debris basins and inlets will direct runoff around the developed area.

Circulation Phasing Concept Plan

The Conceptual Circulation Phasing Plan, shown on Exhibit 15, has been developed to accommodate the transportation needs of the proposed development. The circulation phasing corresponds to the level and location of development for each phase as well as responding to emergency access requirements.

Phase 1 improvements will include:

1. Construction of Lincoln Avenue to a 64-foot right-of-way from Loma Alta Drive to the project entrance in conformance with Los Angeles County standards.

2. Construction of the internal circulation system within planning areas 1, 2, 3 and 6.

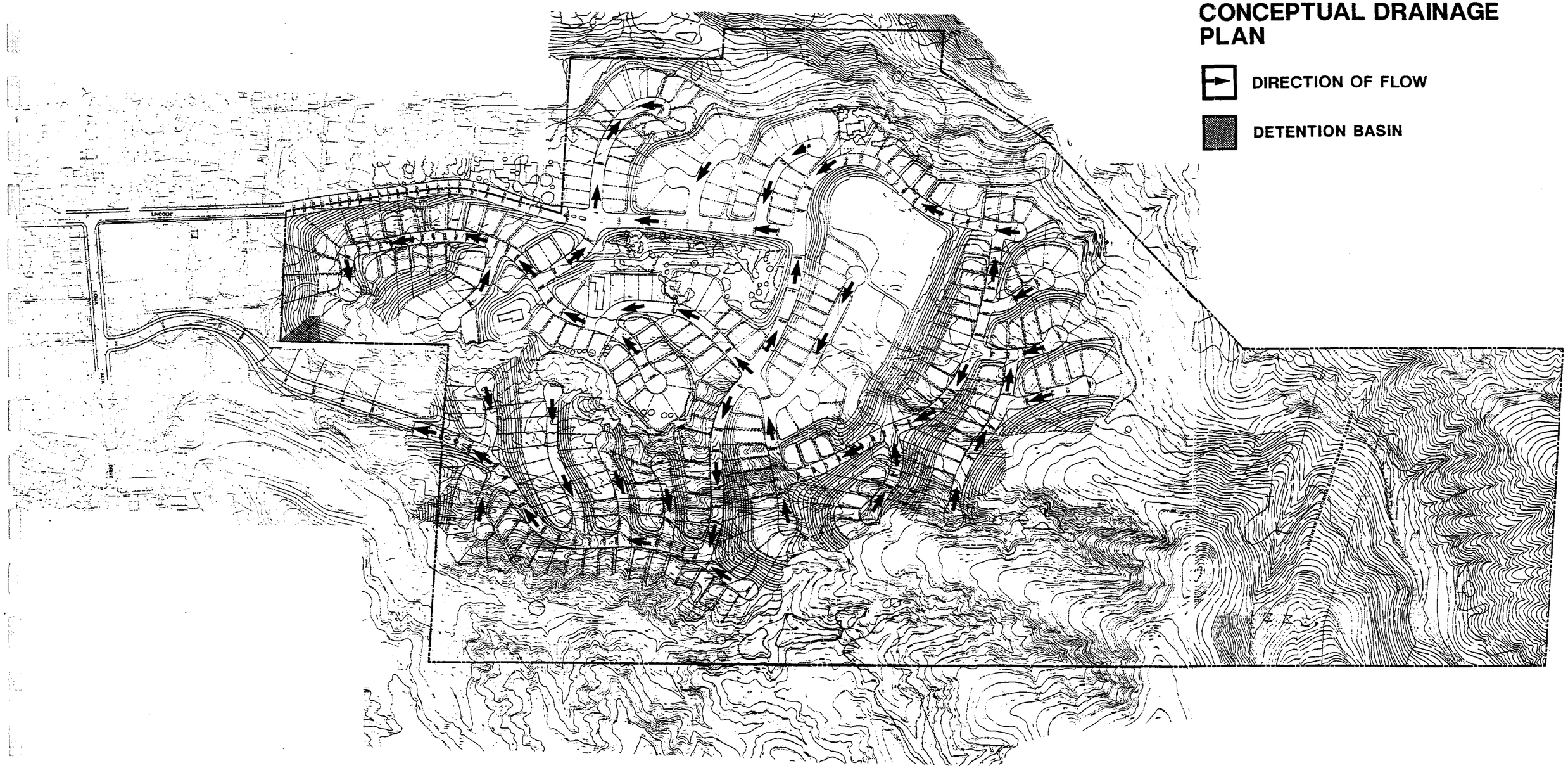
3. Construction of secondary access road through planning areas 4 and 5 and extending to Loma Alta Drive.

Phase 2 improvements will involve the construction and completion of the internal circulation system as shown in Exhibit 15.

CONCEPTUAL DRAINAGE PLAN

DIRECTION OF FLOW

DETENTION BASIN



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714-644-0521

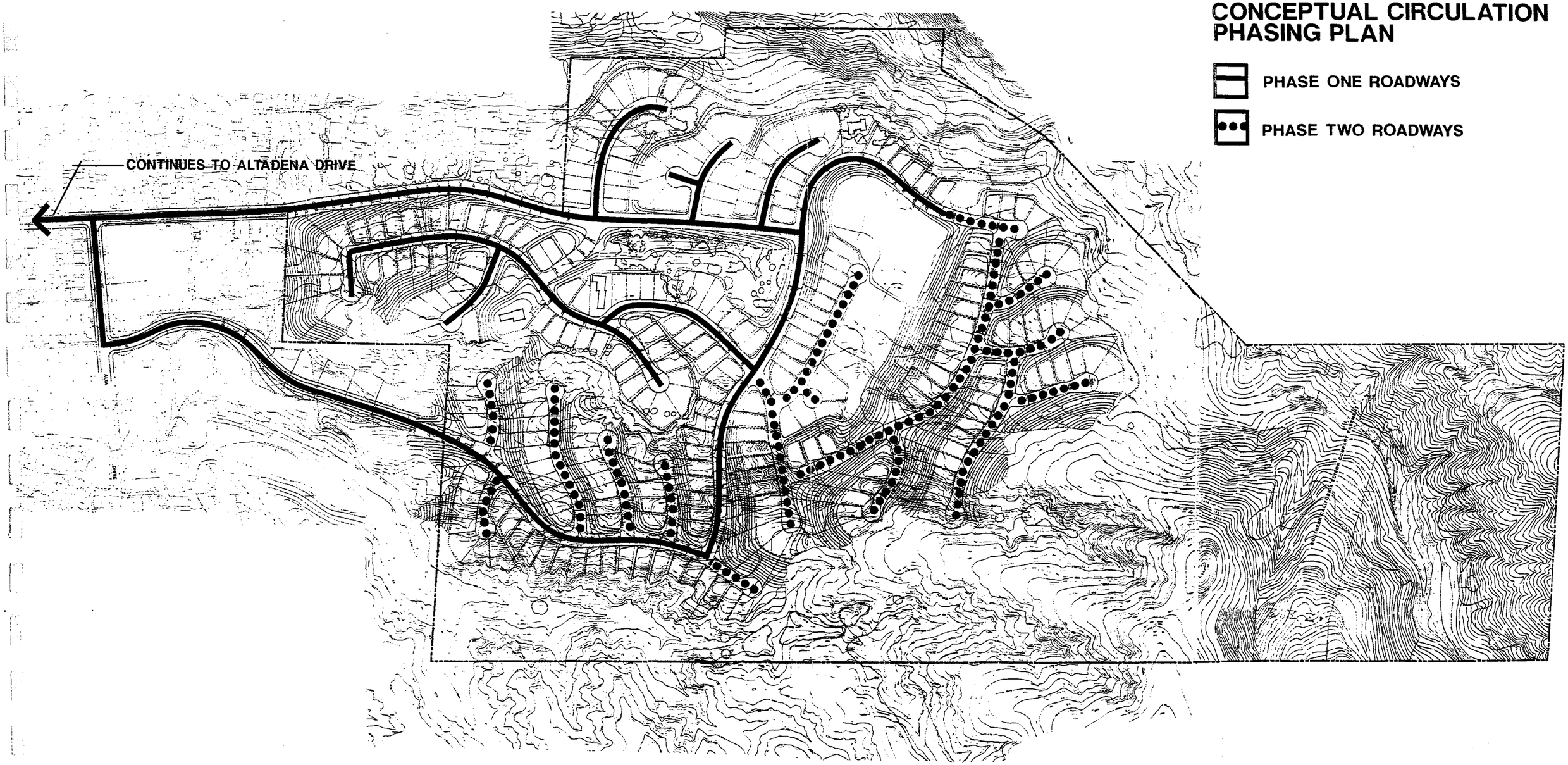
11-21-86

EXHIBIT 14

CONCEPTUAL CIRCULATION PHASING PLAN

PHASE ONE ROADWAYS

PHASE TWO ROADWAYS



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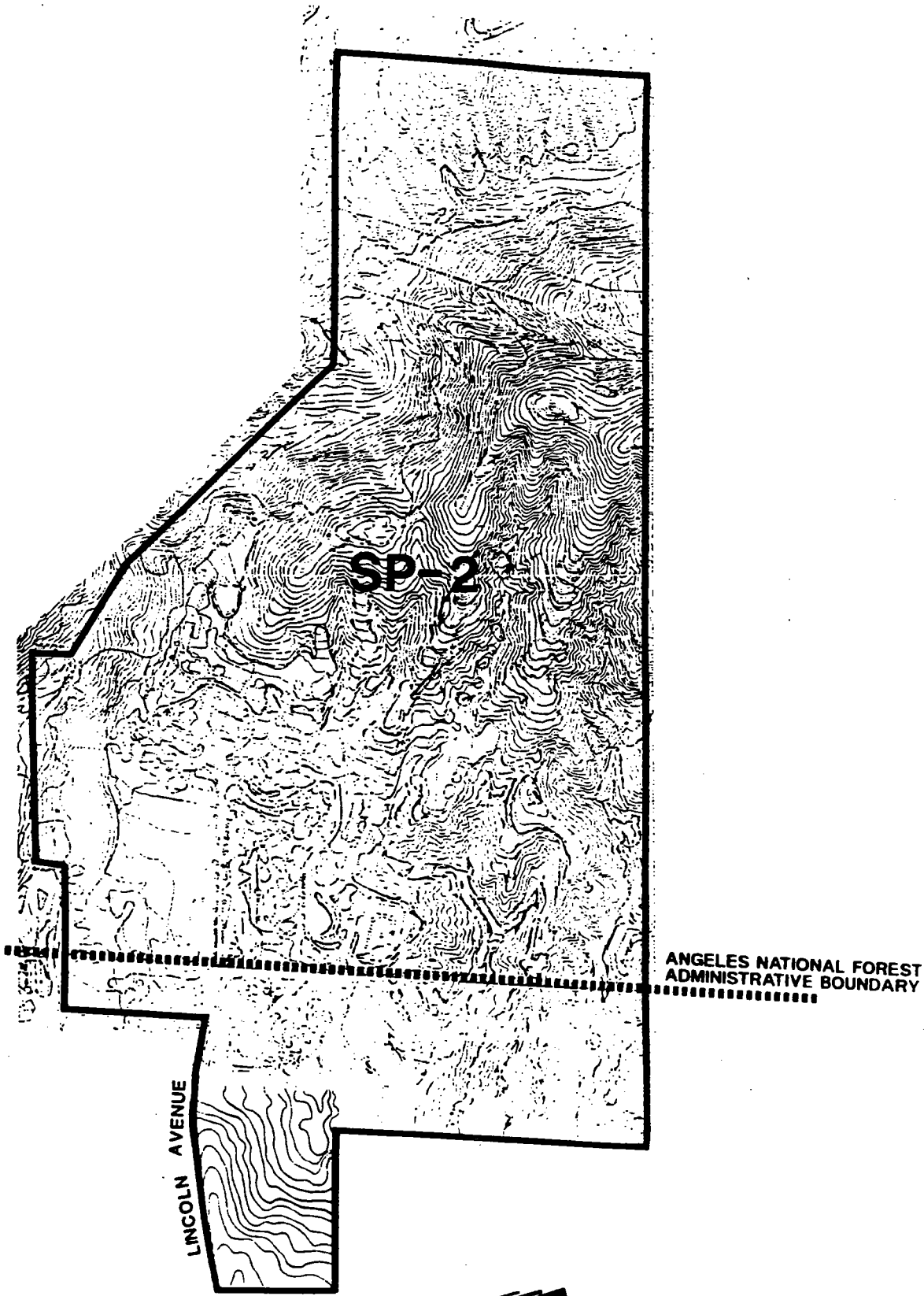
714-644-0321

EXHIBIT 15



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PROPOSED GENERAL PLAN DESIGNATION

LA VINA SPECIFIC PLAN

CANTWELL-ANDERSON PASADENA, CA.

EXHIBIT 16

D. MONITORING PROGRAM

The purpose of the Specific Plan Monitoring program is to provide assurances to the County and developer that the Specific Plan is developed in a manner which is consistent with the provisions of this plan. The monitoring program for this specific plan will serve two functions: 1) the primary function is to establish a system to monitor the phasing of development and the implementation of corresponding required infrastructure, 2) the secondary function of the monitoring program is to establish a system whereby periodic adjustments in density and dwelling unit types within the project planning area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that all changes, upon approval, are properly recorded at the scale of the total project and each planning area reflected in this Specific Plan. Table 3 provides the format for the monitoring data.

The first phase of project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the needed facilities and services for each level of development. Each phase will be monitored using the annual growth rate report (see Table 4).

Since the required infrastructure for each phase has been predicated on two assumptions regarding rate of growth and market demand, the basis for these assumptions must be periodically checked, and a report filed with the County. The assumptions are:

1. The rate of growth for this project will remain reasonably consistent and as calculated.

2. The market demand for proposed residential product type and mix will remain reasonably the same throughout the phasing period.

The report will be filed annually (at a set time to be determined by the County) and will serve as current base ~~data for all~~ tentative tract maps filed in the following 12 months. The report will contain the following:

1. Data Regarding Project Growth Rate

    a. An inventory of the number of dwelling units currently developed on-site.
    b. A calculation of the number of dwelling units assumed for this Specific Plan for that point in time according to the phasing plan.
    c. The project-wide difference between a. and b.

The results of the above tabulation will be evaluated by the developer and County staff to determine if the changes are significant enough to merit preparation of any additional environmental analysis.

The secondary phase of the Monitoring program deals with transfer of density and shall be maintained in accordance with the following guidelines.

TABLE 3

LA VINA SPECIFIC PLAN
MONITORING REPORT

DATE _____
ACTION _____
RES/ORD NO. _____

1 PHASE NO.	2 PLANNING AREA	3 LAND USE DISTRICT	4 ACRES	5 PREVIOUSLY AUTHORIZED DU	6 DU GAINED/ LOST	7 TRANSFERRED FROM/TO (PLANNING UNIT)	8 CURRENTLY AUTHORIZED DU	9 ORIGINALLY AUTHORIZED DU + 20%	10 MAXIMUM ADDED DU ACCEPTABLE
	1			0			212		
	2								
	3								

Sample Form

Date: _____
Action: _____

TABLE 4

ANNUAL GROWTH RATE REPORT
LA VINA SPECIFIC PLAN

		Phase I	Phase II	
A.	Number of on-site DUs currently developed			
B.	Number of DUs assumed during this phase	170 DU	102 DU	
C.	Difference between A & B (indicate plus or minus)			
TOTALS:				**272 DU**

Sample Form

In order to accommodate possible changes and to ensure conformance with adopted County Code, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the project area.

1. The overall assigned dwelling unit yield of 272 residential dwelling units on 220 acres shall not be exceeded.

2. A site plan application shall be submitted to the County for review and approval prior to development occurring in any planning area. Such plans shall be consistent with this specific plan and are subject to conditions of approval set forth by the County.

3. Within prescribed limits, density variations or changes in numbers of dwelling units that constitute significant deviations from the Phasing Plan shall be subject to approval by the Planning Commission.

4. The Site Plan process may result in dwelling units being shifted from one planning area to another within limits defined in the plan, called out under transfer of density/dwelling units.

5. Any approved planning area maximum dwelling unit refinement shall be accompanied by a revised statistical table in all text and map locations where unit counts are reflected. Said table shall show new dwelling unit totals for each planning area in which a change is made. All drafts of such tables and the final approved version shall be identified by a revision date located in the title block. Said table shall be a part of the adopting resolution or ordinance.

6. The Planning Director shall cause to be established and maintained an official project file which contains an original and certified copy of every revision to the La Vina planning area summary, including a record of dwelling unit potential remaining in each planning unit. The format depicted on Table 4 or its equivalent shall be used for this purpose.

Program Requirements

Most of the plan implementation can be accomplished by simply integrating it into the County's existing development review process. Certain additional actions, however, are either desirable or essential in properly carrying out the La Vina Specific Plan.

1. Application Forms. Specific Plan Site Plan application forms are not yet available. Until the County adopts a Specific Plan Site Plan Review procedure, a conditional use permit form should be used and modified to reflect information requirements as specified in the section entitled Requirements for Specific Plan Site Plan (See "E" below). A supplemental form for Preliminary Plan review would also be desirable.

2. Documentation File. A monitoring system information file should be set up in the planning department to insure that sequential density transfers and/or plan amendments are accurately recorded and maintained.

F. SPECIFIC PLAN SITE PLAN REVIEW

The Specific Plan shall be implemented through a method of site plan review. The Site Plan Review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan Review Procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Specific Plan site plans shall also include reviews for Oak Tree Permits within the Specific Plan area. Tentative parcel and tract maps may be processed independent of the site plan review procedures, in accordance with the Los Angeles County Subdivision code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

All proposed projects within the Specific Plan area shall be required to have an approved site plan prior to issuance of building permits or concurrent with subdivisions, conditional use permits or any other permit for the property. The site plan review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan, the General Plan, the Altadena Community Plan and all implementing ordinances.

2. To promote the highest contemporary standards of site design.

3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform development to the General Plan, Altadena Community Plan and implementing ordinances.

4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.

5. To adapt to changes that may occur with respect to the circumstances under which the project is undertaken.

<u>Exemptions</u>

Following is a list of activities which are exempt from the Site Plan Review process. This list is not all-inclusive. The Planning Director may exempt other special activities not covered by this example listing.

- All interior changes, alterations, construction
- Repainting
- Reglazing, new mullions
- Re-landscaping of existing structure
- Re-roofing with similar style roofing materials
- Minor exterior repairs
- Demolition
- Exterior mechanical (heating, air conditioning, water heater, etc.)

Procedures

Site Plans, which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein, shall be submitted to the County staff for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a Site plan. Comment from other County departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized Specific Plan Site Plan.

Applicants should ensure that they have obtained a copy of the design guidelines accompanying the Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the Specific Plan Site Plan complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the County Staff shall prepare a staff report with recommendations which shall be submitted along with the Specific Plan Site Plan to the Hearing Officer and/or the Planning Commission at the earliest possible duly noticed meeting. A public hearing shall be held on all site plan applications in accordance with the provisions of Section VI of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application. The Hearing Officer or the Planning Commission shall approve, conditionally approve, or if not consistent with the Specific Plan modify or deny the Specific Plan Site Plan.

site plan to HO

Environmental Determination

Discretionary Site Plan Review will be subject to an environmental analysis as set forth in Section II-C herein.

Time Limitation

Specific Plan Site Plan approval in accordance with this policy, shall be valid for a period that is concurrent with the life of the tentative parcel or tentative tract map pursuant to the County Subdivision Code Title 21. If a tentative tract or tentative parcel map is not required, then the Specific Plan site plan shall be valid as established under site plan review herein. If construction of a project does not commence within that period and proceed with due diligence thereafter, the approval of the Specific Plan Site Plan shall terminate and an additional submittal, review and approval will be required.

Revisions

Revisions that are minor in nature or reasonable extensions other than those applied as a condition of approval shall be submitted for review and approval administratively by the Planning Director. Significant changes, additions or omissions shall be submitted for review and approval by the Planning Commission.

Requirements for Specific Plan Site Plan

A Specific Plan Site Plan shall consist of plans, drawings, illustrations, and designs, and any other detailed information as required to determine compliance with the provisions of the Specific Plan and responsiveness to design guidelines. The following list of plans and information is required:

1. Assessor's parcel(s) numbers.

2. Area and dimensions of the property.

3. Vicinity map indicting project location.

4. North Arrow/scale.

5. All applicable tentative tract maps or tentative parcel maps.

6. A physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities.

7. Location, grades widths and types of improvements proposed for all streets.

8. A fully-dimensioned site plan showing location of all structures, landscape and hardscape areas, parking areas, walks, internal circulation, access, adjacent streets, sign type and placement and fence/wall type and placement.

9. Building elevations.

10. Description of the extent to which design guidelines have been used in the plan and a statement documenting Specific Plan consistency.

11. A tabulation of square footage, area devoted to parking, parking spaces, landscape coverage, building coverage and heights.

12. Such applications and environmental assessment forms as are provided by the County staff.

Mandatory Findings for Approval of a Specific Plan Site Plan

The Planning Commission or Hearing Officer shall make the following written findings before approving or conditionally approving any Specific Plan Site Plan.

1. The proposed project is compatible with other projects within the Specific Plan area.

2. The plan will not have an adverse impact on the public health, safety, interest, convenience or general welfare. In the event there is a significant adverse impact,

the site plan may be approved if a Statement of Overriding Considerations is made pursuant to Section 15093 of the CEQA Guidelines, following completion of appropriate CEQA documentation.

3. The Specific Plan Site Plan is compatible with the regulations and design guidelines of the La Vina Specific Plan and the site plan conforms to the General Plan and implementing ordinances.

G. GENERAL ADMINISTRATION

The La Vina Specific Plan shall be administered and enforced by the County of Los Angeles Regional Planning Department in accordance with the provisions of the Los Angeles County Code. The developer shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this Specific Plan and any subsequent discretionary land use approval obtained in furtherance of the Specific Plan, which action is brought within the applicable statutory limitation period(s). The County shall promptly notify developer of any such action and shall cooperate fully in the defense.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.

1. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.

2. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.

3. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

H. SUBDIVISION

The County of Los Angeles subdivision ordinance shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the phasing plan. Further division of parcels for such development as condominium offices, are also subject to the provisions of the County's Subdivision Ordinance. The review and approval of subdivision maps would set forth the various conditions necessary to ensure the improvement of streets, utilities, drainage features, and other service requirements specified by the County.

I. AMENDMENT PROCEDURES

In accordance with the California Government Code Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent general plan amendment unless, it is determined by County Staff that the proposed amendment would substantively affect the General Plan Goals, objectives, policies or programs. An environmental assessment form shall accompany the proposed amendment, but it is presumed that the master EIR approved for the project area includes all future development for the Specific Plan. If further environmental documentation were required, in special cases, it would be a focused analysis and action as documented in Section 15162 and 15182 of the CEQA guidelines.

Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan.

J. SPECIFIC PLAN PROGRAMS/COMPREHENSIVE FUNDING PLAN

The ability to fund public facilities necessary for support of development is one of the most challenging aspects of the planning and development process. The overall approach proposed in La Vina Specific Plan is to use one or more of the basic funding approaches to phase logical and affordable increments of the Public Facilities and Services in conjunction with appropriate components of development. The widest possible array of funding methods is suggested because of the scale of improvements needed and the desire to avoid unreasonably escalating the cost of housing as to slow market absorption to a point at which development simply isn't feasible.

1. Basic Funding Approaches

a. Assessment Districts

The Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et seq) is a procedural act which provides for the formation of a special assessment district, the levy of an assessment and the creation of a lien against the property, but does not, in itself, contain provisions for the issuance of bonds. (For this reason, bonds are issued under the 1911 Act or 1915 Act discussed below.) An assessment district is created for construction of acquisition of a wide variety of public improvements.

Under the 1913 Act, a proposed assessment and assessment diagram are prepared before any construction work is done. The amount of the assessment levied against each property is based upon an engineer's report and notices are sent to property owners. A public hearing is held, both upon the project and the amount of the proposed assessment to be levied. At the conclusion of the public hearing the governing body may confirm the assessments. If confirmed, a lien is created against each assessed parcel and the assessments are properly

recorded. The property owners are mailed notices of each parcel's exact confirmed assessments and they have 30 days to pay a part or all of the assessment in cash. Upon conclusion of the cash collection period, all unpaid assessments are accumulated, a bond issue is structured and bonds are sold. The bonds may be issued pursuant to either the Improvement Act of 1911 (Streets and Highways Code Section 5000 et seq) or the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq).

Each bond issued under the 1911 Act constitutes a direct lien against a specific piece of property. This lien is on a parity with general taxes and takes priority over any private lien such as a deed of trust, mortgage or attachment. In the event the property owner fails to pay an installment on or prior to its delinquency date, penalties accrue against the delinquent amount, and such penalties are paid to the bondholder upon redemption of the delinquent installment or installments. If redemption of a delinquency is not made, the bondholder may institute the foreclosure action.

Under the 1915 Act individual bonds are not issued to represent individual assessments. Bonds equaling the total unpaid assessment are issued in even denominations and a portion of the bonds are due each ear for the life of the issue which will result in approximately equal annual principal and interest payments. The assessment liens securing the bonds are payable in installments, which in the aggregate conform to the principal and interest payments on the bonds. Assessment installments appearing on the regular property tax bill are collected in the same time and in the same manner as property taxes, and bear the same penalties for delinquency including the sale of the property at public auction. A special reserve fund is available from which to make payment to the bondholder of any delinquent assessments which might occur, and foreclosure proceedings, similar to those in the 1911 Act, are also available. These liens are also superior to other deeds of trust and similar liens.

b. Conventional Financing

Conventional financing has historically been the norm in California development. This has involved developers, landowners, and homebuyers paying for the facilities through exactions and fees. The overall purpose was to make development pay for itself.

Proposition 13 changed that. It removed a big piece of the property tax that used to produce local revenues from new developments. This money had been used to service the City's facilities and provide protective services. Interest rates on conventional loans for facilities have become too high to make it feasible in many cases. Due to current interest rates and the amount of money that must be financed, the main investors who can afford to install the needed infrastructure are those with access to large assets, such as banks, savings and loans and insurance companies. Cities now must find ways to finance the facilities and services, due to the limitations on property tax revenue. These costs, which are increasing all the time, are frequently too great for the developer or jurisdiction. Therefore, other creative financing mechanisms may come into play.

In the past, bond issues were the simplest and most often utilized method of raising large amounts of capital. Because of changing conditions in the financial marketplace, and increased legislation limiting the bonding power of many local governments, the role of the traditional

general obligation bond has been very substantially reduced. Other bonding alternatives include:

- Revenue Bond
- Lease-Revenue Bond
- Zero Coupon Bond
- Stepped Coupon Bond

These techniques have historically been used for redevelopment and therefore would probably have limited application in the Specific Plan development.

Leasing is another financing mechanism that has been used by cities in the past. A few leasing techniques are listed below:

- Leveraged Lease
- Operating Lease
  Lease-Purchase Agreement

Leasing is used primarily for purchasing equipment and not for providing services, but it could be used for public buildings in conjunction with other development projects.

c. Community Facilities Districts

The Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code, allows a local public agency to form a "community facilities district" within its boundaries to provide certain specified public improvements and services for the benefit of the present and future residents within the community facilities district. Proceedings for the formation of a community facilities district may be instituted by the governing body of a public agency on its own initiation, and shall be instituted when the requisite number of registered voters or landowners within the proposed community facilities district's boundaries file a petition requesting the institution of such proceedings with the clerk of the governing body.

Proceedings will commence with the public agency's adoption of a Resolution of Intention to form a community facilities district and levy a "special tax," and, where applicable, a Resolution of Intention to incur bonded indebtedness. The public agency then holds a duly noticed public hearing on the proposed formation of the community facilities district to consider the facilities to be constructed and the services to be provided, the incurring of bonded indebtedness and the levy of a "special tax" to pay the debt service on any bonds subsequently issued.

At the hearing the governing body of the public agency receives testimony from the staff and from all interested persons of taxpayers, including the petitioning landowner, receiving testimony, if the governing body determines to proceed with forming the district and calling for an election on the propositions of authorizing the indebtedness and levying the special tax within the boundaries of the community facilities district.

A duly noticed election is then held within the community facilities district on the propositions of authorizing bonded indebtedness and levying the special tax. If the propositions are approved by two-thirds of the voters, the governing body may adopt resolutions relative to issuing the bonds, approving the Official Statement and approving the other miscellaneous matters required to sell the bonds.

The special tax, which is levied subsequent to any bond issuance for the purpose of paying debt service on such bonds, is not in the nature of an assessment, it is not capable of being prepaid and there is not a fixed, determinable amount against each parcel. The actual amount of the special tax against each parcel will require minor adjustments each year depending upon the extent to which interest earned on the construction fund or the bond reserve fund is applied towards debt service, the extent to which State funding is received and changes in the plan for development of the property. The special tax will be collected on the tax rules of the County as any other tax of a special district. The special tax levied for each fiscal year becomes a lien for taxes against a particular parcel and is on a parity with the other tax liens and assessments.

The Act authorizes the public agency to collect delinquencies in the payment of the special tax in the same manner as delinquencies in the payment of ad valorem taxes. However, the Act also authorizes the public agency to adopt an alternative for the collection of any such delinquencies. Such a procedure could include a judicial foreclosure.

The Act is particularly appropriate for providing a means of financing certain regional improvements which may be necessary for the development of a particular property, as well as traditional local facilities.

VI. APPENDICES

A. GENERAL PLAN CONSISTENCY

The Altadena Community Plan (adopted July 10, 1987) is a component of the Los Angeles County General Plan and is the applicable plan for the La Vina Specific Plan site, as depicted in Exhibit 16. Section 65454 of the California Administrative Code requires that the Specific Plan be consistent with and implement the provisions of the General Plan. The following discusses the relationship between the policies and provisions of the Specific Plan and the General Plan/Altadena Community Plan (ACP). The discussion is keyed around each relevant policy of the ACP which is presented first, followed by relevant policies of the La Vina Specific Plan (as presented in Section III), and finally, a discussion of the Specific Plan provisions and characteristics to illustrate how those policies will be implemented. It should be noted that many policies of the ACP are not applicable to the La Vina Specific Plan (LVSP) either because the subject is not related to the proposed development or because the geographic location of the Specific Plan property does not correspond to the Community Plan policy. Non-applicable policies are listed at the end of this section.

Land Use Policies

LVSP POLICY: Provide, through the Specific Plan, a community image that mirrors the surrounding community of Altadena. To provide a design theme and planning densities that are sensitive to the surrounding neighborhoods. Provide Design Guidelines which establish parameters for development of a diverse range of rural architectural styles. Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space landforms.

PLAN PROVISION: The proposed residential uses will be compatible with surrounding residential areas in that densities will be similar (i.e., low density) and proposed housing types are all single-family as are homes in adjacent neighborhoods.

ACP POLICY: Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena Community.

LVSP POLICY: To provide a design theme and planning densities that are sensitive to the surrounding neighborhoods. To provide a sufficient range of densities so that high quality housing with community amenities can be provided. Provide Design Guidelines which establish parameters for development of a diverse range of rural architectural styles. Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space and landforms.

PLAN PROVISION: The proposed density within the development area will be 2.6 units per acre which is compatible to the 1.0 to 6.0 du/acre density designated in the ACP for surrounding properties. The design guidelines will emphasize maintenance of the prevailing rural character. The integration of significant trees and other important landform features presented against a backdrop of open space will further enhance and ensure the rural character of the specific plan development.

ACP POLICY: Promote accessibility to housing opportunities by all households, regardless of income, race, color, religion, sex, marital status, age, household size, or physical disability.

LVSP POLICY: To provide a range of high quality housing with community amenities. To base development regulations on various dwelling types by planning areas.

PLAN PROVISION: The Specific Plan provides a range of housing types and costs which can accommodate the varied requirements of future inhabitants. A mix of housing types is anticipated to afford greater housing opportunities to all types of households or household needs.

ACP POLICY: Ensure that residential neighborhoods are supported by adequate open spaces, community facilities, and amenities.

LVSP POLICY: Provide development standards for required open space within the plan. Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development. To provide a balance between open space areas and development sites when feasible. To provide a recreational use area on land that is readily usable for active recreation purposes.

PLAN PROVISION: The Plan provides for over 50% of the site in open space and recreational use areas. Other on-site amenities will include passive recreational uses such as equestrian and hiking trails.

Circulation Policies

ACP POLICY: Establish a landscape maintenance district for the maintenance of all landscaped medians.

LVSP POLICY: Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space and landforms.

PLAN PROVISION: The Design Guidelines specify requirements for design and landscaping throughout the specific plan development, including medians if devel-

oped. The implementation program of the Specific Plan specifies maintenance responsibilities of all landscaped areas.

Infrastructure Policies

ACP POLICY: Develop a program to encourage residential connection to the County sewer system.

LVSP POLICY: To provide an infrastructure system, including sewer, water, and storm drain systems, that will adequately serve full build-out of the specific plan development. To annex to or extend to existing infrastructure facilities in the Altadena community.

PLAN PROVISION: The wastewater plan provides for the extension of the County sewer system so that all on-site development will be serviced by the County.

ACP POLICY: Provide new underground storm drainage facilities.

LVSP POLICY: To provide an infrastructure system, including sewer, water, and storm drain systems, that will adequately serve full build-out of the specific plan development. Underground all new or existing infrastructure and utilities as is feasible.

PLAN PROVISION: The storm drainage plan indicates the proposed location and size of storm drainage facilities to be incorporated with the project development.

ACP POLICY: Improve the water system pressure where feasible to a minimum of 40 psi.

LVSP POLICY: To provide an infrastructure system, including sewer, water, and storm drain systems, that will adequately serve full build-out of the specific plan development.

PLAN PROVISION: The water system plan indicates the proposed water system. The plan will be checked by County Engineers to ensure that the water plan is in accordance with applicable standards and will provide a minimum of psi if this is determined to be required.

Public Services Policies

ACP POLICY: Improve personal and property security measures in the residential and commercial/industrial areas of Altadena.

LVSP POLICY: Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

PLAN PROVISION: The Specific Plan proposes a gated residential community that will contribute toward a secure community atmosphere. The community concept will facilitate a sense of community which will encourage watching out for ones neighbors.

ACP POLICY: Enhance security for all of Altadena's land uses through the introduction of "Defensible Space" techniques including, but not limited to controlled and visible access, exterior lighting, property maintenance, and neighborhood watch groups.

LVSP POLICY: Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

PLAN PROVISION: The gated community concept will provide a means for controlling vehicular access to the community. The design guidelines provide recommended exterior lighting and landscape placement patterns which encourage public safety. The community concept will create distinct neighborhoods which may encourage the development of neighborhood watch groups.

ACP POLICY: Maintain brush clearance standards and require new construction to incorporate fire-retardant materials to reduce the risks of fire hazard.

LVSP POLICY: Provide guidelines for the creation, implementation and maintenance of a fuel-modification zone in areas where high-fuel load and open space areas encroach upon development.

PLAN PROVISION: The specific plan design guidelines offer a section specifically relating to fuel-modification zones which are intended to buffer development areas from potential high-fire hazard areas and provide for a means of long-term maintenance.

ACP POLICY: Provide a balanced recreational program to effectively serve a population with varied ages, characteristics, needs and interests.

LVSP POLICY: To provide a balance between open space areas and development sites when feasible. To provide a recreation area on land that is readily usable for active recreation purposes. To provide pedestrian access throughout the development which connects the recreational areas with residential neighborhoods.

PLAN PROVISION: The plan provides a variety of recreational opportunities to appeal to a range of individuals. Access to recreational areas will be provided from all residential planning areas to facilitate use of these areas. The Plan provides for over 50% of the site in open space. On-site amenities will include passive recreational uses such as equestrian and hiking trails and more active recreational uses.

ACP POLICY: Preserve and extend the present riding and hiking trails system into a continuous loop system connecting the community with external trail systems.

LVSP POLICY: To provide a hiking and equestrian trail system that integrates with existing trails both on- and off-site.

PLAN PROVISION: The Recreation and Open Space Plan of the Specific Plan provides for the extension of the Sunset Ridge trail through the project site.

ACP POLICY: Provide open space for both active and passive recreational uses.

LVSP POLICY: Provide development standards for required open space within the plan. To provide for a range of recreational opportunities to accommodate all potential users.

PLAN PROVISION: The Plan provides for passive and active recreational opportunities. An equestrian/hiking trail will be maintained. It will also serve as a community recreation center. The project provides 103 acres of natural open space for passive recreational uses.

ACP POLICY: Provide adequate parking at public parks without adversely impacting park facilities and amenities.

LVSP POLICY: Provide adequate standards and area to accommodate off-street parking for all proposed uses.

PLAN PROVISION: Parking will be provided as required by code and set forth in the development standards. Many of the recreational facilities will be accessible through the pedestrian network, thus reducing the need for parking.

ACP POLICY: Provide adequate lighting and security at the community parks.

LVSP POLICY: Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

PLAN PROVISION: The design guidelines set forth recommendations for lighting in the recreational areas that are sensitive to both public safety and aesthetics.

Environmental Resources Policies

ACP POLICY: Pursue an aggressive program of code and zoning enforcement for the maintenance and upgrading of existing structures.

LVSP POLICY: Process and adopt the Specific Plan to provide a precise understanding of development parameters and future growth of the subject property. To incorporate and implement standards that are economical for the developer and are consistent with County standards and can reasonably be accommodated in the project.

PLAN PROVISION: This ACP policy is not directly applicable; however, the upgrading of existing reuse structures is proposed. The Specific Plan directs the maintenance and upgrading of existing structures to be incorporated into the development plan.

ACP POLICY: Provide that new development must be compatible with adjacent land uses and environmental resources.

LVSP POLICY: Process and adopt the Specific Plan to provide a precise understanding of development parameters and future growth of the subject property. To provide a design theme and planning densities that are sensitive to the surrounding neighborhoods. Provide, through the Specific Plan, an community image that mirrors the surrounding community of Altadena. Provide a land use scenario that places proposed uses within proximity of other compatible uses both on- and off-site. Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development.

PLAN PROVISION: The Specific Plan sets forth a mechanism for implementing policies and guidelines to ensure that new development will be compatible with adjacent land uses and the environment. The land use configuration respects the existing development and is sensitive to the placement of proposed uses. Lower density residential planning areas are located adjacent to existing low density neighborhoods. Open space and roadways buffer proposed higher density areas. Planning areas shown in the Land Use Plan are placed to avoid key environmental amenities (i.e., Millard Canyon, the slopes and ridges). The Plan guidelines ensure that the development will be compatible with adjacent land uses and environmental resources.

ACP POLICY: Provide adequate setbacks, landscaping, walls, and other buffers between residential, commercial, industrial and public uses.

LVSP POLICY: Provide a land use scenario that places proposed uses within proximity of other compatible uses both on- and off-site.

PLAN PROVISION: The Specific Plan guidelines provide the requirements on setbacks, landscaping, walls, etc. to ensure that adjacent land uses will not impact one another and will be adequately screened and or buffered if necessary.

ACP POLICY: Require adequate vehicular access to all parcels and the mitigation of any adverse traffic impacts on adjacent uses.

LVSP POLICY: To establish a circulation system that conforms to the County's standards and serves both through and local traffic.

PLAN PROVISION: The Circulation Plan provides the framework for vehicular access to all parcels. The EIR which has been prepared in conjunction with the Specific Plan, recommends mitigation measures to minimize impacts associated with project-related traffic that will be incorporated into the Plan.

ACP POLICY: Provide that new development incorporate sufficient open space to serve the needs of the tenants(s) and a compatible relationship with adjacent uses.

LVSP POLICY: Provide development standards for required open space within the plan. To provide a balance between open space areas and development sites when feasible. To provide recreational areas on land that is readily usable for active recreation purposes. Provide a land use scenario that places proposed uses within proximity of other compatible uses both on- and off-site.

PLAN PROVISION: Over 50% of the site is designated for quality open space for both active and passive recreational use. The open space provides a buffer between the residential land uses and the National Forest designated property.

ACP POLICY: Prevent adverse light and glare effects of a land use on adjacent properties.

LVSP POLICY: Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space and landforms.

PLAN PROVISION: The Specific Plan design guidelines recommend lighting guidelines that minimize excessive lighting and nighttime illumination.

ACP POLICY: Prohibit the disruption of riparian habitats in the San Gabriel Mountain foothills.

LVSP POLICY: Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development.

PLAN PROVISION: Important environmental features, including riparian habitats found in canyons on-site, are preserved in the land use plan.

ACP POLICY: Continue standards which minimize grading in foothill areas.

LVSP POLICY: Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development.

PLAN PROVISION: The proposed development will follow grading design standards and guidelines which will result in natural appearing cut and fill banks. The identified areas of visual importance will remain untouched by earthwork operations.

ACP POLICY: Require new development in foothill areas to minimize siltation of streams and canyons.

LVSP POLICY: Provide within the Specific Plan a set of regulations to control erosion and drainage during grading and construction.

PLAN PROVISION: Require new development to provide temporary and permanent construction and maintenance measures for controlling drainage and preventing soils erosion during and after construction of the project.

ACP POLICY: Maintain view corridors of the San Gabriel Mountains and Los Angeles basin by controlling the siting, height and density of new development.

LVSP POLICY: Based on a computerized 3-D modeling analysis of the site and San Gabriel Mountains, provide within the Specific Plan and Design Guidelines provisions to preserve and enhance the existing visual quality of the project as viewed from off-site. In any case where development is visible, provide mitigation measures.

PLAN PROVISION: Development impact is minimally visible or not visible from off-site points. Heights are limited to 35 feet or 2-story and are sited to reduce visual impact.

ACP POLICY: Recognize all policies and standards contained in the County's Seismic Safety Element.

LVSP POLICY: Provide adequate geotechnical analysis to assure compliance with the County's Seismic Safety Element.

PLAN PROVISION: Based on geotechnical studies prepared for the La Vina EIR, the project development occurs in appropriate areas and with adequate setbacks to comply with the County's Seismic Safety Element.

The following policies of the ACP are not applicable to the proposed La Vina Specific Plan:

Provide for the strengthening of existing corridors and clusters of commercial, industrial, and public uses as principal activity centers of the Altadena community.

Provide for the evolution of Lake Avenue, between Calaveras Street and Altadena Drive, as the principal core of the Altadena community, containing retail and office commercial, restaurants, entertainment, moderate density residential, and community facilities.

Preserve and maintain existing residential units which are structurally sound.

Provide opportunities for new moderate density residential units to serve senior citizen needs in proximity to local-serving commercial uses, community facilities, and public transit.

Attract new commercial uses to the Altadena community which are necessary to support the needs of the residents and are now unavailable.

Encourage commercial areas to develop desirably distinctive qualities in their design, appearance, and operation.

Modify existing commercial districts, where necessary, to make them functionally more efficient and attractive to users by improving pedestrian, automobile, and truck access, separating pedestrian and vehicular access, grouping structures around common open spaces, providing customer amenities, and establishing attractive and unifying architectural elements and themes.

Accommodate new liquor stores and bars only if it can be demonstrated that they will benefit the community and not have adverse impacts.

Provide for the expansion of commercial areas on Lake Avenue, Lincoln Avenue, and Woodbury Road which are marginally viable due to parcel size and depth constraints.

Use redevelopment techniques as provided for by State law to facilitate the revitalization of blighted commercial districts.

Expand the Lake Avenue commercial core west to El Molino Avenue, between Mariposa and Calaveras Streets.

Improve the existing pattern and character of development to establish a "village-like" environment for the Lake Avenue commercial core.

Provide that all structures, except those in large scale (multi-parcel) "Planned" developments, be sited on the property line, abutting sidewalks, promoting pedestrian continuity.

Restrict the ground elevation of structures in the Lake Avenue core to retail commercial, restaurants, and other high turnover, pedestrian-active uses.

Provide for mixed-use structures in the Lake Avenue core, incorporating retail uses on the ground level and office or residential uses on the second and higher levels.

Encourage the establishment of a diversity of community-oriented uses and community-oriented service and cultural uses in the Lake Avenue "core."

Maintain and enhance Lincoln Avenue-Woodbury Road, Lincoln Avenue-Altadena Drive, Fair Oaks Avenue-Woodbury Road, Woodbury Road-Santa Anita Avenue, East Washington Boulevard, and new York Drive-Allen Avenue as secondary neighborhood commercial districts.

Provide for the establishment of a new neighborhood-serving commercial center in the western portion of Altadena (Lincoln Avenue) containing a grocery store, drug store, and supporting shops.

Provide for the establishment of a unified district for research and development, light manufacturing, and related uses along West Woodbury Road, west of Lincoln Avenue.

Improve the physical appearance of the West Woodbury industrial corridor by the introduction of a unifying and distinctive signage and streetscape improvements program with architectural design guidelines.

Use redevelopment as a mechanism to upgrade and provide incentives for new development in the West Woodbury corridor.

Require that industrial uses be adequately buffered from adjacent residential uses.

Remove Altadena Drive north of New York Drive from the County Plan of Highways (CPH). Remove New York Drive west of Altadena Drive from the CPH. Remove Allen Avenue north of New York Drive from the CPH. Designate the above as collector streets.

Reclassify Allen Avenue south of New York Drive as a secondary highway.

Widen and improve Lincoln Avenue to secondary highway standards as shown on the Plan of Highways to 64 feet of roadway within an 80-foot right-of-way from Ventura Street south to the Pasadena City Limits.

Pavement of Altadena Drive will be widened only where necessary for traffic safety, for example at intersections and/or where sight distances are impaired. Improvements and supplemental landscaping shall be designed and constructed so as to respect and enhance the beauty and integrity of the adjoining environment. To maintain the character of the neighborhood, the present setback distance will remain.

Pavement of New York Dr. will be widened only where necessary for traffic safety. Improvements and landscaping shall be designed and constructed so as to respect and enhance the beauty and integrity of the adjoining environment. The Dept. of Public Works shall conduct a new survey of the road to establish an alignment which will minimize possible impacts to the community. To maintain the character of the neighborhood the present setback distance will remain.

No additional right-of-way will be required for Allen Avenue. Any improvements and supplemental landscaping within the existing right-of-way shall be designed and constructed

so as to respect and enhance the beauty and integrity of the adjoining environment. To maintain the character of the neighborhood, the present setback distance will remain.

Consider the establishment of a parking assessment district to supplement existing parking in the Lake Avenue commercial area with additional parking spaces and/or structure. Such district to be subject to approval of business owners.

Develop a program for installation of curbs and gutters for improved drainage in the West Altadena drainage systems, Altadena Channel, and other areas where specific problems exist as identified by the Public Works Department.

Pursue redevelopment efforts in the West Altadena commercial corridor. Other deteriorated commercial areas should be the subject of further study with full public participation.

Encourage the formation of merchant/business associations and assist existing organizations with the active marketing and promotion of commercial districts throughout the Altadena community.
Identify and access available federal and state economic development resources to enhance and sustain economic growth in Altadena.

Pursue the development of industrial incubators in the Woodbury industrial area to provide entrepreneurs and new small businesses with flexible and affordable space and support services.

Encourage the use of Economic Development Corporation Industrial Development Bonds (IDBs) and Small Business Development Center programs and resources to assist new industrial and commercial businesses to locate facilities in Altadena.

Maintain specialized recreational facilities and cultural programs for senior citizens.

Encourage the development of cultural facilities such as theaters, museums and art galleries.

Establish a principal community center in proximity to Lake Avenue providing facilities for administration, health services, and youth services, community meetings, educational services and other related uses. This does not preclude the establishment of facilities for cultural or related purposes at other sites.

Establish a County Health Department facility in Altadena to provide public health services to the community.

Restrict the development of residential, schools, health facilities and other noise sensitive uses in areas exposed to noise levels exceeding 65 dBA (Ldn) unless adequate mitigation measures can be implemented.

Require that all obnoxious odors and smoke be contained to the site where they are generated.

B. LIST OF EXHIBITS AND TABLES

EXHIBITS

1 Regional Location Map
2 Vicinity Map
3 Conceptual Land Use Plan
4 Circulation Plan
5 Proposed Hiking Trail
6 Proposed Equestrian Trail
7 Conceptual Cut and Fill Plan
8 Grading Design Approach
9 Conceptual Phasing Plan
10 Recreation/Open Space Concept
11 Loma Alta Park Improvements
12 Conceptual Water System Plan
13 Conceptual Wastewater Plan
14 Conceptual Drainage Plan
15 Conceptual Circulation Phasing Plan
16 General Plan Designation

TABLES

1 Land Use Plan Summary
2 Phasing Plan Summary
3 Monitoring Report
4 Annual Growth Rate Report

C. FINDINGS

1. The proposed Planned Development is consistent in intensity and character with the County's adopted General Plan.

2. Reasonable alternatives to the plan and their implications have been considered.

3. The scope and depth of environmental and policy analysis are commensurate with the level of detail contained in the plan and the specificity of land use entitlement its adoption authorizes.

4. Implementation of the Specific Plan, ensures that concerns identified at this level of planning are resolved as part of the more detailed Site Plan review, which must be completed before private development may proceed.

5. Administration of the plan is thoroughly integrated into the County's development processing system.

6. All subjects required in a Specific Plan by the California Government Code and applicable County ordinances are appropriately and adequately covered.

7. Adequate time and opportunities have been afforded interested organizations and members of the public to comment on, or propose changes to, the plan if they so desired.

8. The plan and its policies will be used to guide development in the County and shape all subsequent land use entitlements for the Specific Plan area.

D. LEGAL DESCRIPTION FOR LA VINA SPECIFIC PLAN

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL FLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID SOUTHEAST QUARTER OF SECTION 32; THENCE SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION, 794.62 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 34 SECONDS EAST, 708.00 FEET; THENCE NORTH 78 DEGREES 58 MINUTES 46 SECONDS WEST, TO THE WESTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WESTERLY LINE, SOUTH 0 DEGREES 57 MINUTES 05 SECONDS EAST, TO THE POINT OF BEGINNING. EXCEPT THEREFROM THE WESTERLY 125 FEET; MEASURED ALONG THE SOUTHERLY LINE, OF THE SOUTHERLY 405 FEET, MEASURED ALONG THE WESTERLY LINE OF SAID LAND.

PARCEL 2:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID SOUTHEAST QUARTER OF SECTION 32; THENCE SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 794.62 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 34 SECONDS EAST, 708.00 FEET; THENCE NORTH 78 DEGREES 58 MINUTES 46 SECONDS WEST, TO THE WESTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WESTERLY LINE, SOUTH 0 DEGREES 57 MINUTES 05 SECONDS EAST, TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32 THAT PORTION LYING NORTHWESTERLY OF A LINE DRAWN FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32.

ALSO EXCEPT FROM SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 THAT PORTION THEREOF FRONTING ABOUT 600 FEET ON THE EASTERLY SIDE OF THE ABOVE MENTIONED LINE, MEASURED FROM THE SOUTHERLY END THEREOF AND LYING WESTERLY OF A CREEK RUNNING THROUGH SAID SECTION 32 AND INTERSECTING SAID LINE ABOUT 600 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32.

ALSO EXCEPT THEREFROM THAT PORTION OF THE SOUTHEAST QUARTER OF SAID SECTION 32 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID SECTION 32 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION SHOWN AS THE SOUTHEAST CORNER OF LOT J, LAS DASITAS DE LA SIERRA, AS PER MAP RECORDED IN BOOK 60 PAGE 77 OF MISCELLANEOUS RECORDS OF SAID COUNTY AND THE NORTHEAST CORNER OF LOT 1 CHIPMANS MOUNTAIN RETREAT AS PER MAP RECORDED IN BOOK 12 PAGE 167 OF MAPS RECORDS OF SAID COUNTY ON LICENSED SURVEYORS MAP FILED IN BOOK 20 PAGE 41 OF SAID RECORD OF SURVEYS, BEARS NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 821.94 FEET; THENCE NORTH 0 DEGREES 51 MINUTES 0 SECONDS EAST 798.12 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES

0 SECONDS EAST 153.13 FEET; THENCE NORTH 11 DEGREES 51 MINUTES 0 SECONDS EAST 264.94 FEET; THENCE SOUTH 75 DEGREES 33 MINUTES 50 SECONDS EAST 229.27 FEET; THENCE NORTH 73 DEGREES 31 MINUTES 46 SECONDS EAST 242.18 FEET; TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 17 DEGREES 20 MINUTES 42 SECONDS EAST 219.17 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 32 SECONDS EAST 47.40 FEET; THENCE NORTH 17 DEGREES 20 MINUTES 42 SECONDS EAST 150 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 32 SECONDS EAST 86.55 FEET; THENCE SOUTH 17 DEGREES 20 MINUTES 42 SECONDS WEST 401.47 FEET; THENCE NORTH 72 DEGREES 39 MINUTES 18 SECONDS WEST 130 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3

LOT 1 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTH 1 DEGREES 02 MINUTES 30 SECONDS WEST 660.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 86 DEGREES 37 MINUTES 15 SECONDS WEST 1,317.59 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 1, DISTANT NORTH 0 DEGREES 52 MINUTES 30 SECONDS WEST 660.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 52 MINUTES 30 SECONDS EAST, 660.00 FEET TO SAID SOUTHWESTERLY CORNER; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL 4

THAT PORTION OF LOT 2, SECTION 5, TOWNSHIP 1 NORTH, RANGE 12 WEST, S.B.B.& M., IN THE COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

THE NORTH 200 FEET OF LOT 2 IN SECTION 5, TOWNSHIP 1 NORTH RANGE 12 WEST S.B.B.& M., BEING BOUNDED ON THE SOUTH BY A LINE DRAWN PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, AND 200 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES THEREFROM.

EXCEPTED THEREFROM ALL THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 2, SAID POINT BEING 484.31 FEET DISTANT NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST FROM THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ALSO SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST TO A POINT ON A LINE DRAWN PARALLEL TO AND 200 FEET DISTANT FROM AND MEASURED AT RIGHT ANGLES THERETO, THE NORTHERLY LINE OF SAID LOT 2.

ALSO EXCEPTING THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF TRACT 1854, AS PER MAP RECORDED IN BOOK 21 PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5

THAT PORTION OF LOT TWO (2) SECTION FIVE (5) TOWNSHIP 1 NORTH, RANGE, 12 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID NORTH EASTERLY CORNER BEING NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 1,315.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86

DEGREES 38 MINUTES 10 SECONDS WEST 484.31 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 120.63 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 527.46 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT AS SHOWN ON MAP FILED IN BOOK 20 PAGE 41 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 53 MINUTES WEST 200.55 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

PARCEL 6

THAT PORTION OF LOT TWO (2) SECTION FIVE (5) TOWNSHIP 1 NORTH, RANGE, 12 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID NORTH EASTERLY CORNER BEING NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 1,315.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 484.31 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 120.63 FEET; TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 133.69 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 568.31 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, AS SHOWN ON MAP FILED IN BOOK 20 PAGE 41 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 53 MINUTES WEST 130.36 FEET ALONG SAID EASTERLY LINE; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 527.46 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 7

THAT PORTION OF LOT TWO (2) SECTION FIVE (5) TOWNSHIP 1 NORTH, RANGE, 12 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID NORTH EASTERLY CORNER BEING NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 1,315.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 484.31 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 254.32 FEET; TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 113.12 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 602.88 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, AS SHOWN ON MAP FILED IN BOOK 20 PAGE 41 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 53 MINUTES WEST 110.30 FEET ALONG SAID EASTERLY LINE; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 568.31 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 8

SAID LAND IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 TO 19, INCLUSIVE OF TRACT NO. 33961 AS PER MAP RECORDED IN BOOK 1004 PAGE(S) 52 TO 55 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Employment and Business Development Program

Background Summary

La Vina is a planned community of approximately 300 single-family homes in the northwest portion of Altadena situated in the Foothills of the San Gabriel Mountains. Construction is anticipated to commence during 1990 with an investment in excess of one hundred million dollars. The developers of this community are Altadena based Cantwell-Anderson, Inc. and Irvine based Southwest Diversified, Inc. Realizing the employment and business opportunities that a project of this magnitude will have, the developers looked for a vehicle that would share the benefits of the La Vina development with the community. This consideration gave rise to the La Vina Employment and Business Development Committee. While the creation of this program happened as a direct result of the proposed La Vina project it is not intended that the program will be limited to the benefit of this project. The labor pool resulting from various proposed training programs will be available to other area builders as well as to this specific project.

Business Development Committee

The La Vina Employment and Business Development Committee was assembled with representatives from a broad cross-section of the Altadena/Pasadena community. It was through this committee that the goals of this program were created. Specific emphasis is placed on utilizing the existing subcontracting and labor resources in the community. This committee consists of representatives of the followings organizations: Building Industry Association, Altadena Chamber of Commerce, Pasadena and Altadena NAACP, Foothill Area Community Services, Pasadena Skills Center, Pasadena City College, Family Savings Bank, The Urban League, Altadena Handy Workers, West Altadena Merchants Association, the Blank Businessmen Association, Cantwell-Anderson, Inc. and Southwest Diversified, Inc.

1. **Registration Center:**

Potential employees will be recruited for positions of skilled and unskilled labor. After recruitment, each applicant will be processed as follows:

a. Application Screening: An application will be taken. Information relating to the employment history and qualifications of the applicant as well as their possible need for training and counseling will be sought.

b. Evaluation: An interview, with an employment counselor and the applicant, will be held to determine qualification and levels of experiences in the building trade. During the evaluation process, counselors will be seeking to identify areas is which employment related counseling might be required. If a determination is made that employment related counseling is needed to insure a healthy employment future, then the applicant will be referred to additional counseling.

c. Referral: The applicant will either be referred to educational training, counseling, placement, or any combination of the three. The need for additional counseling will not disqualify an applicant from participating in the project, but if it is needed it will become a condition of participation.

2. **Training Center:**

Pasadena City College and the Pasadena Skills Center will provide a vocational training curriculum of construction related trades to prepare interested applicants for employment in the construction industry.

a. Classes are being designed with emphasis placed on developing skills with the highest probability for employment.

b. The curriculum is being designed with consultation from the trade groups to insure that training techniques and trade vocabulary will be compatible to the working environment.

Goals

The goals of the Employment and Business Development Program are:

1. To provide a broad range of career employment opportunities for local citizens.

2. To encourage local merchants and vendors to participate in the development.

3. To re-invest a significant percentage of the financial resources of the La Vina project into the local economy.

Benefits

The benefits in meeting the goals of the Employment and Business Development Program are:

1. To address unemployment issues and related economic needs for the developing Altadena community.

2. To provide and Equal Employment Opportunity Program for the community.

3. To utilize the impetus from the La Vina Development as a catalyst for the West Altadena Redevelopment and economic revitalization program.

4. To encourage career development within the construction industry.

5. To recycle wages and income between local businesses and the economy.

The program is divided into two divisions; one phase relates to employment of skilled and unskilled labor and the other phase relates to promoting participation by local businesses and subcontractors.

Skilled and Unskilled Employment

The committee selected three areas in which specific expertise would be needed and assigned the program around these needs. (See Illustration #1)

c. When training is complete, the student will be certified as having received sufficient training, in a specific craft, to be considered for construction employment within a particular sub-contractors' trades.

d. Following the successful completion of a training course, the student will then be referred to placement. Placement will occur either at the La Vina site or at any of the other participating construction related projects within the San Gabriel Valley.

e. Pasadena City College and the Skill Center will provide certification of successful completion of all courses offered.

3. **Placement Center**:

A data bank of potential employers and employees will be developed and maintained. The tracking systems and the data bank will be implemented as follows:

a. Maintain a roster of skilled applicants interested in employment by crafts, experiences, training and references.

b. Identify other construction contractors in the area and explain the nature and benefits of the employment training program.

c. Provide subcontractors at La Vina, and other contractors in the area with a weekly listing of eligible and interested employees.

d. Maintain a roster of unskilled laborers interested in construction employment opportunities. This roster should consist of Altadena residents only. The unskilled labor pool would be set aside exclusively for Altadena unemployed with the hopes of addressing the immediate problem of the unskilled unemployed in the Altadena community.

e. When an applicant has successfully completed the training program and is referred back to the placement, he will then be classified based on his skill level. That determination will be made by the La Vina Business Development Evaluation Committee. This committee shall consist of representatives from Pasadena City

College and the Board of Directors of the La Vina Employment Project.

f. Provide a tracking system of all participants and generate information necessary to determine if there is a need for additional training or evaluation.

Local Business and Subcontractors Participation

This phase of the La Vina business and employment program places emphasis on stimulating the Altadena business economy and seeking local subcontractors to participate in the La Vina development. To accomplish this the Business Development Committee will send invitations to local businesses and subcontractors inviting them to participate in the bidding (see Exhibits 2 and 3).

Subcontractors:

1. Subcontractors who register to participate in the program will be notified of the start up of new construction projects in the area. These subcontractors will be invited to an awareness seminar in which the scope of the La Vina development will be made public and the bidding process will be explained. Interested subcontractors, particularly local and minorities, will be given access to historical information as it relates to contracting of a development by Cantwell-Anderson and Southwest Diversified. This information is designed to give an insight on the contracting process of a project of this magnitude.

2. During the bidding process, subcontractors will be made aware of the "employee data bank" and encouraged to utilize this employment source. They will be made aware of the existence of the La Vina program and it's intent to utilize the resources of this community.

3. A directory of local merchants and suppliers, that have been registered with the La Vina development, will be made available to the subcontractors. Subcontractors will be encouraged to purchase supplies locally and to patronize local merchants.

4. The developers of the La Vina project will seek to plan it's construction schedule around smaller subcontractors thus making economically possible for locals to participate. That is to say emphasis will be placed on

letting out smaller contracts and utilizing more subcontractors thus creating an opportunity for broader participation.

5. This program is an equal opportunity program which will exercise a variety of innovative options that will bring local and minority subcontractors into the bidding process. However, the final determination of all contracts to be let will be based on a competitive process and the proven ability of the subcontractor as a quality performer.

Local Business:

1. Local businesses who indicate an interest in providing goods or services to the development will be placed in the data bank and classified according to the products or services they offer.

2. Local businesses who offer a competitive product and/or service will be considered as a potential supplier to the development.

3. The La Vina developers will create a directory of the local businesses and make that directory available to all subcontractors during the entire construction phase of the La Vina project. At the conclusion of the La Vina project and during the state of occupancy, the La Vina developers will make available this business directory to all of it's new home owners.

4. The La Vina developers will organize a series of business seminars for the local business community. These seminars will be designed around contemporary business practices and a marketing analysis of the community needs. Businesses who wish to participate in the La Vina development will be encouraged to participate in these business seminars.

5. Outside services such as food, concessions, rental equipment, security services and other necessary support mechanisms will be given an opportunity to compete for project related business. Whenever possible, these areas will be reserved for local participants who offer these services based on their ability to participate on a competitive market.

Neighborhood Construction Impact Mitigation Program

LANDSCAPED BUFFER

In the widening of Lincoln Avenue a buffer will be created on the west side of the street from the residents property line to the beginning of the new ROW. The developers will landscape and plant this buffer with drought tolerant plants. The residents will be permitted to chose between several variety of plants that will be submitted by the Developments Landscape Architect. This buffer will extend from the entrance to the development south to the northern boundary of Loma Alta Park.

WORKING HOURS

In order to minimize construction noise impacts, all engine-driven construction vehicles, equipment and pneumatic tools shall be required to use effective intake and exhaust mufflers in accordance with OSHA standards.
Construction activities shall be limited to the hours of 7:30 a.m. - 5:30 p.m. on weekdays unless deviations from this schedule are approved in advance by the County. Non-construction activities may take place between the hours of 7:00 a.m. - 7:30 a.m. on weekdays and 9:00 a.m. - 4:00 p.m on Saturdays, but must be limited to quiet activities and shall not include the use of engine-driven machinery unless prior approval is obtained from County. No actual construction activities may take place between 7:00 a.m. - 8:00 a.m. except when post tension slab foundations are being poured -- the concrete pumper may be set up, but no concrete may be poured. Forklifts shall be allowed to additionally operate on site between the hours of 5:00 p.m. - 6:00 p.m. pm weekdays.

SECONDARY ACCESS ROAD

The secondary access road shall be graded concurrently with Phase I, grading plans and shall be provided with an all-weather surface until such time as the final paving is placed. Upon completion of the grading and all-weather surface, construction traffic shall be directed to access the site through the secondary access road as much as practical, except for those times that the roadway is closed for utility construction within the roadway. Every effort shall be made to restrict construction traffic from using Lincoln Avenue for site access except those times when the secondary access road is closed related construction work.

GRADING-WATER SUPPLY

To minimize the possible impact on the water pressure to local residents the developer will install a construction temporary water tank. This tank will be filled and maintained during the off peak hours with the use of a low volume intake line that will have little or no impact on the existing water pressure.

EQUESTRIAN COMMUNITY

The following items have not progressed to a final decision due to the complexity in obtaining property rights and the need for county assistance in finalizing the connection of the trail system. However, sufficient progress has been made and to that end this report is given.

PROTECTIVE HORSE RAIL:

At all areas where the planned dedicated trail parallel the streets the developers will install a split rail fence to protect horse and rider from vehicular traffic. This does not apply to that portion of the trail that extends westward along Altadena Drive to the trail head.

PERMANENT DEDICATED TRAIL:

There is a study underway to create a permanent trail that will go south on Lincoln from the entrance to La Vina to north of Loma Alta Park, then east above the swimming pool to the present trail near the La Vina secondary access road then south across Loma Alta (with control light) to existing exercise ring, west along the north side of Palm Street to Lincoln Avenue, cross Lincoln Avenue (with control street light) south on Lincoln Avenue to bridge (from this point please see attached diagram). The progress that has been made to this point will be discussed today and questions taken.

CONNECT BROKEN TRAIL:

Research and several meetings with the trail manager have shown that it is possible to make the connection of Sunset Trail to Eaton Canyon and other trails in the system. To do this requires the repair of a broken link between Echo Mountain and Altadena Crest Trail or Echo Mountain to Eaton Falls (see diagram). A request has been made to the Parks Department to repair this broken link.

Cantwell-Anderson and Southwest Diversified will continue the necessary negotiations with the County Parks and Recreation staff until these improvements have been accomplished.

Improvements to Loma Alta Park and Equestrian/Hiking Trails

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

NORTHERN REGIONAL OFFICE

31320 North Castaic Road - Castaic, California 91384 - 2538 - (805) 257-3500

John F. Weber III, Assistant Director

November 14, 1989

COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS

Pete Schabarum
First District

Kenneth Hahn
Second District

Edmund Edelman
Third District

Deane Dana
Fourth District

Mike Antonovich
Fifth District

PARK AND RECREATION COMMISSION

James Bishop

Arturo Chayra

Gloria Heer

George Ray

Douglas Washington

EXECUTIVE OFFICE

433 South Vermont Avenue

Los Angeles, Calif 90020

(213) 738-2961

Rodney E. Cooper, Director

PARKS ARE FOR PEOPLE

Mr. Tim Cantwell
CANTWELL-ANDERSON
3900 N. Lincoln Avenue
Altadena, CA 91001

Dear Mr. Cantwell:

RE: LA VINA DEVELOPMENT AND IMPROVEMENTS TO LOMA ALTA PARK AND EQUESTRIAN/HIKING TRAILS

In response to your communication of September 28, 1989, this Department has reviewed your proposal as it relates to the impact upon Loma Alta Park and would offer the following response:

1. The roadway improvements on Lincoln Avenue will require Cantwell-Anderson to extend the existing curb 2' into the street and construct a sidewalk 6' from the new curb which will cut into the park approximately 4' from the existing curb line. The sidewalk will be dedicated to the County Department of Public Works as road right-of-way for Lincoln Avenue.

   It is our understanding that this road widening will allow for one northbound and one southbound lane as well as parking along the new curb on the park side of the road. Cantwell-Anderson has agreed to complete the following as a mitigation for this road-widening project:

   a. The sidewalk along Lincoln Avenue shall attempt to preserve as many existing trees as possible. Tree wells shall be constructed to protect existing root system of any tree endangered by the installation of the sidewalk. Any trees that must be removed shall be replaced at the discretion of the Department of Parks and Recreation. A one-year maintenance agreement will be entered into to replace any trees that die as a result of root damage.

b. Construct a sidewalk along Loma Alta Drive and eliminate access to the existing parking lot from Loma Alta Drive.

c. Raise the parking lot at the south corner of Loma Alta Park to within 3' of the existing park grade to make this lot more visible to park users, allowing the upper portion of vehicles to be seen.

d. Develop an access road to this parking lot from the newly constructed Sunset Ridge road.

e. Construct a stairway and ramp to connect the raised parking lot to the upper park area with an additional stairway and ramp to the corner of Loma Alta Drive and Sunset Ridge road to allow for pedestrian use.

f. The development be conditioned to provide appropriate equestrian/pedestrian/traffic control at the intersection of Sunset Ridge Road and Loma Alta Drive to the satisfaction of the Director of Public Works.

g. Construct a vehicular turnaround area at the north end of the park off Sunset Ridge Road.

h. Construct a sidewalk system connecting the improved parking lot and vehicular turnaround to existing recreational facilities.

i. Preserve existing stand of redwood trees adjacent to Sunset Ridge Road.

j. Provide and install new park identification sign on corner of Lincoln Avenue and Loma Alta Drive as well as corner of Sunset Ridge Road and Loma Alta Drive, wording as directed by the Department of Parks and Recreation.

2. Cantwell-Anderson shall prepare all plans for all improvements, subject to approval by the Department of Parks and Recreation prior to actual construction.

3. Cantwell-Anderson will obtain required approvals and permits, etc. for all park, equestrian and hiking trail improvements. The Department of Parks and Recreation will assume the responsibility for environmental documentation, the cost of which will be funded separately by Cantwell-Anderson.

4. The Department of Parks and Recreation agrees to Cantwell-Anderson's proposal for the construction a of hiking and equestrian trail system per their submitted attachments.

Tim Cantwell
11-14-89

5. All aforementioned park and street improvements and conditions shall be provided as measures mitigating the encroachment on Lincoln Avenue. In addition to these improvements, Cantwell-Anderson has accepted a financial obligation inclusive of the Quimby requirements totaling $575,000. The anticipated disbursement of these funds will be as follows:

   a. Acquisition cost of the ± 4.5-acre site with an anticipated equestrian stable use and transfer of title of that site to the Los Angeles County Department of Parks and Recreation - - - - - - - - - - $125,000

   b. Grading of the ± 4.5-acre site as approved by the Department of Parks and Recreation - - - - - - - - $150,000

   c. Cash contribution of the balance paid to the County Department of Parks and Recreation for future park improvements - - - - - - - - - - - - - - - ± $300,000

Compliance with all terms and conditions of the above will satisfy the Department of Parks and Recreation's mitigation of the impact on Lincoln Avenue for the construction of the sidewalk and Quimby obligation for the La Vina development (Tract #45546).

Sincerely,

John F. Weber III
Assistant Director

JFW:ra

H. PROJECT CONSULTANT TEAM

Engineering Service Corporation
6017 Bristol Parkway
Culver City, CA 90230

Lifescapes
4930 Campus Drive
Newport Beach, CA 92660

John L. Chapman
Land Planning
4 Corporate Plaza Drive, Suite 202
Newport Beach, CA 92660

22.46.820 Appendix

A. **References.** Unless where specified otherwise, all references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. **Terms.** Table 22.304.020-A, below, identifies terms used in the La Vina Specific Plan and the following equivalent terms in this Title 22.

TABLE 22.56.820-A:TERMS		
Page	***Term in Specific Plan***	***Equivalent Term in Title 22***
Multiple (Section IV)	Los Angeles County Planning and Zoning Code, Title 22	Title 22 (Planning and Zoning) of the County Code
Multiple (Section IV)	Parcel of land	lot
V-18, V-19	Los Angeles County Subdivision code, Title 21	Title 21 (Subdivisions) of the County Code
V-20, V-22	County staff	The Department
V-21	Los Angeles County Subdivision ordinance	Title 21 (Subdivisions) of the County Code

22.46.890 Marina Del Rey Specific Plan Introduction

A. The Marina del Rey Specific Plan is located in Section 22.46.900 (Purpose) through Section 22.46.1970 (Coastal improvement fund fee).

B. The Marina del Rey Specific Plan, as amended, was certified by the California Coastal Commission on February 8, 2012, and adopted by the Board of Supervisors on March 20, 2012.

C. The original Marina del Rey Specific Plan was certified by the California Coastal Commission on February 8, 1996.

Part 3

Marina Del Rey Specific Plan

Sections:

22.46.900 Title for citation.
22.46.1000 Purpose.
22.46.1010 Reserved.
22.46.1020 Relationship to the Los Angeles County General Plan.
22.46.1030 Relationship to the Los Angeles County Land Use Regulations.
22.46.1040 Urban design concept.
22.46.1050 Community identity elements.
22.46.1060 Communitywide design guidelines.
22.46.1070 Variance procedures.
22.46.1080 Land Use Plan.
22.46.1090 Land use monitoring and phasing.
22.46.1100 Circulation system.
22.46.1110 Review of new development.
22.46.1120 Access—Findings.
22.46.1130 Access—Conditions.
22.46.1140 Methods of securing access.
22.46.1150 Shoreline accessways.
22.46.1160 Access restrictions.
22.46.1170 Infrastructure.
22.46.1180 Filing requirements.
22.46.1190 Conditions of approval.
22.46.1200 Land use category use restrictions and development standards—Purpose.
22.46.1210 Organization.
22.46.1220 Residential III—Intent.
22.46.1230 Residential III—Permitted uses.
22.46.1240 Residential III—Uses subject to additional permits.
22.46.1250 Residential III—Development standards.
22.46.1260 Residential IV—Intent.
22.46.1270 Residential IV—Permitted uses.
22.46.1280 Residential IV—Uses subject to additional permits.
22.46.1290 Residential IV—Development standards.
22.46.1300 Residential V—Intent.
22.46.1310 Residential V—Permitted uses.
22.46.1320 Residential V—Uses subject to additional permits.
22.46.1330 Residential V—Development standards.

22.46.1335 Senior Accommodations—Intent.
22.46.1336 Senior Accommodations—Permitted uses.
22.46.1337 Senior Accommodations—Uses subject to additional permits.
22.46.1338 Senior Accommodations—Development standards.
22.46.1340 Hotel—Intent.
22.46.1350 Hotel—Permitted uses.
22.46.1360 Hotel—Uses subject to additional permits.
22.46.1370 Hotel—Development standards.
22.46.1380 Visitor-Serving/Convenience Commercial—Intent.
22.46.1390 Visitor-Serving/Convenience Commercial—Permitted uses.
22.46.1400 Visitor-Serving/Convenience Commercial—Uses subject to additional permits.
22.46.1410 Visitor-Serving/Convenience Commercial—Development standards.
22.46.1420 Marine Commercial—Intent.
22.46.1430 Marine Commercial—Permitted uses.
22.46.1440 Marine Commercial—Uses subject to additional permits.
22.46.1450 Marine Commercial—Development standards.
22.46.1460 Boat Storage—Intent.
22.46.1470 Boat Storage—Permitted uses.
22.46.1480 Boat Storage—Uses subject to additional permits.
22.46.1490 Boat Storage—Development standards.
22.46.1500 Office—Intent.
22.46.1510 Office—Permitted uses.
22.46.1520 Office—Uses subject to additional permits.
22.46.1530 Office—Development standards.
22.46.1540 Parking—Intent.
22.46.1550 Parking—Permitted uses.
22.46.1560 Parking—Uses subject to additional permits.
22.46.1570 Parking—Development standards.
22.46.1580 Public Facilities—Intent.
22.46.1590 Public Facilities—Permitted uses.
22.46.1600 Public Facilities—Uses subject to additional permits.
22.46.1610 Public Facilities—Development standards.
22.46.1620 Open Space—Intent.
22.46.1630 Open Space—Permitted uses.
22.46.1640 Open Space—Uses subject to additional permits.
22.46.1650 Open Space—Development standards.
22.46.1660 Water—Intent.
22.46.1670 Water—Permitted uses.
22.46.1680 Water—Uses subject to additional permits.
22.46.1690 Water—Development standards.
22.46.1700 Waterfront Overlay Zone—Intent.
22.46.1710 Waterfront Overlay Zone—Permitted uses.

22.46.1720 Waterfront Overlay Zone—Uses subject to additional permits.
22.46.1730 Waterfront Overlay Zone—Development standards.
22.46.1740 Mixed Use Overlay Zone—Intent.
22.46.1750 Mixed Use Overlay Zone—Permitted Uses.
22.46.1760 Mixed Use Overlay Zone—Uses subject to additional permits.
22.46.1770 Mixed Use Overlay Zone—Development standards.
22.46.1780 Site-Specific Development Guidelines—Purpose.
22.46.1785 Major development zones with associated areas and parcels.
22.46.1789 Major development zones with associated development potential.
22.46.1790 Site-Specific Development Guidelines—By Area.
22.46.1800 Bora Bora Area (Map 11).
22.46.1810 Tahiti Area (Map 11).
22.46.1820 Marquesas Area (Map 11).
22.46.1830 Panay Area (Map 11).
22.46.1835 Via Marina Area (Map 11).
22.46.1840 Palawan/Beach Area (Map 12).
22.46.1850 Oxford Area (Map 12).
22.46.1860 Admiralty Area (Map 13).
22.46.1870 Bali Area (Map 13).
22.46.1880 Mindanao Area (Map 13).
22.46.1890 Fisherman's Village Area (Map 13).
22.46.1900 Harbor Gateway Area (Map 13).
22.46.1910 Reserved.
22.46.1920 North Shore Area (Map 13).
22.46.1930 Fiji Way Area (Map 13).
22.46.1940 Reserved.
22.46.1950 Coastal improvement fund.
22.46.1960 Youth hostel fund.
22.46.1970 Coastal improvement fund fee.

22.46.900 Title for citation.

The provisions of this Part 3 of Chapter 22.46 shall be known as, and may be cited as, the "Marina del Rey Specific Plan."

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1000 Purpose.

A. This Specific Plan constitutes the primary implementation mechanism for the Marina del Rey Land Use Plan as first certified by the California Coastal Commission in December 1986, and last certified, as amended, in February 2012.

B. The objectives of the Specific Plan are fourfold:

— First, the plan documents various development, preservation and reconstruction strategies set forth in the certified Land Use Plan;

— Second, the plan establishes development standards and guidelines which are the regulatory basis for future development, preservation and reconstruction efforts in Marina del Rey;

— Third, the plan requires design concepts to guide reconstruction on individual parcels, to aid in the development of vacant land and to help preserve significant resources;

— Fourth, the plan establishes the governmental review process for new development proposals in Marina del Rey and describes the long-term implementation efforts necessary to accommodate future development.

C. The Specific Plan may be summarized as follows:

— Communitywide Plan and Design Standards. These standards consist of area-wide design guidelines. Urban design, land use, circulation, parking, access, and infrastructure are discussed.

— Use Restrictions and Development Standards by Land Use Category. These sections contain the uses allowed and the development standards for each land use category in the Specific Plan. The use restrictions and development standards are comparable in form and purpose to the section of a zoning ordinance which defines uses allowed in a development zone, development standards, etc. The development potential for each development zone is also stated in these sections.

— Site-Specific Development Guidelines. The guidelines detail the development potential, development considerations, and required public improvements for each parcel, organized geographically by planning unit. On occasion, parcels are shown in more than one category, or several uses may be permitted on a particular parcel.

— Coastal Improvement Fund. This section describes the basis and funding mechanism for the coastal improvement fund.

(Ord. 2012-0016 § 2, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1010 Reserved.

(Ord. 95-0042 § 1 (part), 1995: Ord. 91-0004 § 1, 1991: Ord. 90-0158 § 1 (part), 1990.)

22.46.1020 Relationship to the Los Angeles County General Plan.

A. The Los Angeles County General Plan was adopted on November 25, 1980. It consists of those countywide chapters and elements mandated by the

California Government Code, as well as a series of communitywide plans which set forth more detailed growth and development policies for specific unincorporated communities.

B. The Countywide General Plan establishes, in a broad perspective, future land use, development and conservation policies for the Marina del Rey area. The Plan further calls for the completion of the Marina Local Coastal Program (LCP), consisting of both a Land Use Plan and Local Implementation Program. The Marina LCP is integrated with the General Plan as a component of the Countywide Coastal Element.

C. The Marina del Rey Land Use Plan was approved by the Los Angeles County Board of Supervisors on September 13, 1984, and was subsequently certified by the California Coastal Commission on October 11, 1984. The Plan was recertified in December 1986, after Areas B and C were annexed by the City of Los Angeles. An amendment to the Plan was approved by the Board of Supervisors on August 22, 1995 and subsequently certified by the California Coastal Commission on February 8, 1996. A further amendment to the Plan was approved by the Board of Supervisors on March 15, 2011 and subsequently certified by the California Coastal Commission on February 8, 2012. It now serves as the community plan for the Marina del Rey area. This Plan constitutes a refinement of General Plan Policy and provides a basis for its implementation.

D. This Specific Plan is a key component of the Local Implementation Program for Marina del Rey. It is designed to implement the Marina del Rey Land Use Plan through the application of site-specific development standards and guidelines. The Specific Plan constitutes the most detailed interpretation of General Plan Policy.

(Ord. 2012-0016 § 3, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1030 Relationship to the Los Angeles County Land Use Regulations.

A. Where provisions of this Specific Plan are in conflict with other provisions of this Title 22, this Specific Plan shall prevail. For matters on which this Specific Plan is silent, other applicable provisions of Title 22 shall control.

B. Notwithstanding the provisions of Section 22.46.030 of this Title 22, amendments to the County Code that affect sections cited in this Specific Plan shall not apply to this Specific Plan until certified as amendments to the LCP by the California Coastal Commission. Until such changes are certified, only the versions of the County Code previously certified by the Commission shall apply.

C. Regulation of development in Marina del Rey will be accomplished by zoning the entire Marina as Specific Plan (SP), shown on Map 1. Development in the SP Zone will be guided by the certified Land Use Plan, as implemented by the development zones, land use categories and parcel-specific development standards and guidelines in the Marina del Rey Specific Plan. One zoning document, the Specific Plan, will be referred to for all development potential within each development zone, and for land use regulations and development standards for each parcel in Marina del Rey.

D. Height and land use limitations found on pages 16 through 26 of the Specifications and Minimum Standards of Architectural Treatment and Construction (see Appendix C of this Specific Plan) shall not apply to new development approved under this LCP. Amendments to the Specifications and Minimum Standards of Architectural Treatment and Construction (hereafter known as the Manual of Architectural Standards) shall not apply to this Specific Plan until certified as an amendment to the LCP. Until such changes are certified, only the version of the Manual of Architectural Standards (October, 1989) in effect at the time of adoption of this Specific Plan, other than the above-identified height and land use limitations, shall apply.

(Ord. 2012-0016 § 4, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1995.)

22.46.1040 Urban design concept.

The urban design concept for Marina del Rey embodies a three-dimensional option that will give the study area a strong, definitive physical image and identity. Key features of the urban design concept include:

— A modified "bowl concept" consisting of a skyline of taller buildings around the outer and northern edges of the Marina, with lower buildings on the moles. The concept will enhance the image of the Marina and will ensure adequate sunlight and wind circulation over the water basin;

— A framework of "community identity elements" to provide a sense of place and establish the character of the area. Such identity elements serve to orient Marina visitors and provide a logical, coherent, unified network of movement, land use and activity;

— Design guidelines to coordinate the visual character of the Marina through the application of Marina-wide guidelines pertaining to landscaping, hardscape and street furniture, signs, quality site design and architectural treatment.

— View corridors to maintain and enhance public views of the harbor are a priority of this plan. Enhancing the ability of the public to experience and view the Marina waters shall be implemented by requiring view corridors in the design of all new or renovated development. Increased view corridors are called for when basic

height standards are exceeded. This goal shall be achieved by placing conditions on permits for new development to enhance public viewing, to allow for greater public access, and to create view corridors to and along the waterfront.

(Ord. 2012-0016 § 5, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1(part), 1990.)

22.46.1050 Community identity elements.

A. The identity and image of an area is established by many elements, including buildings, landscaping, signs and in the case of the Marina, by its water-related activities. Except for its marine-oriented activities, the Marina does not have a strong image or identity. Some of the physical elements in the Marina area such as fences, gates and signs inadvertently discourage public use and access. The prospect of reconstruction on certain moles, however, brings the potential for establishing a more unified visual environment and identity in Marina del Rey.

B. Key community identity elements include:

— Marina Gateways and Entrances. These important entry points into the existing Marina from Lincoln, Culver Boulevard and Washington Street are where most people get their first orientation to the area. A combination of landscaping, signs and lighting orients motorists, bicycle riders and pedestrians to the Marina and specific destinations within it;

— The Parkway Edge. This is a heavily landscaped strip around the edge of the Marina to the north jetty of the Main Channel which creates a strong identity for the Marina;

— The Loop Road. Most allowable new high-rise and midrise development will be along Admiralty Way and Via Marina. This loop road has its own landscaped character, with signs, lighting, the pedestrian promenade and bicycle trail;

— Mole Roads and Intersections. Mole roads and intersections have special identity features, including signs identifying visitor-serving facilities or other attractions on each mole;

— Pedestrian Walkways and Bicycle Trails. The walkways and bicycle trails are a primary means for access to activities in the Marina. Design of these elements with safety and compatibility in mind is of utmost importance in facilitating public use and enjoyment of the Marina. All walkways must be accessible to the physically impaired. Outdoor eating patios are encouraged along the bicycle and pedestrian trails;

— View Areas. A view area shall be defined as a point for observation of boats, docks, Marina waters and regional surroundings. Facilities may

include benches and telescopes. Other park-like facilities are not standard in view areas;

— View Corridors. A view corridor is an area located between the water and the first public road open to the sky and allowing uninterrupted views of the harbor from the road to the waterside, at ground level. The corridor may be combined with fire roads and public accessways.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1060 Communitywide design guidelines.

Communitywide design guidelines concern several areas. These areas include landscaping, signs, site planning, and architectural treatment. These guidelines are considered to be mandatory when the word "shall" is used and are permissive when the word "may" is used. Developments shall be analyzed for conformance with this Specific Plan and with the identity and accessibility of the Marina as a public boating and recreational facility through the coastal development permit process. The analysis shall address, at a minimum, public access, height, circulation, massing, visual impact, views and view corridors, compatibility of uses in a mixed use project, and the visibility and convenience of public spaces as they pertain to the policies of this LCP. During the coastal development permit process, the regional planning commission or hearing officer shall require modifications to development proposals where necessary to achieve consistency with the LCP.

A. Landscaping. Landscaping shall include trees and shrubbery, with adequate ground cover to protect the soil. Landscaped borders used to shield obtrusive uses shall have a minimum width of eight feet and shall consist of vegetation of sufficient density to hide the use. Landscaping along site perimeters shall have a minimum width of eight feet and shall allow visual access into the lot, except where the landscaping is being used to screen an obtrusive use. These standards shall be implemented in a manner consistent with all other provisions of the certified LCP to encourage unique site design. Layout, components, and quantity of landscaping for development in the existing Marina shall be subject to approval by the design control board.

B. Lot Coverage. Lot coverage by buildings, shall be limited as otherwise restricted in the Specific Plan, and shall not exceed 90 percent of the net

C. Parking.

1. Parking standards in Marina del Rey shall be as set forth in Part 11, Chapter 22.52 and Appendix 3 of this Title 22.

2. Applicants for office and commercial development are required to consult with the department of beaches and harbors to determine how to locate and manage multiuse parking facilities. The director must find that the multiuse facilities are consistent with the LCP, and that all uses will

receive adequate parking. The intent of multiuse, otherwise known as dual or shared use, parking is to provide additional parking for shoreline access and recreational uses during peak visitation periods which coincide with nonpeak office/commercial working hours. All calculations for shared parking demand shall provide spaces for public access parking. Procedures for multiuse parking, deviation from the aforementioned parking requirements, including provisions for off-site parking, or any other parking variance shall be as set forth in Part 7 of Chapter 22.56 of this Title 22.

D. Signs.

1. Signs shall be as detailed as possible without becoming unreadable. The design control board specifically regulates signs in the existing Marina through the application of standards set forth in the Board's Revised Permanent Sign Controls and Regulations, a section of the Manual for Architectural Standards, certified in 1990 as Appendix C.

2. Signs shall also be regulated by the provisions of Part 10 of Chapter 22.52 of this Title 22 and the design control board's Revised Permanent Sign Controls and Regulations of September 16, 1971 (Appendix C). In the event of a conflict between the design control board's requirements and Title 22, the most restrictive standard shall prevail. Each land use category set out in this Specific Plan shall be subject to the sign standards for a comparable zone designated in Section 22.12.010 of this Title 22. Comparable zones shall be assigned according to the following chart, except that off-premises or outdoor advertising signs shall be prohibited:

Land Use Category	Chapter 22.52, Part 10 Zones
Residential III	R-3
Residential IV	R-4
Residential V	R-4
Senior Accommodations	R-4
Hotel	C-3
Visitor-Serving/Convenience Commercial	C-3
Marine Commercial	C-M
Boat Storage	C-M
Office	C-3
Parking	P-R
Public Facilities	C-1
Open Space	O-S
Water	O-S

E. Site Planning and Architectural Design. Site planning and architectural design include such elements as structural height, bulk, spacing, on-site open space, facade design, materials, and colors.

1. Site Planning. Planes of the exterior building walls should vary in depth and/or direction to avoid bulk and monotony, and should relate closely to the pedestrian promenade. Building placement and design shall avoid long, continuous blocking of water views.

2. View Corridor Requirements. Parcels located between the water and the first public road shall provide a view corridor allowing uninterrupted views of the harbor from the road to the waterside, at ground level. The design, location and feasibility of view corridors shall be determined by the director and shall be based on the distance from the first public road to the bulkhead, the parcel's land use category, configuration and the intensity of development allowed by the Specific Plan.

    a. Where a view corridor is physically feasible, the optimum width of such a view corridor shall be a minimum of 20 percent of the water frontage of the site.

    b. Where the director finds an alternate method for providing a view corridor, the director may apply credit toward the view corridor percentage standards.

    c. Where the director finds that a view corridor cannot be physically located anywhere on the parcel to provide a view of the harbor from the road, the director may waive the requirement.

3. View Corridor Standards. View corridors shall be maintained so as to provide an unobstructed view of the bulkhead edge, masts and horizon for pedestrians and passing motorists. Unobstructed views are defined as views with no inhibition of visual access to the water. Parking lots may be depressed below grade such that views are possible over parked vehicles; the Director shall determine whether a parking lot designed as such warrants credit toward the view corridor requirement. A depression of two feet below grade shall be the minimum considered for view corridor credit through a parking lot. Additionally, landscaping shall be placed and maintained so as not to obstruct water views. Where the director finds that such combination is appropriate, view corridors shall be combined with vertical accessways.

4. Architectural Design. Among other important objectives, good architectural design is essential in maintaining compatibility among adjacent land uses and preserving important public amenities such as view corridors and scenic vistas. Balconies, terraces, and patios are encouraged. Outdoor dining facilities which do not interfere with public

accessways are also encouraged to take advantage of water views and scenic vistas throughout Marina del Rey in those areas where restaurants are allowed by this Specific Plan; such facilities shall comply with the public view and public access provisions of this Specific Plan and the provisions of subsection G of Section 22.28.070

5. Building Height Standards. Unique site design with respect to height and setbacks is encouraged on all parcels in Marina del Rey. Heights shall be limited according to the following standards: the development standards of each land use category and the Site-Specific Development Guidelines. Where the land use category height standards found in Section 22.46.1690 differ from the site-specific standards found in Sections 22.46.1790 through 22.46.1940, such site-specific standards noted in the applicable portion of Sections 22.46.1200 through 22.46.1690 shall control. Maximum heights may be reduced during the coastal development permit process to preserve public recreation, solar access to the beaches, parks and boat basins and wind for sailing or as otherwise required in all other policies of the certified Land Use Plan and this Specific Plan. In certain categories, the maximum height permitted is dependent on the size of the view corridor provided. Building heights in the Marina shall be restricted according to the following seven categories:

   a. Category 1: one story, 25 feet maximum;

   b. Category 2: 45 feet maximum;

   c. Category 3: 45 feet maximum when a 20 percent view corridor is provided ranging to 75 feet maximum when a 40 percent view corridor is provided. Height above 45 feet shall be permitted at the ratio of 1.5 feet in height for every one percent view corridor exceeding the 20 percent;

   d. Category 4: 140 feet maximum;

   e. Category 5: 140 feet maximum when a 20 percent view corridor is provided ranging to 225 feet maximum when a 40 percent view corridor is provided. Height above 140 feet shall be permitted at the ratio of 4.25 feet in height for every one percent view corridor exceeding the 20 percent standard;

   f. Category 6: 225 feet maximum;

   g. Category 7: other site-specific maximums;

6. Communitywide design guidelines shall be followed by the regional planning commission and hearing officer during the coastal development permit process. The design control board shall continue to review architectural designs and site plans, and may make recommendations to

the regional planning commission and hearing officer for development projects in the existing Marina pursuant to Section 22.46.1110.

F. Fire Safety Standards. The following standards shall apply to all new development and renovation or expansion of existing development, where applicable.

1. Sprinklers. All new development shall be required to provide fire sprinklers consistent with the specifications of the Fire Department. Further, remodeling or expansion projects involving 50 percent or more of the existing floor area of said project shall be subject to review by the Fire Department for sprinkler requirements.

2. Multi-story Buildings. Where a new building exceeds three stories or 35 feet in height, the following site design standards shall apply:

   a. Emergency access (or clear zones) on the lateral sides of all multi-story buildings shall be required to be a width of 28 feet, subject to Fire Department determination. A lesser width may be approved where the Fire Department finds such width provides sufficient emergency access; a greater width may be approved where the Fire Department finds such width to be necessary for the provision of adequate emergency access. This emergency access requirement may concurrently apply to 20-foot-wide pedestrian promenades consistent with subsection F.2.b of this section. Where a building is not more than 10 feet from the edge of a road, the roadway may serve as the required access area for that side of the building. Clear zones provided on the sides of buildings may count toward any linear view corridor requirements for buildings located between the first public road and the sea; and

   b. The pedestrian promenade and Fire Department access road may be used for dual functions provided that the Fire Department maintains unimpeded access on no less than 20 feet of all pedestrian promenades at all times. These promenades shall be no less than 28 feet wide to allow benches, trash containers, shade structures, and other pedestrian amenities on the seaward-most eight feet of the promenade. The remainder of the promenade shall conform to fire access road requirements and shall be a minimum of 20 feet wide clear to the sky, with no benches, planters, or fixed objects. As an alternate configuration, the Director, in conjunction with the Fire Department, may approve a 20-foot-wide clear pedestrian/fire access road with a series of 10-foot-wide improved viewpoints no less than 150 feet apart. These viewpoints shall be located adjacent to the bulkhead line. In either configuration, turn radii shall be approved by the Fire Department.

G. Residential Mitigation requirements.

1. New residential development shall provide compensatory recreational facilities to offset local residential uses of existing Marina park and recreational facilities. Where feasible, such facilities, as identified in subsection G.3 of this section, shall be provided on site as a means of meeting this requirement. Alternatively, where an applicant demonstrates that it is not feasible to locate all, or only a portion of recreational facilities on site, then the applicant shall contribute, on a fair and equitable basis, to a Coastal Improvement Fund. Senior congregate care housing is exempt from this requirement.

2. Residential Mitigation Standard. The public park land area requirement shall be based upon providing three acres of public park land for every 1,000 new residents, or portion thereof. Alternatively, a mitigation fee may satisfy the requirement. The fee shall be based upon the estimated cost of improving an equivalent amount of public park land on a public parcel within the Marina. An applicant may choose to meet the requirement by providing a combination of land area and fee.

3. Mitigation Credit. On-site land area credits toward this requirement shall be given for the following facilities: clearly defined and exclusively reserved internal land area devoted to private recreation of the residents, public park land, that portion of the pedestrian promenade or view corridor not designated as a fire access road, and viewing parks at the end of the mole roads, or adjacent to the main channel.

(Ord. 2012-0016 § 6, 2012; Ord. 2009-0004 § 1, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1070 Variance procedures.

Variances from the development standards contained in this Specific Plan may be applied for pursuant to the provisions of Part 2 of Chapter 22.56. In addition to the burden of proof contained in Section 22.56.290 of said Part 2, the applicant shall also prove:

A. That the variance is consistent with the Local Coastal Program including the land use category of the Specific Plan and the public access and recreation policies of the Coastal Act; and

B. That there would be no adverse impact on the environment.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1080 Land Use Plan.

The type, intensity, and distribution of existing and future land uses within Marina del Rey are shown on the Specific Plan Land Use Map (see Map 8 set out at the end of this Part 3). The land use categories delineated include:

- Residential III: Medium density, up to 35 dwelling units per net acre;
- Residential IV: Medium-high density, up to 45 dwelling units per net acre;
- Residential V: High-density, up to 75 dwelling units per net acre;
- Senior Facilities:
  - A. Senior accommodations: Housing for persons age 62 or older who may or may not be retired, subject to the development standards set forth in section 22.46.1338. A senior accommodations facility shall not be considered a residential use for purposes of allocating dwelling units when calculating density or for assessing affordable housing requirements or assessing transient occupancy taxes or fees; and
  - B. Congregate care for seniors:
    - Hotel: Hotels, motels, and youth hostels to provide overnight accommodations and attendant services for visitors to the Marina and nearby beaches;
    - Visitor-Serving/Convenience Commercial: Dining facilities, retail, and personal services for visitors to the Marina and nearby beaches, as well as residents and employees of Marina del Rey;
    - Offices: General offices, government offices, professional offices, and financial institutions;
    - Marine Commercial: Coastal-related or coastal-dependent uses associated with operation, sales storage, and repair of boats and marine support facilities including wet slips, boating schools, dry storage and launch facilities, boat repair yards, yacht brokerages, and marine associated retail and office uses;
    - Boat Storage: Storage of boats in wet slips, dry storage, boat repair, ancillary retail uses;
    - Parking: Parking lots and structures open to the public, in most cases multi-use and fee-charging. Multi-use includes commercial and office parking lots made available during non-business hours, and also landscaped park areas improved to be also usable for parking during those weekends when parking demand for the Marina is at its peak;

— Public Facilities: Public infrastructural land uses other than roads, including libraries, harbor administration, public utilities, police, and fire facilities;

— Open Space: Recreational uses including open viewing areas, promenades, bikeways, beaches, parks, and water bodies for recreational use;

— Water: A category for recreational use, wet boat slips, dry stack storage facilities attached to a land side structure, launching, docking and fueling of boats, flood control and water quality, and light marine commercial;

— Mixed Use Overlay Zone: An overlay category applied to selected parcels in addition to the site's primary land use category. Permits the combination of above land use categories on a parcel and mixing of uses within a structure;

— Waterfront Overlay Zone (WOZ): An overlay category applied to all waterfront parcels in addition to the site's primary land use category. Encourages coastal-oriented and coastal-dependent uses on the waterfront, permits the combination of Hotel, Visitor-Serving Convenience/Commercial/Retail, Marine Commercial, and the site's primary land use, as well as mixing of uses within a structure.

(Ord. 2012-0016 § 7, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1090 Land use monitoring and phasing.

A. The monitoring program implements the development limitations and phasing policies as established by the certified Marina del Rey Land Use Plan. Cumulative development and peak hour trips will be monitored and totaled for each development zone as projects are approved.

B. Development in the existing Marina is classified as Phase II* (see Table 1 set out at the end of this Part 3). All new development in the existing Marina will be subject to the build-out limitations of each development zone, phasing restrictions, land use category, and the site-specific standards of this Specific Plan.

C. Development Limitations and Phasing. Specific monitoring criteria for development phasing are described as follows:

1. Development Monitoring. Additional development is limited to the buildout identified in Table 1 for each of the three Major Development Zones (MDZ). The total potential for additional units and amount of commercial and residential development allocated under this LCP will generate traffic which can be accommodated by the improvements listed in the Revised

Set of Intersection Improvement Projects, as set forth in section 22.46.1100.C of this Specific Plan.

Except for Parcel 9, all development in Major Development Zones 1 through 3 will involve redevelopment or remodeling of existing developed lots. A parcel may apply for development contained within the development zone where the parcel resides; the development applied for must be consistent with the land use category, overlay zone (if any), and site-specific standards of the parcel. Development will be monitored by development zone such that after a redevelopment project receives approval, the additional development granted as part of the approval over and above the level of existing development on the site shall be deducted from the development available in the parcel's zone. The balance will be the development available for future redevelopment projects in the zone. A zero development balance in a zone indicates that additional development has been exhausted in that zone; future development in the zone at that time is limited to recycling of uses with no expansions or increased trip generation.

2. Residential Development. As residential development occurs, the total number of dwelling units shall be monitored and the net increase in any development zone shall not exceed the number of residential units allocated to that zone, less the number of units converted to a visitor-serving or coastal-oriented use, if any. Residential densities on mixed use parcels, where the floor area of the nonresidential use exceeds 10 percent of the total floor area, shall be figured using only the residential buildable area, not the buildable area for the entire parcel. The buildable area for the entire parcel may be used in residential density calculations where the floor area of the nonresidential use is 10 percent or less of the total floor area. The residential buildable area shall be determined by taking the parcel's buildable area, less the area devoted to all other land uses. Existing boat storage, public access, public parking, and boating support uses in residentially zoned areas in the WOZ shall be preserved, except as otherwise described in this subsection. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, as part of the application, these boating facilities may be relocated on the same parcel or to another parcel within the Marina, as long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use. The trips generated by such a use shall not be

considered as additional development when calculating allowable new trips in the WOZ.

Subject to these limitations, residential projects in the WOZ may use land area devoted to visitor-serving, marine commercial, and other coastal-oriented uses in calculating the residential buildable area. In mixed-use developments involving several uses on different floors in a building, the residential area shall be determined on an overall percentage basis. Density may be transferred from one parcel to another as long as the parcels are adjacent, in the same development zone, under the same ownership, designated with the same land use category and consistent with the buildout allocations of each applicable development zone.

3. Transportation Improvements. Expanded transportation facilities should accompany additional development in Marina del Rey and, approval of development projects in the Marina will be contingent upon the developers' fair share payment of trip fees to fund the improvements. Said trip fees will be dependent upon the number of additional p.m. peak-hour trips generated by the project and the established cost per trip.

4. Applicants for any development project shall produce a traffic study to evaluate the traffic capacity in both the Marina del Rey internal system and the subregional highway system serving the Marina.

    a. The traffic study shall indicate the project's significant adverse traffic impacts, if any, on the internal Marina del Rey routes. The applicant shall pay a proportional fair share of necessary internal traffic improvements before a coastal development permit for the development is issued. The Department of Public Works shall establish the payment per p.m. peak-hour trips for these traffic impacts in the Marina.

    b. The traffic study shall also indicate the project's cumulative impacts, if any, on the major State highways and routes leading to the coast in the Marina area and provide information regarding the capacity of such routes. The applicant shall pay a proportional fair share of necessary subregional traffic improvements, resulting from such cumulative impacts, if any. The Department of Public Works shall determine the payment per p.m. peak-hour trips for these subregional traffic improvements.

5. Recycling of Parcels. Parcels in the existing Marina may recycle existing uses, where allowed by the Specific Plan, as long as there is no net increase in vehicle trips in the applicable Development Zone. For purposes of this section, "recycling" is defined as the renovation, demolition, or removal of existing structures and the subsequent

reconstruction, construction, or replacement of new structures consistent with the other requirements of this section. Recycling of parcels which does not involve a net increase in vehicle trips is development, but is not dependent on the phasing program described in subsection 4 of this section. No change of use or Phase II development will be allowed under this scheme.

6. Conversion.

   a. WOZ. Existing and allocated residential and office development in Development Zones with the Waterfront Overlay may be converted to visitor-serving, hotel, open space, marine commercial, or other coastal-oriented development. Boat storage, public access, public parking, and boating support uses, including boater parking, shall be preserved, but as part of an application, these uses may be relocated on the same parcel or to another parcel within the Marina, as long as the size, ability to carry out the purpose of the facility, water access, and capacity of the facility remains the same. Subject to these limitations, existing and allocated visitor-serving, marine commercial, and coastal-oriented development may also be converted to other visitor-serving, marine commercial, and coastal-dependent uses. Conversion of development shall be consistent with subsection C.6.c of this section.

   b. Mixed Use Overlay Zone. Existing and allocated residential and office development in Development Zones with the Mixed Use Overlay may be converted to visitor-serving, marine commercial, or other coastal-oriented development. Conversion of allocated uses shall be limited to 10 percent of the residential units or office square footage allocated in the zone where the conversion occurs. Boat storage, public access, public parking, and boating support uses shall be preserved, but as part of an application, these uses may be relocated on the same parcel or to another parcel within the Marina, as long as the size, ability to carry out the use, and capacity of the facility remains the same. Subject to these limitations, existing visitor-serving, marine commercial, and coastal-oriented development may also be converted to other visitor-serving, marine commercial, and coastal uses. Conversion of development shall be consistent with subsection C.6.c of this section.

   c. The conversion units shall be p.m. peak-hour trip generation such that the number of p.m. peak-hour trips generated by the added development of the recipient use does not exceed the p.m. peak-hour trip generation of the donor use. Conversion of allocated development shall be monitored such that the development converted is deducted

from the zone balance for the donor use and added to the zone balance for the recipient use. Conversion of existing development shall be similarly monitored to ensure no increase in trip generation occurs as a result of the conversion. Conversion is limited to development within a respective Development Zone; conversion shall not be construed to allow transfer of development between Development Zones.

d. The site plans of converted or mixed uses shall be reviewed during the coastal development permit process to assure that the design will enhance compatibility of the uses with each other and with adjoining uses. The site plans shall show massing, public access and views, pedestrian and automobile traffic patterns, convenience of loading and trash hauling, and the separation of public and residential routes and entrances of the building as they relate to the project's consistency with the LCP. Design changes necessary to assure compliance with the access, visual quality, recreation, and other policies of this LCP shall be incorporated into the coastal development permit as conditions of development.

(Ord. 2012-0016 § 8, 2012; Ord. 2009-0004 § 2, 2009; Ord. 2001-0010 § 3, 2001; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

* Phase I constitutes the existing level of development. Phase II represents the redevelopment of the Marina at greater densities; the numbers noted represent the additional residential units and other new development within each development zone.

22.46.1100 Circulation system.

A. The circulation system is the single most important infrastructure component in the Specific Plan Area. It is comprised of the following:

— Region-serving transportation facilities;

— Local roadway system (Map 16—Regional Circulation System Map);

— Local and regional bikeway network;

— Pedestrian promenades and walkways;

— Local and regional public transit services.

B. An important component of the circulation system is the Transportation Demand Management (TDM) program which maximizes system-operating efficiency and thereby enhances access to and travel within the Marina area.

1. Roadway System. Special roadway sections are anticipated to accommodate bikeways, non-vehicular circulation components, and landscaped areas.

2. Pedestrian and Bicycle System.

   a. The pedestrian and bicycle system is an important component of the overall circulation system. The pedestrian promenade and bicycle path enhance shoreline access and implement a number of policies in the land use plan. The pedestrian promenade is illustrated on the Existing Shoreline Access Map (Map 4) (see Map 4, set out at the end of this Part 3).

   b. Pedestrian system physical features include:

      — Identification striping, markers, and signs;

      — Lighting;

      — Smooth, continuous paving (handicap accessible);

      — Directories, benches, and drinking fountains.

   c. Bicycle system features include:

      — Connections to the Marvin Braude Bicycle Trail;

      — Access around the entire Marina area, to all land uses, including visitor-serving facilities and beaches;

      — Identification striping, markers, and signs;

      — Smooth, continuous paving;

      — Directories, bike racks, benches, drinking fountains, and storage lockers at all land uses;

      — Connections to other travel modes (bus stops, park and ride, transit stations, bus transportability).

   d. The bicycle system should maximize access without compromising safety. Separate right-of-way, minimizing driveways that interfere with the route and compatible intersection design are desirable in a bicycle system.

C. Proposed Circulation Improvements. The circulation system improvements in this LCP include the Revised Set of Intersection Improvement Projects for the Marina's internal roadways set forth in this subsection C, and are expected to provide sufficient capacity in Marina del Rey to accommodate future development in the Marina as envisioned by this Specific Plan.

1. The Revised Set of Intersection Improvement Projects within the Marina that would provide sufficient capacity for the Pipeline Projects, as defined in the Marina del Rey Land Use Plan, and for the Marina build-out, are as follows:

   — Via Marina/Admiralty Way Intersection Alternatives:

a. Alternative A - Providing a third westbound left-turn lane on Admiralty Way and a second southbound left-turn lane on Via Marina.

b. Alternative B - Realigning this intersection to make Admiralty Way and the Via Marina Way segment south of Admiralty Way become a continuous east-west roadway and realigning Via Marina north of Admiralty Way to "T" intersect this roadway.

— Palawan Way/Admiralty Way Intersection. Providing a third through lane in the westbound direction of Admiralty Way.

— Admiralty Way/Bali Way Intersection. Providing a second southbound left-turn lane on Admiralty Way.

— Admiralty Way/Mindanao Way Intersection. Providing a second southbound left-turn lane on Admiralty Way and an additional lane on the eastbound approach of Mindanao Way.

The required internal improvements and final striping configuration at these intersections will be determined by the Department of Public Works. With respect to external improvements to the Regional Transportation System, such improvements are listed under Category 3 in Figure 11 of the Marina del Rey Land Use Plan. Moreover, the Department of Public Works may add other coastal access or public transportation improvements to this list of external improvements to mitigate significant adverse cumulative impacts of development on the Regional Transportation System.

2. A water taxi and shuttle bus now operate during the summer months, and the water taxi makes stops at seven different locations in the Marina. Expansion of the summer shuttle bus to a year-round shuttle bus system would enhance public access to the Marina area and reduce impacts of residential, commercial, and hotel development on access facilities, including impacts on both Marina facilities and nearby beaches attributable to the growing Marina/Playa Vista population. When there is sufficient ridership demand, a year-round shuttle system would be most efficient and cost-effective if implemented in conjunction with a light rail transit system. A year-round shuttle system is not required for traffic mitigation but can be established in conjunction with developments in and around the Marina. 3. No development shall be contingent on transportation improvements that must occur outside the County jurisdiction until such improvements have been adopted, cost estimates prepared, and the routes chosen by the agencies which have jurisdiction over the route. Any required mitigation of cumulative impacts may constitute contribution of a fair percentage share of traffic increases

toward the total cost of completing the mitigation measure(s), based on the applicant's share of traffic increases in the subregional system. The County's ability to require such mitigation as a condition of development is contingent upon demonstration of a nexus between the proposed development's impact and the mitigation measure required, and that the required mitigation compensates for the impact warranting such mitigation.

(Ord. 2012-0016 § 9, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 91-0004 § 2, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1110 Review of new development.

All development in Marina del Rey shall require a coastal development permit, processed in accordance with Part 17 of Chapter 22.56 of this Title 22. At the public hearing conducted by the regional planning commission or hearing officer, any recommendations submitted by the design control board pursuant to subsection D shall be considered. Development shall be approved if a finding is made that the development conforms to the certified LCP, and for projects between the first public road and the sea, also conforms to the access and recreation policies of the California Coastal Act.

A. Development in Marina del Rey shall be assessed during the coastal development permit process to identify the development's impacts and needs associated with the public's right to recreational access to and along the waterfront, including how on-site open space and project features facilitate public uses. The conditions imposed by the county upon such developments shall reasonably relate to the impacts and needs of the affected development and related development. The conditions shall be those which are necessary to alleviate all significant adverse direct and cumulative impacts including those needs identified in the development assessment process. Therefore, the provisions in the Specific Plan relating to compulsory dedication of shoreline access shall be implemented on a case-by-case basis, and appropriate findings supported by substantial evidence shall be adopted by the local agency to support such conditions. The conditions shall substantially advance a legitimate state interest, without denying a lessee or owner economically viable use of the land.

B. In Marina del Rey, all land is owned by the County of Los Angeles and all leaseholders hold leases subject to an obligation to provide for active public use, and maximum public enjoyment of the public recreational land. Private rights have been granted by contracts, which in some cases limit public use of the parcels. Existing public accessways are identified in Existing Shoreline Access Map (Map 4) of this Specific Plan (see Map 4 at the end of Part 3 of this chapter), and it is the policy of the County that all development preserve existing access to the Marina, to its bulkhead walkways, and to its waters.

Where development will increase the numbers of residents or guests on the parcel, this Specific Plan identifies additional bulkhead access and identifies that a public access corridor or other public accommodations in that location would benefit the public, said additional access, including vertical access, shall be guaranteed by the leaseholder of that parcel pursuant to subsection A of this section.

C. Lease Extension. In the county-owned Marina del Rey, when lease extensions and/or changes in lease provisions are granted, the leases shall incorporate and be consistent with all requirements of this Specific Plan, including, but not limited to public access, view corridors, parking, impact fees, maintenance of view corridors and parks, protection of existing uses and design review.

D. Design Control Board. The design control board, appointed by the board of supervisors, shall review all new development proposals, including renovations, for consistency with the Specifications and Minimum Standards of Architectural Treatment and Construction, as amended on October 17, 1989; the Statement of Aims and Policies, dated February 17, 1987; and the Revised Permanent Sign Controls and Regulations, dated September 1971, found in Appendix C of the certified LIP.

1. The design control board shall conduct a conceptual review of all new development proposals, including renovations, concurrently with the coastal development permit process. The conceptual review shall analyze the architectural design (i.e., building and facade design) and site planning of the proposed development. Any recommendations, including a written report and/or marked plans, to illustrate its conclusions relating to the project's architectural design (i.e., building and facade design) and site planning shall be submitted by the design control board to the regional planning commission or hearing officer within 120 days of the filing of a coastal development permit application.

2. Following the regional planning commission's or hearing officer's action on coastal development permits, the design control board will have final review of architectural design (i.e., building and facade design, materials, colors), landscaping, and signs based on the site plan approved by the regional planning commission or hearing officer.

(Ord. 2012-0016 § 10, 2012; Ord. 2009-0004 § 3, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1120 Access—Findings.

In order to make the appropriate findings to impose vertical or lateral access requirements, the county shall:

A. Base all findings on factual evidence obtained at the public hearing, submitted by the applicant or interested parties, or discovered during the staff's investigation;

B. Evaluate the individual and cumulative impacts of the proposed development on public access and recreation opportunities;

C. Identify the access-related problems associated with the development;

D. Cite the specific Coastal Act provisions that are impacted by the development;

E. Explain how the proposed conditions would solve the access problem created by the development and are related in the nature and extent to the impacts of the development on the public's right to access the Marina.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1130 Access—Conditions.

Where development is allowed by the Specific Plan, and access is required by the Site-Specific Development Guidelines for the parcel or is found to be necessary to provide access to and along the water, a condition requiring said access will be imposed with a coastal development permit if appropriate findings supporting the nature and extent of such access conditions have been made. Other open space or public access improvements required to ensure compliance with this Specific Plan shall also be made conditions of the project.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1140 Methods of securing access.

The condition requiring lateral or vertical access shall specify that such access be secured by either of the following:

A. The landowner shall execute and record a document, in a form and content acceptable to the Executive Director of the California Coastal Commission, irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an easement for lateral public access and passive recreation along the shoreline or for vertical access to the shoreline. The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Such document shall state the precise location and width of the easement. The document shall be recorded free of prior liens which the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The offer shall run with the land in favor of the people of the state of

California, binding successors and assignees of the landowner, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

B. Lease Provisions. Lease provisions shall explicitly require provisions for access for the general public including promenades, view and open space areas, and access corridors consistent with the requirements of Chapter 3 of the Coastal Act and the certified LCP.

C. When no changed lease provision is required, an alternate method approved by the Planning Director, County Counsel, and the California Coastal Commission which would provide a similar guarantee of public access as afforded by the irrevocable offer described in subsection A of this section. Such method may be a binding agreement with the underlying leaseholder or property owner and shall be effective for the life of the use for which the access is required. In no event shall any party withhold its approval to feasible alternate methods.

(Ord. 2012-0016 § 11, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1150 Shoreline accessways.

The following provisions pertain to shoreline accessways which are dedicated or otherwise guaranteed in conformance with the requirements of this Specific Plan and for which a public agency or private association, approved by the Executive Director, has accepted the responsibility for construction, maintenance and liability of said accessways:

A. Vertical access easements shall be combined with the fire department required vertical access and shall be at least 28 feet in width and shall run from the shoreline to the nearest roadway available for public use. Lateral access easements shall extend as required for the individual parcel in this Specific Plan. No development shall reduce existing access, formal or informal.

B. Leaseholds developed with access easements shall provide, where feasible, for public recreation, public open space and improved public seating and viewing areas.

C. Access easements shall be posted with identification signs located at the junction of the vertical easement with the shoreline and the connecting roadway and along the inland extent of lateral easements.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1160 Access restrictions.

A. Public access may be restricted in certain locations around the Marina, such as in front of the Sheriff's station, U.S. Coast Guard facilities, and near boat yards, launch hoists, and dry stack storage areas in the interest of pedestrian safety. Necessary restrictions and management may consist of, but are not limited to, the following:

— Construction of fences, guard rails or other barriers to prevent the public from entering areas where hazardous activity is occurring;

— Limiting public access to certain hours of the day or days of the week when hazardous activities are not in operation;

— Posting of warning signs which notify the public of potential safety hazards;

— Relocation of the public access to ensure pedestrian safety.

B. Any restrictions deemed necessary by the authority supervising a site determined to be hazardous shall be reviewed for incorporation into the conditions of a coastal development permit for new development in these areas.

C. Where access standards of a different width or location are necessary to avoid demolition of existing structures, to set access ways back from existing development, or to avoid hoists and staging areas, the applicant may provide access ways of a different width or location that are sensitive to the development if such access provides continuous connection to other bulkhead access ways, as well as maximum public benefit. In no event shall access provided be less than ten feet in width.

(Ord. 2012-0016 § 12, 2012; Ord. 95-0058 § 1, 1995: Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1170 Infrastructure.

Beyond the circulation system, other major infrastructure systems serving the Specific Plan Area include sewer, water, storm drains, and utilities.

A. Sewer. The County of Los Angeles maintains a contractual agreement with the City of Los Angeles to provide sewer services for the Marina area. The purchase of flow rights includes the use of the sewers and pumping system as well as treatment at the Hyperion Plant near Imperial Highway. Maintenance of the sanitary sewers within the Marina is the responsibility of the Department of Public Works, Waterworks and Sewer Maintenance Division. There is currently sufficient sewage capacity to handle only a portion of the development permitted by this Specific Plan.

Appropriate phasing of new development may be necessary because of capacity limitations at the Hyperion Plant. Proof of adequate sewer and waste treatment capacity for new development will be required per the provisions of subsection A.13 of section 22.46.1180.

B. Water. The Marina purchases its water from the Los Angeles County Waterworks District No. 29. Current water supplies may be adequate for existing and proposed developments in the existing Marina. As part of the application for development, the applicant shall provide evidence of compliance with all requirements of the Department of Public Works, including payment of all required fees and participation in all districts required at the time the application is filed. The required improvements will be determined when applications for development or subdivision are submitted to the Department of Regional Planning and reviewed by the Department of Public Works and the Fire Department. The application for the coastal development permit shall include a method of funding and schedule of construction of any facilities required by the Department of Public Works and/or the Fire Department to serve the proposed development.

Water service may alternatively be provided by connection to facilities operated and maintained by the City of Los Angeles, Department of Water and Power. Proof of adequate water capacity for new development will be required in subsection A.13 of section 22.46.1180.

C. Storm Drains.

1. The existing Marina is served by storm drains which deposit flows into the Marina basin. The drains are expected to be adequate to accommodate future development. To reduce the amount of pollutants entering the Marina from Ballona Creek, the department of public works will implement appropriate best management practices within the Ballona Creek watershed, as required by the county NPDES municipal stormwater permit.

2. Unless otherwise required by the Regional Water Quality Control Board and the County Flood Control District, the storm drain emptying into Basin H will be capped and diverted into Ballona Creek or another area of the Marina.

D. Solid Waste. Lessees in the existing Marina contract with five private companies for solid waste disposal. These companies use existing commercial landfills as available.

E. Utilities.

1. Electricity in the Marina area is provided by Southern California Edison. The present substation, located on Fiji Way, can accommodate moderate

additional load. If development generates demand beyond capacity, a new substation will be required.

2. Natural gas for the Marina is supplied by the Gas Company. Supplies for existing and future development are expected to be adequate.

3. General Telephone and Electronics provides telephone service to the Marina. Central office lines are currently in place to serve the area, and they have sufficient capacity to serve future needs.

F. Fire Safety Services. A new fire station and support facilities may be required in conjunction with development anticipated in this LCP. The size and location of new fire facilities shall be determined after fire department study and evaluation for optimal response and service. As part of the application for development, the applicant shall provide evidence of compliance with all design requirements of the fire department and evidence of participation in any special district established for fire protection.

(Ord. 2012-0016 § 13, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1180 Filing requirements.

A. An application for new development shall contain the following information. In the case of an application for a coastal development permit, the information shall be in addition to the material required in section 22.56.2310 relating to coastal development permits.

1. Protection and Enhancement of Shoreline Access and Views. New development located between the first public roadway and both the existing and proposed bulkheads shall protect existing public access and views to the Marina. New development shall provide accessways, promenades, view parks and view corridors consistent with Chapter 3 of the Coastal Act and all requirements of the certified LCP. Minimum requirements for the protection and enhancement of shoreline access and views are found in the Site-Specific Development Guidelines in this Specific Plan. Development applications shall include information, including changes in the provisions of the lease, if the underlying project requires any changes in lease provisions, adequate to demonstrate compliance with these access/view requirements.

2. A report prepared by a biologist subject to the criteria set forth in the Marina del Rey Land Use Plan, and approved by the Department of Regional Planning, must be submitted. The report shall discuss the proposed development's impact on the biological productivity of the terrestrial and marine resources within and adjacent to Marina del Rey, and if any Sensitive Biological Resources, as defined in the Land Use Plan, are affected, the report shall set forth the precautionary measures to

be taken for the protection of these resources, both during construction and for the long term. Mitigation measures must be proposed for any negative impacts. The following items must be considered when assessing impact:

— Effects of any additional pollutants due to increased runoff caused by new development;

— Potential changes in water temperature and biological productivity caused by outfalls, runoff, or decrease in light entering the water due to shadowing (new buildings);

— Effects of any new structures placed in the water;

— Effects, if any, on Sensitive Biological Resources, as defined in the Marina del Rey Land Use Plan;

— Construction effects from any development; and

— Wetland Delineation. Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity, or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. (14 CCR section 13577.)

3. All new development shall fully mitigate significant adverse wind impacts on marina boating. Accordingly, a detailed wind study must be submitted with all applications for development for structures over 45 feet in height. The report must discuss the effects of the proposed construction and/or building placement on wind patterns within the Marina, loss of surface winds used by birds and sailboats and general air circulation. The wind study must include the following components:

— Analysis of available historical wind speed and direction data to establish a wind speed/direction relationship for the site;

— Performance and analysis of wind tunnel testing for the project using a model of proposed building(s) and surrounding structures. Wind tunnel testing shall be done for winds blowing from all predominant wind directions as established in analysis of historical data;

— Cumulative wind analysis, including evaluation of wind impacts attributable to existing structures and potential future development

projects, including detailed data on the cumulative impacts of existing, proposed and expected development on winds in marina basin closest to the proposed development;

- Summary of findings identifying the project's wind impacts, if any;
- Summary of mitigation measures available to mitigate the project's adverse impacts on wind, including alternative massing, height and site design.

4. Avoidance and Mitigation of Geologic/Geotechnical Hazards. Applicants and their engineers are responsible for determining and following all current requirements and recommendations of the Los Angeles County Department of Public Works, the California Division of Mines and Geology, and the California Seismic Safety Board. New development shall utilize earthquake-resistant construction and engineering practices. All new development over three stories in height shall be designed to withstand a seismic event with a ground acceleration of no less than 0.5g. Accordingly, all development applications shall include a detailed geotechnical report completed by a certified engineering geologist and a registered civil engineer experienced in the field of soil mechanics, and approved by the Department of Public Works. A copy of the report, and its approval, shall be submitted. The report must include, but not be limited to:

   - A comprehensive geologic/soils analysis showing underlying geology, soil type, and structure;
   - Delineation and evaluation of areas prone to fault rupture, secondary effects of seismic shaking, such as lateral spreading, settlement, liquefaction, etc., and excessive ground motion, due to seismic wave amplification;
   - Delineation of low-lying areas which may be inundated by tsunamis, floods or unusually high tides, sea level rise, or damaged by excessive wave action;
   - Recommendations for development in geologically stable areas, and restriction of development in unstable or unmitigated areas.

   Note: Additional requirements may be imposed in areas determined to be under the jurisdiction of the State of California Seismic Safety Board or the Division of Mines and Geology.

5. Protection of Cultural Heritage Resources. Cultural resources located shall be identified and protected. All applications that include disturbance of native soils or vegetation, including but not limited to excavation, pile driving, and grading shall include:

a. Report by a qualified archaeologist. The archaeology report shall comply with the guidelines of the State Office of Historical Preservation. Mitigation measures suggested in the report, and approved by the department of regional planning, shall be undertaken. For the purpose of this report, a "qualified archaeologist" is a person who has been certified by the Society of Professional Archaeologists and who has a minimum of three years experience investigating and interpreting sites in Southern California. A copy of the report, signed by said qualified archaeologist, shall be submitted with the application. In accordance with the findings set forth in the archaeology report submitted with the development application, cultural resources shall be collected and maintained at the Los Angeles County Natural History Museum or other site acceptable to the State Historic Preservation Officer. The department of regional planning shall be notified if any resource is discovered during any phase of development.

b. Notification of the Office of State Historic Preservation and the Native American Heritage Commission of the location of any proposed disturbance of native soils or vegetation. The notification shall include the proposed extent of the grading and dates on which the work is expected to take place.

c. Acknowledgement of receipt of section 7050.5 of the California Health and Safety Code, and sections 5097.94, 5097.98, and 5097.99 of the California Public Resources Code. The applicant shall place a note on the project plans summarizing the procedures that apply in the event of discovery of Native American remains or grave goods.

The County shall approve archaeological recovery programs as permit amendments. The standard of review is the archaeological recovery program's consistency with this Specific Plan and with other provisions of State law.

6. Avoidance and Mitigation of Flood Control Hazards and Control of Surface Runoff. Flood hazard and runoff management standards shall apply to all new development. To protect marine resources within the existing Marina, to manage runoff associated with proposed development, all development proposals shall assure that:

— The flood hazard due to new development is mitigated;

— Upstream and downstream property owners are not adversely affected;

— The drainage proposal complies with all county, state and federal statutes and ordinances;

— The drainage of roofs and parking lots conform to the best management practices contained in the County's nonpoint source NPDES permit, and the Santa Monica Bay Plan's requirements regarding new or marina development;

— Containment, safe storage and management of all paints, solvents and other toxic and potentially polluting substances used during construction, repair or maintenance of buildings or of boats and floats;

— Accessible pump out facilities, waste disposal, and rest rooms for all parks and anchorages.

The department of public works shall be consulted for full flood-control requirements.

7. Protection of the Gas Company Facilities. Land use decisions and permitted new development shall not interfere with the Gas Company's ability to continue operation of its storage facilities. Prior to any new development over a used or abandoned gas well the developer must submit proof of certification from the California Division of Oil and Gas showing that wells were abandoned according to current standards.

8. Applicants for any proposed office and commercial development shall consult with the county department of beaches and harbors to determine if multiuse parking facilities are appropriate. The applicant shall provide the department with the number of proposed spaces, the number available during weekends and holidays, and methods for control of the parking that would enhance public access to bulkheads, walkways and commercial attractions. The results of the consultation shall be submitted with the application.

9. Direct Traffic Mitigation Payments. All developments shall pay fair-share fees to mitigate their impacts at intersections within the Marina and for other internal and regional circulation improvements. No development may commence without payment of a fair and proportionate share of the costs of the Revised Set of Intersection Improvement Projects, as set forth in section 22.46.1100.C of this Specific Plan, and improvements to the Regional Transportation System, as shown on Map 16 of the Marina del Rey Land Use Plan. The applicant shall also demonstrate that funding of the necessary traffic improvements has been guaranteed.

10. Mitigation of Cumulative Impacts on the Subregional Traffic System—Traffic Analysis and Mitigation Requirements. An applicant for development shall provide the following information regarding the project's anticipated traffic impacts on major highways leading into and around the Marina del Rey Specific Plan area:

a. Exemptions Based on Initial Trip Evaluation. The applicant shall submit an accurate and detailed project description with an initial estimate of the number of the daily trips that will be generated by the project to the Department of Public Works. Subject to the approval of the Department of Public Works, the applicant may, in lieu of preparing a traffic report, pay its fair-share contribution of trip fees for the Revised Set of Intersection Improvement Projects within the Marina and for improvements to the Regional Transportation System.

b. Traffic Impact Analysis Report. A detailed traffic impact analysis report, based on the Department of Public Works' Traffic Impact Analysis Report Guidelines, shall be submitted to the Department of Public Works at the time of the application for the coastal development permit which addresses the project's traffic impacts on various highway intersections that could experience significant impact as described in subsection A.10.e of this section. The study shall document: (1) the number of daily, a.m., and p.m. peak-hour trips which would be generated by the project, (2) the distribution of the trips upon the road system, (3) how specific transportation improvements would mitigate the impact of the project, and (4) such additional information as the Department of Public Works may require to properly evaluate the project's proportionate traffic impacts on the study intersections. The study shall compare levels of service for existing, ambient growth and with and without construction of the project, and cumulative traffic impacts with other known developments.

c. Highway Intersections Required to be Studied. The study area shall include arterial highways, freeways, and intersections generally within a one-mile radius of the project site. These shall include, at a minimum, the Washington Boulevard/Lincoln Boulevard intersection, and the Route 90/Lincoln Boulevard intersections.

d. Consultation. The applicant shall consult with the Department of Public Works on the preparation of the traffic study. The Department of Public Works will coordinate with the City of Los Angeles Department of Transportation (LADOT), and the California Department of Transportation (Caltrans), for their input and requirements. The Department of Public Works shall determine the types of mitigation measures and traffic improvements most appropriate to the project.

e. Threshold. A determination of a significant impact shall be based on the Department of Public Works' Traffic Impact Analysis Guidelines, which are as follows: At LOS C, a development project causing a volume to capacity (V/C) increase of 0.04 or more shall be considered a significant impact. At LOS D, a V/C increase of 0.02 or more shall be

considered a significant impact, and at LOS E/F, a V/C increase of 0.01 or more shall be considered a significant impact.

f. Recommendations on Mitigation Requirements. All lessees within the Marina which propose new development pursuant to the LCP shall pay their fair-share of developer fees based on the number of trips the development generates to fund the Revised Set of Intersection Improvement Projects, and the transportation improvements to the Regional Transportation System. These mitigation measures are needed to address traffic demands by future development inside and outside the Marina. The Revised Set of Intersection Improvement Projects within the Marina and future improvements to the Regional Transportation System shall be developed in accordance with a schedule determined by the Director of Public Works in coordination with other jurisdictions or agencies, as needed. The Los Angeles County Metropolitan Transportation Authority (Metro), as part of its new Congestion Management Plan (CMP), is expected to develop County-wide developer trip fees by 2012. As it relates to the Marina, these trip fees will be used for improvements to help mitigate the impact of development on the Regional Transportation System. It is expected that the Metro-determined CMP trip fees will replace the Marina regional transportation trip fees. The trip fees for the Revised Set of Intersection Improvement Projects will remain separate fees. The types of mitigation measures available to satisfy these requirements are listed in subsection A.10.g of this section.

g. Traffic mitigation measures:

— The Revised Set of Intersection Improvement Projects;

— Improvements to the Regional Transportation System;

— Reduction of traffic trips as may be accomplished through participation in transportation system management (TSM) and transportation demand management (TDM) programs;

— Reduction of traffic trips as may be accomplished through reduction in project size;

— Payment of an in lieu fee or "fair share" amount of a mitigation project where a fair share amount of the mitigation requirement has been determined, the project has been scheduled for construction, and the cost and benefits of the project have been determined;

— Other mitigation measure(s) mutually acceptable to the Department of Public Works, LADOT, and Caltrans.

h. Timely Submittal of Required Studies and Evaluations. The studies, analyses, and evaluations required by this subsection 10 shall be completed before filing a coastal development permit application with the Department of Regional Planning. If the applicant requests that the traffic study be evaluated during the environmental review process, the applicant's coastal development permit shall not be filed or accepted until such time as the traffic study has been completed to the satisfaction of the Department of Public Works.

11. Site Plans. All applications for development in the existing Marina shall include accurate, scaled site plans, and elevations, showing gross square footage of existing and proposed development, parking, and parking requirements, as well as access and view corridors required by this certified LCP.

    a. The Design Control Board shall receive site plans for its review pursuant to the provisions of section 22.46.1110.

    b. Any applicant who is requesting a height incentive under the provisions of subsection E.5 of section 22.46.1060, or whose proposed development includes demolition of existing structures or whose development is located on an existing parking lot or other open area shall provide clear and accurate site plans and elevations that identify the view corridor, show accurately all adjacent development, and show the width and location of the view corridor and the length of the bulkhead frontage of the parcel.

12. Documentation shall be submitted which shows that the proposed new development will not detract from or interfere with the use of existing or planned boating facilities or support facilities. Information shall include, but not be limited to:

    — Number of boat slips lost or gained due to development (if any);

    — The impact of the development in terms of competition for boating facility space, parking, etc.;

    — Number of dry boat storage slots displaced or provided;

    — Design and methods to preserve the availability of boating services such as loading and parking areas serving the slips, preservation of convenient distance from loading areas to gangway, slip rest room access, routes to docks, and boat security;

    — Effects on boat rentals, fishing docks, beach or other lower-cost water-dependent facilities;

    — Provision of adequate land area and/or parking spaces to provide parking for future slips allocated to the leasehold in this Specific Plan.

13. Documentation shall be submitted which shows that sufficient water system, sewer system, and waste treatment capacity exists or will exist prior to occupancy of any new development.

14. Fire Safety Plan.

    a. Applicants for new structures shall submit documentation in the form of a fire safety plan which verifies that the proposed project satisfies fire department safety standards including, but not limited to, fire flow, sprinklers, emergency access and evacuation plans;

    b. Applicants for new multistory buildings shall include in the fire safety plan how they are complying with the requirements of subsection F of Section 22.46.1060 and, for multistory buildings on mole roads, applicants shall designate in their plan a safe refuge area for their occupants on an adjacent boat dock area;

    c. Applicants who choose to provide 10-foot by 10-foot square viewing nodes in place of an eight-foot-wide landscaped strip adjacent to the water way, shall provide evidence that they have provided nodes no less than 150 feet apart and that these nodes will not obstruct fire access.

15. Evidence of the protection of existing recreational uses, and of the incorporation of lower cost overnight uses into any hotel project.

    a. Applicants for office, general commercial, or residential use shall provide evidence that existing boat storage, public access, public parking and boating support uses, including boat owner parking and parking required for any Marina expansion allowed in this LCP, in residentially and commercially designated areas have been preserved consistent with all provisions of the certified LCP. As part of any application to relocate these uses consistent with the certified LCP, the applicant shall provide a plan to relocate any such uses on the same parcel or to another parcel within the Marina, such that the intended use can continue to be carried out, the size and capacity of the accommodation remains the same, and necessary access to the water and boat slips is provided. The uses shall be replaced before commencement of the development project.

    b. Applicants for a hotel use shall designate no less than 25 percent of the land area of the site proposed for new hotel development for a lower cost overnight facility and provide plans and agree to construct the facility as part of the project. Such area may be reduced if a facility containing one-tenth of the number of beds as the hotel contains rooms can feasibly be provided is proposed on site. Such a facility

may include a youth hostel, lower cost conference facility with overnight accommodations, or campground.

i. Applicants for hotel or other overnight accommodations shall indicate on their site plan the land to be reserved for a lower cost overnight accommodation.

ii. In lieu fee option—supporting material required. If the applicant believes that development of a lower cost facility on site is not feasible, and petitions in writing to pay a fee in lieu of providing an on-site provision for lower cost accommodation, the applicant shall provide evidence of the infeasibility of on-site provision of a lower cost facility and information regarding the applicant's calculation of the fair and reasonable share or the cost of acquisition and construction of a lower cost overnight facility.

iii. Because of the fluctuating land market and cost of materials, the applicant's demonstration shall include evidence concerning the current cost of off-site provision of lower cost accommodations, and the manner in which the provisions of these off-site accommodations comply with the obligation to provide lower cost accommodations on-site in terms of affording access to the Marina and nearby beaches. The calculation shall include the prorated cost of necessary support, including parking, lobbies, sanitary facilities and food service areas.

iv. The applicant shall contribute the one-tenth of the cost of one bed and appurtenant improvements in a lower cost accommodation for each market rate room provided. The amount of the fee shall be adjusted annually to reflect the consumer price index and current construction costs.

v. Exemption. If the applicant demonstrates that a proposed hotel project of the same or lesser size on the same parcel paid said fee, or its equivalent, within 20 years of the date of application, the applicant shall be exempt from this obligation.

16. Materials relating to review by the Design Control Board. The applicant must provide documentation that a complete application for the proposed development, consisting of schematic plans, drawings, fees, etc., as required by the Specifications and Minimum Standards of Architectural Treatment and Construction, has been submitted to the Department of Beaches and Harbors for expeditious delivery to, and conceptual review by, the Design Control Board.

B. Any applicant who demonstrates that the impacts of his or her project on winds, archaeological resources, marine resources, public works, or geologic

safety is not significant may not be required to submit the material required in subsections A.2, A.3, A.4, or A.5 of this section, as part of the application. The applicant must demonstrate how the proposed development is insignificant with regard to subsections A.2, A.3, A.4, or A.5 of this section and/or how the nature of the development is unrelated to the requirement imposed, or how the requirement has been previously addressed in a system-wide or area-wide development plan review such as a subdivision. As part of such request, the applicant shall agree to provide supplemental information in a timely manner if additional information is necessary to review the impacts of the proposed development on coastal access and/or resources.

(Ord. 2012-0016 § 14, 2012; Ord. 2009-0004 § 4, 2009; Ord. 95-0058 § 2, 1995; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1190 Conditions of approval.

A. The following conditions shall be imposed, where applicable, for development in Marina del Rey.

1. In accordance with the geologic information submitted with the application for development, development shall occur in geologically safe areas. Any structure affecting personal safety (e.g., gas lines) shall not transect geologically unstable areas.

2. In accordance with the archaeology report submitted with the application for development, resources found in the area planned for development shall be collected and maintained at the nature center planned at the wetland preserve (Area D), or at the Los Angeles County Natural History Museum or as otherwise required by State law.

   a. The applicant shall notify the Office of State Historic Preservation and the Native American Heritage Commission of the location of the grading proposed, the proposed extent of the grading and the dates on which the work is expected to take place.

   b. The applicant shall notify the State Historic Preservation Office, and the Department of Regional Planning if any resource is discovered during any phase of development, and the applicant shall submit a recovery program as an amendment to the permit.

   c. In the event of discovery of Native American remains or of grave goods, section 7050.5 of the California Health and Safety Code, and sections 5097.94, 5097.98, and 5097.99 of the California Public Resources Code apply.

3. To fully mitigate traffic impacts, new developments may be required to establish a functional Transportation Demand Management (TDM)

program, or to participate in an existing TDM program. Consolidation of numerous TDM programs is highly desirable. Viable TDM possibilities include, but shall not be limited to:

— Carpools;

— Ridesharing;

— Vanpools;

— Modified work schedules/flex time;

— Increase use of bicycles for transportation;

— Bicycle racks, lockers at places of employment;

— Preferential parking for TDM participants;

— Incentives for TDM participants; and

— Disincentives.

— Shared use programs shall be implemented for bicycles and vehicles (e.g., on site provision of bicycles and zipcars for tenant and employee use).

— Commercial property owners shall be encouraged to participate in the South Coast Air Quality Management District's Commute Reduction Program.

If required, an annual report on the effectiveness of the TDM program shall be submitted to the Department of Regional Planning.

4. Mitigation of All Direct Traffic Impacts. All lessees within the Marina which propose new development pursuant to the LCP shall pay their fair-share of developer fees based on the number of trips the development generates to fund the Revised Set of Intersection Improvement Projects, as set forth in section 22.46.1100.C of this Specific Plan, and the transportation improvements to the Regional Transportation System, as shown on Map 16 of the Marina del Rey Land Use Plan. These mitigation measures are needed to address traffic demands by future development inside and outside the Marina. The Revised Set of Intersection Improvement Projects and future improvements to the Regional Transportation System shall be developed in accordance with a schedule determined by the Director of Public Works in coordination with other jurisdictions or agencies, as needed. The Los Angeles County Metropolitan Transportation Authority (Metro), as part of its new Congestion Management Plan (CMP), is expected to develop County-wide developer trip fees by 2012. As it relates to the Marina, these trip fees will be used for improvements to help mitigate the impact of development on the Regional Transportation System. It is expected that

the Metro-determined CMP trip fees will replace Marina regional transportation trip fees. The trip fees for the Revised Set of Intersection Improvement Projects will remain separate fees. The Department of Public Works will establish and administer developer fees.

The fees shall be calculated for every development project based on the number of additional p.m. peak-hour trips generated by the project. Additional trips are defined as the p.m. peak-hour trips attributable to buildout of the new development allocated in the Specific Plan. All applicants shall pay the determined fees prior to obtaining any building permit for their development to mitigate all of the development's direct traffic impacts in the Marina and to pay for their fair-share improvements to the Regional Transportation System. That is, no development shall begin pursuant to a coastal development permit until all required developer fees have been paid.

5. All proposed mitigation measures including, but not limited to, providing public access, establishing view or wind corridors, preserving of sunlight on the beaches, parks and boat slip areas, and participating in the funding of park improvements or of traffic mitigation measures shall be made conditions of approval. The applicant shall modify the design of the development to the extent necessary to comply with such conditions.

6. All development shall participate in and contribute its fair share to funding of the mitigation measures described in the coastal improvement fund as specified in section 22.46.1950 of this Specific Plan. The fees shall be calculated based on the improvement fund fee, and the number of additional residential units approved for the project.

7. Lower cost visitor-serving facilities shall be protected and, to the extent feasible, new lower cost visitor-serving uses shall be encouraged and provided within the existing Marina.

    a. At a minimum, every new hotel development shall reserve and develop no less than 25 percent of the site as a lower cost overnight accommodation. A lower cost overnight accommodation includes a dormitory type accommodation such as a lower cost conference facility, or youth hostel, a campground, or other use that by its design and nature can be operated at low or moderate cost and that is accessible for individuals of less than the median income.

    b. If the applicant demonstrates that development of a lower cost accommodation on-site is not feasible, the applicant may instead contribute the cost of acquisition and construction of a lower cost overnight facility, including the prorated share of necessary support facilities including lounges, sanitary facilities and dining halls. The

applicant shall contribute the one-tenth of the cost of one bed and the prorated share of appurtenant improvements of a lower cost accommodation for each market-rate room provided on the hotel site. The amount of the fee shall be adjusted annually to reflect the consumer price index and current construction costs.

i. Because of the fluctuating market and cost of materials, the applicant's demonstration shall include evidence of the infeasibility of on-site provision of a lower cost facility, the current cost of off-site provision of lower cost accommodations alternatives, the manner in which the provision of these off-site accommodations complies with the obligation to provide lower cost accommodations on-site in terms of affording access to the marina and nearby beaches.

ii. The amount of the fee shall be adjusted annually to reflect the consumer price index and current construction costs. If the applicant demonstrates that a hotel project proposed on the parcel paid said fee, or its equivalent, within 20 years of the date of application, the applicant shall be exempt from this obligation.

iii. Said fee shall be placed in separate restricted interest-bearing trust account by the county that is identified only for use in developing lower cost overnight accommodations open to the public in Marina del Rey. Possible sites include parcels OT and 94. All monies shall be expended within five years of collection to build, subsidize or otherwise facilitate construction of a lower cost overnight facility such as youth hostels, low-cost motel, campground, or affordable conference center with overnight accommodations in the marina, or within two miles of its boundaries. If at the end of five years the fees have not been expended, an LCP amendment shall be processed to determine options of using the funds for lower cost overnight accommodations.

8. New roads and infrastructure shall be designed and constructed in an environmentally sensitive manner, and shall follow the design and recreation policies of the certified LCP.

9. The requirements for storm drain design and construction stated in this Specific Plan shall be followed.

10. Developers shall pay their fare share for any additional mitigation measure necessary for the complete mitigation of significant adverse traffic impacts or of other significant adverse impacts caused by the development, including cumulative impacts. Said mitigation may include

funding for subregional traffic improvements to be carried out in concert with other agencies.

11. Based upon information provided in the fire safety plan, the Fire Department may review all applications for multi-story buildings and, at its discretion, may recommend an alternative height for the proposed multi-story buildings based upon their review and supported by factual findings. Such recommendations shall be considered in determining conditions of approval for the project.

12. The applicant will be required to preserve coastal-dependent boating or boating support uses on site. If the essential functions of the Marina will not be harmed by temporarily closing the use, the project may, instead of preserving the facility, replace the facility with a similar facility of the same size and capacity within the Marina. If approved, such replacement shall occur before development of the use which displaces it may commence. Boating support uses include, but are not limited to: boat launch ramps, boat hoists, mast-up boat storage, gasoline docks and pump-out stations, small boat rentals, boating schools, personal watercraft launch areas and, in anchorages, passenger and equipment loading zones, dinghy docks, and navigational information centers.

13. Residential and mixed use projects shall not reduce the amount of land area devoted to coastal-dependent boating uses in the development zone. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be located within the development zone at a location that affords equal operational efficiency for the use. Construction of the replacement use shall be phased so that said use is replaced before development of the use which displaces it.

14. All development shall contribute its fair and proportionate share of necessary mitigation of the development's impacts on the subregional transportation program as determined in subsection A.9 of section 22.46.1180.

    a. Thresholds. A determination of a significant impact shall be based on the Department of Public Works' Traffic Impact Analysis Report Guidelines, which are as follows: At LOS C, a development project causing a V/C increase of 0.04 or more shall be considered in a significant impact. At LOS D, a V/C increase of 0.02 or more shall be considered a significant impact, and at LOS E/F, a V/C increase of 0.01 or more shall be considered a significant impact.

    b. Recommendations on Mitigation Requirements. If the Department of Public Works determines that mitigation is required, the Department

shall determine the type of mitigation measures most appropriate to the specific project. For mitigation measures outside the Marina, the Department of Public Works will coordinate with the other involved jurisdictions and/or agencies. The Department shall specifically determine how much an appropriate or projected mitigation measure would reduce the impacts of the project's peak-hour trips on the subregional transportation system, and shall submit a recommendation on a preferred mitigation measure or mitigation requirement. If a "fair share amount contribution" is determined to be appropriate, the Department shall determine the applicant's proportionate fair share of the project to which the mitigation will apply, and the construction schedule of the suggested improvement, and shall submit a recommendation on a preferred mitigation requirement. The types of mitigation measures available to satisfy this requirement are listed in subsection A.14.c of this section.

c. Available traffic mitigation measures:

— Revised Set of Intersection Improvement Projects;

— Transportation improvements to the Regional Transportation System;

— Reduction of traffic trips as may be accomplished through participation in Transportation Demand Management (TDM) programs; — Reduction of traffic trips as may be accomplished through reduction in project size;

— Payment of an in lieu fee or "fair share" amount of a mitigation project where a fair share amount of the mitigation requirement has been determined, the project has been scheduled for construction and the cost and benefits of the project have been determined; and

— Other mitigation measure(s) mutually acceptable to the Department of Public Works, LADOT, and Caltrans.

d. Timely Submittal of Required Traffic Impact Analysis Studies and Evaluations. The studies, analysis, and evaluations required by this subsection 14 shall be required to be completed before filing a coastal development permit application with the Department of Regional Planning. If the applicant requests that the traffic study be evaluated during the environmental review process, the applicant's coastal development permit shall not be filed or accepted until such time as the traffic study has been completed to the satisfaction of the Department of Public Works.

e. Mitigation. Fees must be paid for all development to fully mitigate all significant peak-hour adverse traffic impacts.

15. The Design Control Board will have final review of the architectural design (i.e., building and facade design, materials, colors), landscaping, and signs based on the site plan approved by the Regional Planning Commission or Hearing Officer.

16. Bird-Safe Building Standards. All new buildings, and major renovations of existing buildings, shall be required to provide bird-safe building treatments for the facade, landscaping, and lighting consistent with the guidelines provided below:

    Glazing treatments:

    — Fritting, permanent stencils, frosted, non-reflective or angled glass, exterior screens, decorative latticework or grills, physical grids placed on the exterior of glazing, or UV patterns visible to birds shall be used to reduce the amount of untreated glass or glazing to less then 35 percent of the building facade.

    — Where applicable vertical elements within the treatment pattern should be at least one-quarter inch (1/4") wide at a maximum of spacing of four inches (4") and horizontal elements should be at least one-eighth inch (1/8") wide at a maximum spacing of two inches (2").

    — No glazing shall have a "Reflectivity Out" co-efficient exceeding 30 percent. That is, the fraction of radiant energy that is reflected from glass or glazed surfaces shall not exceed 30 percent.

    — Equivalent treatments recommended by a qualified biologist may be used if approved by the County and/or the Coastal Commission.

    Lighting Design:

    — Nighttime lighting shall be minimized to levels necessary to provide pedestrian security.

    — Buildings shall be designed to minimize light spillage and maximize light shielding to the maximum feasible extent.

    — Building lighting shall be shielded and directed downward. Up-lighting is prohibited. Use of "event" searchlights or spotlights shall be prohibited.

    — Landscape lighting shall be limited to low-intensity and low-wattage lights.

    — Red lights shall be limited to only that necessary for security and safety warning purposes.

    Landscaping:

— Trees and other vegetation shall be sited so that the plants are not reflected on building surfaces.

— In order to obscure reflections, trees and other vegetation planted adjacent to a reflective wall or window shall be planted close to (no further than three feet from) the reflective surface.

— For exterior courtyards and recessed areas, building edges shall be clearly defined by using opaque materials or non-reflective glass.

— Walkways constructed of clear glass shall be avoided.

Building Interiors:

— Light pollution from interior lighting shall be minimized through the utilization of automated on/off systems and motion detectors.

Lights Out for Birds:

— The County shall encourage building owners and operators to participate in "Lights Out for Birds" programs or similar initiatives by turning off lighting at night, particularly during bird migration periods.

B. The conditions imposed pursuant to this section 22.46.1190 shall run with the land and shall be binding on all lessees and sublessees of the parcel.

(Ord. 2012-0016 § 15, 2012; Ord. 2009-0004 § 5, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1200 Land use category use restrictions and development standards—Purpose.

A. The following use restrictions and development standards shall apply to land use categories in this Specific Plan area. All land use categories are subject to the design guidelines and phasing requirements provided for in Sections 22.46.1060 and 22.46.1090 of this Specific Plan. Land use categories extend beyond the parcel boundary line to the centerline of the street(s) bordering the parcel. Development on a parcel must also conform to the Site-Specific Development Guidelines of this Specific Plan. As used in these Land Use Restrictions and in the site-specific guidelines, the word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Where site-specific guidelines found in Section 22.46.1790 or the conditions of development found in Section 22.46.1190 differ from the regulations of these Land Use Restrictions and Development Standards, such site-specific standards and conditions of development shall supersede the land use category regulations listed below. If there is a conflict among these development standards, the more restrictive document shall control.

B. Legal descriptions for parcels according to land use category may be found in Appendix A. Modifications of development standards for land use categories in Marina del Rey shall comply with the variance procedures found in Part 2, Chapter 22.56 of Title 22 and any findings required by the project's coastal development permit.

(Ord. 2009-0004 § 6, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1210 Organization.

Each of the following land use categories contain restrictions and standards which shall apply on all parcels designated for that category. There are two types of land use categories: (1) primary land use category and (2) overlay land use category. All parcels have designated a primary land use category; selected parcels are assigned an overlay land use category as well. The standards and requirements for an overlay category shall be considered in conjunction with the requirements of the primary land use category. Land use categories are organized in the following fashion:

A. Intent. This is a statement of purpose of the category with regard to the development and resource protection policies that are to be carried out in the particular category.

B. Principal Permitted Uses. This is a listing of the uses which clearly implement the designated land uses and policies of the category. These uses require approval of a coastal development permit unless they are specifically exempted or categorically excluded. Each principal permitted uses section is divided into primary uses, which may stand alone, and uses allowed only in conjunction with a primary or conditionally permitted use. The principal permitted use is generally not appealable to the Coastal Commission unless it is located in one of the areas listed in Section 22.56.2450 where the Coastal Commission retains appeal jurisdiction. Secondary uses are uses which do not require a conditional use permit, but which are appealable to the Coastal Commission. Coastal development permits for uses which are appealable to the Coastal Commission shall have a public hearing in accordance with Section 22.56.2380.

C. Uses Subject to Additional Permits. This is a listing of uses which may implement the intent of the category but only under certain circumstances or conditions. These uses may require the approval of conditional use, temporary use or other permits in addition to a coastal development permit or other development approval. The uses in this section are appealable to the Coastal Commission. Coastal development permits for uses which are appealable to the Coastal Commission shall have a public hearing in accordance with Section 22.56.2380.

D. Development Standards. This is a listing of regulations that apply to development within a particular land use category. These regulations relate

to height limits, setbacks, lot coverages and densities. The development standards, including height, identified for each land use category are the maximums permitted in the land use category; standards are further restricted, where stated, on a parcel-specific basis according to Sections 22.46.1790 through 22.46.1940. Compliance with these standards will be substantiated through the issuance of coastal development permits. Where a range of height standards are given, the height over the minimum may be approved only if allowed on the site and under the conditions set forth in subsection E of Section 22.46.1060, and only if allowed on the site by Sections 22.46.1790 through 22.46.1940.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1220 Residential III—Intent.

Residential III is intended as a medium-density residential category permitting up to 35 dwelling units per net acre.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1230 Residential III—Permitted uses.

Property in the Residential III category may be used for:

A. The following principal permitted use:

— Multiple-family structures no more than 35 units per net acre.

B. The following permitted uses:

— Apartment houses;

— Bicycle and pedestrian path rights-of-way;

— Public parks and picnic areas;

— Townhouses.

C. The following uses only when in conjunction with a primary use listed in subsection A, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1240 below:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Animals, domestic and wild, maintained or kept as pets for personal use as provided in Part 3 of Chapter 22.52;

— Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so

used shall be a part of the building project, or on property adjoining the construction site;

— Grading projects, off-site transport, where not more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1240 Residential III—Uses subject to additional permits.

Property in the Residential III category may be used for:

A. The following uses provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in Residential III, provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses in the Residential III category;

— Visitor- and neighborhood-serving commercial development not exceeding 1,000 square feet, cumulative, for the site, provided:

1. That parking shall be provided for all uses in excess of 500 square feet,
2. That such uses shall be open to the public and accessible from public roads, view corridors and/or walkways,
3. That signage and hours of operation enhance compatibility with the residential development;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

— Parking for boating-related uses;

— Parking lots, but excluding commercial parking lots where greater than 50 percent of the leasehold's income is from parking fees;

— Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

— Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the site-specific development guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Congregate care facilities;

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 16, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1250 Residential III—Development standards.

These standards shall apply for all uses in the Residential III category:

— Building height is limited to a maximum of 75 feet;

— Dwelling unit density shall not exceed 35 units per net acre;

— Front and rear yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setback;

— Side yard setbacks shall be a minimum of five feet;

— View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

— The County shall encourage alternative forms of transportation in new or remodeled residential projects by considering the use of Zip Cars, and other similar non-personal automobile strategies when evaluating requests for parking permits.

— Residential and mixed use shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the

use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 5, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on LUP Map 5 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 17, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1260 Residential IV—Intent.

Residential IV is intended as a medium-high density residential category permitting up to 45 dwelling units per net acre.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1270 Residential IV—Permitted uses.

Property in the residential IV category may be used for:

A. The following principal permitted use:

— Multiple-family structures no more than 45 dwelling units per net acre.

B. The following permitted uses:

— Apartment houses;

— Bicycle and pedestrian path rights-of-way;

— Public parks and picnic areas;

— Townhouses.

C. The following uses only when in conjunction with a primary use listed in subsection A, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1280 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52;

— Building materials, storage of;

— Grading projects, off-site transport;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1280 Residential IV—Uses subject to additional permits.

Property in the Residential IV category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Residential IV category;

— Congregate care facilities;

— Visitor- and neighborhood-serving commercial development not exceeding 1,000 square feet, cumulative, for the site, provided:

1. That parking shall be provided for all uses in excess of 500 square feet;
2. That such uses shall be open to the public and accessible from public roads, view corridors, and/or walkways;
3. That signage and hours of operation enhance compatibility with the residential development:

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

— Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;

— Parking for boating-related uses;

— Parking lots, but excluding commercial parking lots;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

— Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan;

— Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 18, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1290 Residential IV—Development standards.

These standards shall apply for all uses in the Residential IV category:

— Building height is limited to a maximum of 140 feet;

— Dwelling unit density shall not exceed 45 units per net acre;

— Front and rear yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setbacks;

— Side yard setbacks shall be a minimum of five feet;

— View corridors, public open space areas, and/or accessways and emergency access corridors required in this Specific Plan may be designed and integrated with the required front, side, and rear-yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

— The County shall encourage alternative forms of transportation in new or remodeled residential projects by considering the use of Zip Cars and other similar non-personal automobile strategies when evaluating requests for parking permits.

— Residential and mixed use shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is

economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 5, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on LUP Map 5 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 19, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1300 Residential V—Intent.

Residential V is intended as a high-density residential category permitting up to 75 dwelling units per net acre.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1310 Residential V—Permitted uses.

Property in the Residential V category may be used for:

A. The following principal permitted use:

— Multiple-family dwellings no more than 75 dwelling units per net acre.

B. The following permitted uses:

— Apartment houses;

— Bicycle and pedestrian path rights-of-way;

— Public parks and picnic areas;

— Townhouses;

— Youth hostels.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1320 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Animals, domestic and wild, maintained or kept as pets for personal use as provided in Part 3 of Chapter 22.52;
- Building materials, storage of;
- Grading projects, off-site transport;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1320 Residential V—Uses subject to additional permits.

Property in the Residential V category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Residential V category;
- Congregate care facilities;
- Visitor- and neighborhood-serving commercial development not exceeding 1,000 square feet, cumulative, for the site, provided:
    1. That parking shall be provided for all uses in excess of 500 square feet;
    2. That such uses shall be open to the public and accessible from public roads, view corridors and/or walkways;
    3. That signage and hours of operation enhance compatibility with the residential development.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parking for boating-related uses;
- Parking lots, but excluding commercial parking lots;
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

— Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 20, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1330 Residential V—Development standards.

These standards shall apply for all uses in the Residential V category:

— Building height is limited to a maximum of 225 feet;

— Dwelling unit density shall not exceed 75 units per net acre;

— Front and rear yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setback;

— Side yard setbacks shall be a minimum of five feet;

— View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

— The County shall encourage alternative forms of transportation in new or remodeled residential projects by considering the use of Zip Cars and other similar non-personal automobile strategies when evaluating requests for parking permits.

— Residential and mixed use shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the

use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 5, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on LUP Map 5 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 21, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1335 Senior Accommodations—Intent.

Senior Accommodations is intended to provide housing for persons age 62 or older who may or may not be retired, subject to the development standards set forth in section 22.46.1338. Units within a senior accommodations facility shall not be considered a residential use for purposes of allocating dwelling units when calculating density, or for assessing affordable housing requirements or assessing transient occupancy taxes or fees.

(Ord. 2012-0016 § 22, 2012)

22.46.1336 Senior Accommodations—Permitted uses.

Property in the Senior Accommodations category may be used for:

A. The following principal use:

— Senior accommodations facilities.

B. The following permitted uses:

— Reserved.

(Ord. 2012-0016 § 23, 2012)

22.46.1337 Senior Accommodations—Uses subject to additional permits.

Property in the Senior Accommodations category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Congregate care facilities for seniors.

(Ord. 2012-0016 § 24, 2012)

22.46.1338 Senior Accommodations—Development standards.

These standards apply for all uses in the Senior Accommodations category:

— Each senior unit shall contain no more than two bedrooms and shall not provide a kitchen;

— Communal dining facilities shall be available on site;

— Services and/or facilities provided for residents on site may include, but not be limited to, concierge, dry cleaner, laundry, hair and beauty salon, spa (excluding massage), recreation room, lounge, shuttle/limousine, travel, maid, linen, and other similar personal services;

— Senior units in this category shall not be considered a residential use for purposes of allocating dwelling units, assessing affordable housing requirements, or assessing transient occupancy taxes or fees; and

— Building height is limited to 75 feet from finished floor, not including rooftop appurtenances.

(Ord. 2012-0016 § 25, 2012)

22.46.1340 Hotel—Intent.

Hotel is intended as an overnight accommodations/attendant services category.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1350 Hotel—Permitted uses.

Property in the Hotel category may be used for:

A. The following principal permitted use:

— Hotel.

B. The following permitted uses:

— Bicycle and pedestrian path rights-of-way;

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

— Hotels;

— Public parks and picnic areas;

— Motels;

— Youth hostels.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use in subsection B above, or with a use listed in Section 22.46.1360 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Bars and cocktail lounges, excluding cabarets;

— Building materials, storage of;

— Commercial service concessions offering newspapers, notions, grocery, bookstores, gift shops, florist shops, clothing stores or similar facilities in hotels or motels, where allowed by the Site-Specific Development Guidelines of this Specific Plan, provided:

1. That such facilities are designed and operated for the convenience of the hotel and conference guests and visitors to the Marina and are no more extensive than is necessary to service such development, but in no event totaling more than 1,000 square feet cumulatively;

2. That such uses shall be open to the public and accessible from public roads, plazas, view corridors, and/or walkways;

3. That public entrances to such facilities are visible from public promenades, view corridors, plazas, and streets;

4. That any such facilities that include more than 16 restaurant or fast food seats are considered when calculating the hotel's relationship to the phasing policies in Section 22.46.1090 and/or its parking requirements;

5. That all signs, advertising or identifying such facilities, visible from the street or promenade outside the building shall be approved by the design control board;

6. That any commercial ice cream, coffee or food service development more than 750 square feet be considered when calculating the hotel's parking and/or phasing requirements;

— Conference, banquet and meeting rooms;

— Grading projects, off-site transport;

— Recreation services intended to serve hotel guests, including, but not limited to, pools, saunas, exercise rooms, tennis courts, etc.;

— Restaurants and other eating establishments, where allowed by the site-specific development standards of this Specific Plan;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 2012-0016 § 26, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1360 Hotel—Uses subject to additional permits.

Property in the Hotel category may be used for:

A. The following uses provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Hotel category;

— Cabarets, provided that, as a condition of use, such use shall not be located within a 1,000-foot radius of any other adult business, and subject to the provisions of Section 22.56.190;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Nightclubs;

— Oil or gas wells and observation facilities;

— Parking for boating-related uses;

— Parking lots and parking buildings;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Restaurants not operating in conjunction with a separate hotel or motel on the same parcel;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

— Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1370 Hotel—Development standards.

These standards shall apply for all uses in the Hotel category:

— Building height is limited to a maximum of 225 feet;

— Front, rear, and side-yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setback. View corridors, public open space areas, and/or accessways or emergency access corridors required in this Specific Plan may be designed and integrated with the required front, side, and rear- yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

— Hotels shall establish a shuttle program to and from Los Angeles International Airport for guests. Hotels shall also provide, on demand, transit passes for those employees requesting the use of public transportation;

— Hotels shall not reduce the amount of land area devoted to existing public parks, boating, or coastal-dependent marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 5, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on LUP Map 5 may be relocated in conjunction with

development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 27, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1380 Visitor-Serving/Convenience Commercial—Intent.

Visitor-Serving/Convenience Commercial is intended as a service-oriented category providing dining facilities, retail sales and personal services for visitors, residents and employees of Marina del Rey.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1390 Visitor-Serving/Convenience Commercial—Permitted uses.

Property in the Visitor-Serving/Convenience Commercial category may be used for:

A. The following principal permitted use:

— Visitor-serving and convenience retail stores as further defined in subsection 1 below.

1. Visitor-serving uses:

— Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period,

— Aquariums,

— Arboretums and horticultural gardens,

— Arcades,

— Art galleries,

— Automobile rental and leasing agencies,

— Bait and tackle sales and rental,

— Bakeries,

— Bar and cocktail lounges, excluding cabarets,

— Bicycle and motor scooter rentals,

— Bicycle and pedestrian path rights-of-way,

— Boat charters,

— Boat rentals,

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan,

— Comfort stations,

— Gift shops,

— Ice cream shops,

— Museums,

— Movable snack and souvenir carts,

— Parking lots and parking buildings,

— Parking for boating-related uses,

— Post office,

— Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith,

— Restaurants and other eating establishments, including food takeout. Existing restaurant seats may be recycled according to subsection C.5 of section 22.46.1090. New restaurant seats may be constructed only where stated in the Site-Specific Development Guidelines; — Skate sales and rentals,

— Stations, bus, railroad and taxi,

— Swimming pools,

— Tourist information centers,

— Youth hostels;

2. Convenience commercial uses:

— Antique shops,

— Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090,

— Bakery shops, including baking only when incidental to retail sales from the premises,

— Banks, savings and loans, credit unions and finance companies,

— Barbershops,

— Beauty shops,

— Bicycle shops,

— Bookstores,

— Ceramic shops, including manufacturing incidental to retail sales from the premises, provided the total volume of kiln space does not exceed eight cubic feet,

— Child care centers,

— Clothing stores,

— Community centers,

— Confectionery or candy stores, including making only when incidental to retail sales from the premises,

— Delicatessens,

— Dental clinics, including laboratories in conjunction therewith,

— Dress shops,

— Drugstores,

— Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that the building is so constructed and the equipment is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity,

— Florist shops,

— Health food stores,

— Hobby supply stores,

— Jewelry stores,

— Laundries, hand,

— Laundries, self-service,

— Leather goods stores,

— Liquor stores,

— Locksmith shops,

— Markets,

— Medical clinics, including laboratories in conjunction therewith,

— Music stores,

— Newsstands,

— Notion or novelty stores,

— Nurseries, including the growing of nursery stock,

— Pharmacies,

- Photographic equipment and supply stores,
- Photography studios,
- Public parks and picnic areas,
- Real estate offices,
- Retail stores,
- Shoe stores,
- Silver shops,
- Sporting goods stores,
- Stationery stores,
- Tailor shops,
- Tobacco shops,
- Toy stores,
- Yarn and yardage stores.

B. The following uses only when in conjunction with a primary use listed in subsection A above or with a use listed in Section 22.46.1400, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Building materials, storage of;
- Grading projects, off-site transport;
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754;
- On-premises or directional signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan, and as approved by the design control board.

(Ord. 2012-0016 § 28, 2012; Ord. 95-0058 § 3, 1995; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1400 Visitor-Serving/Convenience Commercial—Uses subject to additional permits.

Property in the Visitor-Serving/Convenience Commercial category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Visitor-Serving/Convenience Commercial category;
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for longer than seven days;
- Cabarets, provided that, as a condition of use, such use shall not be located within a 1,000-foot radius of any other adult business, and subject to the provisions of Section 22.56.190;
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith;
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or recognized accrediting agency, but excluding trade or commercial schools;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Health clubs or centers;
- Hospitals;
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56;
- Nightclubs;
- Oil or gas wells and observation facilities;
- Outdoor display, sales and storage;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Schools, through Grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the state of California, in which no pupil is physically restrained, but excluding trade schools;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

— Storage of personal and household items where allowed by the Site-Specific Development Guidelines of this Specific Plan;

— Theaters and other auditoriums.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1410 Visitor-Serving/Convenience Commercial— Development standards.

These standards shall apply for all uses in the Visitor-Serving/Convenience Commercial category:

— Building height is limited to a maximum of 45 feet;

— Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway setback. View corridors, public open space areas and/or accessways or emergency accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

— Visitor-Serving/Convenience Commercial uses shall not reduce the amount of land area devoted to existing visitor-serving, boating, or coastal-dependent marine commercial uses, and visitor-serving uses may be integrated vertically with recreational boating uses where possible:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence;

E. With respect to Parcel 49, any redevelopment which increases the visitor-serving area shall include urban open space, the amount of which shall depend on whether the launch ramp remains on Parcel 49 or is moved to another location in the harbor. If the launch ramp remains on Parcel 49, a minimum of one acre of urban open space shall be provided; if the launch ramp is moved to another location, a minimum of 2 acres of urban open space shall be provided. The urban open space may consist of hardscape and/or landscape, and may be located above ground level to maximize views. Any project proposed for Parcel 49 shall demonstrate how such urban open space will be used by the public, and that such urban open space will not be displaced by a commercial use, such as outdoor dining; and

F. With respect to the launch ramp on Parcel 49, if visitor-serving development is undertaken on that parcel, the launch facility must remain in operation on site or be transferred to another site. At no time may the launch ramp be closed except in times of national emergency, to provide staging for a local emergency, or in connection with other safety considerations.

(Ord. 2012-0016 § 29, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1420 Marine Commercial—Intent.

Marine Commercial is intended as a category which will allow coastal-related and coastal-dependent land and water uses, including storage and repair of boats.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1430 Marine Commercial—Permitted uses.

Property in the Marine Commercial category may be used for:

A. The following principal permitted use:

— Boat launching and open storage.

B. The following permitted uses:

— Bait and tackle sales and rental;

— Bicycle and pedestrian path rights-of-way;

— Boat and marine sales and service;

— Boat launching;

— Boat operation, rental, charter and moorage;

— Boat repair, minor, including rigging, sanding, and tuneups but excluding spray painting and major engine overhauls;

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

— Dry boat storage within racks or structures less than 45 feet high;

— Ferries, water taxis, harbor cruises, and other scenic boating;

— Launch hoists;

— Marine gas sales and accessory retail;

— Moorage;

— Parking for boating-related uses;

— Public parks and fishing areas;

— Sales, rental and repair of marine supplies;

— Sale of food, beverages and sundries as a convenience to boaters;

— Schools for teaching boating, sailing and other marine-related activities;

— Transient boating visitor facilities, including docks, showers, restrooms and laundry, but excluding overnight accommodations;

— Wet slips.

C. The following uses only when in conjunction with a primary use listed in subsection A, a permitted use listed in subsection B above or with a use listed in Section 22.46.1440 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Building materials, storage of;

— Grading projects, off-site transport;

— Office uses related to on-site boating activities, including yacht brokerage, marine insurance, marine engineering and design services, provided that the area devoted to such use does not exceed 2,000 square feet, the business conducted in the building is marine or boating-related and accessory to the principal use on the parcel;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board.

(Ord. 2012-0016 § 30, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1440 Marine Commercial—Uses subject to additional permits.

Property in the Marine Commercial category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Marine Commercial category;

— Boat repair, painting and limited manufacturing;

— Boathouses, rowing clubs and facilities associated with crew racing;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Office uses related to boating activities, including yacht brokerage, marine insurance, admiralty law, marine accountancy, marine engineering and design services, provided that no more than 25 percent of the site is devoted to such uses;

— Oil and gas wells and observation facilities;

— Parking lots and parking buildings;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board;

— Yacht clubs.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1450 Marine Commercial—Development standards.

These standards shall apply for all uses in the Marine Commercial category:

— Building height is limited to a maximum of 45 feet, except that dry stack storage uses may be allowed a maximum of 75 feet when allowed by the Site-Specific Development Guidelines;

— Front, rear and side yard setbacks shall be a minimum of five feet, in addition to the required highway and promenade setbacks;

— View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if the director finds that such design will enhance visual and physical access to the shoreline;

— Marine Commercial uses shall not reduce the amount of land area devoted to existing visitor-serving, boating or coastal-dependent marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence;

— Parcels developed with yacht clubs shall reserve a minimum of 50 percent of the land area for boat storage uses.

(Ord. 2012-0016 § 31, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1460 Boat Storage—Intent.

Boat Storage is intended as a category allowing storage and repair of boats.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1470 Boat Storage—Permitted uses.

Property in the Boat Storage category may be used for:

A. The following principal permitted use:

— Boat launching and open or enclosed storage of boats.

B. The following permitted uses:

— Bicycle and pedestrian path rights-of-way;

— Boat repair, minor, including rigging, sanding, and tuneups but excluding spray painting and major engine overhauls;

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

— Launch hoist;

— Moorage;

— Parking for boating-related uses;

— Transient boating visitor facilities, including docks and showers;

— Wet slips.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above or with a use listed in Section 22.46.1480 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property not exceeding a total of 1,000 square feet or 10 percent of the area of the property, whichever is lesser;

— Bait and tackle sales and rental not exceeding 500 square feet or 10 percent of the area of the property, whichever is lesser;

— Building materials, storage of;

— Grading projects, off-site transport;

— Sale of food, beverages and sundries as a convenience to boaters, not exceeding 500 square feet or 10 percent of the area of the property, whichever is lesser;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan, and approved by the design control board.

(Ord. 2012-0016 § 32, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1480 Boat Storage—Uses subject to additional permits.

Property in the Boat Storage category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Boat Storage category;

— Boathouses, rowing clubs, and facilities associated with crew racing;

— Dry stack storage buildings;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

— Parking lots and parking buildings;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1490 Boat Storage—Development standards.

These standards shall apply for all uses in the Boat Storage category:

— Building height is limited to a maximum of 25 feet, except that dry stack storage uses may be allowed a maximum of 75 feet when allowed by Site-Specific Development Guidelines;

— Front, rear and side yard setbacks shall be a minimum of five feet, in addition to the required highway setback;

— View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if the director finds that such design will enhance visual and physical access to the shoreline;

— Boat Storage uses shall not reduce the amount of land area devoted to the existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and public access:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 33, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1500 Office—Intent.

The Office category is intended to authorize a variety of generalized offices.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1510 Office—Permitted uses.

Property in the Office category may be used for:

A. The following principal permitted use:

— Office buildings.

B. The following permitted uses:

— Banks, savings, and loans;

— Bicycle and pedestrian path rights-of-way;

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

— Offices, business or professional;

— Public parks and picnic areas;

— Youth hostels.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1520 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Building materials, storage of;

— Grading projects, off-site transport;

— Public parks and picnic areas;

— Retail commercial, restaurant, personal and business services located on the ground floor only;

— On-site signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board.

(Ord. 2012-0016 § 34, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1520 Office—Uses subject to additional permits.

Property in Office category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Office category;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

— Parking for boating-related uses;

— Parking lots and parking buildings;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1530 Office—Development standards.

These standards shall apply for all uses in the Office category:

— Building height is limited to a maximum of 45 feet seaward of the loop roads and a maximum of 225 feet on all other parcels;

— Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway, emergency access and promenade setback;

— View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

— Office project uses shall not reduce the amount of land area devoted to the existing visitor-serving, boating or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 35, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1540 Parking—Intent.

Parking is intended as a category which will provide areas for public motor vehicle parking, particularly for visitors to Marina del Rey, and for special events for the benefit of the public.

(Ord. 2012-0016 § 36, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1550 Parking—Permitted uses.

Property in the Parking category may be used for:

A. The following principal permitted use:

— Surface public parking lots.

B. The following primary uses:

— Bicycle and pedestrian path rights-of-way;

— Boathouses, boat racks, and oarboxes for Parcel NR and IR;

— Certified farmers' markets (temporary), as defined in the Marina del Rey Land Use Plan;

— Information directories;

— Parking lots and parking buildings up to 45 feet high;

— Parking for boating-related uses;

— Public parks and picnic areas.

C. The following uses only when in conjunction with a primary use listed in subsection A, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1560 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Building materials, storage of;

— Grading projects, off-site transport;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board;

— Structures used for fee collection.

(Ord. 2012-0016 § 37, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1560 Parking—Uses subject to additional permits.

Property in the Parking category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Parking category;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board;

— Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1570 Parking—Development standards.

These standards shall apply for all uses in the Parking category:

- Heights shall be limited according to parcel specific standards in Section 22.46.1780, in the Site-Specific Development Guidelines of this Specific Plan, but at a maximum, no more than 45 feet in height on moles and seaward of loop roads, and no more than 90 feet in height north of Admiralty Way or adjacent to Lincoln Boulevard;
- Standards shall be as set forth in Part 11, Chapter 22.52 of this Title 22;
- Parking lots shall not reduce the amount of land area devoted to the existing visitor-serving, boating, or marine commercial uses:

  A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

  B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

  C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

  D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 38, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1580 Public Facilities—Intent.

The Public Facilities category is intended to provide areas for public services and facilities other than public right-of-way, parking and open space.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1590 Public Facilities—Permitted uses.

Property in the Public Facilities category may be used for:

A. The following principal permitted use:

- Publicly owned facilities.

B. The following permitted uses:

— Administrative and government offices;

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

— Fire stations;

— Libraries;

— Police stations;

— Public utility facilities;

— Public parks and picnic areas;

— Rights-of-way for bicycle and pedestrian paths.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1600 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Building materials, storage of;

— Grading projects, off-site transport;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 2012-0016 § 39, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1600 Public Facilities—Uses subject to additional permits.

Property in the Public Facilities category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Public Facilities category;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

- Parking for boating-related uses;
- Parking lots and parking buildings;
- Publicly owned uses necessary to the maintenance of the public health, convenience, or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1610 Public Facilities—Development standards.

These standards shall apply for all uses in the Public Facilities category:

- Building height is limited to a maximum of 45 feet except that theme towers may extend to a maximum of 140 feet unless otherwise restricted by the site-specific guidelines;
- Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway and promenade setback.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1620 Open Space—Intent.

The Open Space category is intended to provide urban, passive, and active recreational opportunities.

(Ord. 2012-0016 § 40, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1630 Open Space—Permitted uses.

Property in the Open Space category may be used for:

A. The following principal permitted use:

- Public parks, public plazas, and picnic areas.

B. The following permitted uses:

- Bicycle and pedestrian path rights-of-way;

— Campgrounds, on a lot or parcel of land having not less than one acre;

— Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

— Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;

— Public promenades;

— Riding and hiking trails, excluding trails for motor vehicles;

— View parks and view areas;

— Visitor-serving concession operations, limited to no more than 500 square feet.

C. The following uses only when in conjunction with a primary use listed in subsection A above or with a use listed in Section 22.46.1640 below, subject to the same limitations and conditions provided in Section 22.46.1230

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Building materials, storage of;

— Grading projects, off-site transport;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 2012-0016 § 41, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1640 Open Space—Uses subject to additional permits.

Property in the Open Space category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Open Space category;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, on-site;

— Oil or gas wells and observation facilities;

— Parking for boating-related uses;

— Parking lots, but excluding commercial parking lots;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

— Special events (temporary) of the type described in Part 14 of Chapter 22.56 of this Title 22 related to temporary use permits, without the sponsorship requirements or frequency limitations of such Part 14; however, no temporary use permit shall be required;

— Youth hostels, where permitted by Site-Specific Development Guidelines.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 42, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1650 Open Space—Development standards.

These standards shall apply for all uses in the Open Space category.

— No structure over 25 feet in height shall be constructed, except that public facilities and buildings supportive of Chace Park and Marina Beach are allowed with a maximum height limit of 45 feet.

(Ord. 2012-0016 § 43, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1660 Water—Intent.

Water is intended as a category for recreational use, docking and fueling of boats, flood control, and light marine commercial.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1670 Water—Permitted uses.

Property in the Water category may be used for:

A. The following principal permitted use:

— Water-oriented recreational activities, including boating, fishing, rowing, sightseeing, wind surfing.

B. The following permitted uses:

— Bicycle and pedestrian path rights-of-way;

— Boat docks, piers;

— Boating-related equipment storage;

— Dry stack storage facilities attached to a land side structure;

— Public view areas;

— Schools for boating, sailing and other marine-related activities in which teaching is done on the water;

— Wet slips.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1680 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 2012-0016 § 44, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1680 Water—Uses subject to additional permits.

Property in the Water category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Water category;

— Boat fuel docks;

— Boat-launching facilities;

— Boat repair docks;

— Boathouses, rowing clubs and facilities associated with crew racing;

— Docking facilities for charter boats, sightseeing tours, party boats, etc.;

— Oil and gas wells and observation facilities;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 45, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1690 Water—Development standards.

These standards shall apply for all uses in the Water category:

— Building height is limited to a maximum of 15 feet, except that dry stack storage facilities connected to a land side structure shall be allowed at the height permitted by the land use category on the land side of the parcel;

— Development of new boat slips must be accompanied by adequate parking and land-side facilities, including boater restrooms.

(Ord. 2012-0016 § 46, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1700 Waterfront Overlay Zone—Intent.

Waterfront Overlay is intended as an overlay land use category applied as a permitted use to residentially and commercially designated waterfront parcels in addition to the other permitted land use category of the site. The overlay is designed to encourage coastal-related and coastal-dependent land uses while increasing development flexibility. The Waterfront Overlay permits the combination of Hotel, Visitor-Serving Convenience Commercial, and Marine Commercial land uses with the primary land use category of a site; mixing of these uses within a structure is also permitted.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1710 Waterfront Overlay Zone—Permitted uses.

Property in the Waterfront Overlay Zone may be used for:

A. The following principal permitted use:

— The use identified as the principal permitted use on the parcel, subject to the application as designated in the Site-Specific Development Guidelines for that parcel.

B. The following permitted uses: Hotel, Visitor-Serving Convenience Commercial, Boat Storage, or Marine Commercial, or any use identified as a permitted use on the parcel, subject to the application of permitted land use categories which are designated in the Site-Specific Development Guidelines for that parcel.

C. Any accessory use listed in subsection C of permitted uses for any of the primary land use categories which are designated in the Site-Specific Development Guidelines for that parcel, provided the use is developed in conjunction with an allowed principal permitted use or permitted use, or an accessory use to a use allowed by Section 22.46.1720 below for which a conditional use permit has been granted.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1720 Waterfront Overlay Zone—Uses subject to additional permits.

Property in the Waterfront Overlay Zone may be used for:

A. Any use listed as a principal permitted use, permitted use, or uses subject to additional permits in the Hotel, Visitor-Serving/Convenience Commercial and Marine Commercial land use categories, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1730 Waterfront Overlay Zone—Development standards.

A. Development standards in the Waterfront Overlay Zone shall be equivalent to the standards of the respective primary land use categories in this chapter. Development permitted by the Waterfront Overlay Zone must be consistent with the development standards of the primary land use category which permits the use. The Site-Specific Development Guidelines shall also apply and shall supersede the land use category standards when the standards differ.

B. A detailed plot plan shall be submitted which accurately shows the location and dimensions of all improvements including streets, walkways, water areas, buildings, parcel lines, landscaped areas, buildings, etc. Multistory buildings and areas of mixed uses shall be indicated. Where applicable, the plans shall indicate the boundary lines of the land use categories located on the subject property; the land area for each category shall be calculated and shown on the plan. A tentative map shall be filed when required by Title 21 of this code. Information shall be submitted which indicates how the proposed development is consistent with the allocation of development in the Development Zone where the parcel resides, as specified in the Site-Specific Development Guidelines.

C. All development shall be carried out consistent with a plot plan submitted with the initial application on the property. The plot plan shall be consistent with the Specific Plan. The plot plan shall cover the entire parcel, and if there is phasing of the project, shall show phasing consistent with the provisions of the Specific Plan.

— Approval of waterfront overlay zone projects shall be based on the findings that a proposed project will provide improved public shoreline access, public recreational use, public views and day use by the general public, without detracting from public recreation facilities, including boat slips;

— Mixed Use projects permitted by the Waterfront Overlay Zone shall not reduce the amount of land area devoted to existing visitor-serving, boating or marine commercial uses:

1. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

2. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

3. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

4. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 47, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1740 Mixed Use Overlay Zone—Intent.

Mixed Use Overlay is intended as an overlay land use category applied to selected parcels in addition to the primary land use category of the site. The overlay is designed to encourage mixed use projects and increase overall development

flexibility. The Mixed Use Overlay permits the combination of any land use category with the primary land use category of a site; mixing of uses within a structure is also permitted.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1750 Mixed Use Overlay Zone—Permitted Uses.

Property in the Mixed Use Overlay Zone may be used for:

A. The following principal permitted use:

— The use identified as the principal permitted use on the parcel subject to the application as designated in the Site-Specific Development Guidelines for that parcel.

B. The following permitted uses:

— Any use identified as a permitted use on the parcel, subject to the application permitted land use categories which are designated in the Site-Specific Development Guidelines for that parcel.

C. Any accessory use listed in subsection B of permitted uses for any of the primary land use categories which are designated in the Site-Specific Development Guidelines for that parcel, provided the use is developed in conjunction with an allowed principal permitted use or permitted use, or an accessory use to a use allowed by Section 22.46.1760 below for which a conditional use permit has been granted.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1760 Mixed Use Overlay Zone—Uses subject to additional permits.

Property in the Mixed Use Overlay Zone may be used for:

A. Any use listed as a principal permitted use, permitted use or uses subject to additional permits in any land use category, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1770 Mixed Use Overlay Zone—Development standards.

A. Development standards in the Mixed Use Overlay Zone shall be equivalent to the standards of the respective primary land use categories in this chapter. Development permitted by the Mixed Use Overlay Zone must be consistent with the development standards of the primary land use category which permits the use. The Site-Specific Development Guidelines shall also apply and shall supersede the land use category standards when the standards differ.

B. A detailed plot plan shall be submitted which accurately shows the location and dimensions of all improvements including streets, walkways, water areas, buildings, parcel lines, landscaped areas, buildings, etc. Multistory buildings and areas of mixed uses shall be indicated. Where applicable, the plans shall indicate the boundary lines of the land use categories located on the subject property; the land area for each category shall be calculated and shown on the plan. A tentative map shall be filed when required by Title 21 of this code. Information shall be submitted which indicates how the proposed development is consistent with the allocation of development in the development zone where the parcel resides, as specified in the Site-Specific Development Guidelines.

C. All development shall be carried out consistent with a plot plan submitted with the initial application on the property. The plot plan shall be consistent with the Specific Plan. The plot plan shall cover the entire parcel, and if there is phasing of the project, shall show phasing consistent with the provisions of the Specific Plan.

— Mixed Use projects permitted by the WOZ shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

1. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

2. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced

within the Marina before the development which displaces it may commence;

3. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

4. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 48, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1780 Site-Specific Development Guidelines—Purpose.

A. These guidelines set forth site-specific development standards and guidelines for parcels within the existing Marina. As used in these site-specific guidelines, the word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Development Zones are identified in Map 10, Marina Development Zones (see Map 10 at the end of this Part 3). Maps 11 through 13 illustrate the various parcels within each development zone (see Maps 11 through 13 set out at the end of this Part 3). Parcel numbers for the existing Marina are those used in lease parcel identification by Los Angeles County. Category boundaries for parcels containing more than one category may be found on the maps included in these site-specific guidelines.

B. Maximum buildouts and land uses are identified for each Development Zone. Certain existing or allocated development may be converted to other uses in the same development zone, consistent with subsection C.6 of section 22.46.1090 of this Specific Plan and the land use category(ies) of the affected parcel(s).

C. Each parcel has an identified primary land use category, required public improvements (if any) and special development considerations. With the exception of Parcel 9, which is under the control of the Los Angeles County Department of Beaches and Harbors, all parcels in Marina del Rey are now developed, and their present use is indicated on pages 21 through 25 of Appendix C, Specifications and Minimum Standards of Architectural Treatment and Construction, of the certified LCP. The additional development potential of a parcel is dependent upon the land use category(ies) of the parcel and the development allocated to the zone in which the parcel resides. Development monitoring shall continuously track the amount of development available in every zone; after an expansion project is approved, the additional development granted as part of the

approval shall be deducted from the development available in a project's development zone. The balance will be the development available for future projects in the zone. Once the buildout allocated to a development zone is depleted to a zero development balance, future development in the zone is limited to recycling of uses with no expansions or increased trip generation. Existing uses shall be maintained on parcels residing in zones with a zero development balance, except for development consistent with the conversion provisions of subsection C.6 of section 22.46.1090.

D. Records. The Department of Regional Planning shall maintain a public record, open for public review and inspection, of (1) the amount of redevelopment granted in each development zone, (2) the amount of redevelopment remaining in each zone, and (3) the amount of redevelopment proposed in pending applications in each zone. Copies of this public log shall be forwarded semiannually to the department of beaches and harbors and the California Coastal Commission.

E. Definitions. Maintenance of a use means the existing or similar use, height, floor area or intensity and peak-hour trip generation of a parcel shall remain the same. Required public improvements are those improvements the parcel lessee will be required to make when new development or recycling of uses on the leasehold occurs. Special development considerations refer to special circumstances or conditions which shall be observed at the time of development.

F. All parcels are subject to the phasing requirements outlined in Section 22.46.1090 of this Specific Plan. In addition, all parcels must conform to the Use Restrictions and Development Standards and to these site-specific guidelines. As used in these land use restrictions and in the site-specific guidelines, the word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Where site-specific guidelines found in Sections 22.46.1790 through 22.46.1940, or the conditions of approval found in Section 22.46.1190 differ from the land use category regulations and development standards listed in Section 22.46.1200, above, such site-specific standards and conditions of development shall supersede the land use category regulations. If there is a conflict among these development standards, the more restrictive document shall control.

G. It is the intent of this Specific Plan to allow the development of public facility uses as needed to serve the visitors and residents of Marina del Rey. Such uses shall include, but are not limited to, parking, fire, sheriff, beach, library, park, public transportation and other emergency and nonemergency services required for the day-to-day operation of the Marina.

(Ord. 2012-0016 § 49, 2012; Ord. 2009-0004 § 7, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 91-0004 § 5, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1785 Major development zones with associated areas and parcels.

Development Zone No.	Associated Areas	Parcels Within Development Zone
1	Bora Bora, Tahiti, Marquesas, Panay, Via Marina	1, 3, 7, 8, 9, 10, 12, 13, 14, 15, 18, 20, 95, 100, 101, 102, 103, 104, 111, 112, 113, AL-1, BR, DS, K-6, LLS
2	Palawan/Beach, Oxford	21, 22, 27, 28, 30, 33, 91, 97, 125, 128, 129, 140, 141, 145, 147, GR, HS, IR, JS, NR, P, Q, RR
3	Admiralty, Bali, Mindanao, Fisherman's Village, Harbor Gateway, North Shore, Fiji Way	40T, 41, 42, 43, 44, 47, 48, 49M, 49R, 49S, 50, 51, 52, 53, 54, 55, 56, 61, 62, 64, 65, 75, 76, 77, 94, 130, 131, 132, 133, 134, 200, BB, EE, UR, SS, W, XT

(Ord. 2012-0016 § 50, 2012.)

22.46.1789 Major development zones with associated development potential.

Development Zone No. 1	
Residential	1,498 units
Hotel	288 rooms
Retail	53,000 square feet
Restaurant	340 seats
Congregate Care	15 units
Development Zone No. 2	
Residential	72 units
Hotel	217 rooms
Office	32,000 square feet
Retail	42,000 square feet
Restaurant	410 seats
Seniors Accommodations	114 units
Development Zone No. 3*	
Residential	255 units
Retail	178,741 square feet
Restaurant	573 seats
Office	26,000 square feet
Dry Stack	345 spaces
Library	3,000 square feet

* Notwithstanding any other provision to the contrary, these dwelling units may only be used on Parcel 64 in Development Zone 3, converted to a higher priority use in Development Zone 3, or transferred to another Development Zone via LCP amendment.

(Ord. 2012-0016 § 51, 2012.)

22.46.1790 Site-Specific Development Guidelines—By Area.

The following site-specific guidelines shall apply to each respective area in Marina del Rey.

(Ord. 2012-0016 § 52, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 91-0004 § 6, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1800 Bora Bora Area (Map 11).

Parcels 1, 3, 112, 113, BR

Parcel 1	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 3	
Categories:	Parking
	Open Space
Parcel 112	
Categories:	Residential V
	Water
	Waterfront Overlay
Parcel 113	
Categories:	Residential V
	Waterfront Overlay
Parcel BR	
Category:	Open Space

Required public improvements:

— Development shall provide waterfront public pedestrian access consistent with Section 22.46.1150 of this Specific Plan.

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan. New development or intensification on Parcels 112 and 113 shall require reservation of public open space and the construction of a public pedestrian promenade consistent with the 28-foot-wide standard.

— Public vehicular access shall be maintained along Bora Bora Way. No fewer than 10 public parking spaces shall be provided in a landscaped parking area adjacent to the gas dock.

— A small waterfront viewing park not less than 500 square feet in area shall be provided on Parcel 112 in conjunction with Phase II development.

— A small waterfront viewing park not less than 500 square feet in area shall be provided on Parcel 113 on a platform over the bulkhead, in conjunction with Phase II development.

— Park and picnic facilities, including a restroom shall be installed in Parcel 3 in conjunction with new development in the Bora Bora development zone.

Special development considerations:

— New building construction on Parcel 112 shall relate to Bora Bora Way and landscaping shall be enhanced.

— Parcel 1, Parcel 3—Height category 1: building height not to exceed 25 feet.

— Parcel 112, Parcel 113—Height category 6: building height not to exceed 225 feet.

(Ord. 2012-0016 § 53, 2012; Ord. 2001-0010 § 1, 2001: Ord. 95-0042 § 1 (part), 1995.)

22.46.1810 Tahiti Area (Map 11).

Parcels 7, 8, 9, 111

Parcel 7	
Categories:	Residential III
	Water
	Waterfront Overlay
Parcel 8	
Categories:	Residential III
	Water
	Waterfront Overlay
Parcel 9	
Categories:	Hotel
	Open Space
	Water
	Waterfront Overlay
Parcel 111	
Categories:	Residential III (mole portion)
	Residential V (non-mole western portion)
	Water
	Waterfront Overlay

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

Special development considerations:

— Parcel 7—Height category 2: Building height not to exceed 45 feet.

— Parcel 8, Parcel 111 (mole portion)—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.

— Parcel 9, Parcel 111 (western portion)—Height category 5: Building height not to exceed 140 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 225 feet.

— Parcel 9 wetland park—In order to maximize wildlife values, no trails or gathering areas (such as picnic tables, pavilions, etc.) shall be allowed in the wetland park between the Parcel 8 parking lot and the wetland, or on the marina side of the wetland.

— The developer (or responsible lessee) of Parcel FF(14) shall pay 50 percent of the cost for the restoration of the wetland and creation of an approximately 1.5 acre wetland park on Parcel 9, as well as transient slip accommodations on Parcel 9 for 9-11 boats.

(Ord. 2012-0016 § 54, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1820 Marquesas Area (Map 11).

Parcels 10, 12, 13, 14

Parcel 10	
Categories:	Residential III and V (density averaged over all of parcel)
	Water
	Waterfront Overlay
Parcel 12	
Categories:	Residential IV
	Water
	Waterfront Overlay
Parcel 13	
Categories:	Residential III
	Water
	Waterfront Overlay
Parcel 14	
Categories:	Residential III - (for the 0.67 acre "mole" portion of the parcel)
	Residential V - (for the 1.38-acre "non-mole" portion of the parcel) and
	Waterfront Overlay

Prior to issuance of a building permit for the project, the permittee shall, to the satisfaction of the Directors of Regional Planning and Beaches & Harbors, pay monies into the coastal improvement fund (specified in section 22.46.1950 of the County Code) in the amount necessary to fund 50 percent of the design, permitting, and construction of a public wetland and upland park on the southerly approximately 1.46-acres of Marina Parcel 9U. The first to obtain a building permit of the permittees of the subject project and the hotel resort project on Parcel 9U shall construct such public wetland and upland park and shall be entitled to reimbursement of 50 percent of the design, permitting, and construction cost by the County. If such park is not developed by the permittee of the hotel resort, the subject permittee may enter onto Parcel 9U to perform such construction work. Development of said public wetland and upland park on the southerly portion of Parcel 9U shall be completed and the park shall be open to the public in advance of issuance of a Final Certificate of Occupancy for the subject approved apartment building on Parcel FF(14).

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with section 22.46.1060 of this Specific Plan.

Special development considerations:

— Parcel 12 (mole terminus portion)—Height category 2: Building height not to exceed 45 feet.

— Parcel 10 (mole portion), Parcel 12 (western portion on mole), Parcel 13 (mole portion), Parcel 14 (mole portion)—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.

— Parcel 10 (non-mole portion). Building height not to exceed a maximum of 75 feet.

— Parcel 14—Height category 3.

— Parcel 14—Developer shall deposit into an account designated by the County an amount equal to the cost of replacing 101 parking spaces at Chace Park or at Marina Beach, amount to be determined by the County. The replacement parking spaces shall be available for public use within five (5) years of the issuance of the Certificate of Occupancy for redevelopment of Parcel 14.

— The developer (or responsible lessee) of Parcel 14 shall pay 50 percent of the cost of the restoration of the wetland and creation of an approximately 1.5 acre wetland park on Parcel 9, and shall also construct at no cost to the

County transient docks at Parcel 9 accommodating 9-11 vessels. If Parcel 14 development commences prior to Parcel 9 development, Parcel 14 shall absorb 100 percent of the costs of the wetland park construction, subject to 50 percent reimbursement if Parcel 9 develops. The wetland park shall be constructed and open prior to the issuance of the Certificate of Occupancy for Parcel 14.

(Ord. 2012-0016 § 55, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1830 Panay Area (Map 11).

Parcels 15, 18, and 20

Parcel 15	
Categories:	Residential IV
	Water
	Waterfront Overlay
Parcel 18	
Categories:	Residential III (mole terminus)
	Residential IV (south side of mole road)
	Water
	Waterfront Overlay
Parcel 20	
Categories:	Residential IV
	Water
	Waterfront Overlay

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with section 22.46.1060 of this Specific Plan.

Special development considerations:

— Parcel 18 (mole terminus portion), Parcel GR—Height category 2: Building height not to exceed 45 feet.

— Parcel 15, Parcel 18 (western portion along mole), Parcel 20—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.

— Deck parking structures may be provided on Parcel GR, limited to 45 feet maximum, consistent with the view and site design standards and requirements of this Specific Plan, including the requirement that any development provide shadow studies indicating the proposed development

will not shadow the public beach on Parcel H between the hours of 9:00 a.m. and 5:00 p.m. after April 15th and before September 15th.

(Ord. 2012-0016 § 56, 2012; Ord. 2001-0010 § 2, 2001: Ord. 95-0042 § 1 (part), 1995.)

22.46.1835 Via Marina Area (Map 11).

Parcels 95, 100, 101, 102, 103, 104, DS, LLS, AL-1, and K-6

Parcel 95	
Categories:	Visitor-Service Commercial
	Mixed Use Overlay
Parcel 100	
Category:	Residential V
Parcel 101	
Category:	Residential V
Parcel 102	
Category:	Residential V
Parcel 103	
Category:	Residential V
Parcel 104	
Category:	Visitor-Serving/Convenience Commercial
Parcel DS	
Category:	Open Space
Parcel LLS	
Category:	Public Facilities
Parcel AL-1	
Category:	Public Facilities
Parcel K-6	
Category:	Residential V

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with section 22.46.1060 of this Specific Plan.

Special development considerations:

— Parcel DS—Height category 1: Building height not to exceed 25 feet.

— Parcels AL-1, LLS—Height category 2: Building height not to exceed 45 feet.

— Parcels 100, 101, 102, 103, 104, and K-6—Height category 6: Building height not to exceed 225 feet.

— Parcel 95—Height category 7: Building height with Visitor-Serving/Convenience Commercial not to exceed 45 feet; with the Mixed Use Overlay Zone option, building height not to exceed 140 feet.

— Any development on Parcel 95 exceeding 45 feet in height shall include street level entrances on Washington Boulevard, open space in the interior of the Parcel, and commercial facilities.

— Any development on Parcel LLS shall include landscaping along Via Marina.

(Ord. 2012-0016 § 57, 2012)

22.46.1840 Palawan/Beach Area (Map 12).

Parcels 21, 22, 27, 28, 30, 33, 91, 97, 140, 141, 145, GR, HS, IR, JS, NR

Parcel 21	
Categories:	Marine Commercial/Public Parking
	Waterfront Overlay
Parcel 22	
Categories:	Hotel
	Waterfront Overlay
Parcel 27	
Categories:	Hotel
	Waterfront Overlay
Parcel 28	
Categories:	Residential III
	Water
	Waterfront Overlay
Parcel 30	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 33	
Categories:	Visitor-Serving/Convenience Commercial
	Water
	Waterfront Overlay
Parcel 91	
Categories:	Boat Storage
	Water
	Waterfront Overlay
Parcel 97	
Categories:	Visitor-Serving/Convenience Commercial
	Mixed Use Overlay
Parcel 140	

Categories:	Residential V
	Mixed Use Overlay
Parcel 141	
Category:	Hotel
Parcel 145	
Category:	Hotel
Parcel GR	
Category:	Parking
Parcel HS	
Category:	Open Space
Parcel IR	
Categories:	Parking
	Open Space
Parcel JS	
Category:	Open Space
Parcel NR	
Category:	Parking

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan. On Parcel 30, any expansion less than or equal to 10 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a public pedestrian promenade, consistent with the 28-foot wide standard, along 50 percent of the length of the bulkhead; any expansion greater than 10 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a public pedestrian promenade, consistent with the 28-foot wide standard, along 100 percent of the length of the bulkhead.

Special development considerations:

— Parcels 27, 28, 30, 33, 91, HS, IR, JS and N—Height category 2: Building height not to exceed 45 feet.

— Parcel 140—Height category 4: Building height not to exceed 140 feet.

— Parcels 141, 145—Height category 6: Building height not to exceed 225 feet.

— Parcel 97—Height category 7: Building height with Visitor-Serving/Convenience Commercial not to exceed 45 feet; with the Mixed Use Overlay Zone option, building height not to exceed 140 feet.

— New development shall preserve water views and avoid walling in the public beach. Redevelopment of the public beach parcels shall provide new views to the water from Admiralty Way and Via Marina.

— Parcels 97 and 140 may be developed together as a design unit. In lieu of view corridors, any development on these Parcels 97 and 140 that exceeds 45 feet in height shall provide articulation, landscaping and design details that (1) provide a gateway to the Marina, (2) step back heights adjacent to Washington Street to provide a softened edge next to Venice, and (3) provide street level commercial development adjacent to Washington Street.

— Development shall provide significant landscaping at ground level, particularly at the intersections of Admiralty Way with Palawan Way and Via Marina, to provide a park-like entry character to this high-intensity public use area.

— In no event shall the total area devoted to boat storage, including mast-up storage and dry-stack storage, be decreased within the Palawan/Beach development zone.

(Ord. 2012-0016 § 58, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1850 Oxford Area (Map 12).

Parcels 125, 128, 129, 147, P, Q, RR

Parcel 125	
Categories:	Residential V (western portion)
	Hotel (eastern portion)
	Water
	Waterfront Overlay
Parcel 128	
Category:	Water
Parcel 129	
Categories:	Public Fire Station
	Water
Parcel 147	
Categories:	Senior Accommodations
	Mixed Use Overlay
Parcel P	
Category:	Open Space
Parcel Q	
Category:	Open Space
Parcel RR	
Category:	Open Space

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

— The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

Special development considerations:

— Parcel 125 (western portion)—Height category 6: Building height not to exceed 225 feet.

— Parcels 125 (easternmost 300 feet), 129, P, Q, RR—Height category 7: Building height not to exceed 40 feet.

— Parcel 147—Building Height not to exceed 75 feet on Admiralty and 85 feet on Washington Boulevard.

— A public walkway with a minimum width of 20 feet shall be constructed consistent with County design requirements on Parcel 147 to connect Washington Boulevard and Admiralty Way at the sole expense of the developer of Parcel 147.

— In order to ensure the relocation of the existing public parking spaces from Parcel 147 to Parcel 21, prior to the commencement of development of Parcel 147, the lessee of Parcel 21 shall execute necessary documentation acceptable to the County of Los Angeles surrendering approximately 206 linear feet of leasehold, as measured along the water frontage, starting from the northwest corner of Parcel 21, and including the entire depth of the parcel, for the total of approximately 30,900 square feet, to be joined with Parcel GR.

(Ord. 2012-0016 § 59, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1860 Admiralty Area (Map 13).

Parcels 40T, 94, 130, 131, 132, 133, 134, SS

Parcel 40T	
Category:	Public Facilities
Parcel 94	
Category:	Parking
Parcel 130	
Categories:	Visitor-Serving/Convenience Commercial
	Waterfront Overlay
Parcel 131	
Categories:	Visitor-Serving/Convenience Commercial

	Waterfront Overlay
Parcel 132	
Categories:	Marine Commercial (mole portion)
	Hotel (Admiralty Way portion)
	Water
	Waterfront Overlay
Parcel 133	
Categories:	Visitor-Serving/Convenience Commercial
	Waterfront Overlay
Parcel 134	
Categories:	Office
	Waterfront Overlay
Parcel SS	
Category:	Open Space

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

— On Parcel 132, any redevelopment or expansion in excess of 10 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a pedestrian promenade, consistent with the 28-foot-wide standard, along 50 percent of the length of the bulkhead; expansion in excess of 20 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a public pedestrian promenade, consistent with the 28-foot-wide standard, along 100 percent of the length of the bulkhead.

— The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

Special development considerations:

— Parcels 40T, 132 (mole portion)—Height category 2: Building height not to exceed 45 feet.

— Parcel 134—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.

— Parcels 132 (nonmole, nonpanhandle portion), 133—Height category 4: Building height not to exceed 140 feet.

— Parcels 130, 131, 132 (panhandle portion), SS—Height category 7: Building height not to exceed 40 feet.

(Ord. 2012-0016 § 60, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1870 Bali Area (Map 13).

Parcels 41, 42, 43, 44, 75, 76, 150, UR

Parcel 41	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 42	
Categories:	Hotel
	Water
	Waterfront Overlay
Parcel 43	
Categories:	Visitor-Serving/Convenience Commercial
	Water
	Waterfront Overlay
Parcel 44	
Categories:	Boat Storage (southernmost portion adjacent to Admiralty Way)
	Marine Commercial (adjacent to Admiralty Way)
	Visitor-Serving/Convenience Commercial (mole)
	Water
	Waterfront Overlay
Parcel 75	
Categories:	Visitor-Serving/Convenience Commercial
	Mixed Use Overlay
Parcel 76	
Category:	Office
Parcel 150	
Category:	Office
Parcel UR	
Category:	Parking

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

— The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

Special development considerations:

— Parcels 42, 43 (mole terminus portion)—Height category 2: Building height not to exceed 45 feet.

— Parcels 41, 43 (mole road portion), 44, UR—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.

— Parcels 75, 76, 150—Height category 6: Building height not to exceed 225 feet.

— On Parcel UR, development of uses other than public parking shall be conditioned to provide replacement public parking on-site or elsewhere in the Marina on a one-to-one basis such that there is no net reduction in public parking spaces. Turf block on-site can be considered for a portion of these spaces.

(Ord. 2012-0016 § 61, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1880 Mindanao Area (Map 13).

Parcels 47, 48, 49M, 49R, 49S, 50, 52, 53, 54, 77, EE

Parcel 47	
Categories:	Open Space
	Water
Parcel 48	
Category:	Water
Parcel 49M	
Categories:	Parking/Public Facilities
	Water
	Waterfront Overlay
Parcel 49R	
Categories:	Boat Storage/Visitor-Serving Commercial
	Water
	Waterfront Overlay
Parcel 49S	
Categories:	Boat Storage/Visitor-Serving Commercial
	Water
	Waterfront Overlay
Parcel 50	
Category:	Visitor-Serving/Convenience Commercial
Parcel 52	
Categories:	Boat Storage
	Water
	Waterfront Overlay

Parcel 53	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 54	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 77	
Categories:	Open Space/Public Facilities
	Water
	Waterfront Overlay
Parcel EE	
Categories:	Open Space
	Water

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads.

— On Parcels 52, 53, and 54, said promenade shall only be constructed along the water if determined to be safe, and access to the waterfront shall be provided along the property line between Parcels 52 and 53. A view park shall be constructed in lieu of the promenade when it is determined that a promenade along the water is unsafe at that location. Seating and landscaping shall be provided along the bulkheads consistent with section 22.46.1060 of this Specific Plan.

— In the event a dry stack boat storage facility is not constructed on Parcel 52, no other use may be established on the parcel until such time as a new site for a dry stack facility is designated in Marina del Rey.

— The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

— Redevelopment on Parcel 47 shall be conditioned to require pedestrian access from Mindanao Way to the pedestrian promenade.

Special development considerations:

— Parcel EE—Height category 1: Building height not to exceed 25 feet.

— Parcels 47, 49M, 49R, 49S, 50, and 77—Height category 2: Building height not to exceed 45 feet.

— Parcels 49M, 49R, and 49S may be developed as a unit, with a blending of uses within and between the parcels. The launch ramp must be incorporated

into any proposed project for these parcels. The current capacity of the launch ramp shall be protected and ramp and support facilities shall not be combined with other uses that would reduce the capacity or usability of the ramp by the boating public. Any proposal which adds Visitor-Serving/Convenience Commercial uses to these parcels must also add urban open space as required by section 22.46.1410.E.

— Parcels 52, 53, and 54—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet, except that boat hoists may exceed this height.

— In no event shall the total area devoted to boat storage, including mast-up storage and dry-stack storage, be decreased within the Mindanao Area.

— Parcel 52—Development of a dry stack storage facility shall not extend more then 100 feet seaward of the bulkhead and all associated docks shall not exceed the water lease line.

(Ord. 2012-0016 § 62, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1890 Fisherman's Village Area (Map 13).

Parcels 55, 56, 61, BB, W

Parcel 55	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 56	
Categories:	Visitor-Serving/Convenience Commercial
	Water
	Waterfront Overlay
Parcel 61	
Categories:	Visitor-Serving/Convenience Commercial
	Water
	Waterfront Overlay
Parcel BB	
Category:	Water
Parcel W	
Category:	Parking

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

— Development adjacent to the new channel entrance for the Area A boat basin shall provide view areas of the main channel and new Marina basin.

Special development considerations:

— Parcels 55, 61—Height category 2: Building height not to exceed 45 feet.

— Parcels 56, W—Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.

— Parcels 56 and W may be developed as one unit, provided that public views are maintained and equivalent public parking is reserved and provided in addition to commercial parking.

(Ord. 2012-0016 § 63, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1900 Harbor Gateway Area (Map 13).

Parcels 62, 64, 65

Parcel 62	
Categories:	Open Space
	Public Facilities
	Water
Parcel 64	
Categories:	Residential V
	Water
	Waterfront Overlay
Parcel 65	
Categories:	Boat Storage
	Water

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads, except Parcel 62 for safety reasons where the accessway shall be routed inland of the Sheriff's station and boat hoists. Seating and landscaping shall be provided along the bulkheads consistent with section 22.46.1060 of this Specific Plan.

Special development considerations:

— Parcels 62, 65—Height category 2: Building height not to exceed 45 feet.

— Parcel 64—Height category 4: Building height not to exceed 140 feet.

— Docking facilities may be provided as needed on Parcel 62 for harbor patrol and Coast Guard uses.

(Ord. 2012-0016 § 64, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1910 Reserved.

(Ord. 2012-0016 §§ 65, 66, 2012.)

22.46.1920 North Shore Area (Map 13).

Parcel XT

Parcel XT	
Category:	Open Space

(Ord. 2012-0016 § 67, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1930 Fiji Way Area (Map 13).

Parcels 51, 200

Parcel 51	
Category:	Open Space
Parcel 200	
Category:	Public Facilities

Special development considerations:

— Parcels 51, 200—Height category 2: Building height not to exceed 45 feet.

(Ord. 2012-0016 § 68, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1940 Reserved.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1950 Coastal improvement fund.

A. A coastal improvement fund is established to finance construction of local park facilities and non-motorized public boating facilities in the Marina del Rey area. New park and non-motorized public boating facilities will mitigate the impacts of new residential development on the regional recreational resources of the Marina and adjacent beaches. The fund will be generated by charging a fee per unit for new residential units in the existing Marina. Notwithstanding the application of this fee to residential units only, Senior Accommodations projects shall be required to pay this fee.

   Each subsequent development application to construct new residential units in Marina del Rey shall contribute its calculated share to the coastal improvement fund to provide funds for construction of local park and non-motorized public boating facilities in Marina del Rey. The coastal improvement fund may be used for projects identified in subsection C of this section.

B. Discussion. Additional residential development will place a burden on the regional recreational resources of the Marina and adjacent areas as new residents utilize these resources to fulfill local recreation needs. Creation and improvement of new park lands, public access areas, and non-motorized public boating facilities to serve the new residential population will mitigate the adverse impacts of additional residential development on regional facilities. The coastal improvement fund will provide a mechanism to collect fees to be used for the development of new park, public access, and non-motorized public boating facilities in the existing Marina.

The Specific Plan allocates a total of 2,420 additional dwelling units for the existing Marina. The average occupancy for apartment dwelling units in the Marina del Rey area is 1.5 residents per unit, according to the 1990 Census. Based on these figures, residential development is expected to add 3,630 residents to the existing Marina.

The Los Angeles County General Plan establishes a local park standard of four acres per 1,000 population. Application of this standard against the increased population results in a local park need of 14.5 acres in the existing Marina. These acreages are attributed to the new development only and do not include acreages which are part of the local park space deficit for existing development.

Improvement of Parcel P as a 10.27-acre open space area with public access will create 10.7 acres of new open space and public amenities in the existing Marina. Additionally, the County intends to add 7.1 acres to Chace Park, bringing the total added open space acreage to 17.8 acres.

Improvement of land for local park space will cost $100,000.00 per acre (adjust per CPI). This cost includes the improvements identified in subsection C.1 of this section. The cost of improvements, therefore, is calculated at the rate of $100,000.00 (adjust per CPI) per acre, yielding a total cost of $1,450,000.00 for improvement of 14.5 acres in the existing Marina.

The coastal improvement fund fee is determined as follows: $1,450,000.00 total funds needed spread over 2,420 residential units results in a cost of $600.00 per dwelling unit. The coastal improvement fund shall be adjusted annually for inflation based on the United States Bureau of Labor Statistics Consumer Price Index (CPI).

C. Use of the Fund. The following uses of the coastal improvement fund will be allowed:

1. Park and public access facilities, including, but not limited to:

   — Bicycle paths;

- Community buildings;
- Drinking fountains;
- Interpretive displays;
- Irrigation;
- Jogging paths;
- Landscaping;
- Non-motorized low-cost boating;
- Non-motorized public boating facilities;
- Parking lots;
- Pedestrian promenades;
- Picnic tables and benches;
- Playgrounds;
- Recreation centers;
- Recreational fields;
- Restroom facilities;
- Turf;
- View decks and areas;
- Walkways.

2. Acreage. Funds accumulated by payment of the coastal improvement fund fee from development in the existing Marina shall be used to construct any of the facilities identified in subsection C.1 of this section on 12.7 acres of local park land and public access area in the existing Marina identified in this Specific Plan respectively as Parcel FF and Parcel P.

D. Project Credit. Development projects may be credited from payment of the calculated coastal improvement fund fee at the rate of $2.30 credit for every square foot of improved public open space provided on site. Improvements qualifying for credit shall be only those identified in section C.1 of this section. A contiguous 500 square feet shall be the minimum size open space area to receive credit under this project credit option. No credit shall be given for the walkway required pursuant to section 22.46.1850 on Parcel 147.

E. Reimbursement. Fee payments made at the rate established herein shall be subject to partial reimbursement, on a pro rata basis, in the event that ultimate park improvement costs fall below those presently calculated.

F. The coastal improvement fund shall require the applicant to pay $1,200 per residential unit in such cases where a public parking lot is being replaced by a non-priority use such as an apartment complex or senior accommodations facility.

G. An annual report on the amount and expenditures of the funds in the coastal improvement fund shall be submitted to the Department of Regional Planning and a copy submitted to the Executive Director.

(Ord. 2012-0016 § 69, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1960 Youth hostel fund.

A. A youth hostel fund will be established to encourage new low-cost overnight accommodations in the Marina del Rey area. The fund will be generated by charging a fee per unit for new hotel units in the existing Marina (Phase II).

Each subsequent development application to construct new hotel rooms in Marina del Rey shall participate in and contribute its fair calculated share to an appropriate financing program to provide funds for youth hostel construction in the Marina area. The youth hostel fund may be used for projects identified in subsection E of this section.

B. Discussion. Low-cost visitor-serving accommodations in Marina del Rey are highly outnumbered by high-cost hotels, condominiums, and apartments. The certified LUP determined that these high-cost accommodations can be mitigated by providing funds to be used for creation of new, lower-cost overnight accommodations in the Marina area. The youth hostel fund responds to the LUP's recreation and visitor-serving facilities policy to provide these accommodations.

Hotel development allowed by Phase I in the existing Marina has already provided approximately $1,000,000.00 in funds for youth hostel accommodations, including contributions toward a youth hostel under construction in Santa Monica. However, the burden of mitigating high-cost accommodations should not be limited to Phase I development; Phase II hotels, therefore, are required to contribute to the youth hostel fund.

C. Assessment. Each developer who opts to contribute to a youth hostel fund, in lieu of provision of low and moderate-cost overnight accommodations on-site, shall contribute the prorated share of the acquisition and construction of a moderate-cost facility. Said contribution shall be at a rate of one-tenth of the current cost of acquisition and construction of one bed and one bed's share of appurtenant supporting facilities including bathrooms and kitchens) per every 10 market rate hotel rooms constructed.

D. Limitations. The fund shall be deposited in a separate interest-bearing account and shall be spent only for the purposes outlined in subsection E of

this section. If after a period of five years, the monies have not been spent, the county shall return for an LCP amendment to determine alternative low and moderate cost accommodations.

E. Use of the Fund. The fund shall be expended only on lower-cost overnight accommodations in the Marina del Rey area such as:

— Youth hostels;

— Elder hostels;

— Lower-cost group conference accommodations;

— Campgrounds.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1970 Coastal improvement fund fee.

A. Purpose. The Los Angeles County coastal improvement fund and fee is hereby established to finance construction of local park facilities in existing Marina del Rey. The fund implements recreation and visitor-serving facilities policies set forth in the Marina del Rey Land Use Plan. Implementation of the fund will mitigate the impacts of new residential development on coastal access, visitor-serving and coastal-dependent uses.

B. Coastal Improvement Programs Specified. The Marina del Rey Specific Plan identifies specific facilities which may be financed through the coastal improvement fund to mitigate the impacts of residential development in the existing Marina. The facilities include:

1. Park and public access facilities, including, but not limited to:

— Bicycle paths;

— Boathouses;

— Boat racks and oarboxes;

— Community buildings;

— Docks for low cost, non-motorized boating;

— Drinking fountains;

— Interpretive displays;

— Irrigation;

— Jogging paths;

— Landscaping;

— Parking lots;

— Pedestrian promenades;

— Picnic tables and benches;

— Playgrounds;

— Recreation centers;

— Recreational fields;

— Restroom facilities;

— Turf;

— View decks and areas;

— Walkways.

2. Acreage. Funds accumulated by payment of the coastal improvement fund fee from development in the existing Marina shall be used to construct any of the facilities identified in subsection A of this section of local park land and public access area in the existing Marina.

C. Establishment of Fund. The coastal improvement fund shall be established based upon fees charged for the construction of new residential units anywhere in existing Marina del Rey. Said fees shall be required as a condition of approval for development in the areas specified above; fees shall be collected prior to the issuance of building permits.

D. Calculation of Fee. The coastal improvement fund fee shall be based on the calculation of the net increase in residential units. The fee in dollars shall be figured as follows:

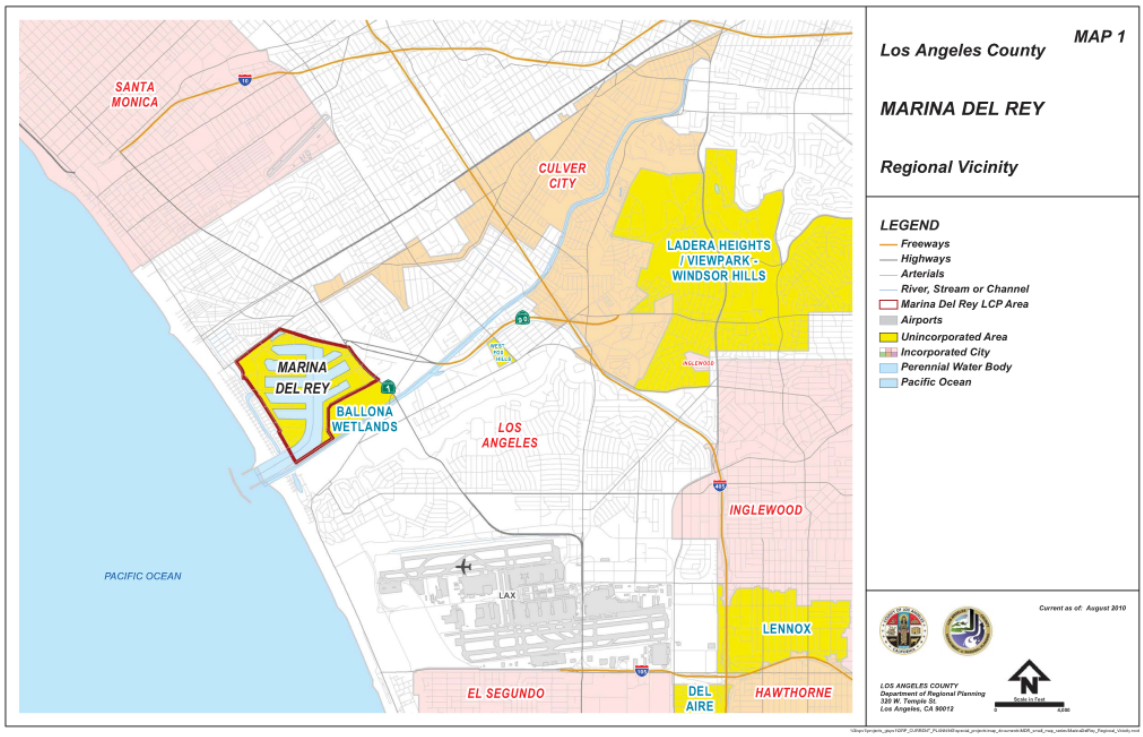
Fee = Number of new residential units multiplied by 600.

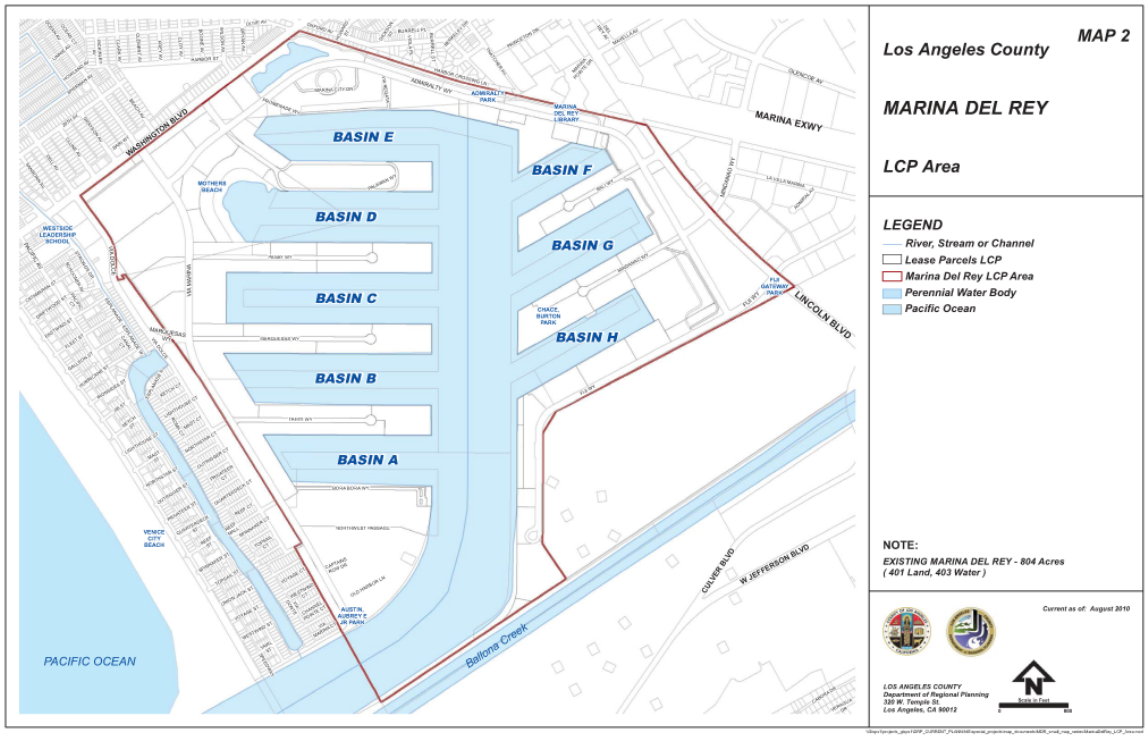
E. Use of the Fund. The fees collected shall be deposited in a separate, interest-bearing account constituting the Los Angeles County coastal improvement fund. Other money which may accrue to the fund from sources other than the fee will similarly be deposited in the Los Angeles County coastal improvement fund. The fund will be administered jointly by the directors of the department of beaches and harbors and regional planning. The fund will be utilized exclusively for financing improvements listed in Section 2.

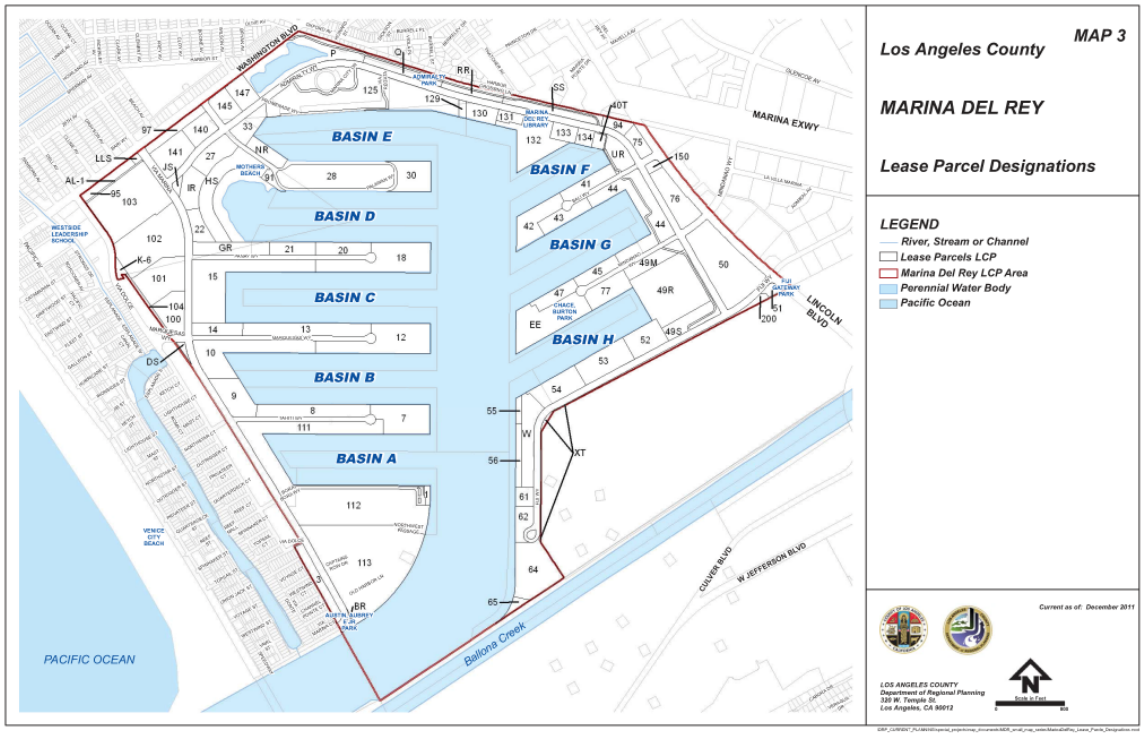
F. Project Credit. Development projects may be credited from payment of the calculated coastal improvement fund fee at the rate of $2.30 credit for every square foot of improved public open space provided on-site. Improvements qualifying for credit shall be only those identified in subsection A of Section 2. A contiguous 500 square feet shall be the minimum size open space area to receive credit under this project credit option.

G. Reimbursement. Fee payments made at the rates established herein shall be subject to partial reimbursement, on a pro rata basis, in the event that ultimate park improvement costs fall below those presently calculated.

(Ord. 2012-0016 § 70, 2012; Ord. 95-0042 § 1 (part), 1995.)




MAP 2
Los Angeles County
MARINA DEL REY
LCP Area
LEGEND
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
NOTE:
EXISTING MARINA DEL REY - 804 Acres
(401 Land, 403 Water)
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
MOTHERS BEACH
WESTSIDE LEADERSHIP SCHOOL
VENICE CITY BEACH
ADMIRALTY PARK
MARINA DEL REY LIBRARY
FIJI GATEWAY PARK
CHACE, BURTON PARK
AUSTIN, AUDREY C. JR PARK


MAP 3
Los Angeles County
MARINA DEL REY
Lease Parcel Designations
LEGEND
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
BASIN E
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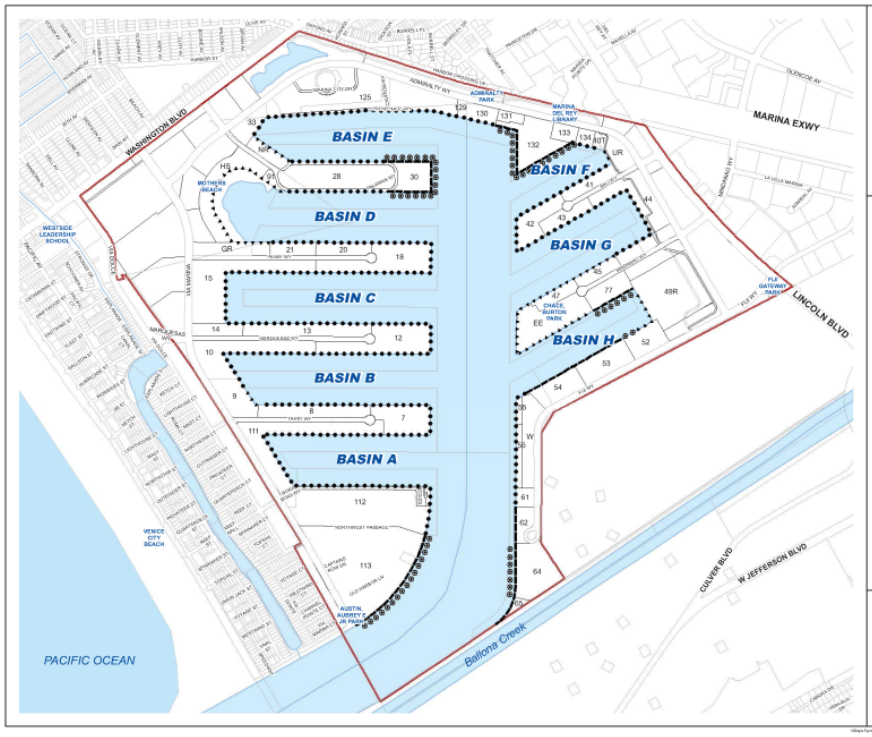
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
MOTHERS BEACH
WESTSIDE LEADERSHIP SCHOOL
VENICE CITY BEACH
ADMIRALTY PARK
MARINA DEL REY LIBRARY
FIJI GATEWAY PARK
CHACE, BURTON PARK
AUSTIN, AUDREY C. JR PARK



MAP 4

Los Angeles County

MARINA DEL REY

Existing and Potential Shoreline Access

LEGEND

Shoreline Access

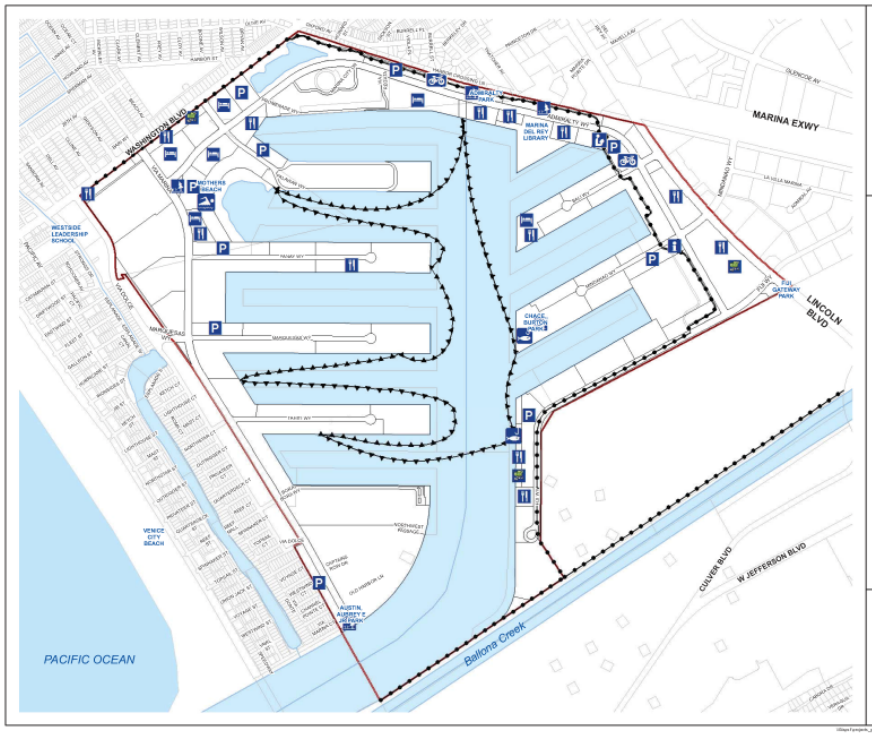
- Open To Public (Private Leasehold)
- Open To Public (County Controlled)
- Restricted Access
- Potential Access

- River, Stream or Channel
- Lease Parcels LCP
- Marina Del Rey LCP Area
- Perennial Water Body
- Pacific Ocean

Current as of: August 2010

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

Scale in Feet



MAP 5

Los Angeles County

MARINA DEL REY

Existing Visitor-Serving Facilities

LEGEND

- Public Parking
- Hotel
- Restaurant
- Shopping
- Public Park
- Public Beach
- Marina Information Center
- Public Library
- Bike Lockers
- Fishing Docks
- WaterBus Route (Seasonal)
- Bike Path
- River, Stream or Channel
- Lease Parcels LCP
- Marina Del Rey LCP Area
- Perennial Water Body
- Pacific Ocean

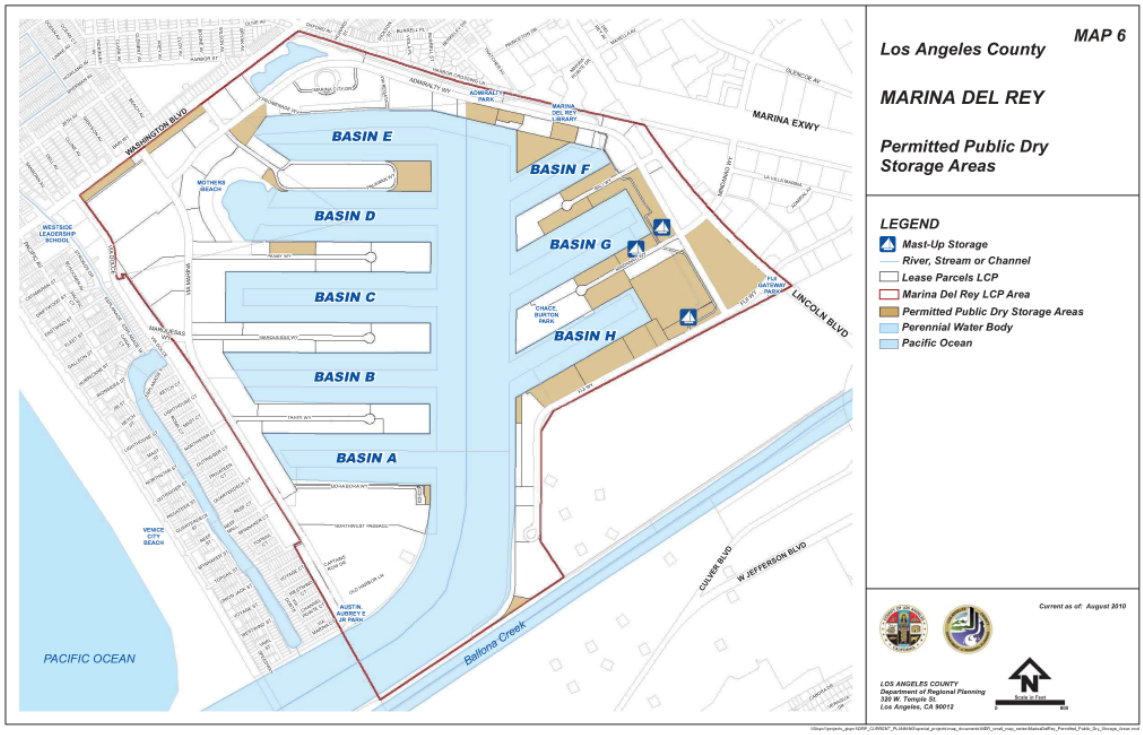
NOTE:

Check with the Marina Del Rey Visitor Center for a list of current facilities and locations

Current as of: August 2010

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

Scale in Feet


MAP 6
Los Angeles County
MARINA DEL REY
Permitted Public Dry Storage Areas
LEGEND
Mast-Up Storage
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Permitted Public Dry Storage Areas
Perennial Water Body
Pacific Ocean
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
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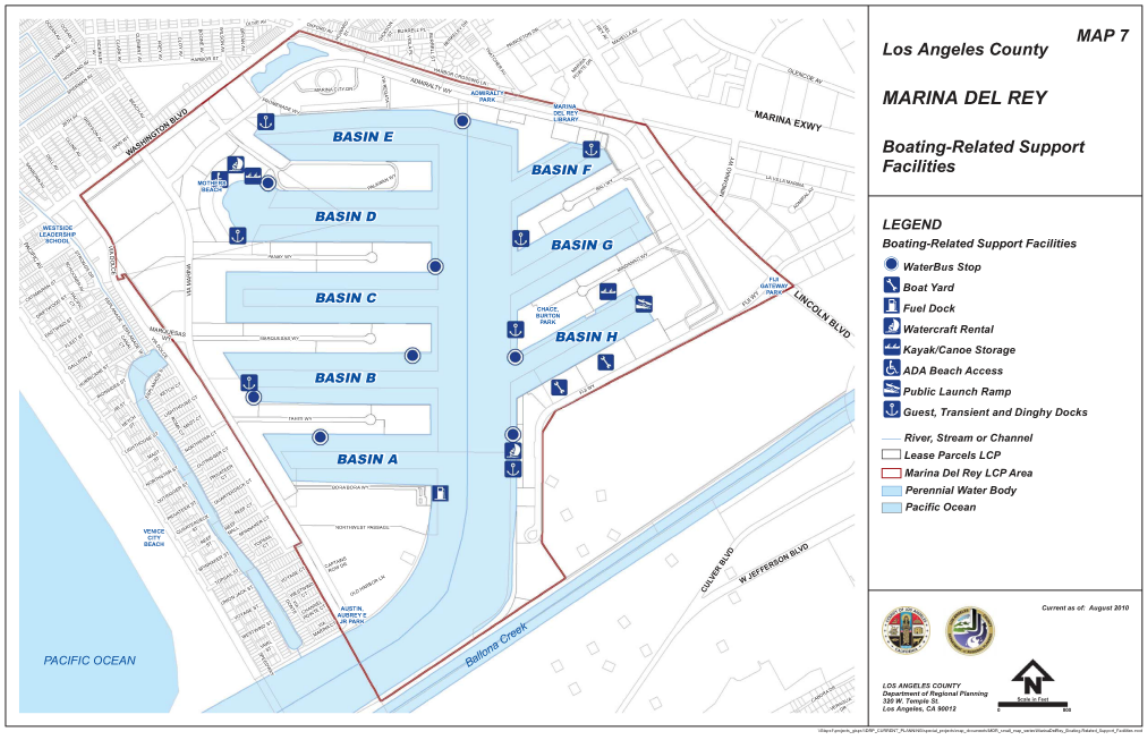
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
VENICE CITY BEACH
WEST SIDE LEADERSHIP SCHOOL
MOTHERS BEACH
ADMIRALTY PARK
MARINA DEL REY LIBRARY
FIJI GATEWAY PARKWAY
CHACE, BURTON PARK
AUSTIN, AUDREY Z JR PARK


MAP 7
Los Angeles County
MARINA DEL REY
Boating-Related Support Facilities
LEGEND
Boating-Related Support Facilities
WaterBus Stop
Boat Yard
Fuel Dock
Watercraft Rental
Kayak/Canoe Storage
ADA Beach Access
Public Launch Ramp
Guest, Transient and Dinghy Docks
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
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LOS ANGELES COUNTY
Department of Regional Planning
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Los Angeles, CA 90012
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ADMIRALTY PARK
MARINA DEL REY LIBRARY
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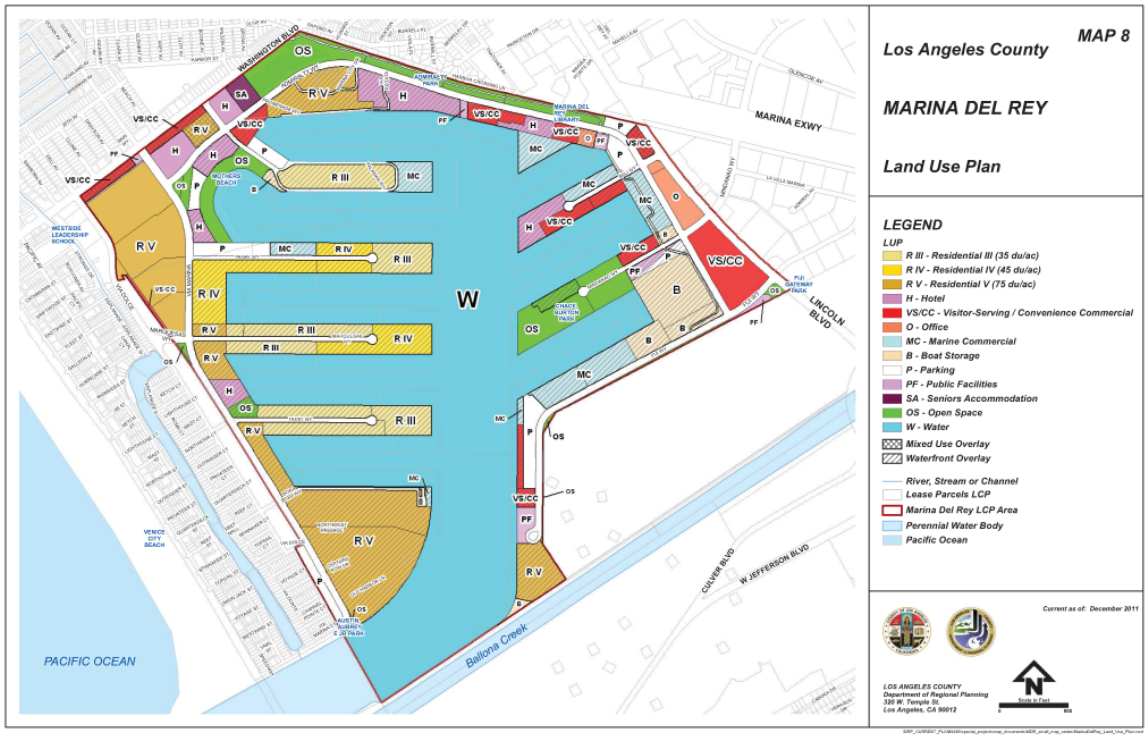
AUSTIN, AUDREY Z JR PARK


MAP 8
Los Angeles County
MARINA DEL REY
Land Use Plan
LEGEND
LUP
R III - Residential III (35 du/ac)
R IV - Residential IV (45 du/ac)
R V - Residential V (75 du/ac)
H - Hotel
VS/CC - Visitor-Serving / Convenience Commercial
O - Office
MC - Marine Commercial
B - Boat Storage
P - Parking
PF - Public Facilities
SA - Seniors Accommodation
OS - Open Space
W - Water
Mixed Use Overlay
Waterfront Overlay
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
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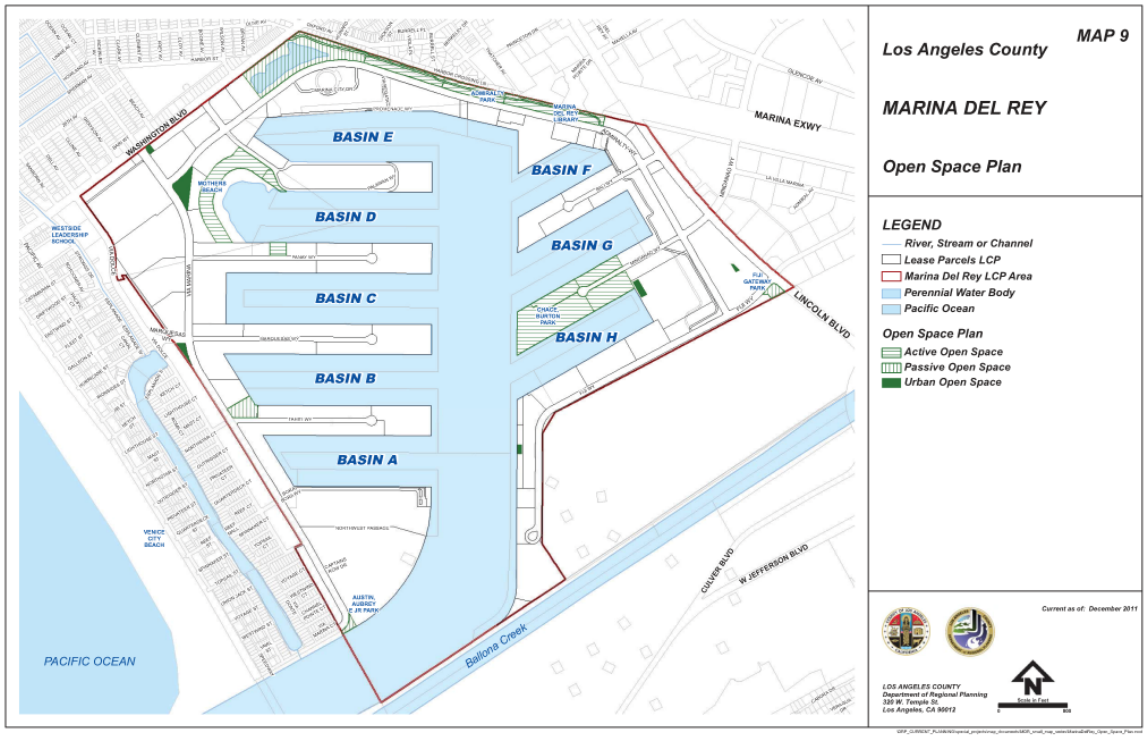
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
PACIFIC OCEAN
Ballona Creek
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
WESTSIDE LEADERSHIP SCHOOL
VENICE CITY BEACH
MOTHERS BEACH
AUSTIN, AUBREY F. JR PARK
FIJI GATEWAY PARK
CHACE, BURTON PARK
MARINA DEL REY LIBRARY
ADMIRAL'S PARK
W


MAP 9
Los Angeles County
MARINA DEL REY
Open Space Plan
LEGEND
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Open Space Plan
Active Open Space
Passive Open Space
Urban Open Space
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
BASIN E
BASIN D
BASIN C
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PACIFIC OCEAN
Ballona Creek
WASHINGTON BLVD
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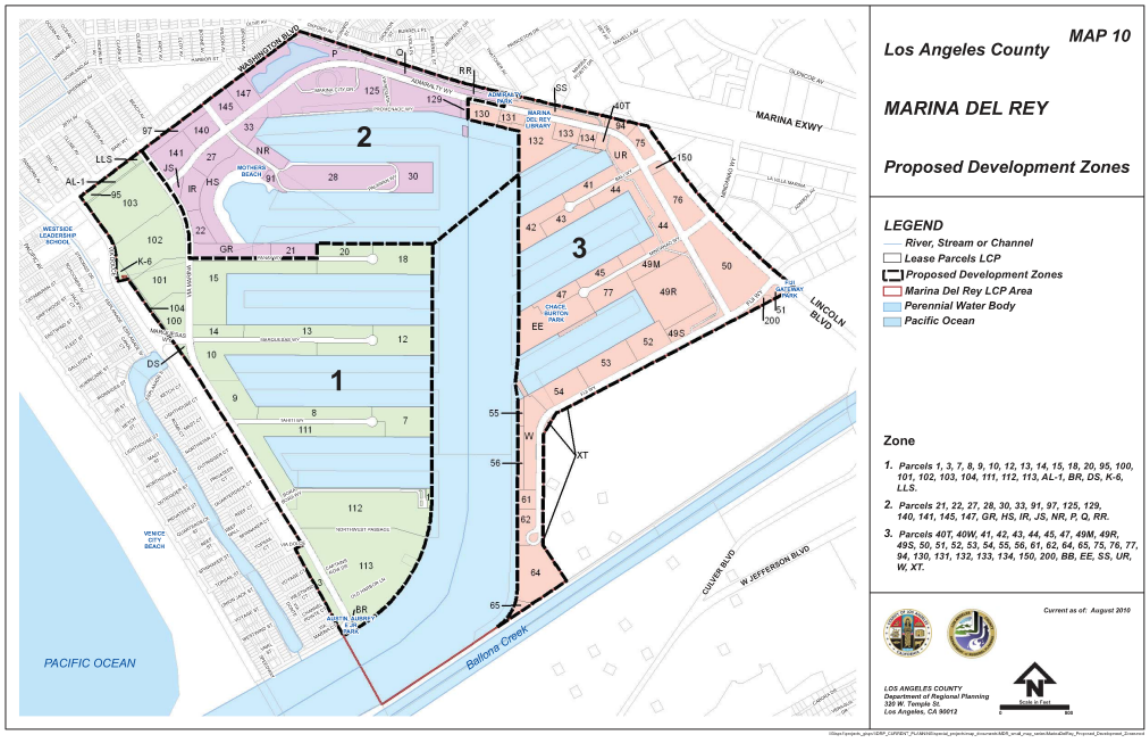
AUSTIN, AUBREY F. JR PARK
FIJI GATEWAY PARK
CHACE, BURTON PARK
MARINA DEL REY LIBRARY
ADMIRAL'S PARK


MAP 10
Los Angeles County
MARINA DEL REY
Proposed Development Zones
LEGEND
River, Stream or Channel
Lease Parcels LCP
Proposed Development Zones
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Zone
1. Parcels 1, 3, 7, 8, 9, 10, 12, 13, 14, 15, 18, 20, 95, 100, 101, 102, 103, 104, 111, 112, 113, AL-1, BR, DS, K-6, LLS.
2. Parcels 21, 22, 27, 28, 30, 33, 91, 97, 125, 129, 140, 141, 145, 147, GR, HS, IR, JS, NR, P, Q, RR.
3. Parcels 40T, 40W, 41, 42, 43, 44, 45, 47, 49M, 49R, 49S, 50, 51, 52, 53, 54, 55, 56, 61, 62, 64, 65, 75, 76, 77, 94, 130, 131, 132, 133, 134, 150, 200, BB, EE, SS, UR, W, XT.
Current as of: August 2010
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Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
1
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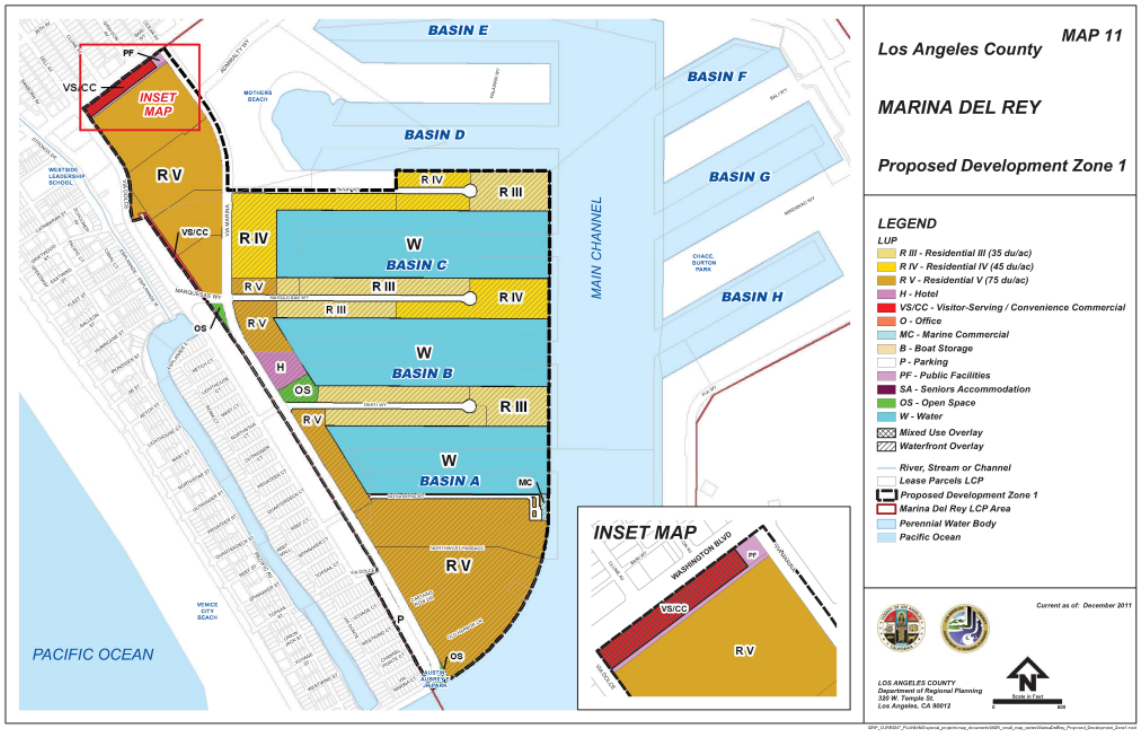
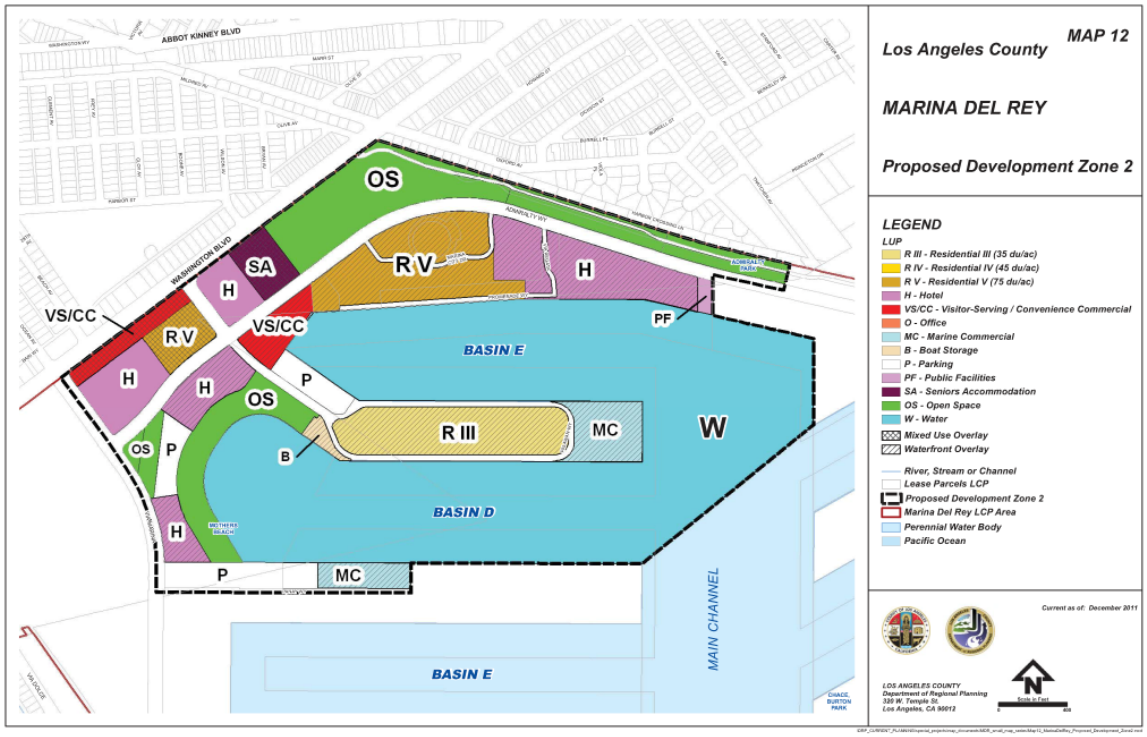
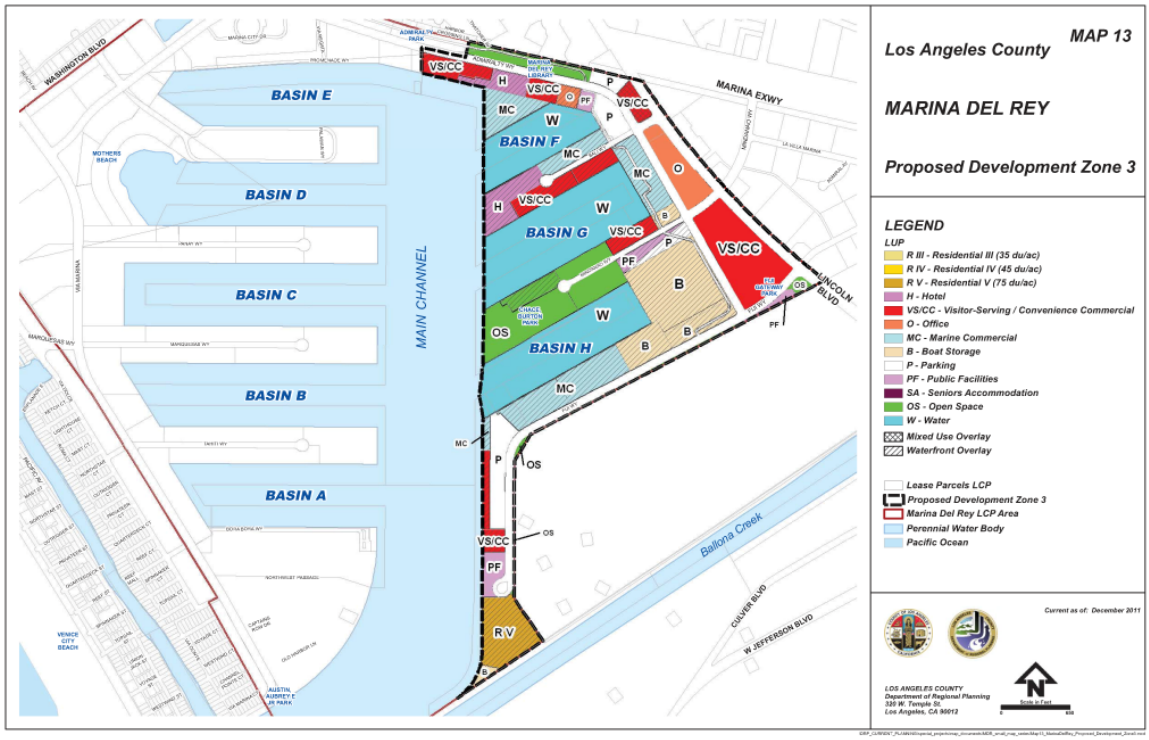
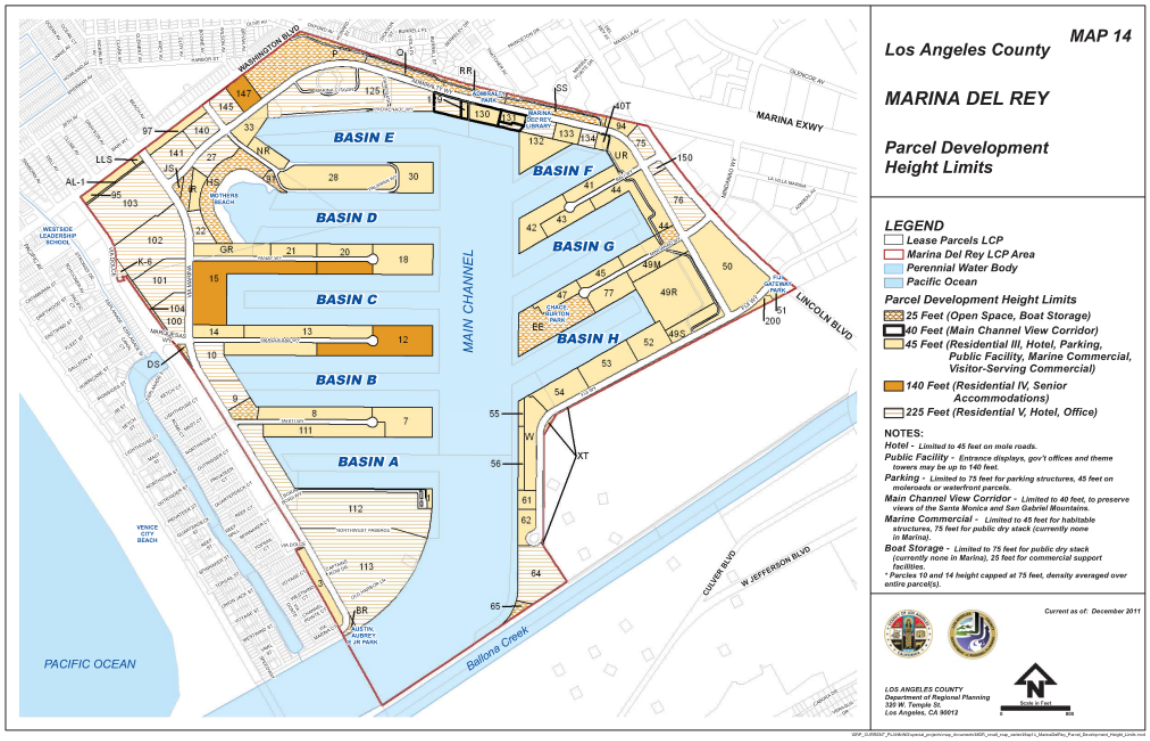
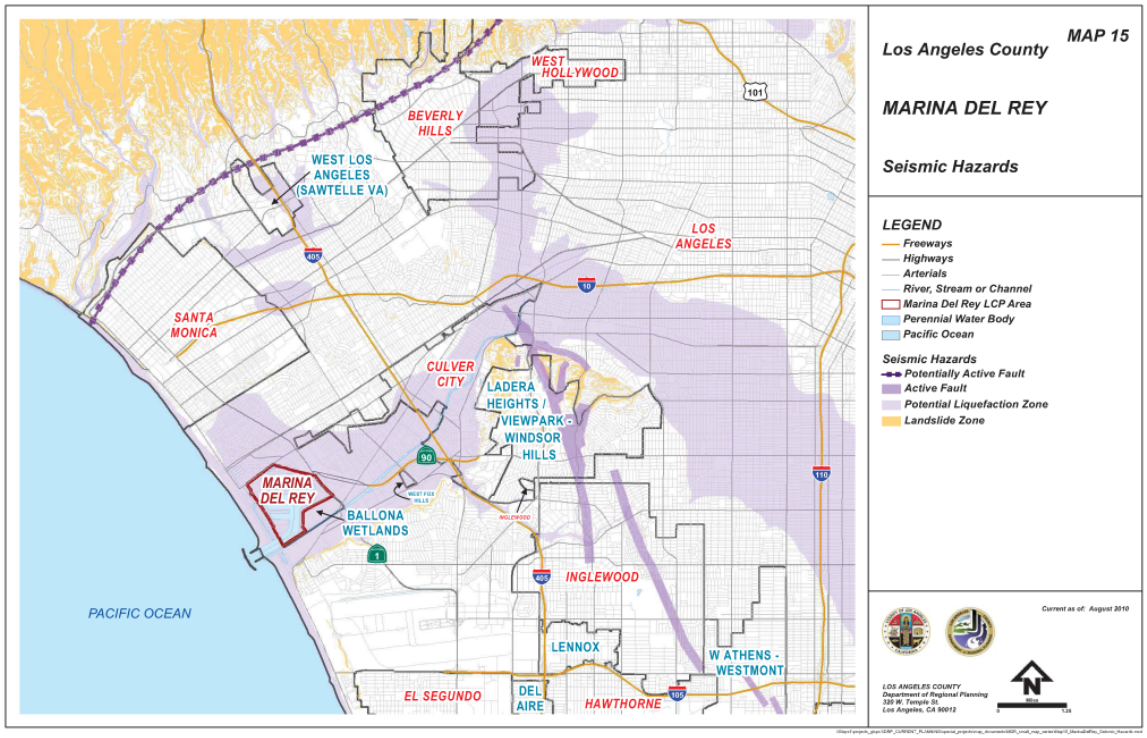
3

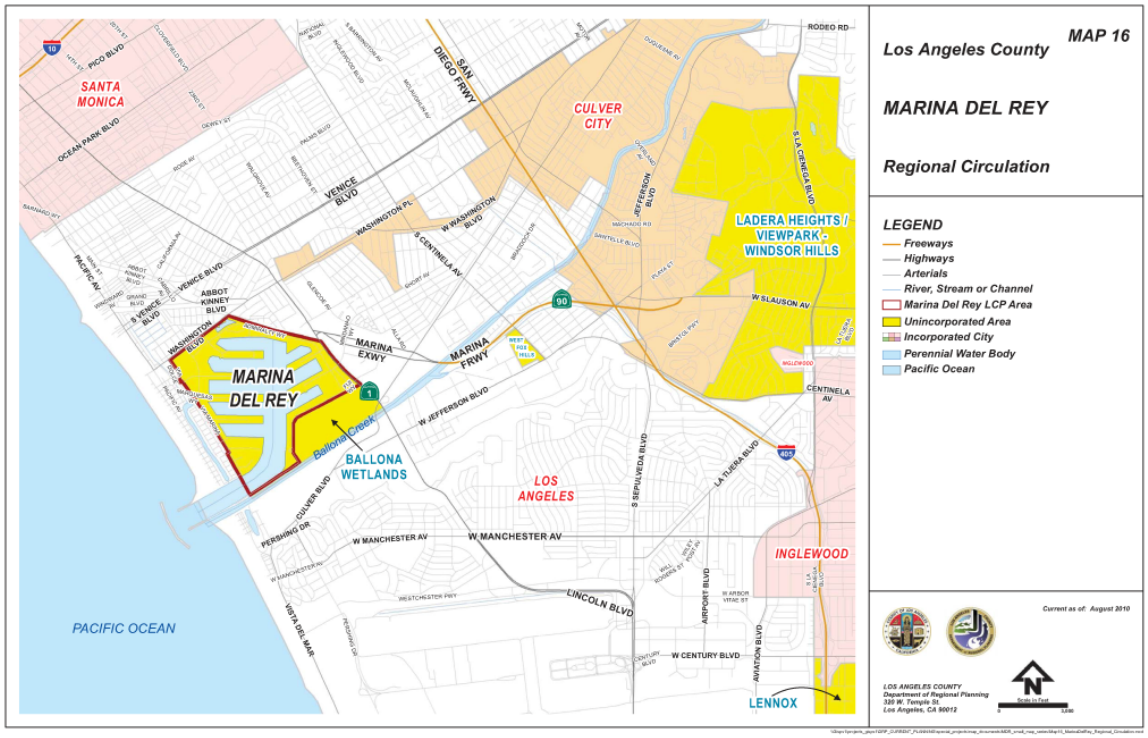

MAP 11
Los Angeles County
MARINA DEL REY
Proposed Development Zone 1
LEGEND
LUP
R III - Residential III (35 du/ac)
R IV - Residential IV (45 du/ac)
R V - Residential V (75 du/ac)
H - Hotel
VS/CC - Visitor-Serving / Convenience Commercial
O - Office
MC - Marine Commercial
B - Boat Storage
P - Parking
PF - Public Facilities
SA - Seniors Accommodation
OS - Open Space
W - Water
Mixed Use Overlay
Waterfront Overlay
River, Stream or Channel
Lease Parcels LCP
Proposed Development Zone 1
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
INSET MAP
BASIN E
BASIN D
BASIN F
BASIN G
BASIN H
BASIN C
BASIN B
BASIN A
MAIN CHANNEL
PACIFIC OCEAN
WASHINGTON BLVD

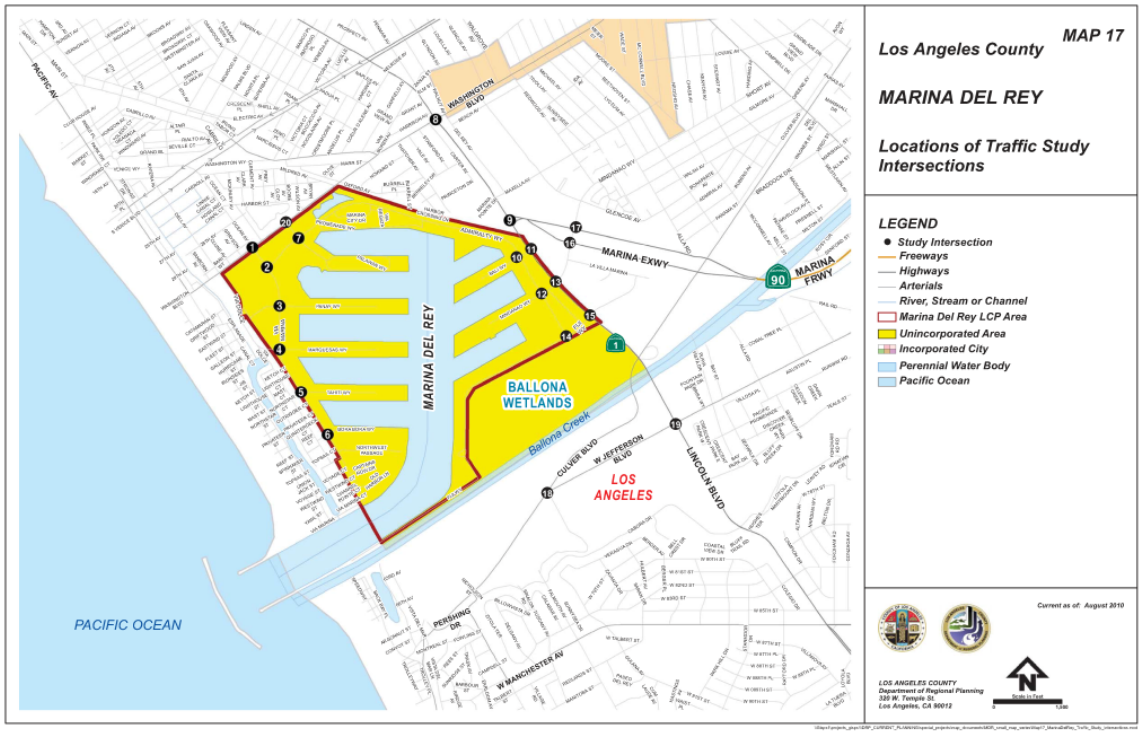

MAP 12
Los Angeles County
MARINA DEL REY
Proposed Development Zone 2
LEGEND
LUP
R III - Residential III (35 du/ac)
R IV - Residential IV (45 du/ac)
R V - Residential V (75 du/ac)
H - Hotel
VS/CC - Visitor-Serving / Convenience Commercial
O - Office
MC - Marine Commercial
B - Boat Storage
P - Parking
PF - Public Facilities
SA - Seniors Accommodation
OS - Open Space
W - Water
Mixed Use Overlay
Waterfront Overlay
River, Stream or Channel
Lease Parcels LCP
Proposed Development Zone 2
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
ABBOT KINNEY BLVD
WASHINGTON BLVD
BASIN E
BASIN D
R III
MAIN CHANNEL
OS
SA
R V
H
VS/CC
P
B
MC
W
PF

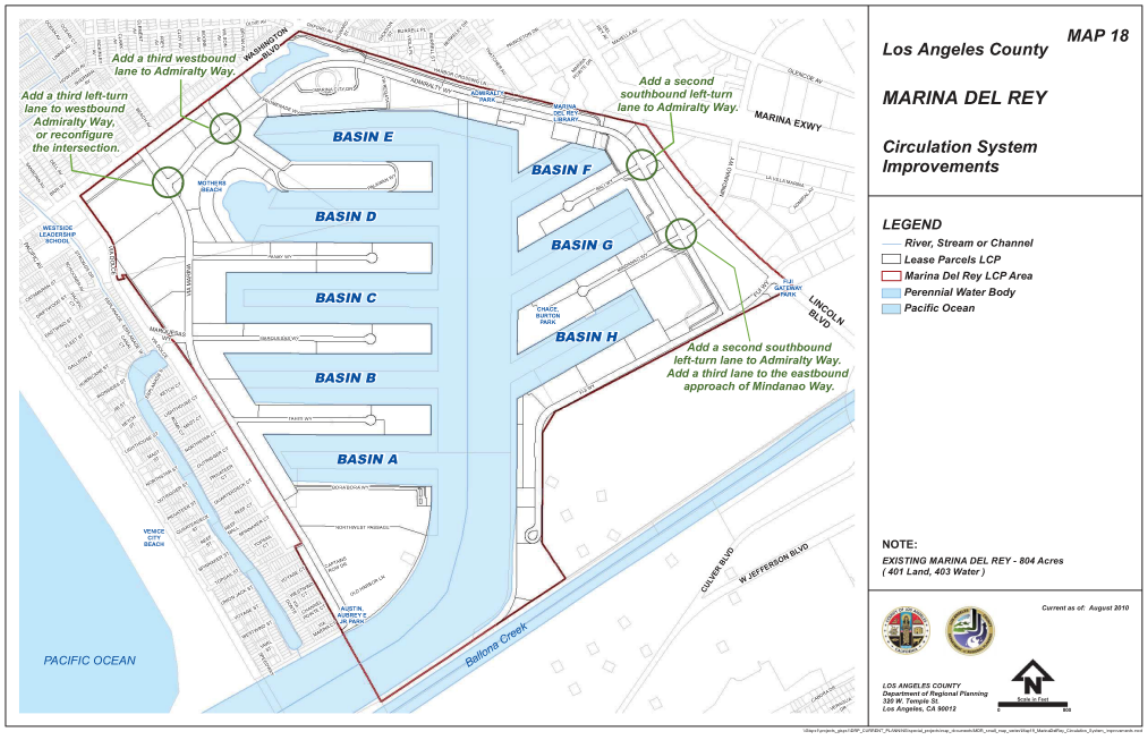

MAP 13
Los Angeles County
MARINA DEL REY
Proposed Development Zone 3
LEGEND
LUP
R III - Residential III (35 du/ac)
R IV - Residential IV (45 du/ac)
R V - Residential V (75 du/ac)
H - Hotel
VS/CC - Visitor-Serving / Convenience Commercial
O - Office
MC - Marine Commercial
B - Boat Storage
P - Parking
PF - Public Facilities
SA - Seniors Accommodation
OS - Open Space
W - Water
Mixed Use Overlay
Waterfront Overlay
Lease Parcels LCP
Proposed Development Zone 3
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W. JEFFERSON BLVD
Ballona Creek
BASIN E
BASIN D
BASIN C
BASIN B
BASIN A
BASIN F
BASIN G
BASIN H
MAIN CHANNEL
VS/CC
H
MC
W
P
O
PF
B
OS
R V

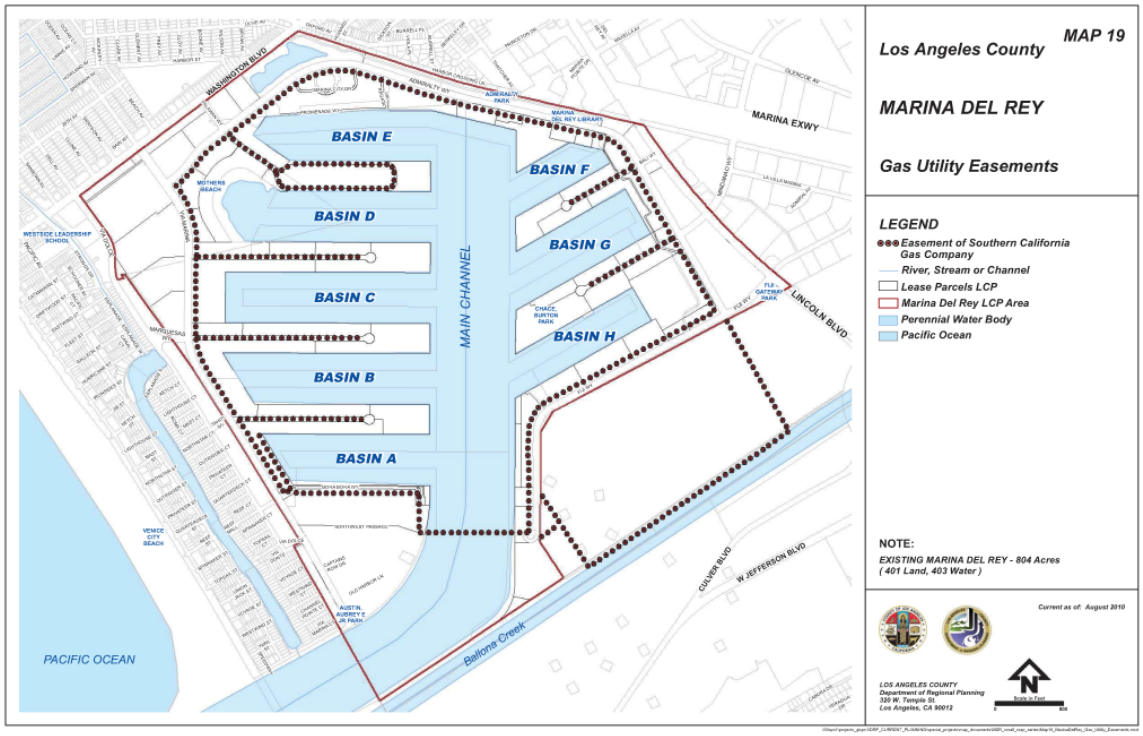

MAP 14
Los Angeles County
MARINA DEL REY
Parcel Development Height Limits
LEGEND
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Parcel Development Height Limits
25 Feet (Open Space, Boat Storage)
40 Feet (Main Channel View Corridor)
45 Feet (Residential III, Hotel, Parking, Public Facility, Marine Commercial, Visitor-Serving Commercial)
140 Feet (Residential IV, Senior Accommodations)
225 Feet (Residential V, Hotel, Office)
NOTES:
Hotel - Limited to 45 feet on mole roads.
Public Facility - Entrance displays, gov't offices and theme towers may be up to 140 feet.
Parking - Limited to 75 feet for parking structures, 45 feet on moleroads or waterfront parcels.
Main Channel View Corridor - Limited to 40 feet, to preserve views of the Santa Monica and San Gabriel Mountains.
Marine Commercial - Limited to 45 feet for habitable structures, 75 feet for public dry stack (currently none in Marina).
Boat Storage - Limited to 75 feet for public dry stack (currently none in Marina), 25 feet for commercial support facilities.
* Parcles 10 and 14 height capped at 75 feet, density averaged over entire parcel(s).
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
BASIN E
BASIN D
BASIN C
BASIN B
BASIN A
BASIN F
BASIN G
BASIN H
MAIN CHANNEL
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
VENICE CITY BEACH
WESTSIDE LEADERSHIP SCHOOL
MOTHERS BEACH
CHASE BURTON PARK
PUBLIC GATEWAY PARK
AUSTIN "AUBREY" JR PARK


MAP 15
Los Angeles County
MARINA DEL REY
Seismic Hazards
LEGEND
Freeways
Highways
Arterials
River, Stream or Channel
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Seismic Hazards
Potentially Active Fault
Active Fault
Potential Liquefaction Zone
Landslide Zone
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Miles
WEST HOLLYWOOD
BEVERLY HILLS
WEST LOS ANGELES (SAWTELLE VA)
LOS ANGELES
SANTA MONICA
CULVER CITY
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
MARINA DEL REY
BALLONA WETLANDS
INGLEWOOD
LENNOX
W ATHENS - WESTMONT
EL SEGUNDO
DEL AIRE
HAWTHORNE
PACIFIC OCEAN


MAP 16
Los Angeles County
MARINA DEL REY
Regional Circulation
LEGEND
Freeways
Highways
Arterials
River, Stream or Channel
Marina Del Rey LCP Area
Unincorporated Area
Incorporated City
Perennial Water Body
Pacific Ocean
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
SANTA MONICA
CULVER CITY
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
LOS ANGELES
INGLEWOOD
LENNOX
PACIFIC OCEAN
MARINA DEL REY
BALLONA WETLANDS
Ballona Creek
MARINA EXWY
MARINA FRWY
SAN DIEGO FRWY
PICO BLVD
OCEAN PARK BLVD
VENICE BLVD
WASHINGTON BLVD
W WASHINGTON BLVD
S CENTINELA AV
ABBOT KINNEY BLVD
S VENICE BLVD
PACIFIC AV
W JEFFERSON BLVD
CULVER BLVD
PERSHING DR
W MANCHESTER AV
VISTA DEL MAR
LINCOLN BLVD
W CENTURY BLVD
AVIATION BLVD
AIRPORT BLVD
S SEPULVEDA BLVD
LA TIJERA BLVD
JEFFERSON BLVD
S LA CIENEGA BLVD
W SLAUSON AV
CENTINELA AV
RODEO RD


MAP 17
Los Angeles County
MARINA DEL REY
Locations of Traffic Study Intersections
LEGEND
Study Intersection
Freeways
Highways
Arterials
River, Stream or Channel
Marina Del Rey LCP Area
Unincorporated Area
Incorporated City
Perennial Water Body
Pacific Ocean
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Scale in Feet
PACIFIC AV
WASHINGTON BLVD
MARINA EXWY
MARINA FRWY
MARINA DEL REY
BALLONA WETLANDS
Ballona Creek
CULVER BLVD
W JEFFERSON BLVD
LINCOLN BLVD
LOS ANGELES
PERSHING DR
W MANCHESTER AV
PACIFIC OCEAN


MAP 18
Los Angeles County
MARINA DEL REY
Circulation System Improvements
Add a third westbound lane to Admiralty Way.
Add a third left-turn lane to westbound Admiralty Way, or reconfigure the intersection.
Add a second southbound left-turn lane to Admiralty Way.
Add a second southbound left-turn lane to Admiralty Way. Add a third lane to the eastbound approach of Mindanao Way.
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
LEGEND
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
NOTE:
EXISTING MARINA DEL REY - 804 Acres
(401 Land, 403 Water)
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012


MAP 19
Los Angeles County
MARINA DEL REY
Gas Utility Easements
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
MAIN CHANNEL
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
LEGEND
Easement of Southern California Gas Company
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
NOTE:
EXISTING MARINA DEL REY - 804 Acres
(401 Land, 403 Water)
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

22.46.1975 Appendix

All references to Title 22 are to the version of Title 22 (Planning and Zoning Code) of the County Code in effect at the time of this Specific Plan's certification by the Coastal Commission. All amended sections shall refer to Title 22 in effect as of February 8, 2012 and all other sections shall refer to Title 22 in effect as of February 8, 1996.

22.46.1980 Northlake Specific Plan Introduction

A. The Northlake Specific Plan is located in Section 22.46.1981 (Northlake Specific Plan).

B. The Northlake Specific Plan was adopted by the Board of Supervisors on February 9, 1993.

22.46.1981 Northlake Specific Plan

SPECIFIC PLAN

NorthLake

COUNTY OF LOS ANGELES DEPARTMENT OF REGIONAL PLANNING

COUNTY CASE NUMBER 87-172

June 1992

TABLE OF CONTENTS

Page

I. INTRODUCTION I-1
- A. Authority I-1
- B. Summary I-1
  - 1. Proposal Description I-1
  - 2. Design Objectives I-4
  - 3. Phasing Plan I-5
  - 4. Permit Filings I-5
  - 5. Findings I-6
  - 6. Summary of Environmental Impacts I-7

II. DEVELOPMENT PLAN II-1
- A. Purpose and Intent of Specific Plan II-1
- B. Project Location and Description II-2
  - 1. Site History II-2
  - 2. Existing Uses and Designations II-2
  - 3. Surrounding Uses and Designations II-3
- C. CEQA Compliance II-3
- D. Project Goals, Objectives and Policies II-4
  - 1. Land Use II-4
  - 2. Circulation II-6
  - 3. Housing II-7
  - 4. Open Space/Recreation Area II-7
  - 5. Community Design and Scenic Highways II-9
  - 6. Noise II-9
  - 7. Safety II-10
- E. Land Use Plan II-11
  - 1. Proposed Uses and Intensities II-11
  - 2. Phasing Program II-14
  - 3. Urban Design Concept II-18
- F. Hillside Preservation and Grading Concept Plan II-20
- G. Access and Circulation Plan II-26

TABLE OF CONTENTS, Cont.

Page

H. Public Services/Facilities and Infrastructure Plan II-27
1. Water II-27
2. Wastewater II-34
3. Drainage II-37
4. Irrigation II-38
5. Fire and Sheriff Services II-41
6. Schools and Libraries II-45
7. Traffic II-48
I. Open Space Plan II-51
J. Relation to Specific Plan to County General Plan II-53
1. Santa Clarita Valley Area Plan Policies II-53
2. Los Angeles County General Plan Policies II-66

III. DEVELOPMENT REGULATIONS III-1
A. Purpose and Intent III-1
B. Definitions III-1
C. General Provisions III-2
D. Residential Development Standards III-7
1. Single-Family III-7
2. Single-Family Low-Density III-26
3. Single-Family Estate III-28
4. Single-Family/Golf III-31
5. Multi-Family III-33
6. Multi-Family/Golf III-38
E. Community Development Standards III-40
1. Community Commercial III-40
2. Highway Commercial III-48
F. Industrial Development Standards III-52
1. Light Industrial III-52
G. School/Park III-62
H. Open Space/Recreation III-64
I. Golf Facility III-68

TABLE OF CONTENTS, Cont.

Page

IV. DESIGN GUIDELINES IV-1
- A. Purpose IV-1
  - 1. Areas Affected by Highway Corridors IV-2
  - 2. Areas Affected by Project Entries IV-3
  - 3. Areas Affected by Special Grading and Slope Planting Requirements IV-3
- B. Grading Design IV-3
- C. Landscape Concept Plan IV-10
  - 1. Fire Management Program IV-11
  - 2. Circulation System IV-13
  - 3. Landscape Development Guidelines IV-24
- D. Architecture IV-35
  - 1. Residential Design Guidelines IV-35
  - 2. Commercial Design Guidelines IV-39
  - 3. Industrial Design Guidelines IV-47
- E. Signage IV-50
  - 1. Purpose and Intent IV-50
  - 2. Design Guidelines IV-53

V. SPECIFIC PLAN IMPLEMENTATION V-1
- A. Purpose and Intent V-1
- B. Phasing Program V-1
- C. Monitoring Program V-2
- D. General Administration, Permit Processing and Amendments V-6
- E. Community Facilities and Infrastructure Financing Plan V-10
- F. Other Implementation Measures V-14

APPENDIX A
- Related Projects List

EXHIBITS

		Page
I-1	Regional Location Map	I-2
I-2	Vicinity Map	I-3
II-1	Conceptual Land Use Plan	II-13
II-2	Conceptual Phasing Plan	II-17
II-3	Slope Analysis Map	II-21
II-4	Site Topography	II-22
II-5	Conceptual Cut and Fill Plan	II-23
II-6	Conceptual Grading Plan	II-24
II-7	Grading Phasing Plan	II-25
II-8	Conceptual Circulation Plan	II-28
II-9	Conceptual Water Plan	II-33
II-10	Conceptual Wastewater Plan	II-36
II-11	Conceptual Drainage Plan	II-39
II-12	Conceptual Irrigation Plan	II-42
II-13	Potential Fire Station Sites	II-44
II-14	Conceptual Recreation/Open Space Plan	II-52
III-1	Illustration of SF-1 Zone	III-13
III-2	Zero Side Yard Overlay	III-18
III-3	Zero Side Yard Corner Lot Overlay	III-19
III-4	Z-Lot Overlay	III-22
III-5	Z-Lot Corner Overlay	III-23
III-6	Two Family Overlay	III-25
III-7	Illustration of Multi-Family Zone: Townhome	III-36
III-8	Illustration of Multi-Family Zone: Apartments	III-37
IV-1	Main Project Entry	IV-4
IV-2	Secondary Entry	IV-5
IV-3	Community Entry	IV-6

EXHIBITS, Cont.

		Page
IV-4	Grading Design: Contour Slopes	IV-8
IV-5	Grading Design: Transition Slopes	IV-9
IV-6	Circulation Design Guidelines: Principal Highway	IV-15
IV-7	Circulation Design Guidelines: Secondary Highway	IV-17
IV-8	Main Entry Landscape Plan	IV-20
IV-9	Secondary Entry Landscape Plan	IV-21
IV-10	Community Entry Landscape Plan	IV-23
IV-11	Lighting Design Guidelines	IV-30
IV-12	Multi-Family Residential Setback Plan	IV-37
IV-13	Multi-Family Residential Setback Illustration	IV-38
IV-14	Commercial Utilities Screening Illustration	IV-42
IV-15	Commercial Landscape Screening Illustration	IV-43
IV-16	Commercial Design Guidelines	IV-45
IV-17	Commercial Design Concept	IV-46
IV-18	Industrial Design Concept	IV-48
IV-19a	Design Guidelines: Business Signage	IV-55
IV-19b	Design Guidelines: Business Signage	IV-56
IV-19c	Design Guidelines: Business Signage	IV-57
IV-20	Design Guidelines: Monument Signage	IV-59
IV-21	Design Guidelines: Community Facilities	IV-61

TABLES

		Page
II-1	Proposed Land Use	II-11
II-2	Phasing Plan	II-14
II-3	Water Supply Purveyor: Newhall County Water District—Castaic Area	II-29
II-4	Estimated Project Water Demand	II-30
II-5	Total Water Demand For All Projects At Buildout of NorthLake (2000)	II-31
II-6	Project Wastewater Generation—Phase Analysis	II-34
II-7	Landscape Irrigation Needs	II-40
II-8	Fire Services	II-41
II-9	Project Student Generation, Castaic Union School District, Grades K-8—Phase Analysis	II-45
II-10	Project Student Generation, William S. Hart Union School District, Grades 9-12—Phase Analysis	II-47
V-1	Sample NorthLake Specific Plan Monitoring Report	V-3

I. INTRODUCTION

A. AUTHORITY

The NorthLake Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65451 through 65457. The California Government Code authorizes jurisdictions to adopt specific plans by resolution as policy or by ordinance as regulation. Hearings are required by both the Regional Planning Commission and the Board of Supervisors after which the specific plan is affected by adoption of the Los Angeles County Board of Supervisors.

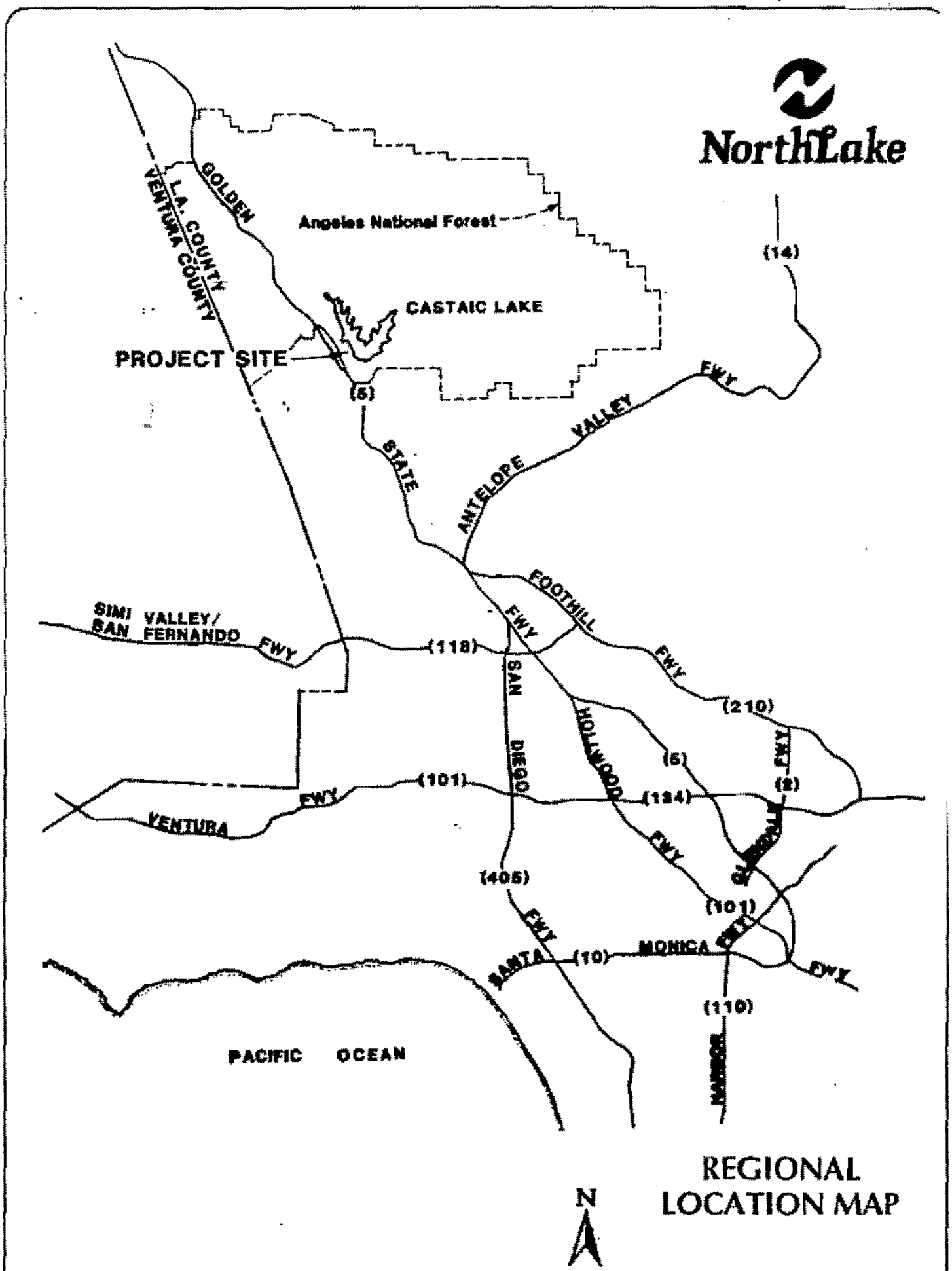
The NorthLake Specific Plan is a regulatory plan which will serve as the land use and zoning guidelines for the subject property. Subsequent development plans, development agreements, tentative tracts, parcel maps and other development approvals must be consistent with the Specific Plan.

B. SUMMARY

1. Proposal Description

The NorthLake Specific Plan establishes comprehensive guidance and regulations for the development of approximately 1,330 acres located north of Castaic, California, east of Interstate 5 and west of Castaic Lake in Los Angeles County (see Exhibit I-1, Regional Location Map, and Exhibit I-2, Vicinity Map). The Specific Plan establishes the development regulations, policies and programs for the implementation of the land use plan when approved which provides the following types and intensities of land use: 2,337 single-family dwellings on 504.8 acres;[1] 1,286 multi-family units on

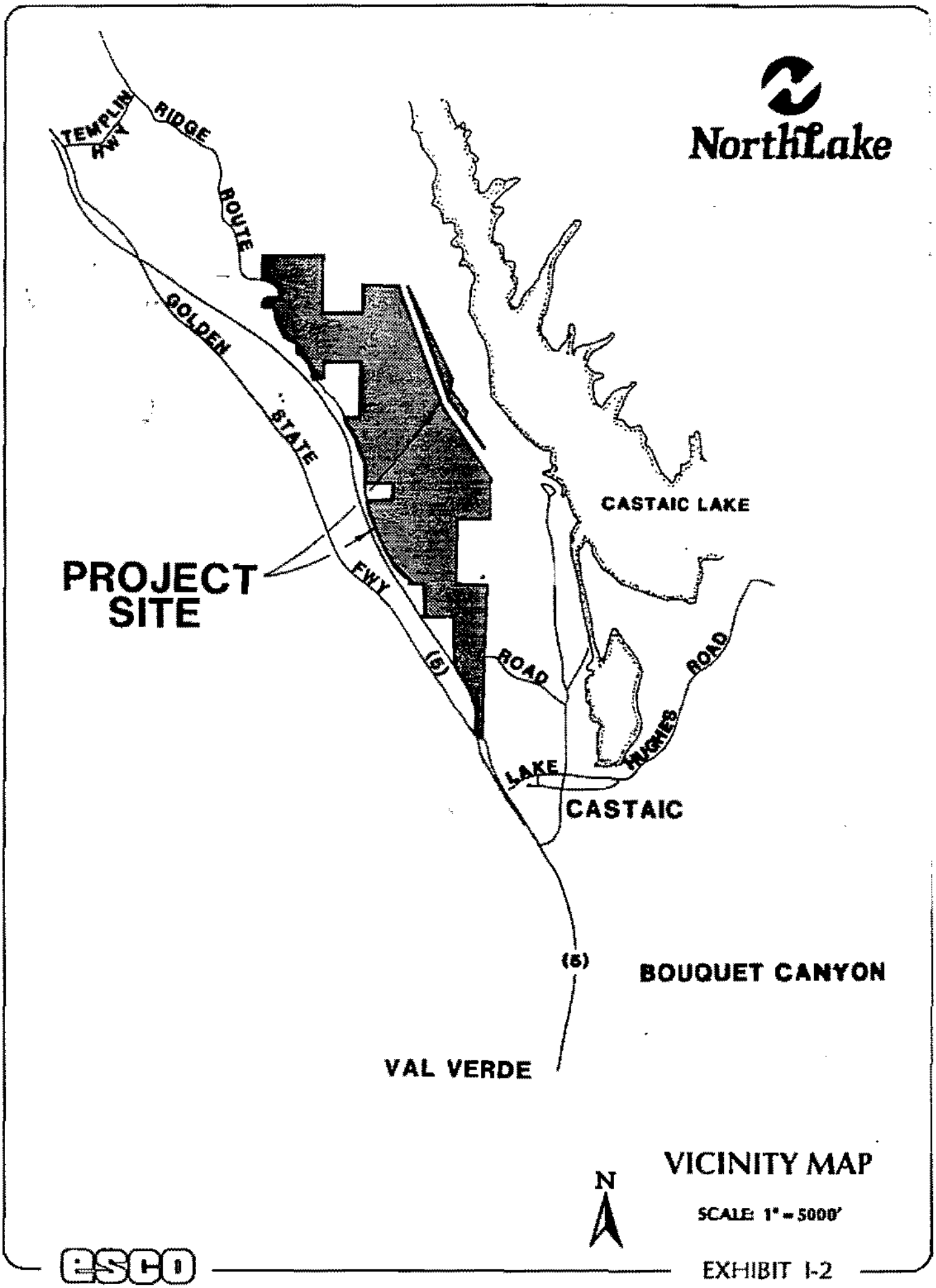
1 All acreage specifications contained within the Specific Plan reflect gross acres. As defined for the Specific Plan, gross acres means gross developable acres which includes dedicated easements, some major slope banks and interior residential streets but excludes major highways.



REGIONAL LOCATION MAP

ESCO

EXHIBIT I-1


NorthLake
TEMPLIN FWY
RIDGE ROUTE
GOLDEN STATE FWY
PROJECT SITE
CASTAIC LAKE
(5)
ROAD
HUGHES ROAD
LAKE
CASTAIC
(5)
BOUQUET CANYON
VAL VERDE
N
VICINITY MAP
SCALE: 1" = 5000'
ESCO
EXHIBIT I-2

95.5 acres; an 18-hole, 166.9-acre championship golf course; a total of 169,884 square feet of commercial uses on 13.2 acres including 100,188 square feet of community commercial uses and 69,696 square feet of highway commercial area; 545,589 square feet of light industrial uses on 50.1 acres; a fire station site; a public library site; two school/park sites and 476.4 acres of open space. The Specific Plan will carry out the land use plan by establishing policies and site development regulations which are in conformance with the County of Los Angeles General Plan. This Specific Plan is regulatory, adopted by ordinance and will also be consistent with the Santa Clarita Valley Area Plan.

The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 et. seq. The law allows preparation of Specific Plans based on the General Plan as may be required for the systematic execution of the General Plan and further allows for their review and adoption.

2. Design Objectives

Design objectives of the NorthLake Specific Plan are as follows:

- Provide a land use design that protects landform features and natural resources and provides higher intensity uses near arterial roadways;
- Provide a phasing plan that incorporates services in a logical, economical and environmentally sensitive manner;
- Provide a variety of residential densities and housing types for the consumer;
- Provide both highway commercial and neighborhood commercial as well as light industrial uses;
- Provide a fire station site, two school/park sites and a public library site; and

- Provide recreational opportunities including an 18-hole golf course, the two park sites, a tennis facility and a network of biking, jogging and equestrian trails.

3. Phasing Plan

The NorthLake Specific Plan will generally be developed in four phases:

Phase 1 provides 664 single-family and 236 multi-family units, an 11.9 school/park site and the 166.9 acre championship golf course and recreational facility by the end of 1994.

Phase 2 provides 794 single-family and 249 multi-family units, a public library site and 14.1 acres of industrial uses by the end of 1996.

Phase 3 provides 560 single-family units, 407 multi-family units, an 11.2 acre school/park site, 19.7 acres of industrial uses, 4 acres of highway commercial and a fire station site by the end of 1998.

Phase 4 provides 339 single-family units, 394 multi-family units, 16.3 acres of industrial uses and 9.2 acres of community commercial uses by the end of 2000.

4. Permit Filings

Following adoption of the NorthLake Specific Plan, all subsequent development permits such as building permits, public works projects, subdivision filings, land use permits and/or zoning changes must comply with the Specific Plan regulations and provisions.

The NorthLake Specific Plan shall be implemented through a method of site plan review. The site plan review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan review procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Tentative parcel and tract maps may be processed independent of the site plan

review procedures in accordance with the Los Angeles County Subdivision Code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

Consistency determination for all subsequent development on the NorthLake site shall be made during the application approval process. Although all onsite development shall be regulated by the specific policies adopted for NorthLake, consistency determination and permit approval shall be based on the provisions and procedures of the Los Angeles County Subdivision Code and/or Los Angeles County Zoning Code, as applicable.

Section V of this document provides more information on implementation procedures for the NorthLake Specific Plan.

Furthermore, should a Development Agreement between the County of Los Angeles and the project applicant, Cook Ranch Associates, be adopted, future onsite development would be further controlled by the specific requirements contained as part of the conditions of the Development Agreement.

5. Findings

- The NorthLake Specific Plan Land Use Plan is consistent with the goals and policies of the County's General Plan and the Santa Clarita Valley Area Plan.

- The Specific Plan achieves a balanced community that promotes health, safety and general welfare.

- The Specific Plan provides development characteristics which are compatible with existing and proposed development in the surrounding community.

- The Specific Plan provides a balance of land uses in order that local residents may work and have available services and goods in the larger community setting.
- The Specific Plan addresses the environmental and aesthetic assets of the community.
- The Specific Plan demonstrates long- and short-term availability of services necessary to serve the development.
- The Specific Plan provides a design and allows for implementation superior to that which could be attained through the conventional permit processes.

6. Summary of Environmental Impacts

The following is a summary of the environmental impacts and mitigation measures for the NorthLake Specific Plan.

Geotechnical

Impacts

Implementation of the proposed project may expose the residents and employees of NorthLake to the geological hazards in the area of the project site such as earthquakes, landslides or man-made slope failure.

Mitigation Measures

No known active or potentially active faults cross the project site. All grading operations will be conducted in conformance with the Los Angeles County Grading Ordinance in mitigation of landslides, earthquakes and slope failures. All grading activities will adhere to the recommendations included in current and subsequent geotechnical reports. Cut and fill slopes will be stabilized to the satisfaction of the County Engineer.

Flood Hazard

Impacts

In general, the proposed installation of debris basins, storm drains, streets and catch basins over the developed project site will reduce existing drainage flows. Drainage facilities will reduce site runoff contributions to Castaic Lagoon by removal of sediment and debris. This reduction would not significantly impact the lagoon as a groundwater recharge reservoir.

Mitigation Measures

A Drainage Concept Plan will be submitted to the Los Angeles County Department of Public Works for approval. Improvements proposed in the Drainage Concept Plan will reduce flood hazards to a level of insignificance, including:

- the drainage course along Grasshopper Canyon will be confined to a box culvert;
- implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains;
- install debris basins, as required;
- cut and fill slopes will be landscaped with drought-tolerant, low-fuel volume vegetation in order to reduce potential increases in runoff and erosion;
- increased vegetative cover in areas landscaped with reclaimed water will effectively reduce erosion potential and reduced debris loading of site runoff;
- inlet structures, debris basins and street maintenance will reduce impacts of sediment and runoff contaminants discharge; and

- drainage facility removal of debris and sediment reduces these constituents in Castaic Lagoon.

Fire Hazard

Impacts

The proposed project is located in Fire Zone 4. Additional personnel, equipment and facilities will be needed to service the project site. The dedication of a fire station on the NorthLake site will reduce project-related impacts to fire services. The project site lies outside the Consolidated Fire District and will require annexation.

Mitigation Measures

A fire station site has been incorporated into the Specific Plan (Phase 3) that will be deeded to the County of Los Angeles Fire Department. The applicant will pay development fees to the fire department in the amount of $0.1784 per square foot of building space.

The proposed project will comply with applicable requirements of Fire Code Standard No. 13.208 including fire hydrant spacing, adequate water main capacities and fire flows for residential, commercial and industrial uses.

Emergency vehicle access will be provided in accordance with the requirements of the County of Los Angeles.

Landscaping will emphasize vegetation with a low fuel potential. Vacant graded lots located within the tract will be cleared of brush to reduce fire hazard.

Application for annexation to the Consolidated Fire Protection District of Los Angeles County for the project site will be made upon approval.

Water Quality

Impacts

A project site drainage runoff reduction will result from project development. Development will eliminate the chronic effects of cattle grazing and associated eutrophication of natural streambeds. No significant effects to area groundwater recharge will result from the proposed project.

Mitigation Measures

Development will eliminate cattle grazing and associated onsite pollution of streams as well as limit fecal coliform contributions downstream to Castaic Lagoon. Proposed drainage improvements reduce sediment from the site entering Castaic Lagoon.

Air Quality

Impacts

Project occupation will generate approximately 9,938 pounds per day of carbon monoxide, 3,393 pounds per day of nitrogen oxides, 11 pounds per day of sulfur oxides, 801 pounds per day of particulates and 835 pounds per day of reactive organic gases from mobile and stationary sources. Cumulative air pollutant emissions in the area will contribute to the degradation of local and regional air quality.

Mitigation Measures

Control of construction emissions would include watering to control dust, proper equipment engine maintenance and construction activity scheduling in accordance with Air Quality Management District directives. The Applicant will comply with Title 24 of the California State Energy Commission to minimize stationary source air pollutants. A commuter ride-share program shall be developed to reduce project-related commuter trips.

Biota

Impacts

Grading for the proposed project will result in the removal of approximately 64 percent of the site's existing vegetation. These vegetation losses will result in loss of some faunal individuals and species. Existing riparian scrub will be removed by drainage improvements. No oak trees exist on the property.

Mitigation Measures

Approximately 476.4 acres of the project site will be left as open space. Non-irrigation landscaping will emphasize native species, while lusher, denser vegetation will be developed in the areas landscaped with reclaimed water.

Scenic Quality

Impacts

Grading of approximately 64 percent of the project site will remove natural vegetation from the view shed for homesites. Due to the proposed project's canyon location, no impacts to scenic I-5 or Castaic Lake occur.

Mitigation Measures

Approximately 476.4 acres of open space, site landscaping and compatible architectural designs create a new scenic element in the Castaic area. No mitigation is required because the proposed project does not impact the I-5 or Castaic Lake view sheds.

Traffic/Access (Pending Information From Barton-Aschman Associates, Inc.)

Impacts

The roadway network in the study area is currently affected to a significant degree due to traffic generated by the Castaic Lake Recreation Area. The NorthLake project is estimated to be completed in four phases, beginning in the

year 1994 and expected to be completed by the year 2000. The estimated future traffic for the year corresponding with the completion of each phase consists of the growth in existing traffic at the rate of 1 percent per year and the traffic generated by other planned/related projects in the vicinity of this area.

Traffic impact analyses show all intersections to currently be operating at highly acceptable levels of service. However, with the project-generated traffic six of the nine intersections analyzed were projected to operate at Level of Service "D" or worse during one of the four phases of project completion. Future traffic (background, related projects, proposed project) in the area will result in adverse impacts on the nine intersections and on the road network in the study area; however, with the implementation of the proposed mitigation recommendations, all intersections will operate at acceptable levels of service.

Mitigation Measures

Improvements will be required to the roadway network in order to mitigate the adverse impacts of estimated future traffic from the proposed project and other related area projects. Traffic analysis will be conducted at each phase of project development to determine appropriate mitigation measures. It is anticipated that mitigations required will consist of roadway widenings, signalizations, turn restrictions and major highway improvements to the existing roadway network, and possibly construction of new access roads.

Sewage Disposal

Impacts

Project sewage flows of approximately 0.96 million gallons per day will be treated to tertiary quality under one of two alternatives and utilized as irrigation water over the project golf course, slopes, parks and open space.

Mitigation Measures

Installation of wastewater reduction devices (low-volume appliances, low-flush toilets, etc.) will minimize the amount of sewage generated by the proposed development.

Education

Impacts

The Specific Plan area, when fully developed, will generate 1,592 additional students in the Castaic Union School District, grades K-8, and 580 additional students in the William S. Hart Union High School District, grades 9-12, exceeding current capacities in these districts.

Mitigation Measures

As shown in Exhibit II-1, Conceptual Land Use Plan, two school/park sites, one of 11.9 acres and one of 11.2 acres, are designated to be donated to the Castaic Union School District. The Applicant is negotiating with local school districts to arrange land dedication and graded sites for needed facilities. Development fees will be paid as required under existing funding mechanisms, including:

- Mello-Roos special taxes
- State lease-purchase funds
- Temporary interim school facility fees
- California School Facilities Authority fund
- Funds appropriated for emergency classrooms
- Lease revenues

The newly adopted fee of $2.50 per square foot of building space within the William S. Hart Union District will help offset the existing and projected future shortage of facilities within this district.

The State legislation does not preclude the implementation of alternative mitigation measures or combination of measures to provide equivalent mitigation for a specific development. The applicant is working with the school districts to solve the facilities underfunding crisis. Formal agreements will be executed prior to the submittal of development plans.

Fire and Sheriff Services

Impacts

The proposed project will necessitate the expansion of fire and sheriff services north of the Castaic area. These services would require additional manpower and equipment.

Mitigation Measures

The Specific Plan provides for the dedication of a fire station site at one of two potential locations. Provision of requisite fire flows, use of low fuel potential landscaping materials and debris and vegetation removal during construction will minimize impacts to fire services. Irrigation of vacant wildland fire areas reduces fire risk.

Standard design features to enhance and facilitate project security, such as adequate lighting, street accesses and perimeter walls adjacent to secondary highways, will be implemented where feasible. These features will minimize impacts to sheriff services.

Water Supply

Impacts

The proposed project will require approximately 1,821 acre-feet per year of potable water supply from the Newhall County Water District (NCWD). Portions of the project site would require annexation to the NCWD. Water supply lines and storage facilities currently exist onsite. Facilities upgrading/expansion would be required to accommodate the anticipated development of NorthLake.

Mitigation Measures

Water efficiency devices such as low-flow appliances and low-flush toilets will be installed to reduce project-related water demand. The use of reclaimed water for irrigation will reduce project-related demand by approximately 1,029 acre-feet per year.

Solid Waste

Impacts

Development associated with the NorthLake Specific Plan would generate an estimated 82,616 pounds of solid waste per day, or 15,077 tons per year. This additional solid waste generation would contribute to diminishing landfill capacity and would impact existing and future solid waste collection and disposal systems in the north county area. Generation of limited quantities of hazardous materials, both household and commercial/light industrial, would also occur.

Mitigation Measures

The applicant will support and facilitate waste reduction methods including both neighborhood and commercial recycling and composting of organic waste products. Collection facilities for recyclables shall be incorporated into all commercial building designs and/or a conveniently located recycling area shall

be provided and developed on the project site for use by all occupants of the commercial/light industrial uses. Any and all non-household hazardous materials shall be stored in specific locations, clearly marked as to contents and disposed of only by registered waste haulers in accordance with all applicable rules and regulations.

Library

Impacts :

Upon buildout of all phases, the NorthLake residents would create a demand for additional library space that would amount to approximately 60 percent of 7500 square feet, the minimum size required for a new facility.

Mitigation Measures

The NorthLake Specific Plan provides for the donation of a library site to be deeded to the County of Los Angeles Department Public Library in Phase 2.

II. DEVELOPMENT PLAN

A. PURPOSE AND INTENT OF SPECIFIC PLAN

The NorthLake Specific Plan has been prepared in order to establish planning guidelines and mechanisms for the control of the development of 1,330 acres of currently vacant land located in the Castaic area of northwestern Los Angeles County. Upon its adoption by the County of Los Angeles, the Specific Plan will be a refinement of, will be in conformance with, and will serve to implement both the Santa Clarita Valley Area Plan and the County General Plan.

The NorthLake Specific Plan, when adopted by ordinance, will serve both a planning function and a regulatory function. It is intended that the Specific Plan, through its text and maps will incorporate nearly all of the regulations and development standards affecting the use of land within the Plan area while reflecting the interests and concerns of the local community. The Specific Plan establishes the type, location, intensity and character of development within 31 planning areas as well as the required infrastructure to support such development. The Specific Plan also shapes development to respond to the physical constraints of the site, coordinates the mix of residential density and product types and provides for adequate circulation, recreation and other public uses.

The NorthLake Specific Plan proposes a balanced community consisting of 3,623 single- and multi-family residential units at varying densities, 169,884 square feet of community and highway commercial uses, 545,589 square feet of light industrial uses, two elementary school/park sites, a fire station site, a library site and a 166.9-acre championship golf course with a clubhouse and a tennis/swimming facility. In addition, 476.4 acres of recreational open space will be accessible through a network of hiking, jogging and equestrian trails.

B. PROJECT LOCATION AND DESCRIPTION

1. Site History

The project site consisting of approximately 1,330 acres in the area northeast of the community of Castaic, California lies along a United States Geological Survey (U.S.G.S.) designated feature known as Grasshopper Canyon. The area of the site is known to have been inhabited by an aboriginal (pre-historic) cultural group known as the "Tatavian." This group was completely assimilated into the San Fernando Mission in the early nineteenth century, and no evidence of their culture was observed on the site during an inspection and survey by R.W. Robinson, Archaeologist, in June and July 1987.

The site has been used as open cattle range since the early 1800s with occasional permanent settlement by "homesteaders" in the latter 1800s and early 1900s. Approximately 600 acres of the site was acquired by legal homesteading in the name of William Cook in 1916 and is still known in the area as the Cook Ranch. Smaller portions of the site have changed hands over the years through property tax default and subsequent "state tax sales." Several hundred acres in the north and west of the project site were acquired in speculation around the Castaic Lake construction in the late nineteen-sixties.

2. Existing Uses and Designations

The NorthLake site is currently being used as grazing land for cattle. The land use element of the County of Los Angeles General Plan designates the project site as Commercial, Industrial, Urban One, Urban Two, Urban Three, Non-Urban Two and Hillside Management.

The Santa Clarita Valley Area Plan (SCVAP) is a refinement of the County General Plan for this area. On December 6, 1990, the County Board of Supervisors adopted a comprehensive update to the SCVAP. The Land Use Policy Map included the recommendations of the Regional Planning Commission as well as additional adjustments based on new testimony provided during the Board's hearing process.

Land use policies for the proposed NorthLake Specific Plan site were included in the SCVAP amendment. With approval of the SCVAP amendments, land use designations for the project site under the County-wide General Plan were adjusted for consistency with the SCVAP in land use types and densities for the NorthLake property. Thus, the proposed land use concepts of the NorthLake Specific Plan are in conformance with the County's General Plan and no further amendment would be required. Under the amended plan the allowable number of residential units would range between 2,088 dwelling units (low threshold) to 4,594 dwelling units (high threshold).

The existing zoning at the project site is A-2-2 (Light Agriculture).

3. Surrounding Uses and Designations

Surrounding land use designations of the Los Angeles County General Plan include "R," Rural use, north and south of the site. Easterly, the County General Plan includes an "O," Open Space designation. Westerly and southerly of the site are Industrial, Commercial and "2," Residential (Urban, 6.1—12 dwelling units/acre).

The surrounding land use designation of the Santa Clarita Valley Area Plan contiguous to the north is HM (Hillside Management). To the west of Interstate 5, the Area Plan designations are U1 and U2 (Urban), M (Industrial), N1 (Non Urban), C (Commercial) and HM. Local Plan designations to the south and southeast are HM, M (Industrial), N1, U1 and U2.

Zoning designations surrounding the Specific Plan site are A-2-2 (Light Agriculture), M-1 (Light Manufacturing—brickyard), C3/C4 (Commercial), OS (Open Space) and W (Watershed).

C. CEQA COMPLIANCE

A Program Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA Section 15168) to examine the potential environmental consequences associated with implementation of the

NorthLake Specific Plan. The Program EIR provides an assessment of the cumulative impacts associated with complete build-out of the land use concept prescribed by the NorthLake Specific Plan. The Draft EIR (April 1988), Response to Agency Comments (December 1989) and revised Draft EIR (April 1992) are available for review at the County of Los Angeles Department of Regional Planning.

D. PROJECT GOALS, OBJECTIVES AND POLICIES

The NorthLake Specific Plan contains goals and policies that are in conformance with those outlined both generally in the Los Angeles County General Plan and specifically for the area north of Castaic (Grasshopper Canyon) in the Santa Clarita Valley Area Plan. The Specific Plan goals and policies listed below reflect both these planning documents.

1. Land Use

Goal i: To encourage high quality design in all development projects compatible with and sensitive to the natural and man-made environment.

Policy ia: Assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and high quality design standards.

Policy ib: Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.

Policy ic: Promote planned industrial development in order to avoid land use conflicts with neighboring activities.

Policy id: Establish and implement regulatory controls that ensure compatibility of development adjacent to major public open space

and recreation areas including the Angeles National Forest and Castaic Lake.

Goal ii: To provide commercial and industrial lands to accommodate a portion of the projected labor force.

Policy ii: Provision of light industrial uses and both neighborhood and highway commercial uses within the Specific Plan area.

Goal iii: To foster compatible land use arrangements that contribute to reduced energy consumption and improved air quality.

Policy iii: To design land use arrangements that will maximize energy conservation, i.e. provide a balance of land use types within the Specific Plan area which would reduce dependence on the private automobile.

Goal iv: To encourage conservation, protection and enhancement of natural ecological, scenic, cultural and open space resources for the benefit and enjoyment of the current and future residential population in the region.

Policy iva: Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

Policy ivb: To achieve consistency with the SCVAP by maintaining steep ridges and hillsides as hillside management areas where feasible and provide building pads that are compatible with basic landforms.

Goal v: To coordinate land use with existing and proposed transportation networks.

Policy v: Well-designed, highway-oriented commercial facilities in appropriate and conveniently spaced locations.

2. Circulation

Goal i: To achieve a local transportation system that is consistent with the comprehensive objectives of the General Plan and the needs of the Castaic area residents.

Policy ia: Provide transportation planning services and facilities that are coordinated with and which support the circulation element of the County of Los Angeles General Plan.

Goal ii: To achieve a transportation system that is responsive to economic, environmental, energy conservation and social needs at the local community and areawide level.

Policy iia: Coordinate land use with a circulation system that conforms to the County's standards and serves both through and local traffic.

Policy iib: Provide a roadway network that provides for the needs of future residents and that avoids traffic conflicts in existing and future residential neighborhoods.

Policy iic: Plan and develop a network of bicycle routes and facilities (including racks and lockers at parks) as well as pedestrian walkways within the Specific Plan area and, where possible, that interconnect with other bicycle routes and transportation modes.

Policy iid: Provide transportation facilities that will improve the safety, security and dependability of all transportation modes and provide for seismic safety and effectiveness in emergency situations.

Policy iie: Encourage alternative transportation systems and procedures which will effectively reduce vehicle miles traveled by automobiles.

Policy iif: Provide road improvements in a timely manner as required to service development. All required roads and road improvements

will be open and available for public use at the time of occupancy of each phase of development. Roads shall be provided in accordance with requirements and scheduling of the County Department of Public Works.

Goal iii: Preservation and enhancement of aesthetic resources within Interstate Route 5 (I-5) scenic corridor.

Policy iii: The Specific Plan site will be situated so as to be behind a major ridgeline and will not be visible from the I-5 second priority scenic highway corridor to the west.

3. Housing

Goal i: To develop housing that satisfies the needs of the present and future residents of the NorthLake community.

Policy ia: To provide a variety of housing types, prices, ownership possibilities and locations.

Policy ib: To base development regulations on various dwelling types by planning areas. Goal ii: New construction that reflects concern for durability, resource conservation and prevention of premature deterioration.

Policy ii: To maintain quality project standards for residential land development, thus insuring the establishment of neighborhoods with lasting value.

4. Open Space/Recreation Area

Goal i: To improve opportunities for a variety of outdoor recreational experiences.

Policy ia: Develop local parks easily accessible to local residents and workers.

Policy ib: Develop a system of bikeways and riding and hiking trails; link recreational facilities where possible.

Goal ii: To preserve and protect sites with scenic and/or recreational value.

Policy ii: Designate substantial open space within the Specific Plan area to meet the public's active and passive, scenic, recreational and conservation needs while achieving a balanced distribution of developable area to open space.

Goal iii: To reduce the risk to life and property from seismic occurrences, flooding, erosion, wildland fires and landslides.

Policy iiia: Restrict development in areas subject to seismic and geologic hazards.

Policy iiib: Restrict urban-type development in flood prone areas, thus avoiding major new flood control works.

Policy iiic: Design to encourage the multiple use of flood prone areas for recreation and wildlife habitat.

Policy iiid: Manage development in hillside area to protect their natural and scenic character and to reduce risks from fire, flood, mudslides, erosion and landslides.

Goal iv: To promote a fire management system to assist project developers and residents in constructing and maintaining a fire-safe environment.

Policy iv: Protection of property and services through a concerted fire management program.

5. Community Design And Scenic Highways

Goal i: To develop an environment that is visually attractive while being efficiently and effectively organized and maintained.

Policy ia: Provide and implement design guidelines for architecture, signage, landscaping to enhance project identity and develop a sense of community.

Policy ib: To apply design guidelines to major entry points, major street intersections and parkways.

Policy ic: To provide design and maintenance standards for transition areas between urban development and open space.

Goal ii: To preserve and enhance the visual aspects of the County's circulation system for aesthetic purposes.

Policy ii: To apply special design considerations regarding the views along important corridors within the planning area, including key intersections and vista points.

6. Noise

Goal i: To maintain consistency with the County's Noise Element by establishing compatible land use adjacent to transportation facilities and other significant sources of noise and by properly mitigating noise-generating uses that cause exceedance of maximum suggested noise levels.

Policy i: To avoid locating noise sensitive facilities, including schools, parks and the library site within areas designated in excess of 65 dBA (dBA is an "A-weighted" system of measuring decibels that is adjusted to match frequencies audible to humans).

Policy ii: The placement of commercial uses on major intersections and adjacent to the arterial highways.

Policy iii: The separation of low-density residential uses from arterial highways.

Policy iv: To provide adequate noise mitigation measures for those uses located within areas designated in excess of 65 dBA on the County's Noise Level Map.

7. Safety

Goal i: Protection of life and property.

Policy ia: To require all future development within the Specific Plan area to comply with standards and criteria to reduce or eliminate unacceptable levels of fire and geologic risk.

Policy ib: To work closely with the County Forester and Fire Warden to ensure that state-of-the-art fire safety procedures and precautions are implemented in all developments within the planning area.

Policy ic: To stress only low-fuel volume plants in landscaping within the NorthLake Specific Plan area.

Goal ii: Reduction of adverse economic, environmental and social conditions resulting from fires and geologic hazards.

Policy iia: Revegetate all artificial slopes at the earliest feasible opportunity subsequent to grading in order to reduce erosion potential.

Policy iib: Provide adequate emergency access to all areas within the Specific Plan site.

E. LAND USE PLAN

1. Proposed Uses and Intensities

The NorthLake Specific Plan proposes construction of 3,623 dwelling units including single- and multi-family units as well as a total of 13.2 acres of commercial uses, 50.1 acres of light industrial uses, an 18-hole championship golf course and tennis facility with a pro shop, 23.1 acres for school/park uses, a fire station site and a public library site. The project site encompasses approximately 1,330 acres of currently undeveloped land.

Thirty-one planning areas have been designated to accommodate the envisioned development of the NorthLake Specific Plan site. A breakdown of proposed land uses by planning area is provided in Table II-1 along with gross acres and planned number of residential units or square footage of commercial/industrial uses per planning area. The land uses proposed under the NorthLake Specific Plan are shown on Exhibit II-1, Conceptual Use Plan.

Table II-1

PROPOSED LAND USE

Planning Area	Land Use	Acres*	Planned Units	Planned Square Feet (F.A.R.)
1	Highway Commercial	4.0	—	69,696 (0.50)
2	Light Industrial	14.1	—	153,549 (0.35)
3	Light Industrial	3.4	—	37,026 (0.35)
4	Light Industrial	10.7	—	116,523 (0.35)
5	Light Industrial	3.1	—	33,759 (0.35)
6	Light Industrial	2.5	—	27,225 (0.35)
7	Light Industrial	6.4	—	69,696 (0.35)
8	Light Industrial	9.9	—	107,811 (0.35)
9	Community Commercial	9.2	—	100,188 (0.35)
10	Multi-Family	15.5	223	—
11	Multi-Family/Golf	33.0	184	—
12	Multi-Family/Golf	55.6	249	—
13	Multi-Family/Golf	26.4	394	—

(Cont.)

Table II-1, Cont.

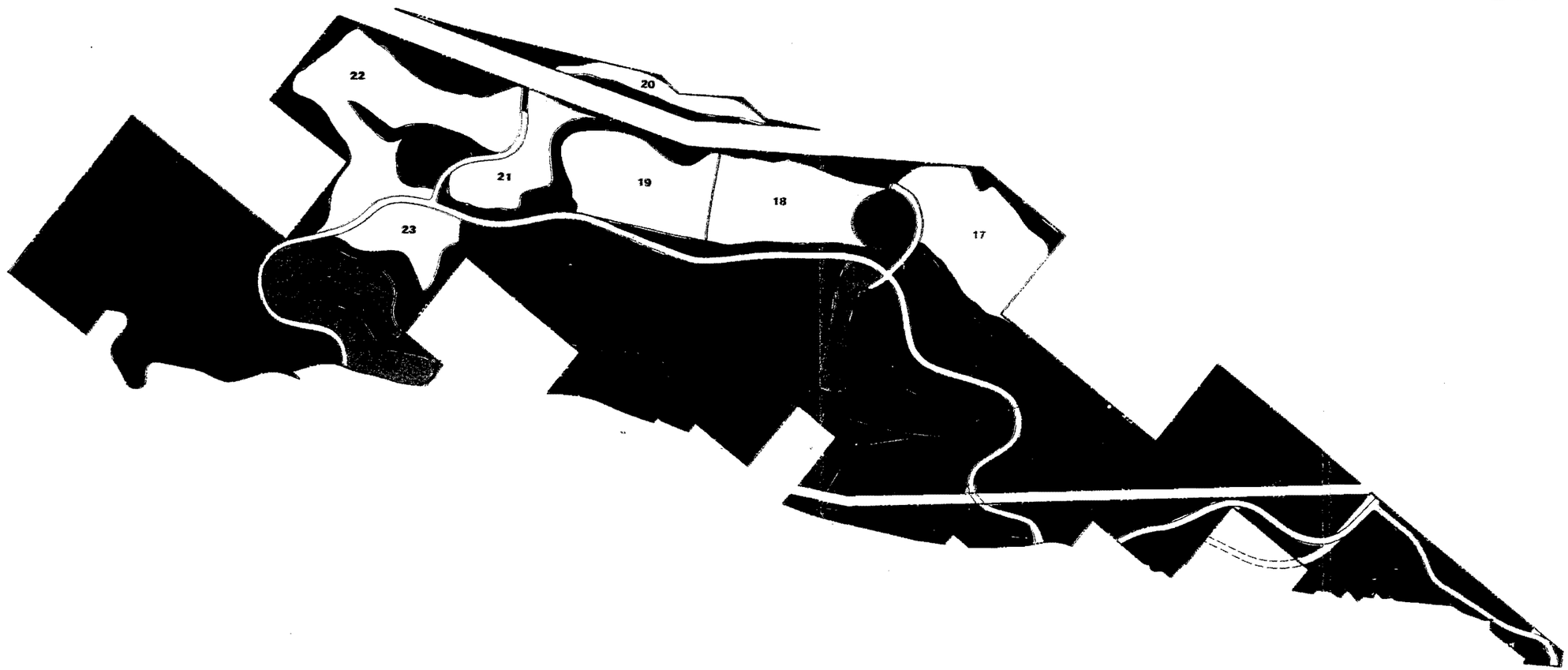
PROPOSED LAND USE

Planning Area	Land Use	Acres[a]	Planned Units	Planned Square Feet (F.A.R.)
14	Golf Clubhouse/Tennis Facility	13.2	—	—
15	Multi-Family/Golf	25.1	236	—
16	Single-Family/Golf	195.3	644	—
17	Single Family	49.5	274	—
18	Single Family	45.5	209	—
19	Single Family	48.9	224	—
20	Single Family	13.5	64	—
21	Single Family	26.0	147	—
22	Single Family	71.8	413	—
23	Single Family	21.3	167	—
24	School/Park Site	11.9	—	—
25	School/Park Site	11.2	—	—
26	Single-Family Low Density	23.1	66	—
27	Single-Family Low Density	16.5	42	—
28	Estate	48.0	48	—
29	Estate	16.0	16	—
30	Estate	12.0	12	—
31	Estate	11.0	11	—
Summary				
Single-Family		504.8	2,337	—
Multi-Family		95.5	1,286	—
Commercial		13.2	—	169,884 (0.42)[b]
Industrial		50.1	—	545,589 (0.35)
Recreation/Open Space		643.3[c]		
School/Park Facilities		23.1		
Total		1,330.0		

a. Represents gross acres.
b. Indicates an average F.A.R. (floor-area ratio) for commercial uses.
c. Includes 166.9 acres of golf course, club house and tennis/swimming facility.

The land use concept of the Specific Plan presents a balanced urban community. All of the land use elements are integrated for circulation, infrastructure, aesthetic and visual setting, development standards and guidelines. The proposed residential uses

NorthLake



LEGEND

SF-1		SINGLE FAMILY	MF-G		MULTIPLE FAMILY - GOLF	I		LIGHT INDUSTRIAL
SF-2		SINGLE FAMILY - LOW DENSITY	SF-E		ESTATE	OSR		OPEN SPACE
SF-G		SINGLE FAMILY - GOLF	C-C		COMMUNITY COMMERCIAL	SCH		SCHOOL/PARK
MF		MULTIPLE FAMILY	C-H		HIGHWAY COMMERCIAL	GF		GOLF FACILITIES

CONCEPTUAL LAND USE PLAN

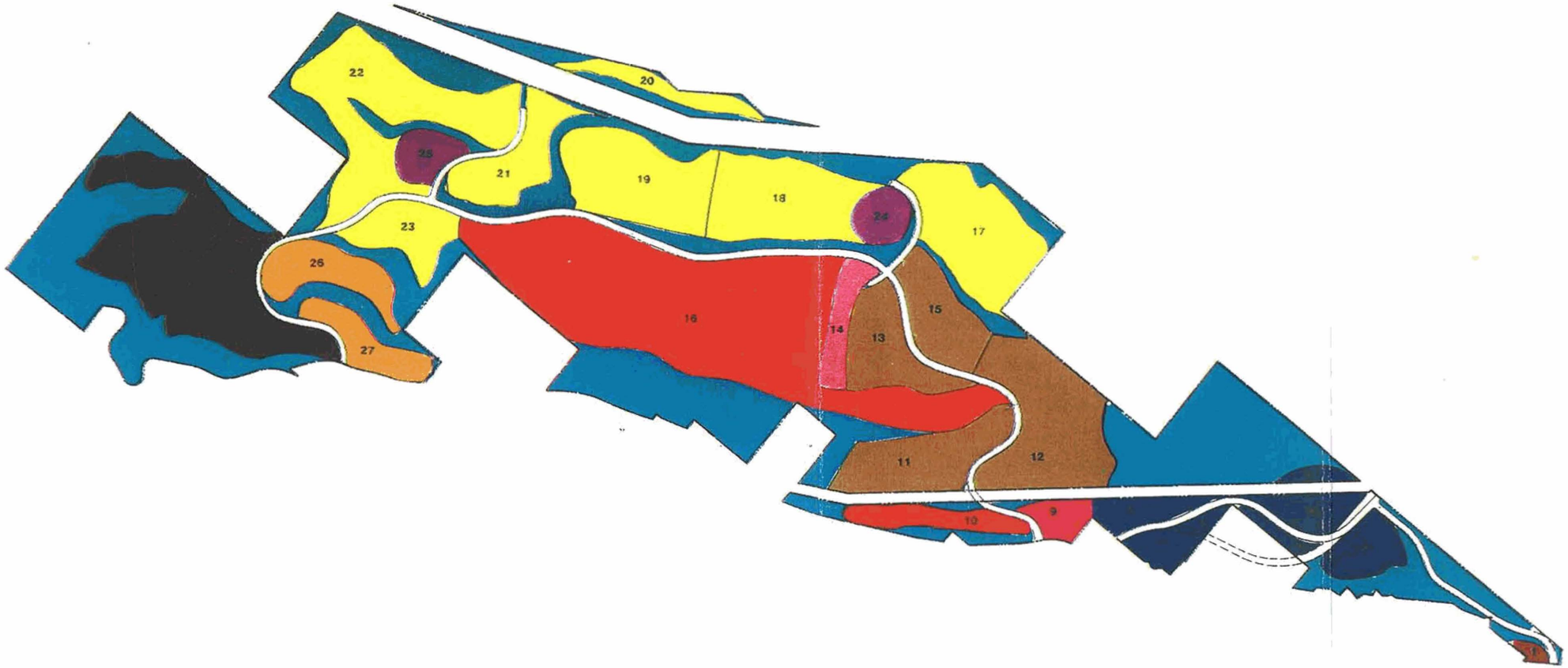
N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-1

NorthLake



LEGEND

SF-1	SINGLE FAMILY	MF-G	MULTIPLE FAMILY - GOLF	I	LIGHT INDUSTRIAL
SF-2	SINGLE FAMILY - LOW DENSITY	SF-E	ESTATE	OSR	OPEN SPACE
SF-G	SINGLE FAMILY - GOLF	C-C	COMMUNITY COMMERCIAL	SCH	SCHOOL/PARK
MF	MULTIPLE FAMILY	C-H	HIGHWAY COMMERCIAL	GF	GOLF FACILITIES

CONCEPTUAL LAND USE PLAN

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-1

have been designed to provide a broad range of housing types meeting current and projected future housing needs.

The commercial use area will serve the NorthLake community needs with retail and convenience establishments. These commercial uses along with the 50-acre industrial use area potentially will provide local employment opportunities as well as tax base revenues. The importance of recreational opportunities and public service facilities is reflected in the NorthLake Specific Plan.

2. Phasing Program

The NorthLake Specific Plan will generally be developed in four phases. A summary of the proposed phasing sequence by planning area is provided on Table II-2 and shown on Exhibit II-2, Conceptual Phasing Plan.

Table II-2

PHASING PLAN

Planning Area	Land Use	Acres[a]	Planned Units	Planned Square Feet (F.A.R.)
PHASE 1				
14	Golf Clubhouse/Tennis Facity	13.2	—	—
15	Multi-Family/Golf	25.1	236	—
16	Single-Family/Golf	195.3	644	—
24	School/Park Site	11.9	—	—
Subtotal		245.5	880	
PHASE 2				
2	Light Industrial	14.1	—	153,549 (0.35)
12	Multi-Family/Golf	55.6	249	—
17	Single-Family	49.5	274	—
18	Single-Family	45.5	209	—
19	Single-Family	48.9	224	—
28	Estate	48.0	48	—

(Cont.)

Table II-2, Cont.

PHASING PLAN

Planning Area	Land Use	Acres[a]	Planned Units	Planned Square Feet (F.A.R.)
29	Estate	16.0	16	—
30	Estate	12.0	12	—
31	Estate	11.0	11	—
Subtotal		300.6	1,043	153,549
PHASE 3				
1	Highway Commercial	4.0	—	69,696 (0.50)
3	Light Industrial	3.4	—	37,026 (0.35)
4	Light Industrial	10.7	—	116,523 (0.35)
5	Light Industrial	3.1	—	33,759 (0.35)
6	Light Industrial	2.5	—	27,225 (0.35)
10	Multi-Family	15.5	223	—
11	Multi-Family/Golf	33.0	184	—
21	Single Family	26.0	147	—
22	Single Family	71.8	413	—
25	School/Park Site	11.2	—	—
Subtotal		181.2	967	284,229
PHASE 4				
7	Light Industrial	6.4	—	69,696 (0.35)
8	Light Industrial	9.9	—	107,811 (0.35)
9	Community Commercial	9.2	—	100,188 (0.35)
13	Multi-Family/Golf	26.4	394	—
20	Single-Family	13.5	64	—
23	Single-Family	21.3	167	—
26	Single-Family Low	23.1	66	—
27	Single-Family Low	16.5	42	—
Subtotal		126.3	733	277,695
SUMMARY				
Single-Family		504.8	2,337	—
Multi-Family		95.5	1,286	—

(Cont.)

Table II-2, Cont.

			PHASING PLAN
Commercial	13.2	—	169,884 (0.42)[b]
Industrial	50.1	—	545,589 (0.35)
Recreation/Open Space	643.3[c]		
School/Park Facilities	23.1		
Total	1,330.0		

a. Represents gross acres.
b. Indicates an average F.A.R. (floor-area ratio) for commercial uses.
c. Includes 166.9 acres of golf course, club house and tennis/swimming facility.

Phase 1 provides 644 single-family units, 236 multi-family units, an 11.9-acre school/park site and the 166.9-acre golf course by the end of 1994. Also included in phase one is a golf clubhouse.

Phase 2 provides 794 single-family units, 249 multi-family units, a public library site and 14.1 acres for industrial uses by the end of 1996.

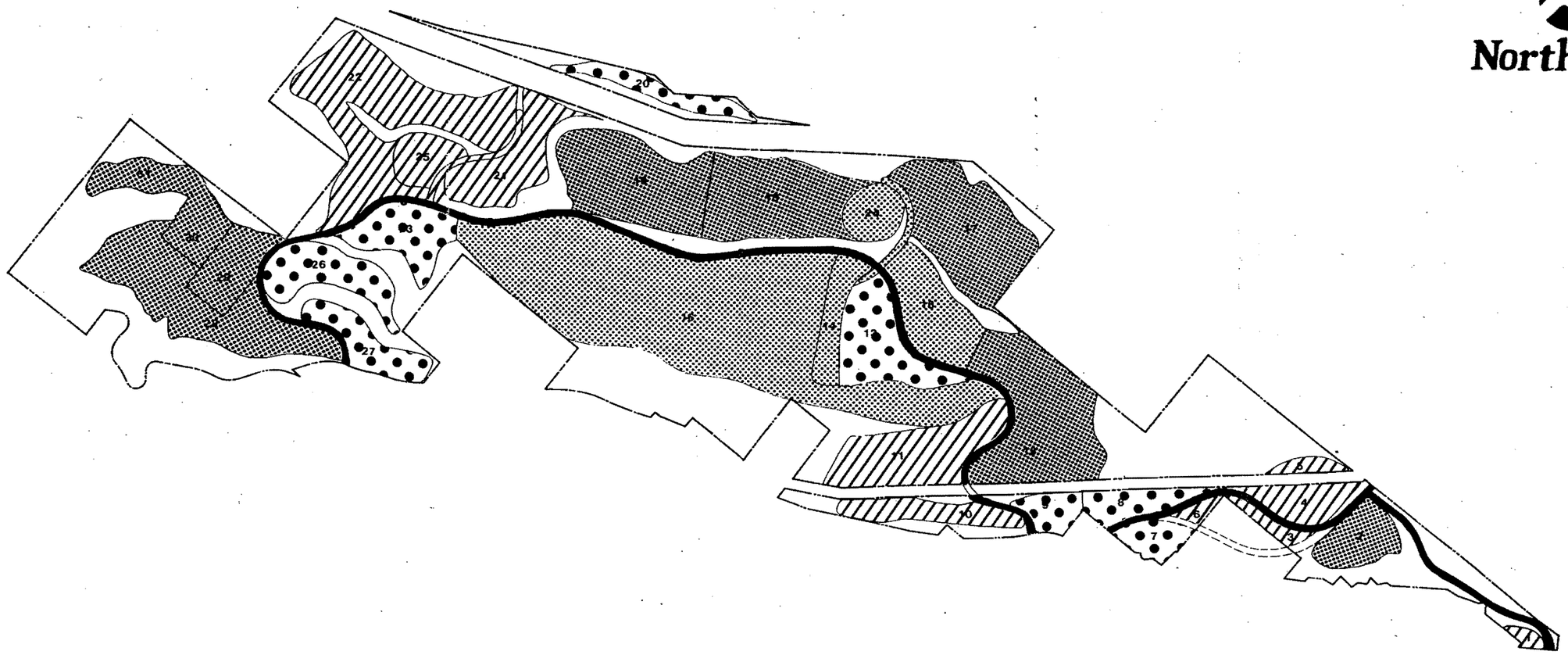
Phase 3 provides 560 single-family units, 407 multi-family units, an 11.2 acre school/park site, 19.7 acres for industrial uses, 4 acres of highway commercial and a fire station site by the end of 1998.

Phase 4 provides 416 single-family units, 561 multi-family units, 16.3 acres for industrial uses and 9.2 acres of community commercial uses by the end of 2000.

In preparing the phasing plan, certain assumptions have been made. These include: 1) the rate of growth for the project will remain constant and as calculated; (2) the rate of growth of other regional projects which were used in assessing cumulative impacts on phased infrastructure and services will remain constant and as calculated; and (3) the market demand for proposed residential product type and mix will remain constant throughout the phasing intervals.

These assumptions are necessary to establish a phasing plan for the Land Use Plan. However, should these assumptions become obsolete or invalid due to area growth dynamics during the buildout of NorthLake, the Phasing Plan provides the flexibility to accommodate such growth dynamics. If, for example, the build-out rate in surrounding projects accelerates, key infrastructural components may be re-phased.

NorthLake



LEGEND

- PHASE 1: 245.5 ACRES
- PHASE 2: 213.6 ACRES
- PHASE 3: 181.2 ACRES
- PHASE 4: 213.3 ACRES

CONCEPTUAL PHASING PLAN

N

SCALE: 1" ≈ 1500'

ESCO

EXHIBIT II-2

Changes to the phased development can be accomplished by approval of the Planning Director; no Specific Plan amendment would be required, provided overall development is consistent with land use policies contained herein.

It is the primary function of the Phasing Plan to relate infrastructure requirements to progressive levels of development. While a development sequence is implied, there is nothing in this plan to preclude a different order of development or development intensity. The NorthLake Specific Plan provides the flexibility to accommodate growth dynamics or proposal modifications.

3. Urban Design Concept

The following concepts of access, amenities and activities for urban planning and design are the basis for the NorthLake Specific Plan.

Access

Regional access to the development is provided via the Golden State Freeway (I-5) as it runs north to south through west-central Los Angeles County. Primary site access is provided off I-5 from two freeway interchanges. From the Parker Road exit residents will travel up the Ridge Route Road to the southerly end of NorthLake Boulevard. From the Lake Hughes interchange residents will access the site on a new four-lane road from Castaic Road directly to NorthLake Boulevard. Northerly access to NorthLake is provided off I-5 via Templin Highway east to Ridge Route Road and then south to the northerly intersection of NorthLake Boulevard and Ridge Route Road. Internal circulation will be provided by streets off Ridge Route Road and NorthLake Boulevard to single-family units, multi-family units, schools/parks and commercial use. These roadways will be constructed or improved in accordance with County of Los Angeles standards and with the circulation element of the County General Plan.

Amenities

Amenities provided in NorthLake include an 18-hole championship golf course, two school sites with parks, a fire station site, two commercial use areas and approximately

476 acres of natural recreation open space. The 166.9-acre golf course covers the central portion of the site for approximately one mile, north to south. This 18-hole championship golf course provides recreation for NorthLake residents and the surrounding community, as well as providing an extensive "greenbelt" through the project site.

Two school/park sites consisting of 11.2 acres and 11.9 acres and a public library site are provided in NorthLake. These school sites are large enough to provide parks and playground areas and are phased to accommodate NorthLake and related area projects' student generation (see Section II.J.6., Schools and Libraries).

The neighborhood commercial use area of approximately 9.2 acres, located in the southern portion of the site, will provide essential neighborhood retail and convenience establishments at a scale to serve the internal needs of the NorthLake community. Additionally, four acres of highway commercial are planned adjacent to Castaic Road. Light industrial uses are planned on 50.1 acres in the southern portion of the site.

The NorthLake Land Use Plan provides a total of approximately 643.3 acres of recreation and open space including the proposed 166.9-acre golf course in and around residential use areas. These open space areas provide recreational activities and wildlife habitat while also functioning as natural buffers between surrounding transportation corridors and public recreation areas. Recreational activities envisioned for NorthLake are outlined below.

A cohesive community character is an important element in the urban design goals of the NorthLake Specific Plan. Residential, commercial and industrial development will be regulated through design standards, the NorthLake Architectural Control Committee and the project's Covenants, Conditions and Restrictions (CC&R). The adoption of a comprehensive landscape plan and design standards for ancillary features such as signs, streetscapes, entryways, etc., will further promote a unifying compatible theme throughout the NorthLake development. Through these

mechanisms a consistent community character will be assured throughout each phase and land use type developed on the NorthLake site.

Activities

Activities provided in NorthLake are residential community activities, neighborhood commercial activities and recreation activities. NorthLake is designed as a recreation activity-based, self-contained, neighborhood residential community. Single- and multi-family housing distributions and ratios are designed to accommodate dwelling units among the golf course, open space and access roadways.

Neighborhood commercial activity is limited to a scale accommodating the internal retail and convenience needs of the NorthLake community.

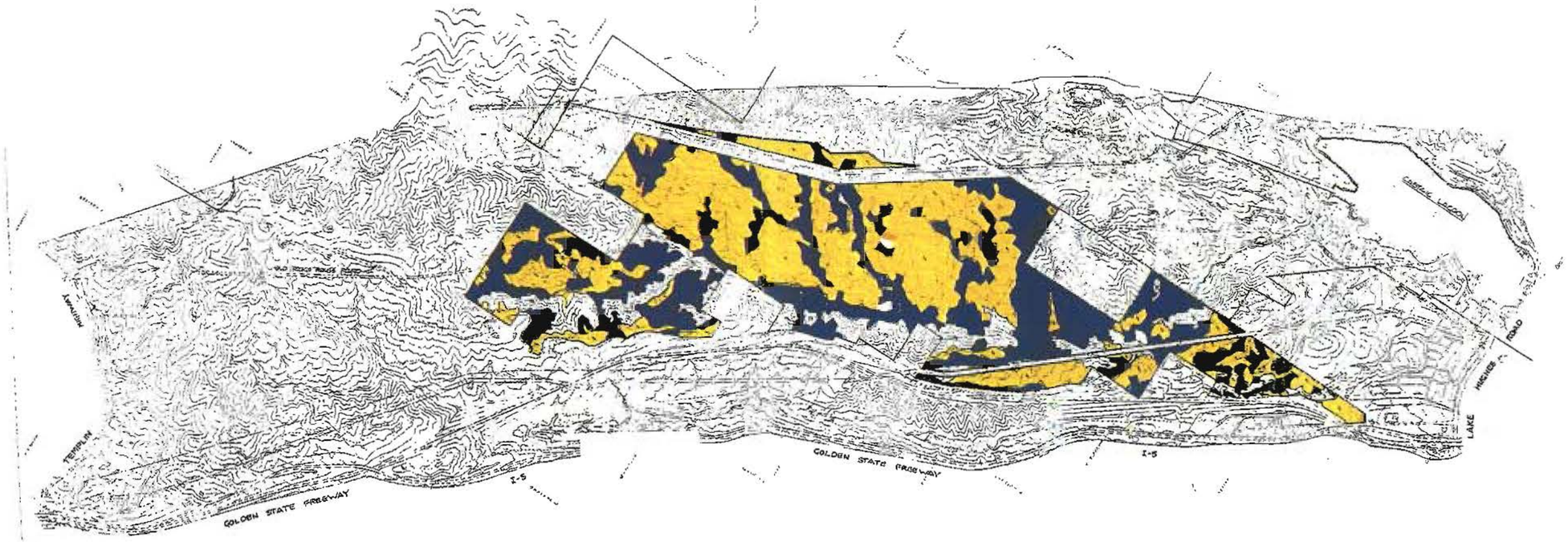
Recreational activities focus on the centrally-located, 166.9-acre, 18-hole championship golf course. Additional recreational opportunities will include a tennis facility, a swimming facility and a network of trails for bicycling, jogging and horseback riding. Parks located within the two designated school sites will provide active recreation opportunities for NorthLake residents, and the planned 476.4 acres of open space interspersed over the project site will provide passive recreation opportunities.

F. HILLSIDE PRESERVATION AND GRADING CONCEPT PLAN

Exhibit II-3 shows the Slope Analysis Map for the site, while Existing Site Topography is shown on Exhibit II-4. An overall grading concept shall be used during construction of the Specific Plan area to ensure a quality development. The Conceptual Cut and Fill Plan, and the Conceptual Grading Plan found in Exhibits II-5 and II-6, respectively, illustrate the overall grading concept. The Grading Phasing Plan is shown in Exhibit II-7.

The majority of earthwork is confined to Grasshopper Canyon, which trends north to south through the center of the project area. The objective of the grading plan is to create secluded, recreation-oriented parcels within the valley and view parcels along

NorthLake



LEGEND

0 - 25%	1	667.0 AC.
25 - 50%	2	558.0 AC.
> 50%	3	105.0 AC.
		1330.0 AC.

SLOPE ANALYSIS MAP

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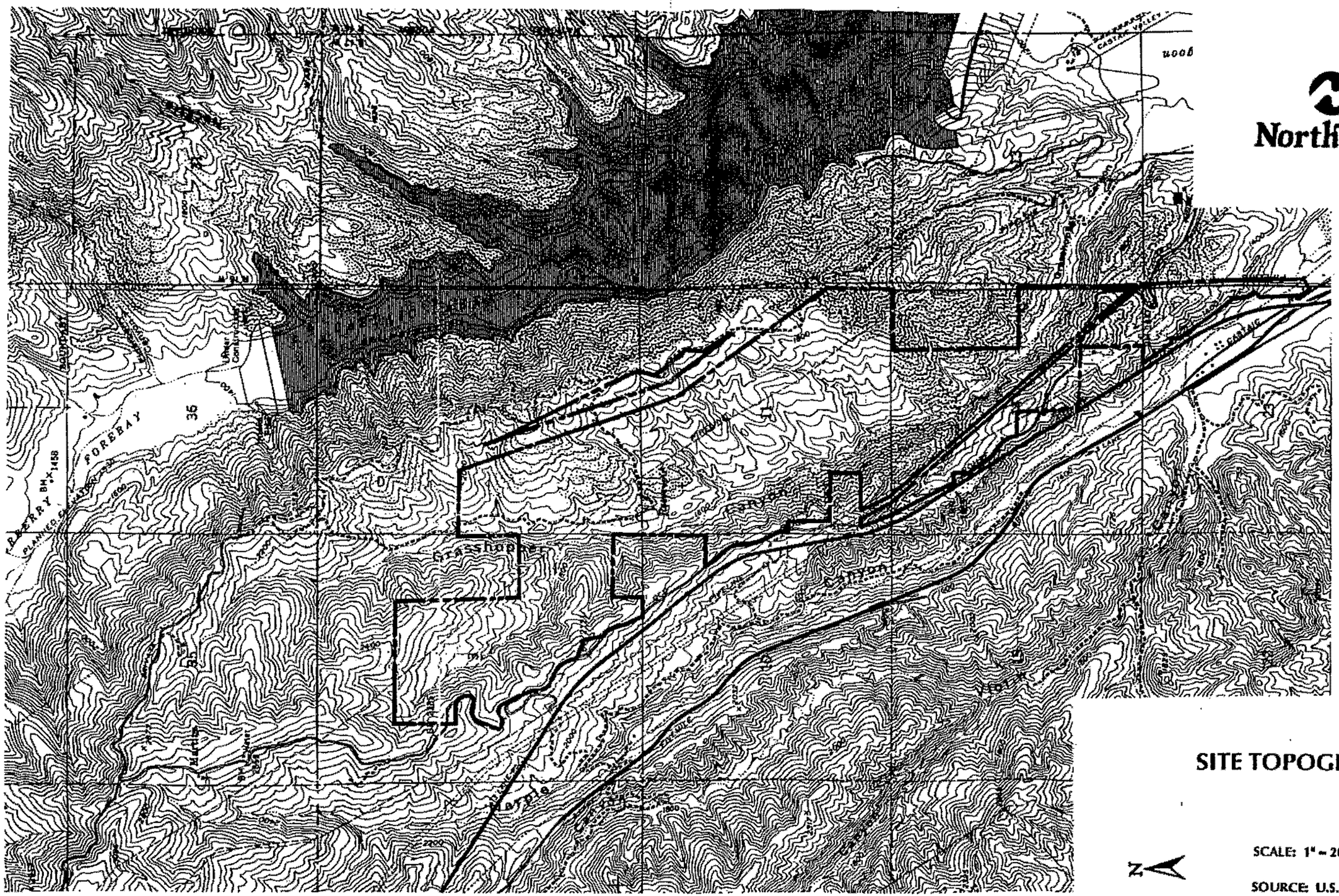
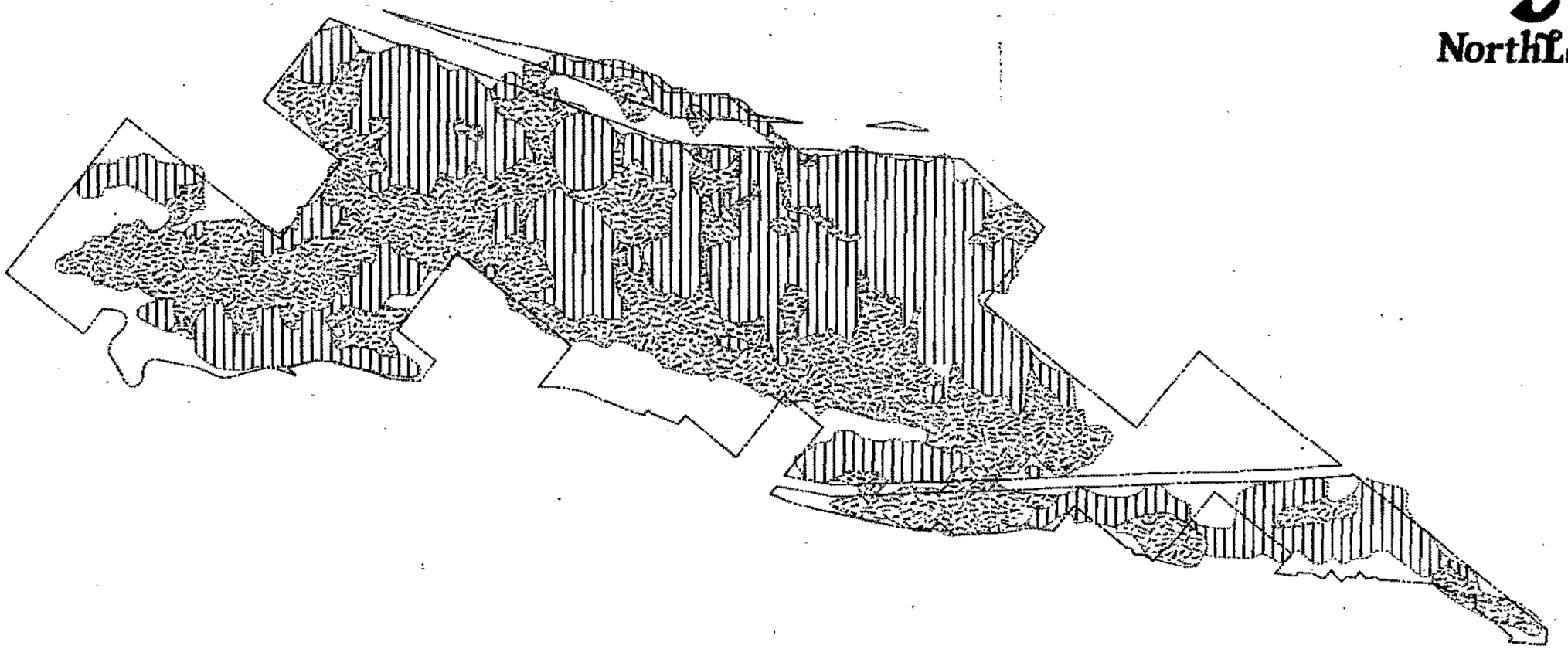
ESCO

EXHIBIT II-3


NorthLake
SITE TOPOGRAPHY
SCALE: 1" = 2000'
SOURCE: U.S.G.S.
N
FOREBAY
Grasshopper
Canyon
Larpla
Canyon
CASTAIC VALLEY
CASTAIC
36



NorthLake

LEGEND

CUT

FILL

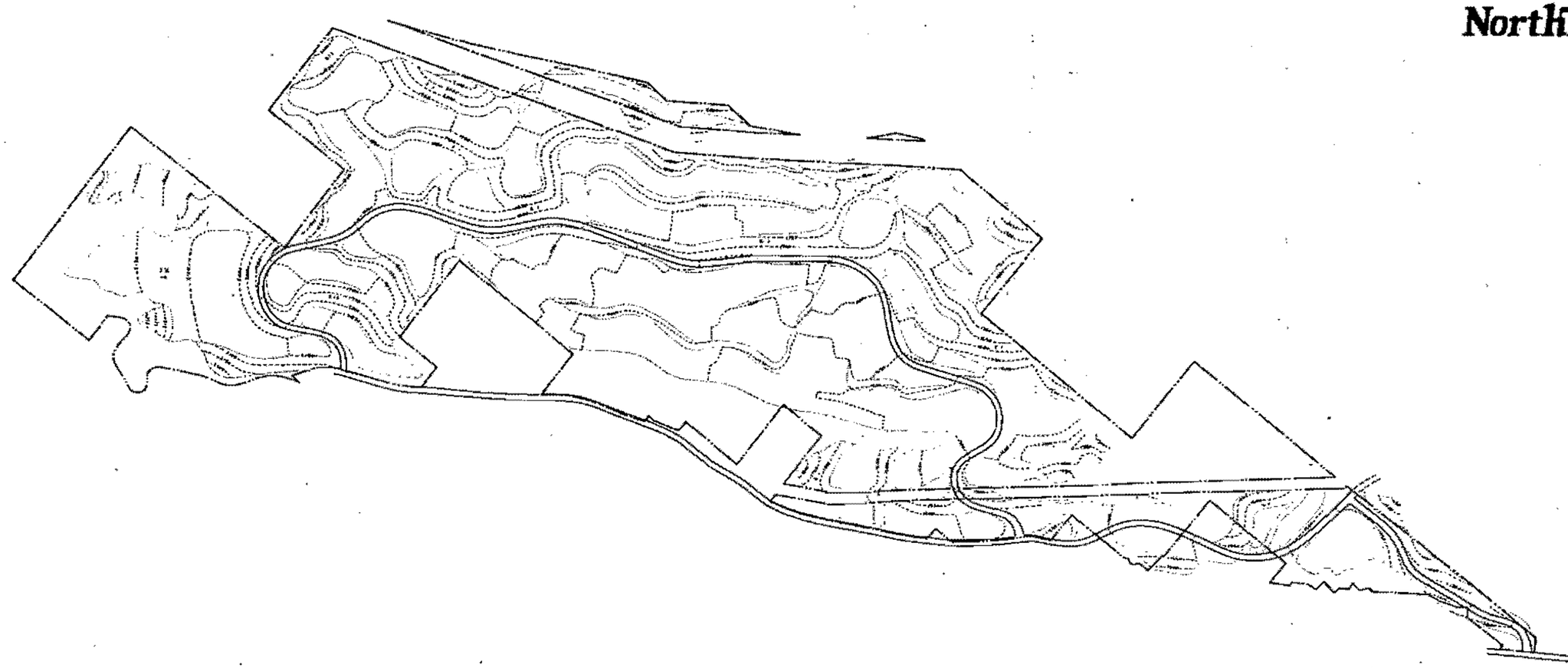
CONCEPTUAL CUT AND FILL

SCALE: 1" = 1500'

ESCO

EXHIBIT II-5

NorthLake

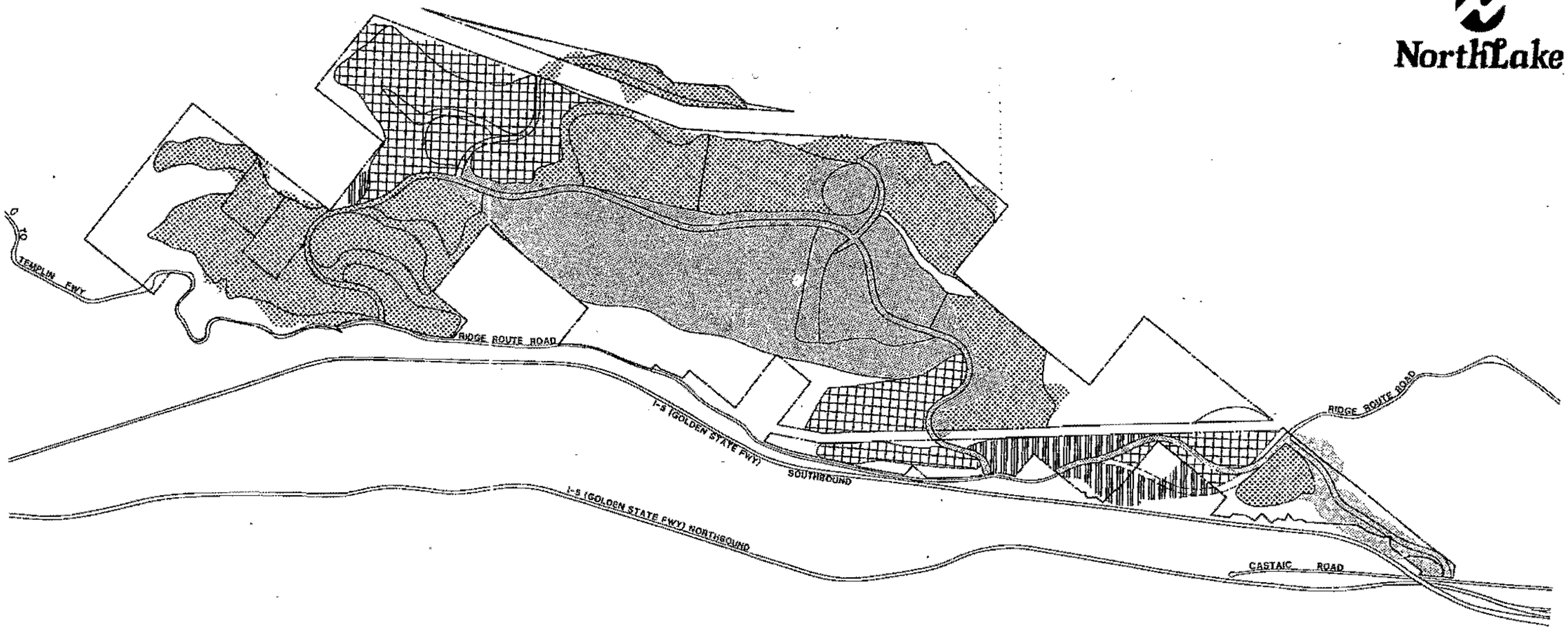


CONCEPTUAL GRADING

SCALE: 1" = 1500'

ESCO

EXHIBIT II-6



NorthLake

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

GRADING PHASING

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-7

the eastern rim. Grading along the western rim is minimal in order to preserve existing site lines from Interstate 5, to prevent intrusive views and to downplay residential development and noise conflicts. Slope stabilization that takes place within the open space areas will conform to the Grading Ordinance of Los Angeles County.

It is the intent to balance cut and fill onsite; cut and fill is balanced incrementally to the opening of a new project phase (see Section IV.B., Grading Design). Bulk pregrading of planning areas may occur prior to development of units to assure that sufficient infrastructure improvements are provided. Situations of this nature would preclude the order indicated on the grading phasing plan. However, pregrading shall not be used as a criteria for future design modification of planning areas. Grading shall take place in accordance with the County of Los Angeles' Grading Ordinance.

G. ACCESS AND CIRCULATION PLAN

Circulation and design standards for the layout arterial highways and local collector streets in support of the NorthLake land use plan have been established as shown on Exhibit II-8. The proposed arterial system responds to and exceeds future traffic needs, providing easy freeway access for residential, industrial and commercial uses and local internal access within this planned community. The land use patterns are laid out to conveniently access the internal loop roadway system of NorthLake Boulevard and Ridge Route Road. The Specific Plan street pattern is designed to respond to development requirements and takes into consideration drainage patterns, preservation of significant natural features and adjacent development patterns. The streets will be designed at different widths according to land uses and traffic volumes which they will serve. Further, the circulation system is designed for the convenience and the safety of the user. The street pattern, wherever possible, incorporates the opportunity for view areas. To complete the circulation system, non-vehicular uses are integrated with the street system to include cross-community access to schools and park facilities.

Precise alignment and engineering of streets will be determined at the time of construction in conjunction with the County Public Works Department. Roads and road improvements will be provided in a timely manner as required to serve planned development areas according to the Conceptual Circulation Plan, Exhibit II-8. Whenever possible, all needed roads and road improvements will be open and available for public use at the time of occupancy of each unit of development. Roads will be dedicated, when feasible, to the local authority for maintenance and service considerations.

Streets infeasible for dedication are to be maintained by the community homeowners' association or the proposed NorthLake Community Facilities District.

H. PUBLIC SERVICES/FACILITIES AND INFRASTRUCTURE PLAN

1. Water

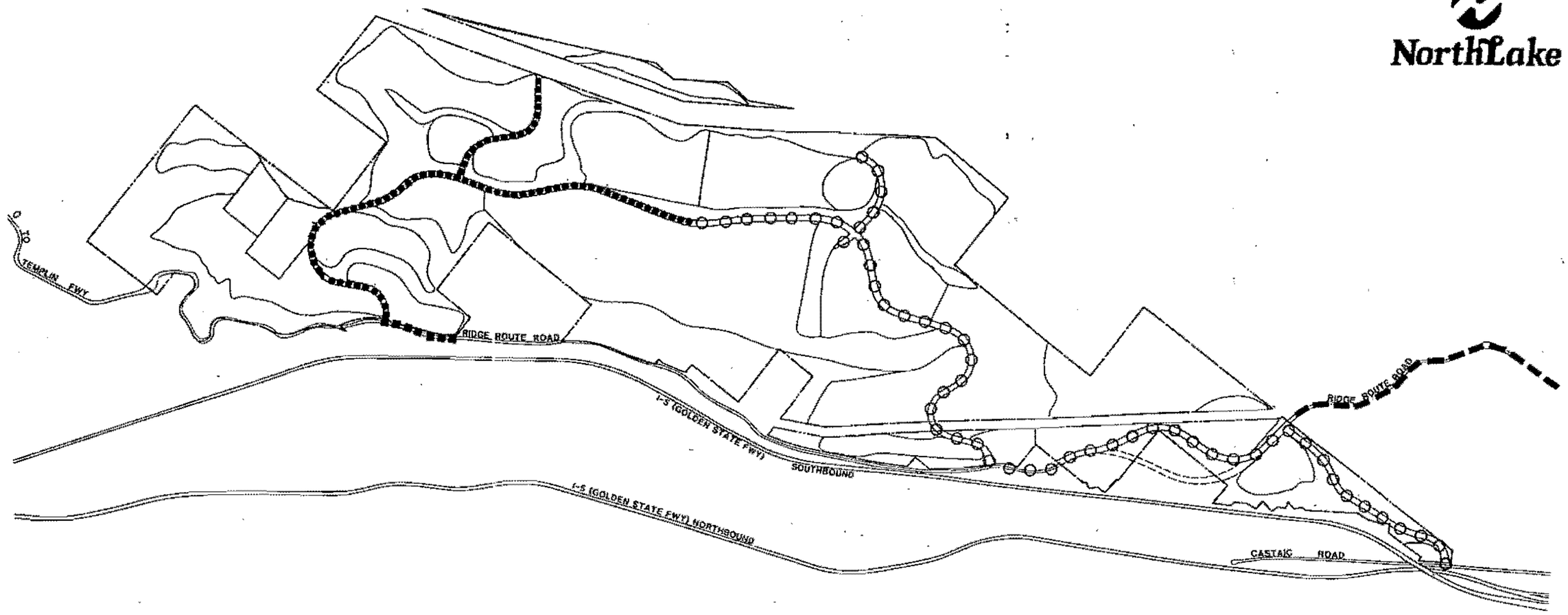
Supply and Demand

The project will be served by the Newhall County Water District (NCWD). The District has indicated that it does not anticipate any major problems expanding its service area and in meeting the water needs of the proposed development. A portion of the site is presently within the District's service area.

A detailed discussion of existing and future water supplies for the District is included in the Draft Environmental Impact Report (DEIR) and Supplemental DEIR which has been prepared for this project. The following section summarizes information from the DEIR.

Water Supply

The NCWD currently serves its Castaic customers solely with local groundwater. Well water is drawn from the alluvial aquifer. The proposed development is located within the NCWD's Castaic area, one of three service sub-areas for the district. Presently, the maximum available groundwater for use within the area is estimated to be 3,480



NorthLake

LEGEND

NEW R.O.W. IMPROVEMENTS:

- PHASE 1 IMPROVEMENTS
- PHASE 2 IMPROVEMENTS

EXISTING R.O.W. IMPROVEMENTS:

- PHASE 2 IMPROVEMENTS
- PHASE 4 IMPROVEMENTS

CONCEPTUAL CIRCULATION PLAN

N

SCALE: 1" = 1500'

acre-feet per year (AF/yr). In addition to groundwater supplies, NCWD has a contract with Castaic Lake Water Agency (CLWA) for delivery of 200 AF/yr. of imported water.

Table II-3 summarizes a conservative estimate of NCWD's water supply.

Table II-3

WATER SUPPLY—NEWHALL COUNTY WATER DISTRICT (AF/YR)

	Annual Groundwater Supplies	Existing Contracted Import Deliveries	Future Projected Import Deliveries (1993)	Total Future
Castaic Area	3,480	0	200	3,680
Entire District	13,080	200	200	13,480

AF/YR = Acre-feet per year

Source: County of Los Angeles Development Monitoring System (DMS) Data, May 10, 1991.

Water Demand

Water demand for the proposed NorthLake Specific Plan was estimated based on consumption factors provided to the County of Los Angeles Department of Regional Planning (DRP) by the Newhall County Water District.[1] Total project water demand at buildout, excluding golf course and other project landscape irrigation requirements, is estimated to be 1,817 AF/yr. (see Table II-4).

As outlined in Section II.H.4., Irrigation, approximately 481 project acres of the NorthLake project site will be landscaped and irrigated with reclaimed water. Resultant savings of potable water are estimated to be 1,029 AF/yr.

1 County of Los Angeles Department of Regional Planning, Development Monitoring System (DMS).

Table II-4

ESTIMATED PROJECT WATER DEMAND

Land Use	Units	Est. Floor Area (Acres)	Demand Factors	Demand (AF/yr)
Residential				
Single-Family[a]	2,337		0.64 AF/unit/yr	1,495.68
Multi-Family[a]	1,286		0.12 AF/unit/yr	154.32
Commercial[b]		3.9	4.55 AF/AC/yr	17.75
Industrial[b]		12.5	2.58 AF/AC/yr	32.25
Institutional[a]		23.1	4.37 AF/AC/yr	100.95
Pro/Shop[a]		1.4	0.269 AF/0.2 AC/yr	16.4
Total	3,623			1,817.35 AF/yr 1,622,669.5 gpd

AC = acre
SF = square feet
AF/yr = acre-feet per year
gpd = gallons per day

a. Demand factors provided by County of Los Angeles Department of Regional Planning, Development Monitoring System (DMS).
b. Demand factors provided by Kishore Manandhar, RPA to D. Kahane, ESCO, November 1990.

Estimated water demand for the proposed development and other planned projects within NCWD's Castaic area by project phase is shown in Table II-5. Related project information was compiled through cooperation with the County of Los Angeles Department of Regional Planning. A list of related projects used in the cumulative analyses is provided in Appendix 1. Total demand for all related projects at buildout of NorthLake (2000) is estimated to be 649 AF/yr.

As outlined previously, a conservative estimate of NCWD's Castaic area existing water supply is 3680 AF/yr.

Water supply mitigation measures are detailed in the DEIR prepared for this project. Because water supply and delivery system capacities are expanded as required to

serve near-term planned growth within the District, existing committed NCWD supplies are not reflective of total potential water availability for the future.

Table II-5

TOTAL WATER DEMAND FOR ALL RELATED PROJECTS AT BUILDOUT OF NORTHLAKE (2000)

Land Use	Units	Est. Floor Area (Acres)	Demand Factors	Demand (AF/yr)
Residential				
Single-Family[a]	813		0.64 AF/unit/yr	520.32
Multi-Family[a]	645		0.12 AF/unit/yr	77.4
Retail/Commercial[b]		6.28	4.55 AF/AC/yr	28.58
Hotel	100 (rooms)		0.17 AF/room/yr	17
Restaurant		0.12	31.7 AF/AC/yr	3.8
Post Office		0.62	3.7 AF/AC/yr	2.3
Total	3,623			649.4 AF/yr

AC = acre
SF = square feet
AF/yr = acre-feet per year
gpd = gallons per day

a. Demand factors provided by County of Los Angeles Department of Regional Planning, Development Monitoring System (DMS).
b. Demand factors provided by Kishore Manandhar, RPA to D. Kahane, ESCO, November 1990.

A 21-inch water transmission line was constructed by CLWA to meet the expected demand for water in the Castaic area. This line is only being partially used at this time. It is anticipated that future water supplies will be available to meet the maximum capacity of this transmission line and projected growth in the area.

Conceptual Water Storage and Distribution System

Two separate water systems will be developed for the NorthLake project. Domestic water needs will be served by the NCWD. Reclaimed wastewater will be used to

satisfy the water demand associated with the golf course and project landscaped areas. A discussion on the proposed irrigation system is provided in Section II.H.4.

A conceptual plan for existing and future domestic water facilities for the project is shown on Exhibit II-9, Conceptual Water Plan. Primary considerations for the water system will be adequacy of storage capacities, geologic stability of water tank locations and elevation of tank sites to meet pressure requirements, including fire flow standards.

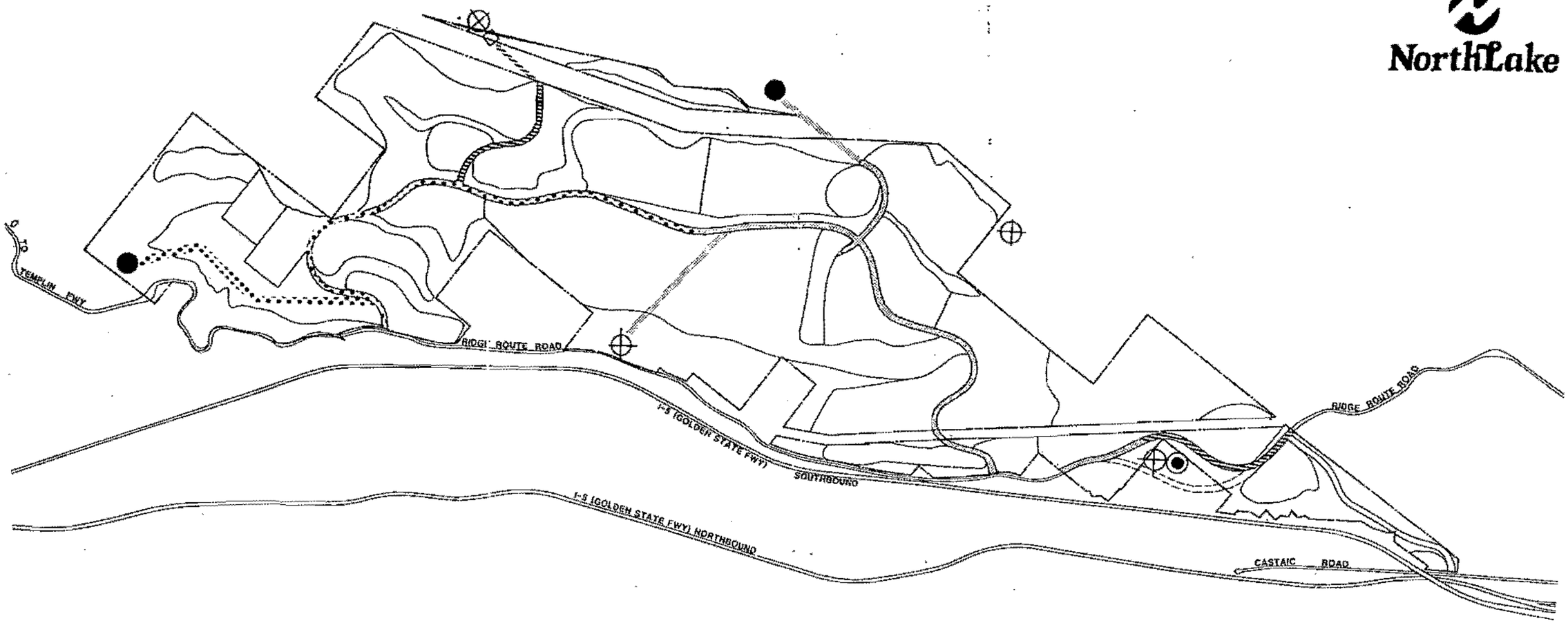
An onsite storage of 5.5 million gallons is estimated for the project (excluding golf course irrigation) based on anticipated fire flow requirements. Specific design and locations of future storage tanks will occur in conformance with NCWD requirements.

An existing 1.5-million-gallon storage tank at an elevation of 1,640 feet is located near the southwestern boundary of the property. A 16-inch water transmission main connects this tank to the NCWD System. In light of commitments to potential future area developments, only limited long-term supplies to the NorthLake Specific Plan site from the existing water tank are anticipated.

Potential future storage tank locations and phasing for improvements are shown on the Conceptual Water Plan, Exhibit II-9. Tanks will be located a minimum of 100 feet above the highest pad elevation to be served by the tank.

It is estimated that three water pressure zones will be required for the project site. The preliminary plan proposes two booster pumping stations. Water will be pumped in a series between the tanks, beginning at the existing tank as shown on the Exhibit II-9.

Water improvements and service capabilities will be phased with construction of the project, subject to the requirements of the NCWD. Tentative phased improvements are shown on the Conceptual Water Plan. The sizes of distribution mains will be determined during a future, more detailed stage of project design.



LEGEND

- PHASE 1 WATER MAINLINE
- PHASE 2 WATER MAINLINE
- PHASE 3 WATER MAINLINE
- STORAGE TANK
- ALTERNATE STORAGE TANK SITE
- BOOSTER PUMP
- EXISTING STORAGE TANK

CONCEPTUAL WATER PLAN

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SCALE: 1" = 1500'

ESCO

EXHIBIT II-9

2. Wastewater

Disposal

Two options for sewage treatment and disposal are considered for the NorthLake Specific Plan site. The first option would involve tying into the County of Los Angeles Sanitation District No. 32 facilities for conveyance and treatment. The second option would include the construction and operation of an onsite water reclamation plant. Both options are further discussed below.

Project-related sewage generation was estimated based on the factors used for the County of Los Angeles Development Monitoring System. Estimated generation for each project phase is shown in Table II-6. As shown, at buildout the project is estimated to generate a total of 0.96 million gallons of sewage per day.

Table II-6

PROJECT WASTEWATER GENERATION—PHASED ANALYSIS (GPD)

Project Phase	Single-Family	Multi-Family	Comm.	Industr.	Instit.	Recr.	Total Generation
1	167,440	42,480	0	0	6,000	24,000	239,920
Cumulative	167,440	42,480			6,000	24,000	239,920
2	206,440	44,820	0	14,434	0	0	265,693.61
Cumulative	373,880	87,300		14,434	6,000	24,000	505,613.61
3	145,600	73,260	14,218	20,166	6,000	0	259,244.09
Cumulative	519,480	160,560	14,218	34,600	12,000	24,000	764,857.69
4	88,140	70,920	20,438	16,685	0	0	196,184.01
Cumulative	607,620	231,480	34,656	51,285	12,000	24,000	961,041.7
Total GPD	607,620	231,480	34,656	51,285	12,000	24,000	961,041.7

Factors:

Single-Family = 260 gpd per unit
Multi-Family = 180 gpd per unit
Industrial = 94 gpd per 1000 sq.ft.
Commercial = 204 gpd per 1000 sq.ft.
Recreational = 400 gpd per 1000 sq.ft.
Institutional = 10 gpd per student; assume 600 students per school (two schools)

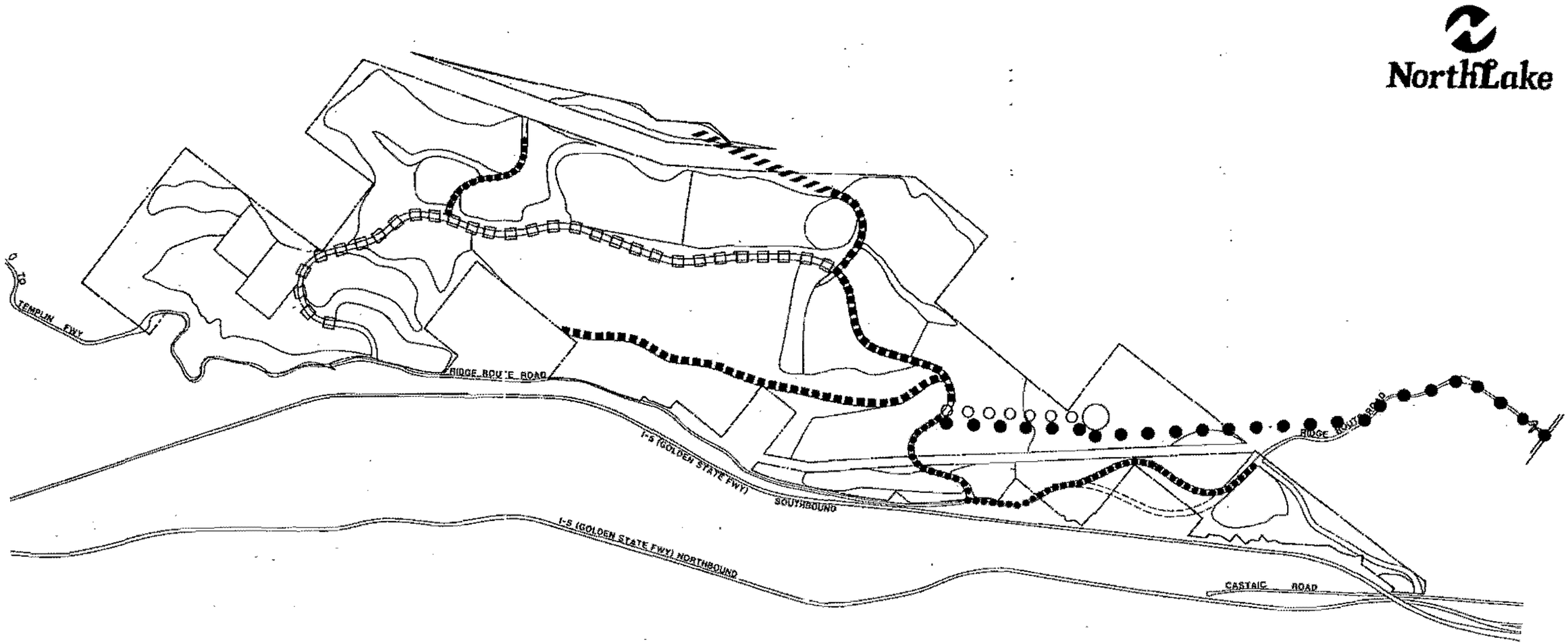
Conceptual Wastewater Plan

A conceptual plan for future wastewater collection and treatment facilities is shown in Exhibit II-10, Conceptual Wastewater Plan. Proposed sewer collection mains required for each project phase are as shown on the plan. Mainline sizing will be determined at a more detailed stage of the project design. As discussed above, two options for wastewater treatment and disposal are under consideration for the NorthLake Specific project. The first option proposes connection to the County of Los Angeles Sanitation District No. 32 conveyance and treatment facilities. Under this proposal a series of sewers would be constructed for each phase of the site development to collect project-generated wastewater. This onsite system would connect to the existing 18-inch sewer trunk line terminating near the intersection of Lake Hughes Road and Ridge Route. Project wastes would be conveyed to the Valencia Water Reclamation Plan (VWRP) located approximately six miles south of the NorthLake site. The wastewater option selected for the NorthLake development will be determined during the tentative tract approval stage or prior to final engineering. The wastewater disposal method will be selected through mutual agreement with the Los Angeles County Sanitation Districts based on project need and overall system capacities.

The VWRP is tied with the Saugus Water Reclamation Plant to provide a regional wastewater system for the Santa Clarita Valley. The VWRP currently processes an average flow of 7.4 million gallons per day (mgd) and has an existing capacity of 7.5 mgd, leaving a projected available capacity of 0.1 mgd or 100,000 gallons per day (gpd).

In order to process more sewage, the Sanitation District is planning flow equalization projects at both regional WRPs. The flow equalization project will add 1.5 mgd of capacity to the Valencia WRP by 1992. Additionally, the proposed hydraulic expansion of the Valencia WRP will add 6.0 mgd. Total future regional wastewater treatment capacity (including the Saugus WRP) is projected to be 28.1 mgd.[2]

2 County of Los Angeles Department of Regional Planning, *DMS Inventory Information for Sewer Service*, June 5, 1991.



LEGEND

- ONSITE WATER RECLAMATION PLANT
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- OPTION 1: CONNECT TO EXISTING SEWER TRUNK LINE (COUNTY SANITATION DISTRICT NO. 32)
- OPTION 2: CONNECT TO ONSITE WATER RECLAMATION PLANT

CONCEPTUAL WASTEWATER PLAN

N

SCALE: 1" = 1500'

EXHIBIT II-10

Under the second option, an onsite Water Reclamation System (WRS) would be located in the southeastern portion of the project site and would be fed by gravity flow, sewage collection piping. Project-generated sewage flows would be treated by the following unit processes: mechanical bar screen, flow equalization, flow measurement, biological, aerobic secondary treatment, filtration and chlorination. Effluent would be treated to meet California Regional Water Quality Control Board and California Department of Health Services standards, stored in tanks and applied according to the project's irrigation program. Sludges and sediment would be stored in tanks and hauled to a sanitary landfill for disposal on a regular basis or treated and disposed of onsite.

The WRS would be designed to treat an average daily project sewage flow of 0.96 mgd generated by the proposed project. Onsite storage capacity for three average days flow or 2.8 mgd and storage capacity in the distribution network would allow a balancing of network sewage generation flows with irrigation demands. The WRS would be designed with a "100 percent backup" power generator and redundancy in major mechanical components. The WRS Operation and Maintenance Manual would provide Emergency Operating Procedures as well as catastrophic event contingencies in accordance with state and county regulations.

If this option is selected as the preferred method of wastewater treatment and disposal, the treatment plant would be required to become operational early within the first phase of the project. A temporary "package plant" or tie-in to the Los Angeles County Sanitation District may be implemented to treat wastewater during the initial phase until a minimum threshold for economic operation of the full plant is feasible.

3. Drainage

Existing Drainage

Natural drainage over the project site runs off the hillsides, lateral to Grasshopper Canyon and southerly along a natural streambed within Grasshopper Canyon exiting the project site, and ultimately into Castaic Lagoon some 4,000 feet to the southeast. A northerly, adjacent offsite drainage area of approximately 1,149 acres contributes to

project site drainage flows. The total drainage area both on- and offsite is approximately 2,171 acres. Existing Q_{25} bulked drainage flows exiting the project site are approximately 10,724 cubic feet/second (cfs). These flows ultimately enter Castaic Lagoon downstream.

Conceptual Drainage Plan

The proposed drainage improvements for the NorthLake development are shown on Exhibit II-11, Conceptual Drainage Plan. Drainage improvements for the site include debris basins, storm drains, street basins and catch basins. Drainage improvements will be constructed as needed for each phase of project development. As shown on Exhibit II-11, temporary facilities will be constructed as required and will be removed or relocated as necessary for the final drainage system at project buildout.

Installation of the proposed debris structures (two to be included as part of the final drainage improvements system) will remove sediment and debris for site runoff resulting in decreased amount of discharge volumes as a result of post-development conditions. The debris basins, inlet structures and storm drains will be sized during final site engineering of each phase to accommodate project-related runoff.

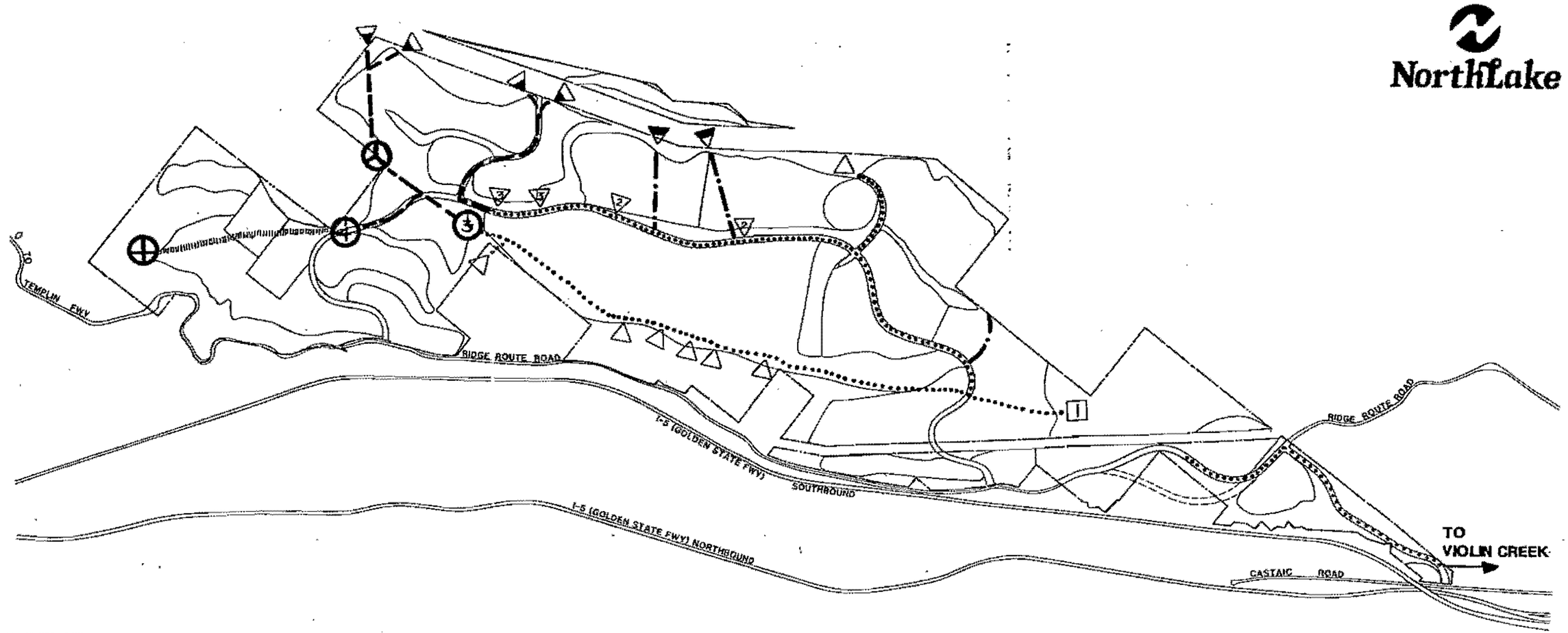
4. Irrigation

Irrigation Requirements

Landscape irrigation requirements were estimated for the proposed 166.9-acre golf course and 314 acres of landscape area within the Specific Plan development. As shown in Table II-7, the average daily water requirement for landscape irrigation is 1,029 AF/yr or 918,770 gpd. In the summer months dry weather irrigation demands may be two times the average day, or approximately 1.8 mgd. Supplemental dry weather requirements will be obtained from storage or from the NCWD if necessary.

Conceptual Irrigation Plan

Reclaimed water will be used to meet the irrigation requirements of the proposed golf course and landscaped areas of the NorthLake development. The source of reclaimed



LEGEND

- PHASE 1 STORM DRAIN
- PHASE 2 STORM DRAIN
- PHASE 3 STORM DRAIN
- PHASE 4 STORM DRAIN
- (3) PHASE 3 DEBRIS BASIN/INLET (TO BE REMOVED IN PHASE 3)
- PHASE 3 DEBRIS BASIN/INLET
- (4) PHASE 3 DEBRIS BASIN/INLET (TO BE REMOVED IN PHASE 4)
- PHASE 4 DEBRIS BASIN/INLET
- PHASE 1 INLET STRUCTURE
- PHASE 2 INLET STRCTURE
- PHASE 3 INLET STRUCTURE
- PHASE 1 OUTLET STRUCTURE
- (2) REMOVE IN PHASE 2
- (3) REMOVE IN PHASE 3

CONCEPTUAL DRAINAGE PLAN

N

SCALE: 1" = 1500'

ESCO

EXHIBIT II-11

water to be used for onsite landscape irrigation will depend on the selected option for wastewater treatment and disposal discussed previously in Section II.H.2, Wastewater.

Table II-7

LANDSCAPE IRRIGATION NEEDS

Use	Gross Acres	Consumption Factor (AF/AC/yr)	Irrigation Demand (AF/yr)
Landscape Areas	314	2.0	628
Golf Course	166.9	2.4	401
Total	480.9		1029

AF = acre-feet
1 AF = 325,900 gallons
AC = acre
yr = year

If the NorthLake development ties into the existing County Sanitation District No. 32 facilities for sewage treatment, then a system would be installed to convey water from the Valencia WRP to the project site. Under this scenario a transmission line and pumping systems to convey reclaimed municipal wastewater from the Valencia WRP to the Castaic Lake Afterbay would be constructed. The system as now envisioned will be designed to convey 4 mgd or 4,480 AF/yr. Reclaimed water to be used will be diverted directly from the conveyance pipeline.

Should the second option be selected for sewage treatment, an onsite Water Reclamation Plant will be constructed to meet the project-related need for sewage treatment and irrigation water. Under this scenario the landscape irrigation system will tie directly into the treated water storage areas. During the preliminary stages of site development, irrigation needs of the golf course and project landscaping may exceed the generation of onsite reclaimed water, and supplemental irrigation water may be required.

Exhibit II-12, Conceptual Irrigation Plan, illustrates the proposed options for onsite irrigation systems. Irrigation system improvements will be phased to meet the needs of the development. The primary transmission system either from the onsite Water Reclamation Plant or from the Valencia WRP conveyance pipe will be required with the completion of the golf course, which is scheduled in Phase 1 of the project. Required storage capacity for golf course irrigation and the associated distribution system will also occur in Phase 1. The water distribution network for the landscaped slopes will be improved, as needed, in conjunction with each development phase.

5. Fire and Sheriff Services

Fire Services

The Los Angeles County Fire Department provides fire protection services in the project area. Fire Station 149, located at 31770 Ridge Route, Castaic, California 91384-3329, is the jurisdictional engine company for the NorthLake Specific Plan site. Station 149 has the following equipment, response times and personnel to service the proposed development.

Table II-8

FIRE SERVICES

Equipment	Distance (miles)	Response Time (minutes)	Staff
Engine 149	2.7	14	4
Engine 76	7.2	20	3
Engine 273	13.1	28	4
Squad 111	12.5	24	3

The adequacy of fire protection services is assessed according to standards of response distance from a fire station. Desired response distance for multi-family to single-family residential densities ranges from 1.5 miles to 5 miles, respectively. The donation of a fire station site is an amenity of the NorthLake project. Potential fire

NorthLake

STORAGE TANK

PHASE 1
IRRIGATION MAINLINE

RECLAIMED WATER TRANSMISSION LINE FROM
VALENCIA WATER RECLAMATION PLANT

ONSITE WATER RECLAMATION PLANT

BOOSTER PUMP

OPTION 1

OPTION 2

TEMPLIN FWY

RIDGE ROUTE ROAD

I-5 (GOLDEN STATE FWY) SOUTHBOUND

I-5 (GOLDEN STATE FWY) NORTHBOUND

CASTAIC ROAD

LEGEND

- BOOSTER PUMP
- ONSITE WATER RECLAMATION PLANT
- STORAGE TANK
- ALTERNATE STORAGE TANK SITE
- PHASE 1 IRRIGATION MAINLINE
- OPTION 1: CONNECT TO RECLAIMED WATER TRANSMISSION LINE FROM VALENCIA WATER RECLAMATION PLANT
- OPTION 2: CONNECT TO ONSITE WATER RECLAMATION PLANT
- PHASE 2 IRRIGATION MAINLINE

CONCEPTUAL IRRIGATION PLAN

SCALE: 1" = 1500'

ESCO

EXHIBIT II-12

station sites within the NorthLake development have been identified and are shown on Exhibit II-13. The inclusion of a fire station within the Specific Plan site will provide adequate response distance/times for protection of the proposed land uses.

Additional staff, equipment, and facilities will be needed for the proposed onsite fire station. The Fire Department has developed general plans for upgrading services in this area. Implementation of the plans will require specific provisions for the necessary staff, equipment and facilities. The applicant will pay development fees to the fire department in the amount of $0.1784 per square foot of building space.

The proposed project is outside the boundaries of the Consolidated Fire Protection District of Los Angeles County and, upon County approval, will require annexation to the District.

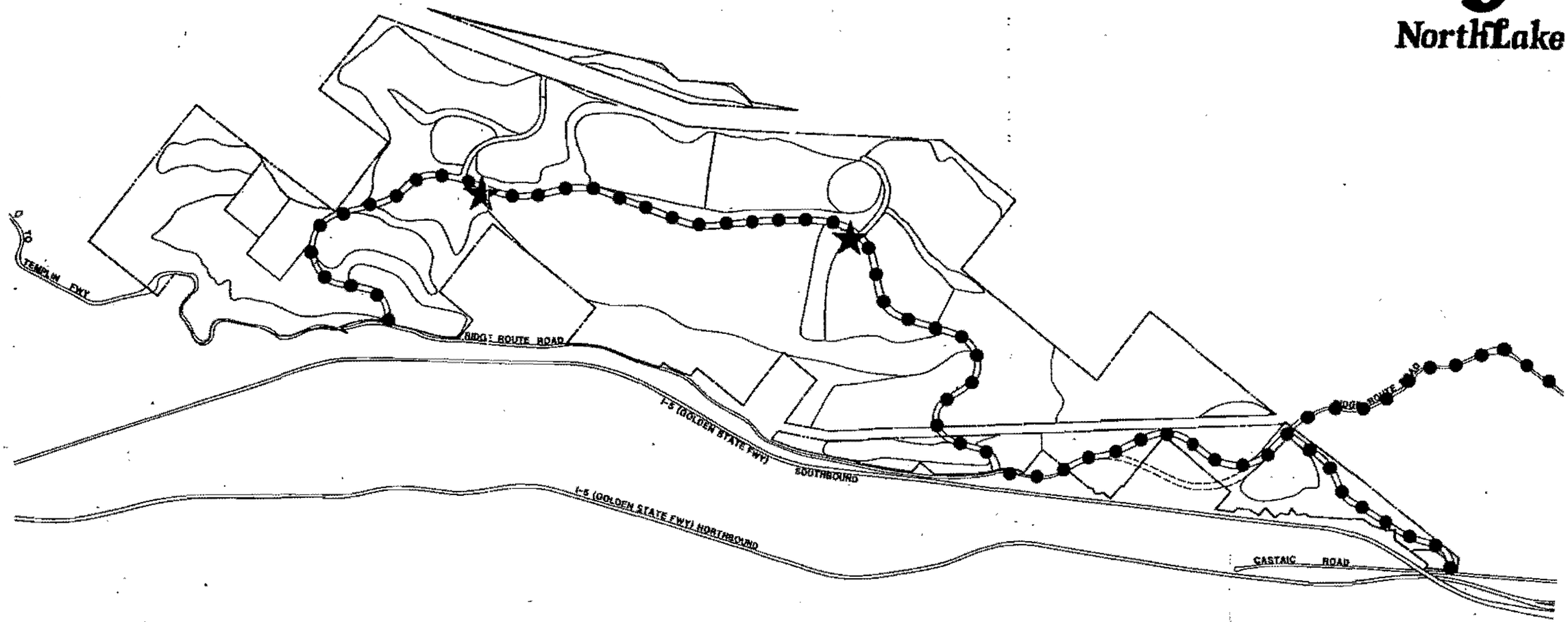
The property is located within an area designated as Fire Zone 4 and will comply with all applicable code and ordinance requirements for construction, access, water mains, fire hydrants and brush clearance. Requirements will be addressed in conjunction with the review and approval process for individual tentative subdivision maps.

Sheriff Services

The Castaic area is served by the Santa Clarita Valley Station of the Los Angeles County Sheriff Department, located at 23740 West Magic Mountain Parkway in Valencia. The station has a jurisdiction of 656 square miles and a total of 140 sworn officers.[3]

The rapid development within the Santa Clarita Valley has resulted in an increase in service demand of the County Sheriff Station. With the increase in demand generated by existing, approved and pending projects such as NorthLake and other related areawide developments, additional sheriff personnel and facilities may be required. Funding for new facilities and support staff would be included in the Sheriff

3 Sisneros, Sgt. Greg, Los Angeles County Sheriffs Department, Santa Clarita Valley Station, conversation with R. Snow, ESCO, September 1991.



ESCO

EXHIBIT II-13

Department's requested annual budget to be appropriated by the Board of Supervisors from the County General Fund.

6. Schools and Libraries

Schools

The project will be served by the Castaic Union School District ("Castaic District"), which serves grades K through 8, and the William S. Hart Union School District ("Hart District"), which will serve students in grades 9 through 12.

Castaic District. The Castaic District currently consists of the Castaic Elementary School, which houses grades K through 8 in an elementary (K through 5) and middle (6 through 8) school arrangement, and Live Oak Elementary School. Castaic Elementary School is located closest to the NorthLake site at a distance of approximately 2.75 miles.

Students that would be added to the Castaic District as a result of development of the NorthLake site are calculated in Table II-9 by project phase for levels K through 6 and 7 through 8. As shown on Table II-9, it is estimated that 1,181 students would be generated at the elementary level while an additional 411 students, grades 7 and 8, would be added to existing schools.

Table II-9

PROJECT STUDENT GENERATION, CASTAIC UNION SCHOOL DISTRICT, GRADES K-8—PHASE ANALYSIS

Project Phase	Year	Land Use	Units	Level	Factor*	Students	Subtotal By Level
1	1994	Single-Family	644	K-6	0.43	276.9	
		Multi-Family	236		0.13	30.6	307.5
				7-8	0.13	83.7	
					0.09	21.2	104.9
Subtotal Phase 1						412.4	

(Cont.)

Table II-9, Cont.

PROJECT STUDENT GENERATION, CASTAIC UNION SCHOOL DISTRICT, GRADES K-8—PHASE ANALYSIS

Project Phase	Year	Land Use	Units	Level	Factor[a]	Students	Subtotal By Level
2	1996	Single-Family	794	K-6	0.43	341.4	
		Multi-Family	249		0.13	32.3	373.7
				7-8	0.13	103.2	
					0.09	22.4	125.6
Subtotal Phase 2						499.3	
3	1998	Single-Family	560	K-6	0.43	240.8	
		Multi-Family	407		0.13	52.9	293.7
				7-8	0.13	72.8	
					0.09	36.6	109.4
Subtotal Phase 3						403.1	
4	2000	Single-Family	339	K-6	0.43	145.7	
		Multi-Family	394		0.13	51.2	196.9
				7-8	0.13	44.0	
					0.09	36.6	80.6
Subtotal Phase 4						277.5	
Total						1,592.3	

a. Generation factors provided by Jim Bauler, Business Manager, Castaic Union School District, September 1991.

Under the Specific Plan concept elementary students generated by the NorthLake project would be accommodated in the elementary schools envisioned for Planning Area Nos. 24 and 25. The locations of these sites are shown on the Conceptual Land Use Plan, Exhibit II-1. As currently envisioned, the school sited would be included as part of Phases 1 and 3. Both sites include five-acre parks.

Hart District. High School students within the Hart District attend school at the Saugus High School. Currently, the Saugus High School is operating at over capacity conditions. The district has future plans for another high school in the Valencia area;

however, at this time funding is not available for new facilities. Student generation by project phase for grades 9 through 12 are shown in Table II-10. As shown in Table II-10, it is estimated that the NorthLake development would generate 580 students at the high school level.

Table II-10

PROJECT STUDENT GENERATION, WILLIAM S. HART UNION HIGH SCHOOL DISTRICT, GRADES 9-12—PHASE ANALYSIS

Project Phase	Years	Single-Family Units	Multi-Family Units	Students[a] Generated
1	1994	644	236	141
2	1996	794	249	167
3	1998	560	407	155
4	2000	339	394	117
Total		2,337	1,286	580

a. Based on County of Los Angeles Department of Regional Planning, Development Monitoring System, April 30, 1991, generation factor of 0.16 student per dwelling unit.

In addition to the dedication of the two school/park sites, the school fees shall be paid to offset school capacity shortfalls. Developments within the William S. Hart District are assessed development fees of $2.50 per square foot.

Libraries

The Castaic area is served by two Santa Clarita Valley libraries and one mobile branch library all operated by the Los Angeles County Public Library System. The Valencia Library is located at 23743 West Valencia Boulevard, Valencia. The Newhall Library is located at 22704 West Ninth Street, Newhall. The Santa Clarita Valley Bookmobile (based at the Newhall branch) makes two stops per month at three locations within the Castaic vicinity:

- Hidden Lake—alternate Tuesdays
- Lake Hills Mobile Home Park, 27700 Parker Road
- Val Verde, 30009 Hunstock, Val Verde—alternate Fridays

The NorthLake Specific Plan provides for a library site that will be deeded to the County Library Department, which will encourage development of a permanent library facility in Castaic. The library site will be located in or near Planning Area Nos. 2-9 of the Specific Plan. The library site will be at least 0.5 acre to meet the current design criteria for a library sized to accommodate the requirements of NorthLake.

7. Traffic

Regional access to the project site is provided from Interstate 5 (I-5), the Golden State Freeway, via interchanges at Parker Road and Lake Hughes Road and Templin Highway. Traffic circulation within NorthLake is shown in Exhibit II-8, Conceptual Circulation Plan.

Golden State Freeway. The Golden State Freeway provides regional access to the study area via interchanges at Lake Hughes Road, Parker Road and The Old Road. This freeway carries an annual Average Daily Traffic (ADT) volume of 48,000 vehicles.

Lake Hughes Road. Lake Hughes Road has an east-west orientation and is designated as a major highway in the Los Angeles County Highway Plan. Lake Hughes Road provides primary access to the Castaic Lake Recreation Area through its interchange with I-5 North. Lake Hughes Road carries an ADT volume of 5,500 vehicles over the Section between I-5 and Castaic Road and an ADT volume of 2,800 vehicles between Castaic Road and Ridge Route Road.

The Old Road. The Old Road has a north-south orientation and is designated as a secondary highway. The section of The Old Road between Lake Hughes Road and Parker Road carries an ADT volume of 1,400 vehicles. Between Lake Hughes Road and I-5 southbound ramps The Old Road has been widened to its full capacity.

Ridge Route Road. Ridge Route Road has a north-south orientation and is classified as a secondary highway in the Los Angeles County Highway Plan. Between Parker Road and Lake Hughes Road, Ridge Route Road carries an ADT volume of 3,500 vehicles. North of Lake Hughes Road, Ridge Route Road carries 1,350 vehicles per day during the weekday and 4,000 vehicles per day during weekends.

Parker Road. Parker Road is classified as a secondary road to be widened to 80 feet. Parker Road becomes Ridge Route Road east of Castaic Road. Between I-5 and Castaic Road, Parker Road carries an ADT volume of 6,500 vehicles, and west of the freeway it carries 1,900 vehicles per day.

Castaic Road. Castaic Road is unclassified in the Los Angeles County Highway Plan. Castaic Road has a north-south orientation and runs parallel to the freeway. Between Parker Road and Lake Hughes Road, Castaic Road carries an ADT volume of 3,400 vehicles (mainly trucks), and north of Lake Hughes Road the volume drops to 1,400 vehicles per day.

Future Traffic Impacts

Impacts of future traffic were analyzed to identify incremental impacts of traffic generated by the proposed NorthLake project over cumulative background traffic levels at the completion of each phase of development. The analyses show that, with the cumulative background traffic, all key intersections would continue to operate at acceptable levels of service until the year 1998. With the exception of Parker Road/I-5 (northbound ramps), all other study intersections continue to operate at acceptable levels of service until the year 2000. The impact to the Parker Road/I-5 intersection is primarily associated with trips to the Castaic Lake Recreation Area. However, with the addition of the proposed project-generated traffic, volume-to-capacity ratios at six of the nine intersections analyzed were projected to operated at decreased capacity.

Mitigations

Improvements will be required to the roadway network in order to mitigate the adverse impacts of estimated future traffic from this project and other related area projects. Each phase of the Specific Plan development shall be evaluated to determine the improvements that would be needed to upgrade the circulation system to provide adequate capacity for this phase of the project and other nearby related projects. The phase specific traffic analysis shall determine the timing of improvements, upgrades and buildout configuration requirements, and, if necessary, environmental considerations (right-of-way acquisition, construction impacts, etc.) associated with required roadway improvements. The County of Los Angeles Department of Public Works has identified the following roadway improvements as likely to be required to accommodate projected future area traffic (Letter from D. Wolfe, Deputy Director, Department of Public Works, to J. Hartl, Director, Department of Regional Planning, May 28, 1992, Appendix B).

- Modernize the Lake Hughes Road/Interstate 5 Freeway interchange.
- Modernize the Parker Road/Interstate 5 Freway interchange.
- Construct a new access road from this project to Castaic Road with a minimum of two lanes in each direction and upgrade and improve Ridge Route Road to Secondary highway standards from the project to Lake Hughes Road.
- Improve Castaic Road from the new project access road to Lake Hughes Road with a minimum of two lanes in each direction.
- If a new access road (previous mitigation) cannot be constructed, then Ridge Route Road shall be upgraded and improved to Major highway standards from the project to Lake Hughes Road.
- Improve Ridge Route Road/Park Road to Secondary highway standards from Lake Hughes Road to the Parker Road/Interstate 5 Freeway

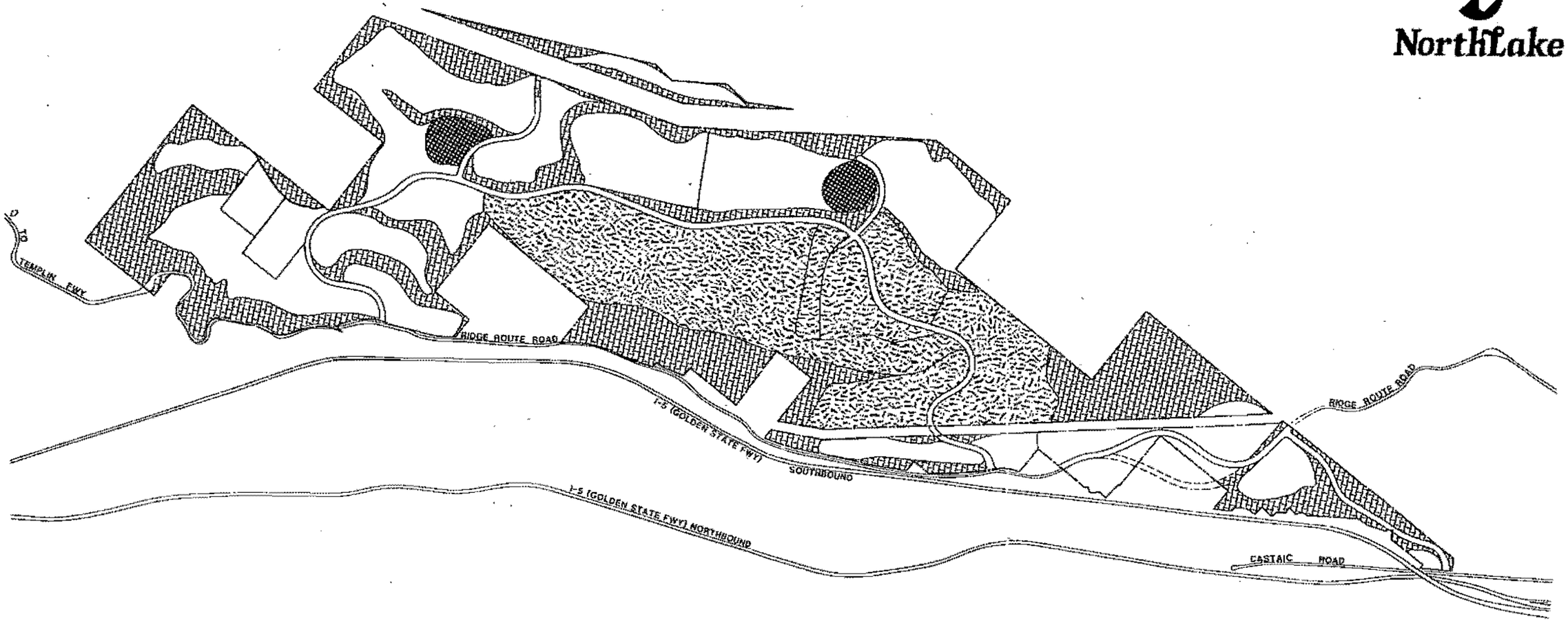
interchange. This improvement would require widening the bridge over Violin Creek.

- Contribute to the Park Road/Interstate 5 Freeway interchange improvements.

Signal warrant analysis was conducted at the key intersection to identify the need for signalizing intersections. The results of the analysis indicates that eight of the nine intersections would require signalization even without the NorthLake project-generated traffic, whereas the remaining intersection would have to be signalized with the addition of the NorthLake traffic.

I. OPEN SPACE/RECREATION PLAN

The NorthLake project is in a unique location that will provide residents with a quality environment as well as a range of self-contained recreational activities. The intent of the Open Space/Recreation Plan is to provide future residents with a variety of recreational opportunities. A variety of active recreational facilities will be developed, ranging from small neighborhood pocket parks to larger local or regional parks. School playgrounds and athletic fields, when not servicing education needs, will be available to community residents for passive or organized use. Initially, the golf course will be open to local as well as regional residents. Recreation areas will provide linkages between communities, school/parks and commercial and industrial services through pedestrian and bicycle corridors. The recreation and open space areas, besides providing areas of human interaction, will provide physical separation, buffer zones and transition between areas of urbanization. The undeveloped open space portions of the project are preserved to provide the community with "passive" recreational opportunities and maintain a visual separation from adjacent uses. Exhibit II-14, Conceptual Recreation/Open Space Plan, illustrates some of the planned recreational opportunities on the NorthLake site.



NorthLake

LEGEND

- OPEN SPACE
- GOLF/HOUSING
- SCHOOL/PARK

CONCEPTUAL RECREATION/OPEN SPACE PLAN

SCALE: 1" = 1500'

ESCO

EXHIBIT II-14

J. RELATION OF SPECIFIC PLAN TO COUNTY GENERAL PLAN

California State Law requires all Specific Plans and Zoning Ordinances to be consistent with the local jurisdiction's adopted General Plan. This project is located in unincorporated Los Angeles County in the Santa Clarita Valley. The Government Code Section 65451 indicates that Specific Plans must contain measures to implement all policies required in a general plan that pertain to the area covered by the Specific Plan. This section documents the consistency of the NorthLake Specific Plan with both the Santa Clarita Valley Areawide General Plan and the Los Angeles County General Plan.

1. Santa Clarita Valley Area Plan Policies

Plan Policies Relating to Specific Communities

Policy

Castaic—The Castaic Reservoir and recreation project presents new challenges and opportunities. The Plan recognizes the traffic problems and impacts as well as the opportunity for future recreation-induced growth. The area west of the freeway is set aside for development of residential uses. The east side of the freeway will be primarily oriented to a combination of residential, commercial and resort/recreational uses.

Consistency

The NorthLake development will be a diverse, master-planned community providing residential, commercial, industrial and resort/recreational uses. It is designed to be well-integrated into the Castaic community and planned to maximize the potential of the existing amenities and recreational opportunities unique to the area.

Land Use Element

Policy

Accommodate the year 2010 population and land use demand as projected for the Santa Clarita Valley designating sufficient area for appropriate use and a reasonable excess to provide adequate flexibility.

Consistency

The NorthLake Specific Plan meets this anticipated growth by providing residential units in various price ranges along with associated commercial and industrial uses.

Policy

Closely monitor growth in the Santa Clarita Valley so that growth does not exceed the capacity of the existing or planned infrastructure nor result in significant negative environmental impacts.

Consistency

Project-related infrastructure requirements, including utilities, sewer service and water service, will not be significantly impacted according to the affected public agencies. An environmental impact report has been prepared to assess any significant environmental impacts associated with the proposed plan. A phasing plan has been prepared to tie the project build-out phasing with infrastructure improvements.

Policy

Provide for development in the study area which is consistent with the plan and encourage other governmental and private agencies to do the same.

Consistency

This Specific Plan is designed to implement the policies of the SCVAP and the County's General Plan and to be consistent with current policies for the area.

Policy

Promote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities.

Consistency

The land use plan provides a balanced, self-sufficient community with a full range of residential product types, neighborhood and community commercial, light industrial and recreational uses.

Policy

Accommodate population and land use growth in a concentrated, rather than dispersed, pattern providing for a broad range of densities and types of uses.

Consistency

The NorthLake Specific Plan accommodates projected population and land use growth in a concentrated, self-sufficient community offering a broad range of housing densities. Development will be limited to valley floors and moderate slopes, creating a centralized community surrounded by open space.

Policy

Determinations for future land use growth in the Santa Clarita Valley shall consider the following criteria:

- Sensitivities of natural environmental systems;
- Hazards or constraints of natural environmental systems of land use;

- Infrastructure and service capacities; and
- Need for project.

Consistency

The NorthLake project has been designed with sensitivity to the existing natural environmental systems and potential geologic and flood hazards. The majority of onsite Hillside Management areas will be preserved in open space to reduce habitat loss and eliminate exposure of residents to geological hazards. Infrastructure and service capacities will not be significantly impacted or mitigated to offset the impact. The NorthLake development will provide housing to help accommodate the projected population growth in the Santa Clarita Valley and Southern California region.

Policy

Concentrate land use growth in and adjacent to existing urban, suburban and rural communities. Within these areas undeveloped areas designated for growth that have been by-passed should be developed.

Consistency

The project site is adjacent to residential uses in the Castaic area. The land use designations of the site (U3, U2, U1, C and M) allow for the development of residential, commercial and industrial uses. This area is also classified as developable due to the majority of the site's natural slope being less than 25 percent.

Policy

Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the General Plan.

Consistency

The density now proposed under the Specific Plan reflects a mid-density value between the allowable number of units in the amended SCVAP which range between 2,088.5 (low threshold) and 4,594.8 (high threshold).

Policy

Allow for density transfer (the rearrangement of allowed residential units among various land use classifications on a project site) as a means to attain plan goals such as preservation of hillsides and to promote superior design and allow flexibility to respond to changing housing needs.

Consistency

The majority of the hillside management area within the project will be preserved in open space through the clustering of residential uses in areas of less potentially significant impacts.

Policy

Encourage and support a mix of housing types in the urban areas.

Consistency

A diverse mixture of residential land uses and product types will be developed to meet the diverse needs of the NorthLake community.

Policy

Ensure that costs of population and urban growth are borne by those who benefit.

Consistency

Project-related infrastructure and service improvements will be financed through project-specific Assessment Districts and developer contributions where appropriate.

Policy

Designate areas of excessive slope (exceeding 25 percent) as "Hillside Management Areas," with performance standards applied to development to minimize potential hazards such as landslides, erosion, excessive run-off and flooding. (Reference is made to the Countywide Chapters of the General Plan.)

Consistency

The majority of the onsite Hillside Management areas will remain in open space to minimize potential hazards including landslides, erosion and flooding. All potential hazards within those portions of the Hillside Management area which are proposed for development will be mitigated to a level of insignificance.

Policy

Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigation measures can be implemented.

Consistency

No portion of the site has been designated as a Significant Ecological Area (SEA) on the Areawide or Countywide Plans. No threatened or endangered species are known to inhabit the Specific Plan site, and no oak trees are present.

Policy

Minimize disruption and degradation of the environmental as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

Consistency

The Land Use Plan has been prepared in conjunction with environmental studies to reduce the impact of development and to integrate proposed urban uses with compatible natural resources.

Policy

Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.

Consistency

The mix of uses in the Land Use Plan have been integrated to create a balanced, cohesive community.

Policy

Encourage joint use of school playgrounds for community recreation.

Consistency

Proposed elementary school sites include five-acre park sites.

Policy

Minimize travel time by concentrating community facilities, intensifying land use densities and establishing central shopping and industrial facilities.

Consistency

The proposed community has been designed to centralize neighborhood commercial space and industrial facilities to minimize travel time.

Policy

Encourage development of access throughout the Santa Clarita Valley:

- As development occurs in each community, appropriate links should be provided from residential areas to major destination points, e.g., employment, shopping, public facilities and services, recreation and entertainment.
- Support public transportation within communities and from outlying low-density communities to urban area services and functions as feasible. Emphasis will be placed on service to those of highest need (e.g., the low-income and elderly, who are dependent on public services).

Consistency

The circulation plan provides appropriate access links to community services as well as regional access to the Castaic area, Santa Clarita Valley and Los Angeles County. Existing park and ride facilities and community public transportation needs will be re-evaluated and expanded as demand warrants.

Policy

Encourage development of transportation systems consistent with the plan.

Consistency

The Circulation Plan in the NorthLake Specific Plan is designed to utilize existing circulation routes and provide additional improvements where necessary.

Policy

Encourage development of distinct neighborhoods. Residents should be able to identify themselves as part of a specific neighborhood or community within the greater Santa Clarita Valley.

Consistency

One of the proposed concepts of the NorthLake Specific Plan is the development of distinct neighborhoods or subcommunities. This will be accomplished through the variation of land use types and planning areas, phased development and community development standards.

Policy

Encourage appropriate aesthetic (landscaping, signage, street furniture, design themes, etc.) measures so that each community can be clearly distinguished from neighboring ones.

Consistency

Appropriate landscaping and theme signage will be utilized to separate different residential densities from commercial and industrial uses. Guidelines are included in this Specific Plan.

Housing Element

Policy

Encourage the development of socially and economically diverse communities.

Consistency

The NorthLake Specific Plan provides a socio-economically diverse range of housing, commercial and employment opportunities. The diversification provides housing opportunities in a wide variety of price ranges.

Community Design Element

Policy

Mitigate where possible undesirable impacts of development on adjacent land uses through utilization of appropriate buffers, building codes and standards.

Consistency

A comprehensive layout of proposed land uses has been developed to ensure consistency in use patterns and incompatible adjacent land uses.

Policy

Carefully integrate physical development in rural areas into the natural environmental setting.

Consistency

Environmental, geological and topographic constraints have determined the development pattern of the specific plan area.

Policy

Establish standards on appearance and design issues within the Santa Clarita Valley when appropriate.

Consistency

This Specific Plan contains community design features and standards to provide a visually attractive and cohesive community.

Policy

Identify and use landmarks, topographic features and other dominant physical characteristics of each community as a focus for developing a community image.

Consistency

The physical characteristics of the site have been utilized in the community design features of NorthLake Specific Plan.

Economic Development Element

Policy

Promote a strong and diversified economy and the growth of job opportunities in the Santa Clarita Valley.

Consistency

The presently expanding economic base of the Santa Clarita Valley will be supplemented by the introduction of project site residents' spending power. Proposed residential and commercial use will generate significant increases in County revenue through expansion of the tax base. The commercial and industrial uses will provide new job opportunities for area residents.

Policy

Encourage development of clean industries, a broad range of retail and service commercial uses, medical, entertainment facilities in appropriate locations.

Consistency

The proposed neighborhood commercial uses have been designed to support the proposed development. Highway commercial and light industrial uses are also included in the Land Use Concept of the Specific Plan.

Policy

Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses.

Consistency

Project-related infrastructure improvement requirements will be implemented to ensure expansion of onsite employment producing uses, including project commercial and industrial uses as well as increased demand for offsite service.

Circulation Element

Policy

Implement an arterial network that will adequately serve the rural to urban, recreational, emergency and every day circulation needs of the Santa Clarita Valley.

Consistency

The circulation plan will provide adequate access to areas within the proposed community and throughout the North Castaic area. Regional access is provided via the Golden State Freeway.

Policy

A major criterion for selection of proposed scenic highways was that a candidate highway pass through areas shown as predominately non-urban on the Santa Clarita Valley Land Use Policy Map. Designation of these routes is not intended to preclude urban development.

Consistency

There are very limited views of the project site from scenic highways. Land uses adjacent to scenic highways are to be preserved non-urban open space.

Public Services and Facilities Element

Policy

Develop and use groundwater sources to their safe limits but not to the extent that degradation of the groundwater basins occurs.

Consistency

Water supply will be primarily provided by the Newhall County Water District. Groundwater degradation or overdraft will not occur as a result of the proposed project.

Policy

Require a public or private sewerage treatment system for development which, if left unsewered, would threaten nitrate pollution of groundwater or where otherwise required by County regulation.

Consistency

Sewage generated by the proposed community will be treated by either the County Sanitation District No . 32 facilities or by the onsite Water Reclamation System. Reclaimed wastewater will be utilized in the Landscape Irrigation Plan onsite. This system will not significantly impact groundwater.

Environmental Resources Management Element

Policy

Protect identified resources in Significant Ecological Areas by appropriate measures including preservation, mitigation and enhancement.

Consistency

The NorthLake project does not impact any Significant Ecological Areas.

Safety Element

Policy

Restrict urban development in areas with known slope stability problems unless appropriate mitigation measures are provided. Prohibit development in these areas until a geologic site investigation has been conducted and mitigating measures have been taken that satisfy the County Engineer.

Consistency

Geologic hazard areas have been identified and will be mitigated to safe levels in accordance with County of Los Angeles requirements. No active faults have been identified on the project site.

Energy Conservation Element

Policy

Encourage development of self-sufficient communities, providing housing, employment and other opportunities.

Consistency

The proposed project has been designed to be a separate, self-sufficient community, providing a variety of housing, support commercial, industrial and recreational opportunities.

2. Los Angeles County General Plan Policies

Area Development Priorities — Santa Clarita Valley

Priority

Focus new urban growth in a compact pattern on suitable land in and around the existing communities of Newhall, Saugus, Valencia, Canyon Country and Castaic.

Consistency

This project is located in the Castaic area and follows the growth pattern developing in the area.

Priority

Maintain non-urban hillside areas in open space and low density non-urban areas.

Consistency

Development of the site is planned primarily in areas of the site exhibiting slope of less than 25 percent and urban designated areas.

Open Space and Conservation Element

Policy

Preserve significant ecological areas and habitat management areas by appropriate measures, including preservation, mitigation and enhancement.

Consistency

No significant ecological areas or habitat management areas are impacted by the NorthLake project.

Policy

Protect the visual quality of scenic areas including ridgelines and scenic views from public roads, trails and key vantage points.

Consistency

Project development will be primarily limited to the canyon area and moderate slopes to reduce potential visual quality impacts. Existing major ridgelines will remain intact, thus retaining the visual quality of the area.

Policy

Restrict urban development in areas subject to seismic and geologic hazards.

Consistency

Development is focused within the site in areas which are not subject to geological hazards. Residential and commercial areas will be setback an appropriate distance from geologic hazard areas. There are no known fault lines transecting the site.

Policy

Restrict urban development in flood prone areas and thus avoid major new flood control works. Maintain natural watershed processes by regulating development in tributary watersheds. Minimize increased runoff, erosion and siltation of streambeds that would limit the uses of streams and water-bodies for recreation and other beneficial water-related uses.

Consistency

Required flood control improvements provided by the NorthLake Drainage Plan will reduce existing drainage flows. Drainage facilities will reduce site runoff contributions to Castaic Lagoon by removal of sediment and debris. Increased runoff, erosion and siltation will be controlled by required project-related drainage improvements.

Policy

Manage development in hillside areas to protect their natural and scenic character and to reduce risks of fire, flood, mudslides, erosion and landslides.

Consistency

The majority of the hillsides will be left in their natural state to preserve the scenic character and reduce risks.

Policy

Provide low intensity outdoor recreation in areas of scenic and ecological value compatible with protection of these natural resources.

Consistency

Passive open space recreational uses are provided in open space areas.

Policy

Develop a system of bikeways, scenic highways and riding and hiking trails to line recreational facilities where possible.

Consistency

Open space areas throughout the site are linked by residential streets and sidewalks. A network of hiking and bicycling trails as well as equestrian trails are provided.

Policy

Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping.

Consistency

No oak trees exist on the project site. The Landscaping Plan emphasizes the use of native species. Installation of irrigation systems using reclaimed water will allow the growth of a greater abundance and variety of tree and landscape planting.

Land Use Element

Policy

Concentrate well-designed, high-density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental quality.

Consistency

Community and highway commercial uses have been incorporated into the Specific Plan design to provide convenience shopping and services to future NorthLake residents. Jobs created at these commercial centers along with the light industrial facilities will provide employment opportunities within the NorthLake community.

Policy

Place major emphasis on channeling new intensive commercial development into multi-purpose centers.

Consistency

The NorthLake Development Plan provides neighborhood commercial uses which are conveniently located in the project. These commercial uses will effectively reduce the commuter dependence on other areas of the Santa Clarita Valley.

Policy

Assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and high quality design standards.

Consistency

A community design element is included in the Specific Plan to assure architectural compatibility with the surrounding natural and man-made environment.

Policy

Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.

Consistency

The residential uses are separated from the non-residential uses to protect the residential character of each neighborhood.

Policy

Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.

Consistency

Neighborhood commercial facilities are proposed at appropriate scale, design and location in the project.

Policy

Encourage the clustering of well-designed, highway-oriented commercial facilities in appropriate and conveniently spaced locations.

Consistency

The commercial area proposed near the entrance to the NorthLake project provide services to travellers and Castaic area residents. This area along with the proposed community commercial uses will also service the project site residents.

Policy

Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards and in areas where essential services and facilities do not exist and are not planned.

Consistency

Project design has placed areas of natural hazards into open space uses. Essential support services and facilities are located near the proposed development as well as within the proposed community.

Policy

Require that new developments in non-urban areas have adequate accessibility to paved roads and water lines of sufficient capacity.

Consistency

Regional access is provided to the project site via the Golden State Freeway and several major highways. Local access will be provided by the proposed circulation system discussed in the Circulation element of the Specific Plan. The NCWD will provide water to the project site and has water lines and storage tanks existing on the site.

Policy

Establish land use controls that afford effective protection for significant ecological and habitat resources and lands of major scenic value.

Consistency

No significant ecological or habitat resources are impacted by the NorthLake Development Plan.

Policy

Provide a land use mix at countywide, areawide and community levels based on projected need and support by evaluation of social, economic and environmental impacts.

Consistency

NorthLake has been designed as a master-planned community providing a balance of residential, commercial, light industrial, institutional and recreational land uses. Environmental and fiscal reports have been prepared for this project.

Housing Element

Policy

Encourage a wide range of housing types, prices and ownership forms in new housing developments, particularly housing for low- and moderate-income persons.

Consistency

The project will offer a diverse housing product including single-family, zero sideyard, multi-family, etc.

Consistency

A wide range of housing prices are provided within the Specific Plan area.

Policy

Provide for new urban residential development principally in those areas that are in close proximity to existing community services and facilities.

Consistency

The project site is in an area of logical urban expansion with close proximity to required infrastructure and services. Additional community services and facilities will be provided within the project.

Policy

Encourage design of residential developments that will foster security and safety and be sensitive to the natural environment.

Consistency

Standard engineering practices have been utilized to ensure elimination of potential geological and environmental hazards. Project security will be consistent with areawide policy and is addressed within this Specific Plan.

Policy

Prevent or minimize environmental hazards such as noise, noxious fumes and heavy traffic in residential neighborhoods.

Consistency

Land uses have been designed to minimize environmental hazards and provide safe residential neighborhoods.

Transportation Element

Policy

Plan and develop bicycle routes and pedestrian walkways.

Consistency

Pedestrian walkways are planned for all residential streets. Bicycle routes will be planned where applicable due to terrain constraints.

Policy

Stress environmental compatibility (including air quality, noise, ecology, aesthetics, health and safety) in developing transportation systems.

Consistency

The proposed Conceptual Circulation Plan has been designed with sensitivity to environmental consideration.

Waste and Waste Management Element

Policy

Program water and sewer service extensions to be consistent with General Plan policies and to mitigate situations that pose immediate health and safety hazards.

Consistency

The project site will be included within the NCWD. This agency has indicated the availability of future service capacity to meet proposed community demands. The extension of water service to the project site will not impose any health or safety hazards to project site residents.

Policy

Continue to recover offsite costs for capital improvements necessitated by development, including required additional plant capacity as well as other water and waste management facilities.

Consistency

A portion of future water capacity expansion shall be funded by a per unit assessment to reduce agency capital improvement expenses. Offsite water lines should be financed through assessment of project's share contribution to system-wide capacities.

Economic Development Element

Policy

Establish procedures to enable the County to use cost/benefit/revenue studies or other appropriate methods to evaluate new developments on a community-wide level in order to ensure that the benefits or new development exceed its costs and risks.

Consistency

Project-related, community-wide benefit has been demonstrated through increased housing, commercial and industrial opportunities, proposed parks and circulation and infrastructure improvements.

Scenic Highway Element

Policy

Protect and enhance aesthetic resources within corridors of designated scenic highways.

Consistency

With few exceptions, viewsheds from the Golden State Freeway of the ridgelines and steeper slopes will be maintained as open space.

III. DEVELOPMENT REGULATIONS

A. PURPOSE AND INTENT

The development regulations serve as the primary mechanism for implementation of the land uses for NorthLake Specific Plan. The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and compatibility between land uses. Principal land use designations for the Specific Plan shall be as follows:

- Single-Family
- Single-Family Low Density
- Estate
- Single-Family/Golf
- Multi-Family
- Multi-Family/Golf
- Community Commercial
- Highway Commercial
- Light Industrial
- School/Park
- Open Space/Recreation
- Golf Facilities

B. DEFINITIONS

For the purposes of this Specific Plan, the definitions contained in Title 22, Los Angeles County Planning and Zoning Code shall apply for each Section except:

- Residential Zero Side Yard Overlay
- Residential Z-Lot Overlay

- Paired Single-Family Overlay

C. GENERAL PROVISIONS

1. All construction and development within the Specific Plan area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing codes, fire code, grading and excavation code and the subdivisions codes as currently adopted by the County of Los Angeles.

2. If specific development standards are not established or if an issue, condition or situation arises or occurs that is not clearly understandable in the Specific Plan, then those regulations and standards of the Los Angeles County Planning and Zoning Code that are applicable for the most similar issue, condition or situation shall apply as determined by the Planning Director.

3. This Specific Plan may be amended by the same procedure as it was adopted, by ordinance. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.

4. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Los Angeles County Planning and Zoning Code pertaining to zoning misdemeanors.

5. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan, it shall be the duty of the Planning Director to determine if said use is: (1) consistent with the intent of the zone; and (2) compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Planning Commission.

6. The setback requirements are as specified within the development standards for each land use designation. If not otherwise specified, all setbacks are to be determined as the perpendicular distance from the existing or planned public street right-of-way line, or property line, to the foundation point of the closest structure.

7. "Height" of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the average height of a pitched, hipped or mansard roof computed by adding the height of the lowest point of the roof to the height of the highest point of the roof and dividing that summation by two. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

    1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance or the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above the lowest grade.

    2. An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in Item 1 above is more than ten feet above lowest grade.

    The height of a stepped or terraced building is the maximum height of any segment of the building.

8. Exceptions to height limitations contained in the District Regulations apply only to antennas, chimneys or other architectural appurtenances required for the screening of rooftop equipment.

9. Automotive vehicles or trailers of any kind or type that have been abandoned shall not be parked or stored on any property within the Specific Plan area unless it is in a completely enclosed building.

10. Non-Conforming Uses of Land—Where, at the time of passage of this Specific Plan, lawful use of land exists which would not be permitted by the regulations imposed by this Specific Plan, such use may be continued so long as it remains otherwise lawful provided:

    - No such non-conforming use shall be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Specific Plan.

    - No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Specific Plan.

    - If any such non-conforming use of land ceases for any reason for a period of more than 180 days, any subsequent use of such land shall conform to the regulations specified by this Specific Plan for the district in which such land is located.

    - No additional structure not conforming to the requirements of this Specific Plan shall be erected in connection with such non-conforming use of land.

11. Non-Conforming Structures—Where a lawful structure exists at the effective date of adoption or amendment of this Specific Plan that could not be built under the terms of these regulations by reason of restrictions on area, height, yards, its location on the lot or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

    - No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect is non-conformity.

- Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Specific Plan;

- Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

12. At the time of site plan review, all developments shall submit a plan detailing fencing, walls, landscaping, building placement and other details which must be in conformance with the Specific Plan design guidelines for residential and commercial structures.

13. Land Use Plan Provisions—Land use designations have been assigned to each area identified on the Specific Plan (see Exhibit II-1). Land use provisions for the areas designated for development include planning area number, land use designation, proposed product type area in gross acres, dwelling units or square footage and density per gross acre.

    As defined for this project, gross acres means gross developable acres which include some slope banks and interior residential streets but excludes major highways and secondary highways.

    To ensure the orderly growth of the community, designated planning areas within the Specific Plan shall be developed at densities consistent with or less than the maximum dwelling count allowed for each land use designation except as provided in a density transfer. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments or grading/geotechnical hazards specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area counts will not thereby be

affected. The Specific Plan residential dwelling unit maximum shall be 3,983 dwelling units.

A transfer of residential dwelling units from one residential planning area to another residential area may be permitted in the Specific Plan area in accordance with the following provisions:

In no case shall transfers of dwelling units result in:

- Exceeding the overall plan capacity of 3,983 dwelling units;
- Allocation of excess units outside of the planning areas;
- A change in the density classification, except for a reduction;
- Exceeding prescribed planning area maximums by more than 20 percent; or
- Exceeding the capacity of the circulation system or other public infrastructure systems as established for the Specific Plan area.

At the time of approval of the respective tentative maps by the Planning Commission, a revised Specific Plan Map and Planning Area Summary shall be submitted for all transfers of dwelling units. Said map and table shall also indicate the remaining number of units, if any, that may be accommodated without exceeding the 20 percent limitation. Said exhibit and table shall be dated accordingly. Transfers of density will be reviewed for conformance with this Specific Plan.

14. NorthLake Architectural Control Committee (N.A.C.C.)—The developer will establish the NorthLake Architectural Control Committee to be implemented through the project's Covenants, Conditions and Restrictions (C.C.&R.).

    All proposed land uses requiring a Conditional Use Permit shall be subject to review and approval by the N.A.C.C. The Committee's purpose shall be to

ensure conformance to the Specific Plan Development Standards, Design Guidelines and General Objectives. The Committee shall have the authority to interpret the Guidelines and Standards and make discretionary approvals as deemed necessary.

15. Drillsites—Drilling, mining or exploration for any minerals, oil, gas or other hydrocarbon substances shall be prohibited in the Specific Plan area.

D. RESIDENTIAL DEVELOPMENT STANDARDS

1. Single-Family

Permitted Uses

Property designated in the Specific Plan as Single-Family Residential (Planning Area Nos. 17 through 23), SF-1 zone, may be used for:

- Residences, single-family, subject to the standards provided herein;
- Small family homes, children (facility in licensee's family residence providing 24-hour-per-day care for six or fewer mentally or physically disabled children);
- Adult residential facilities, limited to six or fewer persons (facility which provides 24-hour-per-day nonmedical care and supervision to adults);
- Foster family homes (residential facility providing 24-hour-per-day care for six or fewer foster children);
- Outbuildings used for storage (one per dwelling unit);
- Communication equipment buildings;
- Earth stations;

- Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time for the duration of subdivision sales provided:

    1. That such models are on an approved lot in a tentative tract that has been filed and approved by the Commission;

    2. That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and

    3. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the NorthLake Architectural Control Committee may, upon a showing of need by the owner of the property, extend the permitted time beyond the close of subdivision sales.

- NorthLake Information Center;

- Real estate tract offices, temporary, for the purpose of conducting the sale of lots within the total project area upon which such tract office is located for a period not to exceed the duration of subdivision sales, provided:

    1. That such tract office shall not be used for conducting a general real estate business; and

    2. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the NorthLake Architectural Control Committee may, upon a showing of need by the owner of the property, extend the permitted time up to but not exceeding two years.

- Parks and playgrounds with all appurtenant facilities customarily found in conjunction therewith;

- Recreation facilities, planned neighborhood areas, not accessory to a principal use, including pool, jacuzzi and comfort stations, where operated as a non-profit corporation for the use of the community residents. This provision shall not be interpreted to permit commercial enterprises.

- Temporary activities sponsored by a non-profit organization or charitable use.

- Multi-use bike/pedestrian ways

- Access to property lawfully used for a purpose not permitted in the SF-1 zone.

Animals

Domestic animals, per household, within the SF-1 residential planning areas shall be limited to the following:

- Three weaned cats and/or
- Three weaned dogs

The following animals shall be permitted but in no event more than three such animals in any combination:

- Tropical fish
- White mice and rats
- Canaries
- Chipmunks
- Finches
- Guinea pigs

Similar to section 22.20.040 of L.A. County Code except more restrictions apply:

- Hamsters
- Hawks (feathered)
- King snakes
- Mynah birds
- Parrots, parakeets, amazons, cockateels, cockatoos, lories, lorikeets, love birds, Macaws and similar birds of the psittacine family
- Pigeons
- Ravens
- Toucans
- Turtles
- White doves

Also permitted are other similar animals which, in the opinion of the Department of Regional Planning, are neither more obnoxious nor detrimental to the public welfare than the animals enumerated in this section.

Accessory Uses

Property in the SF-1 zone may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction with residences. Location and design of residential accessory buildings shall be subject to review and approval by the NorthLake Architectural Control Committee.

- Storage of building materials used in the construction of a residence or residences, during construction and 90 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project or on property adjoining the construction site. Contractor shall be responsible for properly securing and screening storage area.

- Riding and hiking trails, excluding trails for motor vehicles. Equestrian trails for thoroughfare only; no direct access from SF-1 areas.

Uses Subject to Permits

Property in the Single-Family Residential (SF-1) zone may be used for the following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Churches, temples or other places used exclusively for religious worship, including customary, incidental education and social activities in conjunction therewith;
- Grading projects, offsite transport;
- Group homes, children (facility which provides 24-hour-per-day nonmedical care and supervision to children in a structured environment);
- Adult day care facility (provides nonmedical care and supervision to adults on a less than 24-hour-per-day basis);
- Small family homes, children (facility in licensee's family residence providing 24-hour-per-day care for six or fewer mentally or physically disabled children);
- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare such as fire stations and libraries in addition to those specifically listed in this section;
- Temporary storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses to be fenced and screened for a period not to exceed one year.

Development Standards for Single-Family Residences

Development in the Single-Family SF-1 zone shall be in conformance with the development standards set forth in the Specific Plan. A conceptual layout of land use in the SF-1 zone is depicted in Exhibit III-1.

Height Limits

Every residence and every other building in the SF-1 zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Premises in the SF-1 zone shall be subject to the yard requirements provided herein:

1. Setbacks—Each lot or parcel of land on public streets shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk. Increased building setback requirements (as defined in Section III.C.6.) shall apply as follows:

   - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.

   - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard, as shown in Exhibit II-8, Conceptual Circulation Plan.)

   - A minimum setback of 20 feet shall be required for all lots or portions thereof with frontages on local collectors which intersect with NorthLake Boulevard. This 20 foot setback shall apply for a

NorthLake

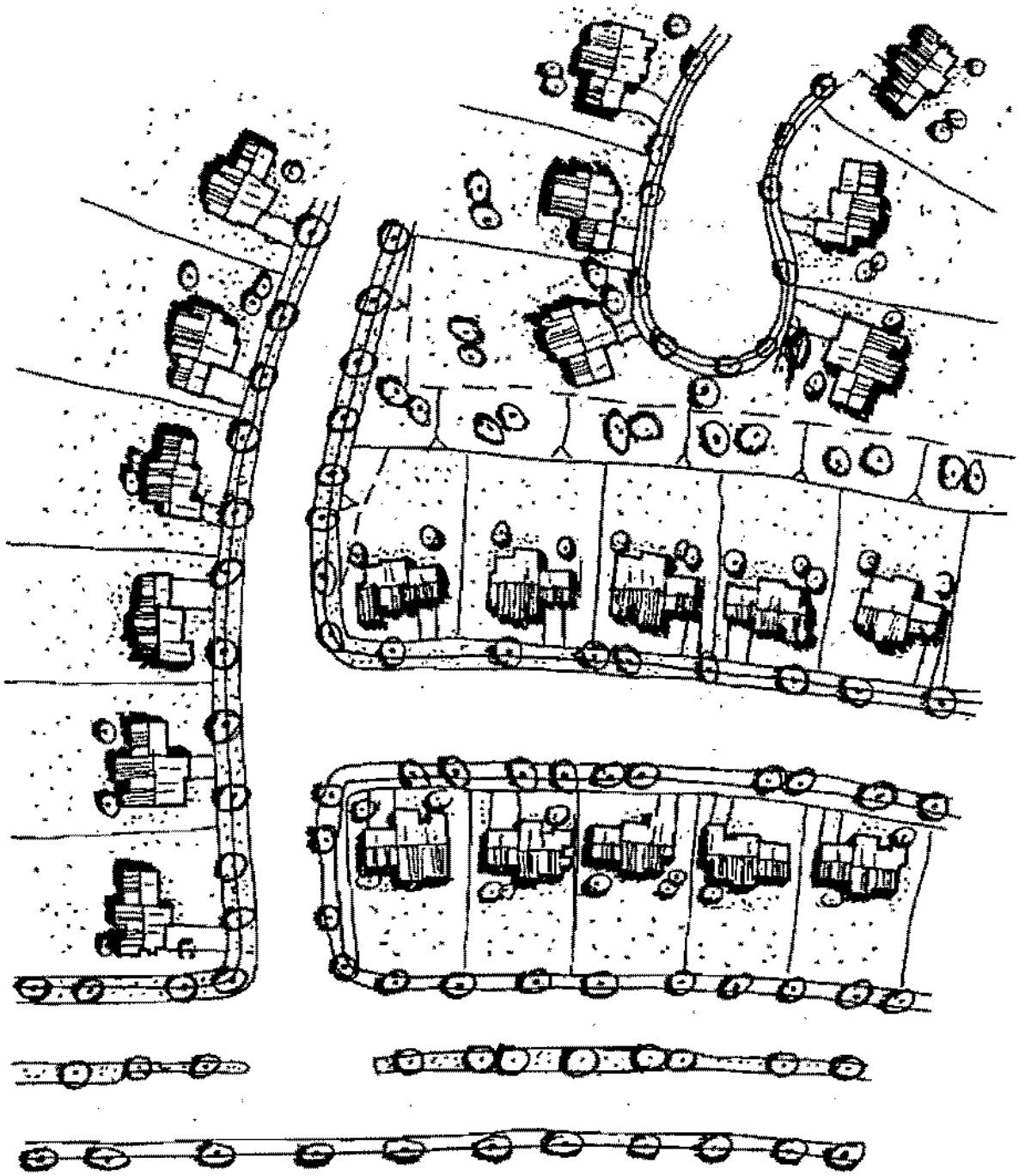


ILLUSTRATION OF SF-1 ZONE

NOT TO SCALE

ESCO

EXHIBIT III-1

distance of 300 feet from the centerline intersections of the local collector and NorthLake Boulevard.

2. Corner Side Yards—Each lot or parcel of land shall have corner side yards of not less than:
   - Ten feet on a reversed corner lot; or
   - Five feet on other corner lots.

3. Interior Side Yards—Each lot or parcel of land shall have interior side yards of not less than five feet from parcel boundary or a minimum of ten feet between buildings. (This minimum side yard requirement does not apply in the Zero Side Yard, Z-Lot and Paired Single-Family Overlays as described in the following sections.)

4. Rear Yards—Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

5. Setbacks and yard requirements may be modified through a Conditional Use Permit and approval of the N.A.C.C.

Automobile Parking

Every dwelling unit in the SF-1 zone shall have on the same lot or parcel of land a minimum two-car garage.

Lot Area

Each lot in the SF-1 zone within Planning Area Nos. 17 through 23 as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 3,500 square feet of area. Lots used for purposes of open space and easements within the SF-1 zone may be less than the 3,500 square foot minimum.

Recreation Lots

Recreation lots for the use as "pocket parks" shall be dedicated in all SF-1 zones except for Planning Area No. 20. The dedication of land for recreation lots shall be determined based on the following criteria:

a. Two hundred square feet shall be set required for each lot with a level pad area of 5,000 square feet of less;

b. Each pocket park shall be a minimum of 10,000 square feet in size; and

c. Pocket parks shall be developed at a ratio of 1 park per every 100 homes.

d. All pocket parks shall be fully improved as the houses in the planning area are occupied. A schematic plan and phasing schedule shall be submitted as part of each tentative tract map.

Street Frontage

Each lot in the SF-1 zone within Planning Area Nos. 17 through 23 (see Exhibit II-1, Conceptual Land Use Plan) shall have a minimum frontage and lot width of 30 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 20 feet. Flag lots shall have a minimum width of 15 feet on the frontage, except where two or more flag stems are adjacent, in which case the minimum total frontage shall be 20 feet.

Special Planning Overlay Designations

Three special planning overlay designations have been developed for use within the Single-Family (SF-1) zones. The special planning overlay designations include:

- Residential Zero Side Yard Overlay
- Z-Lot Side Yard Overlay

– Paired Single-Family Overlay

These special planning overlays have been developed to provide flexibility in meeting the residential housing needs within the Castaic area. Under the guidelines of this Specific Plan, development of special planning overlay designations shall be limited to not more than 60 percent of the SF-1 areas. In addition, special planning overlay designations shall not be interspersed within the standard SF-1 zone within any single planning area.

Residential Zero Side Yard Overlay

The following regulations shall apply in the SF-1 zone and referred to as a Residential Zero Side Yard Overlay:

A. Purpose. The regulations set forth in this section are to provide for greater flexibility in design with the use of zero-foot side yard, single-family residential lots.

B. Permitted Uses. Any use permitted in the SF-1 zone under the same limitations and conditions, including accessory and uses subject to permit.

C. Area. No building or structure shall be erected or maintained nor shall any building or structure be enlarged unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

Development Standards for Residential Zero Side Yard Overlay

Yard Requirements

1. Setbacks. Each lot or parcel of land on public streets shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk.

2. Side Yard. There shall be a side yard of not less than five feet in width on one side of a main building of not more than two stories; the other side yard shall have a "blank wall" within the structure and shall be zero where the building wall is placed on the property line. In no event shall any part of the building cross the lot line except for a maximum roof overhang of 18 inches (see Exhibit III-2, Zero Side Yard Overlay). A three-foot exclusive maintenance easement shall be established in the side yard of the property adjacent to the building on the zero-lot line.

3. Rear Yard. There shall be a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

   - Ten feet on a reversed corner lot, or
   - Five feet on other corner lots.

   (See Exhibit III-3, Zero Side Yard Corner Lot Overlay.)

5. Setbacks and yard requirements may be modified through a Conditional Use Permit and approval of the N.A.C.C.

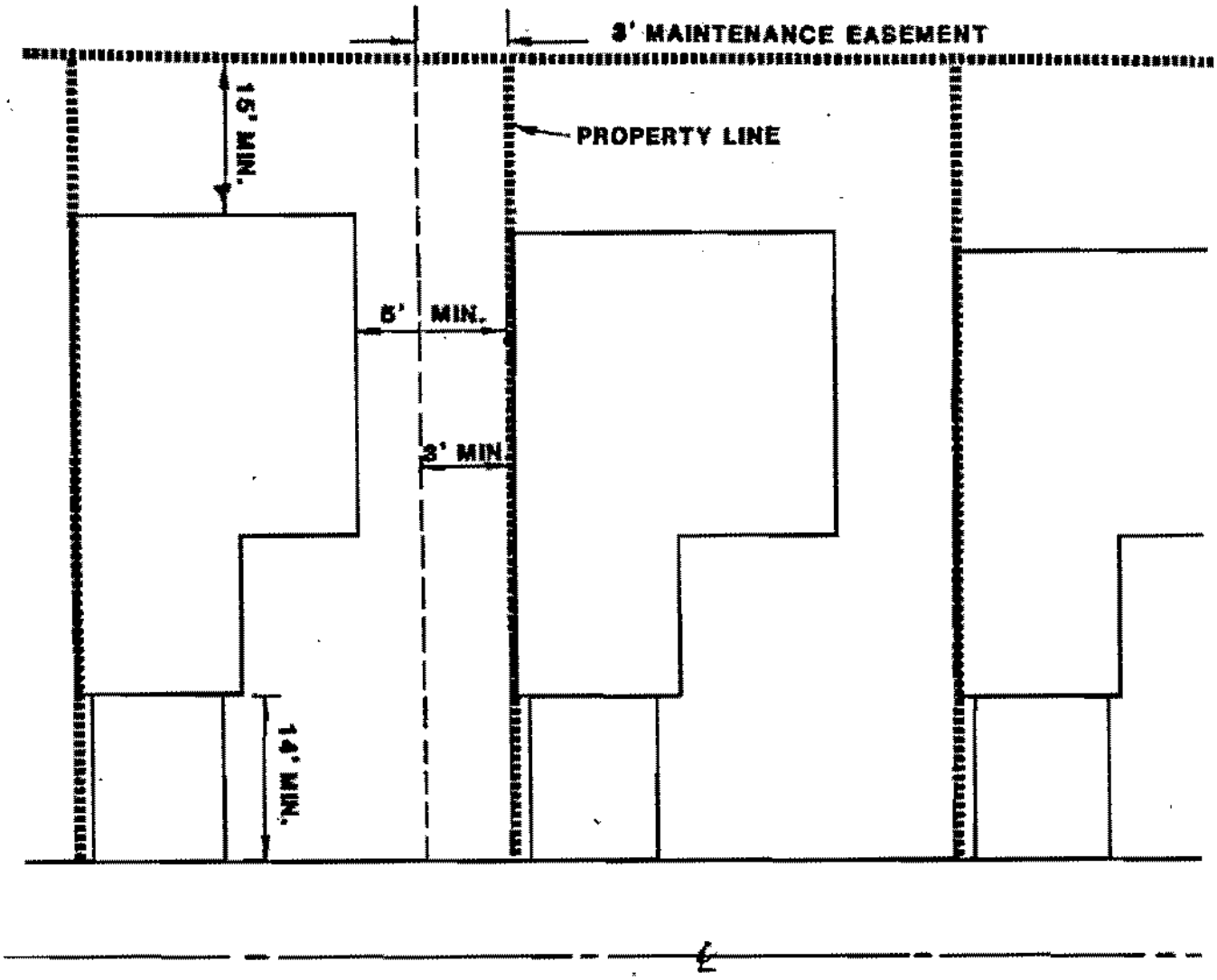
Lot Area

The same lot area provisions for the standard SF-1 zone shall apply to the Zero Side Yard Overlay.

Lot Frontage

The same lot area provisions for the standard SF-1 zone shall apply to the Zero Side Yard Overlay.

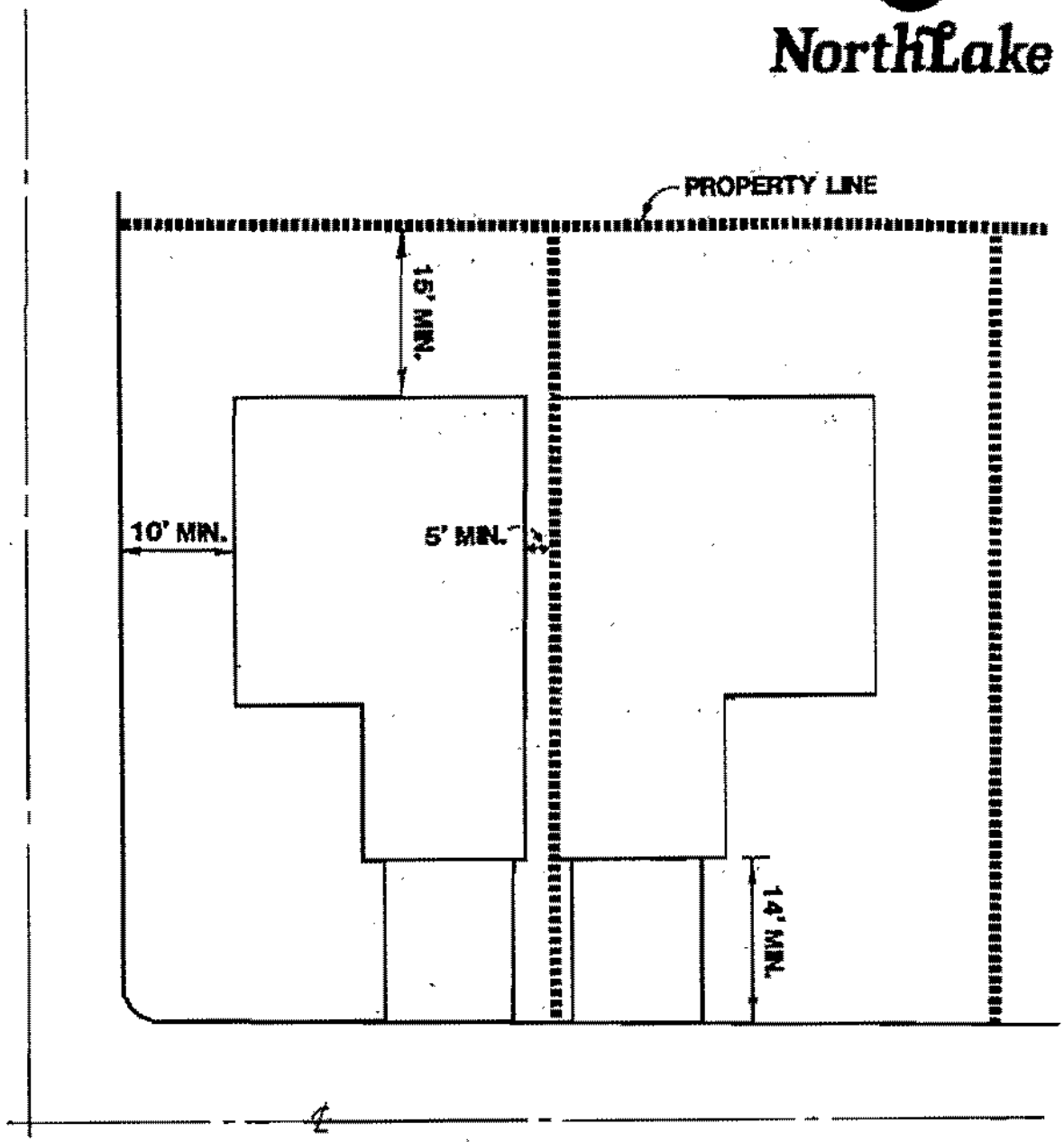
NorthLake



ZERO SIDE YARD OVERLAY

NOT TO SCALE

NorthLake



ZERO SIDE YARD CORNER LOT OVERLAY

NOT TO SCALE

Application

In no case shall this overlay be interspersed within the standard SF-1 zone, Z-Lot Overlay or Paired Single-Family Overlay. The overlay use shall be designed so as to be autonomous in its affect on the overall neighborhood design to promote good planning order in the community.

Z-Lot Side Yard Overlay

The following regulations shall apply in the SF-1 Zone and referred to as a Residential Z-Lot Overlay:

A. Purpose. The regulations set forth in this section are to provide for greater flexibility in design with the use of zero side yard, single-family residential lots.

B. Permitted Uses. Any use permitted in the SF-1 zone under the same limitations and conditions, including accessory and uses subject to permit.

C. Area. No building or structure shall be erected or maintained nor shall any building or structure be enlarged unless the following yards and lot areas are provided and maintained in connection with such building, structure, or enlargement:

Development Standards for Z-Lot Side Yard Overlay

Yard Requirements

1. Setbacks. Each lot or parcel of land on public streets shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk.

2. Side Yard. One side of the building shall be placed on property line under the Z-Lot configuration as illustrated in Exhibit III-4. For that portion of the structure placed on the property line, an exclusive use easement of three feet for maintenance shall be granted over the adjacent lot. In no event shall any part of the building cross the lot line except for a maximum roof overhang of 18 inches.

3. Rear Yard. There shall be a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than ten feet as shown on Exhibit III-5.

Lot Area

The same lot area provisions for the standard SF-1 zone shall apply to the Z-Lot Overlay.

Lot Frontage

The same lot area provisions for the standard SF-1 zone shall apply to the Z-Lot Overlay.

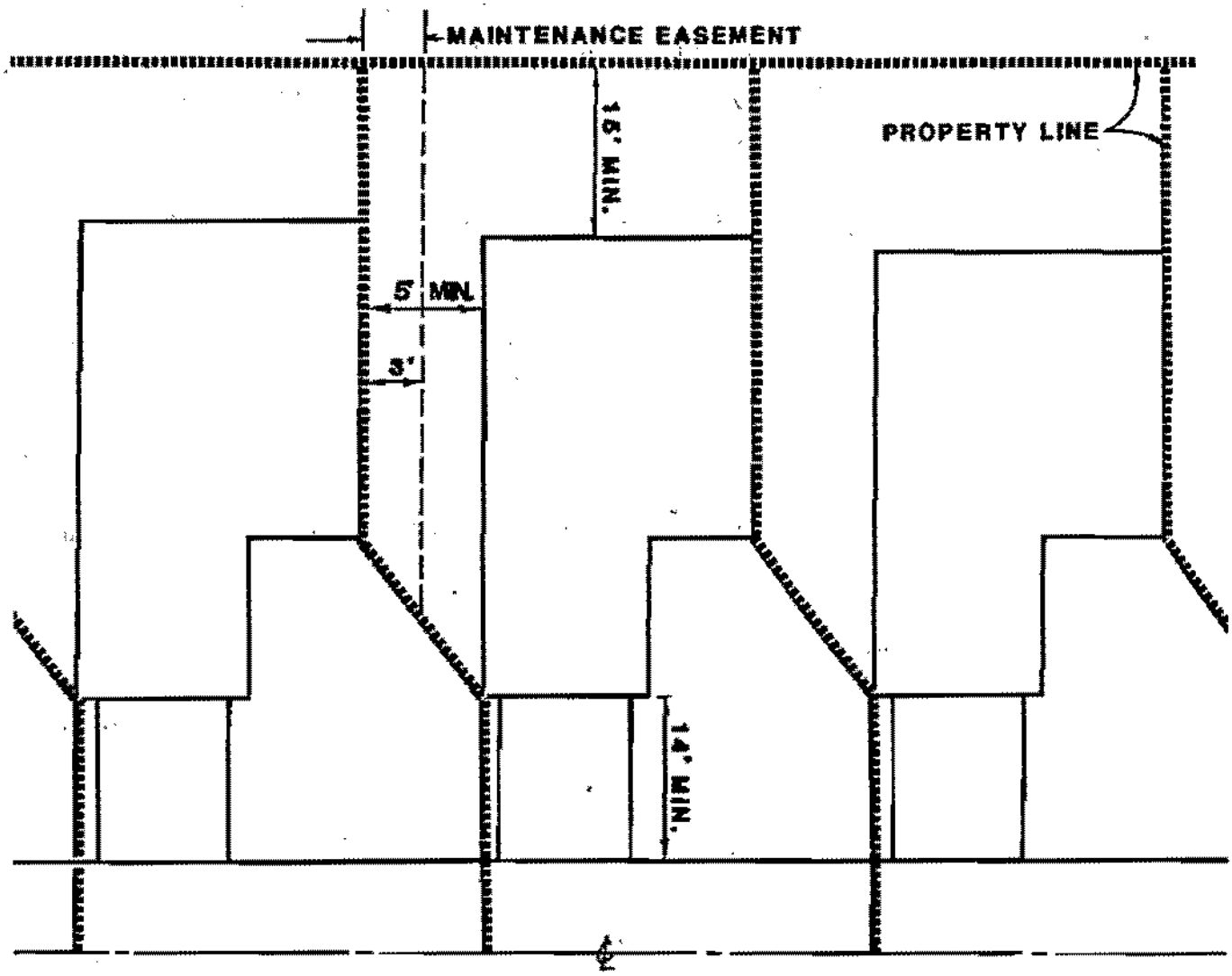
Application

In no case shall this overlay be interspersed within the standard SF-1 zone, Zero Side Yard Overlay or Paired Single-Family Overlay. The overlay use shall be designed so as to be autonomous in its affect on the overall neighborhood design to promote good planning order in the community.

Paired Single-Family Overlay

The following regulations shall apply in the SF-1 zone and shall be referred to as the Paired Single-Family Overlay:

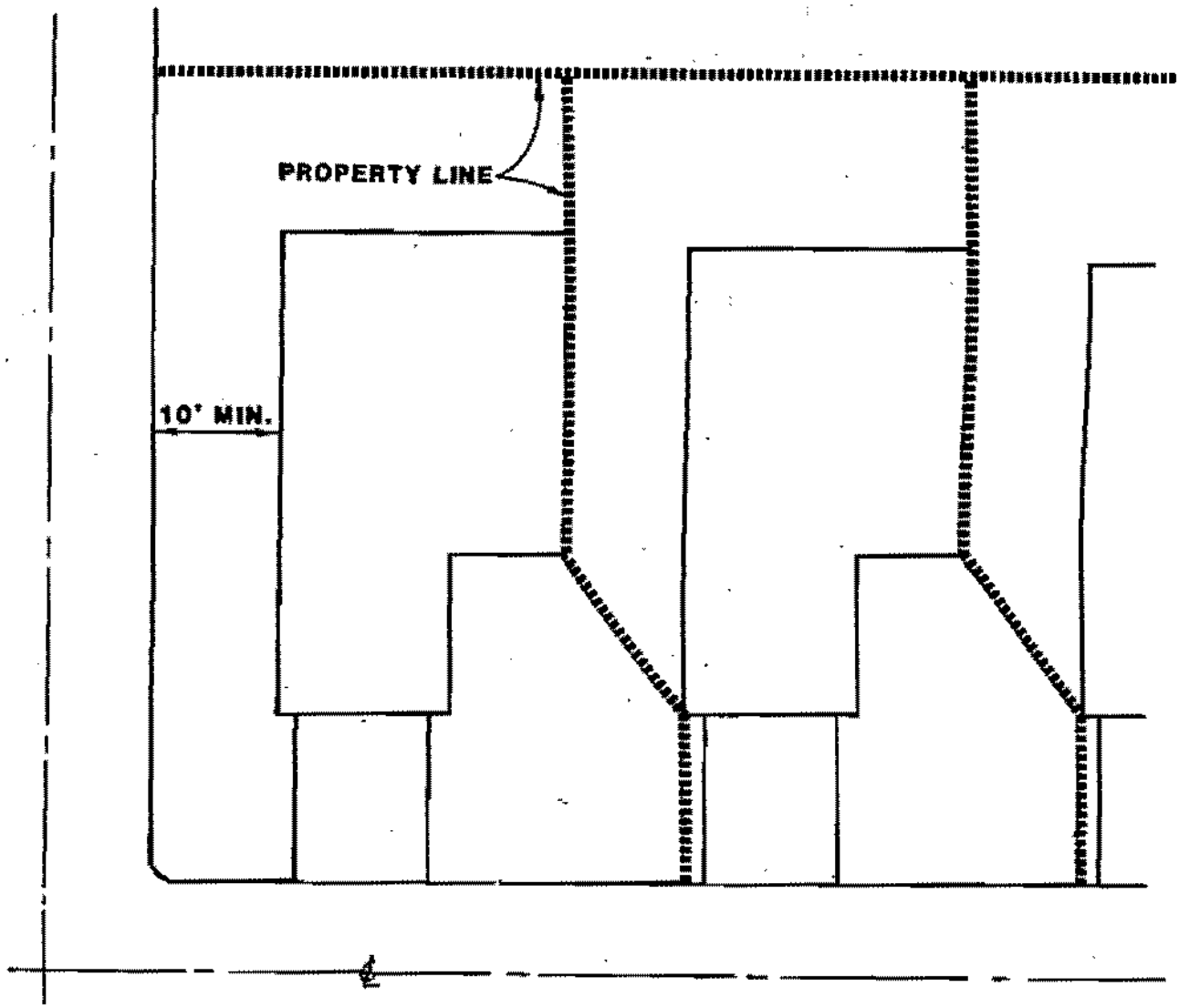
NorthLake



Z-LOT OVERLAY

NOT TO SCALE

NorthLake



Z-LOT CORNER OVERLAY

NOT TO SCALE

ESCO

EXHIBIT III-5

A. Purpose. The regulations set forth in this section are to provide for greater flexibility in design to implement such design concepts as the "cluster" concept where grading in the natural hillsides would be minimized while still providing a "single-family" type community (see Exhibit III-6, Paired Single-Family Overlay).

B. Permitted Uses. Any use permitted in the SF-1 zone under the same limitations and conditions, including accessory and uses subject to permit.

C. Area. No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yards and lot areas are provided and maintained in connection with such building structure or enlargement:

Development Standards for Paired Single-Family Overlay

Yard Requirements

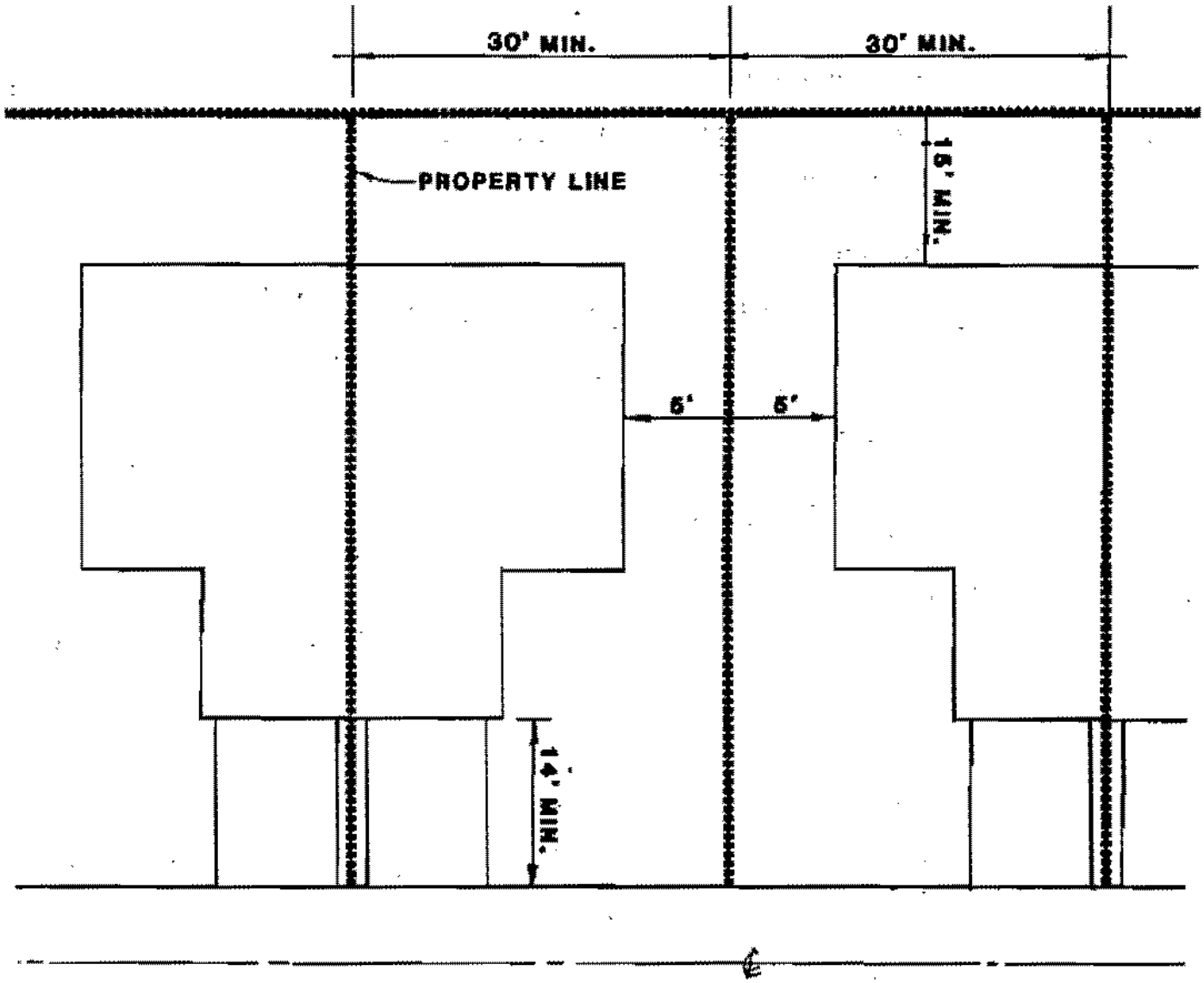
1. Front Yards. Each lot or parcel of land on public streets shall have a front yards of not less than 14 feet in depth from the right-of-way.

2. Interior Side Yards. Each lot or parcel of land shall have an interior side yard of not less than five feet from the property line.

3. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than ten feet.

NorthLake



PAIRED SINGLE-FAMILY OVERLAY

NOT TO SCALE

ESCO

EXHIBIT III-6

Lot Area

Each lot in the Paired Single-Family Overlay shall have a minimum of area of 3,500 square feet and a minimum width of 30 feet.

Street Frontage

The same lot area provisions for the standard SF-1 zone shall apply to the Paired Single-Family Overlay.

Application

In no case shall this overlay be interspersed within the standard SF-1 zone, the Zero Side Yard Overlay or the Z-Lot Overlay. This overlay shall be designed so as to be autonomous in it effect on the overall neighborhood design to promote good planning order in the community.

2. Single-Family Low Density

Permitted Uses

Property identified in the Specific Plan as Single-Family Low Density (Planning Area Nos. 26 and 27), SF-2 zone, may be used for any use permitted in the SF-1 zone under the same limitations and condition.

Animals

The provisions for animals within the SF-1 zone shall also apply to the SF-2 zone.

Accessory Uses

Permitted accessory uses for property in the SF-2 zone shall be the same as specified accessory uses for the SF-1 zone.

Uses Subject to Permits

Uses subject to permit in the SF-1 zone, except those in non-compliance with other provisions of this section.

Development Standards for the SF-2 Zone

Height limits

Every residence and every other building in the SF-2 zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Premises in the SF-2 zone shall be subject to the yard requirements provided herein:

1. Setbacks. Each lot or parcel of land shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk. Increased building setback requirements (as defined in Section III.C.6) shall apply as follows:

   - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.

   - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard.)

2. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet from parcel boundary or a minimum of ten feet between buildings.

3. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

   - Ten feet on a reversed corner lot, or
   - Five feet on other corner lots.

Automobile Parking

Every dwelling unit in the SF-2 zone shall have on the same lot or parcel of land a minimum three-car garage.

Lot Area

Each lot in the SF-2 zone within the Planning Area Nos. 26 and 27 as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 8,000 square feet of area. Lots used for purposes of open space and easements within the SF-2 zone may be less than the 8,000 square foot minimum.

Street Frontage

Each lot in the SF-2 zone within Planning Area Nos. 26 and 27 shall have a minimum frontage and lot width of 50 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 25 feet. Flag lots shall have a minimum width of 15 feet on the frontage except where two or more flag stems are adjacent, in which case the minimum frontage shall be 20 feet.

3. Single Family - Estate

Permitted Uses

Property identified in the Specific Plan as Single-Family Estates (Planning Area Nos. 28 through 31), SF-E zone, may be used for any use permitted in the SF-2 zone under the same limitations and condition.

Animals

The provisions for animals within the SF-1 zone shall also apply to the SF-E zone with the addition of horses and other equine.

Accessory Uses

Permitted accessory uses for property in the SF-E zone shall be the same as specified accessory uses for the SF-1 zone as well as:

- Detached living quarters on the same premise for the use of temporary guests or domestic help of the occupants of such residence provided that such quarters are not rented or otherwise used as a separate dwelling;

- Riding, hiking and equestrian trails but excluding trails for motor vehicles.

Uses Subject to Permits

Uses subject to permit in the SF-1 zone and the following use provided a permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for the raising of horses and other equine, including the breeding and training of such animals, on a lot or parcel of land having as a condition of use an area of not less than one-half acre provided that such use conforms to the standards to be established by the County of Los Angeles and the NorthLake Architectural Control Committee.

Development Standards for the SF-E Zone

Height limits

Every residence and every other building in the SF-E zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Premises in the SF-E zone shall be subject to the yard requirements specified herein:

1. Setbacks. Each lot or parcel of land shall have a front yard of not less than 20 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 25 feet from the lot-side edge of the sidewalk. Increased building setback requirements (as defined in Section III.C.6) shall apply as follows:

   - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.

   - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard.)

2. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet from parcel boundary or a minimum of ten feet between buildings.

3. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

   - Ten feet on a reversed corner lot, or
   - Five feet on other corner lots.

Automobile Parking

Every dwelling unit in the SF-E zone shall have on the same lot or parcel of land a minimum three-car garage.

Lot Area

Each lot in the SF-E zone within the Planning Area Nos. 28 through 31 as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 20,000 square feet of area. Lots used for purposes of open space and easements within the SF-2 zone may be less than the 20,000-square-foot minimum.

Street Frontage

Each lot in the SF-E zone within Planning Area Nos. 28 through 31 shall have a minimum frontage and lot width of 100 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 50 feet.

4. Single Family/Golf

Permitted Uses

Property identified in the Specific Plan as Single-Family/Golf (Planning Area No. 16), SF-G zone, may be used for any use permitted in the SF-1 zone under the same limitations and conditions and shall also include the following uses:

- Golf courses, including the customary clubhouse and appurtenant facilities, on a lot or parcel of land having as a condition of use an area of not less than one acre;
- Golf driving ranges, on a lot or parcel of land having as a condition of use an area of not less than one acre;
- Public swimming facilities;

- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts on a lot or parcel of land having as a condition of use an area of not less than one acre.

Animals

The provisions for animals within the SF-1 zone shall also apply to the SF-G zone.

Accessory Uses

Permitted accessory uses for property in the SF-G zone shall be the same as specified accessory uses for the SF-1 zone.

Uses Subject to Permits

Uses subject to permit in the SF-1 zone.

Development Standards for the SF-G Zone

Height limits

Every residence and every other building in the SF-G zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Residential lots in the SF-G zone shall be subject to the same yard requirements and conditions as specified for the SF-1 zone.

Automobile Parking

Every dwelling unit in the SF-G zone shall have on the same lot or parcel of land a minimum two-car garage.

Lot Area

Each lot in the SF-G zone within the Planning Area No. 16, as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 4000 square feet of area. Lots used for purposes of open space and easements within the SF-R zone may be less than the 4,000-square-foot minimum. Approximately 93.6 acres within this area shall be used for the golf course or other associated recreational uses.

Street Frontage

Street frontage requirements for the SF-R zone shall be the same as for the SF-1 zone.

5. Multi-Family

Permitted Uses

Property as defined in the Specific Plan as Multi-Family, Planning Area No. 10, or MF zone may be used for any use permitted in the SF-1 zone under the same limitations and conditions and for the following additional permitted uses:

- Townhomes, apartment houses and condominium units.
- Churches, temples and other places used exclusively for religious worship, including customary incidental education and social activities in conjunction therewith. Such provision shall not be deemed to authorize activities otherwise specifically classified in this zone.
- Convents and monasteries.
- Temporary activities sponsored by a non-profit organization or charitable use.

Animals

The provisions for animals within the SF-1 zone shall also apply to the MF zone.

Accessory Uses

Permitted accessory uses for property in the MF zone shall be the same as specified accessory uses for the SF-1 zone.

Uses Subject to Permits

Property in the MF zone may be used for the following uses provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Senior citizen resident facilities;
- Congregate care housing (group housing facility providing special amenities, services or organized activities for senior citizen residents);
- Convalescent care housing (group senior citizen housing providing 24-hour-per-day medical care and supervision);
- Access to property lawfully used for a purpose not permitted in the MF zone;
- Family day care homes (facility within caregiver's own home, providing care and supervision to a maximum of 12 children for periods of less than 24 hours per day;
- Day care centers;
- Parking lots as a temporary use;
- Uses subject to permit in the SF-1 zone, except those specifically listed as permitted or accessory uses within this section.

Development Standards for the MF Zone

Conceptual layouts of land use in the MF zone are shown in Exhibits III-7 and III-8.

Height limits

No building in zone MF shall exceed four stories. A maximum of three stories shall be allowed for building frontages located along public streets or greenbelts.

Yard requirements

Premises in the MF zone shall be subject to the setback requirements provided herein. Yards required by this zone are also subject to the general provisions and exceptions contained in chapter 22.48 (Los Angeles County Planning and Zoning Codes) which shall apply as specified.

1. Setbacks—Each lot or parcel of land on public streets shall have a front yard of not less than 10 feet in depth from the right-of-way (see definition Section III.C.6.).

   - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.

   - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard, as shown in Exhibit II-8, Conceptual Circulation Plan.)

   - A minimum setback of 20 feet shall be required for all lots or portions thereof with frontages on local collectors which intersect with NorthLake Boulevard. This 20 foot setback shall apply for a distance of 300 feet from the centerline intersections of the local collector and NorthLake Boulevard.

NorthLake

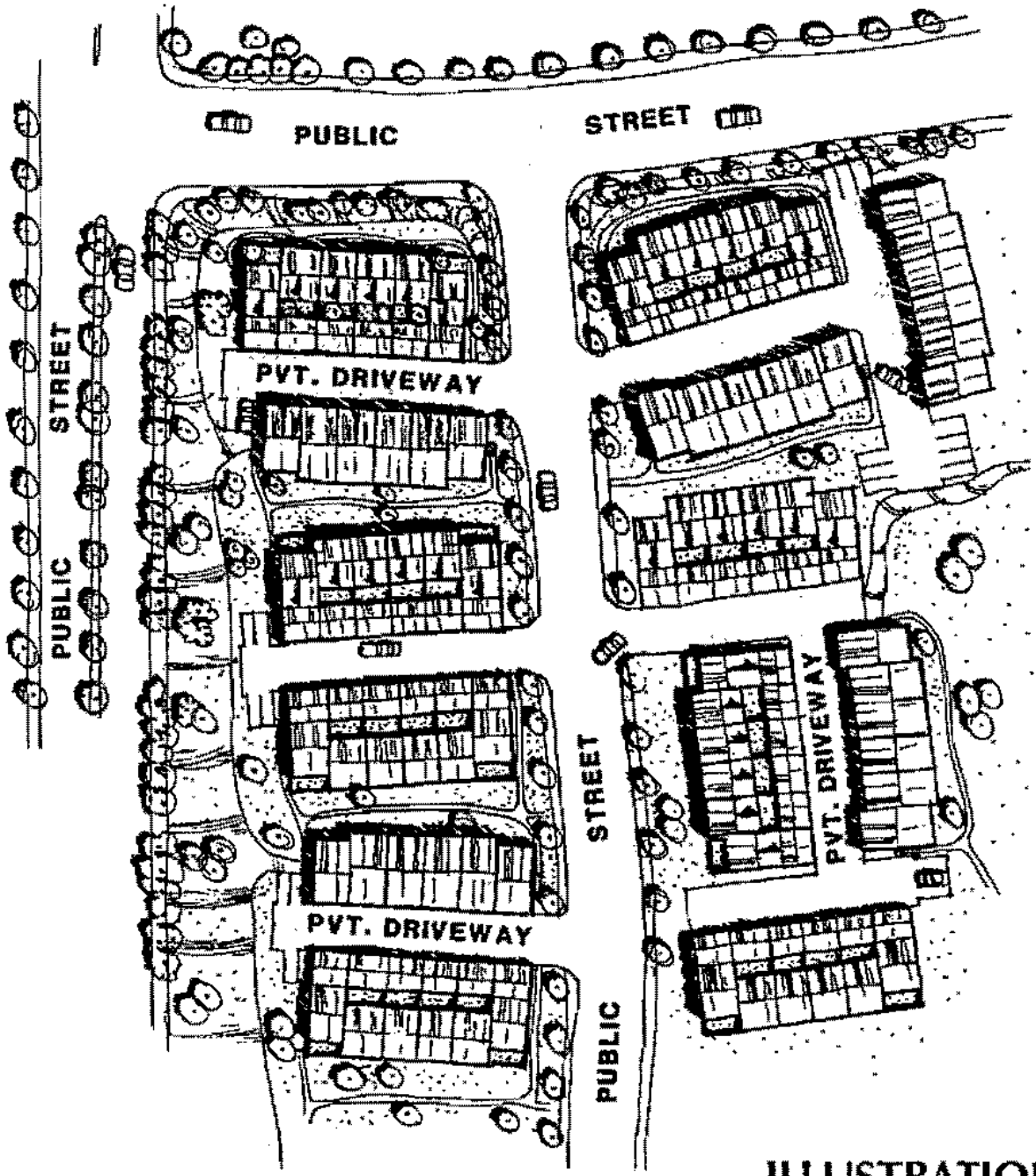


ILLUSTRATION OF MULTI-FAMILY ZONE: TOWNHOME

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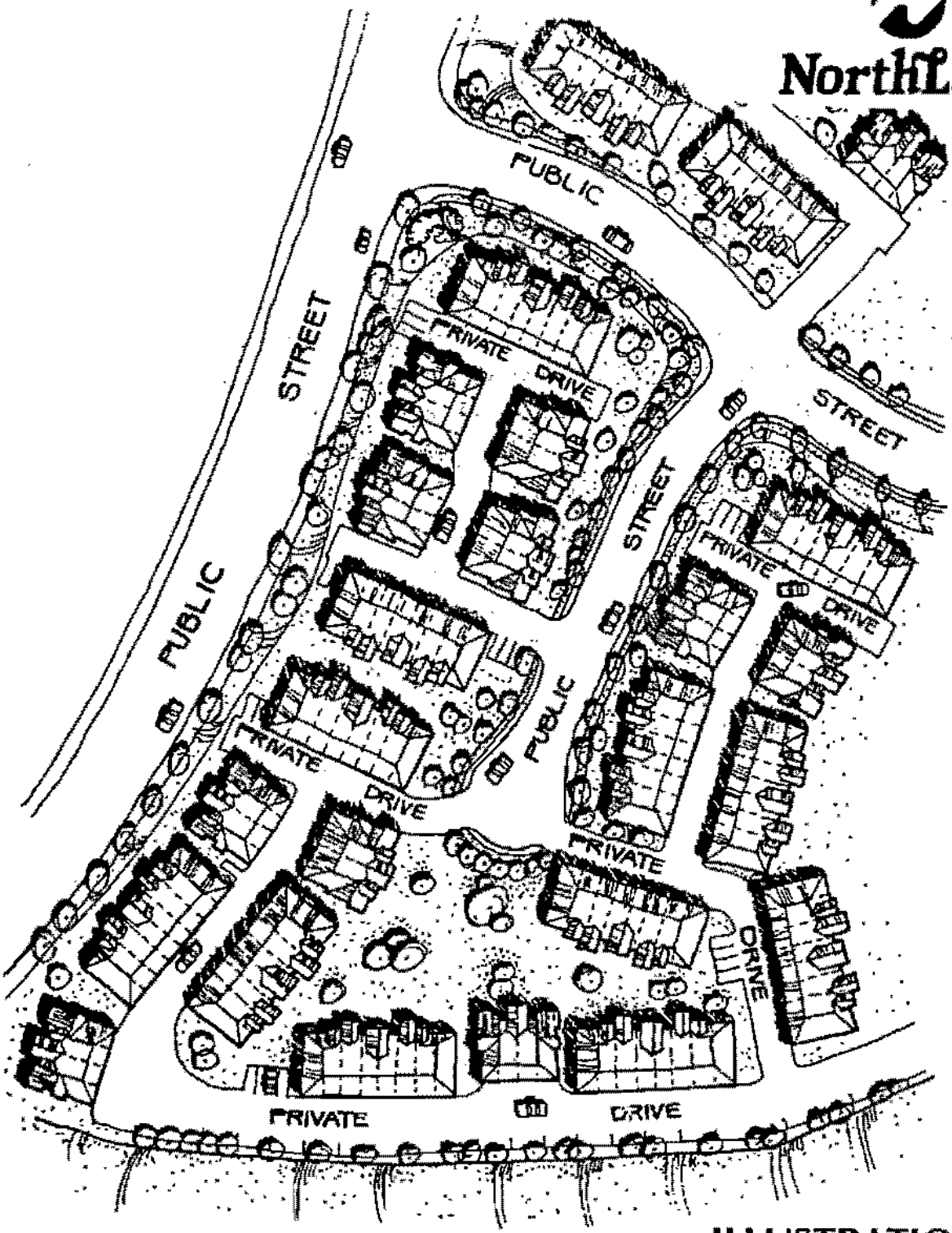


ILLUSTRATION OF MULTI-FAMILY ZONE: APARTMENTS

NOT TO SCALE

EXHIBIT III-8

2. Interior Setbacks. There shall be a separation of not less than 10 feet between buildings.

Automobile Parking

Covered automobile parking shall be provided based on a standard of one parking space per bedroom but not less than one and a half spaces per unit. Guest parking (uncovered) shall be provided at a ratio of 1/4 parking space per dwelling unit. Parking shall be permitted in tandem if designated and only for units of two or more bedrooms. On-street parking shall be permitted on those public streets that are non-through streets such as cul-de-sacs. No automobile parking shall be allowed within the front setback. Senior citizen housing shall be exempt from these parking requirements through the approval of a Conditional Use Permit (CUP).

6. Multi-Family/Golf

Permitted Uses

Property identified in the Specific Plan as Multi-Family/Golf (Planning Area Nos. 11, 12, 13, 15), MF-G Zone, may be used for any use permitted in the MF zone under the same limitations and condition and shall also include the following uses:

- Golf courses, including the customary clubhouse and appurtenant facilities, on a lot or parcel of land having as a condition of use an area of not less than one acre. Approximately 60.1 acres of the area designated as MF-G shall be used for golf and other related recreation facilities

- Golf driving ranges on a lot or parcel of land having as a condition of use an area of not less than one acre;

- Public swimming facilities;

- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts on a lot or parcel of land having as a condition of use an area of not less than one acre;

Animals

The provisions for animals within the SF-1 zone shall also apply to the MF-G zone.

Accessory Uses

Permitted accessory uses for property in the MF-G zone shall be the same as specified accessory uses for the MF zone.

Uses Subject to Permits

Uses subject to permit in the MG-G zone are the same as outlined for the MF-1 zone.

Development Standards for the MF-G Zone

Height limits

Every dwelling unit and other residence related building in the MF-G zone shall comply with the height provisions as set forth for the MF zone. All recreation related facilities shall be restricted in height to the standards specified for the SF-1 zone.

Yard Requirements

Residential lots in the MF-G zone shall be subject to the same yard requirements and conditions as specified for the MF zone.

Automobile Parking

Automobile parking associated with residential uses in the MF-G zone shall comply with the provisions as set forth in the MF zone.

Street Frontage

Street frontage requirements for the MF-G zone shall be the same as for the MF zone.

E. COMMUNITY DEVELOPMENT STANDARDS

1. Community Commercial

The Community Commercial land use category, C-C zone, is intended to serve the needs of the immediate residential community. The C-C zone corresponds to Planning Area No. 9 on Exhibit II-1, Conceptual Land Use Plan.

Permitted Uses

This land use category is similar in nature to the County of Los Angeles C-2 Neighborhood Business zone but is limited to the following uses:

Sales

- Antique shops, genuine antiques only
- Appliance stores, household
- Art galleries
- Art supply stores
- Bakery shops, including baking only when incidental to retail sales from the premises
- Bicycle shops
- Book stores
- Ceramic shops, including manufacturing incidental to retail sales from the premises provided the total volume of kiln space does not exceed eight cubic feet

- Clothing stores
- Confectionery or candy stores, including making only when incidental to retail sales from the premises
- Delicatessens
- Department stores
- Dress shops
- Drug stores
- Florist shops
- Furniture stores
- Furrier shops
- Gift shops
- Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building
- Grocery stores
- Hardware stores
- Health food stores
- Hobby supply stores
- Ice cream shops
- Jewelry shops
- Leather goods stores
- Liquor stores
- Mail order houses
- Meat markets, excluding slaughtering
- Millinery shops

- Music stores
- Notions or novelty stores
- Nurseries, including the growing of nursery stock
- Office machines and equipment sales
- Paint and wallpaper stores
- Pet supply stores, excluding the sale of pets other than tropical fish or goldfish
- Photographic equipment and supply stores
- Radio and television stores
- Shoe stores
- Silver shops
- Sporting goods stores
- Stamp redemption centers
- Stationery stores
- Tobacco shops
- Toy stores
- Video sales and rentals
- Yarn and yardage stores

Services

- Automobile rental and leasing agencies
- Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of Subsection B. of Section 22.28-80 (zone C-1) Los Angeles County Planning and Zoning Code

- Banks, savings and loans, credit unions and finance companies
- Barber shops
- Beauty shops
- Bicycle rental
- Child care centers
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith
- Colleges and universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency but excluding trade schools
- Comfort stations
- Communication equipment buildings
- Crops, field, tree, bush, berry and row, including the growing of nursery stock
- Day care for children, family homes
- Day care for children, special homes
- Day nurseries, children
- Dental clinics, laboratories in conjunction therewith
- Dry cleaning, self service
- Dry cleaning agencies, including incidental spotting, sponging and pressing only
- Earth stations
- Employment agencies

- Fire Stations
- Greenhouses
- Interior decorating studios
- Laundries, hand
- Laundries, self-service
- Laundry agencies
- Libraries
- Locksmith shops
- Medical clinics, including laboratories in conjunction therewith
- Offices, business or professional
- Parking lots and parking buildings
- Photography studios
- Post offices
- Real estate offices
- Rental services limited to the following provided a commercial appearance is maintained by office or window display space or both, across all the street or highway frontage of the building or buildings to a depth of not less than ten feet:
- Furniture and appliance rentals
- Party equipment rentals
- Tools rentals, including rototillers, power mowers, sanders and saws, cement mixers and other similar equipment but excluding heavy machinery or trucks
- Restaurants and other eating establishments including food take-out

- Riding, bikeways and hiking trails, excluding trails for motor vehicles
- Schools, business and professional, including art, barber, beauty, dance, drama and music but not including any school specializing in manual training, shop work or in the repair and maintenance of machinery or mechanical equipment
- Shoe repair shops
- Shoeshine stands
- Stations, bus and taxi
- Tailor shops
- Tourist information centers
- Union halls
- Watch repair shops

Accessory Uses

The following accessory uses shall be permitted, subject to the same limitations and conditions provided in Section 22.28-040 (Zone C-H) Los Angeles County Planning and Zoning Code.

- Accessory buildings and structures
- Building materials, storage of, used in the construction of a building or building project during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be part of the building project or on property adjoining the construction site

The following accessory uses subject to the same limitations and conditions provided in Section 22.28-090 (zone C-1) Los Angeles County Planning and Zoning Code.

- Automobile repair and installation when incidental to the sale of new automobiles, automobile service stations and automobile supply stores
- Automobile washing, waxing and polishing
- Rental, leasing and repair of articles sold on the premises
- Signs, as provided in Section IV.E. herein
- Used merchandise, retail sale of, taken as trade-in

Uses Subject to Use Permits

The following uses provided a conditional use permit has first been obtained as provided in Part 1, Chapter 22.56 Los Angeles County Planning and Zoning Code and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Specific Plan
- Arcades, penny or movie
- Bars and cocktail lounges, including piano bars
- Billiard halls
- Carnivals, temporary
- Christmas trees and wreaths, the sale of
- Hospitals
- Ice sales, excluding ice plants
- Miniature golf course
- Pet grooming, excluding boarding
- Pet stores, within an enclosed building only
- Pool halls

- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare, such as fire stations and libraries, in addition to those specifically listed in this Section
- Radio and television stations, but excluding studios
- Recording studios
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouse
- Steam or sauna baths
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipe lines and similar uses for a period not to exceed one year
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts
- Theaters and other auditoriums
- Veterinary clinics, small animal
- Temporary activities sponsored by a non-profit organization or charitable use

Community Commercial Development Standards

Premises in the Community Commercial zone shall be subject to the following development standards:

Parking

The design layout, landscaping and allotment of automobile parking space as required by Chapter 22.52, Part 11 of the Los Angeles County Planning and

Zoning Code. (Note handicapped parking requirements as detailed in section 22.52.1070.)

Landscaping

In all commercial zoning districts landscaping shall be provided within off-street parking areas in accordance with the following:

- A minimum of fifteen percent of the total planning area shall be landscaped; and
- All landscaped areas shall be uniformly distributed throughout the parking areas, shall be perpetually maintained and shall conform to the design guidelines established in Section IV.C. herein.

Building Site Coverage

The ratio of the internal floor area of all structures constructed within the C-C zone to the total site area shall not exceed .35 (F.A.R.). This ratio shall apply to the Community Commercial planning area. Each lot shall have a minimum of 10,000 square feet.

Building Heights

The maximum height limit shall be three stories excluding the basement for all structures.

No outside storage is allowed within the Community Commercial zones.

2. Highway Commercial

The Highway Commercial Planning Area, C-H zone, corresponds to Planning Area No. 1 as shown on Exhibit II-1, Conceptual Planning Area.

Permitted Uses

Uses permitted in the C-H zone include all uses allowed in the C-C zone plus:

- Family day care homes
- Museums, publicly-owned
- Riding and hiking trails, excluding trails for motor vehicles

Accessory Uses

Accessory uses for the C-H zone will be the same as allowed under the C-C zone.

Uses Subject to Permit

Premises in zone C-H may be used for any use subject to permit in the C-C zone and for the following uses, provided a use permit has first been obtained and such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities
- Adult residential facilities
- Air pollution sampling stations
- Arboretums and horticultural gardens
- Bowling alleys
- Car washes, coin-operated hand wash
- Convents and monasteries
- Crops—field, tree, bush, berry and row, including nursery stock. This subdivision shall not be construed to permit roadside stands, retail sale from the premises or signs advertising products produced on the premises.

- Dental clinics, including laboratories in conjunction therewith
- Fraternity and sorority houses
- Gas metering and control stations, public utility
- Grading projects, onsite, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project
- Group homes, children
- Heliport
- Helistops
- Hotels
- Medical clinics, including laboratories and prescription pharmacies in conjunction therewith
- Motels
- Park and ride lots
- Park and ride lots
- Parking lots and parking buildings
- Public utility service centers
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in the section
- Restaurants and other eating establishments, including food take-out and outdoor dining
- Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery and similar items

- Rooming and boarding houses
- Storage, temporary, of materials and construction equipment used in construction or maintenance of street and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year
- Trailer rentals, box and utility only, accessory only to automobile service stations
- Telephone repeater stations
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use of normal and appurtenant to the storage and distribution of water
- Youth hostels

Highway Commercial Development Standards

Uses in the C-H zone shall be subject to the following development standards:

Parking

The design layout, landscaping and allotment of automobile parking space as required by Chapter 22.52, Part 11 of the Los Angeles County Planning and Zoning Code. (Note handicapped parking requirements as detailed in Section 22.52.1070.)

Landscaping

In all commercial zoning districts landscaping shall be provided within off-street parking areas in accordance with the following:

- A minimum of 15 percent of the total planning area shall be landscaped; and

- All landscaped areas shall be uniformly distributed throughout the parking areas, shall be perpetually maintained and shall conform to the design guidelines established in Section IV.C. herein.

Building Site Coverage

The ratio of the internal floor area of all structures constructed within the C-H zone to the total site shall not exceed .50 F.A.R. This ratio shall apply to the Highway Commercial planning area. Each lot within the C-H zone shall have a minimum of 10,000 square feet.

Building Heights

The maximum height limit shall be four stories excluding the basement for all structures.

No outside storage is allowed within the highway commercial zones.

E. INDUSTRIAL DEVELOPMENT STANDARDS

1. Light Industrial

The Light Industrial Planning Area (Nos. 2 through 8), I zone, is similar in nature to the County of Los Angeles Light Manufacturing (M-1) zone but is limited to the following uses:

Permitted Uses

Zone M-1 may be used for:

- Adult day care facilities
- Adult residential facilities
- Agricultural contractor equipment, sale or rental or both
- Animal hospitals

- Assembly plants
- Automobile body and fender repair shops, if all operations are conducted inside of a building
- Automobile painting and upholstering
- Bags, manufacture of
- Barrels, storage of empty barrels
- Baseball park
- Batteries; the manufacture and rebuilding of batteries
- Beds; the manufacture of bedspreads and bedsprings
- Billboards; the manufacture of billboards
- Blacksmith shops
- Boat building
- Bone products; the manufacture of bone products
- Book bindery
- Bottling plant
- Box factory
- Breweries
- Brushes, the manufacture of
- Building materials, storage of
- Bus storage
- Cabinetmaking
- Candles, the manufacture of
- Cannery, except meat or fish
- Canvas; the manufacture of canvas and products of canvas

- Car barns for buses and streetcars
- Carnivals, commercial or otherwise
- Carpenter shops
- Carpet cleaning
- Casein; the manufacture of casein products, except glue
- Cellophane; the manufacture of cellophane products
- Ceramics; the manufacture of ceramics
- Cesspool pumping, cleaning and draining
- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal control
- Child care
- Clay products; the manufacture or storage, or both, of clay products, including clay statuary
- Cleaning and dyeing establishments, wholesale
- Clocks, manufacture of
- Cloth; the manufacture of cloth and cloth products, including clothing of all kinds, but not tanning
- Coffee roasting
- Coffins, the manufacture of
- Cold-storage plants
- Communication stations
- Concrete batching, provided that the mixer is limited to one cubic yard capacity

- Colleges
- Contractor's equipment yards, including farm equipment and all equipment used in building trades
- Cork, the manufacture of cork products
- Cosmetics; the packaging and distribution of pharmaceutical and cosmetic items
- Cotton storage
- Creameries
- Curtain cleaning plants
- Dairy products depots and manufacture of dairy products
- Disability rehabilitation and training centers, except that dormitories and similar structures used for living or sleeping accommodations are prohibited, and dwelling units are permitted only as provided in subsection A of this section
- Distributing plants
- Dog breeding, commercial dog kennels, dog training schools
- Draying yards or terminals
- Drugs; the manufacture of, and sale at wholesale of drugs
- Drygoods; the manufacture of, sale at wholesale of and storage of drygoods
- Dyeing and cleaning, wholesale
- Earth stations
- Electric appliance assembly
- Electrical parts; the manufacture of, sale at wholesale of or the storage of small electrical parts
- Electric signs, the manufacture of

- Electrical transformer substations
- Emery cloth, the manufacture of
- Engines; the manufacture of internal combustion or steam engines; this paragraph does not permit a foundry
- Engraving; machine metal engraving
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise
- Feathers; the manufacture or renovation of feather products, or both
- Felt; the manufacture of felt
- Fiber products, including fiberglass, the manufacture of
- Fire stations
- Fixtures, the manufacture of gas or electrical fixtures, or both
- Food products, the manufacture, processing, storage and sale of, except lard, pickles, sausage, sauerkraut or vinegar
- Fruit packing plants
- Fuel yard
- Fumigating contractors
- Furniture, the manufacture of
- Generators; the manufacture of electrical generators
- Glass; the production by hand of crystal glass art novelties within a closed building of fire-resistant construction
- Glass, the storage of
- Gloves, the manufacture of

- Granite, the grinding, cutting and dressing of granite
- Group homes, children
- Hair products, the manufacture of
- Harnesses, the manufacture of
- Heating equipment, the manufacture of
- Hemp storage
- Horn products, the manufacture of
- Hospitals
- Hotels
- Humane societies
- Ice, the manufacture, distribution and storage of
- Incinerators, the manufacture of
- Ink, the manufacture of
- Iron; ornamental iron works, but not including a foundry
- Jewelry, the manufacture of
- Knitting mills
- Laboratories for testing experimental motion picture film
- Laundries
- Leather products, the manufacture of
- Libraries
- Linen and towel supply
- Liquor storage
- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time

- Lumberyards, except the storage of boxes or crates
- Machine shops
- Machinery storage yards
- Machinery; the repair of farm machinery
- Malt products, the manufacture of
- Marble, the grinding, cutting and dressing of
- Mattresses, the manufacture and renovation of
- Medicines, the manufacture of
- Metals:
    1. Manufacture of products of precious metals
    2. Manufacture of metal, steel and brass stamps, including hand and machine engraving
    3. Metal fabricating
    4. Metal spinning
    5. Metal storage
    6. Metal working shops
    7. Plating and finishing or metals, provided no perchloric acid is used
- Motels
- Motors; the manufacture of electric motors
- Moving van storage or operating yards
- Musical instruments, the manufacture of
- NorthLake Information Center
- Novelties, the manufacture of

- Oil; the manufacture of vegetable oil
- Oleomargarine, the manufacture of
- Optical goods, the manufacture of
- Paint mixing, except the mixing of lacquers and synthetic enamels
- Park and ride lots
- Paper mache statuary, the manufacture of
- Paper products, the manufacture of, but not including the manufacture of paper itself
- Perfume, the manufacture of
- Pest control service, including residential termite control
- Pharmaceuticals, the manufacture and packaging of
- Plaster, the storage of
- Plastics, the molding of plastics, including the light manufacture of products thereof, provided all grinding operations are conducted within an interior room
- Plumbing shops and plumbing contractor's shops
- Polish, the manufacture of
- Pottery, the manufacture of
- Presses; hydraulic presses for the molding of plastics
- Produce yards or terminals
- Putty, the manufacture of
- Radios, the assembly of
- Refrigeration plants
- Religious facilities

- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Roofing contractor's establishments
- Rope, the manufacture and storage of
- Rubber, the processing of raw rubber if:
    1. The rubber is not melted
    2. Where a banbury mixer is used, the dust resulting therefrom is washed
- Rug cleaning plant
- Rugs, the manufacture of
- Saddles, the manufacture of
- Sand; the washing of sand to be used in sandblasting
- Sandpaper, the manufacture of
- Sash and door manufacturing
- Schools
- Self-service storage facilities, subject to the provisions of Part 12 in Chapter 22.52 of the Los Angeles Zoning Code
- Sheet metal shops
- Shell products, the manufacture of
- Shoes, the manufacture of
- Shoe polish, the manufacture of
- Shooting gallery
- Skating rinks and dance pavilions, if such rinks and pavilions are as a condition of use not within 500 feet of any residential zone
- Signs, the manufacture of

- Sodium glutamate, the manufacture of
- Soft drinks, the manufacture and bottling of
- Springs, the manufacture of
- Starch, the mixing and bottling of starch
- Statuary; the manufacture of clay, paper mache and stone statuary and monuments
- Stencils, the manufacture of
- Stone, marble and granite, and grinding, cutting and dressing of
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building
- Stove polish, the manufacture of
- Textiles; the manufacture of textiles, including clothing and upholstery
- Tire retreading
- Tools, the manufacture of
- Toys, the manufacture of
- Trailers, the manufacture of
- Truck storage or rental
- Type; the manufacture of printer's type
- Valves; the storage and repair of oil well valves
- Venetian blinds, the manufacture of
- Ventilating ducts, the manufacture of
- Veterinary; the consulting office and hospital of a veterinary
- Vitamin tablets, the manufacture of

- Wallboard, the manufacture of
- Warehouses; storage warehouses
- Watches, the manufacture of
- Welding
- Window shades, the manufacture of
- Wine storage and manufacture
- Wood; the manufacture of wood products. This section does not permit a planing mill.
- Wood yards
- Woolen goods; the manufacture and storage of
- Yarn; the dyeing of yarn and manufacture of yarn products

G. SCHOOL/PARK

The locations of the School/Park Zones, Planning Area Nos. 24 and 25, were determined by projected student generation by phase and growth patterns within the Specific Plan area.

Permitted Uses

This land use category is intended to serve the needs of the immediate residential community. The following permitted uses shall apply:

- Parks, playgrounds and multi-use fields with all appurtenant facilities customarily found in conjunction therewith;
- Accredited schools, kindergarten through grade 6 including appurtenant facilities which offer instruction required to be taught in the public

schools by the Education Code of the State of California in which no pupil is physically restrained but excluding trade or commercial schools;

- Temporary activities sponsored by a non-profit organization or charitable use and approved by school authorities.

Relocation, expansion or removal of the School/Park Zones shall be accomplished through direct negotiations between the developer and the Castaic Union Elementary School District and/or the County of Los Angeles, whichever is applicable. If the relocation of a school/park site is deemed necessary, it should be located within an established SF-1 Zone. The previously designated location shall revert to an SF-1 Single-Family Residential Zone with all accompanying uses and restrictions. Relocation, expansion or removal of a School/Park Zone shall be allowed within this Specific Plan and shall not require a Specific Plan amendment.

Accessory Uses

The School/Park Zone may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction with school facilities.

- Building materials, storage of, used in the construction of a building or building project provided that the land so used shall be a part of the school facilities project.

Development Standards

The developer, working in conjunction with the Castaic Union Elementary School District, the State of California Department of Education, and, if applicable, the Los Angeles County Department of Parks and Recreation, will develop appropriate standards to determine a final layout and site plan for the school site. Architectural and landscape themes appropriate to the Specific Plan development will be addressed in this preliminary site plan review process. Other issues to be addressed include:

parking requirements, landscaped transition areas, height limitations and residential and circulation setback requirements. The design of the school/park site structures shall be consistent with the design guidelines as developed by the N.A.C.C.

H. OPEN SPACE/RECREATION (OSR)

This land use category is intended to accommodate open space and recreation uses to serve the community and region. Zone OSR is established to provide for a comprehensive range of entertainment and amusement. Provisions of this zone also provide for other commercial uses that may be necessary in such an area. The following commercial uses shall apply, provided that all sales are retail only and all goods sold except reconditioned sporting goods are new. This land use category is similar in nature to the County of Los Angeles (CR) Commercial Recreation zone but is limited to the following uses:

Permitted Uses

Zone OSR may be used for:

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period
- Athletic fields, excluding stadiums
- Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period
- Comfort stations
- Communications equipment buildings
- Earth stations
- Fire stations

- Gas metering and control stations, public utility
- Golf courses, including customary clubhouse and appurtenant facilities (temporary and permanent)
- Golf driving ranges
- Gymnasiums
- Parks, playgrounds and playfields with all appurtenant facilities customarily found in conjunction therewith
- Polo fields
- Riding academies and stables with the boarding of horses on a lot or parcel of land having as a condition of use an area of not less than five acres
- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Swimming pools
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts

Accessory Uses

The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.040 (zone C-H), Los Angeles County Planning and Zoning Code:

- Access to property lawfully used for a purpose not permitted in the CR zone
- Accessory buildings and structures
- Debris basins
- Easements for utility lines, public or private
- Grading projects, offsite transport
- Offsite grading

- Refreshment stands operated in conjunction with and intended to serve the patrons of a use permitted in the Commercial Recreation zone but not as a separate enterprise
- Signs, as provided in Section IV.E. of the Design Guidelines herein
- Maintenance and storage areas necessary for permitted use

Uses Subject to Use Permits

The following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Amphitheaters
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, slides, rebound-tumbling and similar equipment for longer than seven days in any six month period
- Archery ranges
- First aid stations
- Health clubs or centers
- Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals
- Outdoor festivals
- Park and ride lots
- Parking lots
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section

- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouses
- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Schools, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the Education Code of the State of California in which no pupil is physically restrained
- Sewage treatment plants, pumping stations, tanks and any use normal and appurtenant to the collection, treatment and disposal of sewage
- Skating rinks, ice or roller
- Stations, bus and taxi
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water

OSR/Recreation Development Standards

Premises in zone C-R shall be subject to the following development standards:

A. That there be parking facilities as required by Part 11 of Section 22.52, Los Angeles County Planning and Zoning Code.

B. Application. This zone shall be designed as to be autonomous in its affect on the overall neighborhood design to promote good planning and order in the community.

I. GOLF FACILITIES (GF)

This land use category has been developed to accommodate the golf-related non-residential uses proposed under the NorthLake Specific Plan. The GF zone corresponds to Planning Area No. 14.

Permitted Uses

The GF zone may be used for:

- Earth stations
- Fire stations
- Gas metering and control stations, public utility
- Golf courses, including customary clubhouse and appurtenant facilities (temporary and permanent)
- Golf driving ranges
- Gymnasiums
- Parks, playgrounds and playfields with all appurtenant facilities customarily found in conjunction therewith
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouses
- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Swimming pools
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts

Accessory Uses

The following accessory uses may be constructed within the GF zone areas:

- Access to property lawfully used for a purpose not permitted in the CR zone
- Accessory buildings and structures
- Debris basins
- Easements for utility lines, public or private
- Grading projects, offsite transport
- Offsite grading
- Refreshment stands operated in conjunction with and intended to serve the patrons of a use permitted in the Commercial Recreation zone but not as a separate enterprise
- Signs, as provided in Section IV.E. of the Design Guidelines herein
- Maintenance and storage areas necessary for permitted use

Uses Subject to Use Permits

The following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Archery ranges
- Health clubs or centers
- Parking lots
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section
- Sewage treatment plants, pumping stations, tanks and any use normal and appurtenant to the collection, treatment and disposal of sewage

- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water

IV. DESIGN GUIDELINES

A. PURPOSE

The NorthLake Specific Plan design guidelines are statements expressing the desired character of future development within the project area. The guidelines are the design criteria to be used to plan each development proposal within the Specific Plan area. The criteria apply to five main topical issues: grading, circulation, landscape, architecture and signage. The developer and designers of each planning area and land use designation will draw from and expand upon these concepts to maximize the success of the development. The development will be designed to be consistent with market needs, aesthetic satisfaction and community goals.

The design guidelines are intended to be implemented at two levels. First, establish general design statements and guidelines which are applied project-wide to achieve consistent quality development. Included in this level are design standards for community features, streetscapes, appropriate building mass and scale and parameters for architectural design of residential and commercial structures. Second, differences exist between Planning Areas as a result of land use, access and location. The project Design Guidelines are to be used to analyze individual planning areas within the Specific Plan, focusing on the special design considerations of each area. The final selection of product types and materials will be determined at Specific Plan Site Plan Review based on the parameters set forth in the Specific Plan.

The purposes of the Design Guidelines are as follows:

- To provide the County of Los Angeles with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;

- To provide guidance to County staff, Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan area; and

- To include cost considerations and marketability effects in design guideline applications.

Under the authority of the CC&Rs established for the NorthLake development, the NorthLake Architectural Control Committee (NACC) will be empowered to develop the Design Guidelines and to ensure that all future site development complies with the adopted guidelines. The NorthLake Design Guidelines will be formulated prior to the approval of any specific land development application on the NorthLake site. The Design Guidelines will be reviewed by the County of Los Angeles and approved by the County Planning Commission. As appropriate, the Specific Plan will be amended to incorporate the Design Guidelines at the time they are adopted by the County.

The guidelines contained in this document reflect the design concepts currently envisioned for the NorthLake site. These design concepts are general in nature and are provided as an outline of what is envisioned for the Design Guidelines to be formulated by the NACC.

1. Areas Affected by Highway Corridors

Treatment for the planning areas along the major access roads (i.e., NorthLake Boulevard, Ridge Route Road) will be different than the treatment within residential planning areas. To achieve an aesthetically acceptable view of circulation adjacent areas, circulation corridors will be uniformly established with regards to plant materials, earth berming and fencing treatments. Parking prohibitions within these corridors shall be, when feasible, located on the side or rear of the structures closest to the circulation side of the planning areas. This will serve as a noise buffer while maintaining visual interest along the circulation corridor.

Commercial areas and parking zones will be screened by the use of fencing and landscaping as required in the Commercial Development Standards. The commercial structures, in accordance with the Specific Plan commercial regulations will have varied height limits and building envelopes in order to provide visual relief from otherwise unbroken facades and roof lines. The heights of the residential structures adjacent to the major circulation corridors are varied to create offsets in height by requiring a maximum of 70 percent of the structures in this zone to be the permitted

maximum height. Those structures within this zone also have setbacks as measured from the road right-of-way.

2. Areas Affected by Project Entries

Entrances to the project site and communities will be designed with accent plant material, groupings of plants and enhanced paving treatments to create major entry statements. To maintain the design integrity of the major entry zones, the placement of structures at these key community entrances should be carefully designed. This can be achieved by creative use of landscaping, walls and fences to screen parking and service areas from street view. Landscaping compatible with entry statement plant materials is encouraged. Illustrative concepts for the main entry, secondary entry and community entry are provided in Exhibits IV-1 through IV-3, respectively.

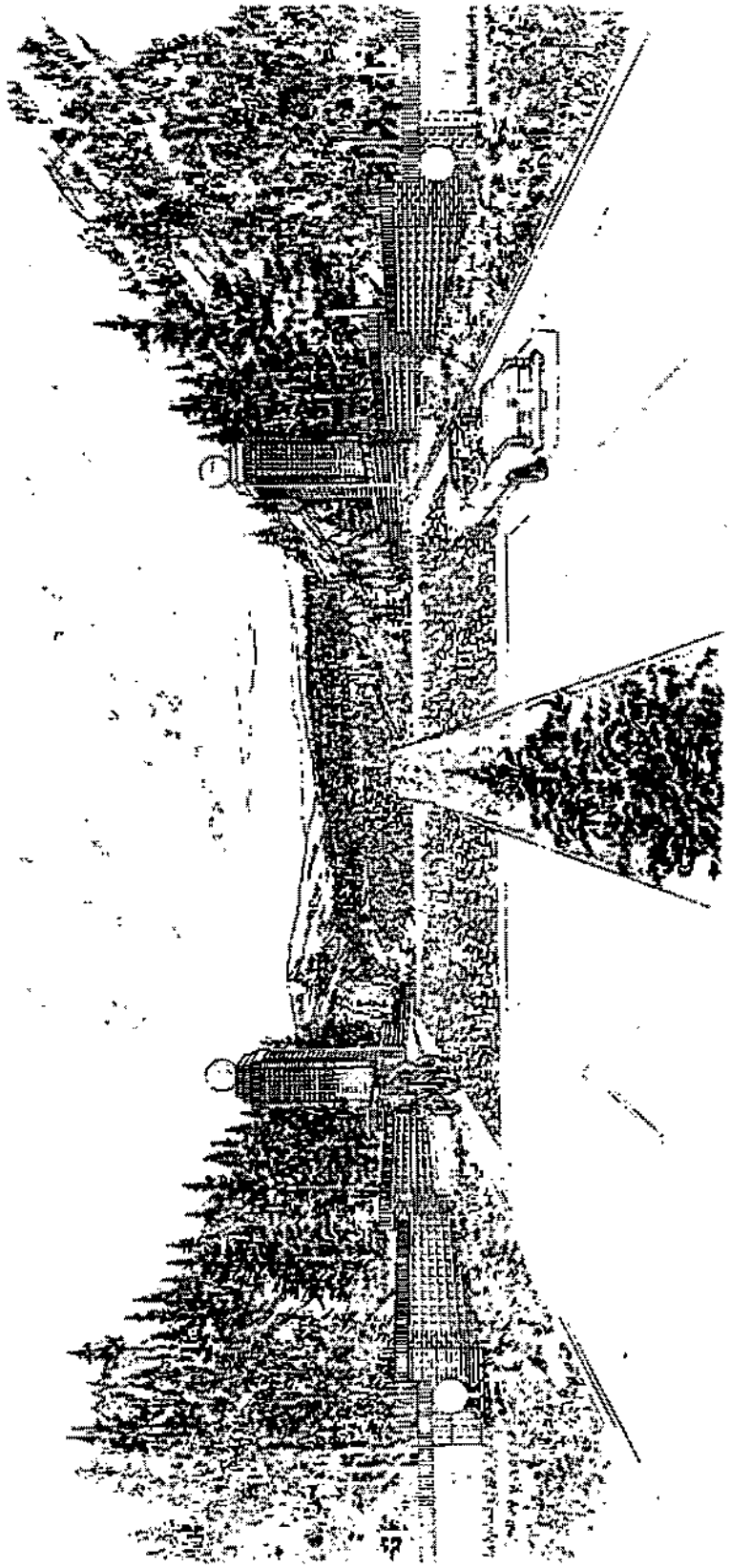
3. Areas Affected by Special Grading and Slope Planting Requirements

To assure that manufactured slopes, which result from earthwork in each planning area, transition smoothly into natural grades, certain grading and planting design requirements are specified. The grading design considerations deal with scale, slope angles, forms and contours. The primary intent is to have some of the more visual manufactured slopes appear to be natural as they blend with existing natural slopes.

The slope planting considerations have been developed to deal primarily with fuel modification, erosion, softening the visual impact of drainage improvements and visual compatibility with natural vegetation and landform.

B. GRADING DESIGN

The grading guidelines are structured to aid the developer in the construction of hillside residential communities. Areas within the project site determined to be of topographic and scenic quality are considered sensitive to development, thus preserved for the benefit of community residents. Residential projects are graded to minimize conflict within the constraints of existing topography while allowing for livable, attractive areas.

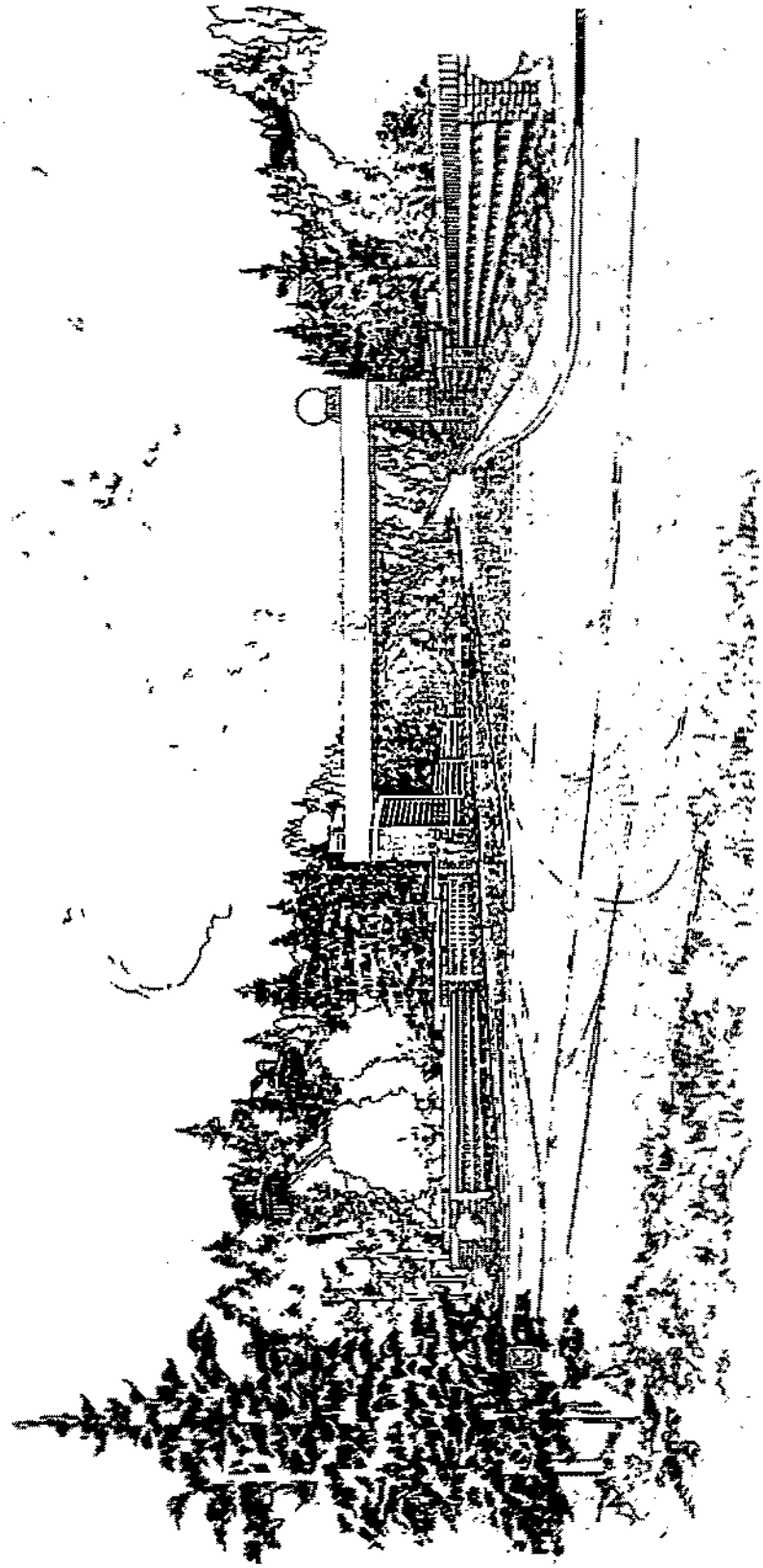


NorthLake

MAIN PROJECT ENTRY

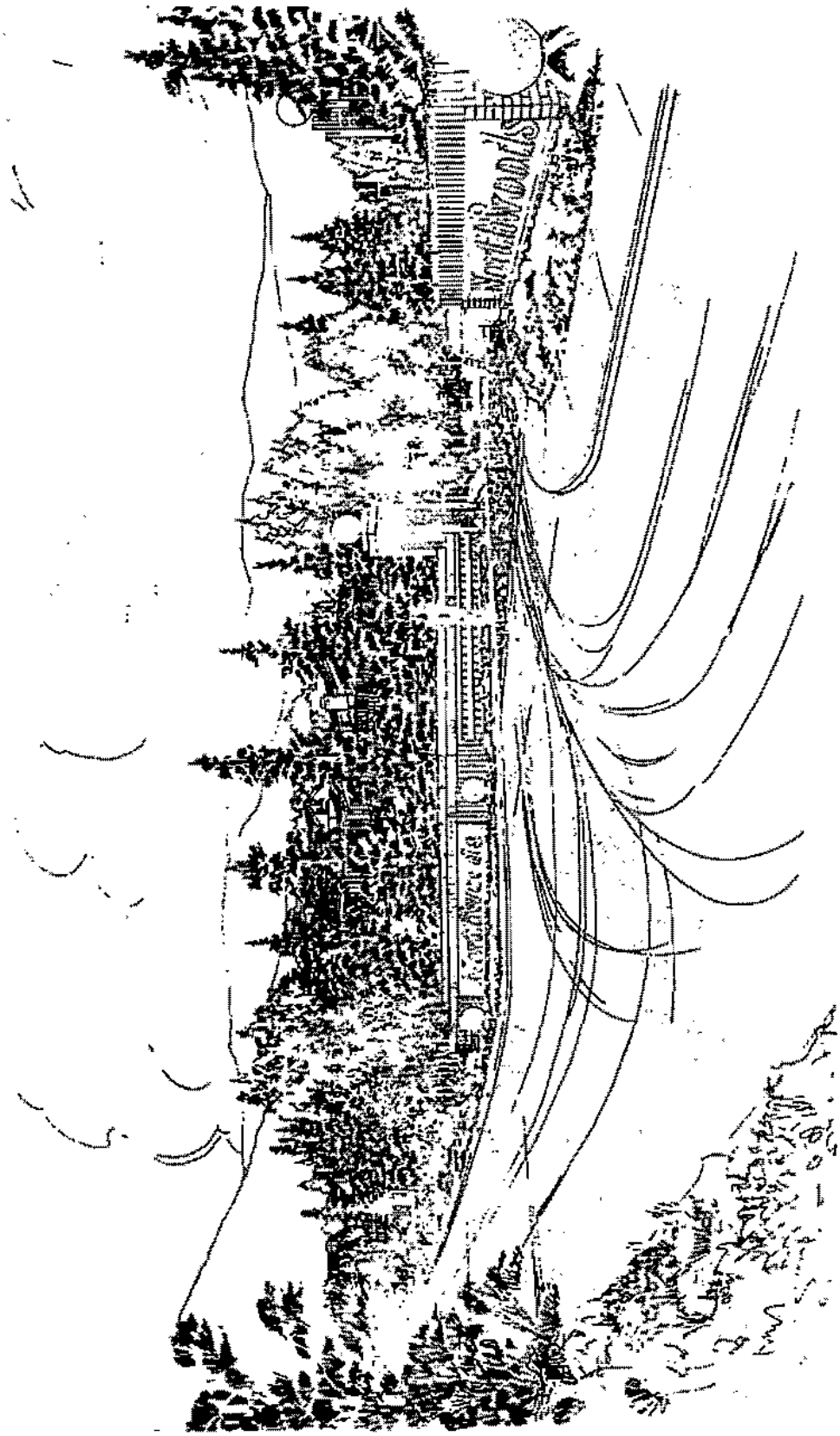
Source: The L.A. Group, Inc.

NorthLake



SECONDARY ENTRY

Source: The L.A. Group, Inc.



NorthLake

COMMUNITY ENTRY

Source: The L.A. Group, Inc.

The intent of the grading concept is to balance cut and fill operations across the Specific Plan site as illustrated on Exhibit II-5, Conceptual Cut and Fill. Grading will be phased as envisioned on Exhibit II-7. Grading phases will generally correspond to planning phases. However, some areas may be graded in advance of planning area construction phases to accommodate required infrastructure, circulation network or to meet the earthwork needs of other phases.

1. Slope Contour and Scale. Contour grading shall be applicable on any major slopes which are highly visible and:

   - along NorthLake Boulevard;
   - along Ridge Route Road; and
   - slope-up from either roadway.

   The overall shape, height and grade of these cut or fill slopes shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site (see Exhibit IV-4, Grading Design: Contour Slopes). Angular forms generally should be avoided on such slopes. The graded form shall reflect the natural rounded terrain where possible (see Exhibit IV-5, Grading Design).

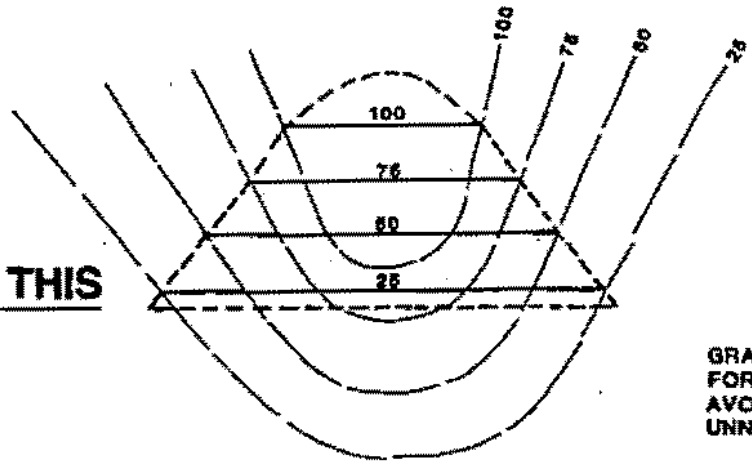
2. Transitional Design. The angle of the graded slope on major slope banks shall be gradually adjusted to the angle of the natural terrain (see Exhibit IV-2, Grading Design: Transition Slopes).

   - Where possible, the toe and crest of such cut and fill slopes shall be rounded with vertical curves.

   - The toe and top of any slope in excess of 25 feet vertical height, which is against natural terrain features, shall be rounded with vertical curves of radii no less than five feet and designed in proportion to the total height of the slope.

NorthLake

NOT THIS



GRADE NEW BANK WITH ROUNDED FORM TO BLEND WITH NATURAL TERRAIN AVOID STRAIGHT, GEOMETRICAL, UNNATURAL SLOPE EDGES

EXISTING CONTOURS

NEW CONTOURS

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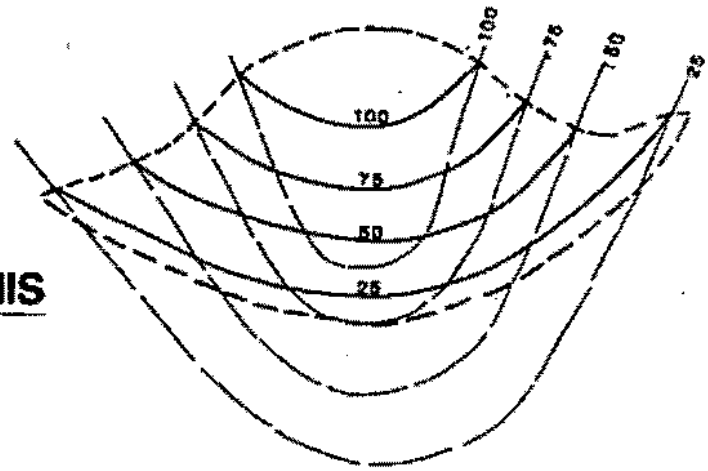
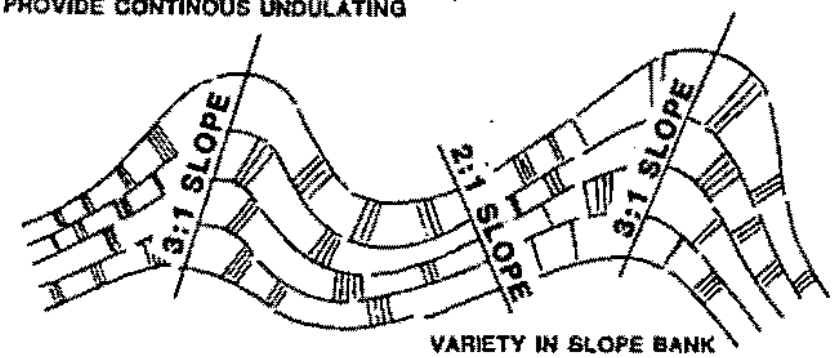


PROVIDE FLOWING GRADED EDGES WHICH REFLECT NATURAL ROUNDED TERRAIN AVOID ANGULAR BANKS PROVIDE CONTINOUS UNDULATING EDGES



VARIETY IN SLOPE BANK

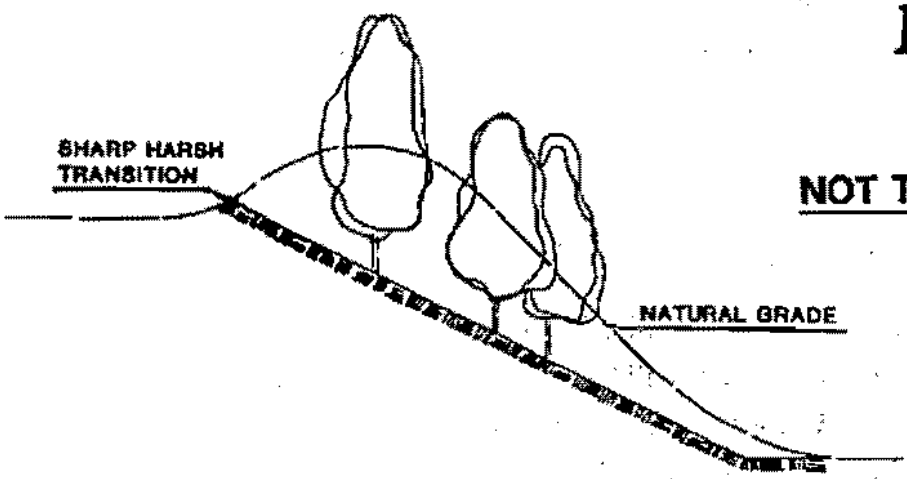
GRADING DESIGN: CONTOUR SLOPES

NOT TO SCALE

ESCO

EXHIBIT IV-4

NorthLake



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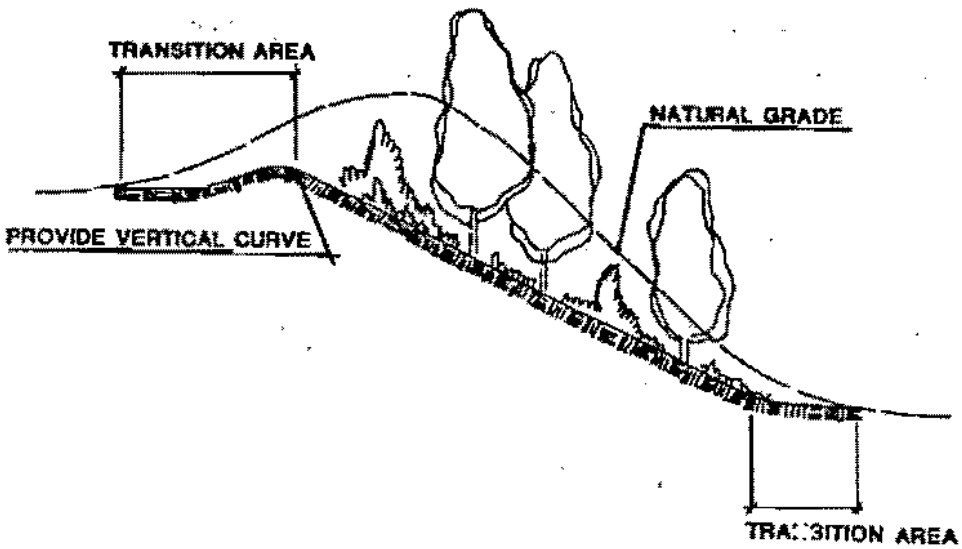


PLANT MATERIAL OF VARYING FORM & DENSITY TO CONCEAL & SOFTEN SLOPE PLANE
PROVIDE SMOOTH TRANSITION FROM GRADED SLOPE TO NATURAL TERRAIN. ROUND CREST & TOE OF SLOPE WITH VERTICAL CURVES TRANSITION AREA PROVIDE VERTICAL CURVE

GRADING DESIGN: TRANSITION SLOPES

NOT TO SCALE

3. Exposed Slopes. Graded slopes shall be revegetated whenever possible using the listing of drought-tolerant erosion control plant materials or, if watered with reclaimed water, planted according to the landscape plan.

C. LANDSCAPE CONCEPT PLAN

A formal landscape plan will be included in the Design Guidelines. The purpose of the landscape concept plan will be to provide planning criteria and guidelines to insure the establishment of a safe and aesthetically appealing environment. The landscape concept strengthens the overall community theme and provides for a controlled transition between planned and indigenous open space areas.

The landscape guidelines are to be used by the County of Los Angeles and developers as a means of achieving the following project goals:

- Ensure that landscape design considerations include reclaimed water consumption, fire/fuel modification and erosion control measures.
- Re-establish natural conditions where terrain is modified for circulation and development when possible.
- Enhance site improvement within view corridors on- and offsite.
- Define specific plant materials in varying combinations to achieve a community identity.
- Utilize plant materials to visually identify and separate development areas while blending them into the overall visual environment.

The landscape concept elements are transition/fuel modification, circulation elements, open space/recreation and design guidelines relating to residential and commercial landscape applications and implementation.

1. Fire Management Program

The program covers guidelines for three potential fire hazard zones—the physical separation between development and open space, slope embankments within development zones and open space, and residential development areas. The transition zone is the physical separation between development and open space. This zone serves two purposes—to provide a fire resistant zone and to incorporate a visual transition area.

Existing native shrubbery shall be removed to a distance of 100 feet from the limits of development in accordance with California Resource Code 4219 and the Los Angeles County Fire Department Development Standards. Plant materials used within this zone are to be fire retardant and comply with the low-combustion plant list acknowledged by the Los Angeles County Fire Department.

The following plant materials list is recognized to be low-combustible and good for the stabilization of manufactured slope areas in the prevention of erosion damage.

TREES:

Acacia baileyana - mimosa
Heteromeles arbutifolia - toyon
Platanus racemose - California sycamore
Popolus fremontii - western cottonwood
Quercus agrifolia - California live oak
Schinus molle - California pepper tree

SHRUBS:

Atriplex canescens - saltbush
Photinia fraseri - photinia
Rhus lancea - African sumac
Cistus crispus - descanso rockrose

GROUND COVERS:

Arctotheca calendula - capeweed
Achillea lanulosa - yarrow

Convolvulus creorum - bush morning glory
Encelia farinosa - bush sunflower
Ira hayesiana - ira
Lupinus spp. - lupine

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added by the Los Angeles County Fire Department, Forestry Division, or by inclusion in the Design Guidelines.

Where slope embankments interface with open space, provide landscape planting on the manufactured slope to comply with soil type, exposure and other requirements necessary to stabilize the earth, prevent erosion and visually blend the manufactured slope with natural grades and landscapes.

Where drainage devices such as terrace drains and other improvements are pronounced on the manufactured slope, soften the appearance of such improvements by landscape planting. Extend the limits of the landscape planting beyond the manufactured slope so as not to call attention to the manufactured slopes.

Select plant material for manufactured embankments on the basis of drought tolerance, non-permanent irrigation (except within immediate proximity to structures) and visual compatibility with the adjacent open space.

Plant material on manufactured slopes are to be maintained by the applicable authority (i.e., Los Angeles County, Homeowners Assoc., homeowner, Community Facilities District). Maintenance procedures to include pruning of trees and shrubbery, clearing of annual ground cover and bench drains cleared of fallen debris. Preventive maintenance shall take place annually prior to the start of the fire season (the date to be posted by Los Angeles County Fire Department).

Developers and residents should undertake certain precautions to protect residential property:

- Use approved roofing materials.
- Construct eaves according to architectural design guidelines.

- Allow no trees, shrubs or other vegetation to grow within ten feet of the outlet of any chimney. Screen the chimney to prevent sparks from igniting the roof or brush. Use half-inch wire mesh.

- Keep all trees, shrubs or other vegetation adjacent to or overhanging any structure free of dead limbs, branches and other combustible matter.

- Keep the roof and rain gutters free of dead leaves, twigs and other combustible matter.

- Keep all combustible rubbish in non-combustible rubbish containers with tight-fitting lids.

- Stack woodpiles neatly and compactly in a location remote from the house and garage.

2. Circulation System

The layout of traffic corridors within the Specific Plan area is specifically designed to unite residential, recreational and commercial areas into a coherent system. This system is planned to enhance visual continuity while allowing for aesthetic diversity.

NorthLake Boulevard will be the primary access route connecting Lake Hughes Road and Interstate 5 to the project area. What is presently the Ridge Route Road right-of-way 4000 feet north of Lake Hughes Road will be expanded, redesigned and improved to become NorthLake Boulevard, ensuring the safe and efficient flow of traffic from the Specific Plan area (see Exhibit II-8, Conceptual Circulation Plan).

The portion of NorthLake Boulevard between Lake Hughes Road and the connection to Ridge Route Road is an important area of arrival and transition. The context and stature of the NorthLake development evolves from the driver within this entry segment. Highlighting natural features and vegetation and reconditioning areas disturbed by grading and construction exemplifies the level of quality within the design and development process.

Approach and entry need to be effectively designed to announce the transition into the project residential zones. Points of entry need to break the linear disparity of

streetscape planting announcing to the homeowner and visitor alike the beginning of a familiar or new experience. By using a variety of materials, accentive plantings and accentive masonry and by combining placement and scale, a fresh entry expression is projected.

The major arterial corridors within the project area are reinforced by the incorporation of a variety of plant palettes, offering a balanced sense of continuity while maintaining a clear diversity. The specified plant palettes for the NorthLake project area are separated by circulation routes and entry points, and by level of importance within the project.

Streetscapes

Streetscape 1 (Principal Highway) (see Exhibit IV-6)

- Plant materials interface with the visual edge and primary entry feature.
- A single tree type should be selected as the primary variety to be used along the street; some variations in tree types should be used behind the street tree edge and adjacent to open space areas to provide a subtle transition.
- A minimum of one tree for each 50 linear feet ensures that growth will occur evenly, eventually producing a shaded canopy.
- Plant material should interface with secondary level entries starting 500 feet from intersection.

Street Trees:

Platanus acerifolia - European sycamore
Pinus pinea - Italian stone pine

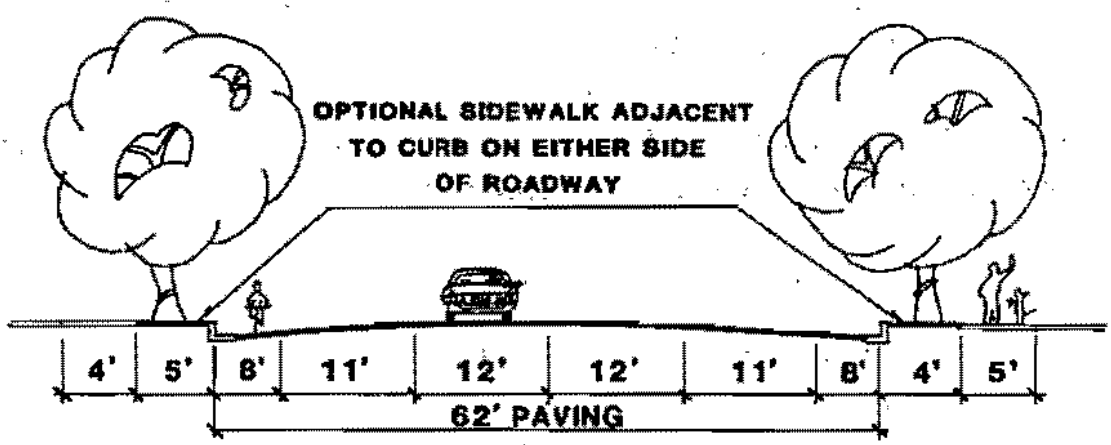
Accent Tree:

Ginkgo Biloba - maidenhair tree
Liquidambar Styraciflua - liquidambar

Shrubs:

Rapholepis indica - Indian hawthorne

NorthLake



60' TOTAL R.O.W.

SECTIONS
A-A'/B-B'

SEE CONCEPTUAL CIRCULATION PLAN
FOR SECTION LOCATIONS.

DEVELOPER RESERVES THE OPTION TO ADD
A 10' MIN. LANDSCAPED MEDIAN IN NORTHLAKE BLVD.

Source: The L.A. Group, Inc.

CIRCULATION DESIGN GUIDELINES: PRINCIPAL HIGHWAY

Nerium oleander "dwarf" - dwarf oleander
Xylosma congestum - shiny xylosma
(cluster groupings high to low 30 feet o.c.)

Ground Cover:

Rosemarinus officinalis - rosemary
Drought-resistant turf
(Plant flowering ground cover at base of shrub mass. Fill areas in between with turf.)

Note: Plant material equaling or surpassing the listed varieties performance characteristics may be added upon approval by the NACC.

Streetscape 2 (Major Streets) (see Exhibit IV-5)

- Plant materials reinforce project identity and interface with secondary entry features.
- The plant groupings become less highly structured, formal.

Street Tree:

Cedrus deodara - deodar cedar
Alnus rhombifolia - white alder

Accent Tree:

Populus sp. - poplars

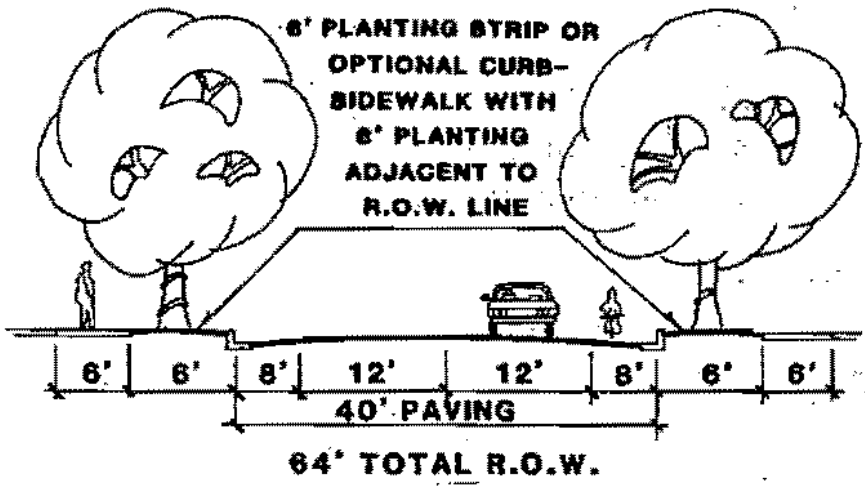
Shrubs:

Rapheolepis indica - Indian hawthorne
Pittosporum tobira - mock orange
Xylosma congestum - shiny xylosma
(cluster grouping high to low - 30 feet o.c.)

Ground Cover:

Gazania spp. - "yellow" liazania
Drought-resistant turf

NorthLake



CIRCULATION DESIGN GUIDELINES: MAJOR STREETS

Source: The L.A. Group, Inc.

(Plant flowering ground cover at base of shrub masses. Fill areas between tree and shrub masses with turf.)

Note: Plant material equaling or surpassing the listed varieties performance characteristics may be added upon approval by the NACC.

Streetscape 3 (Local Streets)

- Plant material interfaces with tertiary entry features.
- Random spacing and clustering creates an informal appearance.
- A transition from off-circulation corridor to neighborhood scale is completed.

Street Tree:

Magnolia sp. - magnolia
Albizzia julibrissa - silk tree

Accent Tree:

Pistacia - pistache

Shrubs:

Pittosporum tobira - mock orange
Rapheolepis indica "Bill Evans" - Indian hawthorne
Xylosma congestum - shiny xylosma

Ground Cover:

Myroporum parvifolium
Drought-resistant turf
(Plant myoporum at base of shrub masses. Fill in areas between trees and shrubs with turf.)

Note: Plant material equaling or surpassing the listed varieties performance characteristics may be added upon approval by the NACC.

Entry Statements

Main Project Entry (see Exhibit IV-6)

- Entry monuments and walls combined with accent trees and shrubs create a clear arrival point.
- Textured paving and concrete banding highlight driving surface.
- Final selection of paving materials regarding the coefficient of friction, sound roughness effect and the final type and location of trees in median shall be subject to approval by the Los Angeles County Public Works Department, Roads Section.

Background Tree:

Cedrus sp. - cedar
Pinus sp. - pines
Sequoia sp. - redwood

Accent Tree:

Populus nigra - lombardey poplar
Pistacia chinensis - pistache

Shrubs:

Nerium oleander "dwarf" - dwarf oleander
Rapheolepis indica - Indian hawthorne
Xylosma coryestum - shiny xylosma

Ground Cover:

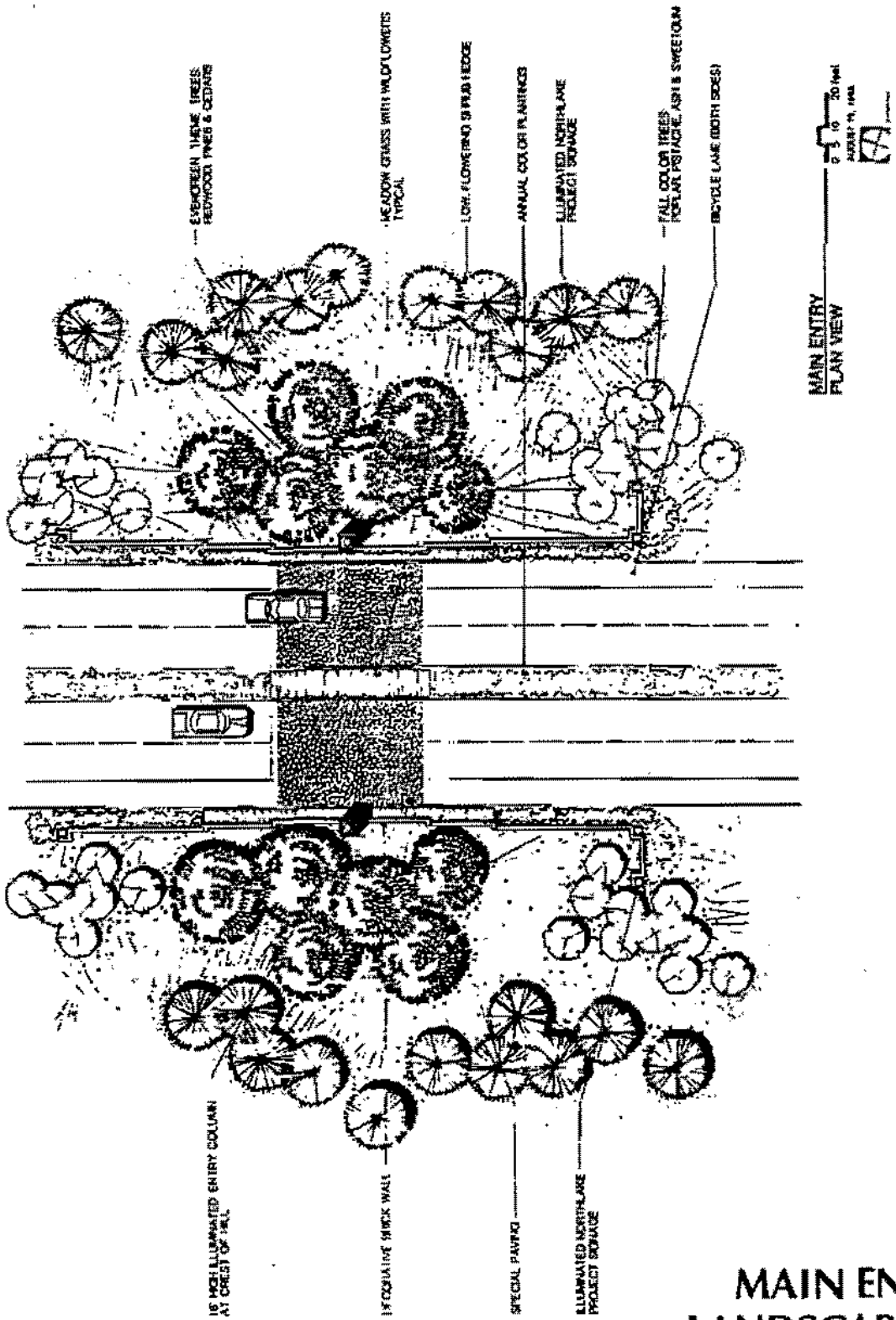
Gazania spp. "Yellow" - gazania

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added upon approval by the NACC.

Secondary Entry (see Exhibit IV-7, Secondary Entry Landscape Plan)

- Decorative walls and pilasters identify these major intersections
- Medians carry flowering shrubs and ground cover

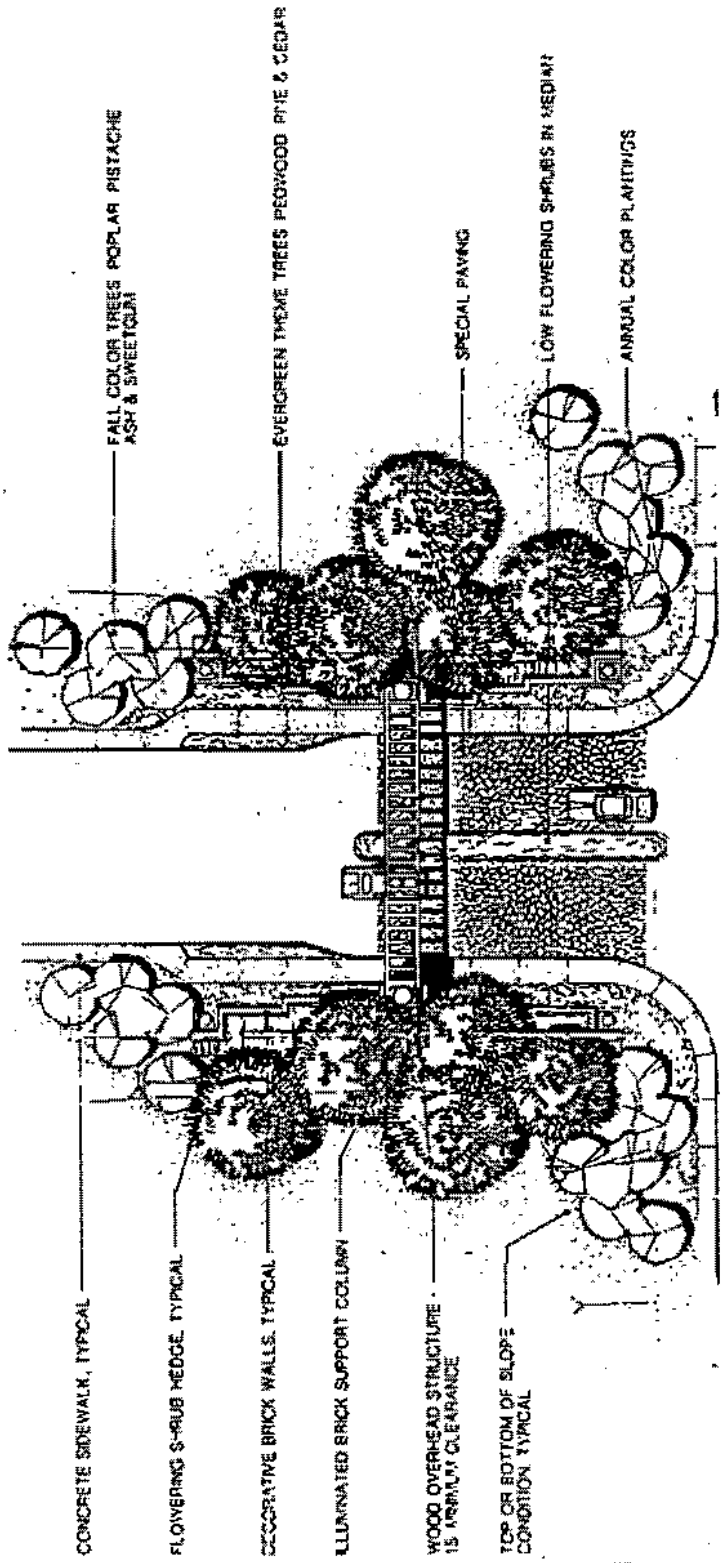
NorthLake



MAIN ENTRY LANDSCAPE PLAN

Source: The L.A. Group, Inc.

NorthLake



Source: The L.A. Group, Inc.

SECONDARY ENTRY LANDSCAPE PLAN

- Textured paving materials

- Final selection of paving materials subject to Los Angeles County Public Works Department, Road Section (see principle entry)

Background Tree:

Cedrus sp. - cedar
Pinus sp. - pine
Sequoia sp. - redwood

Accent Trees:

Liquidambar styraciflua - liquidambar
Fraxinus sp. - ash

Shrubs:

Rapheolepis indica - Indian hawthorne
Piltosporum tobira - mock orange
Tecomaria capensis - cape honeysuckle
Xylosma congestum - shiny xylosma

Ground Cover:

Gazania sp. - "yellow" gazania

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added upon approval by the NACC.

Community Entry (see Exhibit IV-8, Community Entry Landscape Plan)

- Low walls and signage

- Coniferous trees create a backdrop for the signage

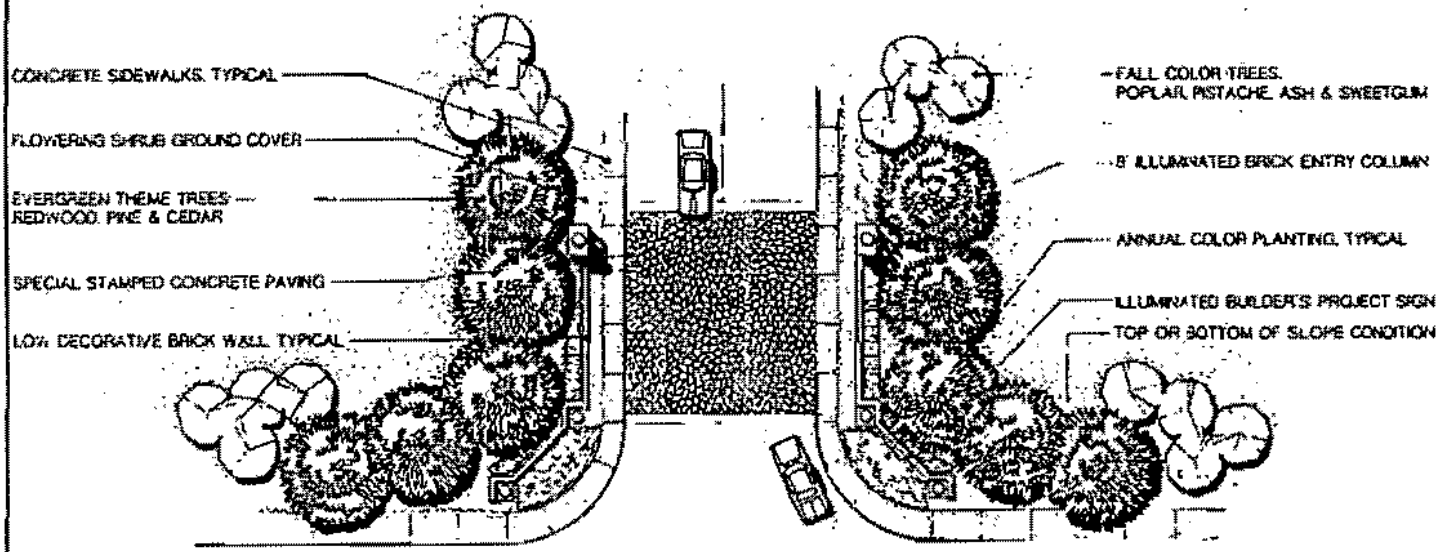
Background Tree:

Cedrus sp. - cedar

Accent Trees:

Populus sp. - poplars
Liquidambar styraciflua - liquidambar

NorthLake



Source: The L.A. Group, Inc.

COMMUNITY ENTRY LANDSCAPE PLAN

Shrubs:

Rapheolepis indica "Jack Evans" - Indian hawthorne
Piltosporum tobira - mock orange
Xylosma congestum - shiny xylosma
Myoporum parvifolium - myoporum

Ground Cover:

Landscape plans shall be consistent with the aforementioned design concepts. Plant material shall conform to these listed in this section to ensure that maintenance and aesthetic issues are negligible.

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added upon approval by the NACC.

3. Landscape Development Guidelines

To achieve a distinctive quality within the project environment, landscape concept plans for each planning area shall be required for the site plan review process. Single-family residential landscape concepts shall be aesthetically compatible with the Specific Plan landscape concept in design and materials.

Landscape designs for street frontage areas shall be compatible with Specific Plan streetscape improvements, indigenous growth conditions and offering opportunities for informal landscape treatments.

Landscape designs should recognize the importance of pedestrian and bicycle use areas and incorporate treatments to enhance these particular experiences. Higher density zones, residential, commercial and industrial, acknowledging a greater user intensity, require landscape concepts structured for durability and maintenance but should retain aesthetic appeal.

Designs for common residential situations need to address the problems of public gathering areas and recreation facilities. Pedestrian circulation systems should be laid out in such a manner as to permit free and safe access for all residents to amenities within the Specific Plan areas. To insure a well-designed, high-quality project, the developer and homeowner should adhere to the following guidelines for selecting and

installing essential landscape elements: plant materials, walls/fences, hardscape, surfaces irrigation equipment, lighting systems and outdoor furniture.

Plant Materials

To maintain the Specific Plan theme of "High Country," the plant materials list of trees, shrubs and ground covers should be adhered to by homeowners, school/park developers, multi-family parcel developers and commercial property developers.

This plant materials list is professionally selected for performance under the climatic conditions existing within the Specific Plan area. This list provides ample opportunities for landscaping parcels within those limits.

Each species on the list is available on the market in numerous varieties. Each variety will have a select habit, (size, shape) color and climatic requirements; those plant materials from "tropical" and "extreme desert" conditions should be excluded.

Recommended plant materials list:

TREE LIST:

Albizia julibrissens
Alnus rhombiflolia
Alnus sp.
Betula sp.
Cedrus seodara
Ceratonia sp.
Cinnamomum sp.
Cupressus sp.
Eucalyptus polyanthemus
Eucalyptus sideroxylon
Eucalyptus rudis
Fraxinus sp.
Fraxinus vetulina ' modesto
Ginkgo bilboa
Juglans sp.
Magnolia grandiflora
Olea sp.
Pinus pinea
Pinus canariensis
Pinus halapensis
Pistacia chinensis
Pistacia
Plantus sp.
Populus nigra
Populus sp.
Prunus ceracifera
Pyrus kawakamii
Pyrus calleryana
Quercus lobata
Quercus agrifolia

Lagerstroemia indica
Liquidambar styraciflua
Ulmus parvifolia
Robinia Pseudoacacia
Schinus sp.
Sequoia sp.

SOD:

Blue grass mixes
"Marathon"
Hybrid bermudas

SHRUBS:

Abelia grandiflora
Abutilon hydridum (1/2 sun)
Acacia baileyana
Agapanthus africanus (1/2 sun)
Arbutus unedo
Azalea indica
Berberus thun. atropurpurea
Camellia sasanqua
Ceanothus griseus "horizontalis"
Chaenomeles sp.
Clytostoma callisteoides
Convolvulus cneorum
Cotoneaster franchetii
Dietes vegeta
Dodoonaea viscosa
Eleagnus pungens
Euonymus japonica
Forsythia intermedia
Gamolepis crysanthemoides
Gardenia jasminoides
Grewia occidenalis
Hebe sp. (1/2 sun)
Hemerocallis sp.
Heteromeles arbutifolia
Heuchera sanguinea
Hypericum calycinum
Leptospermum scoparuim
Ligustrum japonica
Lonicera japonica
Mahonia aqualigium
Myrthus communis
Nandina domestica
Nerium oleander "petite"
Osmanthus fragrans
Photinia fraserei
Pittosporum tobria "var"
Punica granatum
Pyrancantha coccinea
Raphiolepis indica
Rosa rugosa
Rosa "meidland"
Rosemarinus offianales
Spiraea
Trachelospermum
Jasminoides
Tulbaghia violacea
Viburnum sp.
Wisteria sp.
Xylosma congestum

GROUND COVERS/PERENNIALS:

Ajuga reptans
Baccharis pilularis
Campanula (shade) *porscharskyana*
Drosanthemum hispidum
Drosanthemum floribundum
Duchesnea indica
Gazania sp.
Geranium sanguinieum
Lampranthus spectabilis
Lampranthus productus
Myoporum paroifolium
Phyla nodiflora
Polygonum capitatum

ANNUALS:

All annuals that will grow in site area.

Note: Plant material equaling or surpassing the materials list in performance characteristics may be incorporated upon the approval of the NACC.

Wall/Fences

Walls and fences within the Specific Plan area shall be consistent with the architectural theme of the planned area and reflected in materials and design. The following are wall and fence height limits set for the project site:

- Within residential areas—six feet maximum (not within street setback requirements)
- Commercial and industrial areas—six feet maximum
- Walls along the freeway and within NorthLake property shall have straight segments not to exceed 100 feet in length without a right angle transition of not less than 6 feet in length and parallel segment of not more than 16 feet in length. These requirements shall be used where screen walls become visible from travel lanes. In non-specific areas fences may be used.

- Walls constructed at major community entry points and along community streets shall be consistent with the Specific Plan theme area in materials and design.

- Project fencing within the separate planning areas shall reflect the architectural theme through consistent materials and design.

- Screen walls fronting on a street shall be designed using similar materials to appear as an integral part of the screened building. Said screen wall shall return back away from the street for a distance of not less than three feet at intersections.

- Screen walls or fences of sheet or corrugated iron, steel, aluminum, asbestos or security chain-link fencing are specifically prohibited.

Hardscape (Paving)

The hardscape materials available for the paving of special activity areas, vehicular and pedestrian, are numerous in their choice of colors, patterns and textures. The use of interlocking brick pavers or textured concrete surfaces is encouraged. The appropriate selection of materials shall be based on the established architectural theme of the Specific Plan area. Final approval regarding materials and consistency of these elements in accordance with the Specific Plan shall be decided within the site plan review process.

Irrigation Equipment

The NorthLake project will progressively develop the potential of reclaimed water for landscape irrigation. Irrigation of parks, playgrounds, schoolyards, golf course, streetscapes and manufactured slopes with reclaimed wastewater reduces the overall demand on potable water supplies.

A supply system separate from the domestic supply system will transport reclaimed water through most of the Specific Plan area. Reclaimed water is available for landscaped open areas, recreation sites and public facilities from valve connections at sidewalk. Within developed areas the valve box is adjacent to domestic supply

connections, each marked accordingly. Standardized requirements for irrigation application equipment ensures the economical disbursement of water to all landscaped areas, safety from casual injury and the elimination of aesthetically disruptive elements.

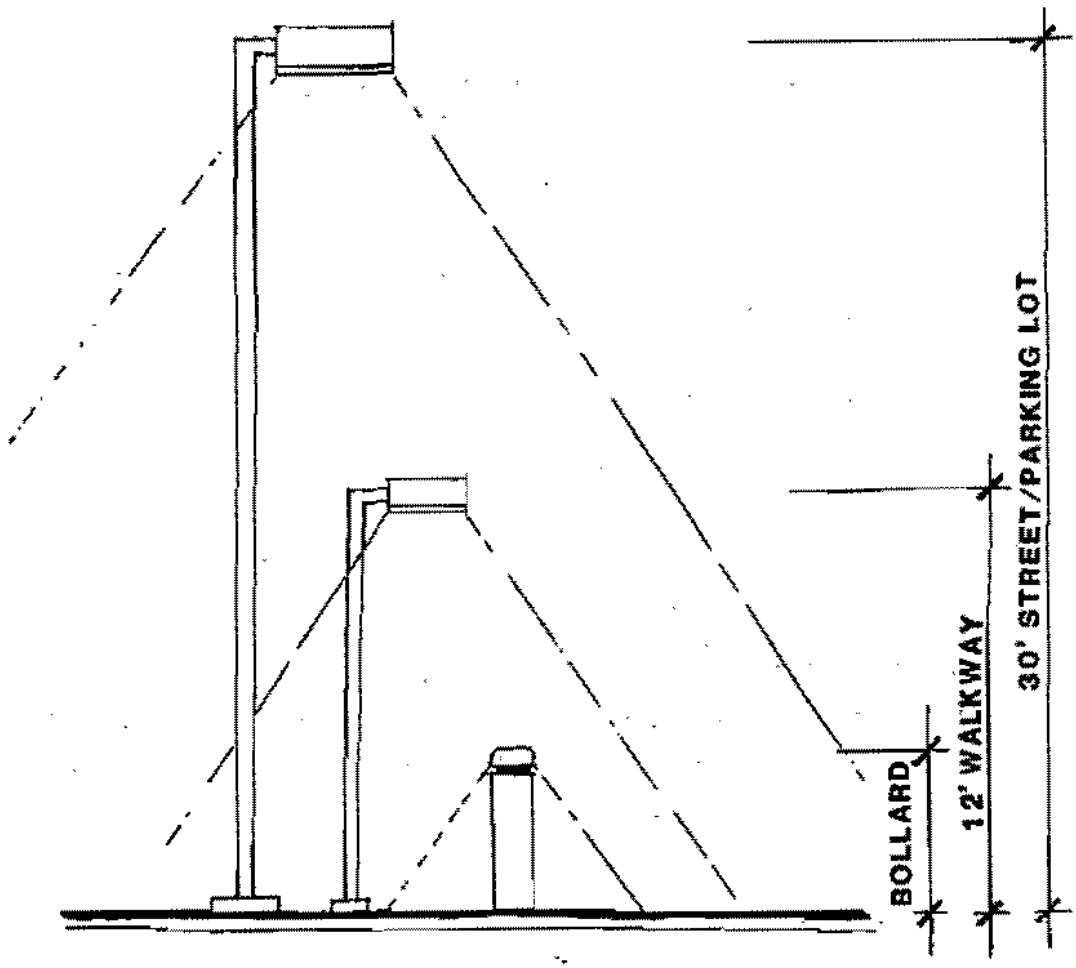
- Irrigation elements, when adjacent to areas accessible and visible by pedestrians, and/or vehicular traffic shall be of a self-sealing, at-grade canister design.
  - Irrigation elements shall be of a non-reflective hardened plastic material.
  - Irrigation elements shall be dark brown, black or green in color to decrease visibility.
- Irrigation elements for transitional and manufactured slope areas shall be assembled to maintain the designed use.
- Temporary irrigation for the maintenance of natural and manufactured slopes shall be specified as "brownline" construction for durability against severe ultraviolet degradation and to encourage visual blending of colors with slope vegetation.

Lighting

Street lighting will be used to unify the NorthLake development. The goal of the Lighting Design Guidelines is to respond to the requirements of a variety of land uses and environmental conditions created by this development. Street, parking lot and structural lighting fixtures shall provide adequate illumination for the safety and comfort of vehicular and pedestrian traffic (see Exhibit IV-9, Lighting Design Guideline).

The type of lighting elements may vary from one zone to the next, but levels of illumination should remain consistent in quality and clarity. The use of special lighting elements (i.e., accent and uplighting) is encouraged.

NorthLake



BOLLARD:

MAX. 3'4"
MIN. 1'4"

LIGHTING FOR PATHWAYS SHALL BE ADEQUATE FOR THE SAFETY AND COMFORT OF PEDESTRIAN.

LIGHTING DESIGN GUIDELINES

NOT TO SCALE

- Architectural lighting should be used to articulate structural design elements (i.e., uplighting, wall washing, etc.) and emphasize community focal points such as the club house.

- Pedestrian lighting should be used along walks, neighborhood parks and golf course when independent of streets.

- The design of light fixtures should remain constant throughout the NorthLake area and link the golf course and open space areas with the development zone.

The following applications of lighting elements are permitted:

- Onsite street/parking lot light standards

- Pedestrian sidewalks/transition zones (bollard/walkway lights)

- Landscape accent, spot or flood lights (concealed to reduce glare)

- Lighting for signage and monumentation (concealed to reduce glare—commercial and industrial zones)

- Architectural facade accent, spot or flood lights (concealed to reduce glare—commercial and industrial zones)

The developer/owner shall submit plans of all exterior light features, specifying location and design, for review by the Department of Public Works. The following are standard requirements established to help resolve issues of safety and aesthetic lighting implementation:

- Height maximums for Specific Plan light standards:
  - Parking lot fixtures, 30 feet
  - Walkway lighting, 12 feet.

- Lights shall not be placed or directed in a manner causing glare or excessive light to fall on adjacent sites.

- Bollards in pedestrian walkways shall be a minimum of 18 inches and a maximum of 3 feet 4 inches in height.

- A uniform light color, preferably high pressure sodium, for security and energy savings shall be used within Specific Plan areas.

  - Levels of illumination should remain consistent throughout the Specific Plan area.

  - Incandescent lighting is permitted for residential applications only.

  - The use of color lenses is prohibited (i.e. blue, green).

- The design of free-standing light standards and their accompanying structural supports shall be architecturally compatible with surrounding structures.

- Security lighting:

  - Security lighting fixtures shall not project above the fascia and/or roof line of the attached structure.

  - Fixtures will have shields that are painted and designed to be compatible with attached structure.

- All parking lot and driveway lighting shall provide uniform illumination.

- Electrical connections or junction boxes shall be concealed either within the structure of the light or in a below-grade structure.

- Accent illumination is recommended to be located at key positions within each Specific Plan area such as entrances, exits, drives and loading zones.

  - Accent lights shall be positioned to be hidden from pedestrian view using plant material and a dark color scheme (dark brown or black).

- The position of light thrown by accent lights shall be adjusted at regularly maintained intervals to reduce glare thrown on adjacent traffic.

Furniture (Outdoor)

Street furniture can include trash receptacles, benches, bus shelters, planters, bicycle racks, bollards and information displays.

- The security, safety, comfort and convenience of the user, including the handicapped, should be considered.
- Street furniture should be conservative in use of sidewalk space and where possible locate to the edge or off the sidewalk to maintain a clear width adequate to accommodate pedestrian flows.
- To the greatest extent possible street furniture should be incorporated in park areas or landscape spaces and off-street areas.
- Street furniture should be constructed of long-wearing, vandal-resistant materials.
- It should be cost efficient in terms of initial cost, expected lifetime and maintenance requirements.
- It should be simple in function and the design should reflect the character of the Specific Plan area.
- Single-family mailboxes shall be clustered in a wall or pilaster in accordance with USPS regulations. Exposed mailboxes are discouraged. Multi-family developments shall have group mailboxes. In such cases common mailbox structures shall be located near major entry or recreation areas. The structure should be of a design similar to the planning area in which it exists. Mailboxes and their standards shall be uniform in design, shape, size, color and address identification.

- Trash receptacles in attached housing areas shall be screened by an approved enclosure or landscaping and concealed from view of adjoining lots. Receptacles shall not be placed along street rights-of-way except for collection day.

- Above-ground trash receptacles in attached housing project areas must be fully enclosed with masonry and stucco walls with wood doors on metal frames with landscape on at least two sides.

- The purpose of bollards is to physically separate pedestrian and vehicular/traffic conflict areas. Their use should be limited to public gathering areas or commercial areas to safeguard children and adults as well as to protect street furnishings or other elements within the streetscape.

- Any bollards for use adjacent to public streets should meet placement and design conventions of regulatory agencies.

- The bollards should be constructed of concrete or masonry with a smooth stucco finish to match the color of any adjacent walls or architecture.

- The design of the bollards must be consistent within each planning area or in two or more areas if there is a connection of bollard use. Along major streets one bollard style is recommended.

- Proportions should be heavy or massive and suitable for the material used rather than tall and thin. Height should be adjusted to a level always visible to automobile drivers at the closes distance they will approach the bollards. In all cases, 18 inches is a minimum height, and 3 feet 4 inches is the maximum height (see Lighting Plan).

The final selection of street furniture shall be based on appropriate materials and design and their consistency with adjacent architectural features. Approval regarding materials and consistency of these elements in accordance with the Specific Plan shall be deferred to the Site Plan review process.

D. ARCHITECTURE

The purpose of establishing Architectural Design Guidelines is to provide a reference for the planning and designing of residential, commercial, industrial, recreational and facility structures within the Specific Plan area. The intent of these guidelines is to guide the development of a specified architectural context and to help in the selection of materials and colors. More correctly, the guidelines are to be used to achieve project continuity and a standard of quality throughout the planned project and establish a greater visual identity. These guidelines are divided into residential and commercial/industrial criteria for the planned project area.

1. Residential Design Guidelines

Layout

- The Specific Plan development area affords numerous viewshed opportunities. Long-term development should capitalize on viewshed corridors where possible, orienting development towards areas of natural scenic beauty and project landscape improvements.

- A clear distinction shall be maintained between private, residential, commercial properties, schools and recreational areas.

- An emphasis should be given to creating units with a strong indoor/outdoor relationship.

- All mechanical equipment shall be screened from view of major streets and pedestrian areas using walls similar in design to the project architecture or a planting space adequate in size for proper screening height and depth.

- Chimneys shall be compatible in materials to the accompanying structure.

- All antennas within residential areas shall be restricted to the attic or interior of the residence. Satellite "dish" antennas are specifically prohibited.

- All trash containers shall be screened from street view.

- Wherever possible within the Specific Plan, area utilities will be located underground rather than overhead.

Design

- Each residential project area should convey its own blend of building forms.

- A particular style should not dominate the entire Specific Plan area, but rather a cultivated theme should result in integrating building designs and project areas, each with their own character.

- The architectural character of each planning area should be visually perceived from the street. The aim of the guidelines is to create interest through constancy in the use of architectural elements such as windows, doors, balconies and roofs.

- Residential structures and community features shall be coordinated in architectural materials, details and quality. Community features include bus stops, outdoor gathering places, recreation facilities and pedestrian access features.

- Building mass is probably the most prominent design feature of a project. The design of a multi-family residential unit should avoid long, unbroken building faces without the use of offsets as an integral part of the facade design (see Exhibits IV-12, Residential Setback Plan, and IV-13, Residential Setback Illustration).

- Interesting building massing can be achieved without superficial design elements through use of the following features: two- and three-story structures can be combined with one-story structures with the use of projecting balconies, recessed porches, entries and enclosures.

- The pitch and form of roofs are a very visible community feature. A range of roof forms and roof pitch adds an appealing visual context to the community/street-scape. An all- flat roof is unacceptable.

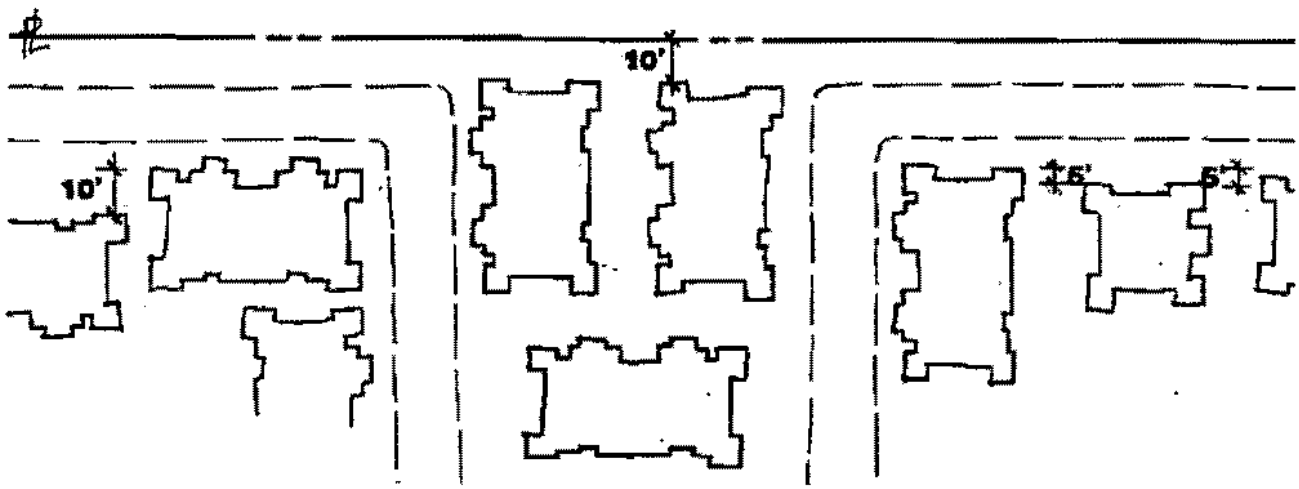
NorthLake

BUILDINGS SHALL BE SETBACK FROM PROPERTY LINE A MINIMUM OF 10'.

NO MORE THAN 2 BUILDINGS THAT ARE SETBACK THE SAME DISTANCE SHALL BE ADJACENT TO ONE ANOTHER.

SETBACKS FROM ADJACENT BUILDINGS SHALL BE A MINIMUM OF 5' OR MORE.

CONCEPTUAL LAYOUT ONLY.

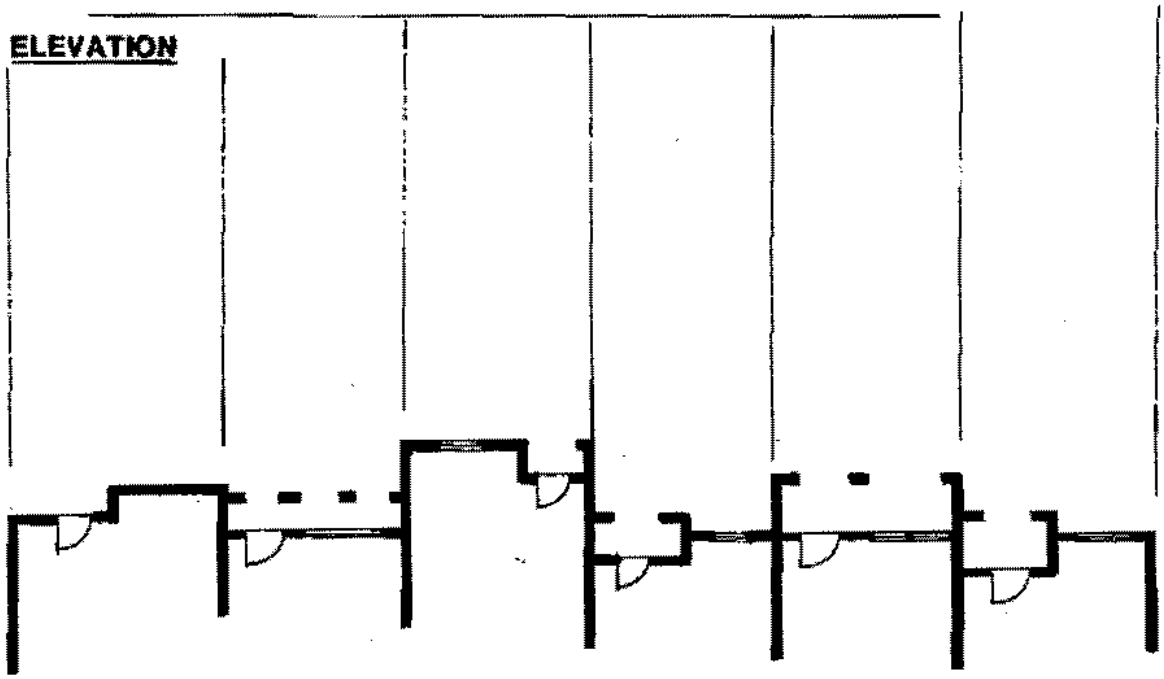


MULTI-FAMILY RESIDENTIAL SETBACK PLAN

NOT TO SCALE

NorthLake

ELEVATION



PLAN

RESIDENTIAL UNITS SHOULD INCORPORATE A VARIETY OF SETBACKS TO AVOID LONG EXPANSES OF SHEER , BLANK WALL.

MULTI-FAMILY RESIDENTIAL SETBACK ILLUSTRATION

NOT TO SCALE

- Enclosed roof overhangs are encouraged as a response to climatic conditions, especially when used in combination with porch enclosures, balconies and recesses to decrease summer sun angles and reduce interior temperature fluctuations.

- All parking structures/decks, either free-standing or attached, shall incorporate the same design elements as the accompanying structure or dwelling.

Materials

- The roofing materials used for all residential structures shall be of a fire-retardant material certified by the County of Los Angeles Fire Department.

- Every single-family residence shall have a roof constructed of tile, concrete tile or an asphalt composition in compliance with the Fire Safety Section of the Uniform Building Code.

- Every single-family residence shall have an exterior siding of brick, stucco, concrete or other similar material to lessen fire potential in accordance with the Design Guidelines to be established.

2. Commercial Design Guidelines

The purpose of establishing architectural design guidelines within commercial areas is to ensure quality development that reinforces a consistency throughout the Specific Plan area. Recurring elements combine to create a visual and spatial expression that identify the area and give it a special character. All architecture is intended to appear as an integrated part of the overall site design concept. Buildings will be of a contemporary style and materials, employing appropriate massing, scale and proportion for design implementation. Designs for individual projects will be submitted as part of the Site Plan review procedures as set forth in Sections III and IV herein.

After study of different architectural elements, the features selected for the Specific Plan area are judged to provide the highest probability of economic success, aesthetic satisfaction and flexibility in design for the life of buildout. The qualities and design elements for commercial buildings that are most actively encouraged are:

- Richness of surface and texture
- Play of light (shapes, shadows)
- Equal void to solid building wall ratios
- Multi-planed roofs
- High degree of varying wall articulation

Conventional (contemporary) commercial architecture can be characterized by simple multi-story, geometric floor plate-type structures typically faced with materials as listed below. These relatively low-profile, simple shapes can comprise a strong element of continuity throughout the area, and it is the materials, variations and fenestration details which provide the necessary variety. The major varietal elements to be addressed when designing structures are:

- Wall surfaces (textures, patterns)
- Openings (windows, balconies, pedestrian entrances)
- Graphics (colors, letter styles, clarity)

There is an overwhelming diversity of architectural products available for use by the project designer. The most desirable applications for the Specific Plan area are:

Building Materials

- Masonry (concrete, glass or brick)
- Stucco
- Textured or exposed aggregate
- Pre-cast or tiltup concrete

Stone

- Openings
- Recessed or projected entries
- Windows

- Landscape planters
- Arcades

Color

- Subtle, warm tones
- White
- Glass, dark with standard tints (not spandrel)
- Graphics
- Informative signage
- Building address
- Directionals/location
- Company names/logo

The following design elements should be consulted when reviewing commercial architecture for the Specific Plan area:

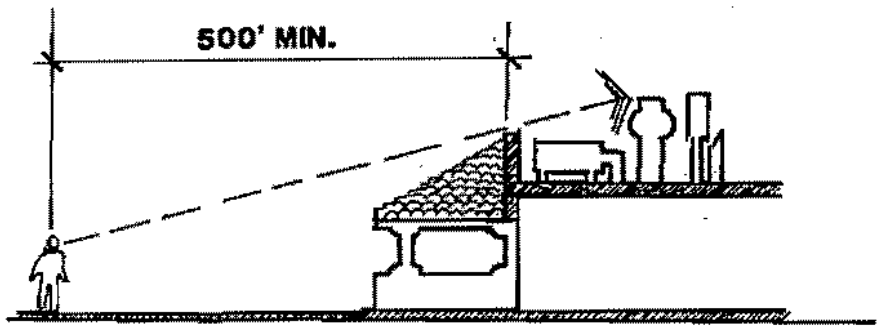
Layout

1. Exterior components of plumbing, processing, heating, cooling and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from a distance of 500 feet as illustrated on Exhibit IV-14.

2. Exterior junction receptacles for electrical or irrigation purposes use should be located in shrub bed areas and landscaped to screen from view as shown on Exhibit IV-15, Commercial Landscape Screening Illustration.

3. Conceal all service areas and storage areas within the building, or screen those exterior areas with solid masonry or stucco stud walls of single color or with architecturally-coordinating trim (see Exhibit IV-13).

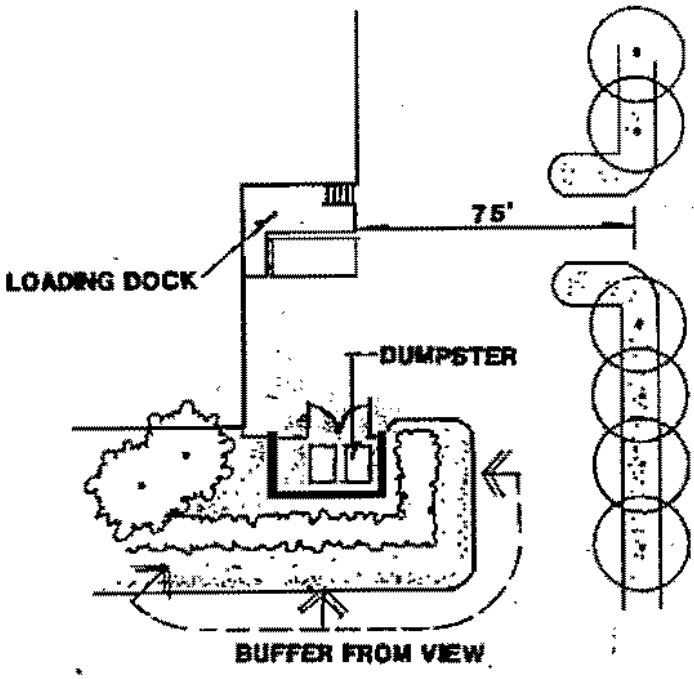
NorthLake



SCREEN ALL ROOFTOP SERVICE EQUIPMENT
TO A MINIMUM 500' FROM ENTRY LEVEL.

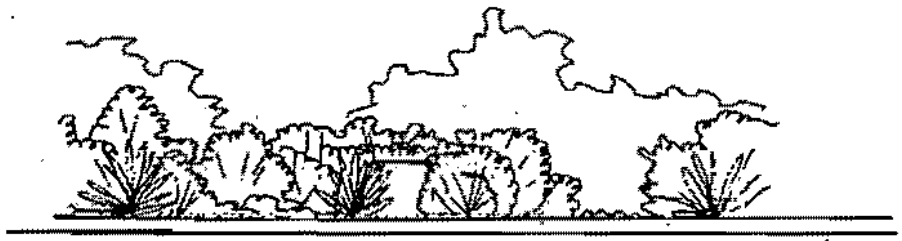
COMMERCIAL UTILITES SCREENING ILLUSTRATION

NOT TO SCALE



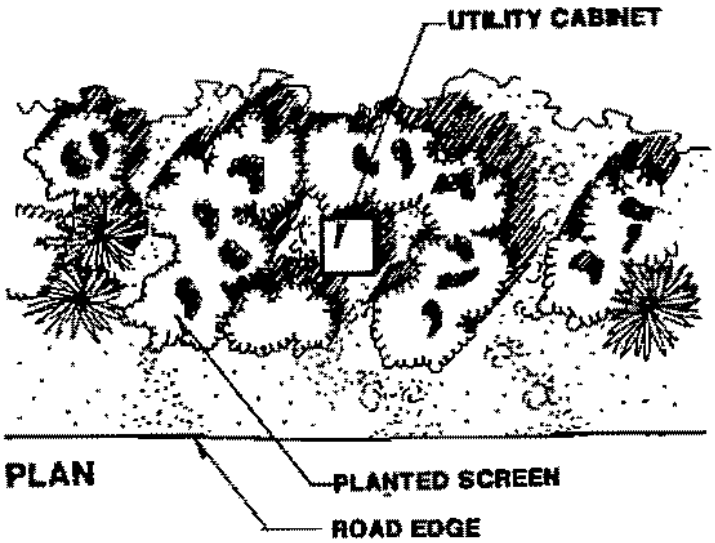
NorthLake

CONCEAL SERVICE AREAS FROM DIRECT VIEW.



ELEVATION

SCREEN MECHANICAL EQUIPMENT TO REDUCE VISUAL DISRUPTION OF LANDSCAPE THEME.



PLAN

COMMERCIAL LANDSCAPE SCREENING ILLUSTRATION

NOT TO SCALE

4. Whenever possible, do not place employee parking in the front setback. Parking should be located to the side or rear portion of the site. Walls and/or landscaping are encouraged to screen parking areas from street side views (see Exhibit IV-16, Commercial Design Guidelines).

5. Buildings should be sited in a manner that will complement the adjacent buildings and landscape. Look to the existing development around the subject site to establish a context in which to design. Building sites should be developed in a coordinated manner to provide order and diversity and avoid a confused street scene.

Design

1. Avoid long, unarticulated building facades. Buildings with varietal front setbacks are strongly encouraged.

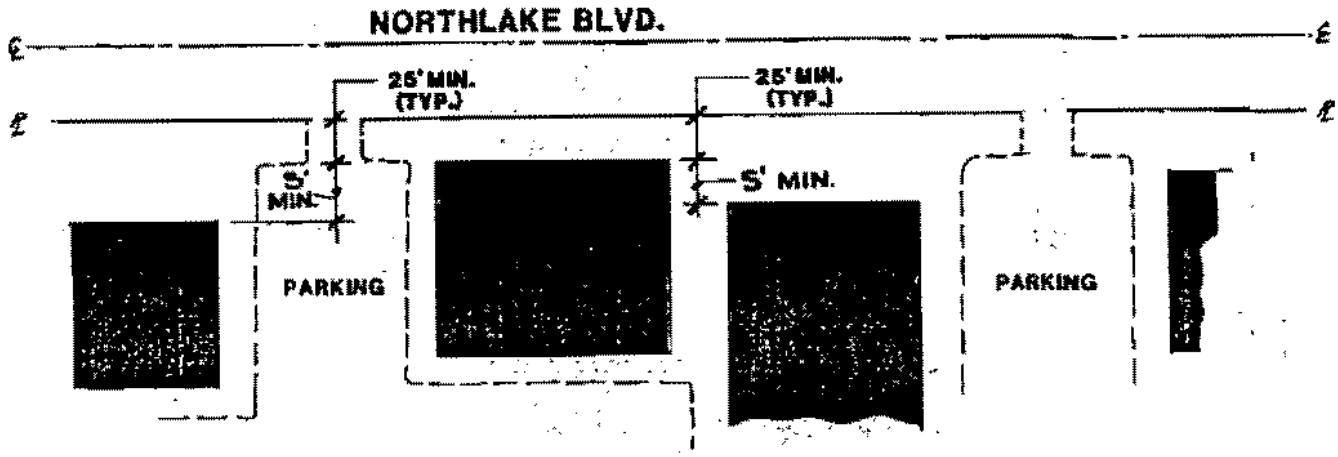
2. Commercial developments should incorporate street furniture and pedestrian spaces where appropriate (see Exhibit IV-16, Commercial Design Guidelines). Pedestrian amenities incorporate the overall commercial design scheme and are compatible in scale, form, materials and color with architectural elements. Street furnishing should be simple in design and functional and be placed so as not to obstruct entrances, exits or pedestrian paths (see Exhibit IV-17, Commercial Design Concept).

Materials

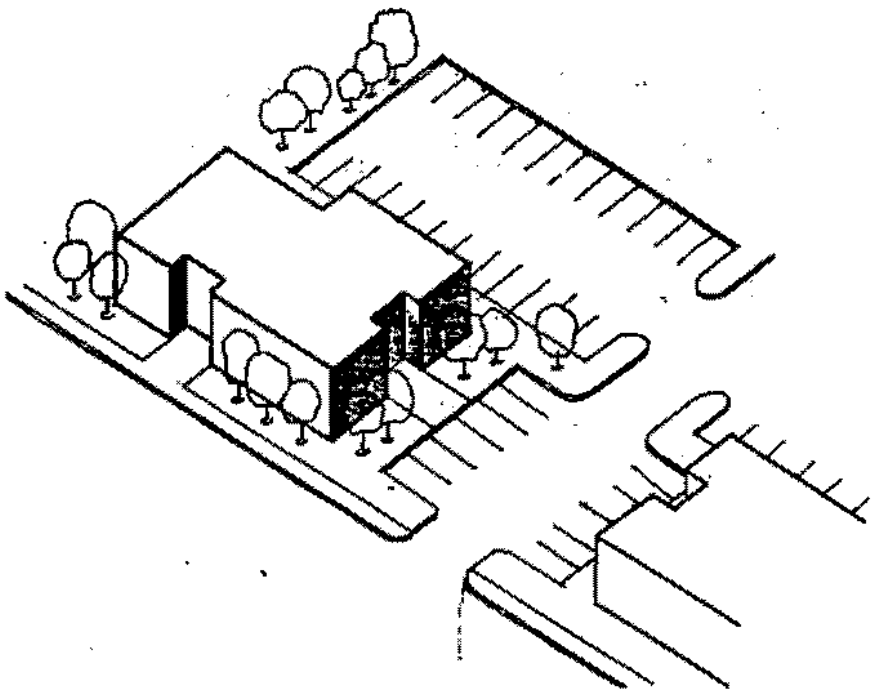
1. The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.

2. Service utilities will be located underground within the Specific Plan area, except for major power sources and connections with possible future substation facilities.

NorthLake



VARIED SETBACKS WITH PARKING LOCATED TO THE SIDE AND REAR OF THE COMMERCIAL STRUCTURES.



LOCATE PARKING TO SIDE AND REAR OF STRUCTURE TO PROVIDE A LANDSCAPED BUFFER FROM STREET.

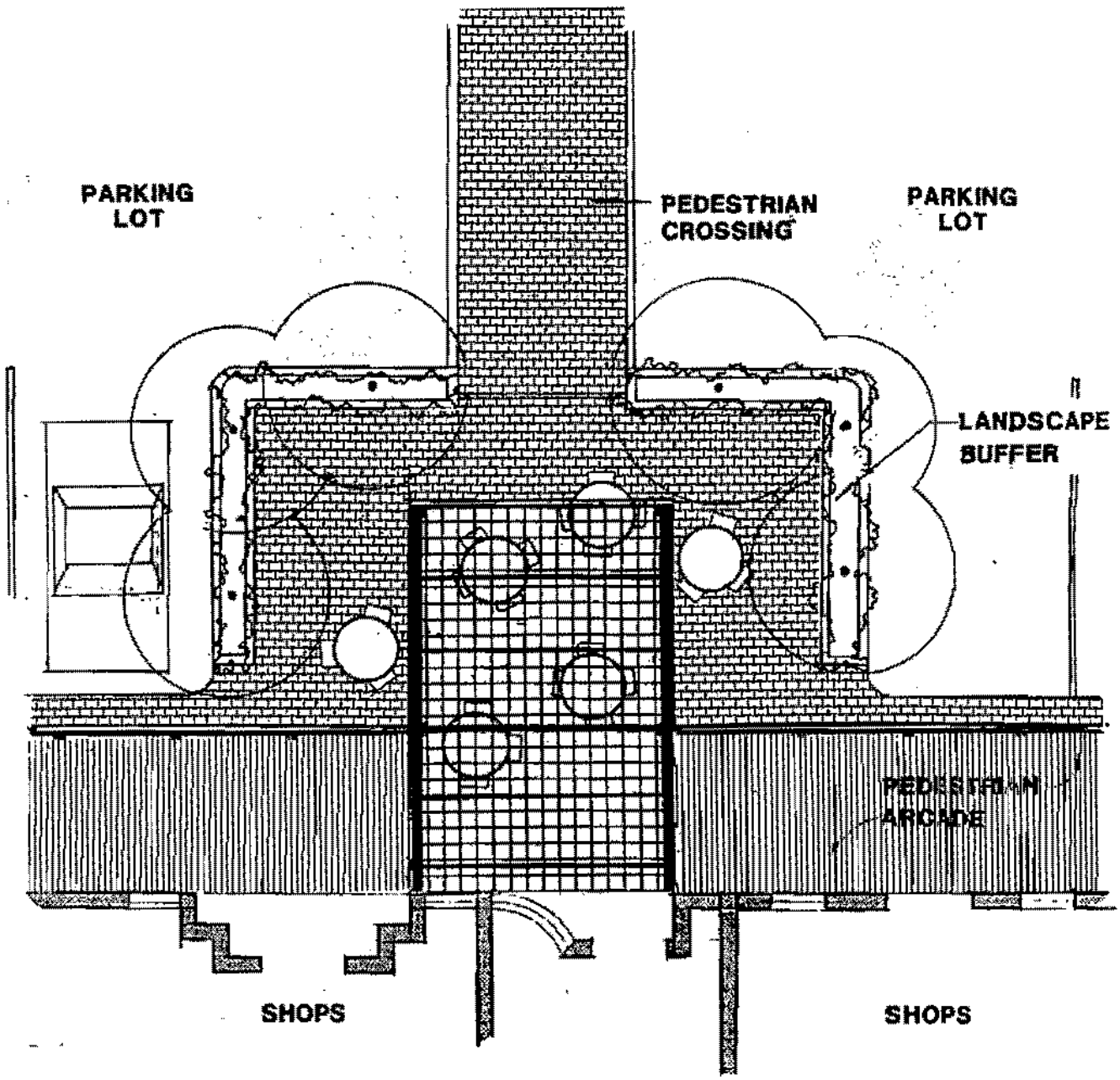
COMMERCIAL DESIGN GUIDELINES

NOT TO SCALE

ESCO

EXHIBIT IV-16

NorthLake



COMMERCIAL DESIGN CONCEPT

CREATE FLEXIBLE OUTDOOR ACTIVITY AREAS WITHIN COMMERCIAL ENVIRONMENTS.

NOT TO SCALE

3. Industrial Design Guidelines

The purpose of establishing architectural design guidelines for light industrial areas is to ensure consistency in design and compatibility of adjacent land uses within the Specific Plan area. Architectural elements of design, utilization of space and materials shall be in conformance with the theme of either adjacent non-residential uses to achieve a visual impression of continuity. Designs for individual projects will be submitted as part of the Site Plan review procedures as set forth in Section III and IV herein. To the extent possible the qualities and design elements of building materials, openings and colors encouraged for commercial designs apply to industrial designs.

The following design elements should be consulted when reviewing industrial architecture for the Specific Plan area:

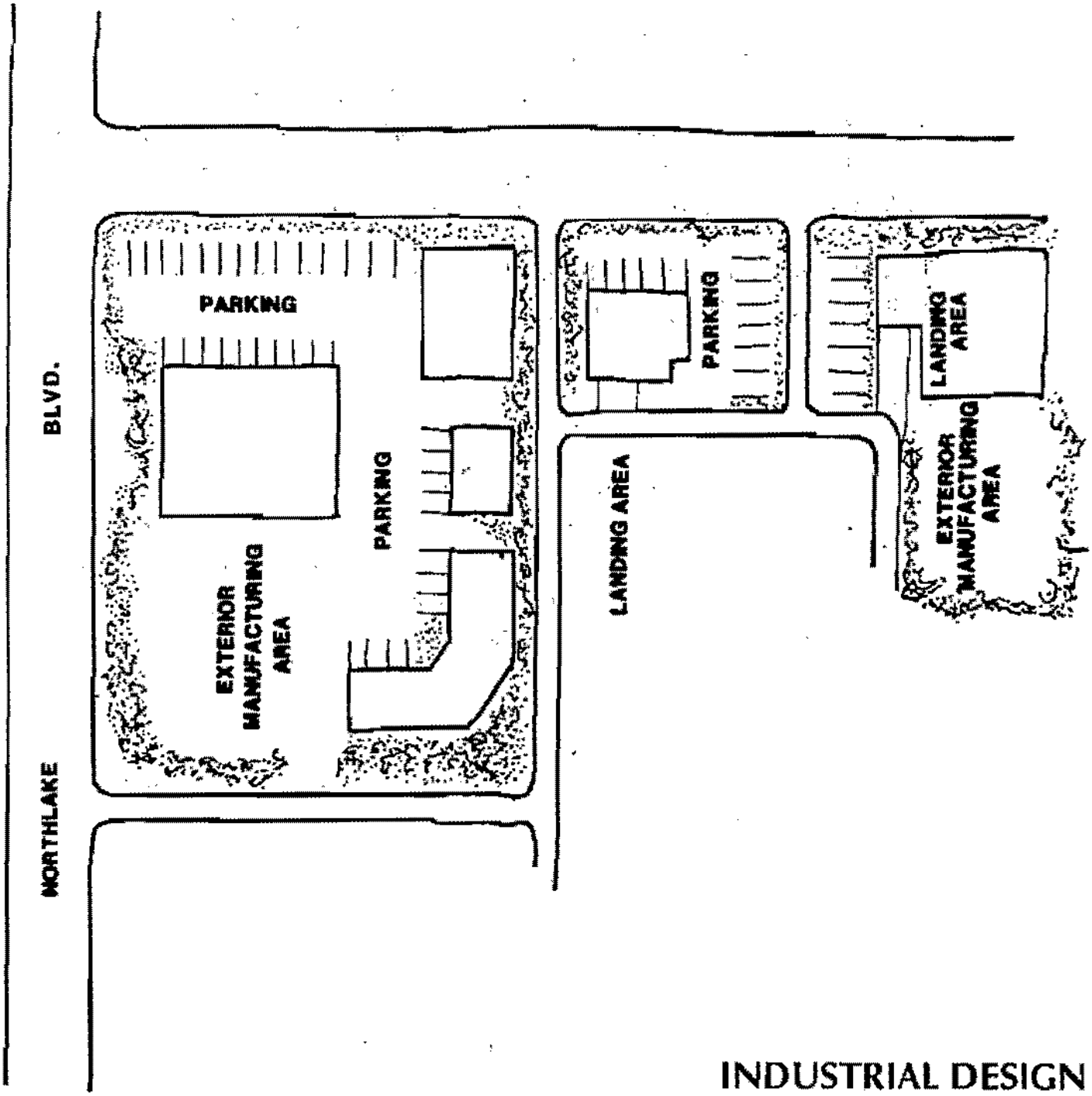
Layout

1. Exterior components of plumbing, processing, heating, cooling and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from a distance of 500 feet as illustrated on Exhibit IV-14.

2. Exterior junction receptacles for electrical or irrigation purposes use should be located in shrub bed areas and landscaped to screen from view as shown on Exhibit IV-15, Commercial Landscape Screening Illustration.

3. Conceal all manufacturing processes, loading and shipping docks, service areas and storage of raw materials from the general public by keeping these activities within the buildings or in the rear. Screen the exterior areas with solid masonry walls of coordinating color or landscaping (see Exhibit IV-18).

NorthLake



INDUSTRIAL DESIGN CONCEPT

NOT TO SCALE

ESCO

EXHIBIT IV-18

4. Parking along the front setback shall be avoided. Parking should be located to the side or rear portion of the site.

5. If possible, industrial site design shall classify uses which are similar in nature with respect to the activities and its impacts to adjacent areas. Those uses which require frequent freight shipping and loading shall be grouped together and isolated in one area. Access to these areas shall not be provided through other areas of lighter use. The same approach should be applied for uses which create noise, exhaust, etc. The resulting industrial design should be one of "clusters" of building areas where each "cluster" contains compatible uses and one "cluster's" activities does not adversely impact the ability of another.

Design

1. Avoid long, unarticulated building facades. Buildings with varietal front setbacks are strongly encouraged. Buildings with the same frontal setback shall be limited to two maximum. The variation of adjacent buildings shall be five feet minimum.

2. Industrial developments should incorporate landscaped areas with outdoor furniture and water fountains for employee and customer relaxation. These areas should be placed at appropriate locations to influence social interaction among other employees, salespersons and customers.

3. Pedestrian and bicycle paths and parking area are encouraged to provide the opportunity of local employees' alternatives of driving to and from work.

4. Amenities shall be consistent overall and compatible with the industrial buildings. Outdoor furnishings should be simple, functional and low-maintenance and placed in architecturally-defined areas.

Materials

1. The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.

2. Wherever possible within the Specific Plan, area service utilities will be located underground.

3. Building materials and landscaping should be consistent with adjacent, non-residential buildings to create a sense of unity of overall design.

E. SIGNAGE

1. Purpose and Intent

Signage is an essential design element within the structure of a planned community and provides a sense of identity and visual orientation. Signage reflects an image of cohesive quality while providing graphic communication for residents and visitors. Signs should inform and direct but in addition should be designed to remain consistent in both scale and style within the project area.

Each development proposal within the Specific Plan area represents a small portion of a greater planned community contributing significantly to the visual image of the overall community project. The signage guidelines and regulations contained herein shall apply to all developments within the Specific Plan area. It is intended that the uniform application of these provisions provide the basis for an integrated visual character and continuity through all Specific Plan phases.

Within the Specific Plan there are several different land use categories, each requiring different signage controls. Those categories can be identified as residential, commercial model home complex/subdivision sales and other signage such as directional, etc.

For the purposes of this Specific Plan, the definition section contained in Title 22, the County of Los Angeles Zoning Code shall apply.

Regulations

The provisions contained in this Specific Plan regulating signage shall not apply to the following signs:

- Official notices issued by any court, public body or public officer
- Notices posted by any public officer in performance of a public duty or for any person in giving legal notice
- Traffic, directional, warning or information signs required or authorized by the public authority having jurisdiction
- Mounts and stands made compatible with project signage with approval of the Planning Director
- Official signs used for emergency purposes only
- Permanent memorial historical signs, plaques or markers, provided that materials are compatible with similar structures in the area
- Public utility signs, provided such signs do not exceed three square feet in area

General Regulations

The following sign regulations will effectively regulate the placement, erection and maintenance of signage within the Specific Plan. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics and the public health, safety and general welfare.

The following general regulations shall apply to all signage in any zone:

- All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, highways sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.

- Any sign located on vacant or unoccupied property that was erected for a business which no longer exists or any sign which pertains to a time, event or purpose which no longer exists shall be removed within 90 days after the use has been abandoned.

- All signage shall be designed free of bracing, angle-iron, guy wires, cables or similar devices.

- The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.

- All signs shall be maintained in good repair including display surfaces, which shall be kept neatly painted or posted.

- Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.

- The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations.

Prohibited Signage

The following signs shall be prohibited in all zones within the Specific Plan area:

- Inflatable signs, balloons, symbols of animals

- Rooftop signs

- Portable signs

- Signs on trailers or painted on the sides of disabled or parked vehicles

- Rotating, revolving or flashing signs

- Signs advertising or displaying any unlawful act, business or purpose

- Any signage, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole,

lighting system, upon any fixture of the fire or police alarm system of the County of Los Angeles

- Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

  - Pennants, banners or flags used in conjunction with subdivision sales offices and tract entry points

  - National, state, local governmental, institutional or corporate flags properly displayed

  - Holiday decoration, in season, used for an aggregate period of 60 days in any one calendar year

2. Design Guidelines

The overall goal for the Specific Plan sign program is to achieve compatibility throughout the community. The sign regulations establish maximum type and location in permitted area. The signage guidelines are designed specifically for this project to establish standard criteria to contribute to a well-integrated, high-quality project character. These standards provide a basis for the developer and the jurisdiction to design, pattern and regulate a consistent signage program.

Business Signage Within Commercial and Industrial Zones

- Function—Signs for current places of business for the purpose of advertising and identification.

- Description—Individual business signage may be either freestanding, monument, wall signs, ground signs, projecting signs, awnings, attached signs or a combination of the above. Typography may include a business park theme or style and should be consistent with the general vicinity or individual "Business Parks."

- Attached Signs—Fascia signs may be used in addition to other types of signage. When several businesses are located within one building or when a certain theme is established for multi-tenants, the framing, lighting and positioning should be the same. Grouping such signs into a directory is encouraged.

- Projecting Signs—Projecting signs should be used when there is limited visibility or to add interest to a building. The support structure for such signage should compliment the architectural style of the building.

- Awnings—Creative applications of awnings can be used as signage. All such awnings should complement the architectural theme and be of a consistent color and style for each building.

- Wall Signs—Wall signs may be used to complement a building or where other types of signage are not appropriate. Wall signs have the opportunity of adding visual interest to an expanse of wall. Wall signage utilizing individual letters mounted to a wall is encouraged. Support structures for attaching other wall signs should be made inconspicuous. Wall signs typically require more maintenance than other types of signage, so an effort should be made to keep their appearance clean and attractive.

- Monument Signs—Monument signs typically display messages at or below eye level and have a direct relationship to pedestrians and vehicles; therefore, the placement of monument signs are crucial. Monument signage projects a feeling of permanency and may be made from a variety of materials that are consistent with the structures they are identifying.

Exhibits IV-19a-c illustrates typical examples of appropriate signage for the Specific Plan business zones.

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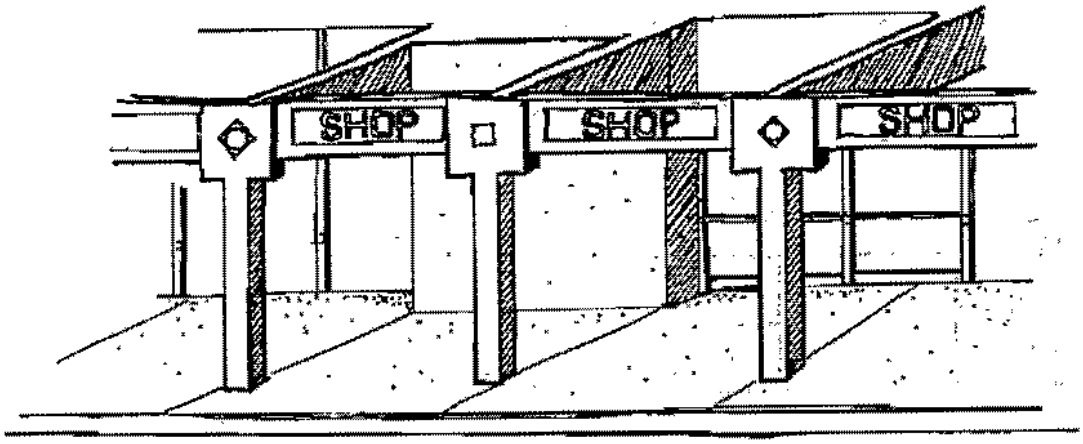
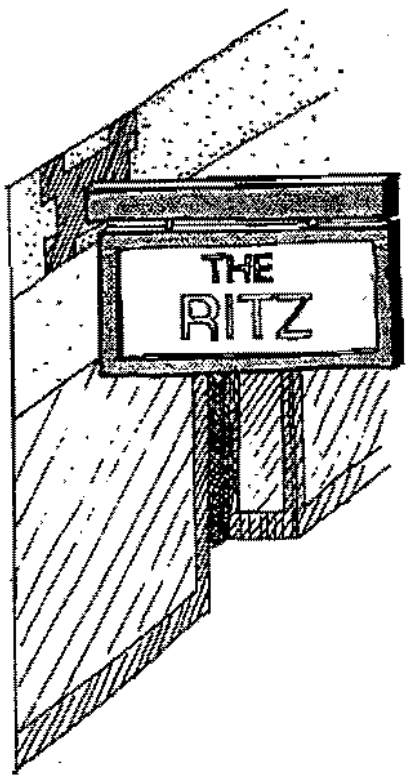


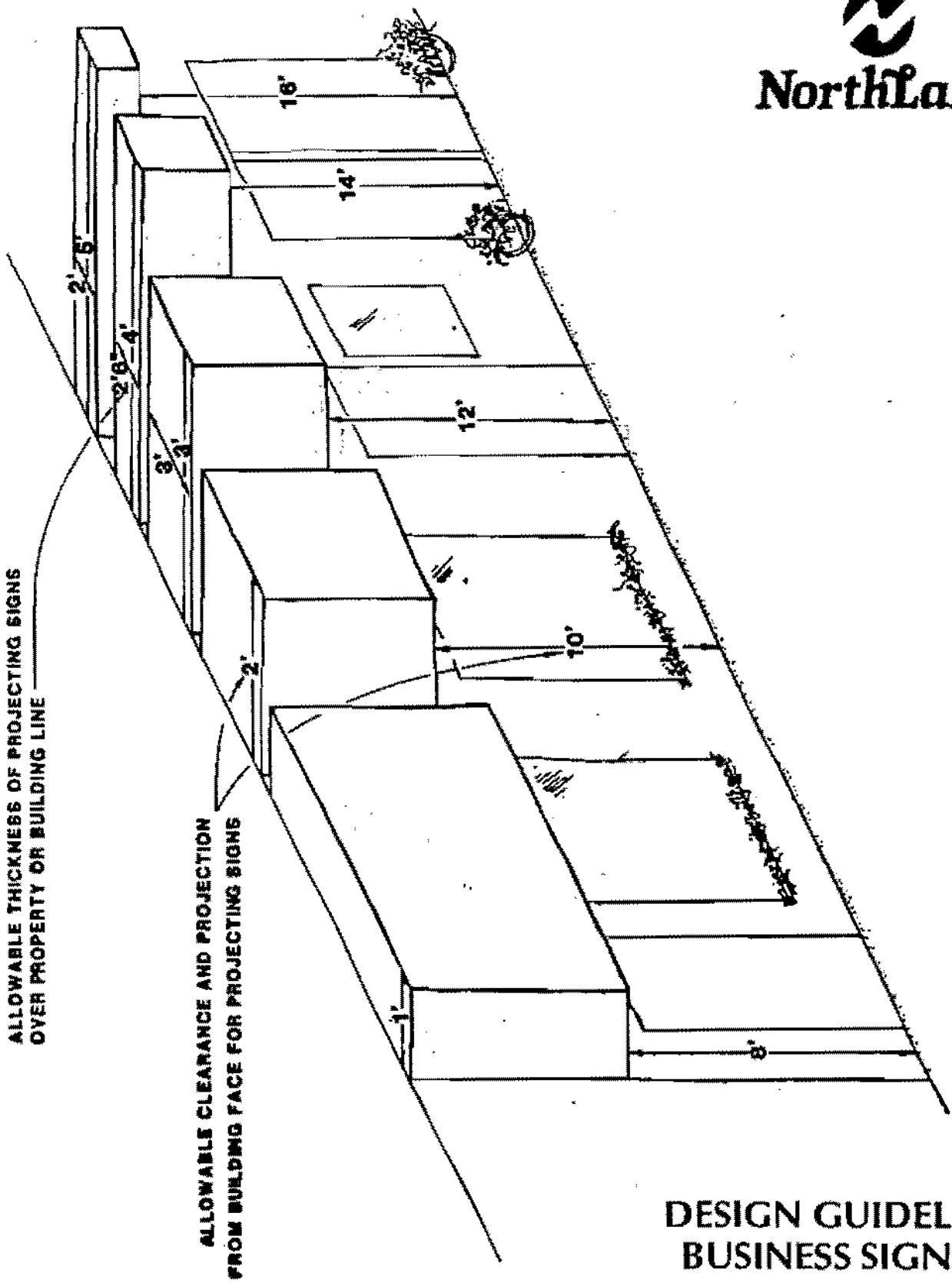
ATTACHED SIGNAGE
EXAMPLE



PROJECTING SIGNAGE
EXAMPLE

DESIGN GUIDELINES: BUSINESS SIGNAGE

NOT TO SCALE



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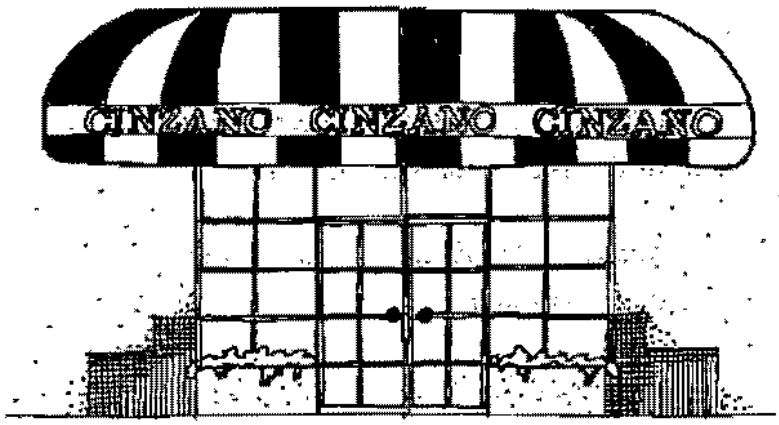
DESIGN GUIDELINES: BUSINESS SIGNAGE

NOT TO SCALE

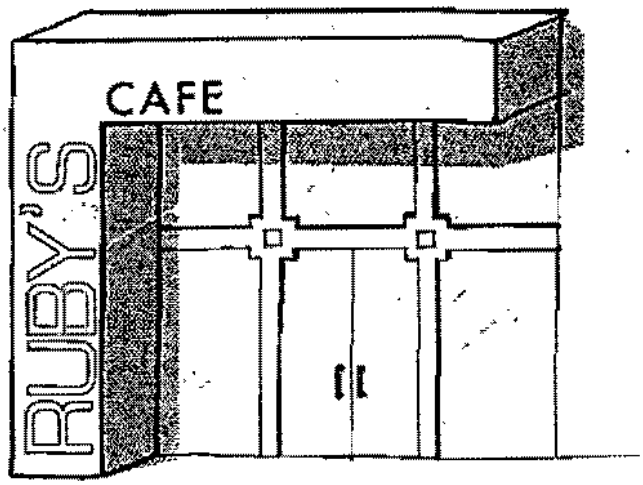
ESCO

EXHIBIT IV-19B

NorthLake



AWNING SIGNAGE EXAMPLE



WALL SIGNAGE EXAMPLE

DESIGN GUIDELINES: BUSINESS SIGNAGE

NOT TO SCALE

Directional Signage

- Function—This type of signage identifies and directs vehicular and pedestrian traffic to various onsite destinations. They may be used on community trails or to display a destination, direction or location.

- Description

  - Typically small scale signs, freestanding, consistent with community facility or amenity signs.

  - Sign materials and design should remain consistent with major community signage.

- Location—Located typically at entrances, exits and strategic locations along pedestrian and vehicular routes.

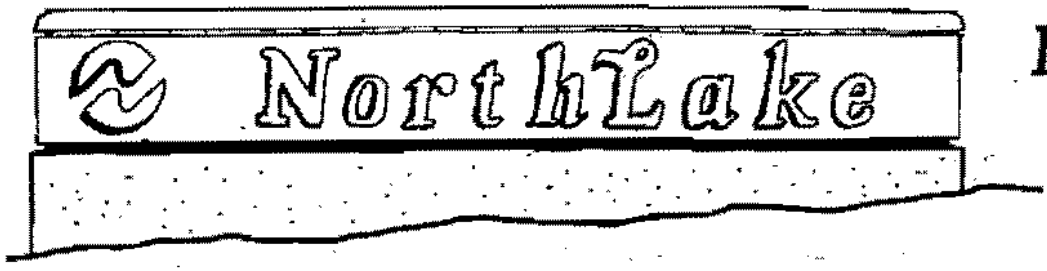
Project Monumentation

- Function—Signage that creates a major statement and informs the viewer through written and symbolic graphics that the planned community or project is being entered.

- Description—Entry signs should be large scale, monument-type signs creating a sense of arrival. Materials used should be compatible with landscape treatment and street furniture. Entry signage should be illuminated. Signage may include community theme or project design theme (including logo, logotype and color scheme) should be the same throughout the project.

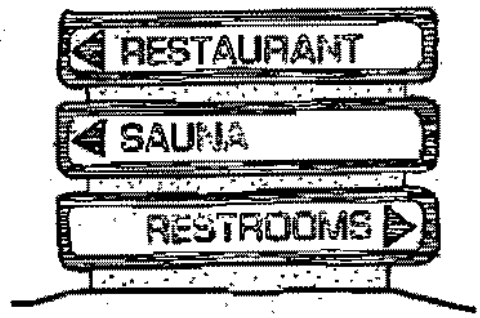
- Location—Major community entry points or project planning area entry points.

Sample Design Guidelines for Monument Signage are shown on Exhibit IV-20.

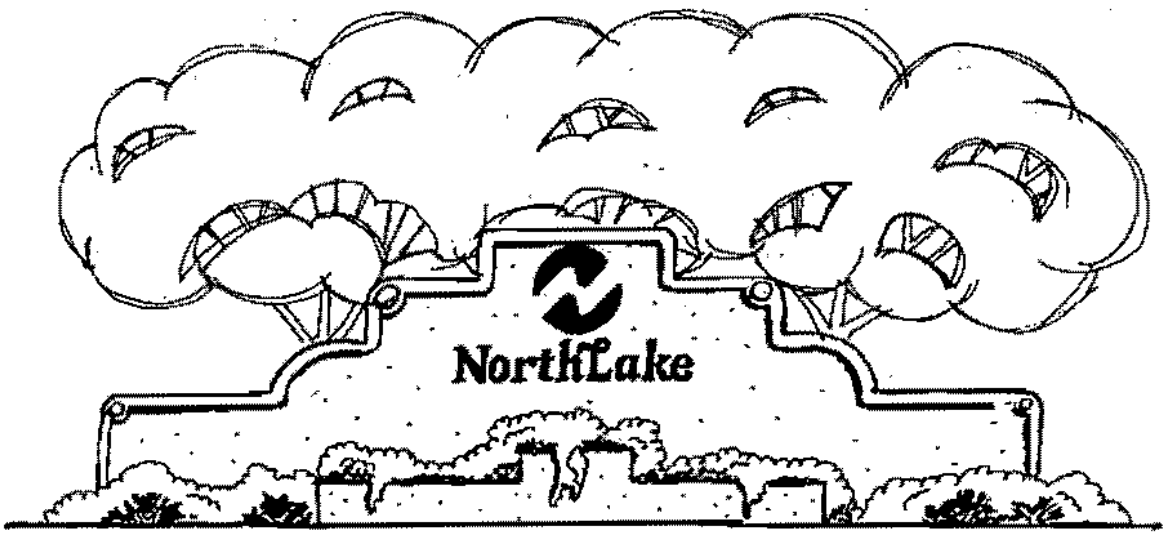


NorthLake

MONUMENT SIGNAGE
EXAMPLE



DIRECTIONAL SIGNAGE EXAMPLE



PROJECT MONUMENTATION
SIGNAGE EXAMPLE

DESIGN GUIDELINES: MONUMENT SIGNAGE

NOT TO SCALE

Community Facility Signage

- Function—A sign that informs the viewer through written and symbolic graphics of community facilities and amenities.

- Description

  - These types of signs should be consistent within planning areas incorporating an area theme, logo, color or style in conjunction with the facility identification.

  - Either freestanding or monument-type signage, single- or double-faced. Materials should be consistent with the thematic treatment for the major community signage.

- Location—Signage should be installed on the site of the facility or amenity and oriented toward the street.

Examples of Community Facilities Signage is provided on Exhibit IV-21.

Temporary Signage

- Function—Signage that identifies uses or activities temporary in nature. Typically includes real estate sales signs, subdivision sales signs, notification and other special feature signs.

- Description—Temporary signage should be located in close proximity to the use or uses identified. The design and theme of temporary signage should be consistent in scale and color with signs in the general vicinity.

- Location—Temporary signage should be located in proximity to use or as permitted in the sign regulations contained herein.

Materials/Color Scheme

- An effort should be made to achieve consistency between building style and sign design. In all cases signage generally should be compatible with the exterior treatment of the building or location identified. The message

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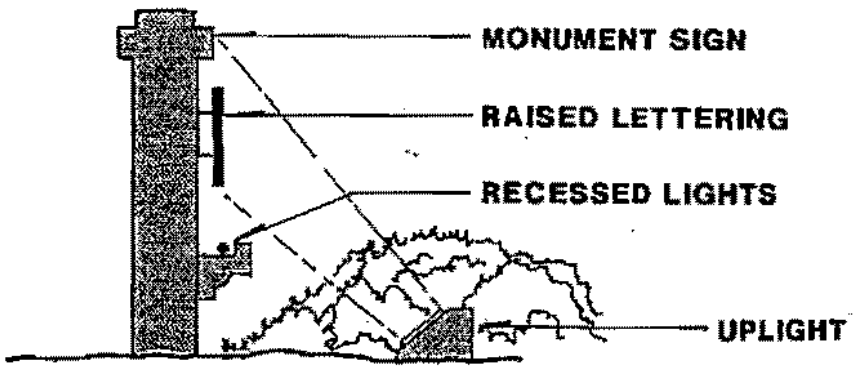
COMMUNITY FACILITY
SIGNAGE EXAMPLE



SIGNAGE LIGHTING
EXAMPLE

DESIGN GUIDELINES: COMMUNITY FACILITIES

NOT TO SCALE

a sign conveys is affected by the materials and colors used in combination. Selecting signage material should be based on strength and durability with consideration toward safety and prolonged maintenance.

- Color schemes for signage should relate to other signs, graphics and color schemes in the vicinity to achieve an overall sense of project identity.

Lighting

- The quality of signage lighting should relate to the character that is intended for the area. No sign illumination should cause a glare or illuminate adjacent sites. Signage may be illuminated by continuous and uniform internal lighting or external ground lighting sources. Signage that is either internally or externally illuminated shall follow these guidelines:

- Externally lighted signs

  - All external light sources should be adequately shielded to guide or direct the light toward the sign face and prevent glare or illumination of adjacent properties of structures.

  - Light fixtures should be well integrated with the design and color scheme of the sign using appropriate design, color and lighting hardware.

- Internally Lighted Signs

  - Creative uses of internal lighting are encouraged when the color and intensity of light is well blended into the sign design.

  - Artistic applications of neon lighting in signs are acceptable when used for uses conducted after dark, such as restaurants.

V. SPECIFIC PLAN IMPLEMENTATION

A. PURPOSE AND INTENT

Development of the NorthLake site will be implemented in conformance with the regulations and guidance contained within the Specific Plan. This section outlines the procedures for administration of the provisions contained herein, the phasing plan for the development of the proposed planning area, the programs and comprehensive funding for the projected sequence of development and a monitoring program so that the County may track the progress of the Specific Plan development area and monitor associated improvements. Other information covered in this chapter pertain to general administration, subdivision, administration procedures and the linkage between these elements. In addition to the specific plan site plan review, the NorthLake Specific Plan shall be implemented through the subdivision process. Concurrent with site plan processing will be submittal of tentative tract maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the project phasing.

B. PHASING PROGRAM

The primary intention of the phasing program is to relate infrastructure requirements to site development. A detailed discussion of the NorthLake phasing program is detailed by infrastructure type in Section II. While a project development/phasing program sequence is implied, there is nothing in the plan to preclude a different order of development or even a different combination of sub-phases, so long as the related infrastructure is adequately in place.

The Specific Plan allows for flexibility in project phasing because the actual sequence of development may be affected by numerous factors not now predictable, including site plan modifications due to final engineering or changes in the economic market.

C. MONITORING PROGRAM

The purpose of the Specific Plan monitoring program is to provide assurances to the County and developer that the Specific Plan site is developed in a manner which is consistent with the provisions of this plan. The monitoring program for this Specific Plan will serve two functions. The primary function is to establish a system to record progress in the phasing of development and the implementation of corresponding required infrastructure. This information can then be compared to development that is occurring on a regional scale. The secondary function of the monitoring program is to establish a system whereby periodic adjustments in density and dwelling unit types within the program planning area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that area growth dynamics are properly recorded within the scale of the total project and each planning area reflected in this Specific Plan. Table V-1 provides a sample format for the monitoring data.

The first part of project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the needed facilities and services for each level of development.

Since the required infrastructure for each phase has been predicated on assumption such as rate of growth and market demand, the basis for these assumptions must be periodically evaluated, and a report filed with the County. The assumptions are:

- The rate of growth for this project will remain reasonably constant and as calculated.

- The rate of growth of other regional projects which were used in assessing cumulative impacts on phased infrastructure and services will remain reasonably constant and as calculated.

Table V-1

SAMPLE NORTHLAKE SPECIFIC PLAN MONITORING REPORT

Phase No.	Planning Area	Acres	Previously Authorized DU	DU Gained/Lost	Transferred To/From (Planning Unit)	Currently Authorized DU

- The market demand for proposed residential product type and mix will remain reasonably constant throughout the phasing period.

The report will be filed annually (at a time determined by the County) and will serve as current base data for all tentative tract maps filed in the ensuing 12 months. The report will contain the following:

Data Regarding Project Growth Rate

A. An inventory of the number of dwelling units and commercial acres currently developed onsite.

B. A calculation for the number of dwelling units assumed for this Specific Plan for that point in time according to the Phasing Plan.

C. The project-wide difference between A and B.

Data Regarding Regional Growth

A. An inventory of the number of dwelling units currently developed in other regional projects which were used in assessing cumulative impacts on phased infrastructure and services as provided by the Department of Regional Planning.

B. Number of dwelling units in these regional projects assumed by this Specific Plan to be built at that point in the Phasing Plan.

C. The region-wide difference between A and B.

The secondary phase of the monitoring program deals with transfer of density and shall be maintained in accordance with the following guidelines.

In order to accommodate possible changes and to insure conformance with adopted County Code, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the program area.

1. The overall assigned dwelling unit yield of 3,983 residential dwelling units on 1,330 acres shall not be exceeded.

2. A site plan application shall be submitted to the County for review and approval prior to development occurring in any planning area. Such plans shall be consistent with this Specific Plan and are subject to conditions of approval set forth by the County.

3. Within prescribed limits, density variations or changes in numbers so dwelling units that constitute significant deviations from the phasing plan shall be subject to approval by the Planning Commission.

4. The site plan process may result in dwelling units being shifted from one planning area to another within limits defined in the plan, called out under transfer of density.

5. Should any planning area identified for public facility use not be dedicated for said purpose, land use policies for this property will shift to single-family residential or other identified residential uses consistent with surrounding properties.

6. Any approved planning area maximum dwelling unit refinement shall be accompanied by a revised statistical table in all text and map locations where unit counts are reflected. Said table shall show new dwelling unit totals for each planning area in which a change is made. All drafts of such tables and the final approved version shall be identified by a revision date located in the title block. Said table shall be a part of the adopting resolution or ordinance.

7. The Planning Director shall cause to be established and maintained an official project file which contains an original and certified copy of every revision to the planning area summary, including a record of dwelling unit potential remaining in each planning area.

Program Requirements

Most of the plan implementation can be accomplished by simply integrating it into the County's existing development review process. Certain additional actions, however, are either desirable or essential in properly carrying out the NorthLake Specific Plan.

1. *Application Forms*

Specific Plan site plan application forms are not yet available. Until the County adopts Specific Plan site plan review procedures, a conditional use permit form should be used and modified to reflect information requirements.

2. *Documentation File*

A monitoring system information file should be set up in the planning department to insure that sequential density transfers and/or plan amendments are accurately recorded and maintained.

D. GENERAL ADMINISTRATION, PERMIT PROCESSING AND AMENDMENTS

The Specific Plan shall be administered and enforced by the County of Los Angeles Regional Planning Department in accordance with the provisions of the Los Angeles County Planning and Zoning Code.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.

a. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.

b. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing

development capacity in the Specific Plan area nor change the concepts of the plan.

c. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

In addition to the above items, a public hearing shall be held on all site plan applications in accordance with the provisions of Section 1.B.4. of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application.

The Specific Plan shall be implemented through a method of site plan review. The site plan review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan review procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Tentative parcel and tract maps may be processed independent of the site plan review procedures, in accordance with the Los Angeles County Subdivision Code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

All proposed project within the Specific Plan area shall be required to have an approved site plan prior to issuance of building permits or concurrent with subdivision, conditional use permits or any other permit for property. The site plan review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan, the County-wide General Plan, the Santa Clarita Valley Area Plan and all implementing ordinances.

2. To promote the highest contemporary standards of site design.

3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform

development to the General Plan, the Santa Clarita Valley Area Plan and implementing ordinances.

4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.

5. To adapt to changes that may occur with respect to the circumstances under which the project is undertaken.

Exemptions

Following is a list of activities which are exempt from the site plan review process. This list is not all-inclusive. The Planning Director may exempt other special activities not covered by the example listing.

- All interior changes, alterations, construction
- Repainting
- Reglazing, new mullions
- Relandscaping of existing structure
- Reroofing with similar-style roofing materials
- Minor exterior repairs
- Demolition
- Exterior mechanical (heating, air conditioning, water heater, etc.)

Procedures

Site plans which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein shall be submitted to the County for review and comment. Applicants are encouraged to submit preliminary plans for review and

comment by the Planning Department prior to the final preparation of a site plan. Comment from other County departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized Specific Plan site plan.

Applicants should ensure that they have obtained a copy of the design guidelines accompanying the Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the Specific Plan site plan complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the County staff shall prepare a staff report with recommendations which shall be submitted along with the Specific Plan site plan to the Hearing Officer and/the Planning Commission at the earliest possible duly noticed meeting. A public hearing shall be held on all site plan applications in accordance with the provisions of Section IV of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application. The Hearing Officer or the Planning Commission shall approve, conditionally approve or, if not consistent with the Specific Plan, modify or deny the Specific Plan site plan.

In accordance with the California Government Code Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent general plan amendment unless it is determined by County staff that the proposed amendment would substantially affect the general plan goals, objectives, policies or programs. An environmental assessment form shall accompany the proposed amendment, but it is presumed that the master EIR approved for the project area includes all future development for the Specific Plan. If further environmental documentation were required in special cases, it would be a focused analysis and action as documented in Section 15162 and 15182 of the CEQA guidelines.

E. COMMUNITY FACILITIES AND INFRASTRUCTURE FINANCING PLAN

The ability to fund public facilities necessary for support of development is one of the most challenging aspects of the planning and development process. The overall approach proposed in the Specific Plan is to use one or more of the basic funding approaches to phase logical and affordable increments of the public facilities and services in conjunction with appropriate components of development. The widest possible array of funding methods is suggested because of the scale of improvements needed and the desire to avoid unreasonable escalation of housing costs slowing market absorption to a point at which development simply is infeasible.

1. Basic Funding Approaches

a. Assessment District

The Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et seq) is a procedural act which provides for the formation of a special assessment district, the levying of an assessment and the creation of a lien against the property but does not in itself contain provisions for the issuance of bonds. (For this reason, bonds are issued under the 1911 Act or 1915 Act discussed below.) An assessment district is created for construction or acquisition of a wide variety of public improvements.

Under the 1913 Act a proposed assessment and assessment diagram are prepared before any construction work is done. The amount of the assessment levied against each property is based upon an engineer's report and notices are sent to property owners. A public hearing is held, both on the project and the amount of the proposed assessment to be levied. At the conclusion of the public hearing, the governing body may confirm the assessments. If confirmed, a lien is created against each assessed parcel and the assessments are properly recorded. The property owners are mailed notices of each parcel's exact confirmed assessments, and they have 30 days to pay a part or all of the assessment in cash. Upon conclusion of the cash collection period, all unpaid assessments are accumulated, a bond issue is structured and bonds are sold. The bonds may be issued pursuant to either the Improvement Act of 1911 (Streets and

Highways Code Section 5000 et seq) or the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq).

Each bond issued under the 1911 Act constitutes a direct lien against a specific piece of property. This lien is at parity with general taxes and takes priority over any private lien such as a deed of trust, mortgage or attachment. In the event the property owner fails to pay an installment on or prior to its delinquency date, penalties are paid to the bondholder upon redemption of the delinquent installment or installments. If redemption of a delinquency is not made, the bondholder may institute the foreclosure action.

Under the 1915 Act individual bonds are not issued to represent individual assessments. Bonds equaling the total unpaid assessment are issued in even denominations, and a portion of the bonds are due each year for the life of the issue which will result in approximately equal annual principal and interest payments. The assessment liens securing the bonds are payable in installments, which in the aggregate conform to the principal and interest payments on the bonds. Assessment installments appearing on the regular property tax bill are collected in the same time and in the same manner as property taxes and bear the same penalties for delinquency, including the sale of the property at public auction. A special reserve fund is available from which to make payments to the bondholders of any delinquent assessments which might occur, and foreclosure proceedings similar to those in the 1911 Act are also available. These liens are also superior to other deeds of trust and similar liens.

b. Conventional Financing

In the past, bond issues were the simplest and most often utilized method of raising large amounts of capital. Because of changing conditions in the financial marketplace, and increased legislation limiting the bonding power of many local governments, the role of the traditional general obligation bond has been very substantially reduced. Other bonding alternatives include:

- Revenue bond
- Lease-revenue bond

- Zero coupon bond
- Stepped coupon bond

These techniques have historically been used for redevelopment and therefore would probably have limited application in the Specific Plan development.

Leasing is another financing mechanism that has been used by cities in the past. A few leasing techniques are listed below:

- Leveraged lease
- Operating lease
- Lease-purchase agreement

Leasing is used primarily for purchasing equipment and not for providing services, but it could be used for public buildings in conjunction with other development projects.

c. *Community Facilities Districts*

The Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code, allows a local public agency to form a "community facilities district" within its boundaries to provide certain specified public improvements and services for the benefit of the present and future residents within the community facilities district. Proceedings for the formation of a community facilities district may be instituted by the governing body of a public agency on its own initiation and shall be instituted when the requisite number of registered voters or landowners within the proposed community facilities district's boundaries file a petition requesting the institution of such proceedings with the clerk of the governing body. Proceedings will commence with the public agency's adoption of a Resolution of Intention to form a community facilities district and levy an "special tax," and, where applicable, a Resolution of Intention to incur bonded indebtedness. The public agency then holds a duly noticed public hearing on the proposed formation of the community facilities district to consider the facilities to be constructed and the services to be provided, the

incurring of bonded indebtedness and the levying of a "special tax" to pay the debt service on any bonds subsequently issued.

At the hearing the governing body of the public agency receives testimony from the staff and from all interested persons of taxpayers, including the petitioning landowner receiving testimony if the governing body determines to proceed with forming the district and calling for an election on the propositions of authorizing the indebtedness and levying the special tax within the boundaries of the community facilities district.

A duly noticed election is then held within the community facilities district on the propositions of authorizing bonded indebtedness and levying the special tax. If the propositions are approved by two-thirds of the voters, the governing body may adopt resolutions relative to issuing the bonds, approving the Official Statement and approving the other miscellaneous matter required to sell the bonds.

The special tax, which is levied subsequent to any bond issuance for the purpose of paying debt service on such bonds, is not in the nature of an assessment; it is not capable of being prepaid, and there is not a fixed, determinable amount against each parcel. The actual amount of the special tax against each parcel will require minor adjustments each year depending upon the extent to which interest earned on the construction fund or the bond reserve fund is applied toward debt service, the extent to which state funding is received and changes in the plan for development of the property. The special tax will be collected on the tax rules of the County as any other tax of a special district. The special tax levied for each fiscal year becomes a lien for taxes against a particular parcel and is at parity with the other tax liens and assessments.

The act authorizes the public agency to collect delinquencies in the payment of the special tax in the same manner as delinquencies in the payment of ad valorem taxes. However, the act also authorizes the public agency to adopt an alternative for the collection of any such delinquencies. Such a procedure could include a judicial foreclosure. The act is particularly appropriate for providing a means of financing

certain regional improvements which may be necessary for the development of a particular property as well as traditional local facilities.

E. OTHER IMPLEMENTATION MEASURES

There are three basic stages of infrastructure that must be built for development to reach completion. These levels allow implementation of the infrastructure to occur on a rational and comprehensive basis.

The first stage provides the main infrastructure to open the project to buildable land. This includes connections for sewer, water, drainage and the initial main arterial streets.

The second stage of infrastructure will connect all of the second stage housing and commercial sites into the existing infrastructure of the first stage and will almost complete all arterial streets and related water, sewer, drainage and utilities.

The third stage will extend the infrastructure to the final housing, commercial and school/park sites. All interior local streets will also be completed during this stage to complete the circulations and infrastructure network. Both onsite and offsite installations to service individual lots are included.

Due to the scope of differing stages and time frames associated with each, an incremental financing system is proposed to allow disbursement of funds at needed intervals. This will be accomplished primarily by utilizing one or more of the financing methods described under Funding.

APPENDIX A

Related Projects List

NORTH LAKE PROJECT
RELATED PROJECTIONS TRIP GENERATION

	Related Project # Land Use		AM Peak Hour			PM Peak Hour			Total Daily	Sunday Peak Hour		
			In	Out	Total	In	Out	Total		In	Out	Total
1.	TR 34385 MFD	54 units	10	35	45	40	20	60	585	35	35	70
2.	CP 88572 Retail/Commercial	2,700 sf	15	5	20	35	30	65	740	55	55	110
3.	CP 89072 Retail/Commercial	17,100 sf	35	20	55	110	105	215	2,345	125	125	250
4.	TR 47640 SFD	116 units	25	65	90	80	45	125	1,185	60	60	120
5.	CP 89435 Retail/Commercial	115,578 sf	110	65	175	360	360	720	7,735	285	295	580
6.	CP 89584 - 1.874 Ac Hotel	100 rooms	5	0	5	5	5	10	95	10	15	25
7.	PM 21733 Retail/Commercial	62,509 sf	80	45	125	245	240	485	5,270	220	225	445
8.	CP 90514 - Post Office	27,225 sf	60	60	120	85	80	165	4,035	85	65	150
9.	TR 44429 - SFD	194 units	40	105	145	125	70	195	1,900	90	85	175
9.	TR 44429 - MFD	300 units	20	100	120	100	55	155	1,660	60	60	120
10.	TR 45958 SFD	294 units	55	150	205	180	105	285	2,785	130	125	255
11.	Site 1 - MFD	76 units	5	35	40	35	15	50	515	35	35	70
12.	Site 2 - MFD	160 units	15	60	75	60	30	90	970	40	45	85
13.	Site 3 - MFD	55 units	5	25	30	25	15	40	390	30	35	65
14.	TR 47807 SFD	79 units	15	50	65	55	30	85	810	40	45	85
15.	TR 46443 SFD	94 units	20	55	75	65	35	100	975	50	50	100
16.	TR 47646 SFD	115 units	25	65	90	75	45	120	1,175	60	55	115
17.	CP 87563 Retail/Commercial	47,745 sf	65	40	105	205	205	410	4,450	195	200	395
18.	CP 87512 Retail/Commercial	28,000 sf	45	30	75	145	145	290	3,190	150	160	310
18.	CP 87512 Restaurant	5,200 sf	55	44	99	55	49	104	1,045	31	31	62
			705	1,054	1,759	2,085	1,684	3,769	41,855	1,786	1,801	3,587

MFD - Multifamily Residential Units.
SFD - Single-Family Residential Units.
Source: ITE Trip Generation, Fifth Edition, 1991.

22.46.1982 Appendix

A. **References**

1. Table 22. 46.1982-A, below, identifies outdated references to Title 22 used in the Northlake Specific Plan and the following equivalent references in this Title 22.

TABLE22.46.1982-A: REFERENCE KEY to TITLE 22		
Specific Plan Page No.	***Code Reference in Specific Plan***	***Title 22 Code Reference***
III-10	22.20.040	22.140.070
III-35	Chapter 22.48	Chapter 22.110
III-42	Subsection B of Section 22.28-80	Chapter 22.20
III-45	22.28-040	Chapter 22.20
III-45	22.28-090	Chapter 22.20
III-46	Part 1, Chapter 22.56	Chapter 22.158
III-47, III-51	Chapter 22.52, Part 11	Chapter 22.112
III-48, III-51	22.52.1070	22.112.070
III-60	Part 12 in Chapter 22.52	22.140.560
III-65	22.28.040	Chapter 22.20
III-67	Part 11 of Section 22.52	Chapter 22.112
III-10	22.20.040	22.140.070

2. Unless specified in Subsection A.1 above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. **Terms.** Table 22.46.1982-B, below, identifies terms used in the Northlake Specific Plan and the following equivalent terms in this Title 22.

TABLE 22.46.1982-B:TERMS		
Page	***Term in Specific Plan***	***Equivalent Term in Title 22***
I-6, V-7	Los Angeles County Subdivision Code	Title 21 (Subdivision) of the County Code
I-6, IV-50	Los Angeles County Zoning Code	Title 22 (Planning and Zoning) of the County Code
I-9	Fire Code Standard No. 13.208	Section 503 in Title 32 (Fire) of the County Code
I-10	Title 24 of the California State Energy Commission	Title 24 (California Building Standards Code) of the California Code of Regulations
II-10	County Forester and Fire Warden	(County) Fire Department
IV-11	California Resource Code 4219	Section 4291 of the California Public Resources Code
IV-19, 22	Los Angeles County Public Works Department, Roads Section	Road Maintenance Section of the Department of Public Works
Multiple	Los Angeles County Planning and Zoning Code(s)	Title 22
Multiple	Parcel of land	lot

22.46.1985 Newhall Ranch Specific Plan Introduction

A. The Newhall Ranch Specific Plan is located in Section 22.46.1985 (Newhall Ranch Specific Plan).

B. The Newhall Ranch Specific Plan was adopted by the Board of Supervisors on May 27, 2003.

22.46.1986 Newhall Ranch Specific Plan

NEWHALL RANCH™

SPECIFIC PLAN

Volume I

Project # 94087
SCH # 95011015

Prepared For:

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Prepared By:

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Applicant:

Newhall Ranch Company, A Division of
The Newhall Land and Farming Company
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Valencia, California 91355

Adopted
May 27, 2003

NEWHALL RANCH

SPECIFIC PLAN

Volume I
Project #94087
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Prepared for:

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Adopted

May 27, 2003

NEWHALL RANCH SPECIFIC PLAN

T A B L E O F C O N T E N T S

CHAPTER/Section **Page**

1 INTRODUCTION

1.1 Purpose and Intent of Specific Plan 1-1

1.2 Project Location and Description 1-3

1.3 Authority 1-11

1.4 Relationship of the Specific Plan to the General Plan 1-11

2 DEVELOPMENT PLAN

2.1 Specific Plan Objectives 2-1

2.2 Design Constraints and Opportunities 2-5

2.3 Land Use Plan 2-18

2.4 Mobility Plan 2-54

2.5 Public Services and Facilities Plan 2-71

2.6 Resource Management Plan 2-85

2.7 Hillside Preservation and Grading Plan 2-134

2.8 Recreation and Open Area 2-136

NEWHALL RANCH SPECIFIC PLAN

T A B L E O F C O N T E N T S
(continued)

CHAPTER/Section **Page**

3 DEVELOPMENT REGULATIONS

3.1 Organization 3-1
3.2 General Provisions 3-2
3.3 Land Use Designations 3-4
3.4 Site Development Standards 3-10
3.5 Adjustment / Transfer / Conversion Regulations 3-27
3.6 Sign Regulations 3-34
3.7 Parking Regulations 3-52
3.8 Home Occupations 3-57
3.9 Second Units 3-59
3.10 Affordable Housing Program 3-61

4 DESIGN GUIDELINES

4.1 Purpose and Intent 4-1
4.2 General Guidelines 4-2
4.3 Site Planning 4-4
4.4 Architecture 4-12
4.5 Fencing 4-16
4.6 Landscape Design 4-18
4.7 Lighting 4-20
4.8 Grading 4-22

NEWHALL RANCH SPECIFIC PLAN

TABLE OF CONTENTS
(continued)

CHAPTER/Section **Page**

5 SPECIFIC PLAN IMPLEMENTATION

5.1 Purpose and Intent 5-1

5.2 Implementation Procedures 5-1

5.3 Phasing Program 5-19

5.4 Monitoring Program 5-21

5.5 Financing and Maintenance of Improvements 5-33

6 GLOSSARY

6.1 Purpose and Intent 6-1

6.2 Definitions 6-1

7 APPENDIX (Volume II)

7.1 Legal Description 7.1-1

7.2 County General Plan/Area Plan Consistency Analysis 7.2-1

7.3 School Facilities Funding Agreement Between the Castaic Union School District and Newhall Land and Farming Company . . . 7.3-1

7.4 School Facilities Funding Agreement Between the Newhall School District and Newhall Land and Farming Company 7.4-1

7.5 School Facilities Funding Agreement Between the William S. Hart Union High School District and Newhall Land and Farming Company 7.5-1

7.6 Agreement Between the Val Verde Civic Association and Newhall Ranch Company in Regard to the Newhall Ranch Specific Plan 7.6-1

7.7 Original SEA 20 Boundary Delineation 7.7-1

7.8 CDFG Conservation Easement Deed 7.8-1

NEWHALL RANCH SPECIFIC PLAN

L I S T O F E X H I B I T S

EXHIBIT		Page
1.2-1	Regional Location	1-4
1.2-2	Vicinity Map	1-5
2.2-1	Constraints Map A	2-6
2.2-2	Significant Ecological Areas Map	2-7
2.2-3	Constraints Map B	2-8
2.2-4	Opportunities Map	2-14
2.3-1	Land Use Plan	2-19
2.3-2	Village Plan	2-21
2.3-3	Riverwood Village Plan	2-33
2.3-4	Oak Valley Village Plan	2-38
2.3-5	Potrero Valley Village Plan	2-42
2.3-6	Long Canyon Village Plan	2-46
2.3-7	The Mesas Village Plan	2-50
2.4-1	Regional Access	2-55
2.4-2	Master Circulation Plan	2-57
2.4-3	Roadway Sections A1 and A2	2-62
2.4-4	Roadway Sections B, C, and D	2-63
2.4-5	Master Trails Plan	2-65
2.4-6	Trails Sections A1 and A2	2-66
2.4-7	Trails Sections B1 and B2	2-68
2.4-8	Trails Sections C and D	2-69

NEWHALL RANCH SPECIFIC PLAN

L I S T O F E X H I B I T S
(continued)

EXHIBIT		Page
2.5-1	Conceptual Backbone Drainage Plan	2-72
2.5-2	Conceptual Backbone Water Plan	2-76
2.5-3	Conceptual Backbone Sewer Plan	2-78
2.6-1	Major Open Areas	2-86
2.6-2	Regional Wildlife Corridors	2-90
2.6-3	Candidate Riparian Restoration/Enhancement Areas	2-93
2.6-4	River Corridor SMA Land Use Interface No. 1	2-101
2.6-5	River Corridor SMA Land Use Interface No. 2	2-102
2.6-6	River Corridor SMA Land Use Interface No. 3	2-103
2.6-7	Salt Creek Wildlife Corridor Perspective	2-109
2.6-8	Salt Creek Wildlife Corridor Interface	2-110
2.6-8A	Spineflower Special Study Mitigation Overlay Areas	2-122
2.6-9	Potential Oak Tree Restoration Areas	2-125
2.6-10	Typical Fuel Modification Section	2-129
2.7-1	Conceptual Grading Plan	2-135
2.8-1	Recreation/Open Area Plan	2-137
5.4-1	Annotated Land Use Plan	5-22
6.2-1	Building Envelope	6-4

NEWHALL RANCH SPECIFIC PLAN

L I S T O F T A B L E S

TABLE		Page
2.3-1	Overall Land Use Plan Statistical Table	2-20
2.3-2	Riverwood Statistical Summary	2-34
2.3-3	Oak Valley Statistical Summary	2-39
2.3-4	Potrero Valley Statistical Summary	2-43
2.3-5	Long Canyon Statistical Summary	2-47
2.3-6	The Mesas Statistical Summary	2-51
2.6-1	Recommended Plant Species for Habitat Restoration (RC)	2-97
2.6-2	Recommended Plant Species for Transition Areas (RC)	2-104
2.6-3	Recommended Plant Species for Enhancement Areas (HC)	2-112
2.6-4	Fuel Modification Plant List	2-130
2.8-1	Preliminary Park Program	2-144
3.4-1	Site Development Standards Matrix	3-11
3.4-2	Permitted Uses Matrix	3-13
3.4-3	Accessory Uses Matrix	3-25
5.4-1	Annotated Land Use Plan Statistical Table	5-24
5.4-2	Park and Recreation Improvements Summary	5-30
5.4-3	Infrastructure and Community Amenities Improvement Summary	5-32

1.1 PURPOSE AND INTENT OF SPECIFIC PLAN

1. Purpose

The *Specific Plan*[*] is a comprehensive document to guide future development of the Newhall Ranch property. The document sets forth a comprehensive set of plans, development regulations, design guidelines, and implementation programs designed to produce a project consistent with the goals, objectives, and policies of the Los Angeles County General Plan and Santa Clarita Valley Area Plan, as proposed for amendment according to General Plan Amendment No. 94-087.

Flexibility has been designed into the Newhall Ranch Specific Plan to respond to the changes in society and the economic marketplace which will occur over the 25-year buildout of the community. Further, the *Specific Plan* establishes the regulations and standards for the protection of open areas adjacent to development and two large special resource management areas totaling approximately 6,170 acres.

This *Specific Plan* is regulatory in nature and serves as zoning for the Newhall Ranch community. Subsequent development plans and subdivision maps must be consistent with both this *Specific Plan* and the County of Los Angeles General Plan. Should there be a conflict between this *Specific Plan* and existing County ordinances, the provisions of the *Specific Plan* shall prevail. Any situation or condition not specifically and directly covered by the provisions contained within this *Specific Plan* shall be subject to the non-conflicting regulations of the Los Angeles County Planning and Zoning Code.

Certain modifications to the *Specific Plan* are permitted and shall occur in accordance with Section 3.5, Adjustment, Transfer, and Conversion Regulations and/or the Implementation Procedures set forth in Section 5.2.

[*] Terms which are defined in Chapter 6, Glossary, are italicized throughout the text of this document.

2. California Environmental Quality Act (CEQA)

Environmental Impact Report (*EIR*) SCH #95011015 has been prepared in accordance with the California Environmental Quality Act (CEQA Section 15168) to analyze the environmental impacts of the Newhall Ranch Specific Plan. The *EIR* was prepared in conjunction with the development of the *Specific Plan*, establishing the existing, on-site environmental conditions and evaluating the potential impacts posed by this *Specific Plan*. The *EIR* contains a series of mitigation measures which are either 1) design features of the *Specific Plan* or 2) will be imposed on the *Specific Plan* through the Mitigation Monitoring Plan or the Conditions of Approval.

1.2 PROJECT LOCATION AND DESCRIPTION

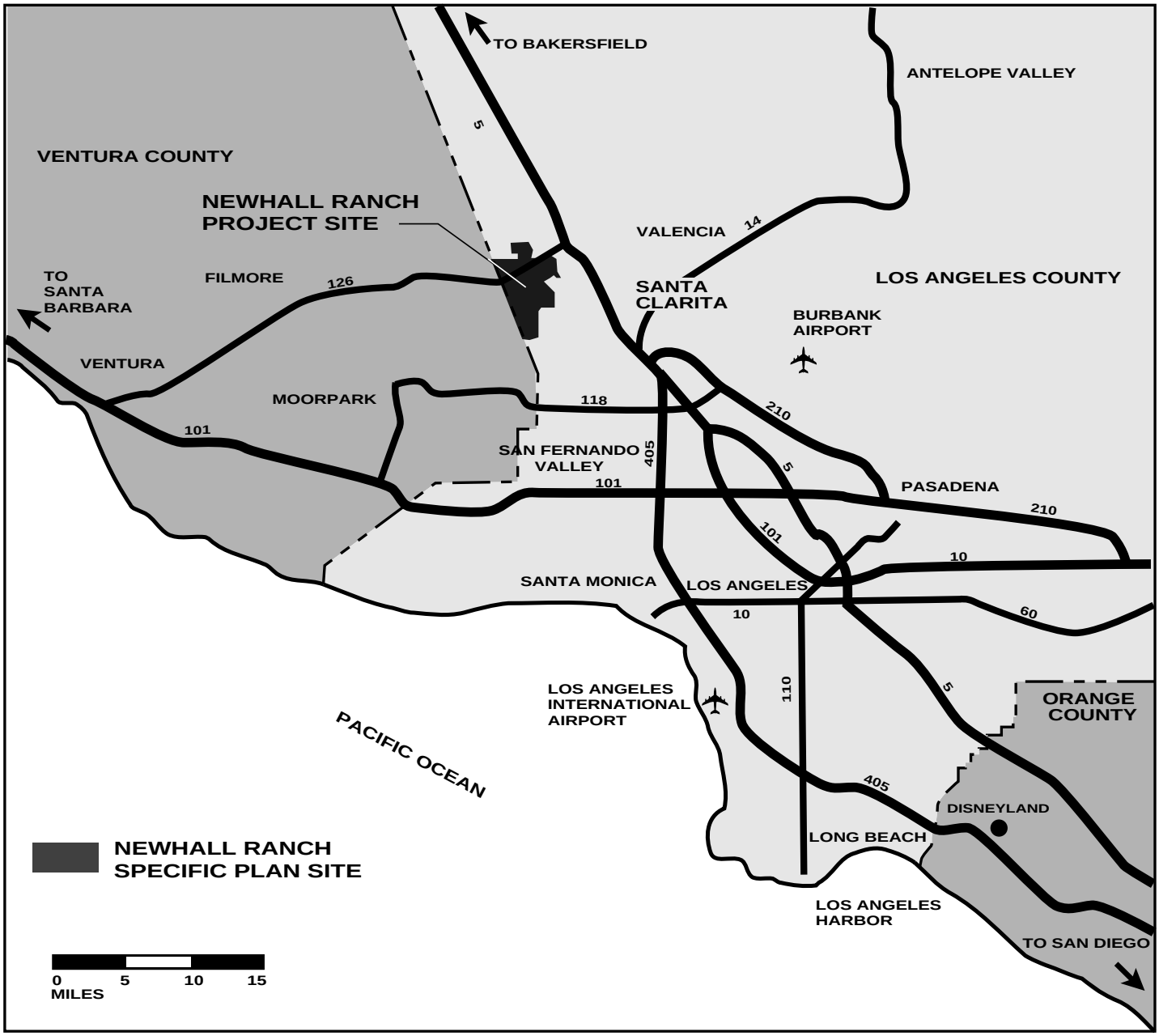
1. Location

The *Specific Plan* site is located in the northern portion of unincorporated Los Angeles County in the Santa Clara River Valley. The *Specific Plan Area* is irregular in shape (approximately 5 miles east-west and approximately 5.5 miles north-south) and encompasses approximately 11,963 acres. State Highway 126 (SR-126) and the Santa Clara River transect the site from east to west. The Golden State Freeway (I-5) corridor is located approximately one mile east of the site. The Regional Location Map, Exhibit 1.2-1 and Vicinity Map, Exhibit 1.2-2, illustrate the site in a regional and local context. The site is roughly bounded by the Valencia Commerce Center, the Chiquita Canyon Landfill, and the community of Val Verde to the north; the Santa Susana Mountains to the south; the Los Angeles County/Ventura County line to the west; and the Six Flags Magic Mountain theme park to the east.

The Newhall Ranch Specific Plan site can be characterized as an area of varying terrain, ranging from the flat agricultural lands along the Santa Clara River, to the gentle valleys, rolling hills, steep-faced cliffs and elevated mesas to the south and north of the river. The southerly portion of the site contains steep terrain and high plateaus of the Santa Susana Mountains. Although a large portion of the area has been altered by many years of such uses as *oil and natural gas operations*, cattle grazing and agricultural activities, the site contains rich biological resources. These resources include both riparian and oak savannah/woodland habitats, much of which will be preserved.

2. Access

Direct access to the site is provided by State Route 126 which transects *Specific Plan Area* in an east-west direction. The Golden State Freeway (Interstate Highway 5)/SR-126 interchange is located approximately one mile east of the site. San Martinez Grande Road and Chiquito Canyon Road north of SR-126 provide access to the northern portion of the site. South of SR-126, the site is crisscrossed by a network of paved and unpaved roadways which were established to serve the existing *oil and natural gas operations* and cattle grazing and farming operations.

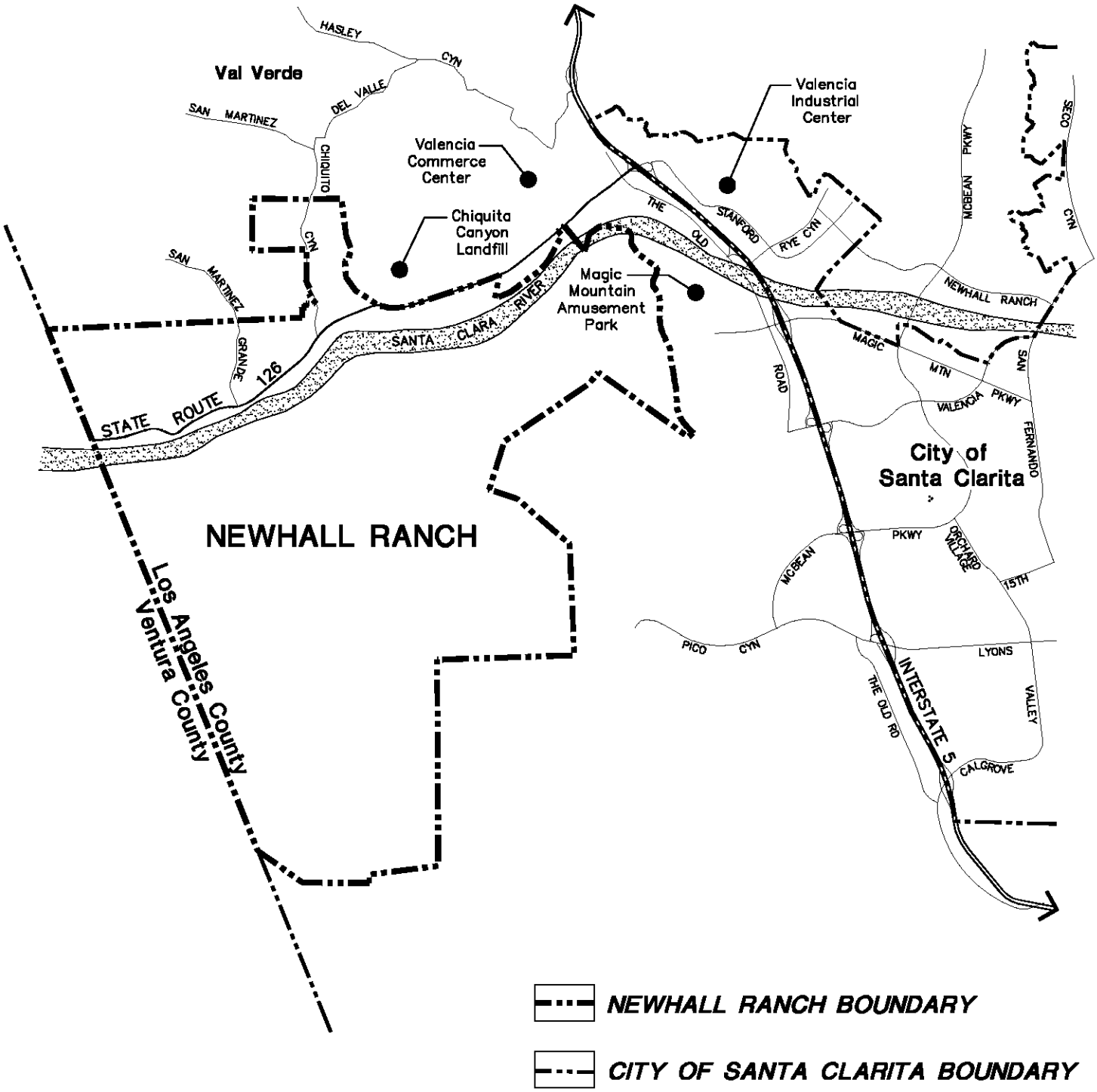


NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

EXHIBIT 1.2-1

REGIONAL LOCATION

Computer Mapping by FORMA Systems



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

EXHIBIT 1.2-2
VICINITY MAP

Computer Mapping by KRM Systems

MAY 2003
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3. Proposed Land Uses

The *Specific Plan* establishes the development regulations, policies and programs for the implementation of the proposed Land Use Plan. The plan allows for the following types of land uses:

- 20,885 dwelling units;
- 423 *Second Units* eligible for construction on the same lots as the 423 Estates included in the 20,885 dwelling units indicated above with the approval of a CUP;
- 629 acres of Mixed-Use development, including 4,101 of the 20,885 dwelling units indicated above;
- 67 acres of Commercial uses;
- 249 acres of Business Park land use;
- 37 acres of Visitor-Serving uses;
- 1,010 acres of *Open Area*, including
  - 141 acres of Community Parks, and
  - 869 acres in other open areas;
- 5,159 acres in *Special Management Areas* (permanent open areas);
- 50 acres in 10 neighborhood parks;
- a 15-acre lake;
- a public trail system;
- an 18-hole golf course;
- 2 fire stations;
- 1 public library;
- 1 electrical substation;
- the reservation of 5 elementary school sites, 1 junior high school site, and 1 high school site;
- a 6.8-million gallon per day Water Reclamation Plant; and
- other associated community facilities, such as roads and bridges.

Please refer to Section 2.3 of Chapter 2, Development Plan, for a more detailed description of the Land Use Plan and conceptual development plans of each Village.

The *Specific Plan* implements the Land Use Plan by establishing policies and site development regulations which are in conformance with the County of Los Angeles General Plan and the Santa Clarita Valley Area Plan.

4. Site History

The first Euro-American mention of the Newhall Ranch region occurred in the chronicles of the Portolá expedition of 1769. The expedition passed through the San Fernando Valley to Newhall and the Castaic Junction area, and then proceeded down the Santa Clara River, to Ventura, on its way to Monterey. Portolá, in fact, camped at the confluence of the Santa Clara and Castaic Creeks — modern Castaic Junction — and suggested this locale as an appropriate spot for a mission.

In subsequent years, the Upper Santa Clara River Valley region was traversed by a number of Spanish explorers, yet it remained isolated due to its rugged topography. However, as nearby missions (San Buenaventura and San Fernando) increased in size and their herds grew, it became necessary for them to establish mission ranchos, or *estancias*, to allow their cattle to graze some distance from the mission vineyards and fields. San Francisco Xavier served as the Estancia for Mission San Fernando. It comprised the upper reaches of the Santa Clara River Valley down to Piru — essentially what would become the Newhall Ranch. The Estancia was established in 1804, a few years after the founding of the mission itself. The headquarters of Estancia San Francisco Xavier was constructed at Castaic Junction, on a bluff overlooking the confluence of the Santa Clara and Castaic Creeks from the south. Eventually it was raised from the status of Estancia to Asistencia, or sub-mission.

The Asistencia de San Francisco Xavier represents the first European settlement of the Castaic Junction region. During this period, its primary function was as a ranching and perhaps agriculture out-station, although it undoubtedly served as a religious outpost as well. In 1839, Governor Avarado granted the Asistencia's land area, known as Rancho San Francisco, to Antonio del Valle. Notably, Antonio del Valle had served as majordomo and later administrator of Mission San Fernando and its lands from 1834 to 1837, and the family had made supplications to the governor in 1835 and 1837 to obtain a grant in the Santa Clara River Valley.

When finally awarded, the Rancho San Francisco contained slightly more than 46,000 acres.
Following established California agrarian practices, the del Valles utilized Rancho San Francisco primarily for the raising of cattle, although Mexican law also required the establishment of an orchard and other agriculture endeavors to validate a land grant.

Ygnacio del Valle sold the majority of Rancho San Francisco in 1865 to Thomas A. Scott and Thomas Bard, representing the Philadelphia and California Petroleum Company. The sale was precipitated by the discovery of tar seeps in Pico Canyon immediately to the south of the original land grant, where oil had been discovered six years earlier. In 1875, Scott and Bard sold 39,503 acres of the Rancho San Francisco to Henry Mayo Newhall, who employed the land, now called the Newhall Ranch, for diverse operations including wheat and barley farming, cattle and sheep grazing, and citrus and walnut orchards.

The year following Henry Newhall's death in 1882, his wife and sons formed The Newhall Land and Farming Company to manage the family operations, which at the time included some 143,000 acres of ranch and farmland in various ranches throughout California. In the 1930's, major oil and natural gas deposits were discovered on the Newhall Ranch which are still being extracted. Additionally, the Ranch has been the site of movie production over the past 85 years.

In 1964, responding to growth pressures in the southern California area, The Newhall Land and Farming Company announced plans for the creation of the master-planned, new-town-scale development of Valencia. Now, nearly 30 years old, Valencia is nearing build out and currently provides homes for over 30,000 residents.

In 1994, the Newhall Ranch Company was established as a division of The Newhall Land and Farming Company to create a second new town development, to be known as Newhall Ranch. Similar to Valencia, Newhall Ranch will provide a high-quality, master planned environment, one which offers homes, shopping, employment, and recreation opportunities. In addition, Newhall Ranch will provide a regionally significant open area system which conserves environmentally sensitive land and provides unique recreation opportunities.

5. Existing Land Uses and Designations

Existing land uses of the *Specific Plan Area* include *oil and natural gas operations*, scattered single-family homes, ranching and farming, as well as periodic use of the property by the movie industry for set locations. *Oil and natural gas operations* are slowly phasing out, but may continue until such time as the land is developed for other uses or until *oil and natural gas operations* are uneconomic. The Newhall Ranch is presently operating and/or leasing land for ongoing agriculture and cattle grazing operations. Ongoing use by the motion picture industry continues.

The Land Use Policy map of the County of Los Angeles General Plan designates the project site as Non-Urban and Significant Ecological Area. The Land Use Policy map of the Santa Clarita Valley Area Plan designates the project site as Non-urban 1 (0.05 du/ac and 0.5 du/ac), Non-urban 2 (1.0 du/ac), Commercial, Industry, Floodway-Floodplain, Floodway-Floodplain/SEA, Hillside Management, and Hillside Management/SEA. The existing zoning of the project site is primarily Heavy Agricultural (A-2), with the minimum lot size north of SR-126 being two (2) acres (A-2-2), and the minimum lot size south of SR-126 is five (5) acres (A-2-5), and a small area zoned as Industrial (M-1½).

The adoption of this *Specific Plan* requires amendments to portions of the Los Angeles County General Plan and the Santa Clarita Valley Area Plan, including changes to the Land Use Plan, Master Plan of Highways, Scenic Highway Element, Master Plan of Trails, SEA Boundaries, demographic projections for the Santa Clarita Planning Area, and other changes which may be deemed necessary by the County. It also requires a change of zone to "Specific Plan" and adoption of this *Specific Plan* document, which would become the zoning for the property.

6. Surrounding Land Uses and Designations

Existing land uses surrounding the site on the east include the Six Flags Magic Mountain theme park, undeveloped land, and the Stevenson Ranch residential community. Further to the east is the I-5 Freeway, and east of the freeway are the City of Santa Clarita and the master planned community of Valencia. The undeveloped and rugged Santa Susana Mountains are located to the south. To the west, the site is surrounded by similarly undeveloped river valley and mountainous terrain in Ventura County. To the north, are the foothills of the Los Padres National Forest, the rural communities of Val Verde and Hasley Canyon, and the Chiquita Canyon Landfill. The Valencia Commerce Center is located northeast of the site.

The surrounding land use designations of the Santa Clarita Valley Area Plan contiguous to the north are Non-urban 1 (0.05 du/ac and 0.5 du/ac), Non-urban 2 (1.0 du/ac), Urban 1 (1.1 to 3.3 du/ac), Resort Recreational, Industry, Hillside Management, and Floodway/Floodplain. To the east, the Area Plan designations are Non-urban 1 (0.5 du/ac), Non-urban 2 (1.0 du/ac), Open Area, and Hillside Management.

1.3 AUTHORITY

The Newhall Ranch Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The California Government Code authorizes jurisdictions to adopt specific plans by resolution, as policy documents or by ordinance as regulatory documents. The law allows preparation of Specific Plans, as may be required for the systematic execution of the General Plan, and further allows for their review and adoption. Title 22, Chapter 22.46 of the Los Angeles County Planning and Zoning Code provides the procedures for the processing of *Specific Plans* in Los Angeles County. The Regional Planning Commission recommends approval of the *Specific Plan* and the certification of the EIR, and the Los Angeles County Board of Supervisors adopts the *Specific Plan* and certifies the *EIR*.

The Newhall Ranch Specific Plan is a regulatory plan which will serve as the zoning for the subject property. Subsequent approvals such as Conditional Use Permits, tentative tract maps, parcel maps and other development approvals must be consistent with the *Specific Plan*.

1.4 RELATIONSHIP OF THE SPECIFIC PLAN TO THE GENERAL PLAN

The Newhall Ranch Specific Plan implements the goals and policies of the Los Angeles County General Plan and Santa Clarita Valley Area Plan within the *Specific Plan Area*. Appendix 7.2, Consistency Analysis, contains an analysis demonstrating how the Newhall Ranch implements the goals and objectives of the Los Angeles County General Plan and Santa Clarita Valley Area Plan. Because any adopted *Specific Plan* must be consistent with the County General Plan and the Area Plan, all projects which are found to be consistent with this *Specific Plan* will be deemed consistent with the General Plan.

2.1 SPECIFIC PLAN OBJECTIVES

The objectives below provide a policy foundation for the Newhall Ranch development plan and the regulations and guidelines of the *Specific Plan*. Please see Appendix 7.2, Consistency Analysis, for an analysis of the *Specific Plan's* consistency with the Los Angeles County General Plan and Santa Clarita Valley Area Plan and a comparison of these objectives with the applicable General Plan policies.

Land Use Planning Objectives

1. Create a major new community with interrelated Villages that allows for residential, commercial and industrial development, while preserving significant natural resources, important landforms and open areas.

2. Avoid leapfrog development and accommodate projected regional growth in a location which is adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers.

3. Cluster development within the site to preserve regionally significant natural resource areas, sensitive habitat, and major landforms.

4. Provide development and transitional land use patterns which do not conflict with surrounding communities and land uses.

5. Arrange land uses to reduce vehicle miles traveled and energy consumption.

6. Provide a complementary and supportive array of land uses which will enable development of a community with homes, shopping, employment, schools, recreation, cultural and worship facilities, public services, and open areas.

7. Organize development into Villages to create a unique identity and sense of community for each.

8. Design Villages in which a variety of higher intensity residential and nonresidential land uses are located in proximity to each other and to major road corridors and transit stops.

9. Establish land uses and development regulations which permit a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental).

10. Designate sites for needed public facilities such as schools, fire stations, libraries, water reclamation plant and parks.

11. Allow for the development of community services and amenities by the public and private sectors, such as medical facilities, child care, colleges, worship facilities, cultural facilities, and commercial recreation.

12. Create a physically safe environment by avoiding building on fault lines and avoiding or correcting other geologically unstable landforms; by constructing flood control improvements to protect urban areas; and by implementing a fuel modification program to protect against wildfire.

Economic Objectives

1. Adopt development regulations which provide flexibility to respond to and adjust to changing economic and market conditions over the life of Newhall Ranch.

2. Provide a tax base to support public services.

3. Adopt development regulations and guidelines which allow site, parking, and facility sharing and other innovations which reduce the costs of providing public services.

4. Earn a reasonable return on investment.

Mobility Objectives

1. Design a mobility system which includes alternatives to automobile use.

2. Provide a safe, efficient, and aesthetically attractive street system with convenient connections to adjoining regional transportation routes.

3. Facilitate public transit by reserving right-of-way for future MetroLink line, space for a park-and-ride and/or MetroLink station, and by providing bus pull-ins along highways.

4. Provide an efficient street circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.

5. Establish a diverse system of pedestrian and bicycle trails, segregated from vehicle traffic, to serve as an alternative to automobile use.

Parks, Recreation, and Open Area Objectives

1. Retain a major *Open Area* which could act as a regional recreational park and an ecological reserve.

2. Provide for the recreational use of open areas that is compatible with protection of significant natural resources.

3. Provide neighborhood and Community Parks and improvements which satisfy park dedication requirements and meet the recreational needs of local residents.

4. Locate Neighborhood Parks adjacent to schools and establish joint-use agreements between park and school districts.

5. Provide a range of recreational opportunities including passive and active parks, an 18-hole golf course, and a recreational lake.

6. Provide an extensive system of pedestrian, bicycle and hiking trails within the Villages and hiking trails in the *Special Management Areas* (*SMAs*) and *Open Area*.

Resource Conservation Objectives

1. Protect wetland and endangered species in the Santa Clara River.

2. Preserve the Santa Clara River Corridor and adjacent uplands containing significant natural resources for their resource value, *Open Area*, and recreational use.

3. Retain major *Open Area* and its natural vegetation as a wildlife or ecological reserve.

4. Preserve significant stands of oak trees.

5. Preserve the site of the historical Asistencia (San Fernando Mission Annex).

6. Identify and protect significant resources within the two Los Angeles County Significant Ecological Areas.

7. Preserve or minimally impact the most significant ridgelines and other major topographical landforms.

8. Provide a Water Reclamation Plant and supplementary distribution system to use reclaimed water.

9. Promote water conservation through design guidelines that encourage use of drought-tolerant and native plants.

2.2 DESIGN CONSTRAINTS AND OPPORTUNITIES

The Opportunities and Constraints described below are initial summaries of the critical factors affecting development determined during the planning process for the Newhall Ranch Specific Plan and, as such, are generalized in both text and graphic representation. The more detailed site investigation studies which contributed to the planning process are listed in the bibliography to the project *EIR* (State Clearinghouse #95011015).

Constraints

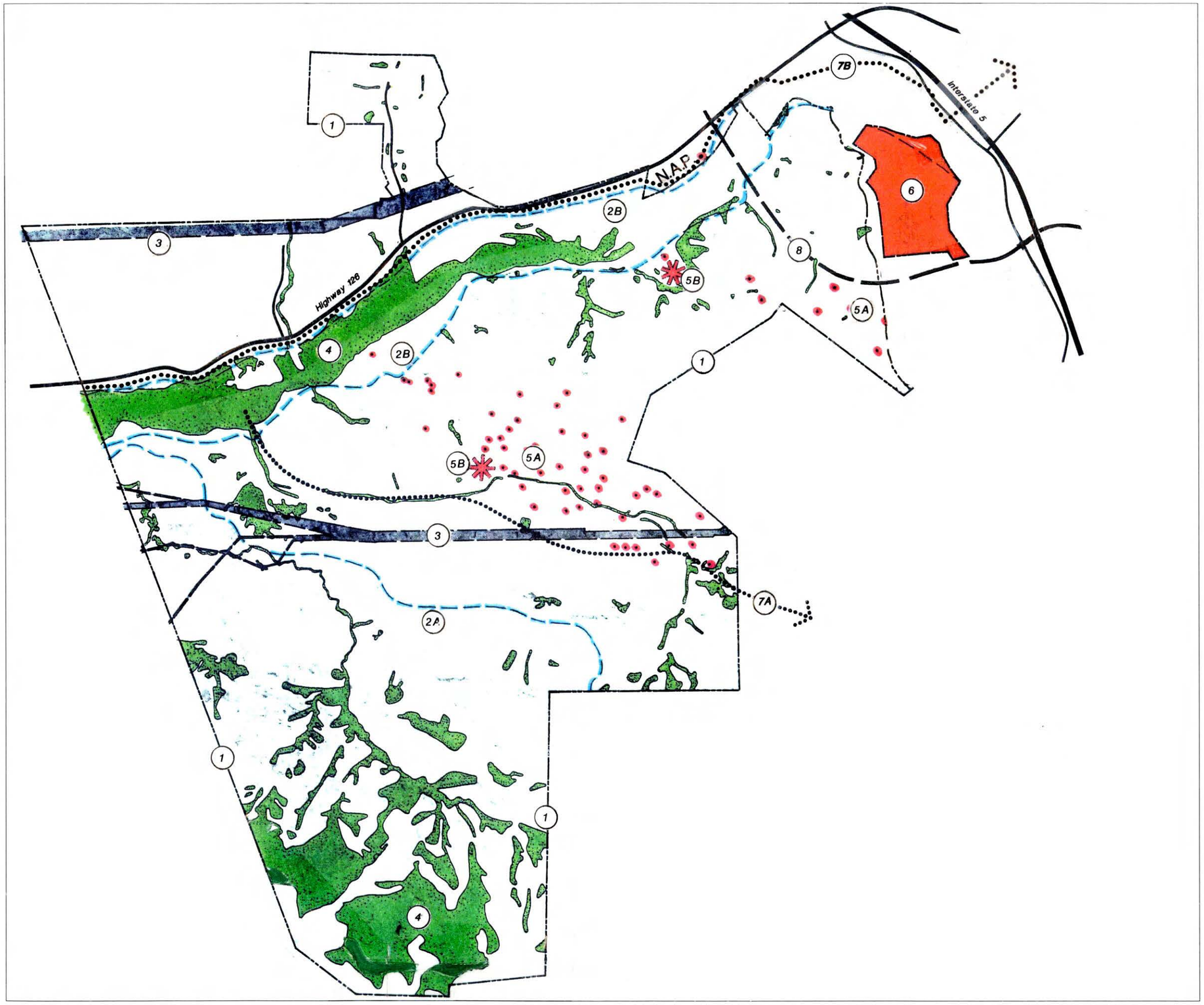
The constraints discussed below are identified by the corresponding number on the Constraints Maps A and B, Exhibits 2.2-1 and 2.2-3. Exhibit 2.2-2 is a separate exhibit which more clearly shows the SEA Boundaries discussed in paragraph 2 below.

1. Project Boundary

The Newhall Ranch planning boundary includes an area of approximately 11,963 acres. The *Specific Plan Area* includes a portion of The Newhall Land and Farming Company's property lying west of Interstate 5 and extending west to the Los Angeles/Ventura County boundary. It is configured by ownership boundaries and existing or entitled development to the north and east, County boundary to the west and undeveloped private and government properties in the Santa Susanna Mountains to the south. The property is located within the Santa Clara River Valley.

2. Significant Ecological Area (SEA) Boundaries

Portions of County Significant Ecological Areas 20 (Santa Susana Mountains) and 23 (Santa Clara River) are located within the *Specific Plan* Areas, as shown on Exhibit 2.2-2, Significant Ecological Areas Map. The Los Angeles County General Plan established SEAs in order "to preserve the County's



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

(1) PROJECT BOUNDARY

(2) SIGNIFICANT ECOLOGICAL AREA BOUNDARIES
- (2A) S.E.A. #20 SANTA SUSANA MOUNTAINS
- (2B) S.E.A. #23 SANTA CLARA RIVER

(3) SIGNIFICANT ENCUMBRANCES AND EASEMENTS

(4) SENSITIVE VEGETATION/ HABITAT ZONES

(5) OIL AND NATURAL GAS OPERATIONS
- (5A) OPERATIONAL SITES
- (5B) NATURAL GAS FACILITIES

(6) MAGIC MOUNTAIN

(7) PROPOSED COUNTY REGIONAL TRAILS
- (7A) PICO CANYON TRAIL
- (7B) SANTA CLARA RIVER TRAIL

(8) COMMERCE CENTER DRIVE/ MAGIC MOUNTAIN PARKWAY

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

100 ACRES 400 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.2-1

CONSTRAINTS MAP A

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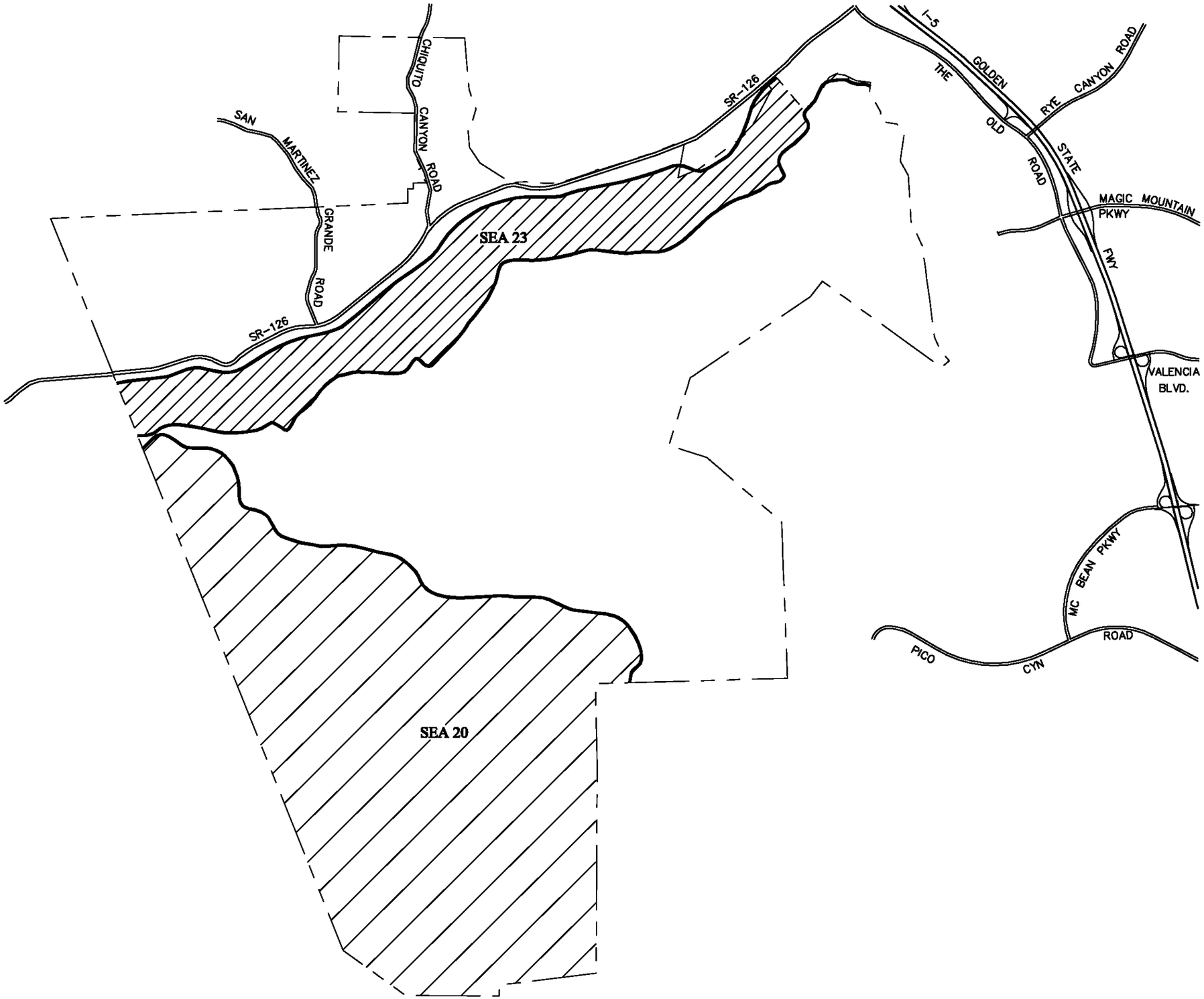

NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

SIGNIFICANT ECOLOGICAL AREA #20
SANTA SUSANA MOUNTAINS

SIGNIFICANT ECOLOGICAL AREA #23
SANTA CLARA RIVER

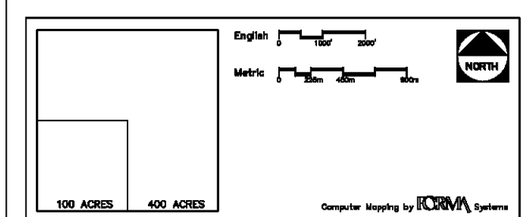

EXHIBIT 2.2-2
SIGNIFICANT ECOLOGICAL AREAS MAP

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NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

(9) MAJOR DRAINAGES
- (9A) BLUE LINE STREAMS
- (9B) ACOE WATERS OF THE U.S. (SEE NEWHALL RANCH EIR FOR MORE DETAILED DELINEATION)

(10) MAJOR SLOPES

(11) FAULT ZONES AND SLIDE AREAS
- (11A) MAJOR SLIDE AREAS
- (11B) FAULT CONDITIONS

(12) CHIQUITA CANYON LANDFILL

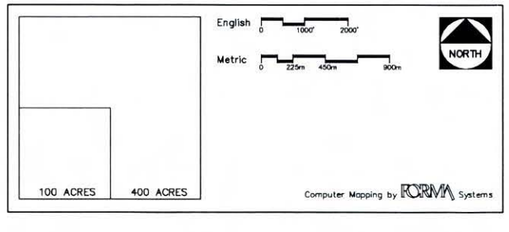


EXHIBIT 2.2-3

CONSTRAINTS MAP B

MAY 2003

significant ecological resources in as viable and natural condition as possible." The General Plan provides a set of Design Compatibility Criteria to which developments in SEAs must conform, as well as an SEA Performance Review Procedure for proposed developments which includes review by the County's Significant Ecological Area Technical Committee (SEATAC). A Conditional Use Permit is required for development in an SEA as set forth in Section 22.56.215 of the County Code.

Designation (#2A) marks the current delineation of SEA 20, which is primarily noted for its oak/woodland conditions, wildlife corridor, and drainage areas. Designation (#2B), marks the delineation of the Santa Clara River Corridor SEA 23 which is noted for its wetlands and critical habitat for the unarmored threespine stickleback (UTS) fish and the least Bell's vireo bird. A total of approximately 5,237 acres of the 11,963-acre Newhall Ranch are within SEAs 20 and 23 (3,947 acres in SEA 20 and 1,290 acres in SEA 23). The remainder of the Newhall Ranch (approximately 6,726 acres) is outside the SEA boundaries. The County has indicated that adjustments to SEA boundaries is possible with detailed study: "Due to the scale and generalization of the SEA maps, special management boundaries may be determined on a site analysis basis, after a review of more detailed mapping and additional environmental information."[1]

3. Significant Encumbrances and Easements

Several easements cross Newhall Ranch, the largest of which is the Southern California Edison Company electrical transmission line easement; the transmission lines traverse the property from east to west generally along the southern edge of Potrero Canyon. An Edison Easement on the northern perimeter of the project area is also of substantial width and bisects the flag shaped section of the site which extends into Chiquito Canyon. Another of the major easements is a 34-inch high pressure Southern California Gas

[1] *Significant Ecological Areas, A summary of County Policy Criteria and Procedures*, County of Los Angeles Department of Regional Planning, June 1992, page 2.

Company natural gas line. The gas line also runs generally through Potrero Canyon in an east to west direction. There are numerous other oil and natural gas, Edison, and water pipelines which traverse the site, but they are not considered significant constraints.

4. Sensitive Vegetation/Habitat Zones

Habitat types that may occur in the area include the following types that are considered sensitive by both public and private resource agencies:

- Riparian habitats — mulefat scrub, southern willow scrub, southern willow riparian woodland, southern cottonwood/willow riparian forest, cottonwood/oak woodland, and any wetlands contained within these habitat types.

- Wetland habitats — valley freshwater marsh, ponds, mesic meadow, and any other areas that meet defined wetland criteria.

- Upland Woodland habitats — coast live oak woodland, valley oak woodland, valley oak savanna, California walnut woodland, and mainland cherry forest.

- Upland Shrub habitat — coastal sage scrub.

For a more detailed list, see the Newhall Ranch EIR.

5. Oil and Natural Gas Operations

Oil and natural gas operations on the site may remain as long as economically feasible. These have been plotted on Constraints Map "A" Exhibit 2.2-1 (#5A). Residential and non-residential uses can be developed adjacent to, but not on, these *oil and natural gas operations* with appropriate setbacks, fencing, and access, in accordance with State Department of Oil and Gas Regulations; and the *oil and natural gas operations* themselves can be altered or designed to be compatible with adjacent land uses.

There are a variety of oil and natural gas-related facilities which will remain as long as *oil and natural gas operations* exist. These include office buildings; storage facilities; gas pumping plant, Exhibit 2.2-1 (#5B); gas flare(s); and various pipelines.

6. Six Flags Magic Mountain Amusement Park

Magic Mountain operations represent a constraint for Newhall Ranch, as amusement park noise and traffic are immediately adjacent to the *Specific Plan* boundary. Compatible land uses will be required adjacent to these impacts.

7. Proposed County Trails

The Los Angeles County Department of Parks and Recreation has proposed two regional trails that traverse the site: the Pico Canyon Trail, Exhibit 2.2-1 (#7A) and the Santa Clara River Trail, Exhibit 2.2-1 (#7B).

8. Existing Access Points

State Route 126 (SR-126) is the major access through the *Specific Plan Area*. Chiquito Canyon Road and San Martinez Grande currently traverse the site north of SR-126, Pico Canyon Road, Commerce Center Drive and Magic Mountain Parkway, Exhibit 2.2-1 (#8) are planned circulation links. Off-site, an existing easement through the adjacent property will accommodate the extension of Valencia Boulevard to the site.

9. Drainage and Watersheds

Newhall Ranch contains numerous drainage areas tributary to the Santa Clara River, that are represented as blue line streams, Exhibit 2.2-3 (#9A), on United States Geological Survey (USGS) maps. These drainage areas are subject to the jurisdiction of the California Department of Fish and Game and the U.S. Army Corps of Engineers. Areas along the Santa Clara River that may be subject to flooding will require bank stabilization and/or pad elevation of the ground surface in order to protect land uses from flooding.

The Army Corps of Engineers (*ACOE*) Waters of the U.S. delineation for the Santa Clara River Corridor, Exhibit 2.2-3 (#9B) was completed in August 1993, and these delineation boundaries generally represent the location of wetland resources as determined by ACOE.

10. Major Slopes

The slope constraint areas represented on the map, Exhibit 2.2-3, are large areas of land where predominant slopes are greater than 25 percent. These areas are a physical constraint. Also, major slope preservation allows for open land which increases the aesthetic appeal of the development. There are other smaller steep slopes outside of those indicated on the Constraints Map "B", Exhibit 2.2-3, but grading in these areas can mitigate concerns. The table below shows the acreage and percentage of the property in each slope category.

NEWHALL RANCH SLOPE ANALYSIS

SLOPE CATEGORY	PERCENTAGE OF SPECIFIC PLAN AREA	ACREAGE
0-25%	46%	5541 Ac.
25-50%	28%	3282 Ac.
50% and above	26%	3140 Ac.
TOTAL	**100%**	**11,963 Ac.**

11. Fault Zones and Slide Areas

For the purposes of determining overall feasibility and locating appropriate land uses, a preliminary geology report has been prepared by the geotechnical and soils engineers. The major slide areas, Exhibit 2.2-3 (#11A), and fault conditions, Exhibit 2.2-3 (#11B), have been shown on the Constraints Map.

12. Chiquita Canyon Landfill

The Chiquita Canyon Landfill is adjacent to the site. Consideration must be given to its visual and traffic impacts and the need to ensure the planning of compatible land uses in the new community.

13. Asistencia Historical Site (not mapped)

The Asistencia site marks the location of an outpost of the San Fernando Mission which was established in 1804, near today's Castaic Junction. There are no remains of the buildings standing. However, the site contains cultural resources which have not been completely explored or documented.

14. Archaeological Sites (not mapped)

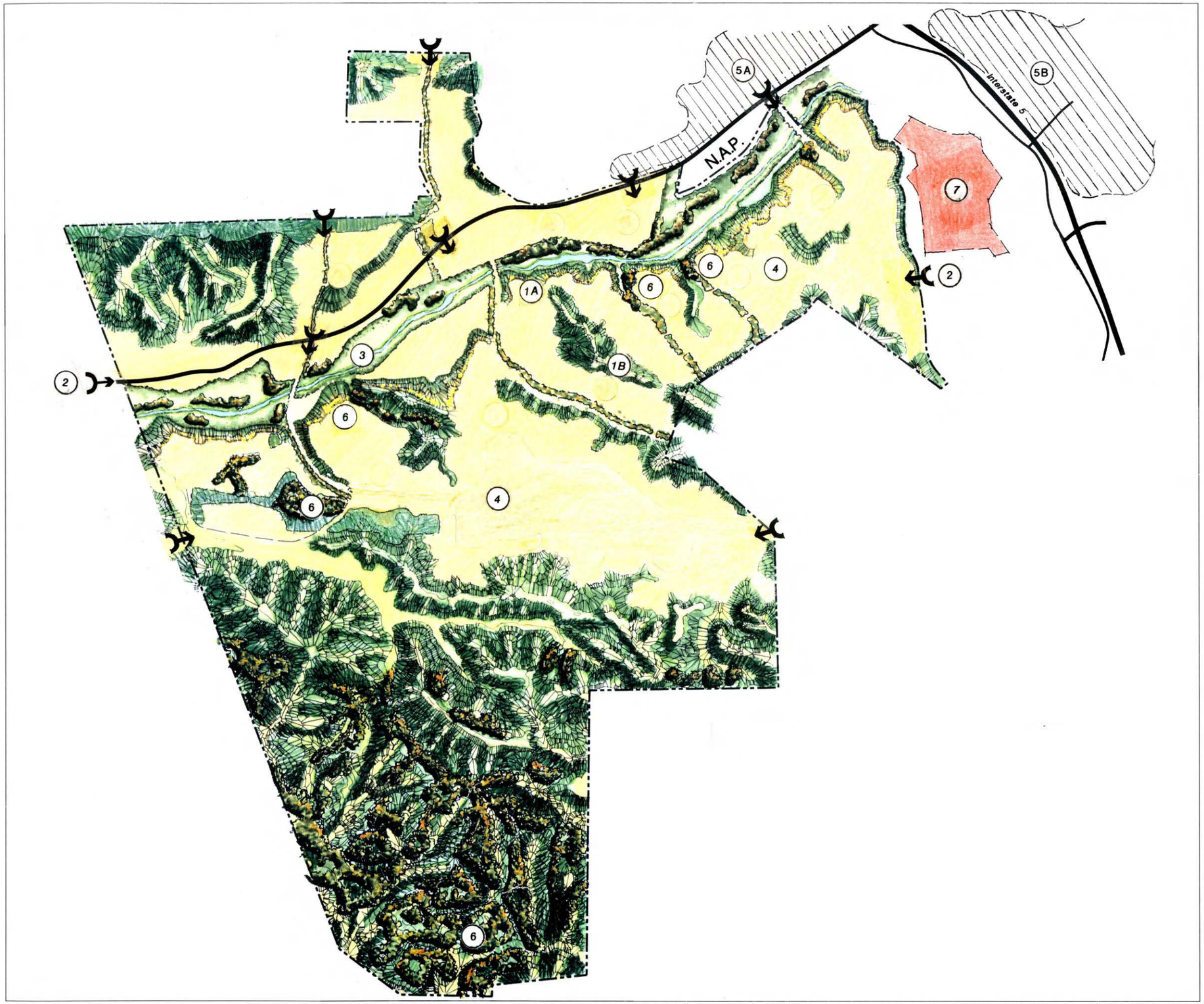
The *Specific Plan Area* was found to have a very low density of archaeological remains, with site locations closely conforming to the expectations derived from the archival records search. With only two exceptions, identified sites are concentrated along the Santa Clara River. A total of eight prehistoric archaeological sites and one isolated artifact were identified during the intensive Phase I survey. The locations of the sites have intentionally been left off the map in order to prevent unqualified persons from visiting and possibly vandalizing the sites.

Opportunities

The opportunities discussed below are identified by the corresponding number on the Opportunities Map, Exhibit 2.2-4.

1. Topography

The topography of the site creates numerous distinctive landforms and visual features. The Santa Clara River Valley is composed of flat and sloping bottom lands. Along the south side of the river are prominent bluffs, Exhibit 2.2-4 (#1A).



NEWHALL RANCH™
SPECIFIC PLAN

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L E G E N D

1 *TOPOGRAPHY*
- 1A *BLUFFS*
- 1B *SAWTOOTH RIDGE*

2 *ACCESS*

3 *SANTA CLARA RIVER*

4 *DEVELOPABLE AREA*

5 *MAJOR EMPLOYMENT CENTERS*
- 5A *VALENCIA COMMERCE CENTER*
- 5B *VALENCIA CORPORATE CENTER*

6 *OAK TREES*

7 *MAGIC MOUNTAIN*

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

100 ACRES 400 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.2-4

OPPORTUNITIES MAP

MAY 2003

The extensive flat mesa land at the top of the bluffs marks the long-ago elevation of the river. There are numerous small drainages which enter the river from the south. These small, steep canyons contain numerous native oaks. Large canyons tributary to the river include San Martinez Grande and Chiquito Canyons north of the River, and Potrero, Long/Adobe and Salt/ Rawhide Canyons to the south. Distinctive elevated features include Sawtooth Ridge Exhibit 2.2-4 (#1B), which is located along the northeast side of Long/Adobe Canyon, and "Ayers Rock", which is located at the northern edge of Potrero Canyon. There are other numerous distinctive ridges within the Santa Susana Mountains which compose the southern-most portion of the property.

These significant landforms represent attractive backdrop conditions and scenic opportunities for Newhall Ranch. In particular, the bluffs on the south side of the Santa Clara River Corridor are a valuable landform opportunity, as they provide the primary view from State Highway 126. Significant landforms provide landmarks and *Open Area* separation between the Villages of Newhall Ranch.

2. Access

The Opportunities Map identifies points at which road access exists or can be provided into the project area, Exhibit 2.2-4 (#2).

Newhall Ranch has excellent proximity to regional highways and freeways. Interstate 5 is California's main north-south freeway, providing direct connection to the Los Angeles and Sacramento metropolitan areas. State Routes 126 and 14 provide links to the coast and desert, respectively. A direct commuter rail connection to Los Angeles via MetroLink is available from nearby Saugus, and a future MetroLink line is proposed through Newhall Ranch from Ventura to Saugus.

3. Santa Clara River

The Santa Clara River through Newhall Ranch, is one of the most prominent visual features of the site and provides a unique opportunity to plan a community that is integrated into a natural setting.

4. Developable Area

The areas designated as developable area, Exhibit 2.2-4 (#4), are those general locations in which urban development may occur. They have been identified as the property areas for development on the basis of factors such as topography, vegetation, access, and geotechnical analysis. More detailed evaluation will be conducted at the time of actual development.

5. Major Employment Centers

The Valencia Commerce Center, Exhibit 2.2-4 (#5A), is located on the northern boundary of Newhall Ranch, with the Valencia Industrial Center, and the Valencia Corporate Center, Exhibit 2.2-4 (#5B), located east of Interstate 5. Six Flags Magic Mountain Amusement Park (#7) is located to the northeast of the site. These and other nearby major employment centers will provide, when completed, approximately 60,000 jobs.

6. Oak Woodlands and Savannahs

The variety of oak tree woodlands and savannahs on the site provide a resource which is attractive and beneficial to the future community. Preservation of these resources provides wildlife habitat for existing species and a scenic amenity for future residents.

7. Six Flags Magic Mountain

Magic Mountain is a nationally-known theme park, attracting almost 4 million visitors annually. Its location near the crossroads of I-5 and SR-126 and visible position in the marketplace, serves as a regional magnet for the area. It is a notable source of employment (over 3,000 jobs) and a regional recreational opportunity.

8. The Santa Clarita Woodlands Park (not mapped)

The Santa Clarita Woodlands Park is a proposed 8,000-acre open area preserve located southeast of Newhall Ranch within the higher elevations of the Santa Susana Mountains from Interstate 5, west to within approximately one-half mile of the Newhall Ranch *High Country SMA*.

9. Views (not mapped)

The site has innumerable short- and long-distance views. The significance of the views is a key factor in master planning and view analysis has been instrumental in the development of the Land Use Plan.

2.3 LAND USE PLAN

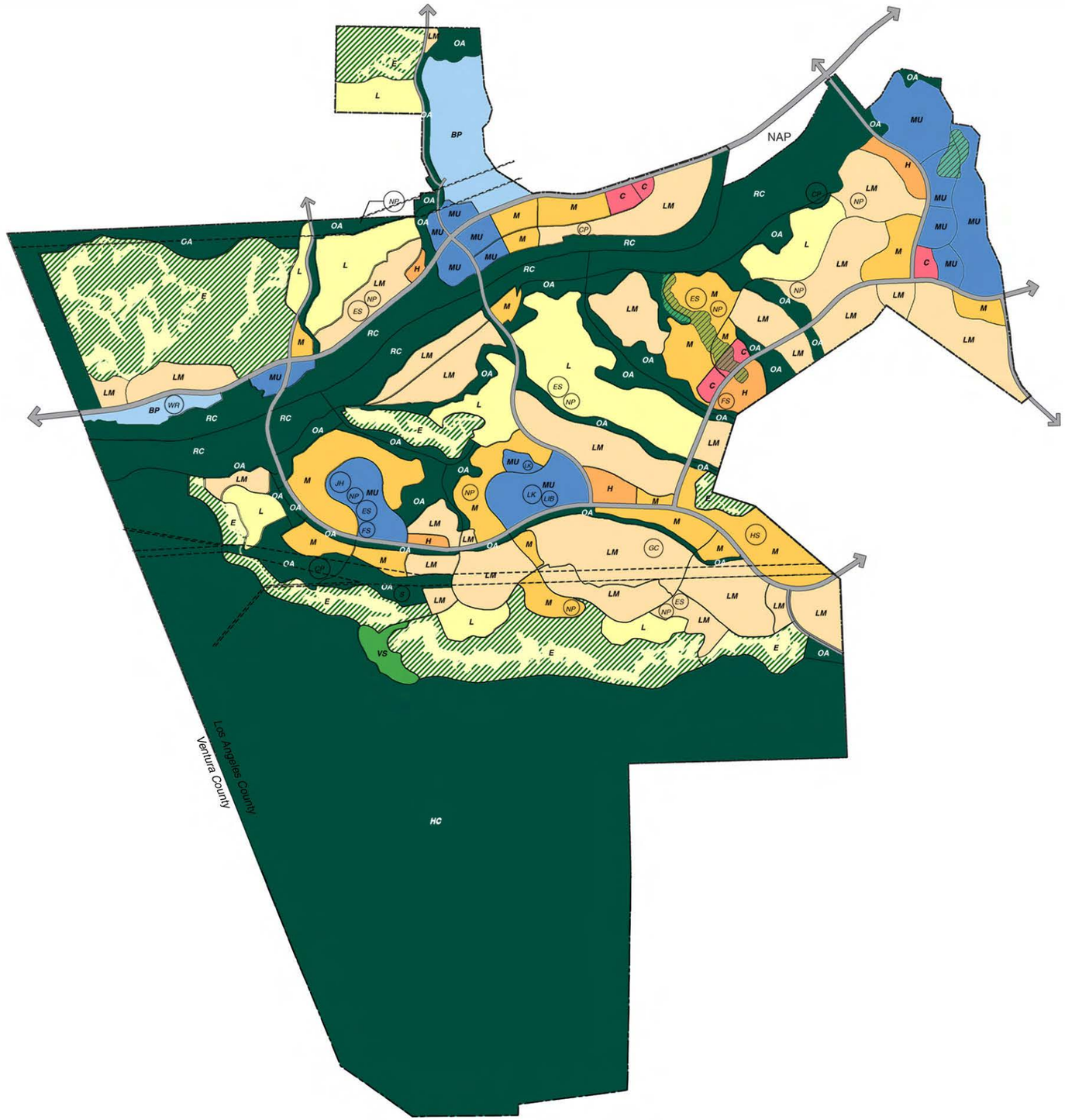
The Land Use Plan (Exhibit 2.3-1) and the Overall Land Use Plan Statistical Table (Table 2.3-1) provide the framework for development of the *Specific Plan Area*. The Land Use Plan describes the Newhall Ranch Specific Plan *land use designations* which include Mixed-Use, Commercial, Business Park, Visitor-Serving, *Open Area*, two *Special Management Areas*, and five types of Residential; all linked by a comprehensive system of roadways and trails. *Land use overlays* are also included on the Land Use Plan to show approximate locations of public facility and recreation uses such as schools, parks, fire stations, and the Water Reclamation Plant.

The Land Use Plan contains five complementary "Villages", with specific *land use designations* for each parcel. The five Villages within the *Specific Plan Area* include:

- **Riverwood** — situated north of the Santa Clara River and along State Highway 126;
- **Oak Valley** — located in the westerly portion of Potrero Canyon;
- **Potrero Valley** — occupies the central and easterly portions of Potrero Canyon;
- **Long Canyon** — situated in the valley and hills adjacent to the Sawtooth Ridge, south of the Santa Clara River; and
- **The Mesas** — overlooks the Santa Clara River in the Northeast portion of the site.

1. Village Concept

The central organizing feature of the Newhall Ranch Specific Plan is its division into a series of five distinct Villages. These Villages are defined by natural landmarks and topographical features and are depicted on Exhibit 2.3-2 . Dividing this large community into Villages allows for the creation of convenient Village Centers, giving future residents optimal access to commercial, recreational and public facilities.



NEWHALL RANCH
SPECIFIC PLAN

L E G E N D

- E — ESTATES
- L — LOW DENSITY
- LM — LOW-MEDIUM DENSITY
- M — MEDIUM DENSITY
- H — HIGH DENSITY
- MU — MIXED USE
- C — COMMERCIAL
- BP — BUSINESS PARK
- VS — VISITOR SERVING
- OA — OPEN AREA
- RC — RIVER CORRIDOR
- HC — HIGH COUNTRY
- CDFG SPINEFLOWER CONSERVATION EASEMENTS
- ROADS*
- SCE/UTILITY EASEMENT

LAND USE OVERLAYS (POTENTIAL LOCATIONS)

- CP — COMMUNITY PARK
- NP — NEIGHBORHOOD PARK
- ES — ELEMENTARY SCHOOL
- JH — JUNIOR HIGH SCHOOL
- HS — HIGH SCHOOL
- LIB — LIBRARY
- GC — GOLF COURSE
- LK — COMMUNITY LAKE
- FS — FIRE STATION
- S — ELECTRICAL SUBSTATION
- WR — WATER RECLAMATION PLANT

Roads/road rights of way within CDFG spineflower conservation easements and all other spineflower preserves are subject to realignment prior to subdivision approval pursuant to Board motion (March 25, 2003).

10 ACRES 40 ACRES

English 0 1,000 2,000 Feet

Metric 0 225 450 675 900 Meters

NORTH

FORMA

Exhibit 2.3-1

LAND USE PLAN

MAY 2003

lup_043003.mxd

TABLE 2.3-1

OVERALL LAND USE PLAN STATISTICAL TABLE

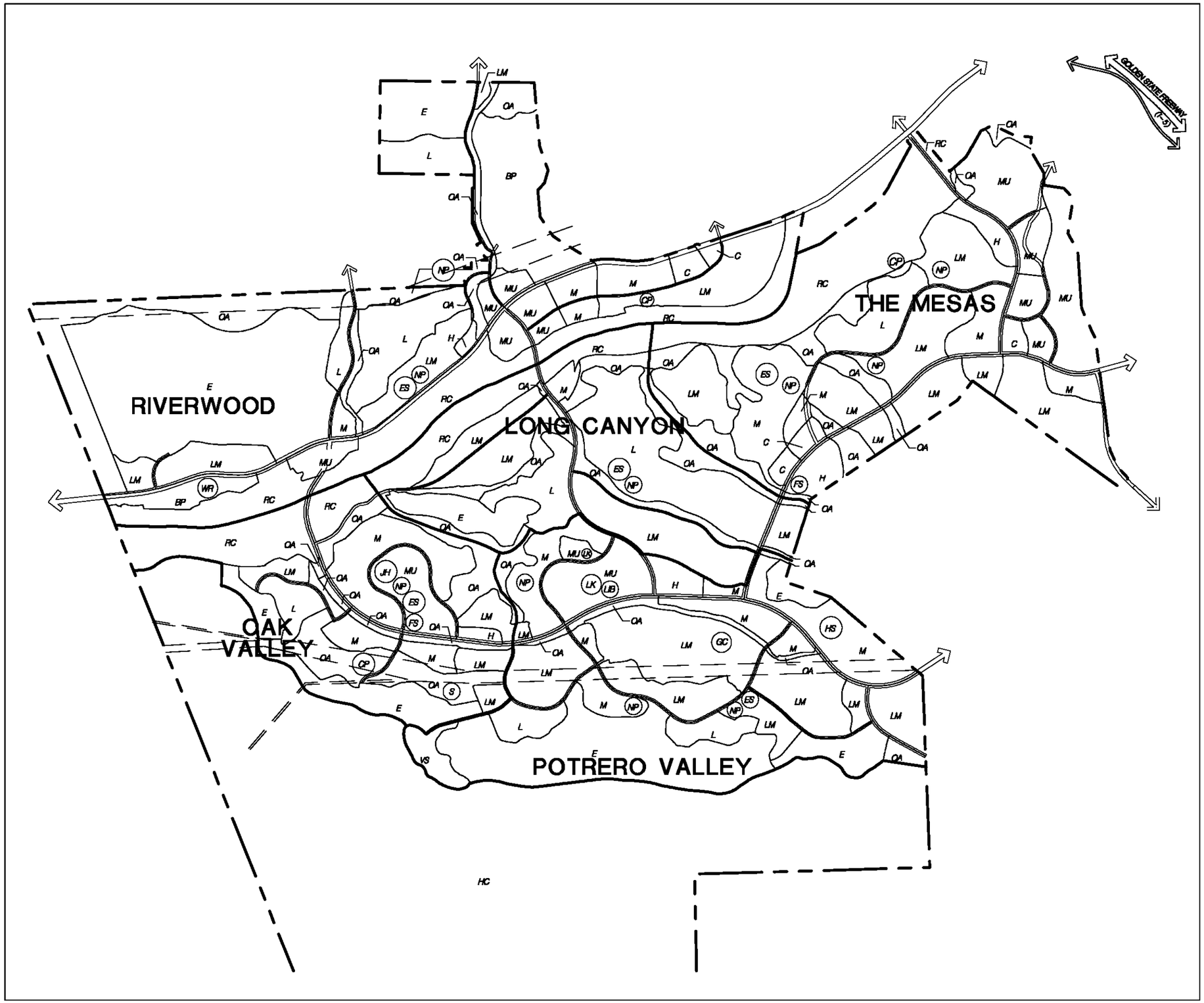
Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units[1]
Residential:			
Estate[1]	1,324.0	423	423
Low	744.4	671	
Low-Medium	1,781.7	6,000	
Medium	841.0	7,371	
High	121.8	2,319	
Subtotal	4,812.9	16,784	423
Mixed-Use and Non-Residential:			
Mixed-Use[2]	628.7	4101	
Commercial	67.2		
Business Park	248.6		
Visitor Serving	36.7		
Subtotal	981.1	4,101	0
Major Open Areas:			
High Country SMA	4,184.6		
River Corridor SMA	974.8		
Open Area	1,010.4		
Subtotal	6,169.8	0	0
TOTAL	11,963.8	20,885	423
(Total Units including Second Units[1])		21,308	

	Land Use Overlays	Approx. Acre Allocation
10	Neighborhood Parks	50 ac
5	Elementary Schools	35 ac
1	Junior High School	25 ac
1	High School	45 ac
1	Golf Course	180 ac
2	Fire Stations	2 ac
1	Library	2 ac
1	Water Recl. Plant	15 ac
1	Lake	15 ac
3	Community Parks	181 ac
1	Electrical Substation	2 ac
	Arterial Roads	331 ac

1 Within each Estate lot one (1) Second Unit is eligible to be constructed with the approval of a CUP (see Second Units, Section 3.9). This may increase the total number of permitted dwelling units of 20,885 by 423, to a maximum total units of 21,308.

2 Mixed-Use includes commercial and residential uses.



NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

PV-17	PLANNING AREA
E	ESTATE RESIDENTIAL
L	LOW RESIDENTIAL
LM	LOW-MEDIUM RESIDENTIAL
M	MEDIUM RESIDENTIAL
H	HIGH RESIDENTIAL
MU	MIXED-USE
C	COMMERCIAL (RETAIL/OFFICE)
BP	BUSINESS PARK
VS	VISITOR SERVING
OA	OPEN AREA
RC	RIVER CORRIDOR SPECIAL MANAGEMENT AREA
HC	HIGH COUNTRY SPECIAL MANAGEMENT AREA
	ROADS
	SCE/UTILITY EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

CP	COMMUNITY PARK
NP	NEIGHBORHOOD PARK
ES	ELEMENTARY SCHOOL
JH	JUNIOR HIGH SCHOOL
HS	HIGH SCHOOL
LIB	LIBRARY
GC	GOLF COURSE
LK	COMMUNITY LAKE
FS	FIRE STATION
S	ELECTRICAL SUBSTATION
WR	WATER RECLAMATION PLANT

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

10 ACRES 40 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.3-2

VILLAGE PLAN

MAY 2003

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The Villages build their identity from the natural features of the land, and therefore vary in size and shape. Each Village contains a focal point or activity core, differing in size and amenities according to the population served. The largest Villages will contain a Mixed-Use Center or core containing retail, office, residential, recreation, and public uses. These Mixed-Use Village Centers will become activity hubs and focal points for Village residents and visitors alike.

Although the size and boundaries of individual Villages are shaped by unique environmental qualities, the Villages share some common planning principles and characteristics:

a. Designing With Nature

Land uses are located to accommodate and preserve major natural landforms and significant environmental features, such as the river corridor, ridgelines, hillsides, creeks, bluffs, and oak woodlands. Not only will this land use approach preserve natural resources, but it will serve to enhance the view and recreation opportunities within the *Specific Plan Area*.

b. Placing the Highest Intensity of Uses In and Around Village Centers

The clustering of development around a centralized core helps preserve land for *Open Area* and *SMAs* by concentrating development. This land use approach also enables a wide range of housing product to enjoy more convenient access to Village Centers and other amenities.

c. Individual Design Themes

Each Village and its corresponding Village Center is allowed to develop a unique sense of identity or theme, inspired by the natural features of its site. The design theme will be emphasized through entry statements, landscape corridors and thematic architecture.

d. Hierarchical Organization

The circulation, open areas, housing, and commercial facilities within each Village all function as an integrated system, with facilities sized and planned according to the service population. Thus, local streets serve residential neighborhoods and link with larger collector roads and arterials which access Village Centers and adjacent Villages.

In comparison with standard subdivision development, the Village concept provides a greater sense of identity. Instead of simply identifying with a larger, less defined community, the Village resident can relate to a smaller, more manageable and defined area. This helps to promote a greater sense of belonging and identity, thereby strengthening Village activities and services. This sense of community and identification is further reinforced through Village design themes and the provision of Mixed-Use Centers which provide many of the shopping, recreation, and social needs of the resident within a convenient walking, biking or driving distance.

Despite the similarities in their planning principles, each of the five Villages of Newhall Ranch are distinct, providing for greater choice by future residents. While one better accommodates regional and highway uses, others are more oriented to community-wide civic uses, recreation, and education. Yet despite their differences, each Village is designed to provide a balance of housing, commercial and public amenities.

2. Land Use Designations

This section provides a description of the *land use designations* delineated on the Land Use Plan, Exhibit 2.3-1. Specific uses permitted in each *land use designation* and regulations for development for each *land use designation* are described in Chapter 3, Development Regulations.

a. Estate Residential (E)

The Estate Residential *land use designation* provides for larger lot single-family detached residential development. Within the Estate Residential *land use designation*, the average lot size within any proposed subdivision map shall be no less than 2.5 acres in size. Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix. Within each Estate lot one *Second Unit* is eligible to be constructed with the approval of a CUP (see *Second Units*, Section 3.9).

b. Low Residential (L)

The Low Residential *land use designation* provides for large lot single-family detached residential development. Within the Low Residential *land use designation*, the average lot size within any proposed subdivision map shall be no less than 1.0 acre in size. Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix. Within each Low Residential lot one *Second Unit* is eligible to be constructed with the approval of a CUP and pursuant to the regulations set forward in Section 3.9.

c. Low-Medium Residential (LM)

The Low-Medium Residential *land use designation* provides for both attached and detached homes. Typical housing types include single-family detached, single-family attached, clustered single-family detached, and clustered single-family attached homes. Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix. Lots within any individual Planning Area

as shown in the Annotated Land Use Plan may include all one lot size, to include the minimum lot size as provided for in the Site Development Standards set forth in Section 3.4 and summarized in Table 3.4-1. However, within any Village there will be a variety of types of product and lot sizes within this *land use designation* and no Village will be constructed with all one lot size, including the minimum lot size. Lot sizes are anticipated to vary between the minimum lot size for the Low-Medium *land use designation* up to the minimum for the Low Residential *land use designation*. Typical lot sizes are expected to vary between 4,500 square feet and 5,500 square feet and not more than 25% of lots in this *land use designation* will be less than 4,500 square feet.

d. Medium Residential (M)

The Medium Residential *land use designation* provides for a variety of housing types; typical types include small-lot, single-family detached and single-family attached or multi-family homes. The attached and multi-family types include townhomes, stacked flats, and apartments. The small-lot, single-family units may include clustered attached and detached homes. Although lots within any individual Planning Area as shown in the Annotated Land Use Plan may include all one lot size to include the minimum lot size as provided for in the Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, within any Village there will be a variety of types of product and lot sizes within this *land use designation* and no Village will be constructed with all one lot size or the minimum lot size. Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix.

e. High Residential (H)

The High Residential *land use designation* provides for multi-family residential development. Typical housing will be primarily multi-story and may include townhomes, stacked flats and apartments, although apartments are primarily anticipated. Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix.

f. Mixed-Use (MU)

The Mixed-Use *land use designation* allows for centers which contain a combination of retail/commercial, office and/or residential uses for Village residents and visitors. These uses may be combined with civic, public and recreational uses. Access to Mixed-Use Centers is provided by major and secondary highways, and augmented by bus pull-ins, and trails to accommodate pedestrians and bicycles. By allowing uses to concentrate in these Mixed-Use Centers, infrastructure and parking can be more efficiently provided and shared.

The Mixed-Use *land use designation* stands in contrast to traditional planning and zoning which separates residential, commercial, Business Parks, and public/institutional uses into distinct areas or zones. By concentrating uses within one area, a high level of activity is generated. Integrating housing with retail, work places, and recreational uses encourages pedestrian mobility and makes public spaces more lively and accessible to nearby residents. Public facilities and community space within the centers add to the variety of mutually supporting activities.

Although each Mixed-Use Village Center will contain its own unique blend of uses, each employs some fundamental design principles to create access, variety, organization and identity. In general, building setbacks are kept to a minimum to create a more defined space, and building massing and height is allowed to vary, encouraging prominent architectural accent buildings. Streets and pedestrian links are oriented to frame views of the core area, public buildings, natural features and recreational focal points. All of these efforts help to create a strong sense of identity and interest in Village Centers.

The Mixed-Use *land use designation* provides for multi-family residential development. Typical housing will be multi-story and may include townhomes, stacked flats, and apartments. Site Development Standards are set forth in Section 3.4 and summarized in Table 3.4-1, Site Development Standards Matrix, and Table 3.4-2, Permitted Uses Matrix.

There are four community-sized Mixed-Use Centers or Village Centers in the plan. They are strategically placed within Newhall Ranch and, depending on their location and amenities, are designed to serve an area larger than the immediate Village.

g. Commercial (C)

Commercial centers include uses such as retail, food service, banking, entertainment and automobile-related uses, and will be located near arterial highways. Facilities are sited to reduce automobile trips and maximize use of pedestrian and bicycle trails.

h. Business Park

The Business Parks will accommodate local and regional employment needs and enhance housing/employment balance. One is sited north of the Chiquito Canyon and SR-126 interchange, and is buffered from residential units by a drainage course and a section of the trail system. This major Business Park site provides for a full range of integrated major uses including research and development, light manufacturing, warehouse and distribution facilities, and offices and supporting uses. A second Business Park is located on the south side of SR-126, near the western boundary of the *Specific Plan Area*, adjacent to the site of the Water Reclamation Plant.

i. Visitor-Serving

A Visitor-Serving *land use designation* is included within the *Specific Plan* to provide a regional cultural, recreational, and commercial amenity, as well as serve the Newhall Ranch community. This area is proposed to serve as an access point to the *High Country Special Management Area* and is intended to contain relatively low impact uses which take advantage of its rich natural resource setting.

j. Open Area

Open Area is a *land use designation* for those portions of the *Specific Plan Area* outside of the *SMAs* and between development *Planning Areas*. Included within this designation are Community Parks, significant landforms, major creeks and drainages, oak woodland and savannahs, and cultural sites. The Development Regulations (see Chapter 3) set forth regulations and standards specifically focused on the special regulatory needs of these areas and a Resource Management Plan (see Section 2.6) establishes a framework for the ongoing management of the *Open Area*.

k. River Corridor SMA

This *land use designation* corresponds to County SEA 23 and provides for the preservation, enhancement, public use, and management of the vital segment of the Santa Clara River which flows through the *Specific Plan Area*. The Development Regulations (see Chapter 3) set forth regulations and standards specifically focused on the special regulatory needs of this area and a Resource Management Plan (see Section 2.6) establishes a framework for the ongoing management of the *River Corridor SMA*.

l. High Country SMA

This *land use designation* corresponds to County SEA 20 and provides for the preservation, enhancement, public use, and management of the Salt Canyon and the Santa Susana Mountain areas of the *Specific Plan Area*. The Development Regulations (see Chapter 3) set forth regulations and standards specifically focused on the special regulatory needs of these areas and a Resource Management Plan (see Section 2.6) establishes a framework for the ongoing management of the *High Country SMA*.

3. Land Use Overlays

Public facility and recreational uses such as the Community Parks, Neighborhood Parks, *Community Lake*, Electrical Substation, and the Water Reclamation Plant, are represented as *land use overlay* symbols on the Land Use Plan. Potential locations are indicated, and the necessary public facility and recreational uses are designated as permitted uses under Section 3.4 of the Development Regulations. Thus the "underlying" *land use designation* covers the entire area, allowing for the *land use overlay* to move without necessitating a change in the *land use designation*. By using this "overlay" designation, maximum flexibility in siting can be maintained. (See discussion of land use implementation in Section 5.2 paragraph 5g).

a. Parks

(1) Community Parks: The three (3) Community Park sites are intended to provide an expanded recreational dimension to the Newhall Ranch Community and are located in or adjacent to other *Open Area* or *SMAs* to maximize recreational uses. Community Park improvements may include tot lots, playground equipment, ballfields, tennis/basketball courts, swimming pool, picnic facilities, turf areas, vehicular parking, restrooms, gyms and indoor recreation centers. Community Parks are also accessed by the bike and pedestrian trail network.

(2) Neighborhood Parks: Ten (10) Neighborhood Parks will be located within the Residential and Mixed-Use *land use designations*, typically adjoining elementary school sites and providing day-to-day recreational amenities to community residents. Neighborhood Parks are a minimum of five (5) acres and sized to minimize overall maintenance and service costs. Neighborhood Park facility improvements typically include tot lots, playground equipment, informal turf play and family areas, field and court games and other active and passive recreation areas. Some of the Neighborhood Parks may be combined to provide a larger recreational site.

b. Elementary School

Five elementary school sites have been designated on the Land Use Plan, one in each Village. Each of the school sites are located adjacent to a Neighborhood Park.

c. Junior High School

The Newhall Ranch *junior high school* is located in the Oak Valley Village Center, adjacent to the Neighborhood Park.

d. High School

The Newhall Ranch High School site is centrally located near the Potrero Valley Village crossroads in the eastern portion of the valley.

e. Golf Course

The Land Use Plan provides for one (1) 18-hole golf course in Potrero Valley Village. The approximately 180-acre Golf Course may include accessory features such as a clubhouse and other recreational facilities, and will complement the public systems of parks, trails, and *Open Area*. The Golf Course is a highly-visible, centralized amenity for Potrero Valley and enhances the identity and image of the entire community of Newhall Ranch.

f. Community Lake

The *Community Lake* consists of approximately 15 acres of water area. The lake is designated in the Potrero Valley Mixed-Use Village Center and may include a surrounding lakefront area. Planned to be a community recreational facility, the lake may include boating and fishing opportunities as well as multi-purpose lakeside trails.

g. Fire Station/Emergency Medical Service

Two new fire station sites are indicated on the Land Use Plan. These approximately one-acre sites will have direct access to arterial streets.

h. Electrical Substation

The proposed electrical substation site is located within the *Open Area* between Oak Valley and Potrero Valley, adjacent to the Potrero Canyon Community Park.

i. Library

One library site is integrated into the Land Use Plan. It is tentatively planned for inclusion into the Potrero Valley Mixed-Use Center.

j. Water Reclamation Plant

A 6.8 mgd Water Reclamation Plant (WRP) designed to ultimately provide service for the residents of the Newhall Ranch will be located in Riverwood Village, south of SR-126 and near the Los Angeles/Ventura County boundary.

k. Arterial Roads

The arterial road network is also represented on the Land Use Plan as a *land use overlay* in order to provide flexibility for minor changes in roadway alignments.

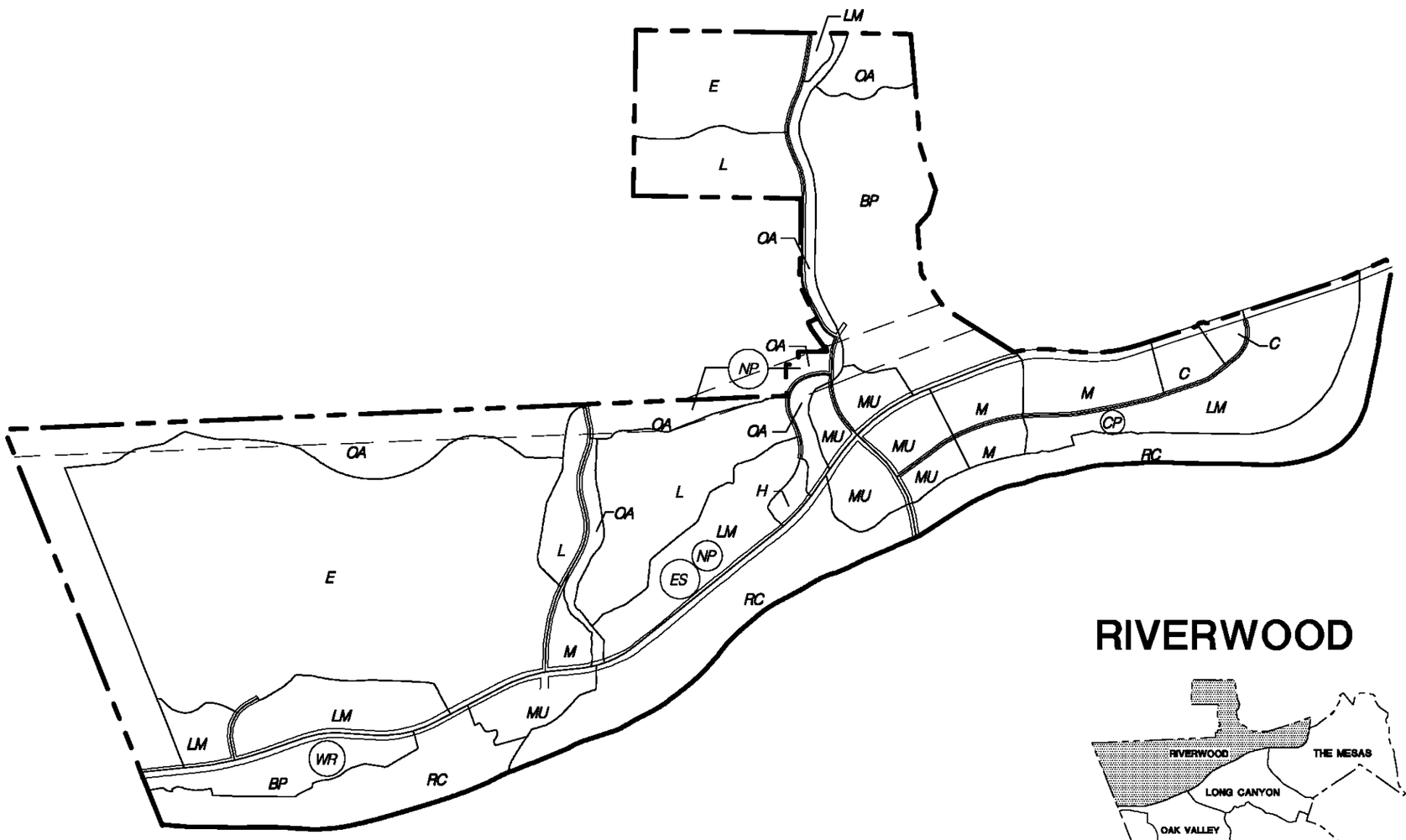
4. Village Plans

a. Riverwood

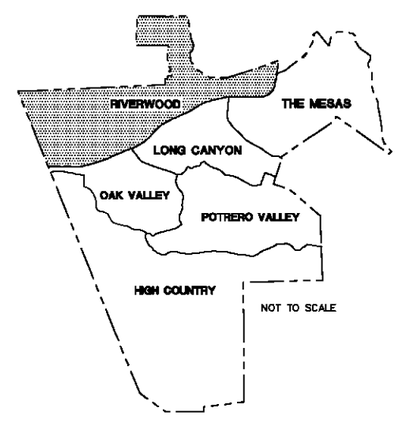
(1) Character

The Village identity and land use plan of Riverwood are based on maximizing the view orientation to the Santa Clara River Valley. The river valley and its surrounding foothills contain diverse and scenic natural features. Not only do these scenic elements provide open areas, views, and recreational opportunities, they provide the context for the placement of homes, trails, parks and the Village Center. The Village Center is located at the intersection of SR-126 and Chiquito Canyon Road. Using an extensive system of pedestrian trails, *Open Area* and *River Corridor SMA*, all major land uses are oriented to the river valley and joined to the main Regional River Trail. The various uses are designed to preserve sensitive habitats while maximizing exposure to scenic beauty. State Highway 126 (SR-126) is the major transportation corridor for the Village, providing the Riverwood Village Center with regional and visitor serving access not found in the other Villages of Newhall Ranch.

Special consideration has been given with regards to incorporating land uses and transportation linkages which are compatible with the existing community of Val Verde. *Land use designations* adjacent to Val Verde are Estate (E), Low-Median Residential (LM), and *Open Area* (OA), which are similar to, or of lesser intensity development than, those uses within Val Verde itself. Exhibit 2.3-3 and Table 2.3-2 depict the land uses and statistical summary for Riverwood Village.



RIVERWOOD



NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

E	ESTATE RESIDENTIAL
L	LOW RESIDENTIAL
LM	LOW-MEDIUM RESIDENTIAL
M	MEDIUM RESIDENTIAL
H	HIGH RESIDENTIAL
MU	MIXED-USE
C	COMMERCIAL (RETAIL/OFFICE)
BP	BUSINESS PARK
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LAND USE OVERLAYS (POTENTIAL LOCATIONS)

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NP	NEIGHBORHOOD PARK
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GC	GOLF COURSE
LK	COMMUNITY LAKE
FS	FIRE STATION
S	ELECTRICAL SUBSTATION
WR	WATER RECLAMATION PLANT

English 0 1000' 2000'
Metric 0 225m 450m
NORTH
10 ACRES
40 ACRES
Computer Mapping by RORMA Systems

EXHIBIT 2.3-3
RIVERWOOD VILLAGE PLAN

MAY 2003
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TABLE 2.3-2

RIVERWOOD STATISTICAL SUMMARY

Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units[1]	Land Use Overlays	Approx. Acre Allocation
Residential:					
Estate	692.4	234	234	2 Neighborhood Parks	10 ac
Low	198.2	179		1 Elementary School	7 ac
Low-Medium	287.9	1357		1 Water Recl. Plant	15 ac
Medium	95.1	1177		1 Community Park	20 ac
High	8.3	263		Arterial Roads	102 ac
Subtotal	1,281.9	3,210	234		
Mixed-Use and Non-Residential:					
Mixed-Use[2]	128.0	0			
Commercial	22.3				
Business Park	248.6				
Subtotal	398.8	0	0		
Major Open Areas:					
River Corridor SMA	340.5				
Open Area	311.7				
Subtotal	652.2		0		
TOTAL	2,332.9	3,210	234		

1 Within each Estate lot one (1) Second Unit is eligible to be constructed with the approval of a CUP (see Second Units, Section 3.9). This may increase the total number of permitted dwelling units of 20,885 by 423, to a maximum total units of 21,308.

2 Mixed-Use includes commercial and residential uses.

(2) Land Use

(a) **Residential**: Riverwood Village contains 3,210 dwelling units in a variety of housing types, blended with the diverse topography and sited to maximize views. Single-family and Estate homes are found in the northerly hillsides, providing views of the valley and the southern portions of the Village adjoining the river corridor. Single family neighborhoods are also oriented around the river on flatter terrain to provide both views and access to the Village Center and the Regional River Trail system. To ensure convenient access and greater range of housing choices, small-lot, higher intensity housing is located adjacent to SR-126, in or near the Mixed-Use Village Center.

(b) **Commercial**: The commercial component of Riverwood Village is diverse and comprehensive, featuring a large Mixed-Use Village Center, a smaller Mixed-Use Center, two Business Parks, and a small Commercial center.

The Mixed-Use Village Center is located at the intersection of SR-126 and Long Canyon Road, a major access point for highway users and nearby residents. The Center has access to the Community Trail System which connects it with the River, a Community Park, nearby residential neighborhoods and the Business Park. The Village Center contains retail, office, residential and recreational uses, including regional, and community visitor-serving facilities.

An additional Mixed-Use Center and a Commercial center are strategically placed to provide convenient access from SR-126 and provide services to the adjoining neighborhoods of Riverwood.

(c) **Business Park**: Directly north of the Riverwood Village Center is an approximately 197-acre Business Park. Access and visibility to both Highway 126 and the Village Center give this Business Park both a regional and community orientation.

A second Business Park is located at the westerly edge of the Riverwood Village, south of SR-126. This Business Park takes advantage of access to SR-126 and is adjacent to the Water Reclamation Plant site.

(d) **Mobility/Circulation**: A comprehensive and hierarchical system of roadways and pedestrian/bike trails serves the entire Village. A major goal of the plan is to provide an integrated network that allows residents and visitors safe and convenient access, with or without cars, to all Riverwood facilities and to neighboring Villages.

While SR-126 links Riverwood to surrounding communities, its access from SR-126 into the Village has been centralized in order to promote traffic flow on the State Highway. Collector Roads provide links to the Village Center, the Business Park and Village neighborhoods with a smaller street system serving residents. The pedestrian/bicycle trail system links residents and visitors to the Village Center, the Business Parks, and the River Corridor. The system consists of a Local and Community Trail network which connects to a larger Regional River Trail that follows the Santa Clara River, providing views and recreational opportunities. Other trails follow existing roadways or natural drainages. The right-of-way for a potential future rail line is also reserved along the southern side of SR-126.

(e) **Public Facilities/Recreation/Open Areas**: The Santa Clara River Valley is the major *Open Area* feature of Riverwood Village and, as such, the *River Corridor SMA* is the primary organizing element for Riverwood's *Open Area* and trail system. The goal of the *SMA* is to preserve the scenic and biological resources of the River Corridor and to provide residents and visitors with access to views of the River.

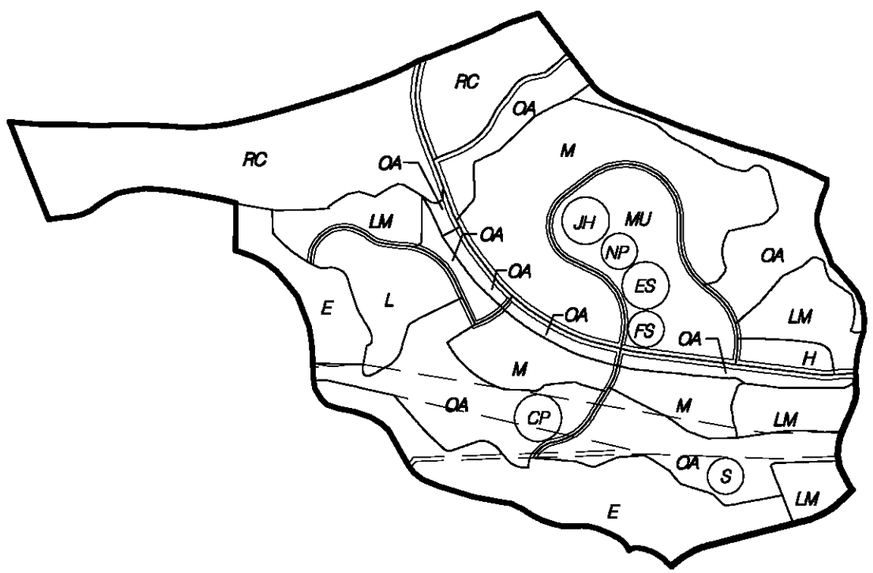
Additionally, the *Open Area* designated *Planning Areas* and local parks offer both active and passive recreational opportunities within Riverwood Village. Two (2) Neighborhood Parks are sited strategically within the Village for easy access to Village residents. One of the Neighborhood Parks is planned adjacent to the elementary school. A larger Community Park situated north of the River and near the Village Center will include active recreation areas and access to the Regional River Trail. Its central location and proximity to the River, highway, and the Village Center make it an important recreational focal point for the entire Village. The Newhall Ranch Water Reclamation Plant will be located at the western edge of Riverwood, south of SR-126.

b. Oak Valley

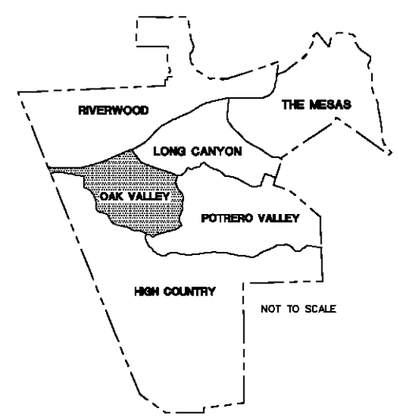
(1) Character

Oak Valley is situated in the westerly portion of Potrero Canyon and consists of Potrero Mesa, the floor of the canyon, and the hillsides west and south of the Mesa. The Village contains topographical diversity with significant view opportunities of the Santa Clara River Valley. Village identity is based on the preservation of a highly visible oak savannah and the natural enclosure provided by surrounding hills, ridgelines and valley structure. Exhibit 2.3-4 and Table 2.3-3 depict the land uses and statistical summary for Oak Valley Village.

Orientation to and views of the Santa Clara River are key land planning themes. The recreation/*Open Area* component of the plan includes both active and passive uses. A Neighborhood Park and a large Community Park, featuring the preservation of a sizable oak savannah, provide a variety of recreational uses.



OAK VALLEY



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

- E — ESTATE RESIDENTIAL
- L — LOW RESIDENTIAL
- LM — LOW-MEDIUM RESIDENTIAL
- M — MEDIUM RESIDENTIAL
- H — HIGH RESIDENTIAL
- MU — MIXED-USE
- C — COMMERCIAL (RETAIL/OFFICE)
- BP — BUSINESS PARK
- VS — VISITOR SERVING
- OA — OPEN AREA
- RC — RIVER CORRIDOR SPECIAL MANAGEMENT AREA
- HC — HIGH COUNTRY SPECIAL MANAGEMENT AREA
- ROADS
- SCE/UTILITY EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

- CP — COMMUNITY PARK
- NP — NEIGHBORHOOD PARK
- ES — ELEMENTARY SCHOOL
- JH — JUNIOR HIGH SCHOOL
- HS — HIGH SCHOOL
- LIB — LIBRARY
- GC — GOLF COURSE
- LK — COMMUNITY LAKE
- FS — FIRE STATION
- S — ELECTRICAL SUBSTATION
- WR — WATER RECLAMATION PLANT

English 0 1000' 2000'
Metric 0 220m 450m
NORTH
10 ACRES 40 ACRES
Computer Mapping by FORMA Systems

EXHIBIT 2.3-4

OAK VALLEY VILLAGE PLAN

MAY 2003
m:\newhall1\sp-revise-0403\vil_oak.dwg

TABLE 2.3-3

OAK VALLEY STATISTICAL SUMMARY

Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units[1]	Land Use Overlays	Approx. Acre Allocation
Residential:					
Estate	130.7	40	40	1 Neighborhood Park	5 ac
Low	41.2	37		1 Junior High School	25 ac
Low-Medium	90.8	371		1 Elementary School	7 ac
Medium	189.3	1787		1 Fire Station	1 ac
High	11.2	281		1 Community Park	141 ac
Subtotal	463.2	2,516	40	1 Electrical Substation	2 ac
				Arterial Roads	50 ac
Mixed-Use and Non-Residential:					
Mixed-Use[2]	82.6	337			
Subtotal	82.6	337	0		
Major Open Areas:					
River Corridor SMA	189.3				
Open Area	247.0				
Subtotal	436.3	0	0		
TOTAL	982.1	2,853	40		

1 Within each Estate lot one (1) Second Unit is eligible to be constructed with the approval of a CUP (see Second Units, Section 3.9). This may increase the total number of permitted dwelling units of 20,885 by 423, to a maximum total units of 21,308.

2 Mixed-Use includes commercial and residential uses.

(2) Land Use

(a) **Residential**: 2,853 dwelling units consisting of a variety of housing types are planned for the Village. Higher intensity housing is located near the Village Center and along the major arterial roadway, Potrero Valley Road. Along with the smaller-lot housing located within the Village Center, these centrally-sited higher use residential areas are convenient for the residents, energy efficient and support planned commercial and community uses. Larger-lot single-family and Estate homes are located on adjoining hillsides with views of the valley and the river corridor.

(b) **Commercial**: Oak Valley will have a centrally-located Mixed-Use Village Center at the entrance to Potrero Mesa. Convenient access is provided along Potrero Valley Road which links the residential neighborhoods with the Village Center and with other Villages. The Village Center contains commercial, residential, a fire station, parks and recreation uses, an elementary school and a *junior high school*. The relationship between the park and retail uses could further serve as a facility for large Village and community gatherings or events.

(c) **Mobility/Circulation**: The plan offers an integrated system for automobile, pedestrian and bicycle use. Potrero Valley Road provides major intra- and inter-Village access with collector roads encircling the Village Center and major residential neighborhoods. Pathways link outlying neighborhoods to the Village Center as well as to the overall community and river trail systems.

(d) **Public Facilities/Recreation/Open Area**: Public facilities planned for Oak Valley include a Neighborhood Park, an elementary school, a *junior high school*, a fire station, electrical substation and a Community Park.

The identity of Oak Valley is drawn from the preservation of many of its distinctive natural features and extensive park land. The central Village theme is derived from an existing oak savannah which is preserved and incorporated into the large Community Park.

The Oak Valley Community Park, located in the lower foothills and running the length of the valley, contains the oak savannahs and, along with Ayers Rock, is the principal *Open Area* element in the Village plan. There are areas included which are suitable for active recreation such as field play, but the majority of the park is meant to be preserved in a natural setting.

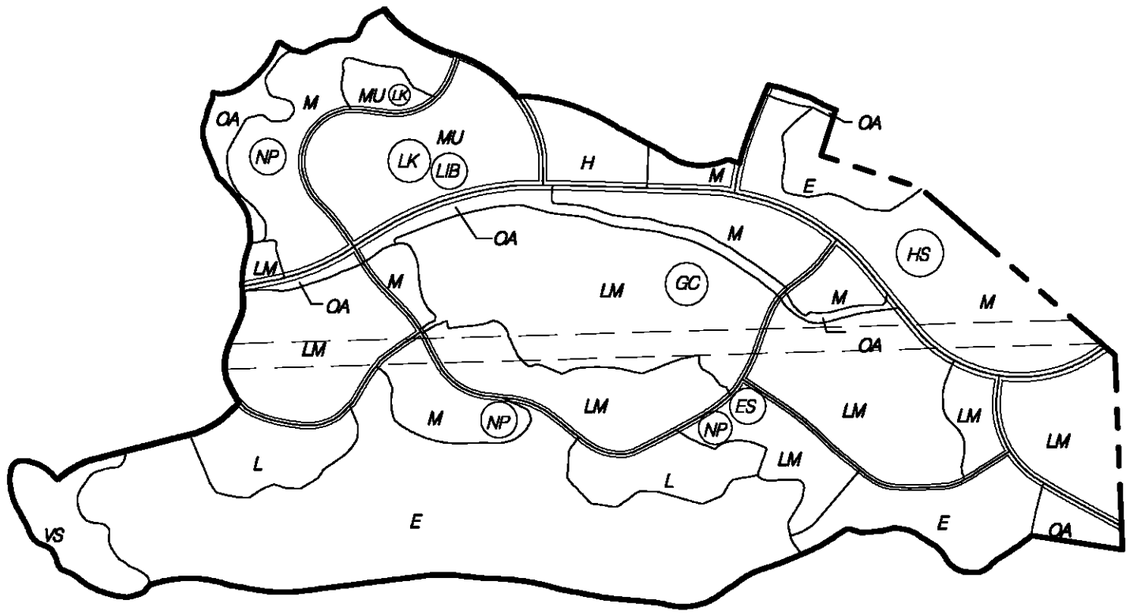
c. Potrero Valley

(1) Character

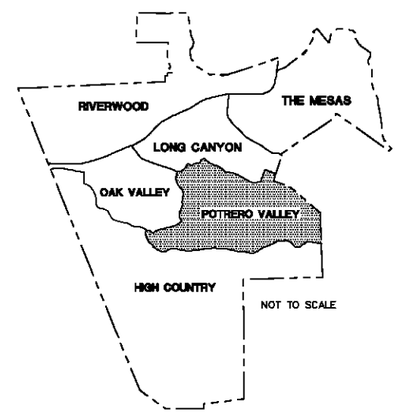
Potrero Valley Village is situated in a large scenic valley and contains a major Mixed-Use Center which includes a group of complementary uses. Physically, the Village is located at the crossroads of two principal highways of Newhall Ranch and occupies the easterly portion of Potrero Canyon. A natural sense of enclosure is provided by the surrounding hillsides, ridges, and trees. A man-made *Community Lake* and Golf Course are situated in the central portion of the valley and will provide recreational amenities for the entire community. Exhibit 2.3-5 and Table 2.3-4 depict the land uses and statistical summary of Potrero Valley Village.

(2) Land Use

(a) **Residential**: Containing 5,413 dwelling units, Potrero Valley will provide a range of housing product from Estate homes to high intensity attached residential. Higher intensities are sited around and within the Village Center where services are concentrated. Lower intensity residential development is oriented to the Golf Course and the southern portions of the Village, and acts as a suitable transition to the *High Country SMA* and wildlife corridor in Salt Canyon.



POTRERO VALLEY



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

E	ESTATE RESIDENTIAL
L	LOW RESIDENTIAL
LM	LOW-MEDIUM RESIDENTIAL
M	MEDIUM RESIDENTIAL
H	HIGH RESIDENTIAL
MU	MIXED-USE
C	COMMERCIAL (RETAIL/OFFICE)
BP	BUSINESS PARK
VS	VISITOR SERVING
OA	OPEN AREA
RC	RIVER CORRIDOR SPECIAL MANAGEMENT AREA
HC	HIGH COUNTRY SPECIAL MANAGEMENT AREA
	ROADS
	SCE/UTILITY EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

CP	COMMUNITY PARK
NP	NEIGHBORHOOD PARK
ES	ELEMENTARY SCHOOL
JH	JUNIOR HIGH SCHOOL
HS	HIGH SCHOOL
LIB	LIBRARY
GC	GOLF COURSE
LK	COMMUNITY LAKE
FS	FIRE STATION
S	ELECTRICAL SUBSTATION
WR	WATER RECLAMATION PLANT

English 0 1000' 2000'
Metric 0 225m 450m
NORTH
10 ACRES 40 ACRES
Computer Mapping by FORMA Systems

EXHIBIT 2.3-5

POTRERO VALLEY VILLAGE PLAN

MAY 2003
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TABLE 2.3-4

POTRERO VALLEY STATISTICAL SUMMARY

Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units[1]	Land Use Overlays	Approx. Acre Allocation
Residential:					
Estate	424.8	121	121	3 Neighborhood Parks	15 ac
Low	78.8	71		1 Elementary School	7 ac
Low-Medium	562.3	1446		1 High School	45 ac
Medium	324.3	2111		1 Library	2 ac
High	31.4	692		1 Golf Course	180 ac
Subtotal	1,421.6	4,441	121	Lake	15 ac
				Arterial Roads	71 ac
Mixed-Use and Non-Residential:					
Mixed-Use[2]	115.2	972			
Visitor-Serving	36.7				
Subtotal	151.9	972	0		
Major Open Areas:					
Open Area	72.3				
Subtotal	72.3	0	0		
TOTAL	1,645.8	5,413	121		

1 Within each Estate lot one (1) Second Unit is eligible to be constructed with the approval of a CUP (see Second Units, Section 3.9). This may increase the total number of permitted dwelling units of 20,885 by 423, to a maximum total units of 21,308.

2 Mixed-Use includes commercial and residential uses.

(b) **Commercial**: Due to the central location of this Village and the breadth of the valley, the Mixed-Use Village Center provides an opportunity to serve the nearby residents and adjacent Villages with a complementary list of services. Commercial activity in the Village is principally located within the large Village Center which will contain retail, office, attached residential, recreation, and cultural/ civic uses such as a public library. Physically, these uses are oriented around recreation uses including a man-made lake, which will be visible from Potrero Valley Road. A small Visitor-Serving *land use designation* is located near the southern boundary of Potrero Valley and will serve as an access point to the *High Country SMA*.

(c) **Circulation/Mobility**: Potrero Valley Road serves as the major transportation spine within an integrated network of roads and trails. Other arterial and collector roads encircle residential neighborhoods and the Golf Course providing access to adjoining Villages. Pathways join the central Community Trail which follows Potrero Valley Road and provides access to the Village Center (see Master Trails Plan, Exhibit 2.4-5). The pedestrian Pathways also connect the Golf Course and outlying neighborhoods to maximize public views and provide recreational opportunities for Village and community residents.

(d) **Public Facilities/Recreation/Open Area**: The Potrero Valley Village also includes both natural and landscaped areas preserved within the *Open Area*. The preservation of hillsides and prominent landforms play a key role in the physical definition and identity of the Village. These *Open Area land use designations* define the boundary of the Village and provide recreation opportunities.

Recreational areas include three (3) strategically sited Neighborhood Parks located within residential neighborhoods and linked to the trail system (see Master Trails Plan, Exhibit 2.4-5). Most of the active recreation is oriented toward the Village Center where joint-use

support and population density provide conditions for maximum service and circulation efficiency. In addition, due to its size and central location, Potrero Valley will also contain a high school and an elementary school.

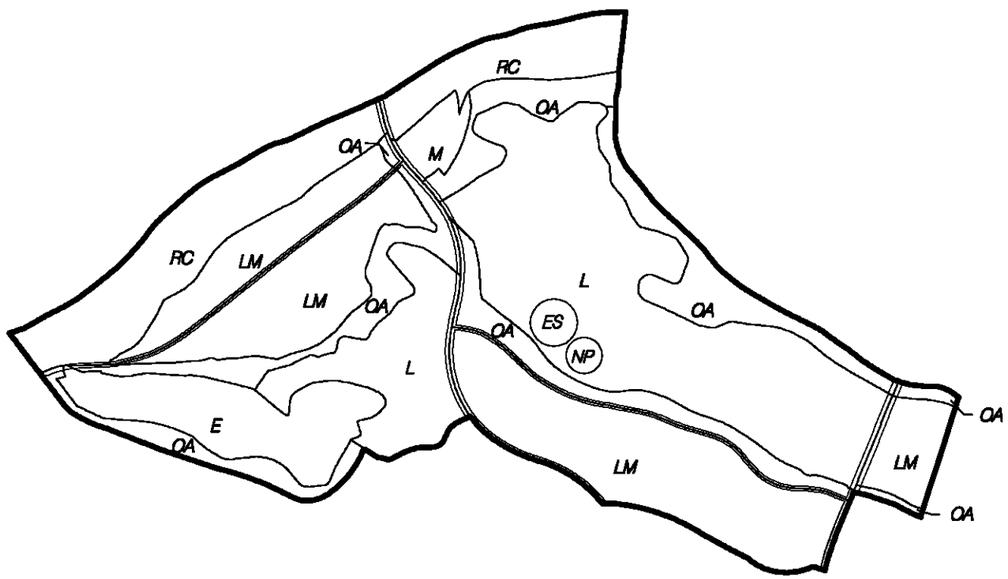
The 18-hole Golf Course and *Community Lake* offer residents important amenities which help to develop the identity of Potrero Valley Village. A walkway along the *Community Lake* provides residents and Village Center visitors with a scenic opportunity for active and passive recreation.

d. Long Canyon

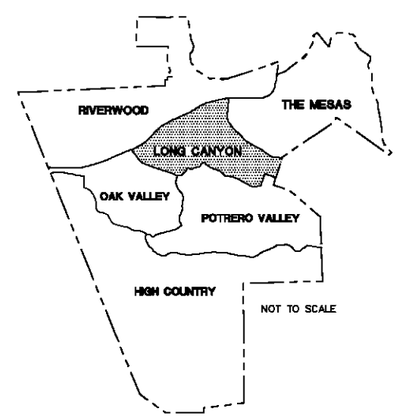
(1) Character

Long Canyon is the smallest and most topographically enclosed of the Newhall Ranch Villages. It is situated in a canyon bordered by the prominent Sawtooth Ridge to the northeast, rolling hills and bluffs to the south and the Santa Clara River Valley to the northwest. The Village's natural sense of enclosure, along with its varied elevations and resulting shape, provide the opportunity to maximize views and to build a distinctive linear greenbelt serving as a central trail component. Exhibit 2.3-6 and Table 2.3-5 depict the land uses and statistical summary of Long Canyon Village.

A design goal of this residential Village is to preserve the adjacent river corridor and Sawtooth Ridgeline, and to restore Long Canyon Creek. The linear form of the Village is emphasized through an *Open Area* and trail system oriented along Long Canyon Creek as it drains to the River. The northern portions of the Village are spread along an elevated plain above the River and just below the continuous bluff protruding inland at this point. The easterly, elevated portions of Long Canyon afford excellent views of the River Corridor. This smaller Village contains an elementary school and an adjoining Neighborhood Park.



LONG CANYON



NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

E	ESTATE RESIDENTIAL
L	LOW RESIDENTIAL
LM	LOW-MEDIUM RESIDENTIAL
M	MEDIUM RESIDENTIAL
H	HIGH RESIDENTIAL
MU	MIXED-USE
C	COMMERCIAL (RETAIL/OFFICE)
BP	BUSINESS PARK
VS	VISITOR SERVING
OA	OPEN AREA
RC	RIVER CORRIDOR SPECIAL MANAGEMENT AREA
HC	HIGH COUNTRY SPECIAL MANAGEMENT AREA
	ROADS
	SCE/UTILITY EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS)

CP	COMMUNITY PARK
NP	NEIGHBORHOOD PARK
ES	ELEMENTARY SCHOOL
JH	JUNIOR HIGH SCHOOL
HS	HIGH SCHOOL
LIB	LIBRARY
GC	GOLF COURSE
LK	COMMUNITY LAKE
FS	FIRE STATION
S	ELECTRICAL SUBSTATION
WR	WATER RECLAMATION PLANT

English 0 1000' 2000'
Metric 0 225m 450m
NORTH
10 ACRES
40 ACRES
Computer Mapping by FORMA Systems

EXHIBIT 2.3-6

LONG CANYON VILLAGE PLAN

MAY 2003
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TABLE 2.3-5

LONG CANYON STATISTICAL SUMMARY

Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units[1]	Land Use Overlays	Approx. Acre Allocation
Residential:					
Estate	76.1	28	28	1 Elementary School	7 ac
Low	336.5	303		1 Neighborhood Park	5 ac
Low-Medium	291.2	1131		Arterial Roads	34 ac
Medium	15.5	231			
Subtotal	719.3	1,693	28		
Major Open Areas:					
River Corridor SMA	148.9				
Open Area	184.2				
Subtotal	333.1	0	0		
TOTAL	1,052.4	1,693	28		

[1] Within each Estate lot one (1) Second Unit is eligible to be constructed with the approval of a CUP (see Second Units, Section 3.9). This may increase the total number of permitted dwelling units of 20,885 by 423, to a maximum total units of 21,308.

(2) Land Use

(a) **Residential**: 1,693 view-oriented homes are planned for the Village of Long Canyon. Sited along the canyon floor and the hillsides, residential *land use designations* range from Estate Residential to Medium depending on site topography and view characteristics. Homes in the more elevated eastern end of the canyon have tiered views of the River Corridor, while the remaining homes are oriented along the creek and linear greenbelt, affording views of the ridgeline and *Open Area* features.

(b) **Commercial**: Due to its relatively small size, physical boundaries, and proximity to other Village Centers, Long Canyon does not contain a commercial component. However, the Village Centers of Potrero Valley and Riverwood, and the close-by Commercial center of The Mesas, are easily accessible to the residents of Long Canyon Village by arterial roadways and the community trail system.

(c) **Circulation/Mobility**: Long Canyon Road (extension of Chiquito Canyon Road) bisects Long Canyon to provide both intra- and inter-Village access. This roadway meets other arterials at both ends of the Village to connect with the Villages of Riverwood, and Potrero Valley. A smaller collector road, aligned more closely to Long Canyon Creek, loops off from the arterial to serve the residential neighborhoods in the southern portions of the Village and links to the Magic Mountain Parkway extension.

The key feature of the Village's pedestrian and bikeway system is the Local Trail which runs the length of the canyon through the linear greenbelt along Long Canyon Creek which joins the Santa Clara River Valley. This trail system provides maximum exposure to the scenic features of the canyon and offers access to other Villages. Neighborhoods in the middle of the Village are linked to the creekside trails by convenient entry points. A pedestrian, on-street Pathway is also located along the Village's major roadway and provides linkage to the creekside Local Trail at both ends of the Village.

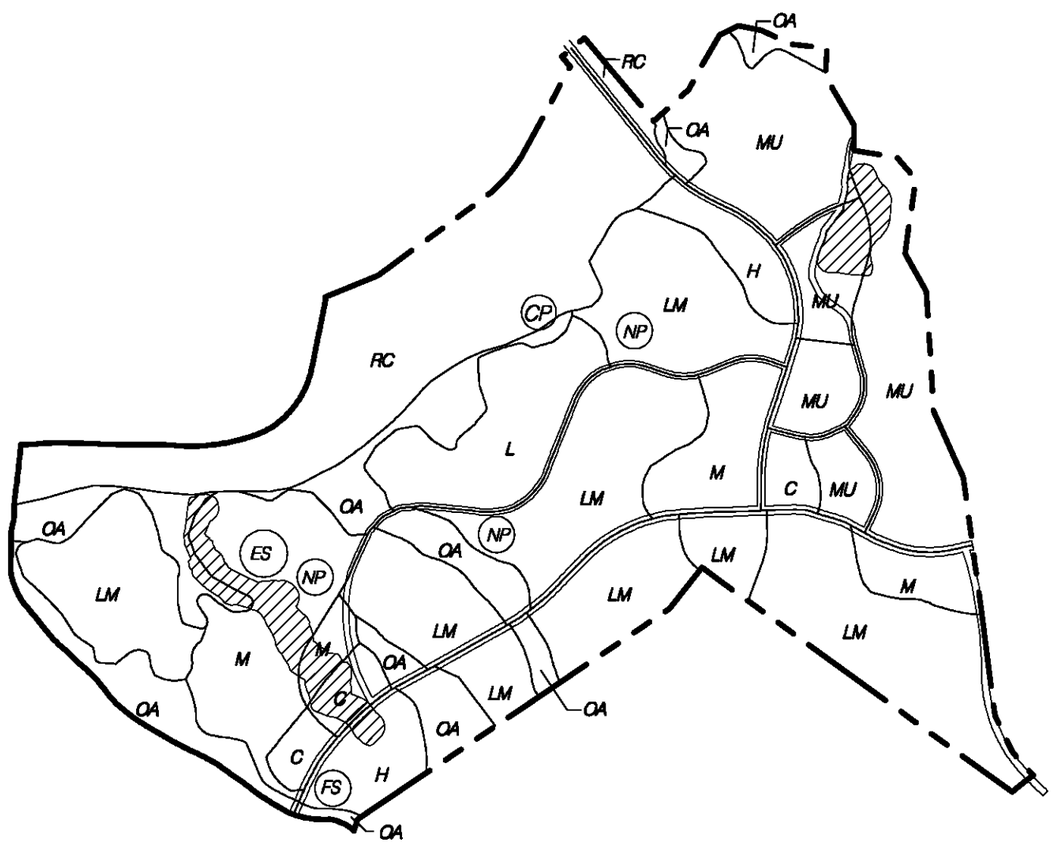
(d) **Public Facilities/Recreation/Open Area**: The recreation and *Open Area* planned for Long Canyon focuses on its central, linear greenbelt and creekside Local Trail, which connects to the Long Canyon Road and Community Trail and provides access and a continuous link to the River Corridor Local Trail to the north. The Local Trail will provide access and passive recreation along the *River Corridor SMA* and will act to separate the River from the Low and Medium Residential development south of the river. A Neighborhood Park and elementary school site near the linear greenbelt will provide recreational opportunities and a social focal point for the entire Village.

e. The Mesas

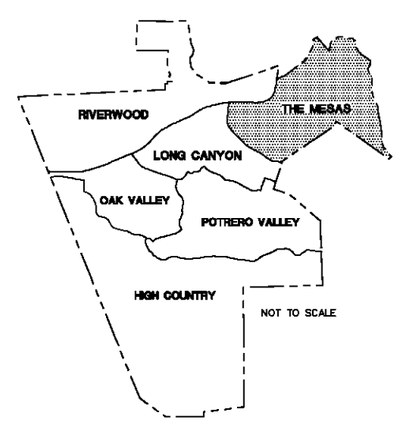
(1) Character

The Village of The Mesas is located on a series of plateaus overlooking the Santa Clara River Valley on the north and west, and bordered on the south by foothills and ridgelines. These prominent mesas provide excellent views of the River. The Mesas' proximity to Interstate 5 Freeway and the employment centers on the east provide an opportunity to develop a major Mixed-Use Center on its border. Exhibit 2.3-7 and Table 2.3-6 depict the land uses and statistical summary for The Mesas Village.

Central to the identity of this Village is the preservation of steep canyons and arroyos that run to the River and serve to define the various neighborhoods of The Mesas. A series of trails and pathways link the Village to the River and to the elementary school and three (3) Neighborhood Park sites. A Commercial Center and extensive Mixed-Use Center is proposed next to the Six Flags Magic Mountain complex and I-5 interchange. It will serve the needs of Village residents as well as regional visitors to the community. The intensity of this Mixed-Use area is dictated by the presence of the Magic Mountain complex, regional transportation access, and related visitor-serving activities. In addition, this prominent site has dramatic views in all directions.



THE MESAS



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

E	ESTATE RESIDENTIAL
L	LOW RESIDENTIAL
LM	LOW-MEDIUM RESIDENTIAL
M	MEDIUM RESIDENTIAL
H	HIGH RESIDENTIAL
MU	MIXED-USE
C	COMMERCIAL (RETAIL/OFFICE)
BP	BUSINESS PARK
VS	VISITOR SERVING
OA	OPEN AREA
RC	RIVER CORRIDOR SPECIAL MANAGEMENT AREA
HC	HIGH COUNTRY SPECIAL MANAGEMENT AREA
	ROADS*
	SCE/UTILITY EASEMENTS
	CDFG SPINEFLOWER CONSERVATION EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

CP	COMMUNITY PARK
NP	NEIGHBORHOOD PARK
ES	ELEMENTARY SCHOOL
JH	JUNIOR HIGH SCHOOL
HS	HIGH SCHOOL
LIB	LIBRARY
GC	GOLF COURSE
LK	COMMUNITY LAKE
FS	FIRE STATION
S	ELECTRICAL SUBSTATION
WR	WATER RECLAMATION PLANT

Roads/road rights of way within CDFG spineflower conservation easements and all other spineflower preserves are subject to realignment prior to subdivision approval pursuant to Board motion (March 25, 2003).

English 0 1000' 2000'
Metric 0 225m 450m
NORTH
10 ACRES 40 ACRES
Computer Mapping by FORMA Systems

EXHIBIT 2.3-7

THE MESAS VILLAGE PLAN

MAY 2003
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TABLE 2.3-6

THE MESAS STATISTICAL SUMMARY

Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units	Land Use Overlays	Approx. Acre Allocation
Residential:					
Low	89.7	81	0	3 Neighborhood Parks	15 ac
Low-Medium	549.6	1695		1 Elementary School	7 ac
Medium	216.8	2065		1 Fire Station	1 ac
High	70.9	1083		1 Community Park	20 ac
Subtotal	926.9	4,924	0	Arterial Roads	71 ac
Mixed-Use and Non-Residential:					
Mixed-Use[1]	302.9	2792			
Commercial	44.9				
Subtotal	347.8	2,792	0		
Major Open Areas:					
River Corridor SMA	296.2				
Open Area	195.2				
Subtotal	491.4	0	0		
TOTAL	1,766.1	7,716	0		

[1] Mixed-Use includes commercial and residential uses.

(2) Land Use

(a) **Residential**: With 7,716 dwelling units planned and the proximity of the I-5 corridor and associated employment base, The Mesas will provide a wide range of housing types. Higher intensity residential uses are sited near the Commercial center and the Mixed-Use Village Center along the eastern side of the Village. Lower intensity residential *land use designations* are located in Mesa neighborhoods with steeper topography and views of the River and beyond.

(b) **Commercial/Public Facilities**: The Mesas Village features a large Mixed-Use site along its eastern border. Because it is located on a highly visible promontory and receives regional exposure from Interstate 5, Valencia Commerce Center, SR-126, and the Six Flags Magic Mountain, this area will contain a broad range of uses including attached residential, hotel, business park, entertainment, office/commercial and retail.

In addition to the Mixed-Use area there will be two Commercial centers located on Magic Mountain Parkway to serve Village residents as well as residents from other Villages. Accessible to nearby housing, these centers will provide entertainment, food, commercial and retail services.

(c) **Mobility/Circulation**: Access to the site is provided by Commerce Center Drive and Magic Mountain Parkway. A system of arterials and collector roadways will provide residents with access to community facilities and centers as well as the other Villages. Neighborhood pedestrian Pathways, which follow the local streets, are linked to low-impact canyon Local Trails which connect to view point vistas of the Santa Clara River Valley and the Community Park. The Pathways also link the Mixed-Use and Commercial centers with residential neighborhoods.

(d) **Public Facilities/Recreation/Open Area**: A major goal of the *Open Area land use designation* is the preservation of canyons and their associated woodlands, ridgelines and river bluffs which brings the character of the River into The Mesas. These natural features provide boundaries for residential neighborhoods and bring recreational opportunities and natural *Open Area* close to Village residents. An elementary school adjacent to a Neighborhood Park and a fire station site are also located in The Mesas Village. Two (2) additional Neighborhood Parks are integrated into the residential areas and the Village Pathways provide for convenient access. A large Community Park is located adjacent to the River and features both active and passive recreational opportunities for the eastern portion of Newhall Ranch.

2.4 MOBILITY PLAN

1. Goals and Objectives

The goals and objectives contained in the County of Los Angeles General Plan and the Santa Clarita Valley Area General Plan were instrumental in shaping the Newhall Ranch Mobility Plan. Included in Appendix 7.2 is an explanation of how the Newhall Ranch Mobility Plan is consistent with each of these goals and objectives. The Newhall Ranch Mobility Plan also fulfills the Mobility objectives set forth in Section 2.1 of the *Specific Plan*.

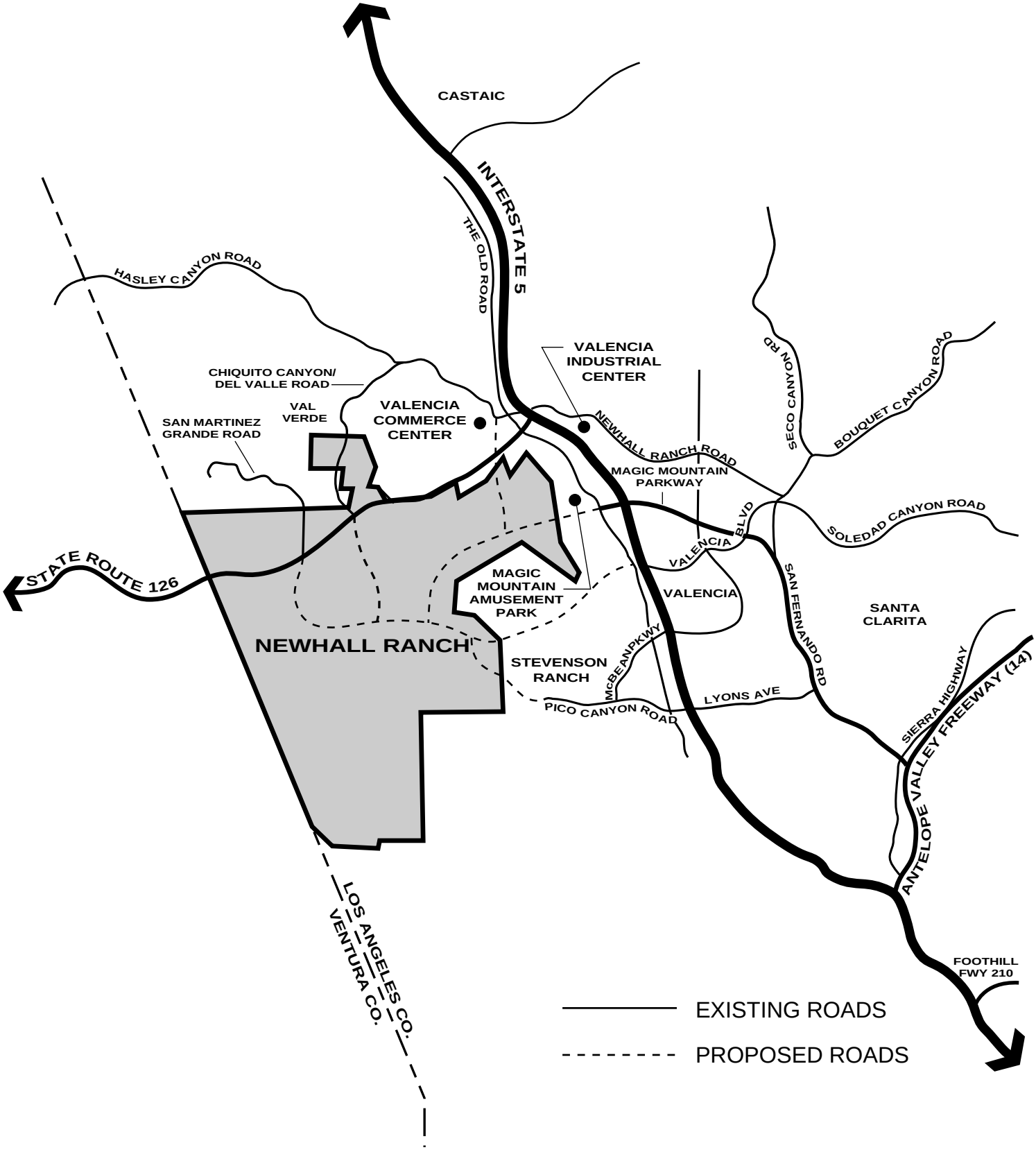
2. Roadways

a. Introduction

Precise alignments of all new master planned highways and those proposed to be relocated will be reviewed and approved by the County prior to approval of subdivisions which adjoin the highway. The roadway network of the Newhall Ranch Mobility Plan has been designed as an orderly extension of the regional circulation elements. The proposed development patterns within the site, integrated with existing and proposed circulation alignments, form the basis for this network. The Mobility Plan is designed to integrate modes of travel, accommodate anticipated traffic demands generated by the *Specific Plan* and surrounding development, and provide important roadway extensions and improvements that ultimately will connect existing and proposed Mixed-Use, Commercial and Business Park work centers and Residential areas to the I-5 Freeway corridor.

b. Regional Access

Regional Access is depicted on Exhibit 2.4-1. Primary access to the site is currently provided via existing State Route-126 (SR-126). SR-126 is presently a two-and four-lane highway between the Los Angeles/Ventura County line and its connection to Interstate 5, California's major north-south interstate highway, approximately one mile east of Newhall Ranch. The widening of SR-126 to four lanes within the *Specific Plan Area* is a State project, programmed by *Caltrans*, and is anticipated to be completed in 1999.



NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

EXHIBIT 2.4-1

REGIONAL ACCESS

Computer Mapping by FORMA Systems

c. Existing Local Access

In addition to the local access afforded by SR-126, Chiquito Canyon Road/ Del Valle Road is an existing two-lane road designated a Limited Secondary Highway by the Santa Clarita Valley Area Plan. San Martinez Grande is an existing local road which provides access to portions of the *Specific Plan Area* north of SR-126.

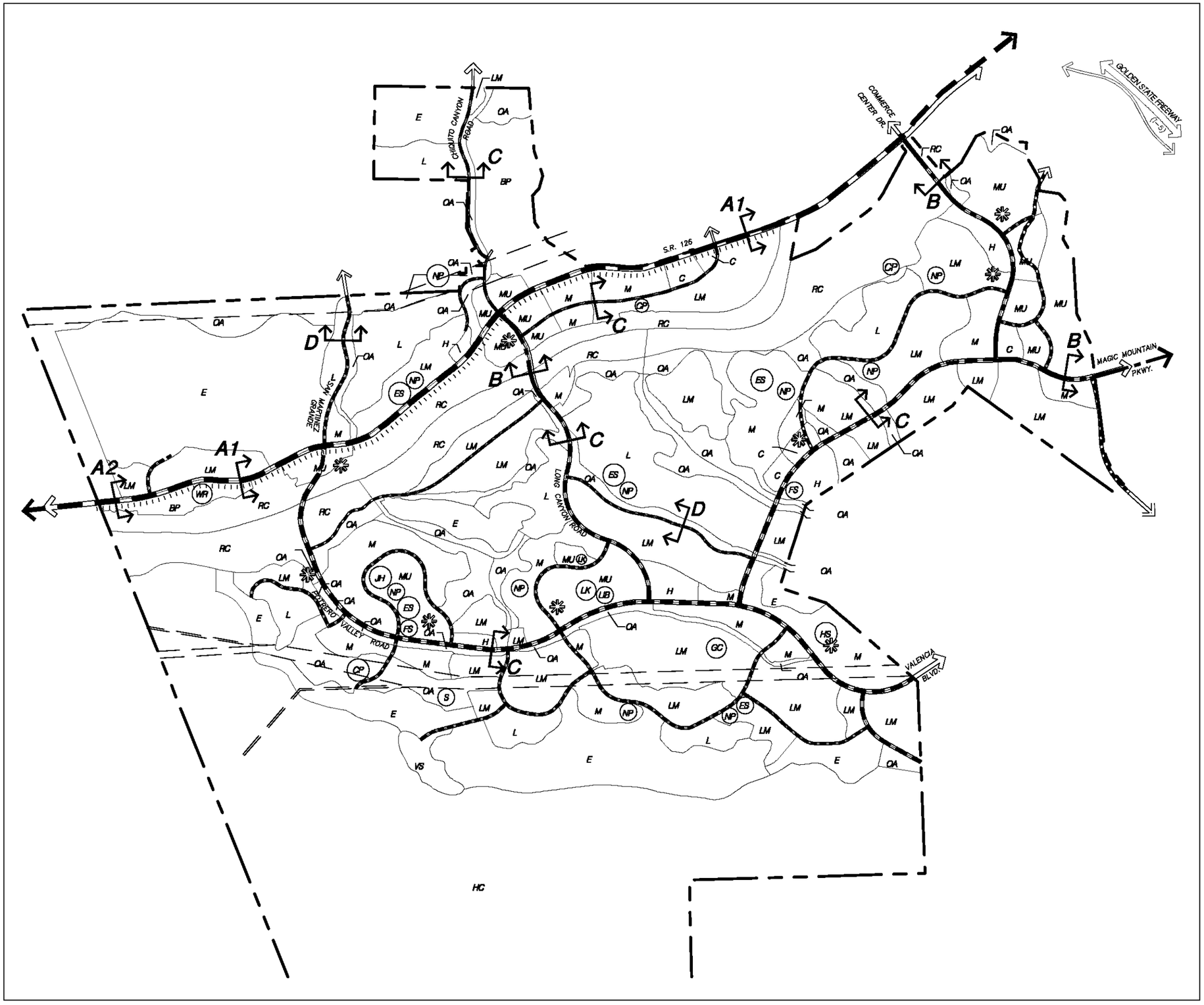
d. Specific Plan Roadway Network

The roadway network is set forth in the Master Circulation Plan, Exhibit 2.4-2. A description of the improvements to existing roadways which are necessary to implement the plan, as well as a description of the hierarchy of the roads to be constructed within the network, are included below.

(1) Improvements to Existing Roadways

(a) **State Route-126 (SR-126)**: The Master Circulation Plan identifies SR-126 as an 8-lane State Highway from the I-5 Freeway to its intersection with Commerce Center Drive where it transitions to a 6-lane State Highway until it reaches Potrero Valley Road (San Martinez Grande). It then transitions to a 4-lane State Highway west of Potrero Valley Road to the County Boundary. Between I-5 and Chiquito Canyon Road, SR-126 would ultimately be constructed as a State Highway with grade separated crossings and interchanges at Chiquito Canyon Road, Wolcott, and Commerce Center Drive. The road and interchanges will be built to Caltrans standards.

Parallel, south and adjacent to SR-126, a transit corridor will be reserved along the east/west length of Newhall Ranch to provide an option for MetroLink rail service.



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

- STATE HIGHWAY
- MAJOR HIGHWAY
- SECONDARY HIGHWAY
- COLLECTOR
- POSSIBLE FUTURE COLLECTOR ALIGNMENT
- BUS PULL-IN

STREET SECTIONS

SECTIONS A1 & A2	EXHIBIT 2.4-3
SECTIONS B, C & D	EXHIBIT 2.4-4

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

10 ACRES 40 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.4-2

MASTER CIRCULATION PLAN

MAY 2003

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(b) **Magic Mountain Parkway**: The *Specific Plan* allows for the extension of Magic Mountain Parkway through the northeastern portion of the property to connect with the on-project Potrero Valley Road. Magic Mountain Parkway will provide access to the variety of Residential, Mixed-Use, and Commercial uses represented in the Villages of The Mesas, Long Canyon and Potrero Valley.

The Magic Mountain Parkway extension is categorized as a Major Highway to its intersection with Commerce Center Drive, and a Secondary Highway west of that intersection. Additional parkway width adjacent to the road will accommodate a Community Trail.

(c) **Potrero Valley Road**: The *Specific Plan* incorporates the extension of Valencia Boulevard, along an existing easement on the adjacent property, to connect to Potrero Valley Road on-site. Valencia Boulevard has an interchange with the I-5 Freeway to the east and will connect the proposed uses located in Potrero Valley, Oak Valley and Riverwood Villages with the residential, employment, and commercial land uses along the I-5 and (via Potrero Valley Road) SR-126 corridors.

Potrero Valley Road is categorized as a Secondary Highway. Additional parkway width will be provided adjacent to the road for a Community Trail.

(d) **Commerce Center Drive**: The Master Circulation Plan, incorporating the County Master Plan of Highways alignment, depicts Commerce Center Drive as a Major (6-lane) Highway traversing the Valencia Commerce Center north of SR-126 and extending south into The Mesas Village and linking with the Magic Mountain Parkway extension. This connection will provide easy access to the employment and commercial land uses of the Valencia Commerce Center and link the more intensively developed eastern segments of the community with the SR-126 and I-5 interchange.

Commerce Center Drive is categorized as a Major Highway. Additional parkway adjacent to the road will accommodate a Community Trail.

(e) **Chiquito Canyon Road**: The southerly portion of this existing Limited Secondary Highway will become Long Canyon Road and will be relocated to provide safer access to SR-126 and provide direct access to the Business Park. The northerly portion of Chiquito Canyon Road will form a "T" with Long Canyon Road, where Long Canyon Road enters the Business Park. Chiquito Canyon Road will remain a two-lane Limited Secondary Highway (in an 80-foot right-of-way) and will be aligned adjacent to the toe of slope of the hills to the west. An equestrian trail and Community Trail will be located between the road right-of-way and the creek/drainage channel to the east. Equestrian trail access and other Chiquito Canyon Road improvements will be subject to the provisions set forth in Appendix 7.6, the Val Verde Civic Association Agreement.

South of the intersection with SR-126, Long Canyon Road is designed as a Major (6-lane) Highway in the vicinity of its intersection with SR-126, and transitions to a Secondary (4-lane) Highway further south. The Long Canyon Road extension traverses the Villages of Riverwood, Long Canyon, and Potrero Valley and connects with Potrero Valley Road (Valencia Boulevard extension) near the center of the site. This connection provides easy access to the commercial, recreational and cultural activities of the Mixed-Use Center north of the SR-126 intersection and the Mixed-Use Center in Potrero Valley. Additional parkway adjacent to the road will incorporate a Community Trail to support pedestrian movement in this corridor.

A traffic signal will be constructed and funded, subject to Caltrans approval, at the intersection of SR-126/Long Canyon Road (existing Chiquito Canyon Road) with the first construction at that intersection.

(f) **San Martinez Grande**: The southerly portion of this existing road will be relocated to provide safer access to both adjacent residential neighborhoods and SR-126, and to connect with Potrero Valley Road at its intersection with SR-126. The road will be designed as a Collector and will feature a Local Trail.

(g) **Pico Canyon Road**: The on-site portion of this existing road will be constructed as a Secondary Highway within the *Specific Plan Area*.

(2) Hierarchy of Roads

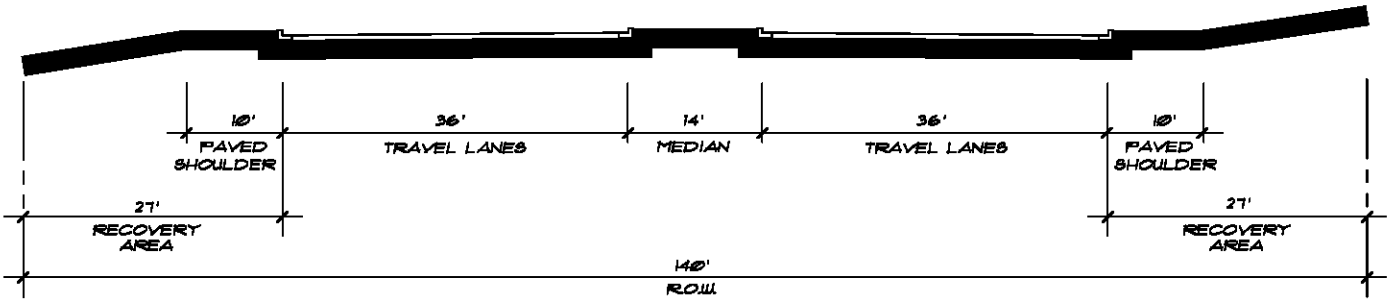
The Newhall Ranch hierarchy of roads is designed to correspond to the Los Angeles County Subdivision Planning and Zoning Code, Chapter 21.24 with the exception of State Route-126, which is designed consistent with Caltrans standards. Roads designated in the Master Circulation Plan are set forth in Roadway Sections A1 through D, Exhibits 2.4-3 and 2.4-4.

SR-126 is planned to State Highway standards and is anticipated to be an 8-lane State Highway from I-5 west to Commerce Center Drive where it will transition to a 6-lane State Highway until it reaches Potrero Valley Road where it will transition to a 4-lane State Highway. Landscaping within the median and recovery areas of the State-owned and maintained highway will be encouraged.

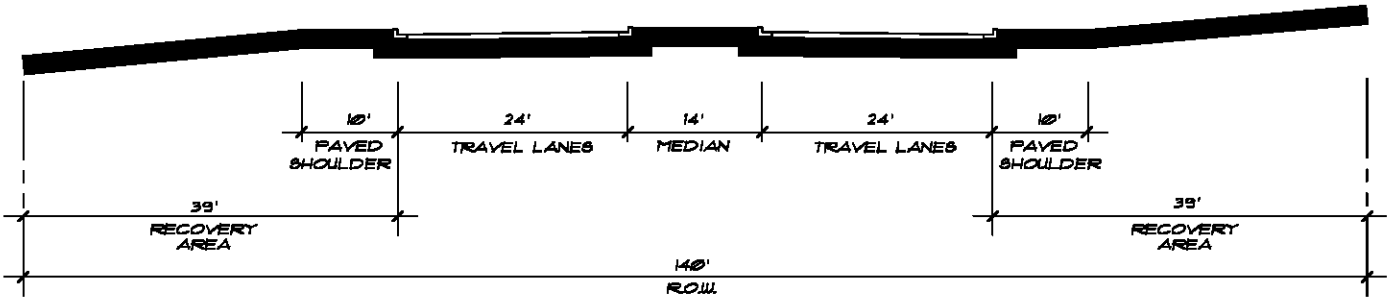
Major Highways within Newhall Ranch are designed to the County standard section with landscaped medians. Secondary Highways are modified from County standards to include a landscaped median, adding 14 feet to the standard 80 foot ROW for a total 94-foot ROW.

Collector roads correspond to Urban Collector Streets in the County code (see Section D on Exhibit 2.4-4). Collector streets may be widened to include landscaped medians at entry areas and other appropriate locations. Collector roads may also use the "Alternate Cross-Section," which results in the sidewalk being adjacent to the curb, as permitted by Chapter 21 of the Los Angeles County Subdivision Code.

Local streets will be designed at the subdivision map processing stage and will also be consistent with Los Angeles County local street standards contained in Chapter 21 of the Los Angeles County Subdivision Code. Local streets may use the "Alternate Cross-Section", as discussed above. Additionally, Local streets in the Estates and Low Residential *land use designations* may also use the "Rural Cross-Section," as permitted by Chapter 21 of the Los Angeles County Subdivision Code. The "Rural Cross-Section" uses a rolled curb rather than the standard curb and gutter. This includes the alternate street sections as set forth in Los Angeles County Code Chapter 12.24, Part 3.



SECTION A1 - 6 LANE STATE HIGHWAY (MAY BE GRADE SEPARATED)



SECTION A2 - 4 LANE STATE HIGHWAY

SCALE: 1"=20'

NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

EXHIBIT 2.4-3
ROADWAY SECTIONS A1 & A2

Computer Mapping by RCRMA Systems

MAY 2003
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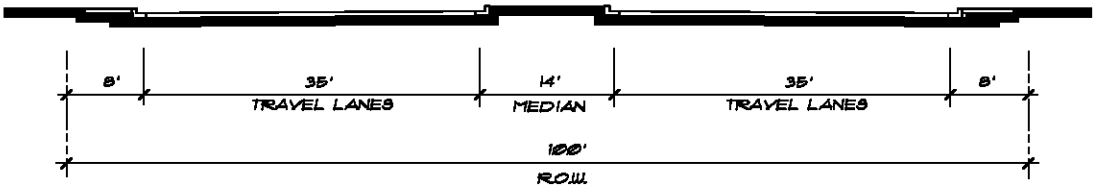
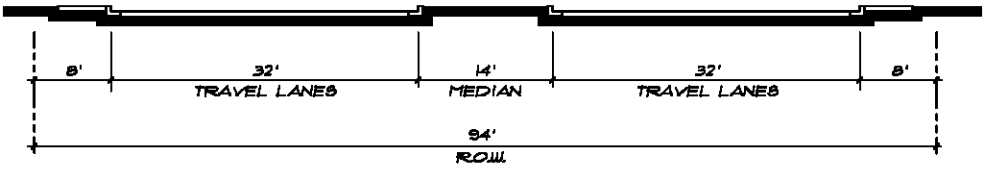
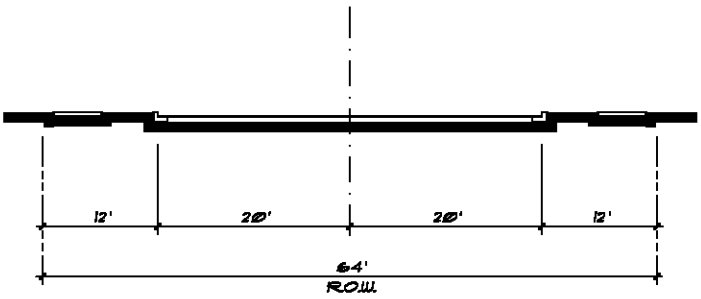


SECTION B - MAJOR HIGHWAY



SECTION C - SECONDARY HIGHWAY



SECTION D - COLLECTOR (URBAN)

SCALE: 1"=20'

NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

EXHIBIT 2.4-4
ROADWAY SECTIONS B, C & D

Computer Mapping by KRMA Systems

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3. Trails

The Master Trails Plan, Exhibit 2.4-5, encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan Area* and provides potential connections to regional trail systems within the Santa Clarita Valley. The network will extend the existing planned regional trails into the Newhall Ranch and provide additional recreational opportunities for both local and regional residents.

The trails will provide access to *Open Area* and the two *SMAs* and vital connections between living areas, shopping, work, entertainment, schools, and civic and recreational facilities. These trails will be constructed on one side of the roadway, and the opposite side of the roadway will have a standard cross-section. The Master Trail Plan includes the following hierarchy of trails:

- Regional River Trail;
- Community Trails;
- Local Trails;
- Pathways; and
- Unimproved Trails.

a. Regional River Trail

The Regional River Trail is located on the north side of the Santa Clara River and extends from the Castaic Creek to the western site boundary. This trail represents an important recreational feature of the *Specific Plan*, allowing both active and passive enjoyment of the Santa Clara River. The design of the Regional River Trail accommodates a combined pedestrian/bicycle/ equestrian trail (see Exhibit 2.4-6).

NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

- REGIONAL RIVER TRAIL
- COMMUNITY TRAIL
- EQUESTRIAN TRAIL COMPONENT OF COMMUNITY TRAIL
- LOCAL TRAIL
- PATHWAY
- UNIMPROVED TRAIL

TRAIL SECTIONS

SECTIONS A1 & A2	EXHIBIT 2.4-6
SECTIONS B1 & B2	EXHIBIT 2.4-7
SECTIONS C & D	EXHIBIT 2.4-8

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

100 ACRES 400 ACRES

EXHIBIT 2.4-5

MASTER TRAILS PLAN

MAY 2003

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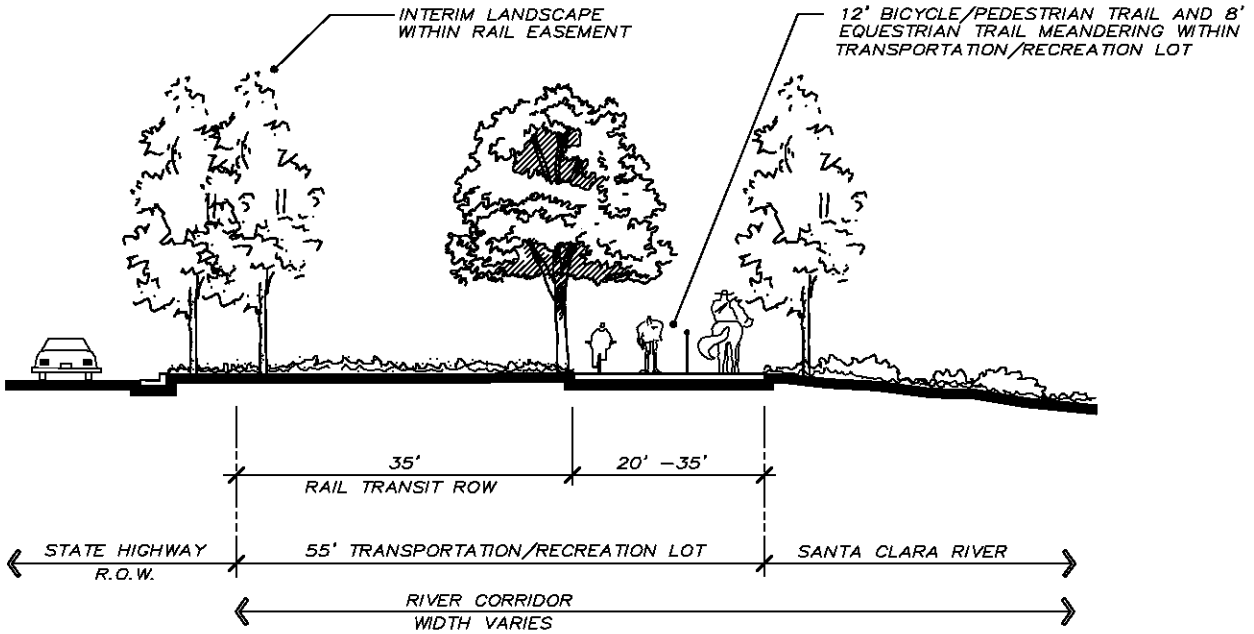
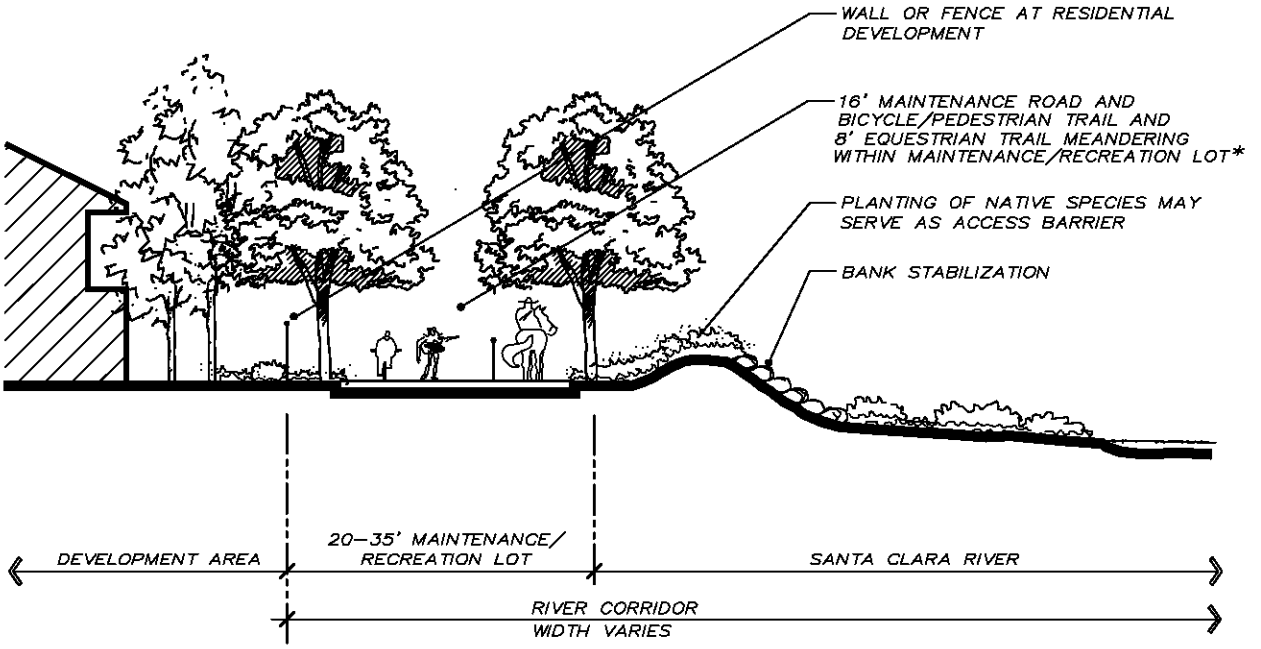


SECTION A1 - REGIONAL RIVER TRAIL

ADJACENT TO STATE ROUTE 126



*12' BICYCLE/PEDESTRIAN TRAIL WHERE BANK STABILIZATION AND A MAINTENANCE ROAD IS NOT REQUIRED

SECTION A2 - REGIONAL RIVER TRAIL

ADJACENT TO FLOOD CONTROL INPROVEMENTS

SCALE: 1"=20'

NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: **Newhall Ranch Company**

EXHIBIT 2.4-6

TRAIL SECTIONS A1 & A2

Computer Mapping by RCRMA Systems

MAY 2003

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b. Community Trails

Community Trails are unified pedestrian and bicycle routes in landscaped parkways. They are located along highways in order to connect the Villages. These routes will have recognizable landscape features to identify these routes for inter-Village walking (see Exhibit 2.4-7). The Community Trail adjacent to Chiquito Canyon Road and the equestrian trail component south of the Chiquito Canyon Road/Long Canyon Road intersection will be constructed pursuant to the Val Verde Civic Association Agreement (Appendix, Section 7.6).

c. Local Trails

The Master Trails Plan incorporates numerous local trails. A Local Trail is a joint pedestrian/bicycle route which may or may not follow a roadway. Local Trails provide access to amenities, the Community Trail network, or serve to link Villages. Trees and other landscaping materials may line Local Trails to make them an identifiable route in the Village, but often they follow natural drainages within *Open Area* and require little or no additional landscaping (see Exhibit 2.4-8).

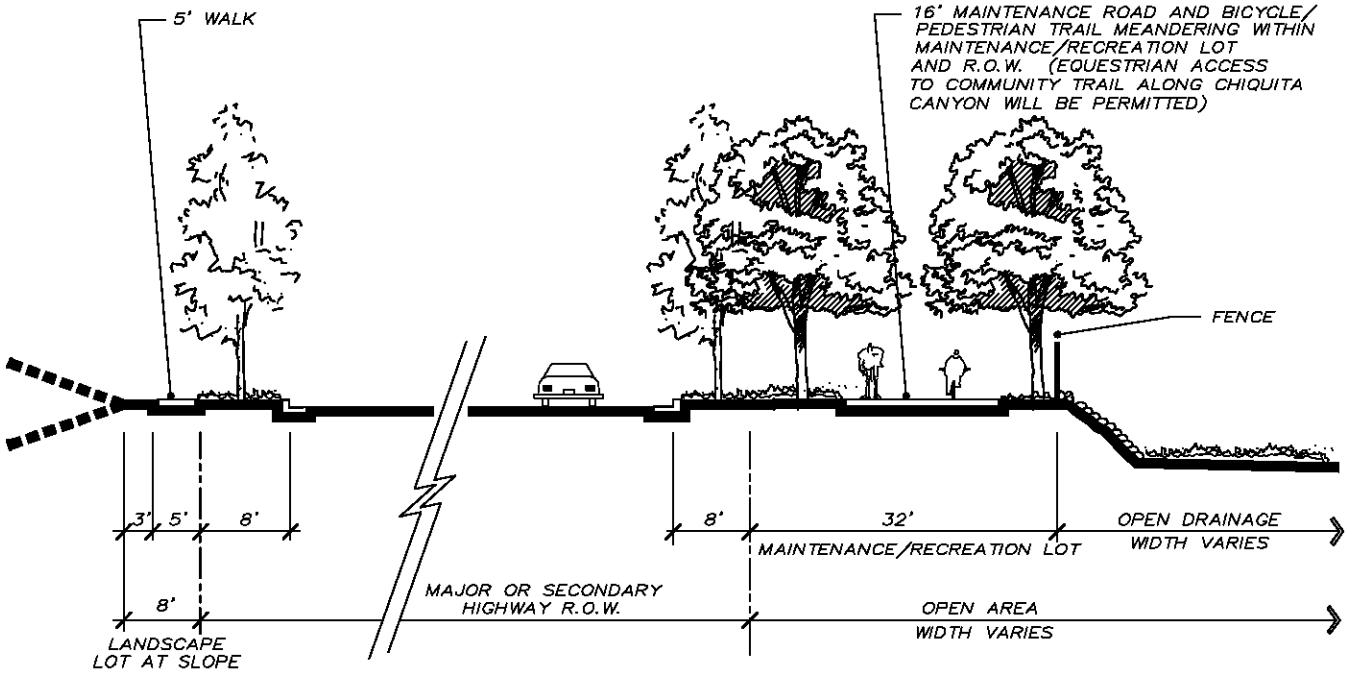
d. Pathways

Consisting of a multi-purpose bicycle and pedestrian trail, Pathways are located adjacent to local collector roadways. They provide access from the individual residential neighborhoods to the Community Trails (see Exhibit 2.4-8).

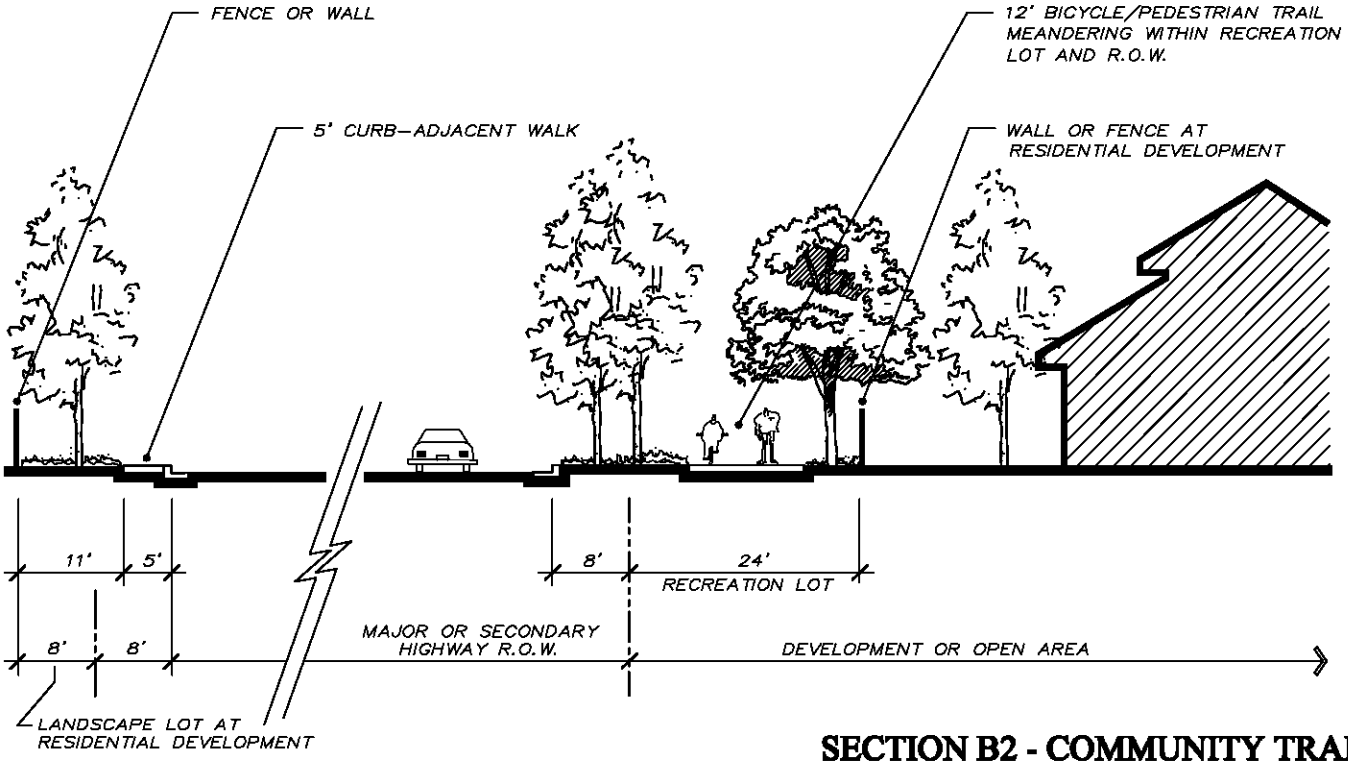
e. Unimproved Trails

There are numerous opportunities to enter *Open Area* or the *SMAs* of Newhall Ranch. These areas will be protected by designing trails that respect the sensitive natural resources. Unimproved Trails are dirt paths which will follow existing utility roads and/or are located to follow natural topography, and have minimal improvements.

Equestrian use of Unimproved Trails will be permitted in the High Country and along the northerly boundary of the Riverwood Village. The equestrian trail within the *High Country* will be linked to the Regional River Trail at the far western edge of the *Specific Plan Area*, provided all required environmental permits for the trail can be obtained from State, federal, or other agencies.



SECTION B1 - COMMUNITY TRAIL
ADJACENT TO OPEN DRAINAGE



SECTION B2 - COMMUNITY TRAIL
ADJACENT TO DEVELOPMENT OR OPEN AREA

SCALE: 1"=20'

NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

EXHIBIT 2.4-7
TRAIL SECTIONS B1 & B2

Computer Mapping by RMA Systems

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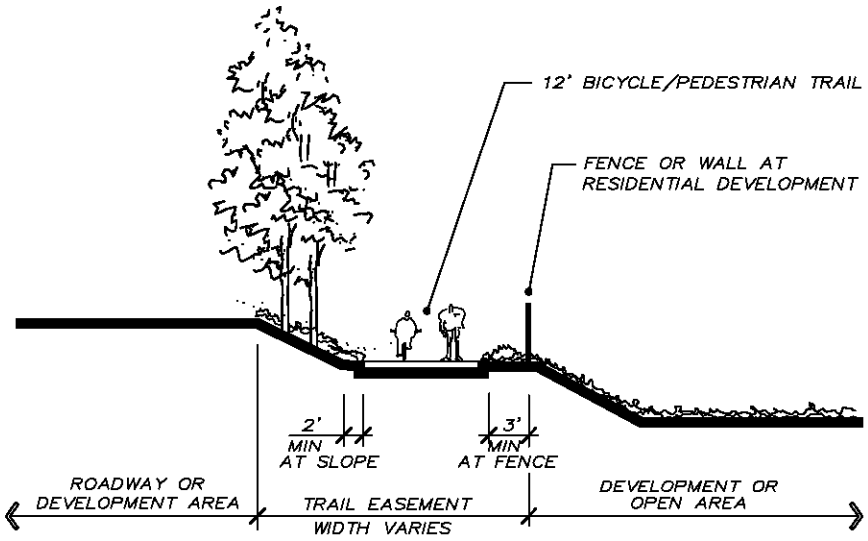
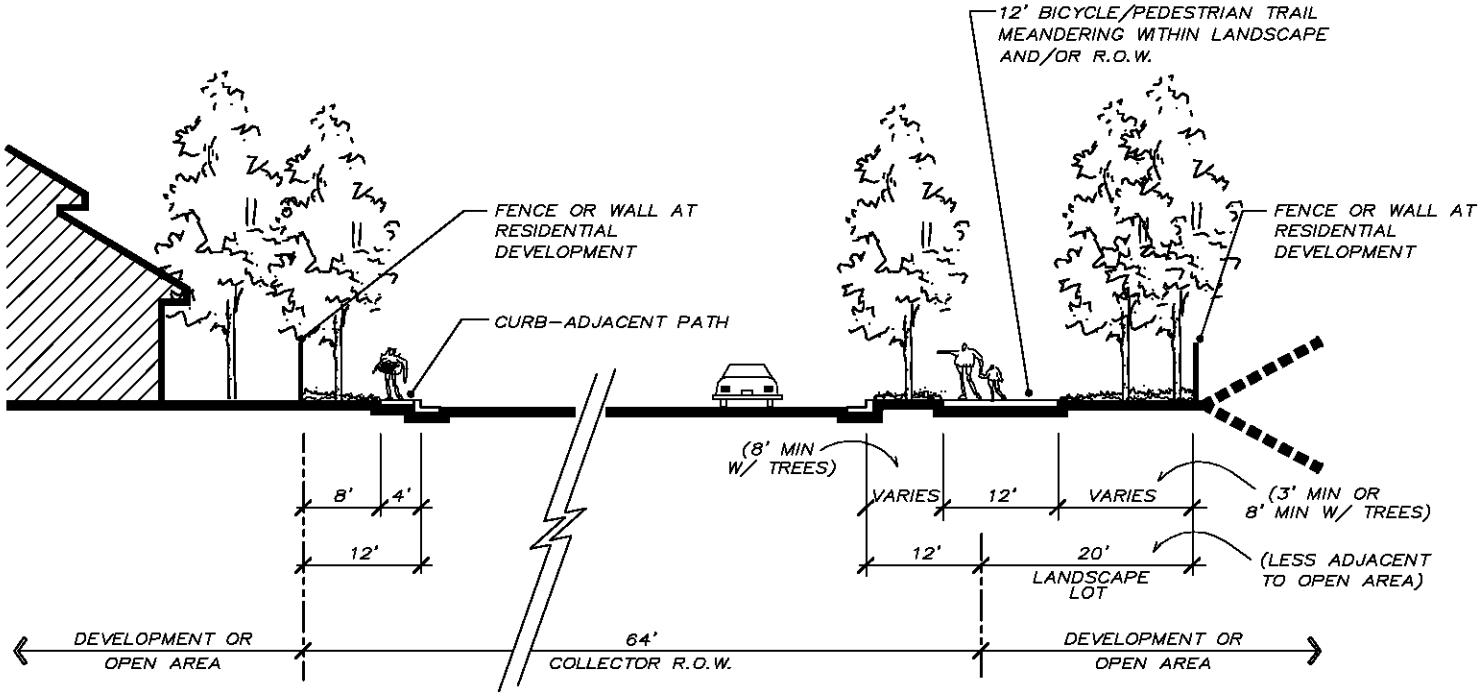


SECTION C - LOCAL TRAIL



SECTION D - PATHWAYS

SCALE: 1"=20'

NEWHALL RANCH™
SPECIFIC PLAN
Prepared For: Newhall Ranch Company

EXHIBIT 2.4-8
TRAIL SECTIONS C & D

Computer Mapping by RMA Systems

MAY 2003
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4. Transit

Newhall Ranch has been designed to provide many alternate routes for public transit. The road system will serve as the basic transit infrastructure with collector roads serving Village neighborhoods and arterial roadways linking Village Centers and providing inter-Village connections. The Village design concept facilitates transit use and provides for bus pull-ins at the Mixed-Use Village Centers.

The major arterial roadways of the community will feed into State Highway 126 at Commerce Center Drive, Long Canyon Road, and Potrero Valley Road for regional access. Other major access points will be located along the eastern side of the community, providing possible transit access to the Magic Mountain area and the employment centers surrounding the Interstate 5 Freeway.

The Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan to permit future transit/rail options. A potential site for a future transit station has also been identified in Planning Area RW 36 (see Annotated Land Use Plan Statistical Table, Table 5.4-1) which could be used as a possible park-and-ride site as an interim use.

The Major and Secondary Highway design will incorporate provisions for bus pull-ins to be consistent with County Transit Authority requirements. These locations are positioned to be central to pedestrian activity in each Village.

Conceptual locations for bus pull-ins and MetroLink ROW are indicated on the Master Circulation Plan. The number and locations of bus pull-ins will be determined during the subdivision map processing stage.

5. Technology

Developers of future subdivisions within Newhall Ranch are encouraged to consider new transportation technologies which are cost effective and for which there is sufficient consumer demand.

2.5 PUBLIC SERVICES AND FACILITIES PLAN

This section describes the public services and facilities, including infrastructure systems, that will be needed to serve the proposed development within the *Specific Plan Area*. It sets forth conceptual infrastructure plans for drainage/ flood control, potable water, reclaimed water, sewer, solid waste, and dry utilities including gas, electricity, telephone, and television cable service.

1. Goals and Objectives

The Public Services/Facilities Plan was developed to be consistent with the County of Los Angeles General Plan and Santa Clarita Valley Area General Plan goals and objectives. The Specific Plan Consistency Analysis documents the *Specific Plan's* consistency with these goals and objectives and is set forth in Appendix 7.2.

Specific goals and objectives relevant to public services/facilities and infrastructure have been generated based on the LA County General Plan and Santa Clarita Valley Area Plan. These are included in Section 2.1.

2. Infrastructure Plans

a. Drainage and Flood Control

The 11,963-acre *Specific Plan Area* is part of the Santa Clara River Basin and associated watershed. Castaic Creek, and the drainage courses of Chiquito Canyon, San Martinez Grande Canyon, Potrero Canyon, as well as other unnamed tributary courses, drain into the Santa Clara River Valley within the project boundaries.

The Conceptual Backbone Drainage Plan, Exhibit 2.5-1, provides drainage and flood protection to the site. A primary goal of the plan is to preserve the Santa Clara River as a resource. In order to meet this goal several generalized criteria regarding the form and function of the River were identified early in the planning process which formed the basis of the River Corridor concept.

NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

- OPEN DRAINAGE
- CLOSED SYSTEM
- INLET
- OUTLET
- N.P.D.E.S. WATER QUALITY BASIN
- BANK STABILIZATION

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

10 ACRES 40 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.5-1

CONCEPTUAL BACKBONE DRAINAGE PLAN

MAY 2003

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The criteria used includes the following:

- the flood corridor must allow for the passage of Los Angeles County Capital Flood Flow without the permanent removal of natural river vegetation (except at bridge crossings);

- the banks of the River will generally be established outside of the "Waters of the United States," as defined by federal laws and regulations and as determined by the delineation completed by the *United States Army Corps of Engineers* (*ACOE*) in August 1993;

- where the *ACOE* delineation width is insufficient to contain the Capital Flood flow, the flood corridor will be widened by an amount sufficient to carry the Capital Flood flow without the necessity of permanently removing vegetation or significantly increasing velocity;

- where development is proposed within the existing Los Angeles County floodplain, the land where development is to occur will be elevated in accordance with Los Angeles County policies to remove it from the floodplain; and

- bank stabilization will occur only where necessary to protect against erosion.

Within the creeks and drainages which are tributary to the Santa Clara River, natural drainage courses, open channels, and subsurface drainage conduits would channel storm runoff through the *development areas* and into the Santa Clara River. Open drainage systems would be installed within the lower elevations of the tributary drainage courses wherever post-development runoff flows would exceed 2,000 cfs. Bank stabilization would be installed to protect development from erosion. Bank stabilization is proposed to be ungrouted rock in all areas except at outlet structures, access ramps, and bridge abutments where it is expected that grouted rock or reinforced concrete will be required to meet Los Angeles County Department of Public Works standards. Alternative materials to rip rap for bank stabilization will be considered if cost

effective in terms of construction and maintenance costs and if approved by the Los Angeles County Department of Public Works Flood Control section for public ownership and maintenance. Specification of bank stabilization will be determined prior to construction of individual subdivisions.

As an alternative to the use of ungrouted rock and to preserve the natural aesthetics, armored bank stabilization may be buried with soil provided certain design and hydraulic considerations are taken into account to the satisfaction of the Department of Public Works as follows:

- The hydraulic capacities of the river and side drains are not compromised.
- Only bank stabilization sections that are in straight reaches may be buried. Curved reaches or reaches opposite of major side drains, where flow impingement against bank stabilization is likely, would not be buried unless otherwise approved by the Department of Public Works.
- Soil will be placed at a 4:1 slope and may be hydro-seeded with suitable native plant material.
- Side drains would be flared out.
- Whenever practical, side drains would be combined.
- It is recognized that the overlying fill will be subject to natural riverine factors such as sediment deposition or erosion from river flows and may wash away. County Flood Control is not obligated to take any measures to restore the fill or the vegetation.

Clean sediment, periodically removed from debris basins, may be placed into the river area as approved by the various regulatory agencies. The project applicant shall process the necessary permits from the U.S. Army Corps of Engineers, State Department of Fish & Game, and the Regional Water Quality Control Board to allow for

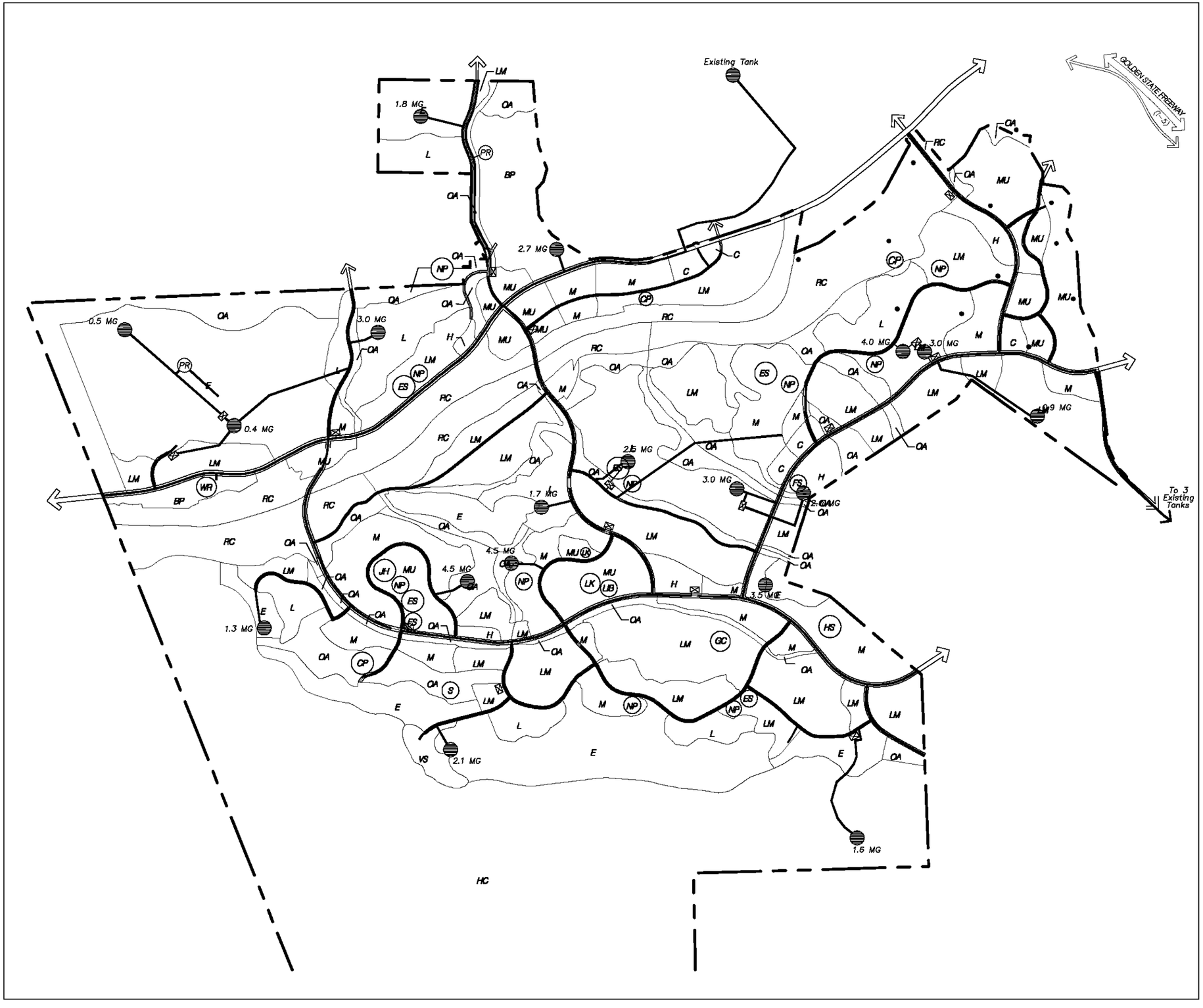
such placement of sediment, prior to construction of any development that contemplates debris basins or bank stabilization.

Other drainage improvements that will be implemented as a result of the *Specific Plan* focus on minimizing the amount of debris that enters the drainage system, minimizing the amount of sedimentation that occurs, and maintaining the quality of water within the drainage system at a level consistent with the federal Clean Water Act. These improvements will include necessary appurtenant facilities such as catch basins, manholes, inlet and outlet structures, water quality basins, and access roads. Locations and sizes of these improvements would be determined as part of the subdivision process. All necessary NPDES permits will be obtained and thus all NPDES program requirements, which may change, will be met.

b. Potable Water

The Conceptual Backbone Water Plan, Exhibit 2.5-2, sets forth on-site storage and water distribution systems to provide adequate fire and domestic service as required. The *Specific Plan* is within the service area of the Castaic Lake Water Agency which will provide imported water to Valencia Water Company for the *Specific Plan*. Domestic water service, which will also include groundwater that was previously used to water agricultural crops, will be provided by Valencia Water Company. Valencia Water Company is a private water purveyor regulated by the State Public Utilities Commission and currently serves Valencia and parts of the Newhall communities. Existing facilities are primarily located on the northern and eastern edge of the property and will be expanded as development occurs.

The domestic water demands for this project are based on the projections for the specific land uses and their intensities, balanced with historical use factors. Reclaimed water, to the extent available, will be used for irrigating the majority of park and recreation areas, including the Golf Course.



NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

L E G E N D

- WATER TANK SITE (POTABLE AND/OR RECLAIMED)
- PUMP STATION
- PRESSURE REDUCTION STATION
- POTENTIAL AQUIFER STORAGE AND RECOVERY WELLS (ASR)
- WATER AND/OR RECLAIMED WATER LINES
- WATER RECLAMATION PLANT

English 0 1000' 2000'
Metric 0 225m 450m 900m
NORTH
10 ACRES 40 ACRES
Computer Mapping by FORMA Systems

EXHIBIT 2.5-2

CONCEPTUAL BACKBONE WATER PLAN

MAY 2003
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In conjunction with the submittal of applications for and prior to approval of tentative tract maps or parcel maps which permit construction documentation as required by State law will be submitted by the retail water provider to the County identifying the source(s) of supply of water for the land uses within that tentative tract map or parcel map. The agricultural water that is identified shall not exceed the amount of historical agricultural water use.

c. Reclaimed Water

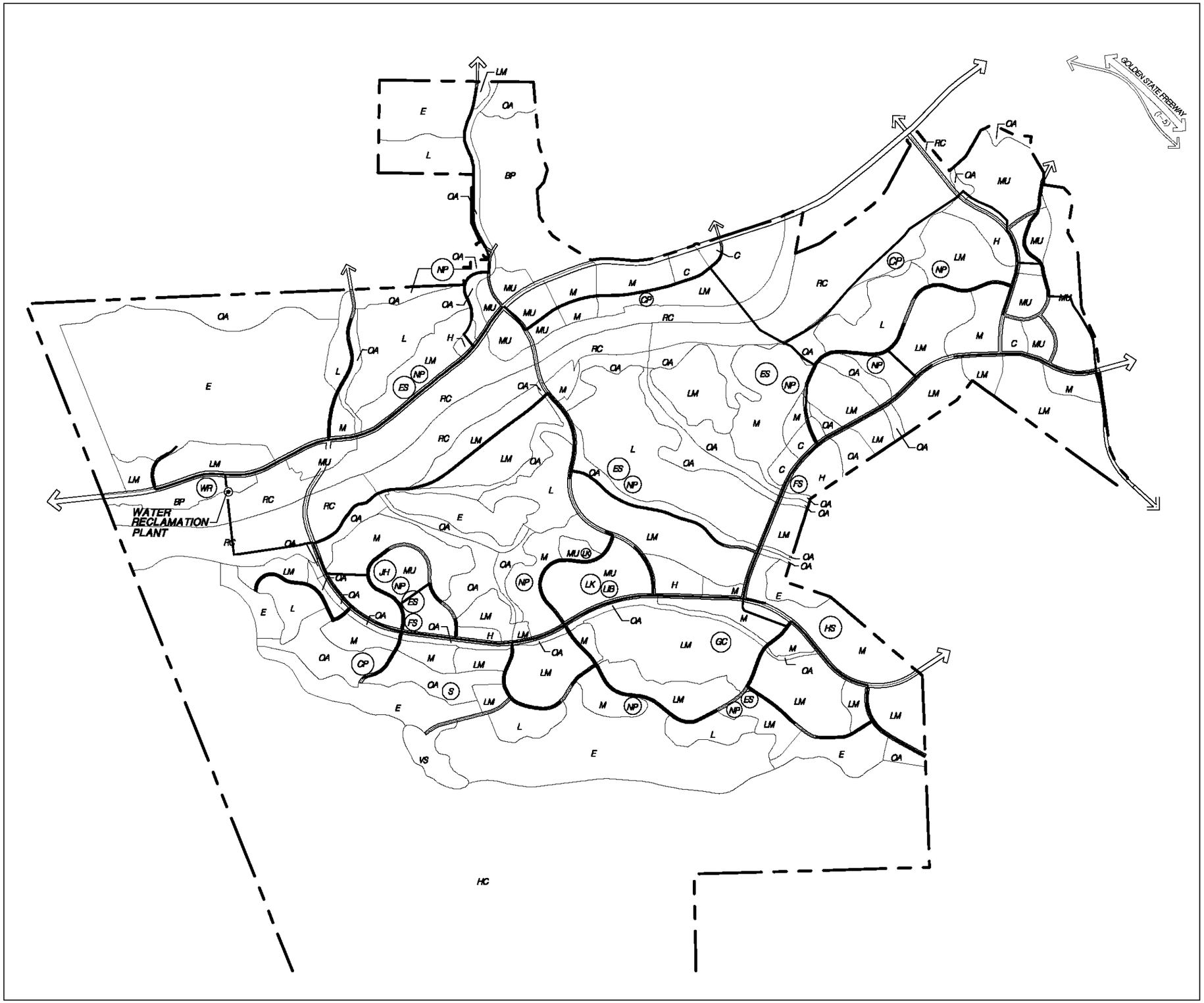
An on-site Water Reclamation Plant (WRP) along the Santa Clara River in the western portion of the site will be constructed. A goal of the WRP is to recycle the maximum amount possible of wastewater generated on the site to meet the non-potable water demands of the Newhall Ranch project.

A parallel, but separate, distribution system to deliver non-potable recycled water will be provided. Reclaimed water may be used for irrigation of the Golf Course, parks, and a wide variety of other community areas such as:

- Major slopes in residential *Planning Areas*;
- Multi-family residential common areas;
- *Open Area*;
- Major road medians and parkways;
- School and park landscape areas;
- Commercial/office/community facility landscape areas; and
- *Community Lake*.

d. Sanitary Sewer

The Conceptual Backbone Sewer Plan, Exhibit 2.5-3, sets forth a system for sewage collection which will include a Water Reclamation Plant (WRP), a collection system with pump stations, and both gravity and force mains.



NEWHALL RANCH SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

SEWER LINE SYSTEM

PROPOSED WATER RECLAMATION PLANT

English 0 1000' 2000'

Metric 0 223m 460m 920m

NORTH

10 ACRES 40 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.5-3

CONCEPTUAL BACKBONE SEWER PLAN

MAY 2003

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All facilities of the sanitary sewer system will be designed and constructed for maintenance by the County of Los Angeles and/or the Sanitation Districts or similar entity in accordance with their manuals, criteria, and requirements.

e. Solid Waste

Residential, commercial, and industrial solid waste collection in the unincorporated areas of the County is handled by private waste haulers in a free-enterprise system in which fees are paid by the homes and businesses requiring disposal. Currently most waste is disposed of in landfills. It is likely, but not certain, that solid waste generated by Newhall Ranch would be disposed of at the nearby Chiquita Canyon Landfill. By law, waste haulers may dispose of solid waste at any landfill that is willing to take it and which provides the greatest economic advantage to the hauler, considering hauling distance versus disposal fees. Therefore, any landfill within or outside of the County may receive solid waste from the *Specific Plan Area*.

State law and the Source Reduction and Recycling Element (SRRE) of the County Waste Management Plan require that the County undertake substantially increased recycling and other types of diversion from landfills. The *Specific Plan* will be subject to the County ordinance designed to assist in meeting the requirements of the SRRE. The Ordinance requires the provision of adequate, accessible, and convenient areas for recycling in all residential and non-residential developments.

f. Dry Utilities

(1) Gas

The Southern California Gas Company (SCG), or other natural gas service providers pending outcome of state energy deregulation, will provide natural gas service to the *Specific Plan Area*. Gas mains will be sized to provide the backbone service to Newhall Ranch. Appropriately sized laterals will be extended throughout the *Specific Plan Area* at specific locations based on the land uses.

(2) Electricity

Southern California Edison Company has existing transmission facilities within the project limits on either side of Route-126. SCE or other electrical service providers, pending outcome of state energy deregulation, will provide electrical services. Substation facilities will be provided at an appropriate location to provide service throughout the *Specific Plan Area* (see the *land use overlay* Electrical Substation on the Land Use Plan, Exhibit 2.3-1 for a potential location).

(3) Telephone

Telephone service is expected to be provided to the *Specific Plan Area* by Pacific Telephone or other telephone service company pending the outcome of the federal communications deregulation.

(4) Cable

Television and radio cable service will be provided by a private cable company. Service will be distributed throughout the *Specific Plan Area*.

3. Public Facilities/Services

a. Fire and Emergency Medical Service

Fire protection and emergency medical services for the *Specific Plan Area* are provided by the Los Angeles County Fire Department. The fire department provides services to the Santa Clarita Valley area from eight fire stations and three County fire camps. Five stations located within 5 miles of the project provide first-alarm fire protection service.

The developer will provide funding for three fire stations to the Consolidated Fire Protection District of Los Angeles County (the "*Fire District* ") in lieu of developer fees. The developer will dedicate two fire station sites for the two fire stations located in Newhall Ranch. The two on-site fire stations will be

located within the Oak Valley and The Mesas Villages, with direct access to arterial roadways (see Land Use Plan, Exhibit 2.3-1, for approximate locations). The *Fire District* will dedicate the site for the fire station to be located at the Del Valle Training Facility. Each fire station site will have a building pad consisting of a net buildable area of one acre. If the cost of constructing the three fire stations, providing and dedicating the two fire station sites, and providing 3 engines, 1 paramedic squad and 63% of a truck company exceeds the developer's developer fee obligation for the Newhall Ranch development as determined by the *Fire District* , the *Fire District* will fund the costs in excess of the fee obligation.

Two of the three fire stations to be funded by the developer will not exceed 6,000 square feet; the third fire station to be funded by the developer will not exceed 8,500 square feet. The *Fire District* will fund the cost of any space/square footage of improvement in excess of these amounts as well as the cost of the necessary fire apparatus for any such excess square footage of improvements. The cost of three fire engines, a proportionate share of a truck, and one squad to be provided by the developer will be determined based upon the apparatus cost at the time the apparatus is placed in service.

The *Fire District* and the developer will mutually agree to the requirements of first-phase protection based upon projected response/travel coverage. Such mutual agreement regarding first-phase fire protection requirements ("*fire protection plan* ") and the criteria for timing the development of each of the three fire stations will be defined in a Memorandum of Understanding between the developer and the *Fire District* to be executed prior to the approval of the first tentative map which allows construction. Delivery of fire service for Newhall Ranch will be either from existing fire stations or one of the three fire stations to be provided by the developer pursuant to this section. Prior to the commencement of the operation of any of the three fire stations, fire service may be delivered to Newhall Ranch from existing fire stations or from temporary fire stations to be provided by the developer at mutually agreed-upon locations, to be replaced by the permanent stations which will be located within the Newhall Ranch development. The developer and the *Fire District* will annually review the *fire protection plan* to evaluate development and market conditions and modify the Memorandum of Understanding accordingly.

b. Police/Sheriff Service

The *Specific Plan Area* is served by the Santa Clarita Valley station of the Los Angeles County Sheriff Department located at 23740 West Magic Mountain Parkway in Valencia. The station has a jurisdiction of approximately 650 square miles. Additionally, the California Highway Patrol provides traffic regulation enforcement, emergency incident management, service and assistance on County Highways and State Route-126. The EIR addresses adequacy of sheriff services. No on-site facilities are required.

c. Schools

Newhall Ranch lies within the Newhall School District, Castaic Union School District, and William S. Hart School District. Based on preliminary projections, the Land Use Plan provides approximate locations for five elementary schools, one junior high school, and one high school (see *land use overlays* on Exhibit 2.3-1). School facilities funding agreements are included in the Appendix as Section 7.3 (Castaic Union School District, Section 7.4 (Newhall School District), and Section 7.5 (William S. Hart Union School District).

(1) Elementary Schools: Five elementary schools have been incorporated into the Land Use Plan.

Elementary school sites will generally be approximately 7 acres when located adjacent to Neighborhood Parks to maximize joint use of the facilities. When not located adjacent to park or recreation facilities, they will be approximately 10 acres. The sites will be served by bicycle and pedestrian access and located so as to reduce site preparation costs and to maximize use of the site for physical activities. Final elementary school sites will be specifically located at the subdivision map stage.

(2) Junior High School: One junior high school is proposed for the *Specific Plan Area* in compliance with the William S. Hart District Standards. Pursuant to those standards, the junior high school site will include approximately 25 acres, and it will be sited with consideration of transportation corridors such as bike lanes, riding and hiking trails, and local transit service. The junior high school may also be located adjacent to a Neighborhood Park to facilitate joint use of recreation facilities.

(3) High School: One new high school is proposed within the *Specific Plan Area*. Pursuant to William S. Hart District Standards, the high school site will be approximately 45 acres and will be located adjacent to or in direct proximity of arterial streets in order to facilitate the related traffic and transit service.

d. Library

The *Specific Plan Area* is served by the Los Angeles County Public Library system. The developer will provide funding for a maximum of two libraries (including the site(s), construction, furniture, fixtures, equipment and materials) to the County Librarian. The developer will dedicate a maximum of two library sites for a maximum of two libraries located in Newhall Ranch in lieu of the land component of the County's library facilities mitigation fee, in accordance with the provisions of Section 22.72.090 of Section 2 of Ordinance No. 98-0068 of the County Zoning Code. The actual net buildable library site area required and provided by the developer will be determined by the actual size of the library building(s), the *Specific Plan* parking requirements, the County Building Code and other applicable rules.

The total library building square footage to be funded by the developer will not exceed 0.35 net square feet per person. The developer's funding of construction of the library(s) and furnishings, fixtures, equipment and materials for the library(s) will be determined based on the cost factors in the library facilities mitigation fee in effect at the time of commencement of construction of the library(s).

Prior to County's issuance of the first residential building permit of Newhall Ranch to the developer, the County Librarian and the developer will mutually agree upon the library construction requirements (location, size, funding and time of construction) based upon the projected development schedule and the population of Newhall Ranch based on the applicable number of average persons per household included in the library facilities mitigation fee in effect at the time. Such mutual agreement regarding the library construction requirements ("*Library Construction Plan* ") and the criteria for timing the completion of the library(s) will be defined in a Memorandum of Understanding between the developer and the County Librarian. Such Memorandum of Understanding shall include an agreement by the developer to dedicate sufficient land and pay the agreed amount for fees on a schedule to allow completion of the library(s) as described below. The developer's funding for library facilities shall not exceed the developer's fee obligation at the time of construction under the developer fee schedule.

If two libraries are to be constructed, the first library will be completed and operational by the time of County's issuance of the 8,000th residential building permit of Newhall Ranch and the second library will be completed and operational by the time of County's issuance of the 15,000th residential building permit of Newhall Ranch. If the County Librarian decides that only one library will be constructed, the library will be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch.

No payment of any sort with respect to library facilities will be required under this Section 2.5.3.d, in order for the developer to obtain building permits for nonresidential buildings. A conceptual new library facility location is shown on the Land Use Plan within the Potrero Valley Village Center (see Land Use Plan, Exhibit 2.3-1).

4. Parks/Recreation Services

The Park and Recreation Services and Facilities, as set forth in the *Specific Plan Area*, are described in Recreation/Open Area, Section 2.8.

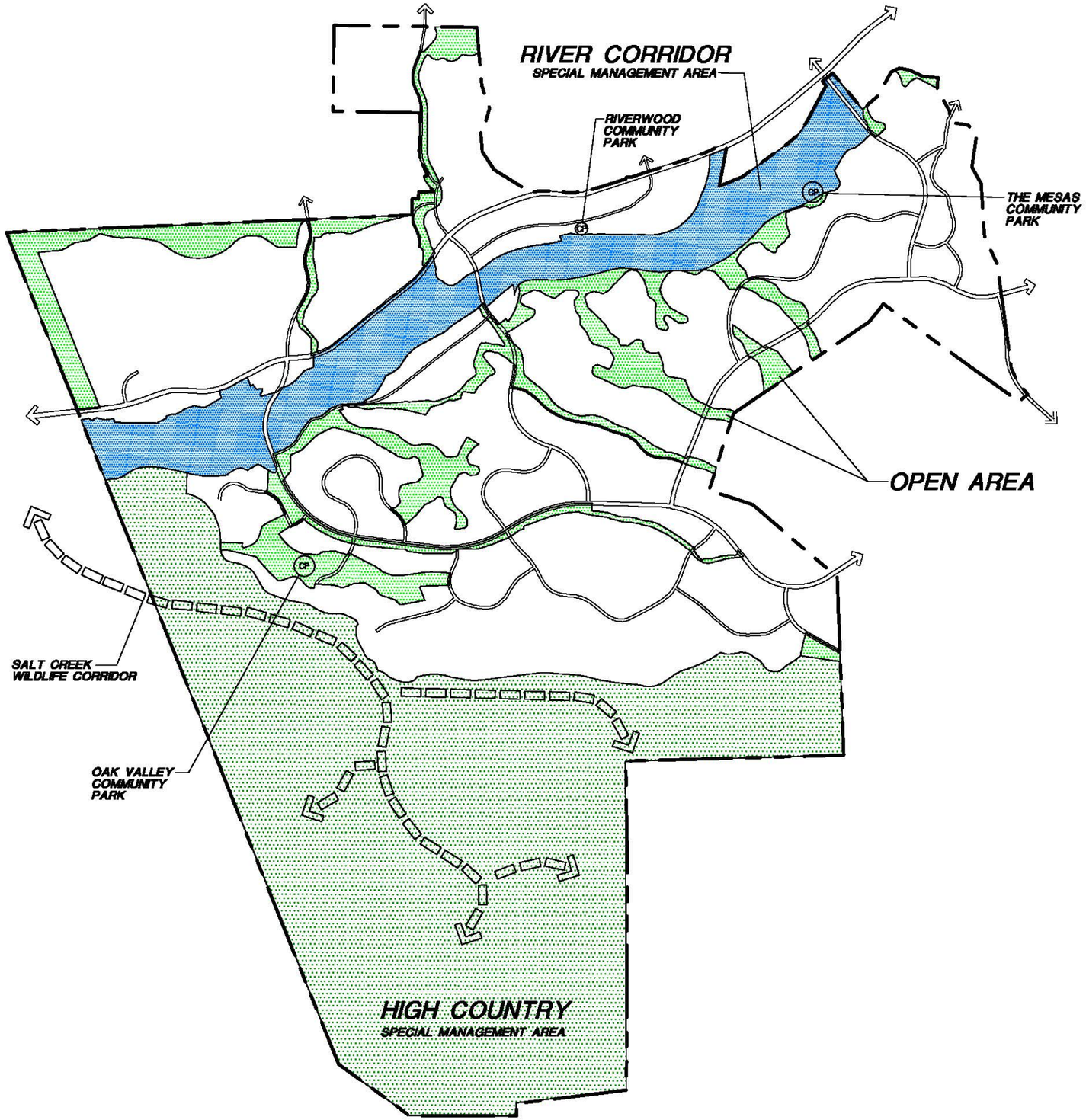
2.6 RESOURCE MANAGEMENT PLAN

1. Introduction

a. Purpose and Intent

The Resource Management Plan (RMP) provides a set of standards by which biological and cultural resources within the *Specific Plan Area* will be managed during construction and thereafter for the life of the community. Specifically, the RMP governs the restoration and enhancement activities that will take place as mitigations for unavoidable impacts to riparian vegetation, endangered species habitat, and oak woodlands and savannahs. The RMP provides the opportunity to establish "mitigation banks" within the *Specific Plan Area*, in which on- or off-site impacts to riparian vegetation or oak trees may be mitigated. It provides discussions of the manner in which transitions between *development area* and the *Open Area and Special Management Areas* will be handled, including the provision of wildfire fuel modification zones. The RMP additionally governs public access and recreational use of the *River Corridor* and *High Country Special Management Areas (SMAs)*, and provides a framework for the long-term management and ownership of all of the *Open Area* and *Special Management Areas* of the *Specific Plan* (see Exhibit 2.6-1, Open Areas).

Mitigation and management activities within Newhall Ranch will be subject to a variety of future requirements, including California Department of Fish and Game Section 1603 Streambed Alteration Agreements, U.S. Army Corps of Engineers Section 404 Permits, U.S. Fish and Wildlife consultations regarding endangered species and Regional Water Quality Control Board National Pollution Discharge Elimination System (NPDES) permits. In addition, the *River Corridor* and *High Country Special Management Areas* retain their designation as Significant Ecological Areas under the *Specific Plan*. County policy requires that all future discretionary permits within SEAs be reviewed by the Significant Ecological Area Technical Committee (SEATAC). The RMP contains the same conceptual level of detail as the *Specific Plan* as a whole.



NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

OPEN AREA
- SIGNIFICANT LANDFORMS
- MAJOR CREEKS AND DRAINAGES
- OAK WOODLAND AND SAVANNAHS
- COMMUNITY PARKS (CP)
- CULTURAL SITES

RIVER CORRIDOR
- SPECIAL MANAGEMENT AREA (SEA #23)

HIGH COUNTRY
- SPECIAL MANAGEMENT AREA (SEA #20)
- SALT CREEK WILDLIFE CORRIDOR

SPECIFIC PLAN BOUNDARY

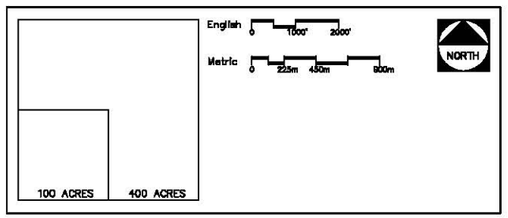


EXHIBIT 2.6-1
MAJOR OPEN AREAS

MAY 2003
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It therefore provides a framework for resource management which will be implemented through more detailed plans required by law or by the RMP itself. The RMP does not attempt to provide the construction-level regulations and requirements that will be a part of the above permits.

b. Objectives

The RMP provides the means to carry out certain *Specific Plan* objectives included in Section 2.1. The *Specific Plan* goals and objectives relevant to resource management include the following:

(1) Protect wetland and endangered species in the Santa Clara River;

(2) Preserve the Santa Clara River Corridor and adjacent uplands containing significant natural resources for their resource value, open area, and recreational use;

(3) Retain major open area and its natural vegetation as a wildlife or ecological reserve;

(4) Preserve significant stands of oak trees;

(5) Preserve the site of the historical Asistencia (San Fernando Mission Annex);

(6) Identify and protect significant resources within the two Los Angeles County Significant Ecological Areas;

(7) Preserve or minimally impact the most significant ridgelines and other major topographical landforms; and

(8) Promote water conservation through design guidelines that encourage use of drought-tolerant and native plants.

c. Resource Description

At 11,963 acres, the Newhall Ranch site is among the largest of the land holdings in the region having a single owner or small number of owners. The size and single ownership of the site provide a unique opportunity to develop a comprehensive master-planned community in which land uses are judiciously sited, and infrastructure and service systems are planned and coordinated with regional systems.

The Newhall Ranch site has diverse topography and natural resources. Significant landform features such as the Santa Susana Mountains, Santa Clara River and river bluffs, Sawtooth Ridge and Ayers Rock are constraints to development, but provide opportunities to integrate an urban community within a natural setting. The Santa Clara River Valley, Potrero Valley, the Mesas along the river and, to a lesser extent, Long Canyon, provide large areas of more even topography which is suitable for development. In general, these portions of the property have historically been used for agriculture, grazing, and *oil and natural gas operations*, and therefore have reduced biotic integrity.

A significant portion of the site is within County Significant Ecological Areas No. 20 (Santa Susana Mountains) and No. 23 (Santa Clara River). These areas pose major constraints to development, but also provide biotic and scenic resources, the preservation of which add to the environmental, aesthetic, and recreational quality of the ultimate community.

The *Specific Plan* for Newhall Ranch was prepared in a series of iterations over approximately a five year period. Incorporated into the *Specific Plan* are extensive studies of the site and its environmental resources, as well as the constraints and opportunities briefly described above. Market analysis was conducted to determine the range of home types, retail and office commercial, and employment generating land uses which would be warranted based on demographic and economic trends in Southern California. Nationwide and local surveys were used to determine the community character and amenities that people would find desirable in a planned community. In addition, public

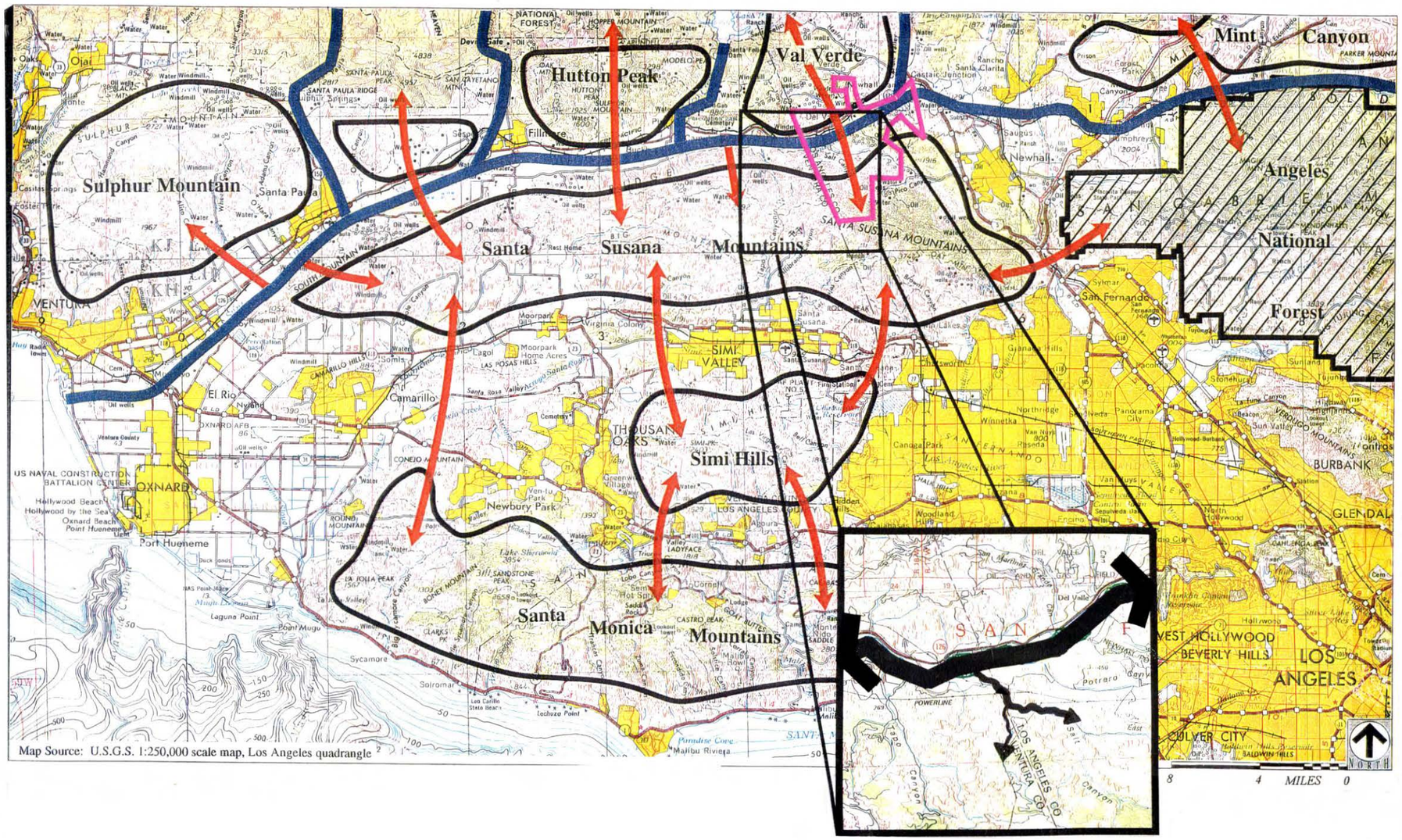
input to the plan was obtained through extensive Community Task Force meetings and other public outreach efforts. Finally, the goals and policies of the Los Angeles County General Plan and Santa Clarita Valley Area Plan were fundamental in shaping the community.

The Newhall Ranch Specific Plan has been refined over the course of the planning process in order to avoid environmental impacts and to reduce impacts where avoidance is not feasible. The refinement of the *Specific Plan* has been achieved through the incorporation of the *project design features* discussed below. These *project design features* of the *Specific Plan* include the following:

(1) Approximately 5,159.4 acres of regionally significant open areas, or 43% of the site, are being retained as *Special Management Areas*, (see Exhibit 2.6-1). This system preserves the resources of County Significant Ecological Areas No. 23 (*Specific Plan River Corridor SMA*) and No. 20 (*Specific Plan High Country SMA*) on the property. These two SEAs are connected through Salt Creek Canyon, a major portion of which is preserved as part of the *High Country SMA* and which serves as a wildlife habitat and movement corridor. The lower portion of Salt Creek Canyon continues off-site into Ventura County. Both the *River Corridor SMA* and *High Country SMA* serve as important links in regional wildlife movement (see Exhibit 2.6-2).

(2) *Open Area*, the *land use designation* for those open areas apart from the *SMAs*, totals approximately 1,010 acres including significant landforms, major creeks and drainages, oak woodland and savannahs, Community Parks, and cultural sites.

(3) The total open areas within the Newhall Ranch site, including the *SMAs* and *Open Area*, is approximately 6,170 acres, or 51% of the site. This total does not include further open areas which will be delineated in the future for uses such as Neighborhood Parks, trails, and recreation centers.



Map Source: U.S.G.S. 1:250,000 scale map, Los Angeles quadrangle

SALT CREEK WILDLIFE CORRIDOR
(TRIBUTARY TO RIVER WILDLIFE CORRIDOR)

SOURCE: RECON

NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

L E G E N D

NEWHALL RANCH SPECIFIC PLAN AREA

SANTA CLARA RIVER DRAINAGE

POTENTIAL MOVEMENT CORRIDOR

POTENTIAL CONSERVATION AREAS

EXISTING CONSERVATION AREAS

INSET MAP

EAST / WEST RIVER WILDLIFE CORRIDOR

SALT CREEK WILDLIFE CORRIDOR

EXHIBIT 2.6-2
REGIONAL WILDLIFE CORRIDORS

MAY 2003

(4) Planning for the Santa Clara River Corridor has been designed to retain the River's significant riparian vegetation and habitat, to allow the River to continue to function as a regional wildlife corridor, and to provide flood protection to Los Angeles County standards. The planning criteria used are discussed in the *Mitigation and Habitat Management Program* of this RMP.

(5) Highway crossings over the Santa Clara River have been restricted to three locations, significantly less than the number of agricultural crossings which already exist and which are permitted to continue under federal law. Elevated bridge crossings of the River also lessen biotic impacts.

(6) The visually dominant bluffs and steep, oak woodland filled canyons along the south side of the river are part of the significant lands being preserved in *Open Area*.

(7) The *Specific Plan* preserves oak woodlands and savannahs both within the *Open Area*, *SMAs* (SEAs) and in the *development areas* of the community. While planning has emphasized conservation of oak habitat rather than individual trees, of the estimated 16,314 oak trees within the *Specific Plan Area*, fewer than 650, or less than 4%, would potentially be impacted by development.

(8) Major drainages throughout the property will be soft bottom. The project will meet the requirements of the National Pollution Discharge Elimination System (NPDES) for ensuring the quality of water entering the Santa Clara River.

(9) Significant landform features such as Sawtooth Ridge and Ayers Rock are preserved within *Open Area* as landmarks for the community.

(10) Cultural sites, including the Asistencia (the annex to the San Fernando Mission), are being preserved or mitigated.

2. Mitigation and Habitat Management Program

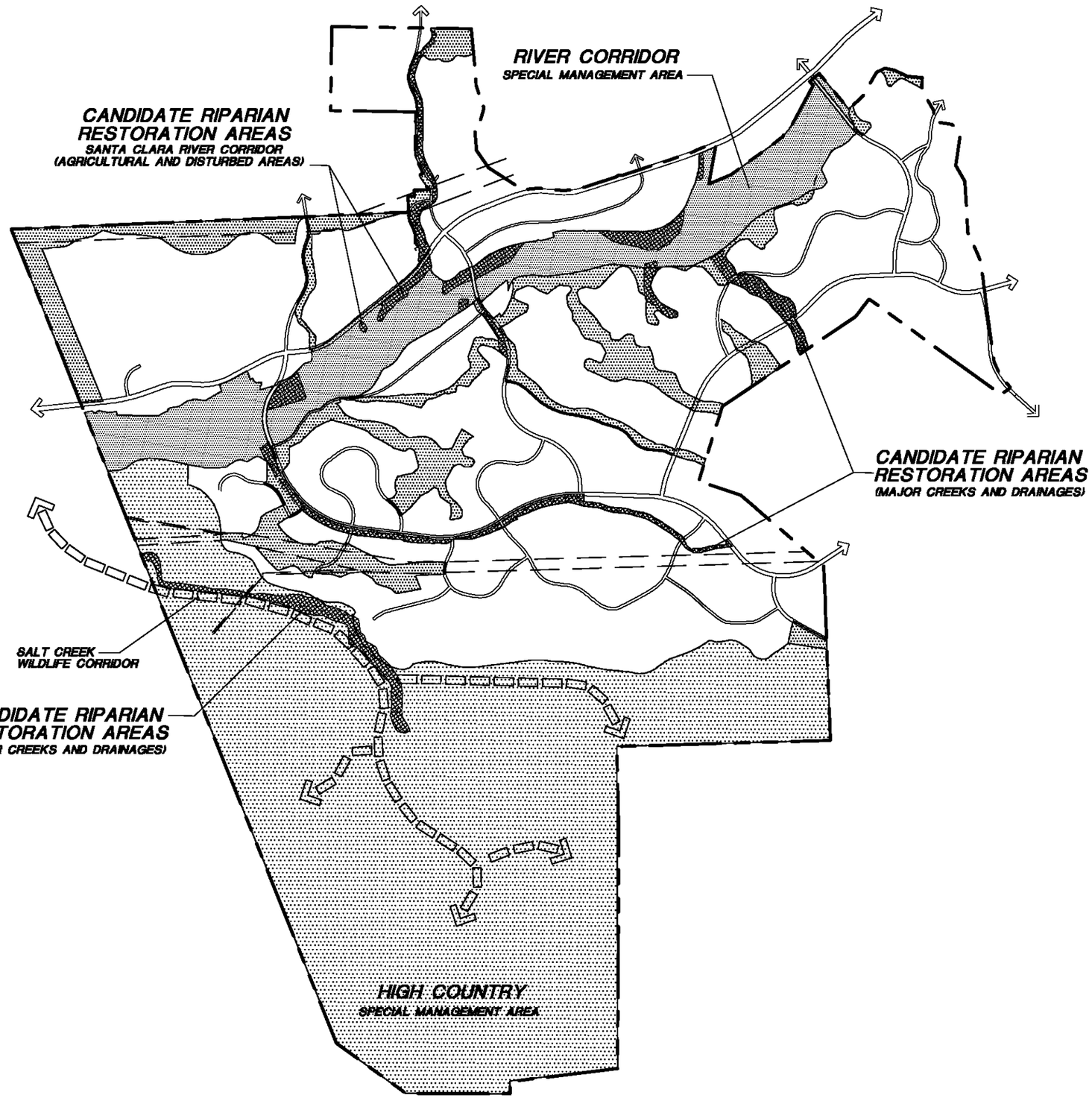
a. River Corridor Special Management Area (SMA)

(1) Resource Description

The Santa Clara River is a regionally significant biological resource. Its value is derived from the inherent value of its wetland and riparian habitats and associated species, and from its function as a regional wildlife corridor. Four federally listed endangered species and numerous other sensitive species have been observed or detected in riparian habitats of the river. As part of the development of the *Specific Plan*, a River Corridor has been delineated which is sufficiently wide to handle the capital flood while retaining nearly all of the riparian vegetation that exists in the River. Where riparian vegetation must be disturbed, it will be mitigated through replacement and enhancement activities as discussed below. The River is also a part of SEA 23. The biotic resources of the River are potentially subject to damage from human activities. The Resource Management Plan therefore provides for "transition" areas between the River and development and restricts recreational uses, as discussed below. Finally, the RMP provides for the long-term management of the *River Corridor SMA*.

(2) Mitigation Requirements

Mitigation for impacts of the *Specific Plan* on riparian resources will include restoration of riparian habitat and may include enhancement activities as well. The general areas in which riparian mitigation activities may take place are shown on Exhibit 2.6-3, Candidate Riparian Restoration/Enhancement Areas.



NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

- *CANIDATE RIPARIAN RESTORATION AREAS*
- *OPEN AREA*
- *RIVER CORRIDOR SPECIAL MANAGEMENT AREA*
- *HIGH COUNTRY SPECIAL MANAGEMENT AREA*
- *WILDLIFE CORRIDOR*

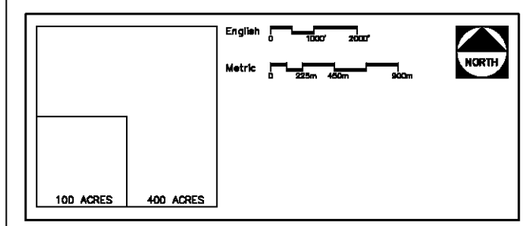


EXHIBIT 2.6-3

CANDIDATE RIPARIAN RESTORATION/ ENHANCEMENT AREAS

MAY 2003

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The mitigation of project impacts through restoration of habitat and enhancement of existing habitat quality shall conform to the requirements set forth below:

(a) **Mitigation Through Restoration**:

Habitat restoration as referred to in this *Specific Plan* means the revegetation of native plant communities on sites that have had the habitat removed due to past activities such as agricultural or *oil and natural gas operations*.

Riparian resources along the Santa Clara River that are impacted by the Newhall Ranch project will require restoration of similar habitat and values. Avoidance of impacts to riparian resources shall be the primary goal during the design of the individual stages of the project. Unavoidable impacts to riparian resources shall be minimized through project design, and then mitigated by the implementation of a revegetation plan. The revegetation plan may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement or U.S. Army Corps of Engineers Section 404 Permit and shall include the following:

i. The restoration mitigation areas located within the *River Corridor SMA* shall be in areas that have been disturbed by previous uses or activities. Mitigation shall be conducted only on sites where soils, hydrology, and microclimate conditions are suitable for riparian habitat. First priority will be given to those restorable areas that occur adjacent to existing patches (areas) of native habitat that support sensitive species, particularly endangered or threatened species. The goal is to increase habitat patch size and connectivity with other existing habitat patches while restoring habitat values that will benefit sensitive species.

ii. A *qualified biologist* shall prepare or review revegetation plans. The biologist shall also monitor the restoration effort from its inception through the establishment phase.

Revegetation Plans may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement and/or an U.S. Army Corps of Engineers Section 404 Permit, and shall include:

- Input from both the project proponent and resource agencies to assure that the project objectives applicable to the *River Corridor SMA* and the criteria of this RMP are met.

- The identification of restoration/mitigation sites to be used. This effort shall involve an analysis of the suitability of potential sites to support the desired habitat, including a description of the existing conditions at the site(s) and such base line data information deemed necessary by the permitting agency.

- The revegetation effort shall involve an analysis of the site conditions such as soils and hydrology so that site preparation needs can be evaluated. The revegetation plan shall include the details and procedures required to prepare the restoration site for planting (i.e. grading, soil preparation, soil stockpiling, soil amendments, etc.), including the need for a supplemental irrigation system, if any.

- Restoration of riparian habitats within the *River Corridor SMA* shall use plant species native to the Santa Clara River. Cuttings or seeds of native plants shall be gathered within the *River Corridor SMA* or purchased from nurseries with local supplies to provide good genetic stock for the replacement habitats. Plant species used in the restoration

of riparian habitat shall be listed on the approved project plant palette (Table 2.6-1, Recommended Plant Species for Habitat Restoration in the *River Corridor SMA)* or as approved by the permitting State and federal agencies.

- The final revegetation plans shall include notes that outline the methods and procedures for the installation of the plant materials. Plant protection measures identified by the project biologist shall be incorporated into the planting design/layout.

- The revegetation plan shall include guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of non-native plant species, the maintenance of the irrigation system, and the replacement of plant species.

- The revegetation plan shall provide for monitoring to evaluate the growth of the developing habitat. Specific performance goals for the restored habitat shall be defined by qualitative and quantitative characteristics of similar habitats on the River (e.g., density, cover, species composition, structural development). The monitoring effort shall include an evaluation of not only the plant material installed, but the use of the site by wildlife. The length of the monitoring period shall be determined by the permitting state and/or federal agency.

- Monitoring reports for the mitigation site shall be reviewed at frequency intervals determined by the permitting State and/or federal agency.

- Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan.

TABLE 2.6-1

RECOMMENDED PLANT SPECIES FOR HABITAT RESTORATION IN THE RIVER CORRIDOR SMA
Newhall Ranch Specific Plan

Common Name	Scientific Name
TREES	
Red willow	*Salix laevigata*
Arroyo willow	*Salix lasiolepis*
Fremont cottonwood	*Populus fremontii*
Black cottonwood	*Populus balsamifera ssp. trichocarpa*
Western sycamore	*Platanus racemosa*
SHRUBS	
Mule fat	*Baccharis salicifolia*
Sandbar willow	*Salix exigua*
Arrow weed	*Pluchea sericea*
HERBS	
Mugwort	*Artemisia douglasiana*
Western ragweed	*Ambrosia psilostachya*
Cattail	*Typha latifolia*
Bulrush	*Scirpus americanus*
Prairie bulrush	*Scirpus maritimus*

Note: This is a recommended list. Other species may be found suitable based on State and federal permits.

(b) **Mitigation Through Enhancement**:

Habitat enhancement as referred to in this *Specific Plan* means the rehabilitation of areas of native habitat that have been moderately disturbed by past activities (e.g., grazing, roads, *oil and natural gas operations*, etc.) or have been invaded by non-native plant species such as giant cane (*Arundo donax*) and tamarisk (*Tamarix* sp.).

Removal of grazing is an important means of enhancement of habitat values. Without ongoing disturbance from cattle, many riparian areas will recover naturally. Grazing, except as permitted as a long-term resource management activity, will be removed from the *River Corridor SMA* pursuant to the Long-Term Management Plan set forth in (3)(d) below.

To provide guidelines for the installation of supplemental plantings of native species within enhancement areas, a revegetation plan shall be prepared prior to implementation of mitigation (see guidelines for revegetation plans above). These supplemental plantings will be composed of plant species similar to those growing in the existing habitat patch (see Table 2.6-1).

Not all enhancement areas will necessarily require supplemental plantings of native species. Some areas may support conditions conducive for rapid “natural” re-establishment of native species. The revegetation plan may incorporate means of enhancement to areas of compacted soils, poor soil fertility, trash or flood debris, and roads as a way of enhancing riparian habitat values.

Removal of non-native species such as giant cane (*Arundo donax*), salt cedar or tamarisk (*Tamarisk sp.*) tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*) to mitigate impacts, shall be subject to the following standards:

i. First priority shall be given to those habitat patches that support or have a high potential for supporting sensitive species, particularly endangered or threatened species.

ii. All non-native species removals shall be conducted according to a resource agency approved exotics removal program.

iii. Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species.

(3) Management Requirements

(a) **Recreation and Access**:

The quality of the habitat values that are conserved in the *River Corridor SMA* will benefit from the control of access to riparian areas. Guidelines for the control of access to the *River Corridor SMA* include the following:

i. Access to the *River Corridor SMA* for hiking, equestrian, and biking shall be limited to the river trail system (including the Regional River Trail and various Local Trails) as set forth in this *Specific Plan*.

ii. The river trail system shall be designed to avoid impacts to existing native riparian habitat, especially habitat areas known to support sensitive species. Where impacts to riparian habitat are unavoidable, disturbance shall be minimized and mitigated as outlined above under habitat restoration.

iii. Access to the *River Corridor SMA* will be limited to day time use of the designated trail system.

iv. Signs indicating that no pets of any kind will be allowed within the *River Corridor SMA*, with the exception that equestrian use is permitted on established trails, shall be posted along the *River Corridor SMA*.

v. No hunting, fishing, or motor or off-trail bike riding shall be permitted.

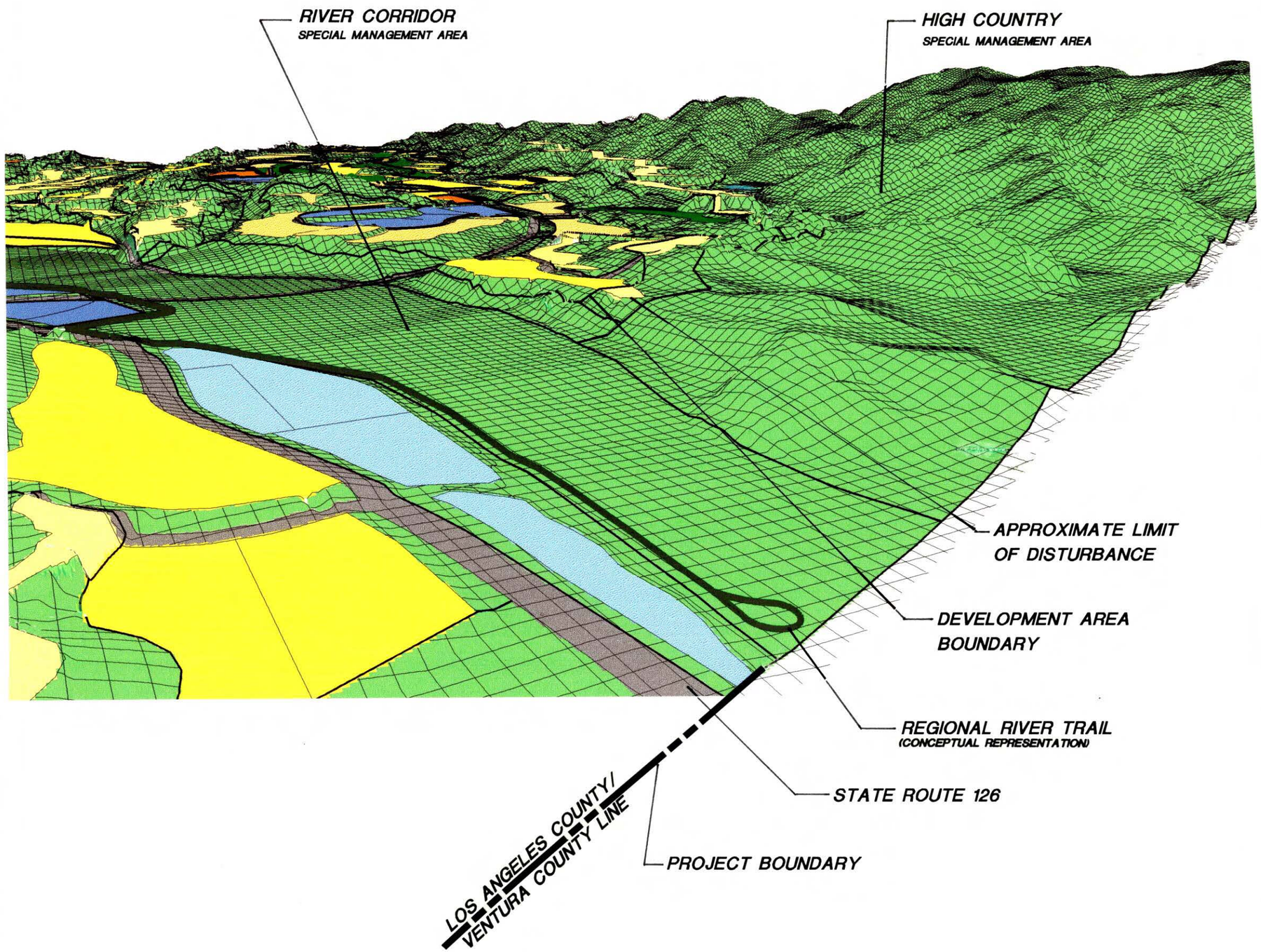
vi. The trail system shall be designed and constructed to minimize impacts on native habitats.

(b) **Transition Areas**:

Where development lies adjacent to the boundary of the *River Corridor SMA* a transition area shall be designed to lessen the impact of the development on the conserved area. Transition areas may be comprised of *Open Area*, natural or revegetated manufactured slopes, other planted areas, bank stabilization areas, and trails. Exhibits 2.6-4, 2.6-5, and 2.6-6 indicate the relationship between the *River Corridor SMA* and the *development* (disturbed) *areas* of the *Specific Plan*. The *SMAs* and the *Open Area* as well as the undisturbed portions of the *development areas* are shown in green. As indicated on the exhibits, the south side of the *River Corridor SMA* is separated from development by the river bluffs, except in one location. The Regional River Trail will serve as transition area on the north side of the river, where *development areas* adjoin the *River Corridor SMA* (excluding Travel Village).

The following are the standards for design of transition areas:

i. In all locations where there is no steep grade separation between the River Corridor and development, a trail shall be provided along this edge.



NEWHALL RANCH™
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

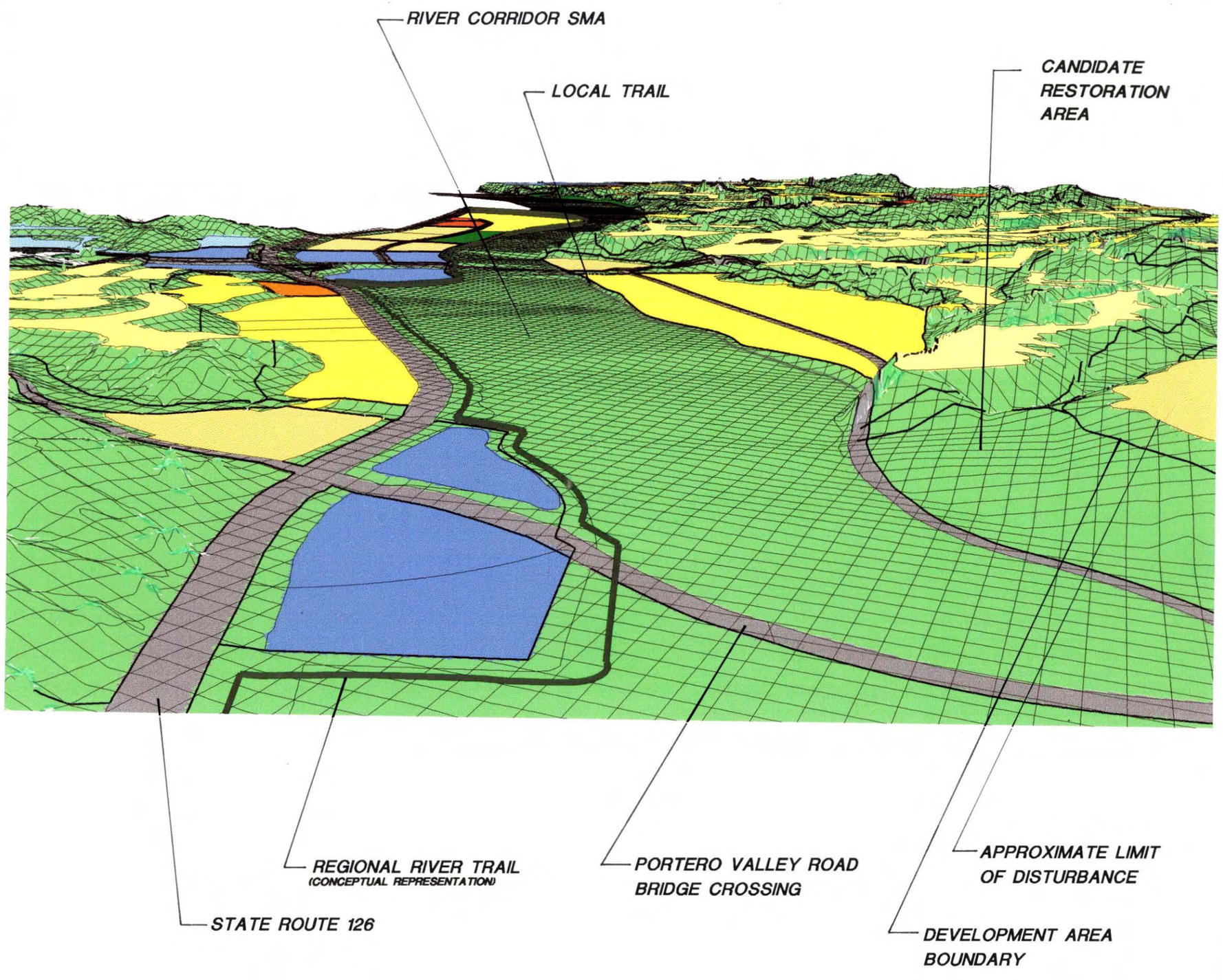
LAND USE DESIGNATIONS

- ESTATE RESIDENTIAL
- LOW RESIDENTIAL
- LOW-MED RESIDENTIAL
- MEDIUM RESIDENTIAL
- HIGH RESIDENTIAL
- MIXED USE
- COMMERCIAL (RETAIL/OFFICE)
- BUSINESS PARK
- VISITOR SERVING
- MAJOR OPEN AREAS
  - RIVER CORRIDOR SMA
  - HIGH COUNTRY SMA
  - OPEN AREA
- COMMUNITY PARK

EXHIBIT 2.6-4

RIVER CORRIDOR SMA LAND USE INTERFACE NO. 1

MAY 2003



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

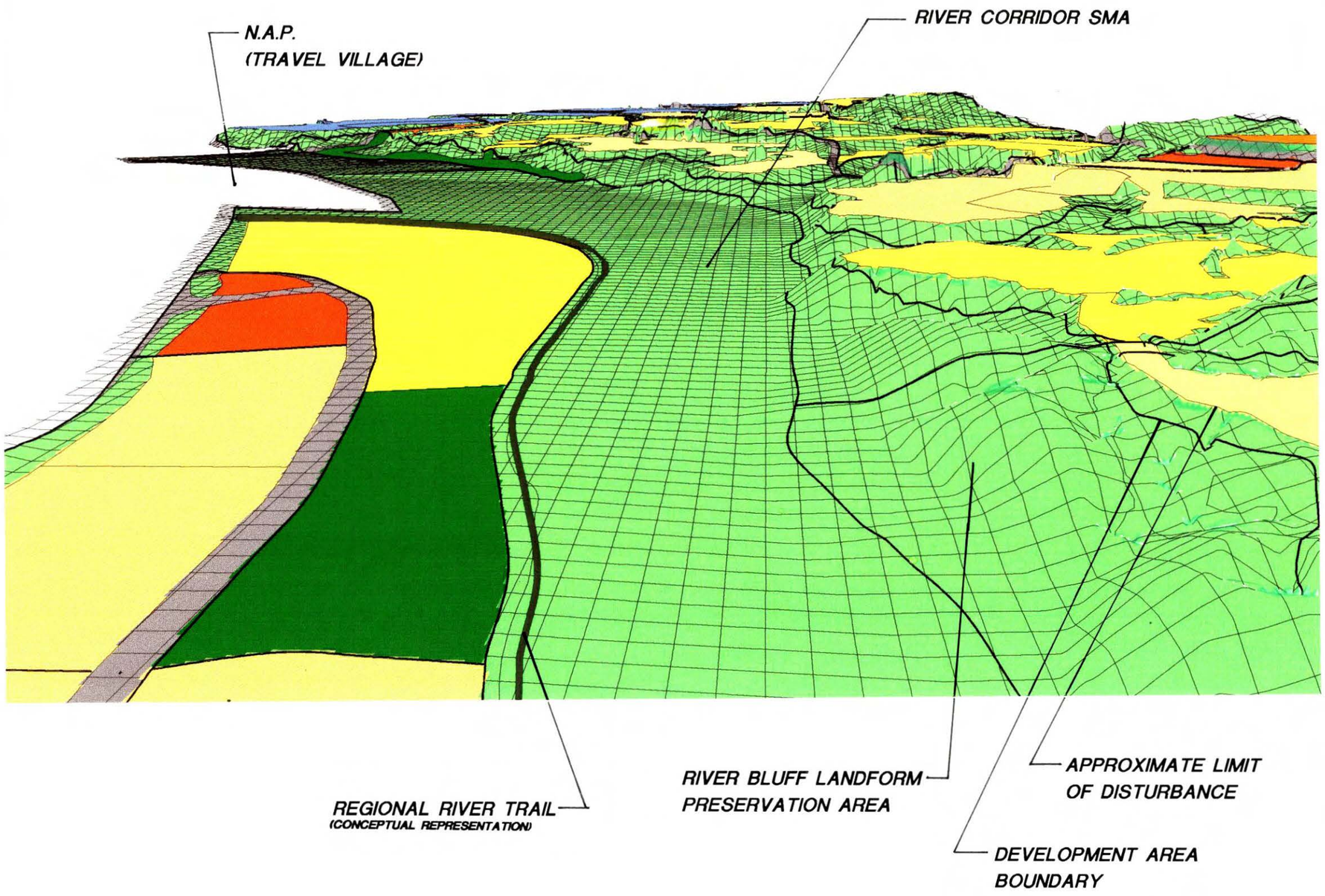
LEGEND

LAND USE DESIGNATIONS

- ESTATE RESIDENTIAL
- LOW RESIDENTIAL
- LOW-MED RESIDENTIAL
- MEDIUM RESIDENTIAL
- HIGH RESIDENTIAL
- MIXED USE
- COMMERCIAL (RETAIL/OFFICE)
- BUSINESS PARK
- VISITOR SERVING
- MAJOR OPEN AREAS
  - RIVER CORRIDOR SMA
  - HIGH COUNTRY SMA
  - OPEN AREA
- COMMUNITY PARK

EXHIBIT 2.6-5
RIVER CORRIDOR SMA
LAND USE INTERFACE NO. 2

MAY 2003



NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

L E G E N D

LAND USE DESIGNATIONS

- ESTATE RESIDENTIAL
- LOW RESIDENTIAL
- LOW-MED RESIDENTIAL
- MEDIUM RESIDENTIAL
- HIGH RESIDENTIAL
- MIXED USE
- COMMERCIAL (RETAIL/OFFICE)
- BUSINESS PARK
- VISITOR SERVING
- MAJOR OPEN AREAS
  - RIVER CORRIDOR SMA
  - HIGH COUNTRY SMA
  - OPEN AREA
- COMMUNITY PARK

EXHIBIT 2.6-6

RIVER CORRIDOR SMA LAND USE INTERFACE NO. 3

MAY 2003

TABLE 2.6-2

RECOMMENDED PLANT SPECIES FOR TRANSITION AREAS ADJACENT TO THE RIVER CORRIDOR SMA (SEA)
Newhall Ranch Specific Plan

Common Name	Scientific Name
TREES	
Coast live oak	*Quercus agrifolia*
Fremont cottonwood	*Populus fremontii*
Black cottonwood	*Populus balsamifera ssp. trichocarpa*
Western sycamore	*Platanus racemosa*
Blue elderberry	*Sambucus mexicana*
Southern California black walnut	*Juglans californica*
SHRUBS	
California rose	*Rosa californica*
California blackberry	*Rubus ursinus*
Poverty weed	*Iva axillaris ssp. robustior*
Coast goldenbush	*Isocoma menziesii*
White flowering current	*Ribes indecorum*
Arrow weed	*Pluchea sericea*
HERBS	
Mugwort	*Artemisia douglasiana*

Note: This list may be supplemented to include appropriate plants with the approval of the County Biologist.

ii. Native riparian plants shall be incorporated into the landscaping of the transition areas between the *River Corridor SMA* and adjacent *development areas* where feasible for their long-term survival. Plants used in these areas shall be those listed on the approved plant palette (Table 2.6-2, Recommended Plants for Transition Areas Adjacent to the *River Corridor SMA*).

iii. Roads and bridges that cross the *River Corridor SMA* shall have adequate barriers at their perimeters to discourage access to the *River Corridor SMA* adjacent to the structures.

iv. Where bank stabilization is required to protect *development areas*, it shall be composed of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other locations where public health and safety requirements necessitate concrete or other bank protection.

v. A minimum 100 foot wide buffer adjacent to the Santa Clara River should be required between the top river-side of bank stabilization and development within the Land Use Designations Residential Low Medium, Residential Medium, Mixed-Use and Business Park unless, through Planning Director review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the Specific Plan and applicable County policies.

(c) **Grading Activities**:

The following guidelines shall be followed during any grading activities that take place within the *River Corridor SMA*:

i. Grading perimeters shall be clearly marked and inspected by the project biologist prior to grading occurring within or immediately adjacent to the *River Corridor SMA*.

ii. The project biologist shall work with the grading contractor to avoid inadvertent impacts to riparian resources.

(d) **Long-Term Management Plan**:

i. Upon final approval of the Newhall Ranch Specific Plan, the *Special Management Area* designation for the *River Corridor SMA* shall become effective. The permitted uses and development standards for the *SMA* are governed by the Development Regulations, Chapter 3 of the *Specific Plan*.

ii. Upon completion of development of all land uses, utilities, roads, flood control improvements, bridges, trails, and other improvements necessary for implementation of the *Specific Plan* within the River Corridor in each subdivision allowing construction within or adjacent to the River Corridor, a permanent, non-revokable *conservation and public access easement* shall be offered to the County of Los Angeles pursuant to Subsection iii below over the portion of the *River Corridor SMA* within that subdivision.

iii. The *River Corridor SMA conservation and public access easement* shall be offered to the County of Los Angeles prior to the transfer of the *River Corridor SMA* ownership, or portion thereof to the management entity described in Subsection vi below.

iv. The *River Corridor SMA conservation and public access easement* shall prohibit grazing, except as a long-term resource management activity, and agriculture within the River Corridor and shall restrict recreation use to the established trail system.

Agricultural land uses and grazing for purposes other than long-term resource management activities within the River Corridor shall be extended in the event of the filing of any legal action against Los Angeles County challenging final approval of the Newhall Ranch Specific Plan and any related project approvals or certification of the Final EIR for Newhall Ranch. Agricultural land uses and grazing for purposes other than long-term resource management activities within the River Corridor shall be extended by the time period between the filing of any such legal action and the entry of a final judgment by a court with appropriate jurisdiction, after exhausting all rights of appeal, or execution of a final settlement agreement between all parties to the legal action, whichever occurs first.

v. The *River Corridor SMA conservation and public access easement* shall be consistent in its provisions with any other *conservation easement*s to State or federal resource agencies which may have been granted as part of mitigation or mitigation banking activities.

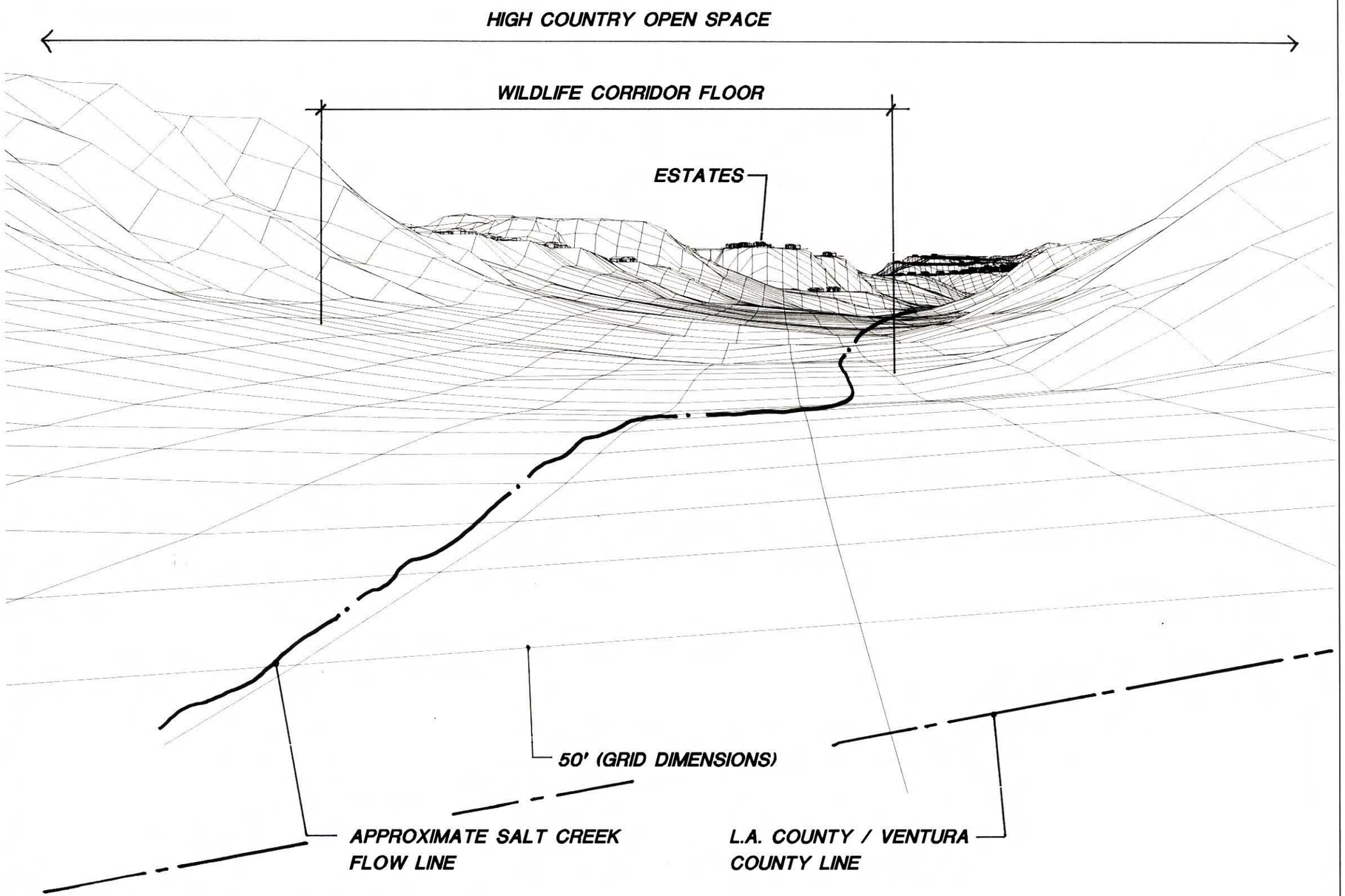
vi. Prior to the recordation of the *River Corridor SMA conservation and public access easement* as specified in (ii) above, the land owner shall provide a plan to the County for the permanent ownership and management of the *River Corridor SMA*, including any necessary financing. This plan shall include the transfer of ownership of the *River Corridor SMA* to the Center for Natural Lands Management, or if the Center for Natural Lands Management is declared bankrupt or dissolved, ownership will transfer or revert to a *joint powers authority* consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members).

b. High Country Special Management Area (SMA)

(1) Resource Description

The *High Country Special Management Area* consists of 4,185 acres within the Santa Susana Mountains. Significant vegetative habitats within the High Country include live oak woodland, valley oak savannah, coastal sage shrub, and mixed chaparral. There are an estimated 13,660 oak trees within the *SMA*. The *High Country SMA* is a part of County Significant Ecological Area (SEA) 20, and the value of the habitats within the *SMA* are increased by their continuity and connectivity with the large areas of undeveloped land along the crest of the Santa Susana Mountains which are also part of SEA 20. An approximate 3,000-acre portion of the Santa Susana Mountains extending from just west of I-5 to within approximately one-half mile of the *SMA* has been acquired as park land by a State agency. Intervening land between the High Country and the park acquisition is also in public ownership.

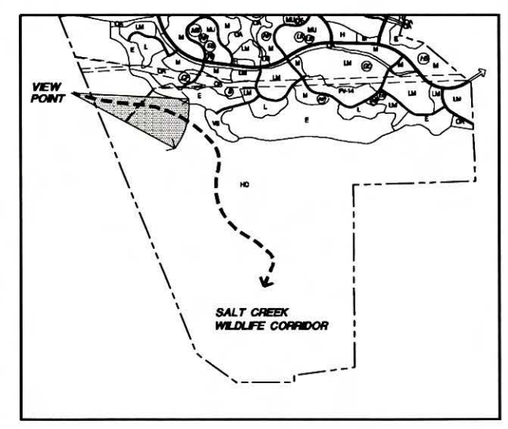
The Salt Creek Wildlife Corridor, a major portion of which is within the *High Country SMA*, provides a significant natural connection between the Santa Susana Mountains and the Santa Clara River, themselves major wildlife movement corridors. Exhibits 2.6-7 and 2.6-8 are computer-generated, at-scale illustrations of the width of the Salt Creek Wildlife Corridor and the relationship between proposed *development areas* to the north and east and the corridor. Together, the *Open Area,* the *High Country* and *River Corridor SMAs* provide a regionally significant open area of over 6,169 acres.



NEWHALL RANCH.
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

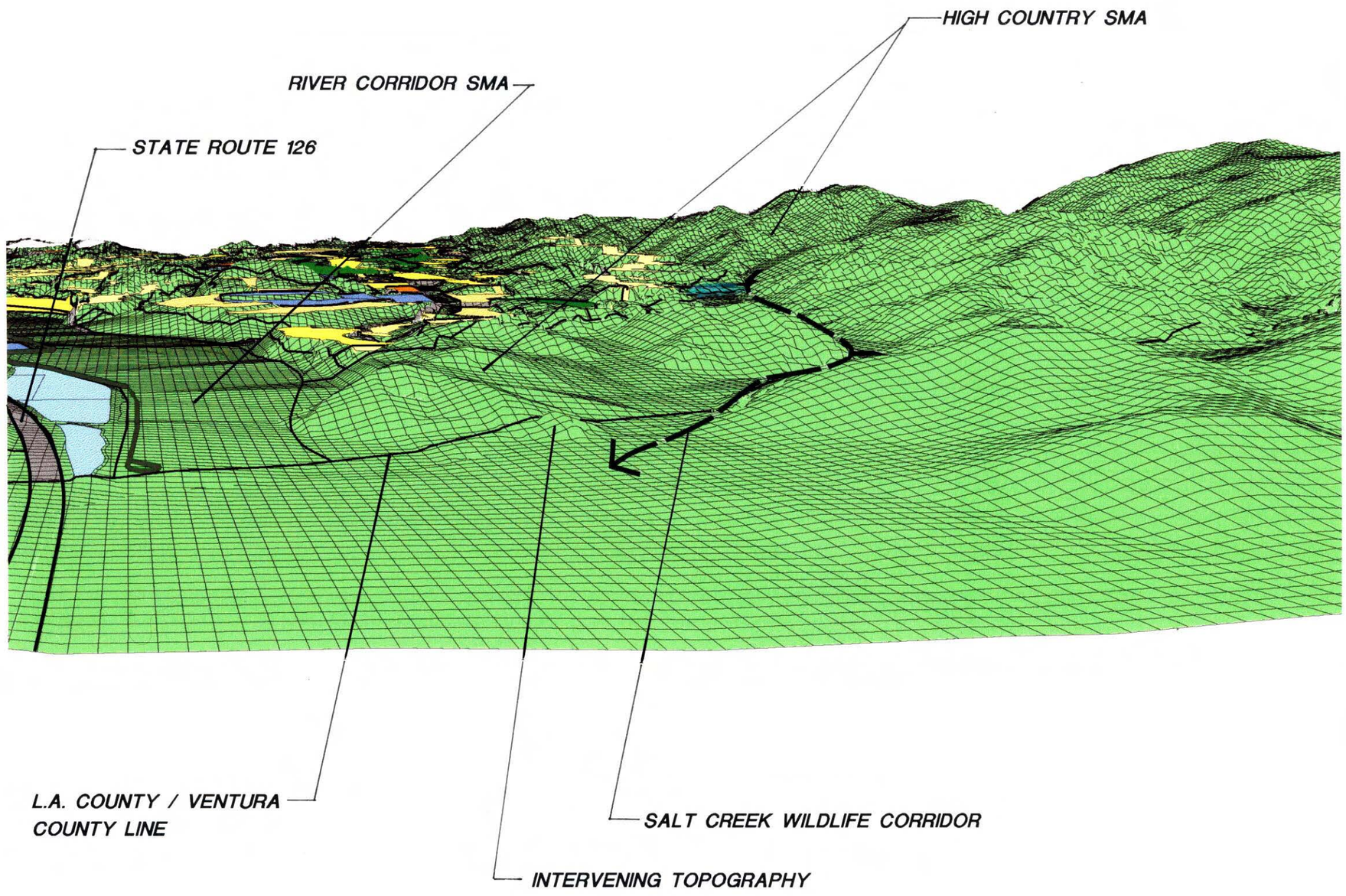


LOCATION MAP

EXHIBIT 2.6-7

SALT CREEK WILDLIFE CORRIDOR PERSPECTIVE

MAY 2003



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

LAND USE DESIGNATIONS

- ESTATE RESIDENTIAL
- LOW RESIDENTIAL
- LOW-MED RESIDENTIAL
- MEDIUM RESIDENTIAL
- HIGH RESIDENTIAL
- MIXED USE
- COMMERCIAL (RETAIL/OFFICE)
- BUSINESS PARK
- VISITOR SERVING
- MAJOR OPEN AREAS
  - RIVER CORRIDOR SMA
  - HIGH COUNTRY SMA
  - OPEN AREA
- COMMUNITY PARK

EXHIBIT 2.6-8
SALT CREEK WILDLIFE CORRIDOR INTERFACE

MAY 2003

(2) Mitigation Requirements

Mitigation activities which may occur in the *High Country SMA*, either for impacts associated with the construction of trails or access roads, or for impacts identified during the subdivision process in other portions of the *Specific Plan Area*, include restoration of habitat (see (2)(a) below) and enhancement to existing habitat (see (2)(b) below). In addition, Salt Creek Canyon is a high priority area for riparian mitigation.

(a) **Mitigation Through Restoration**:

Two types of habitat restoration may occur in the *High Country SMA*: 1) riparian revegetation activities principally in Salt Creek Canyon; and 2) oak tree replacement in, or adjacent to, existing oak woodlands and savannahs.

i. Mitigation requirements for riparian revegetation activities within the *High Country SMA* are the same as those for the *River Corridor SMA* and are set forth in 2a (2)(a) above.

ii. Mitigation requirements for oak tree replacement are set forth in Section 2.6, paragraph 3b of the Oak Tree Replacement Program.

(b) **Enhancement of Habitat**:

Removal of grazing from the *High Country SMA*, except for those grazing activities associated with long-term resource management programs, is a principal means of enhancing habitat values in the creeks, brushland and woodland areas of the *SMA*. The removal of grazing in the *High Country SMA* is discussed below under Long-Term Management. All enhancement activities for riparian habitat within the *High Country SMA* shall be governed by the same provisions as set forth for enhancement in the *River Corridor SMA*, paragraph (2)(b) above. Table 2.6-3 provides a list of appropriate plant species for use in enhancement areas in the *High Country SMA*.

TABLE 2.6-3
RECOMMENDED PLANT SPECIES FOR USE IN ENHANCEMENT AREAS IN THE HIGH COUNTRY SMA (SEA)

Common Name	Scientific Name
East and North Facing Slopes	
TREES	
Valley oak	*Quercus lobata*
Coast live oak	*Quercus agrifolia*
Southern California black walnut	*Juglans californica*
SHRUBS	
Chamise	*Adenostoma fasciculatum*
Hoaryleaf ceanothus	*Ceanothus crassifolius*
Chaparral whitehorn	*Ceanothus luecodermis*
Ceanothus	*Ceanothus oliganthus var. oliganthus*
Manzanita	*Arctostaphylos glandulosa*
Big-berried manzanita	*Arctostaphylos glauca*
HERBS	
Foothill needlegrass	*Nasella lepida*
California broom	*Lotus scoparius*
Miniature lupine	*Lupinus bicolor*
Arroyo lupine	*Lupinus succulentus*
California poppy	*Eschschlozia californica*
Fescue	*Vulpia microstachys*
South and West Facing Slopes	
TREES	
Valley oak	*Quercus lobata*
Blue elderberry	*Sambucus mexicana*
SHRUBS	
California sagebrush	*Artemisia californica*
Purple sage	*Salvia leucophylla*
Black sage	*Salvia mellifera*
California buckwheat	*Eriogonum fasciculatum var. fasciculatum*
Grape soda lupine	*Lupinus excubitus var. hallii*
HERBS	
Foothill needlegrass	*Nasella lepida*
California broom	*Lotus scoparius*
Miniature lupine	*Lupinus bicolor*
Arroyo lupine	*Lupinus succulentus*
California poppy	*Eschschlozia californica*
Fescue	*Vulpia microstachys*

Note: This is a recommended list. Other species may be found suitable based on State and federal permits.

(3) Management Requirements

(a) **Recreation and Access**:

The recreation opportunities presented by the *High Country SMA* are a major benefit of the *SMA*. However, recreational needs must be balanced with the preservation of the habitat values which are conserved in the *SMA*. Recreation and access will be governed by the following standards:

i. Access to the *High Country SMA* shall be limited to day time use of the designated trail system.

ii. No pets of any kind shall be allowed within the *High Country SMA*, with the exception that equestrian use is permitted on established trails.

iii. No hunting, fishing, or motor bike riding shall be permitted.

iv. The trail system shall be designed and constructed to minimize impacts on native habitats.

(b) **Transition/Fuel Modification Areas**:

Development areas are generally separated from the *High Country SMA* by steep slopes. Exhibit 2.6-7, Salt Creek Wildlife Corridor Land Use Perspective, illustrates that development adjacent to the Salt Creek Wildlife Corridor is significantly separated vertically from the corridor.

Construction of buildings and other structures (such as patios, decks, etc.) shall only be permitted upon developed pads within Planning Areas OV-04, OV-10, PV-02, and PV-28 and shall not be permitted on southerly slopes facing the High Country SMA (Planning Area HC-01) or in the area between the original SEA 20

boundary and the High Country boundary (as depicted in Appendix 7.7). If disturbed by grading, all southerly facing slopes which adjoin the High Country SMA within those Planning Areas shall have the disturbed areas revegetated with compatible trees, shrubs and herbs from the list of plant species for south and west facing slopes as shown in Table 2.6-3, Recommended Plant Species For Use In Enhancement Areas In The High Country.

Transition from the development edge to the natural area shall also be controlled by the standards of wildfire fuel modification zones as set forth in Section 2.6, paragraph 4. Within fuel modification areas, trees and herbs from Table 2.6-3 should be planted toward the top of slopes; and trees at lesser densities and shrubs planted on lower slopes.

(c) **Grading Activities**:

i. Grading perimeters shall be clearly marked and inspected by the project biologist prior to impacts occurring within or adjacent to the *High Country SMA*.

ii. The project biologist shall work with the grading contractor to avoid inadvertent impacts to biological resources outside of the grading area.

(d) **Long-Term Management**:

i. Upon final approval of the Newhall Ranch *Specific Plan*, the *Special Management Area* designation for the *High Country SMA* shall become effective. The permitted uses and development standards for the *SMA* are governed by the Development Regulations, Chapter 3 of the *Specific Plan*.

ii. Prior to dedication of the *High Country SMA* a *conservation and public access easement* shall be offered to the County of Los Angeles and a conservation and management easement offered to the Center for Natural Lands Management. The *High Country SMA conservation and public access easement* shall be consistent in its provisions with any other *conservation easement*s to State or federal resource agencies which may have been granted as part of mitigation or mitigation banking activities.

iii. The *High Country SMA* shall be offered for dedication in fee to a *joint powers authority* consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members) The *joint powers authority* will have overall responsibility for recreation within and conservation of the High Country.

iv. The *High Country SMA* shall be offered for dedication in three approximately equal phases of approximately 1,400 acres each proceeding from north to south, as follows:

1) The first offer of dedication will take place with the issuance of the 2,000th residential building permit of Newhall Ranch;

2) The second offer of dedication will take place with the issuance of the 6,000th residential building permit of Newhall Ranch; and

3) The remaining offer of dedication will be completed by the 11,000th residential building permit of Newhall Ranch.

v. The *High Country SMA conservation and public access easement* shall prohibit grazing within the High Country, except for those grazing activities associated with long-term resource management programs, and shall restrict recreation to the established trail system.

vi. The *High Country SMA conservation and public access easement* shall be consistent in its provisions with any other *conservation easements* to State or federal resource agencies which may have been granted as a part of mitigation or mitigation banking activities.

vii. An appropriate type of service or assessment district shall be formed under the authority of the Los Angeles County Board of Supervisors for the collection of up to $24 per single family detached dwelling unit per year and $15 per single family attached dwelling unit per year, excluding any units designated as Low and Very Low affordable housing units pursuant to Section 3.10, Affordable Housing Program of the *Specific Plan*. This revenue would be assessed to the homeowner beginning with the occupancy of each dwelling unit and distributed to the *joint powers authority* for the purposes of recreation, maintenance, construction, conservation and related activities within the *High Country Special Management Area*.

c. *Open Area*

(1) Resource Description

Open Area is a *land use designation* which includes a total 1,010 acres outside of the *SMAs* which will be preserved to protect significant resources and to provide open areas and Village identification for Newhall Ranch residents. Included in *Open Area* are 1) Community Parks; 2) major drainages, which are those with flows of 2,000 cubic feet per second or more; 3) significant landforms such as the river bluffs, Sawtooth Ridge, and Ayers Rock; 4) oak woodlands and savannahs which are not part of the *SMAs*; and 5) cultural sites, including the Asistencia and archaeological sites. The RMP provisions for cultural sites are contained in paragraph 5, below. The mitigation and management provisions specific to other types of *Open Area* are as follows.

(2) Mitigation Requirements

Suitable portions of *Open Area* may be used for mitigation of riparian, *oak resources*, or elderberry scrub. Mitigation activities within *Open Area* shall be subject to the following requirements, as applicable.

(a) *River Corridor SMA* Mitigation Requirements, including:
Mitigation Through Restoration — Paragraph 2a (2) (a); and
Mitigation Through Enhancement — Paragraph 2a (2) (b).

(b) *High Country SMA* Mitigation Requirements, including:
Mitigation Through Restoration — Paragraph 2b (2) (a); and
Mitigation Through Enhancement — Paragraph 2b (2) (b).

(c) *Mitigation Banking* — Paragraph 2d.

(3) Management Requirements

(a) Drainages with flows greater than 2,000 cfs will have soft bottoms. Bank protection will be of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other areas where public health and safety considerations require concrete or other stabilization.

(b) The precise alignments and widths of major drainages will be established through the preparation of drainage studies to be approved by the County at the time of subdivision maps which permit construction.

(c) While *Open Area* is generally intended to remain in a natural state, some grading may take place, especially for parks, major drainages, trails, and roadways. Trails are also planned to be within *Open Area*.

(d) At the time that final subdivision maps permitting construction are recorded, *Open Area* will be offered for dedication to the Center for Natural Lands Management. Community Parks within *Open Area* are intended to be public parks. Prior to the offer of dedication of *Open Area* to the Center for Natural Lands Management, all necessary *conservation and public access easements*, as well as easements for infrastructure shall be offered to the County.

d. Mitigation Banking

The RMP permits the use of mitigation banking if it is approved by state or federal agencies, as applicable. As defined by federal guidance, mitigation banking is a process whereby a type of biotic resource, such as a wetland or riparian habitat, is created, enhanced, or in some cases preserved, as a means of providing compensatory mitigation in advance for authorized impacts to similar resources. The sponsor of the mitigation bank receives mitigation "credits" which can be used by the sponsor or by other parties for the mitigation of impacts which occur on the sponsor's property or in other locations. Mitigation banking can be advantageous to the protection of resources in that mitigation occurs in advance of impacts and generally results in consolidated mitigation in a single area.

Mitigation Banking will be permitted within the *River Corridor SMA*, the *High Country SMA*, and the *Open Area land use designations*, subject to the following requirements:

(1) Mitigation banking activities for riparian habitats will be subject to State and federal regulations, and shall be conducted pursuant to the mitigation requirements set forth in 2a(2) above.

(2) Mitigation banking for *oak resources* shall be conducted pursuant to the Oak Resources Replacement Program, paragraph 3 below.

(3) Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.

e. Spineflower Special Study Mitigation Overlay and Preserve Program

(1) Resource Description

The San Fernando Valley spineflower (spineflower) was recently listed as endangered by the State Fish and Game Commission. Although not listed under the Federal Endangered Species Act, it is designated as a candidate species at the federal level. When initial biological field surveys were conducted within the *Specific Plan Area*, the spineflower was presumed to be extinct, having not been documented since 1929.

Recent surveys have identified spineflower in three known locations within the *Specific Plan Area*. In consultation with the County and California Department of Fish and Game a mitigation program to minimize impacts to the spineflower has been established and is set forth in Section 2.6 e) (2) below. In addition, two conservation easements exist in the *Specific Plan Area* as shown on Exhibit 5.4-1 Annotated Land Use Plan for the preservation of spineflower.[1]

[1] See Appendix 7.8, Newhall Ranch Spineflower Conservation Easement.

(2) Mitigation Requirements:

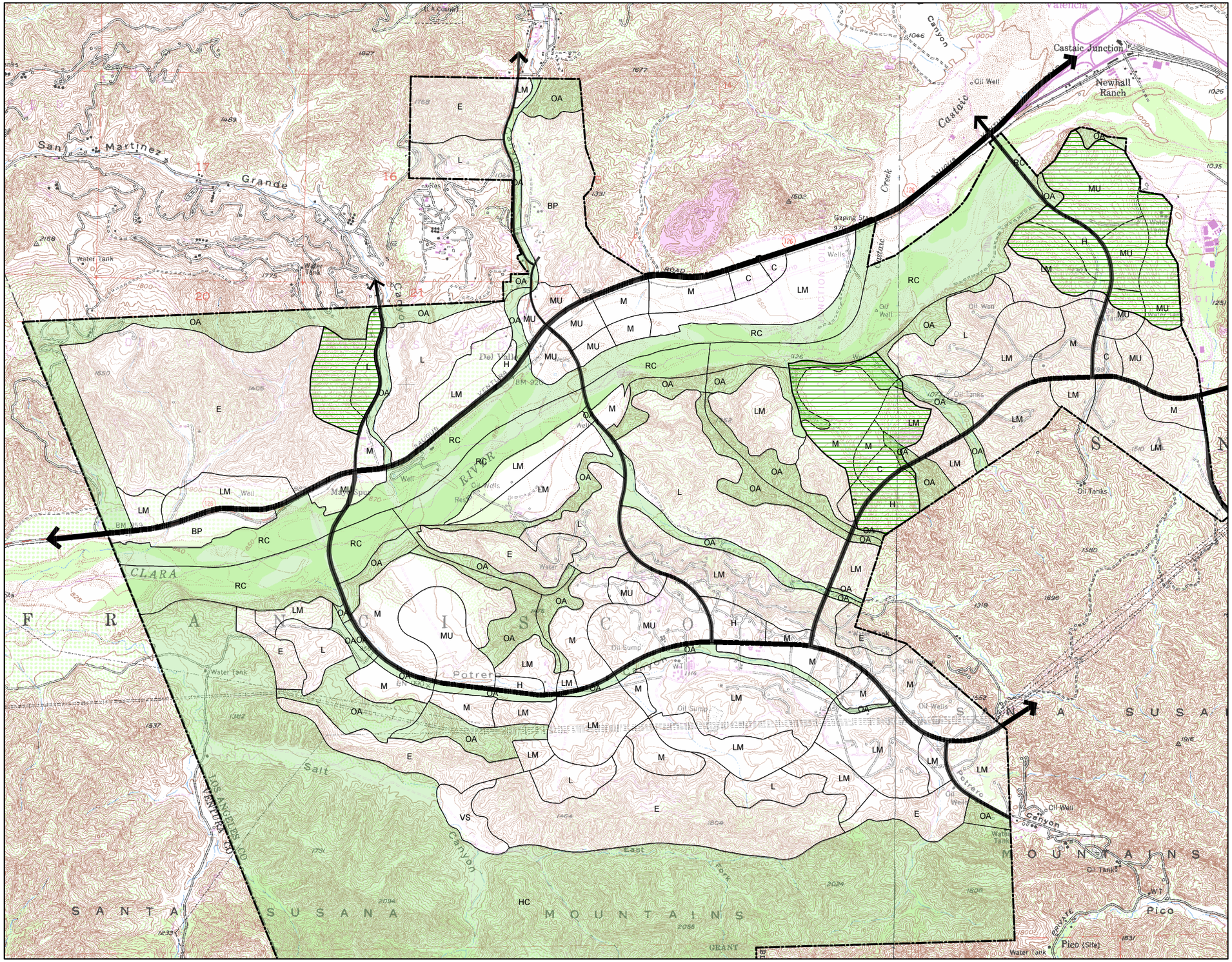
(a) Establishment of Preserves and Buffers

Impacts to known spineflower populations within the *Specific Plan Area* shall be avoided and/or minimized within spineflower special study mitigation overlay areas (see Exhibit 2.6-8A). The purpose of these areas is to identify those locations where preserves shall be established to protect spineflower populations, in consultation with the County and California Department of Fish and Game. Preserves shall be established in conjunction with submission of the first Newhall Ranch subdivision map in either the Mesas Village, or that portion of Riverwood Village in which spineflower occurs. Spineflower preserves shall be configured such that open space connections can be made to *Open Area, River Corridor*, or *High Country* land use designations to the extent practicable. Buffers with variable widths of 80 to 200 feet shall be established between development and spineflower populations not connected to *Open Area, River Corridor* or *High Country*.

In addition, in order to avoid or minimize impacts to spineflower within the *Specific Plan* from ongoing agricultural operations or conversion of rangeland prior to development, regular and ongoing consultation with the County and California Department of Fish and Game shall occur.

(b) Mitigation Through Translocation/Reintroduction Program

Avoidance of impacts to spineflower shall be the primary goal during the design of the individual stages of the project. To the extent impacts to spineflower cannot be avoided, at least two sites within the *Specific Plan* and one off-site location shall be created as candidate spineflower translocation/reintroduction areas in consultation with the County and California Department of Fish and Game. Direct impacts (take) shall be mitigated at a 4:1 ratio, and indirect impacts shall be mitigated at a 1:1 ratio. Translocation and reintroduction would be achieved by either direct seeding or salvage of spineflower topsoil in accordance with criteria established in coordination with the California Department of Fish and Game.



NEWHALL RANCH

L E G E N D

- SPINEFLOWER SPECIAL STUDY MITIGATION OVERLAY

LAND USE CATEGORIES

- E — ESTATE RESIDENTIAL
- L — LOW DENSITY RESIDENTIAL
- LM — LOW-MEDIUM DENSITY RESIDENTIAL
- M — MEDIUM DENSITY RESIDENTIAL
- H — HIGH DENSITY RESIDENTIAL
- C — COMMERCIAL
- BP — BUSINESS PARK
- MU — MIXED USE
- VS — VISITOR SERVING
- OA — OPEN AREA
- RC — RIVER CORRIDOR
- HC — HIGH COUNTRY
- ROADS

FORMA
mitigation areas042103.mxd

NORTH

100 ACRES
400 ACRES

Feet: 0 625 1,250 2,500
Meters: 0 140 280 560

Figure 2.6-8a

SPINEFLOWER SPECIAL STUDY MITIGATION OVERLAY

(c) Grading Activities

The following requirements shall be followed prior to, during or after any grading activities that take place within or adjacent to spineflower preserves and buffers:

i. Areas of temporary grading disturbance shall be revegetated with native seed mix.
ii. Temporary and permanent fencing and signage shall be installed to protect spineflower populations and restrict access.
iii. Drainage plans shall be prepared to demonstrate grading activities maintain pre-development hydrology conditions within the preserve(s).
iv. Roadways, development footprints and grading methods shall be aligned or designed to achieve an environmentally superior alternative in accordance with the spineflower preserve and buffer standards above.
v. A Fire Management Plan shall be developed to limit fuel modification activities within spineflower preserves and buffers.
vi. A biological monitor shall be required to monitor and report on compliance with spineflower mitigation measures.
vii. No grading shall be allowed within the spineflower preserve(s) and buffer(s) unless for a roadway that is determined to be the environmentally superior alternative. No other development or disturbance of native habitat shall be allowed within the spineflower preserve(s) and buffer(s).

(d) Long Term Management Plan:

A monitoring and management plan shall be prepared in consultation with the County and the California Department of Fish and Game when spineflower preserves are established per Section 2.6 e) (2) a) above. The purpose of the plan is to track the viability of preserves and spineflower populations, including size, growth or decline, general conditions, reassessment of impacts, and other factors such as breeding and pollination biology, population genetic diversity and seed germination requirements, through annual census, mapping and annual reporting. Active management activities shall be required in perpetuity and will be triggered by population declines or other management issues.

3. Oak Resources Replacement Program

a. Resource Description

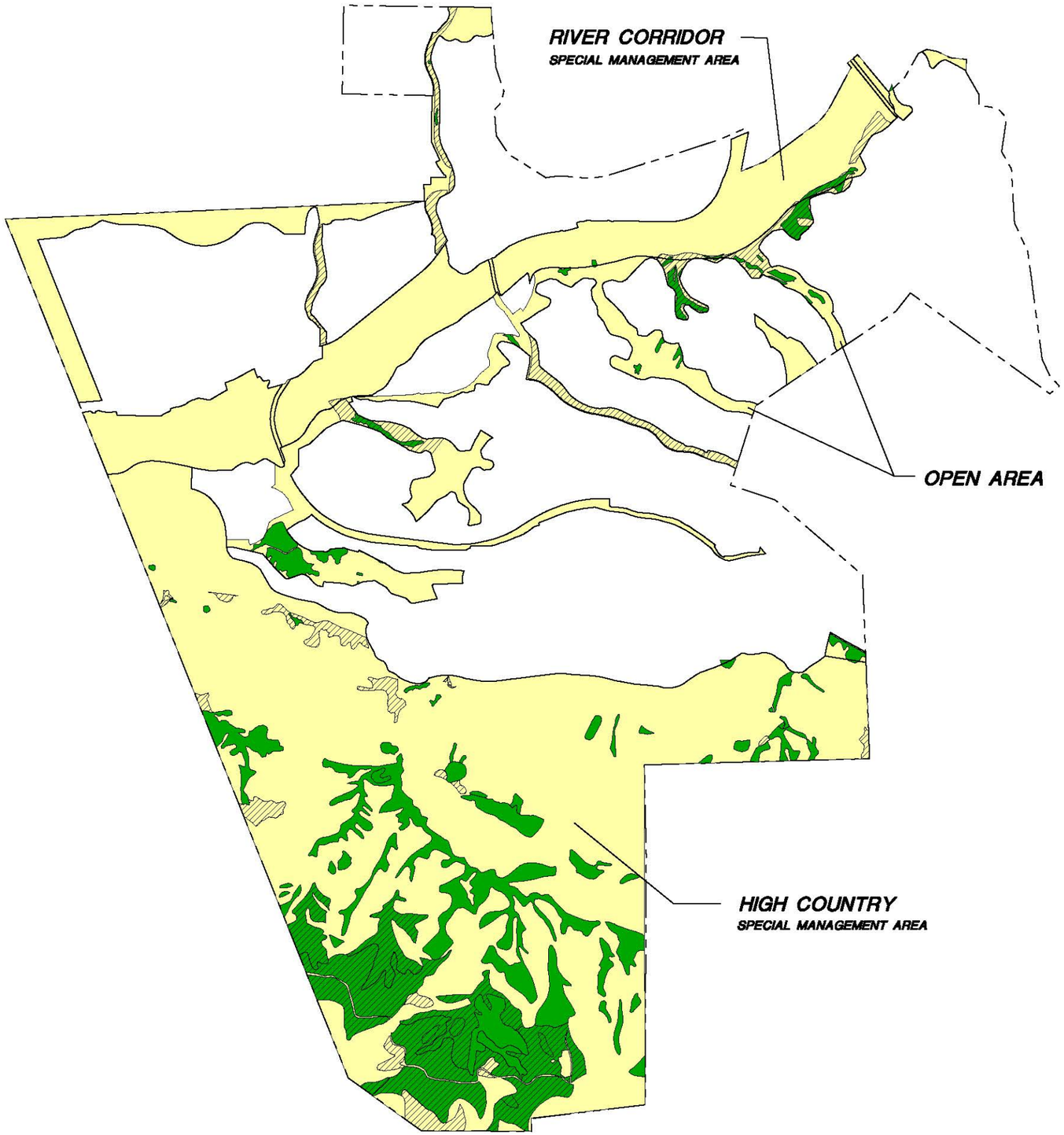
Oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, Southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs.

The *Specific Plan Area* is estimated to contain more than 16,314 oak trees. These are predominantly Coast live oaks (*Quercus agrifolia*), while a smaller percentage are Valley oaks (*Quercus lobata*). Oak woodlands and savannahs occur primarily on the north facing slopes and within the major canyons and drainages of the *Specific Plan Area*. The Concept Grading Plan for the *Specific Plan* results in preservation of at least an estimated 15,681 oaks. This represents 96% of the total estimated oak trees within the *Specific Plan Area*. Mainland cherry trees and Mainland cherry shrubs are found in Long and Lion Canyons, intermixed with Coast live oaks, while Southern California black walnut is found mainly in the *High Country SMA*.

Based upon the preliminary oak tree impact analysis in the EIR, approximately 633 oak trees may potentially be impacted over the course of the long-term build out of the *Specific Plan*. At the time engineering plans are completed for the subdivision process, a more precise oak tree survey shall be conducted and oak tree permits pursuant to Title 22 of the Los Angeles County Code, Part 16 shall be obtained.

b. Oak Tree Replacement Requirements

Suitable areas exist in the *High Country SMA* for the restoration of *oak resources* and the enhancement of existing stands of oak trees (Exhibit 2.6-9, Potential Oak Tree Restoration Areas). These include areas in the upper elevations of the Santa Susana Mountains that have been disturbed by grazing. Additional opportunities exist within *Open Area* where *oak resources* can be planted as an expansion of existing oak woodlands or savannahs and in other areas that exhibit suitable topographic and soil conditions.



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LEGEND

- EXISTING OAK WOODLANDS / AREAS TO REMAIN
- POTENTIAL OAK TREE RESTORATION AREAS
- OPEN AREA
  - RIVER CORRIDOR SMA
  - HIGH COUNTRY SMA
  - OPEN AREA

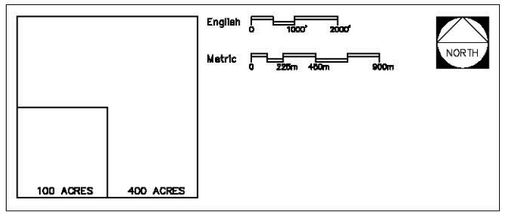

EXHIBIT 2.6-9

POTENTIAL OAK TREE RESTORATION AREAS

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Standards for the restoration and enhancement of *oak resources* within the *High Country SMA* and the *Open Area* include the following (oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs):

(1) To mitigate the impacts to *oak resources* which may be removed as development occurs in the *Specific Plan Area*, replacement trees shall be planted in conformance with the oak tree ordinance in effect at that time.

(2) *Oak resource* species obtained from the local gene pool shall be used in restoration or enhancement.

(3) Prior to recordation of construction-level final subdivision maps, an *oak resource* replacement plan shall be prepared that provides the guidelines for the *oak resource* planting and/or replanting. The plan shall be reviewed by the Los Angeles County Department of Regional Planning and the County Forester, and shall include the following: site selection and preparation, selection of proper species including sizes and planting densities, protection from herbivores, site maintenance, performance standards, remedial actions, and a monitoring program.

(4) All plans and specifications shall follow the oak tree guidelines as specified in the County Ordinance.

4. Wildfire Fuel Modification

a. Resource Description

The *Specific Plan Area* is within the extreme and moderate fire hazard zones as identified in the Los Angeles County General Plan. The moderate fire hazard zone extends to those areas of Newhall Ranch where native brush can be found growing in its natural state. This is most common in the hillside areas. The extreme fire hazard zone includes high brush and woodlands, and all steep slopes regardless of vegetation.

Development of Newhall Ranch will reduce the amount of native flammable vegetation present within the *Specific Plan Area*. However, the development of homes potentially exposes residences of the *Specific Plan Area* to wildfire hazards. Fire fighting capabilities will be provided by two fire stations within the *Specific Plan Area* (see Land Use Plan, Exhibit 2.3-1), other nearby stations, and a system of improved roads and an urban water system with fire flows as required by the County Fire Department. Existing and proposed off-site fire facilities will also serve the *Specific Plan Area*.

Property damage and public safety risks associated with wildfire are greatest where homes will be located adjacent to large open areas dominated by native vegetation. This condition will occur primarily in the southern portion of the *Specific Plan Area* and where portions of the *development area* in the northwest section of Riverwood Village abut large natural open areas.

Access is currently provided to the Los Angeles County Fire Department for fire prevention control of the *Specific Plan Area*. Access will continue to be provided as the *Specific Plan* is implemented.

b. Fuel Modification Requirements

To minimize the potential exposure of the *development areas*, *Open Area*, and the *SMA*s to fire hazards, the *Specific Plan* is subject to the requirements of the Los Angeles County Fire Protection District (LACFPD), which provides fire protection for the area. At the time of final subdivision maps permitting construction in *development areas* that are adjacent to *Open Area* and the *High Country SMAs*, a wildfire fuel modification plan shall be prepared in accordance with the fuel modification ordinance standards in effect at that time and shall be submitted for approval to the County Fire Department.

The wildfire fuel modification plan shall depict a fuel modification zone (see Exhibit 2.6-10), the size of which shall be consistent with the County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance.

In order to enhance the habitat value of plant communities which require fuel modification, fire retardant plant species containing habitat value may be planted within the fuel modification zone. Typical plant species suitable for Fuel Modification Zones are indicated in Table 2.6-4. Fuel Modification Zones adjacent to *SMAs* and *Open Area* containing habitat of high value such as oak woodland and savannahs shall utilize a more restrictive plant list, which shall be reviewed by the County Forester.

The wildfire fuel modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to the County Fire Department requirements.

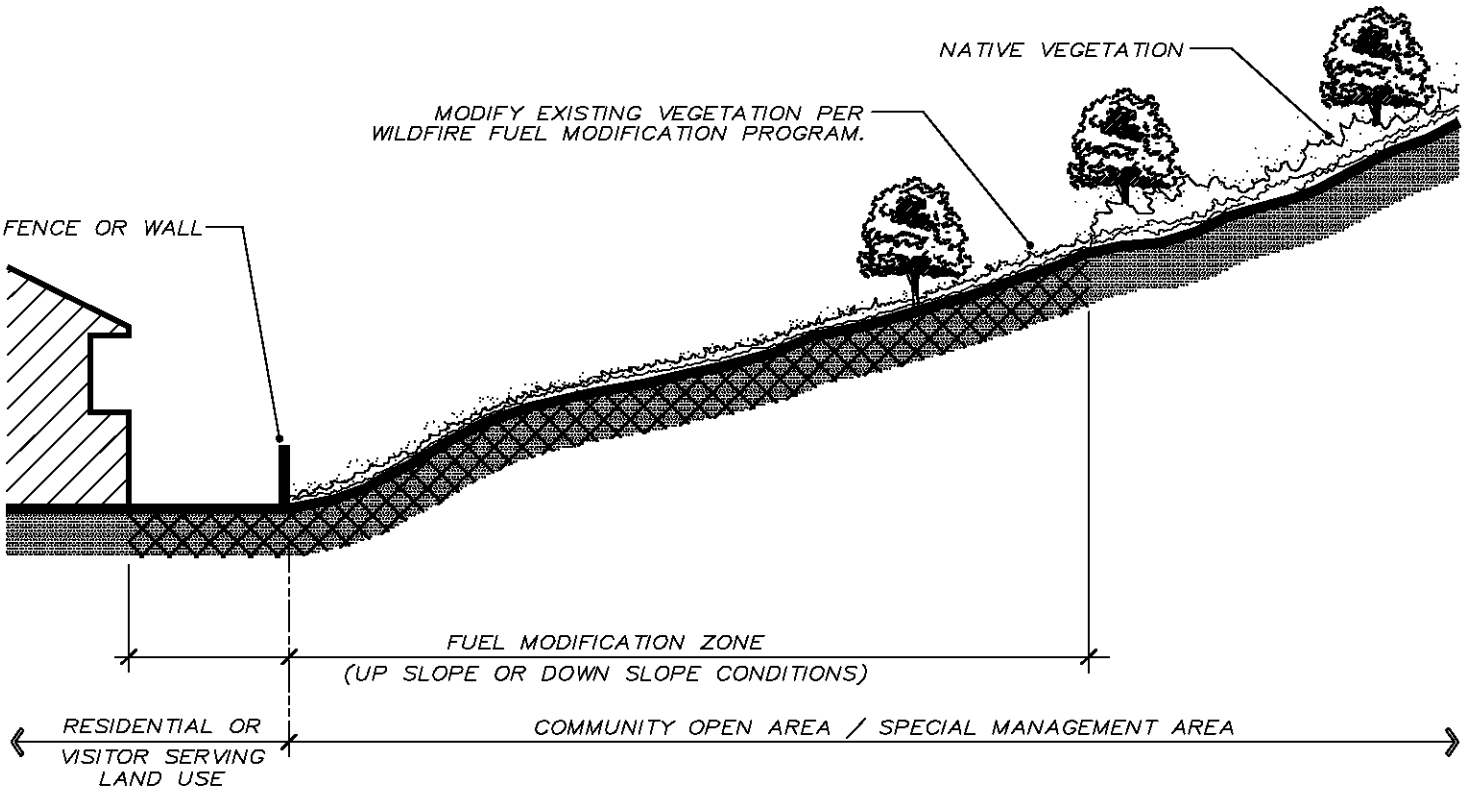

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EXHIBIT 2.6-10
TYPICAL FUEL MODIFICATION SECTION

Computer Mapping by KRMA Systems

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TABLE 2.6-4

FUEL MODIFICATION PLANT LIST

Newhall Ranch Specific Plan

Common Name	Scientific Name
TREES	
Agave, Cacti, Succulents and Yucca Species	
California laurel	*Umbelluria californica*
Catalina cherry	*Prunus lyonil*
Coast live oak	*Quercus agrifolia*
Mexican elderberry	*Sambucus mexicana*
Southern California black walnut	*Juglans californica*
Strawberry tree	*Arbutus unedo*
Valley oak	*Quercus lobata*
SHRUBS AND GROUNDCOVERS	
Agave, cacti, succulents and yucca species	
California lilas	*Ceanothus species*
Cotoneaster	*Cotoneaster species*
Coyote bush	*Baccharis species*
Currant, gooseberry	*Ribes species*
Eucalyptus	*Eucalyptus species*
Lemonadeberry	*Rhus integrifolia*
Manzanita	*Arctostaphylos species*
Native grass species	*Nasella (Stipa)*
Prostrate acacia	*Acacia redolens*
Rosemary	*Rosmarinus species*
Sage	*Salvia species*
Saltbush	*Atriplex species*
Toyon	*Heteromeles arbutifolia*
Wild Buckwheat	*Eriogonum species*

Note: This is a general fuel modification plant list which may be modified. Fuel Modification Zones adjacent to *SMAs* and/or *Open Area* containing high value habitat may utilize a more restrictive list reviewed by the County Forester. Fuel Modification Zones adjacent to SMAs shall also be reviewed by the County Biologist.

5. Cultural Resources Program

a. Resource Description

(1) Historical Site

The most notable historical resource on the Newhall Ranch is the Asistencia de San Francisco Xavier, located in the northeastern end of the *Specific Plan Area*. This headquarters served as the Asistencia for Mission San Fernando and represents the first European settlement of the Castaic Junction region. This area is also the location of the original Newhall Ranch headquarters which has since been removed from the site.

(2) Archaeological Sites

In order to avoid significant impact on the site's archaeological and paleontological resources, Phase I and Phase II archaeological survey work has been conducted.

An intensive Phase I archaeological survey of the *Specific Plan Area* revealed eight prehistoric sites (and the Asistencia and Newhall Ranch headquarters), which represents a low density of archaeological remains for a project site of this size.

As a result of Phase II archaeological fieldwork and artifact recovery, it was concluded that future development will not result in adverse impacts to cultural resources for four sites and a part of a fifth site. However, sites CA-LAN-2133, -2235, -2241, and the northern portion of -2233, still contain subsurface archaeological deposits and intact prehistoric artifacts that may require Phase III recovery if site avoidance and/or preservation is not feasible.

(3) Paleontological Resources

The Newhall Ranch *Specific Plan Area* is underlain by rocks ranging in age from the late Miocene Epoch (approximately 8 million years B.P.) to the Recent and rated from high to low paleontologic potential. Of the seven geologic units found within the *Specific Plan Area*, the Modelo, Towsley, Pico, and Saugus formations have high paleontological potential; the Terrace and Older Alluvium formations have moderate paleontological potential; and the Young Alluvium formation has a low paleontological potential.

b. Cultural Resources Program Requirements

(1) Historical/Heritage

The Asistencia de San Francisco/Newhall Ranch Headquarters site is located outside of the *development area* and is proposed to be preserved as a part of *Community Open Area*. The Asistencia site is of historical interest and may contain historical structures and artifacts of significant historical value.

(2) Archaeological/Paleontological

All development in the *Specific Plan Area* will comply with County of Los Angeles and CEQA requirements regarding the preservation of significant archaeological and paleontological resources.

The following mitigation measures are derived from the Los Angeles County Newhall Ranch Specific Plan EIR #95011015 for the protection of cultural resources.

(a) Any adverse impacts to CA-LAN-2133, -2235, and the northern portion of -2233 are to be mitigated by avoidance and preservation. Should preservation of these sites be infeasible, a Phase III data recovery (salvage excavation) project is to be completed on the sites so affected, with archaeological monitoring of grading to occur during subsequent soils removals on the site. This will serve to collect and preserve the

scientific information contained therein, thereby mitigating all adverse impacts to the effected cultural resource.

(b) Any adverse effects to CA-LAN-2241 are to be mitigated through site avoidance and preservation. Should this prove infeasible, an effort is to be made to re-locate, analyze and re-inter the disturbed site in the arroyo bottom at some more appropriate and environmentally secure locale within the region.

(c) To ensure that no additional adverse impacts occur on CA-LAN-2236, -2242 and the southern portion of -2233, an archaeological monitor will be present should any subsurface grading or soils removals occur at these locales.

(d) In the unlikely event that additional artifacts are found during grading within the *development area* or future roadway extensions, an archaeologist will be notified to stabilize, recover and evaluate such finds.

(e) As part of an inspection testing program, a Los Angeles County Natural History Museum-approved inspector is to be on site during an appropriate number of excavations into the Pico Formation, Saugus Formation, Quaternary Terrace Deposits, and Quaternary Older Alluvium. Should the excavations yield significant paleontological resources, excavation is to be stopped or redirected until the extent of the find is established and the resources are salvaged.

2.7 HILLSIDE PRESERVATION AND GRADING PLAN

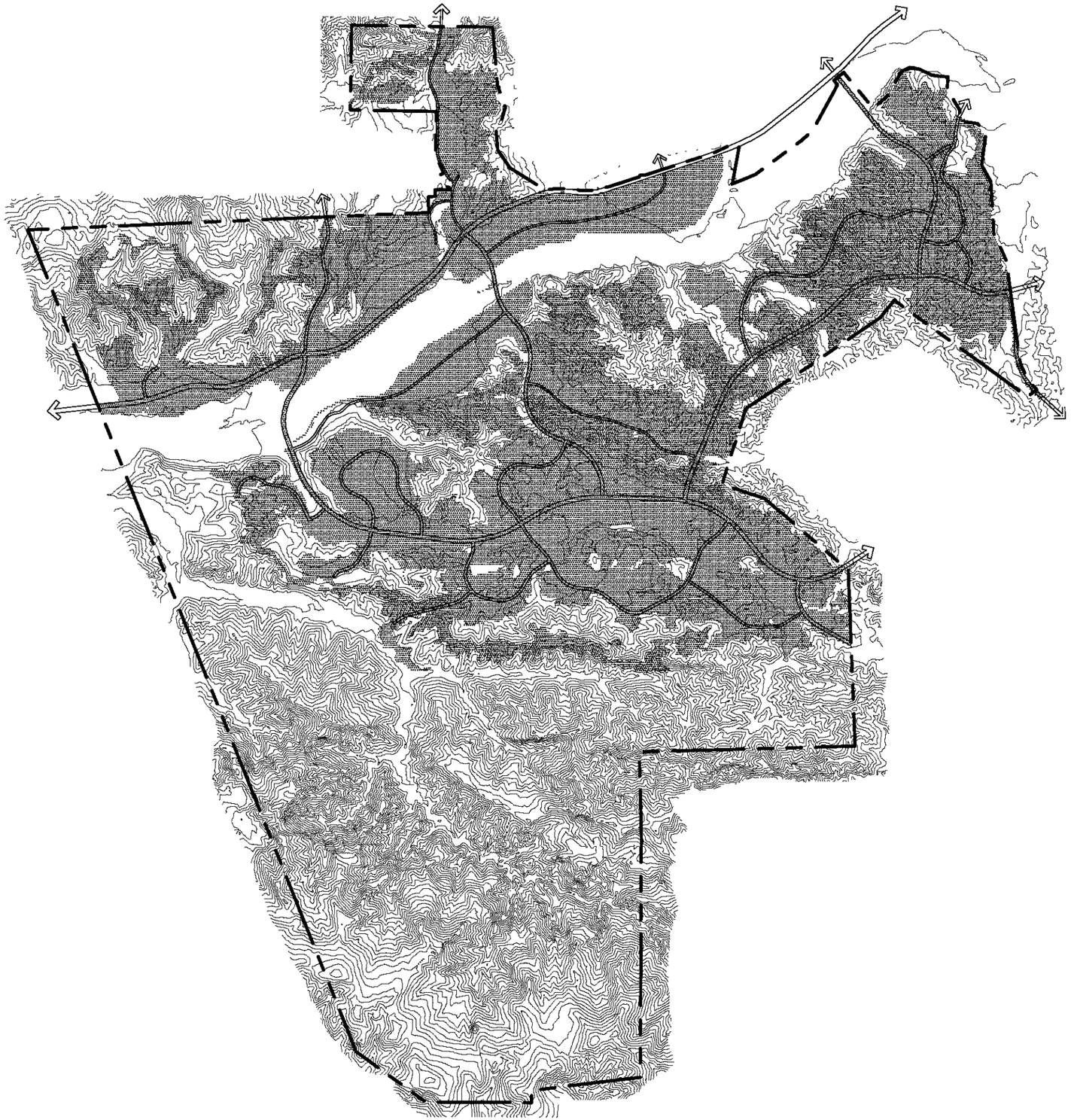
1. Goals and Objectives

Consistency with the existing County of Los Angeles General Plan and Santa Clarita Valley Area General Plan goals and objectives relevant to grading is documented in Appendix 7.2, Consistency Analysis. Hillside Design Guidelines, established by the Los Angeles County Department of Regional Planning (December 1987), have been incorporated into the conceptual grading design for Newhall Ranch.

Specific Plan goals and objectives relevant to grading have been prepared in accordance the County of Los Angeles General Plan, the Santa Clarita Valley Area General Plan, and are set forth in Section 2.1, Goals and Objectives.

2. Conceptual Grading Plan

The Design Guidelines in Chapter 4 contain grading guidelines designed to achieve the goals of the *Specific Plan* and assure development that is safe, aesthetic, and cost effective. The Conceptual Grading Plan, Exhibit 2.7-1, identifies areas of grading activities within the *Specific Plan Area*. As determined by the Conceptual Grading Plan, grading for the project will consist of approximately ninety (90) million cubic yards of earthwork. The grading will be balanced within the *Specific Plan Area* and will entail the use of four (4) grading elements: mass grading for *development areas*; final grading for development pads; remedial grading; and custom grading.



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LEGEND

GRADED AREA

UNGRADED AREA

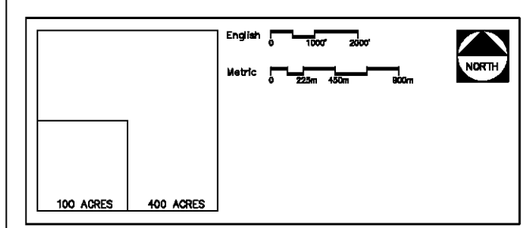

EXHIBIT 2.7-1

CONCEPTUAL GRADING PLAN

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2.8 RECREATION AND OPEN AREA

1. Goals and Objectives

The Newhall Ranch Recreation and Open Area Plan was prepared to be consistent with the goals and objectives of Los Angeles County General Plan and Santa Clarita Valley Area General Plan. An analysis of this consistency is contained in Appendix 7.2. *Specific Plan* goals and objectives relative to recreation and open area are set forth in Section 2.1.

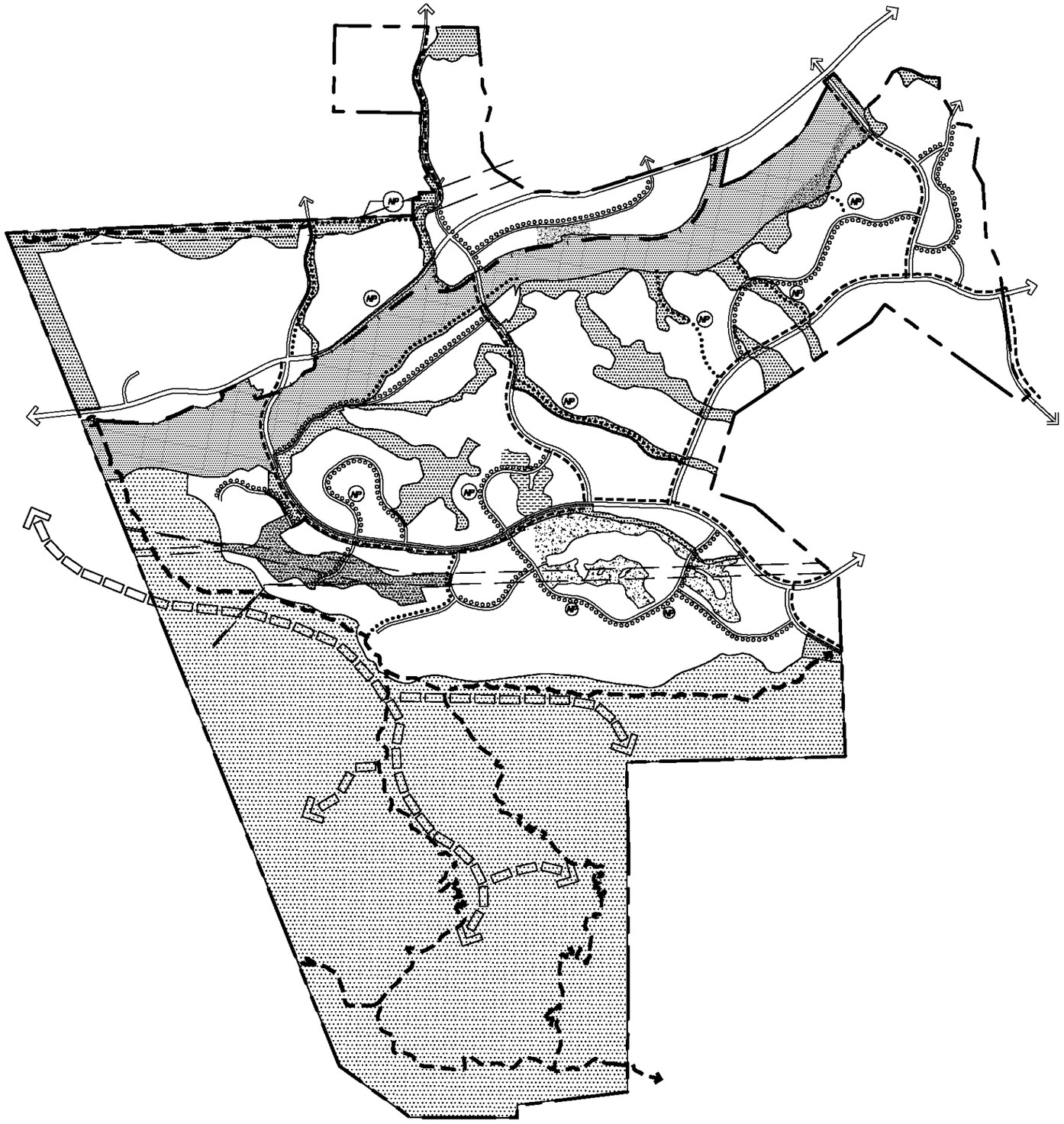
The land resources devoted to passive and active recreational uses as well as environmental preservation, makeup over one-half of the *Specific Plan Area* (see the Recreation/Open Area Plan, Exhibit 2.8-1).

2. Parks/Recreation Uses

The parks and *Open Area* are designed to provide usable recreational facilities, as well as to act as transition zones between differing *land use designations*. They are also intended to provide a balance between development and the existing natural landscape. Park and recreational uses include the following:

a. Neighborhood Parks

The Land Use Plan features 10 Neighborhood Parks dispersed throughout the *Specific Plan Area* and sited to meet the anticipated needs of Newhall Ranch residents. Of the 10 Public Neighborhood Parks, 5 are intended to be adjacent to elementary schools and 5 are stand alone parks. Each of the Neighborhood Parks is expected to be about five acres in size and is intended to serve local residents in the adjacent neighborhoods. It is intended that there be a joint-use arrangement between the County Department of Parks and Recreation and the school district so as to permit the sharing of facilities. The school, for example, may take advantage of the park facilities during school hours, while visitors to the park may use school parking during non-school hours. It is anticipated that specific agreements for joint-use would be determined at the time the subdivision containing each park and school is processed.



NEWHALL RANCH
SPECIFIC PLAN

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L E G E N D

RECREATION AREAS

- NEIGHBORHOOD PARK (Conceptual locations with Residential Neighborhoods)
- COMMUNITY PARKS
- GOLF COURSE (Conceptual location)
- COMMUNITY LAKE (Conceptual location)
- REGIONAL RIVER TRAIL
- COMMUNITY TRAIL
- EQUESTRIAN TRAIL COMPONENT OF COMMUNITY TRAIL
- LOCAL TRAIL
- PATHWAYS
- UNIMPROVED TRAILS

MAJOR OPEN AREAS

- OPEN AREA
- SPECIAL MANAGEMENT AREA - RIVER CORRIDOR
- SPECIAL MANAGEMENT AREA - HIGH COUNTRY
- WILDLIFE CORRIDOR

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

100 ACRES 400 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 2.8-1

RECREATION/ OPEN AREA PLAN

MAY 2003

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Each of the Neighborhood Parks will consist of a minimum of 5 easily accessible and usable acres, and the park may include recreational facilities in accordance with Section 2.8.4.b(1).

b. Community Parks

The Land Use Plan includes three Community Parks encompassing a total of approximately 181 acres. The Community Parks are intended to provide recreational opportunities for the residents of Newhall Ranch with some concurrent usage by the regional population for special events. The Community Parks are typically located adjacent to other *Open Areas* in order to maximize the recreational uses. Improvements may include those facilities described in Section 2.8.4.b(2). Preliminary concepts for the Community Parks include the following:

(1) Oak Valley Community Park

Oak Valley Community Park is comprised of approximately 141 acres. Located in the Village of Oak Valley in close proximity to the Village of Potrero Valley, the park will feature passive recreational opportunities of oak savannahs and views of the Santa Clara River, as well as active play area.

(2) Riverwood Community Park

The Riverwood Community Park is comprised of approximately 20 acres of land on the northeastern *Specific Plan Area* within the Village of Riverwood. This park will provide view points which offer panoramic views of the Santa Clara River SMA. Additional active uses in Riverwood Community Park may include a trail system to accommodate both pedestrians and equestrians.

(3) The Mesas Community Park

The Mesas Community Park consists of approximately 20 acres and is located adjacent to the Santa Clara River in The Mesas at the base of the river bluff. The site is ideally suited to offer active recreational uses screened from residential neighborhoods, and to provide passive visual enjoyment of the Santa Clara River.

c. Trail Network

A network of trails and pathways is planned throughout the *Specific Plan Area*. This community-wide system of pedestrian, bicycle, and unimproved trails will provide important linkages between land uses (see Master Trails Plan, Exhibit 2.4-5). When completed, the on-site trail system will implement the County trail network in the area and provide access to the entire planned regional trail system within and adjoining the *Specific Plan Area*. The Regional River Trail, the Community Trail along Chiquito Canyon Road, and the High Country unimproved trail will provide an equestrian component to the trail network.

d. Golf Course

The Land Use Plan includes an 18-Hole Golf Course which will meander through the residential areas of Potrero Valley. The Golf Course encompasses *Open Area* such as usable utility easement land and other *land use designations*. This course is intended to serve the growing market for golf within the Santa Clara River Valley as well as the future residents of Newhall Ranch.

e. Community Lake

The Community Lake will be an integral feature of the Potrero Valley Village Center. Commercial and Residential areas within the Village Center will share proximity and views of the *Community Lake*, which is anticipated to have a water area of approximately 15 acres. The man-made lake may feature a separate swimming beach and an additional lakeside promenade or trail to permit strolling or jogging. It is intended that the *Community Lake* will serve as a focal point for cultural, entertainment, and other community activities.

3. Open Areas Recreational Uses

The *Open Area land use designations* and the *Special Management Areas*, the River Corridor and the High Country, provide exceptional opportunities for active recreation such as hiking and passive recreational opportunities such as vista points, picnic areas, and interpretive programs. The character of Newhall Ranch is based on, and enhanced by, the integration of the *development areas* with these natural areas.

a. Open Area

A system of *Open Area*, encompassing approximately 1,010 acres including 141 acres of Community Parks, weaves though the central portion of the *development area*. This *Open Area* includes Community Parks, prominent ridges, bluffs, slopes, creekbeds, and utility and trail system easements, and often functions as a transition between *development areas* and the *SMAs*. This *Open Area* is designed to protect significant landforms and natural resources, providing an opportunity to integrate the proposed development within its natural context.

b. High Country SMA

The largest *land use designation* of the Land Use Plan is the 4,185-acre *High Country Special Management Area* (*SMA*). It is designed to protect the existing natural resources within Los Angeles County's Significant Ecological Area (SEA) 20 as well as provide recreational opportunities. The High Country is located in the southern portion of the site and includes oak savannahs, high ridgelines, and various canyon drainages including Salt Creek. The latter is a regionally-significant wildlife corridor which provides an important habitat link to the Santa Clara River. Unimproved Trails within the *High Country SMA* will provide controlled access to the *Special Management Area*.

(1) <u>Pedestrian/Equestrian Trail</u>:

A pedestrian/equestrian trail shall be constructed by the owner within the High Country Special Management Area ("SMA") in accordance with Los Angeles County standards for similar trails through natural areas within

twenty-four (24) months of final approval of the Newhall Ranch Specific Plan, the Water Reclamation Plant and all related project approvals in Case 94-087 (which does not include construction-level subdivision tract maps), and certification of the Final Environmental Impact Report ("EIR") for Newhall Ranch and the Water Reclamation Plant by the Los Angeles County Board of Supervisors. The design of the trail shall be coordinated with and approved by the Los Angeles County Department of Parks and Recreation and other joint powers authority members. The trail shall generally follow an alignment from the Pico Canyon Trail on the east side of the High Country SMA westerly through Grave Canyon and then south to the crest of the High Country SMA. The trail would eventually connect with the River Trail as development along the river provides for the construction of that trail. The conceptual location of the pedestrian/equestrian trail is shown on Exhibit 2.4-5, Master Trails Plan.

The 24-month time period for the design and construction of the pedestrian/equestrian trail shall be extended in the event of the filing of any legal action against Los Angeles County challenging final approval of the Newhall Ranch Specific Plan, the Water Reclamation Plant and any related project approvals in Case 94-087 or certification of the Final EIR for Newhall Ranch and the Water Reclamation Plant. The 24-month period shall be extended by the time period between the filing of any such legal action and the entry of a final judgment by a court with appropriate jurisdiction, after exhausting all rights of appeal, or execution of a final settlement agreement between all parties to the legal action, whichever occurs first.

(2) Easement for Public Access:

An easement will be offered by the owner to a *Joint Powers Authority* to allow for public access to, and public use of, the pedestrian/equestrian trail located within the High Country SMA. The joint powers authority shall maintain the pedestrian/equestrian trail in good repair, at its sole cost and expense.

(3) Indemnification:

The *Joint Powers Authority* shall defend, indemnify and hold harmless the owner and its agents, officers and employees against and from any and all claims, liabilities, demands, costs, actions or proceedings, and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), for any personal injury claims, including death, as well as for any property damage claims which may arise directly or indirectly from public access to, and public use of, the pedestrian/equestrian trail located within the *High Country SMA*.

c. River Corridor SMA

The 974.8-acre *River Corridor SMA* is designed to protect the sensitive biological resources in SEA 23. This area is located within the Riverwood, The Mesas, Long Canyon, and Oak Valley Villages. The willows and cottonwoods within Santa Clara River provide a backdrop for the character and identity of these Villages. On the north side of the River, recreational opportunities will be maximized along the entire length of the River Corridor, through the incorporation of a new Regional River Trail. The Regional River Trail includes an improved pedestrian, equestrian, and bicycle route which offers view opportunities along the edge of the river. On the south side of the River, the *River Corridor SMA* is bounded by preserved bluffs and planned residential development. Local and other trails on the south side of the River Corridor will provide pedestrian access to the Regional River Trail via two bridges over the Santa Clara River.

4. Park/Recreation Requirements

a. Local Park Requirements

The State of California's Quimby Act and the County Subdivision Ordinance mandates that for each 1,000 residents in a new development project, three acres of park land shall be dedicated, and/or the equivalent value of park improvements shall be constructed and/or in-lieu fees shall be paid to the jurisdictional agency, in this case, the County of Los Angeles.

Table 2.8-1 sets forth an estimate of Quimby park acreage requirements for Newhall Ranch based on general assumptions for population as indicated in the EIR. The actual number and type of dwelling units constructed will determine the exact acreage required to satisfy the requirements.

Park requirements for Newhall Ranch will be fulfilled by dedication of land and improvements to Neighborhood Parks, Community Parks, trails, *Open Area*, and other recreational facilities. Quimby credits for dedications and improvements shall accrue on a cumulative basis and serve to satisfy the Quimby requirements of subdivisions that are proposed within the *Specific Plan Area.* Estimated park credits are set forth in Table 2.8-1. It is anticipated that all of the dedicated park land and *Open Area*, in tandem with improvements, will exceed County requirements.

TABLE 2.8-1

PRELIMINARY PARK PROGRAM
Newhall Ranch Specific Plan

ESTIMATED QUIMBY REQUIREMENTS

Description/Category	Units		Avg. Hsehld Size		Assessment Factor		Obligation in Acres
Detached	9,305	x	3.17	x	0.003	=	88
Attached	11,580	x	2.38	x	0.003	=	83
Second Units	423	x	2	x	0.003	=	3
Total:	21,308						174

ESTIMATED QUIMBY CREDITS

	Land			Improvements			
Description/Category	**Acres**	**Credit %**	**Quimby Acres**	**Imp Cost PSF**	**Improv. Costs**	**Acre Equiv.**	**Total Acreage**
Parks:							
Neighborhood Parks[1]	50	100%	50	2.50	5,445,000	45	95
Community Parks[1]							
Active Area	58	100%	58	2.50	6,316,200	52	110
Passive Area	123	50%	62				62
Lake[1]	15	100%	15				15
Subtotal, Parks[1],[2]	246		185		11,761,200	97	**282**
Trails:							
Regional River Trail	16	100%	16				16
Community Trails	39	100%	39	2.50	4,247,100	35	74
Local Trails (in *Open Area*)	13	(acreage included below)		1.00	566,280	5	5
Unimproved Trails (in High Country)	13	(acreage Included below)		1.00	561,792	5	5
Subtotal, Trails	81		55		5,375,172	45	**100**
Major Open Areas:							
Golf Course	180	0%	0			0	0
High Country SMA[3]	4,185	50%	2,093			0	2,093
River Corridor SMA[3]	975	10%	98			0	98
Community Open Area[3] (Excl. Oak Valley Community Park)	869	10%	87			0	87
Subtotal, Major Open Areas	6,209		2,278			0	**2,278**
			TOTAL CREDIT PROVIDED				2,660
			Quimby Requirements				174
			Excess				2,486

[1] County ordinance allows credit for improvements, land or a combination of both.

[2] Parks such as private recreation centers (including improvements) within neighborhoods are also eligible for credit but cannot be quantified at this level of planning.

[3] Credit for the *River Corridor SMA* and *Open Area* is calculated using a worst-case factor of 10%, which is lowest percent specified in the County ordinance. The County ordinance provides for a greater level of credit pending on slope ranging from a low of 10% to a high of 100%. In order to receive credit for land which has slope greater than 3%, the Director of Parks and Recreation must find that special circumstances exist that would make the acceptance of such land in the public interest. The Director may also give more credit than specified in the ordinance if it is found that a site contains exceptional visual, biotic or other natural resources. Such a case is the *High Country SMA*, which is exceptionally rich in both natural resources and recreational opportunities, and has been calculated at 50% credit.

b. Neighborhood and Community Park Improvements

The Neighborhood Parks and the active area of each Community Park indicated on Table 2.8-1 shall be improved with park improvements in accordance with final park plans approved by the County Parks and Recreation Department. Park improvements shall include the items listed below:

(1) Neighborhood Park Improvements:

(a) Irrigated turf[1]
(b) Parking[2]
(c) Comfort Station (restroom)[3]
(d) Tiny tot area with play equipment
(e) Water fountain
(f) Half-court basketball court
(g) Picnic shelter
(h) Miscellaneous landscaping (e.g., signage, trees, etc.)

(2) Community Parks Improvements:

(a) Irrigated turf[1]
(b) Parking[2]
(c) Comfort Station (restroom)[3]
(d) One ballfield and one multipurpose field
(e) Tiny tot area with play equipment
(f) Water fountain
(g) Basketball court or tennis court
(h) Trash bin area
(i) Small office
(j) Stub outs for future ballfield lights
(k) Miscellaneous landscaping (e.g., signage, trees, etc.)

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1 Irrigation systems shall utilize moisture sensing, weather, or other water efficient technology.

2 Parking requirements are specified in Section 3.7.2.h(2) of the *Specific Plan*. Where on-site parking is required, parking lot lighting shall also be installed.

3 Comfort stations in Neighborhood Parks to include one urinal and one stall in men's room and two stalls in women's room.

3.1 ORGANIZATION

The Newhall Ranch Development Regulations are organized in the manner listed below and set forth the regulations and requirements governing the development of the *Specific Plan Area*:

GENERAL PROVISIONS (Section 3.2)

LAND USE DESIGNATIONS (Section 3.3)

SITE DEVELOPMENT STANDARDS (Section 3.4)

1. Site Development Standards Matrix (Table 3.4-1)
2. Permitted Land Uses Matrix (Table 3.4-2)
3. Permitted Accessory Uses Matrix (Table 3.4-3)

ADJUSTMENT / TRANSFER / CONVERSION REGULATIONS (Section 3.5)

SIGN REGULATIONS (Section 3.6)

PARKING REGULATIONS (Section 3.7)

HOME OCCUPATIONS (Section 3.8)

SECOND UNITS (Section 3.9)

AFFORDABLE HOUSING PROGRAM (Section 3.10)

3.2 GENERAL PROVISIONS

1. Purpose and Intent

The Development Regulations set forth herein, which include references to specific provisions of the Los Angeles County Planning and Zoning Code (LACPZC*), are intended to provide a comprehensive set of regulations governing the use and development of land. These Development Regulations replace the Los Angeles County Planning and Zoning Code within the *Specific Plan Area*. Any matter or issue not specifically and directly covered by this *Specific Plan* shall be subject to the non-conflicting regulations and procedures of the Los Angeles County Planning and Zoning Code (LACPZC). In case of a conflict between the *Specific Plan* and the LACPZC, this *Specific Plan* shall govern. Issues regarding substantial compliance with the intent of the *Specific Plan* are subject to *Planning Director* review pursuant to the Substantial Conformance procedures set forth in Section 5.2, paragraph 2.

2. Consistency with Adopted Plans/Codes

As required by Government Code Section 65454, the Newhall Ranch Specific Plan is consistent with and implements the Los Angeles County General Plan and the Santa Clarita Valley Area Plan. Section 7.2 of this *Specific Plan* discusses this consistency in detail.

All land use entitlements and permits (e.g., Development Agreement, Conditional Use Permits, and all subdivision maps) approved within the *Specific Plan Area* shall be consistent with the *Specific Plan*.

* Los Angeles County Planning and Zoning Code — Title 22 of the Los Angeles County Code.

3. Severability Clause

If any term or provision of this *Specific Plan*, or the application of any provision of this *Specific Plan* to a particular situation, shall for any reason be found to be void, invalid, illegal or unenforceable by a court of competent jurisdiction, such term or provision shall remain in force and effect to the extent allowed by such ruling and all other terms and provisions of this *Specific Plan* or the application of this *Specific Plan* to other situations shall remain in full force or effect.

4. Existing Uses

Existing uses within the *Specific Plan Area* are subject to the regulations listed below.

a. Any use of land lawfully existing at the time of the effective date of this *Specific Plan* may be continued.

b. Existing uses which may continue within the *Specific Plan Area* include: *oil and natural gas operations* and/or storage, cattle grazing, farming operations, movie filming, water wells, maintenance and operation of existing easements and pipelines, and existing housing. Existing leases will remain in effect. The *Specific Plan* shall not affect the renegotiation or reissuance of leases for these existing uses.

c. All uses existing at the time of the effective date of the *Specific Plan* are permitted as indicated above, not withstanding any omission of a particular such use in the Permitted Uses Matrix, Table 3.4-2.

3.3 LAND USE DESIGNATIONS

The *land use designations* identified in the Land Use Plan, Exhibit 2.3-1, are defined below and subject to the Site Development Standards set forth in Section 3.4. The Site Development Standards Matrix, Table 3.4-1, identifies the standards which apply within each of the *land use designations* areas. The permitted land uses are set forth in Table 3.4-2, Permitted Uses Matrix, and Table 3.4-3, Accessory Uses Matrix. Section 3.5 provides regulations concerning the adjustment, transfer, and conversion of *land use designations*. Sign Regulations are set forth in Section 3.6. Parking Regulations are set forth in Section 3.7 and include provisions for developing *joint-use or shared parking* programs. Guidelines for the *land use designations* are found in the Design Guidelines, Chapter 4.

1. Land Use Designations

The following are the *land use designations* established by the *Specific Plan*:

a. Estate Residential (E) — The Estate Residential is a *land use designation* which provides for larger lot single-family detached residential development. One *Second Unit* per Estate dwelling unit is eligible for construction with the approval of a CUP (see *Second Units*, Section 3.9).

b. Low Residential (L) — The Low Residential *land use designation* provides for large lot single-family detached residential development. *Second Units* are eligible to be constructed within the Low residential with the approval of a CUP and pursuant to the regulations set forward in Section 3.9.

c. Low-Medium Residential (LM) — The Low-Medium Residential is a *land use designation* which provides for single-family detached, single-family attached, clustered single-family attached and clustered single-family detached residential development.

d. Medium Residential (M) — The Medium Residential is a *land use designation* which provides for single-family detached, single-family attached, clustered single-family attached and clustered single-family detached, and multi-family residential development.

e. High Residential (H) — The High Residential is a *land use designation* provides for multi-family residential development.

f. Mixed-Use (MU) — The Mixed-Use *land use designation* permits the coordinated development of commercial, office, and Medium Residential and High Residential uses. Provisions in the *Specific Plan* permit the mixing of land uses, including combining residential uses with commercial and/or office use on one (1) building site or within a building. Where commercial and residential uses occur on the same building site, the primary access for residential portion of the project shall be a separate entrance. A description of the Mixed-Use *land use designation* is found in Section 2.3, paragraph 2f.

g. Commercial (C) — The Commercial *land use designation* provides for the development of uses to serve the office and retail needs of the community. The location of commercial sites on urban arterial highways also permits these sites to provide commercial services to the surrounding regional area and to highway travelers.

h. Business Park (BP) — The Business Park *land use designation* permits businesses and industries engaged in research and development, light manufacturing, business, professional and administrative offices, and service industries. Also permitted are service commercial uses and structures accessory and/or supplementary to permitted Business Park uses.

i. Visitor-Serving (VS) — The Visitor-Serving *land use designation* provides for suitable commercial and recreation uses without significant impairment to the resources of the area. Lodging, appropriate recreation uses, and necessary commercial and public service support facilities are permitted pursuant to Section 3.4, Site Development Standards. A description of the Visitor-Serving *land use designation* is found in Section 2.3, paragraph 2i.

j. **Open Area (OA) —** The *Open Area land use designation* provides regulations for the approximately 1,010 acres of Community Park, major creeks and drainages, significant landforms, oak woodlands and savannahs, and cultural sites preserved between development *Planning Areas* or as a transition to larger *Special Management Areas*.

k. **River Corridor SMA (RC) -- SEA 23 —** The *River Corridor Special Management Area* (*SMA*) *land use designation* provides for the preservation, enhancement, public use, and management of the vital segment of the Santa Clara River which flows through the *Specific Plan Area*. The boundaries of the *SMA* will replace the former boundaries of the SEA 23 and have been realigned to more accurately reflect the areas of significant resources. Development standards are specifically structured to help ensure compatibility of uses within this special resource area.

l. **High Country SMA (HC) -- SEA 20 —** The *High Country Special Management Area land use designation* provides for the preservation, enhancement, public use, fuel modification, and management of the Santa Susana Mountain and Salt Canyon areas of the *Specific Plan*. The boundaries of the *SMA* will replace the former boundaries of the SEA 20 and have been realigned to more accurately reflect the areas of significant resources. Development standards are specifically structured to help ensure compatibility of uses within this special, regionally significant resource area.

2. Land Use Overlays

The *Specific Plan* allows for public facility and recreational uses such as the Community Parks, Neighborhood Parks, *Community Lake*, Electrical Substation, and the Water Reclamation Plant, to be represented as *land use overlay* symbols on the Land Use Plan, Exhibit 2.3-1. Potential locations are indicated, and the necessary public facility and recreational uses are designated as permitted uses within the respective *land use designation* under Section 3.4 of the Development Regulations. Thus the "underlying" *land use designation* covers the entire area, allowing for the *land use overlay* to move without necessitating a change in the *land use designation*. By using this "overlay" designation, maximum flexibility in siting can be maintained. (See discussion of *land use overlay* implementation in Section 5.2, paragraph 5g).

The following are the *land use overlays* established by the *Specific Plan*:

a. Parks

(1) Community Parks: The three (3) Community Park sites are intended to provide an expanded recreational dimension to the Newhall Ranch Community and are located in or adjacent to other *Open Area* or *SMAs* to maximize recreational uses. Mandatory Community Park improvements are described in Section 2.8, paragraph 4b(2). Community Parks are also accessed by the bike and pedestrian trail network.

(2) Neighborhood Parks: Ten (10) Neighborhood Parks will be located within the Residential and Mixed-Use *land use designations*, typically adjoining elementary school sites and providing day-to-day recreational amenities to community residents. Neighborhood Parks are a minimum of five (5) acres and sized to minimize overall maintenance and service costs. Mandatory Neighborhood Park facility improvements are described in Section 2.8, paragraph 4b(1). Some of the Neighborhood Parks may be combined to provide a larger recreational site.

b. Elementary School

Five elementary school sites have been designated by *land use overlays* on the Land Use Plan, one in each Village. Each of the school sites are located adjacent to a Neighborhood Park.

c. Junior High School

The Newhall Ranch *junior high school* is located in the Oak Valley Village Center, adjacent to the Neighborhood Park.

d. High School

The Newhall Ranch High School site is centrally located near the Potrero Valley Village crossroads in the eastern portion of the valley.

e. Golf Course

The Land Use Plan provides for one (1) 18-hole golf course in Potrero Valley Village. The approximately 180-acre Golf Course may include accessory features such as a clubhouse and other recreational facilities, and will complement the public systems of parks, trails, and *Open Area*. The Golf Course is a highly-visible, centralized amenity for Potrero Valley and enhances the identity and image of the entire community of Newhall Ranch.

f. Community Lake

The *Community Lake* consists of approximately 15 acres of water area. The lake is designated in the Potrero Valley Mixed-Use Village Center and may include a surrounding lakefront area. Planned to be a community recreational facility, the lake may include boating and fishing opportunities as well as multi-purpose lakeside trails.

g. Fire Station/Emergency Medical Service

Two new fire station sites are indicated on the Land Use Plan. These approximately one-acre sites will have direct access to arterial streets.

h. Electrical Substation

The proposed electrical substation site is located within the *Open Area* between Oak Valley and Potrero Valley, adjacent to the Oak Valley Community Park.

i. Library

One library site is integrated into the Land Use Plan. It is tentatively planned for inclusion into the Potrero Valley Mixed-Use Center.

j. Water Reclamation Plant

A 6.8 *mgd* Water Reclamation Plant (WRP) designed to ultimately provide service for the residents of the Newhall Ranch will be located in Riverwood Village, south of SR-126 and near the Los Angeles/Ventura County boundary.

k. Arterial Roads

The arterial road network is also represented on the Land Use Plan as a *land use overlay* in order to provide flexibility for minor changes in roadway alignments.

3.4 SITE DEVELOPMENT STANDARDS

1. Site Development Standards Matrix

a. Purpose

This section sets forth the Development Standards governing each of the *land use designations* shown on the Land Use Plan, Exhibit 2.3-1, and described in Section 3.3.

b. Use of Matrix

The Site Development Standards Matrix provides the standards for minimum lot area; maximum site coverage; front, side, and rear yard *setbacks*; and *maximum non-residential building heights*, as appropriate to each *land use designation*. Chapter 6, Glossary, contains the method of measurement of these distances for use in the Newhall Ranch Specific Plan, as well as the definition of all significant terms used herein.

Additional site development standards are located in 3.6 Sign Regulations and 3.7 Parking Regulations.

TABLE 3.4-1
SITE DEVELOPMENT STANDARDS MATRIX
Newhall Ranch Specific Plan

RESIDENTIAL SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS[1]		MINIMUM LOT AREA (Sq. Ft.)	REQUIRED SETBACKS[2, 17]			MAXIMUM BUILDING HEIGHTS[2]
			Front Yard[2] (Main Structure)	Side Yard[2] (Each Side)	Rear Yard[2]	
ESTATE (E)		20,000	30' Min[3]	15' Min	30' Min	35'
LOW RESIDENTIAL (L)		7,500	18' Min[4]	5' Min[11]	20' Min[6, 7]	35'
LOW-MEDIUM RESIDENTIAL (LM)	Detached	2,500	18' Min[4, 14]	5' Min[5, 8, 11, 15, 16]	10' Min[6,7]	35'
	Attached	2,500	18' Min[4, 14]	0[9, 11, 15, 16]	10' Min[6,7]	35'
MEDIUM RESIDENTIAL (M)	Detached	2,500	18' Min[4, 14]	5' Min[5, 8, 11, 15, 16]	10' Min[6,7]	45'
	Attached	N/A	10' Min[14]	0[9, 11, 15, 16]	10' Min[6,7]	45'
HIGH RESIDENTIAL (H) AND MIXED-USE (MU) RESIDENTIAL		N/A	10' Min	0[9, 11]	10' Min[6,7]	55'

NON-RESIDENTIAL SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS[1]	LOT REQUIREMENTS[12]		MAXIMUM BUILDING HEIGHT[2]
	Maximum Site Coverage[10]	Minimum Front Setback	
MIXED-USE (MU) COMMERCIAL	No Max	No Min[13]	55'
COMMERCIAL (C)	50%	20'	45'
BUSINESS PARK (BP)	50%	20'	45'
VISITOR SERVING (VS)	50%	20'	35'

MAJOR OPEN AREAS SITE DEVELOPMENT STANDARDS

LAND USE DESIGNATIONS[1]	REQUIRED MINIMUM SETBACKS FROM PROPERTY LINE	MAXIMUM BUILDING HEIGHT[2]
OPEN AREA (OA)	50'	35'
RIVER CORRIDOR SPECIAL MANAGEMENT AREA (RC)	50'	25'
HIGH COUNTRY SPECIAL MANAGEMENT AREA (HC)	50'	25'

NOTES

1 Other uses including *land use overlays* such as schools, churches, park facilities, non-residential public or private facilities, and residential/commercial conversions are subject to the site development standards of the *land use designation* in which they are found.

2 A defined term — see glossary definition and/or related exhibit for full description of requirement.

3 Front Entry Garage: 30' min.
Side Entry Garage: 15' min.

4 Front Entry Garage: 18' min.
Side Entry Garage: 10' min.

5 Zero Side Yard Lot configuration is permitted.

6 Except where there is a detached *Second Unit*, structure, and/or garage, where 5' minimum setback is allowed from this structure.

7 No garage setback requirement for alley access.

8 10' minimum aggregate for two adjacent lots (e.g., 5' and 5', or 3' and 7', or 0 and 10').

9 10' minimum building to building separation.

10 A minimum of 10 percent of the lot area excluding required parking shall be landscaped.

11 10' minimum adjacent to public street.

12 20' minimum side and rear yard setback is required when building is adjacent to a different *land use designation* or a public road.

13 20' minimum is required when building fronts on a public road.

14 15' minimum for clustered single-family detached and attached buildings.

15 6' minimum for clustered single-family detached and attached buildings when one side of two adjacent buildings has no windows.

16 12' minimum for clustered single-family detached and attached buildings when kitchen/family area faces toward zero lot line building with no windows.

17 If at the time building permits are issued, the County's setback standards in place at that time are more stringent than those contained in the Site Development Standards Matrix, the more stringent standards shall apply.

2. Permitted Uses Matrix

a. Purpose

This section sets forth uses permitted within each of the *land use designations* described in Section 3.3 and shown on the Land Use Plan, Exhibit 2.3-1.

b. Use of the Matrix

(1) The following symbols indicate whether the use is permitted and the type of permit, if any, required for that use within that Land Use Plan designated area:

- ☐ Not Permitted (empty cell);
- P Permitted;
- S Permitted under provisions of Substantial Conformance review (see Section 5.2, paragraph 2);
- C Permitted with a Conditional Use Permit (see Section 5.2, paragraph 3);
- * Defined term (see Glossary, Chapter 6); and
- ** As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08.

(2) The abbreviations used in the matrix shall be interpreted as follows:

GFA	gross floor area;
Sq. Ft.	square feet;
E	Estate Residential;
L	Low Residential;
LM	Low-Medium Residential;
M	Medium Residential;
H	High Residential;
MU	Mixed-Use;
C	Commercial;
BP	Business Park;
VS	Visitor-Serving;
OA	*Open Area*;
RC	*River Corridor Special Management Area*; and
HC	*High Country Special Management Area*.

(3) Notes qualifying designations on the matrix are summarized on the page following the table.

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Access to property lawfully used for a purpose not permitted in this *land use designation*	S	S	S	S	S	S	S	S	S	S	P	P
Adult businesses*								C[1]				
Agricultural contractor equip, sale/rent								P				
Agricultural operations	P	P	P	P	P	P	P	P	P	P	P[18]	P[18]
Air pollution sampling stations								P		P		
Airports**												
Alcoholic beverages, sale of						P	P	P[17]	P			
Ambulance services						S[2]	S[2]	P[2]				
Amphitheaters - large*						C[3]	C[3]	C[3]	C[3]			
Amphitheaters - small* (see also Accessory Uses Matrix, 3.4-3)	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P	P	S		
Amusement rides, longer than 7 days						C	C	C		C		
Amusement rides, no longer than 7 days within 6 months						S	S	S	S	S		
Animal boarding kennels						C	C	C				
Animal experimental research institute*								C				
Animal hospitals*						C	C	P				
Animal raising*									S			
Animal training schools, excluding boarding						C	C	C				
Apartment houses**				P	P	P						
Apiaries, limited to hives only									P	P	P	P
Appliance assembly, electrical								P				
Appliance stores, household, sales/rental leasing/minor repair of						P	P	P				
Arboretums and horticultural gardens						P	P	P	P	S[3]		C
Arcades, game or movie**						P[3]	P[3]	P	S			
Archery ranges									S	S		

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Art galleries						P	P	P		S		
Assembly plants*								P[4]				
Athletic fields, excluding stadiums* (see also Accessory Uses Matrix 3.4-3)	P[3]	P[3]	P[3]	P[3]	P[3]	P		P	P	P		
Automobile repair and maintenance garages*[4]						S	S	P				
Automobile sales/rental/leasing*						P	P	P				
Automobile service stations*						P	P	P				
Bakeries						P	P	P				
Bakery goods distributors								P				
Bakery shops						P	P	P	P			
Banks and financial institutions						P	P	P	P			
Barbershops/beauty salon						P	P	P				
Bars and cocktail lounges*						P[3]	P[3]	C	S			
Baseball park	P	P	P	P	P							
Bicycle rentals						P	P	P	P	S		
Billboards, manufacture of								P[4]				
Billiard halls						S	P	S				
Blacksmith shops								P	P			
Boat and other marine sales/rental/leasing/ minor repair of, incidental to the sale of boat						P[4]	P[4]	P[4]				
Boat building and major repairs*								P[4]				
Boat rentals						P[2]	P	P				
Bottling plant								P[4]				
Bowling alleys						P	P	P				
Breweries, micro*[3]						P	P	P				
Bus storage and maintenance								P				
Butane and propane service stations						P	P	P				

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Cabarets**						C	C	C				
Campgrounds									P			
Cannery												
Car and recreational vehicle wash facilities*								C				
Car barns for buses and streetcars								P				
Car washes, automatic and hand wash*						P[3]	P[3]	P				
Care facilities* day (6 or fewer persons)	S	S	S	S	S	S	S	S				
Care facilities*, residential (6 or fewer persons)	C	C	C	C	C	C	C	C				
Care facilities*, day (7 or more persons)	C	C	C	C	C	C	C	C				
Care facilities*, residential (7 or more persons)	C	C	C	C	C	C	C	C				
Caretakers' quarters*	P	P	P	P	P	P						
Carnivals*						S	S	S				
Carpenter shops.								P				
Cemeteries								C				
Cesspool pumping, cleaning and draining, contractors								P				
Christmas trees and wreath sales	S[12]	S[12]	S[12]	S[12]	S[12]	P[12]	P[12]	P[12]		S[12]		
Churches, temples	P[3]	P[3]	P[3]	P[3]	P[3]	P	P	P				
Circuses, temporary*						S		S				
Colleges, universities	C	C	C	C	C	P[3]	P	P	C			
Community centers, private*	P	P	P	P	P	P	P		P			
Concrete batching[3]								P[13]				
Contractor's equipment yards								P[4]				
Convents or monasteries	S	S	S	S	S	S	S	P	S			
Correctional facility												
Dance halls*, dancing only						C	C					
Dental Laboratories						P	P	P				

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Distribution centers*								P				
Domestic violence shelters*		S	S	S	S	S	S	S				
Dry cleaning, plants - wholesale								C				
Dry cleaning, retail establishments						P[5]	P[5]	P				
Electric transmission substation	S	S	S	S	S	S	S	S		P		
Energy generating or storage devices	S	S	S	S	S	P	P	P	S	C		
Entertainment park**						C[14]		C[14]				
Escort bureaus**						C	C	C[13]				
Fairgrounds						C	C	C		C		
Film laboratories								P				
Film processing, retail						P	P	P	C			
Fire stations	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P	P	C	S		C
Fishing and casting ponds						S			S	S		
Food products*, manufacture of						S[15]	S[15]	P				
Foster family homes	P	P	P	P	P	P						
Fuel yard								C[4]				
Fumigating contractors								P				
Golf courses	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P	P		C		
Grazing operations	P	P	P	P	P	P	P	P	P	P	P[18]	P[18]
Greenhouses, commercial						S	P	P	P	C		
Grocery stores						P	P	P	S			
Guest ranches**	C								P			
Gymnasiums (see also Accessory Uses Matrix, 3.4-3)		C	C	C	S	P	P	P	C			
Health retreats**						S	C		P			
Health services*						P	P	P				
Heliports**						C	C	C		C		

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Helistops**						C	C	C		C		C
Historical monuments and cultural heritage sites	S	S	S	S	S	P	P	P	P	P	C	C
Homeless shelters**						C		C				
Hospitals**						P	P	P				
Hospitals, small animals						P	P	P				
Hotels/Lodge						P	P	P	P			
Industrial gases*								P[4]				
Information centers*	P	P	P	P	P	P	P	P	P	P		C
Iron, ornamental iron works, excluding foundry								P[4]				
Laboratories, research and testing								P				
Lake, Community*						P			P	C		
Laundries, retail						P[5]	P[5]	P				
Laundries, self service						P[5]	P[5]	P				
Laundry plants, wholesale								P				
Libraries (see also Accessory Uses Matrix, 3.4-3)						P	P	P				
Living quarters employees on premises						C[6]	C[6]	C[6]	S[6]			C[6]
Lumberyards, except storage of boxes or pallets								P				
Machine shops*								P[4]				
Machinery, repair								P[4]				
Machinery storage yards								P[4]				
Mail order houses						P	P	P				
Manufacturing (assembly)*								P[4]				
Manufacturing (distribution)*						C	C	P[4]				
Manufacturing (medical)*						C[4]	C[4]	P[4]				
Marinas, small boat harbors						P[2]						

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Massage parlors								C[1]				
Meat markets, excluding slaughtering						P	P					
Medical clinics						P	P	P				
Microwave stations**/wireless communications facilities						P	P	P	S	S	C	C
Miniature golf courses						P	P	P	S			
Mobile home**, for caretakers and immediate family									S			C
Mobile home sales								S				
Mobile homes as residences during construction*	P	S	S	S	S				S			
Model home complex*	P	P	P	P	P	P						
Mortuaries						C	C	C				
Motels**						P[3]	P[3]	P[3]	P[3]			
Motion picture sets, permanent (see Existing Uses, Section 3.2.4)						P[7]	S	P	S[7]	S[7]		
Motion picture sets, temporary*	P	P	P	P	P	P	P	P	P	P	P	P
Motion picture studios								P				
Moving van storage or operating yards								P				
Museums*						P	P	P	P			
Newsstands						P	P	P				
Nightclubs						P[3]	P[3]					
Nurseries, including growing of nursery stock	S	S	S	S	S	S	S	P		C		
Observatories						P	P	P	P	S		C
Office (business, professional and administrative)*						P	P	P				
Oil and natural gas operations*	P	P	P	P	P	P	P	P	P	P	P[18]	P[18]
Outdoor festivals, temporary	S					S	S	S	S	C		

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Parking lots, commercial						P	P	P	P			
Parks, public or private park	P	P	P	P	P	P	P	P	P	P		
Pawnshops						S	S	P[17]				
Pest control contracting service								P				
Pet grooming, excluding boarding						P	P	P				
Pet supply stores						P	P	P				
Photocopying and duplicating services						P	P	P				
Police stations						P	P	P	S			
Pool / billiard halls						S	S	P				
Post offices						P	P	P	S			
Public utility service centers						P	P	P				
Public utility service yards								P				
Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this matrix	C	C	C	C	C	C	C	C	C	C	C	C
Radio and television stations and towers	C[10]					P	P	P				C[10]
Radio and television broadcasting studios						P	P	P				
Real estate offices						P	P	P				
Real estate tract office, temporary*	P	P	P	P	P	P	S	S				
Recording studios						P	P	P				
Recreation club, commercial*						P	P	P	C			
Recreation club private**						P	P	P	C			
Recreation facilities, neighborhood**	P	P	P	P	P	P	P	P				
Recreation vehicle sales						S[2]	S[2]	S[2]				
Recreational equipment rentals						P[2]	P[2]	P[2]	P[2]			
Recreational vehicle parks								P				
Recreational vehicle rentals*							S[2]	S[2]				

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Refrigeration plants								P				
Rehabilitation station, wild animals						S	S	P	P	S		C
Rental/leasing/repair of articles sold on premises						P	P	P[21]				
Repair shops, household and fix-it						P	P	P				
Residences, multi-family*			P	P	P	P						
Residences, single-family attached*		P	P	P	P	P						
Residences, single-family detached*	P	P	P	P	P	P						
Restaurants and incidental retail sales						P	P	P	P			
Restaurants, food take out						P	P	P	S			
Retail sales*						P	P	P				
Rifle, pistol, skeet or trap ranges[3]								P				
Road construction and maintenance yards								P				
Rodeos, excluding horse racing								S		C		
Room rentals, including bed and breakfast (see Table 3.4-3)	C					P	P		P			
Rug cleaning plant								P				
Sand and gravel extraction/removal	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	C	C		
Scenic turnouts, vista points, interpretive displays	S	S	S	S	S	S	S	S	P	S	P	P
Schools, business and professional						P	P	P				
Schools through grade 12	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]						
Schools, trade*						S	S	S				
Self service storage facilities**								P				
Sewage treatment plants								P[13]				
Sheet metal shops								P				
Shoeshine stands						P	P	P				
Skating rinks, ice or roller (indoor)						P	P	P	P			

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

***LEGEND*:**	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16, 18, 19]**	**HC[16, 18, 20]**
Stables - Commercial*	P[11]						C					
Stables - Non-Commercial*	P[11]											
Stadium*						C	C	C				
Stands - display and sale of agricultural products*	S[9]	S[9]	S[9]	S[9]	S[9]	P[9]	P[9]	P[9]	P[9]			
Stations - bus, railroad and taxi						P	P	P				
Storage and rental of equipment, permanent						P[4]	P[4]	P[4]	P[4]			
Storage, temporary/construction	P	P	P	P	P	P	P	P	P	P	P	P
Swap meets**								S				
Telephone repeater stations*	P	P	P	P	P	P	P	P		S		C
Theaters**						P	P	P	P			
Theaters, drive-in								S				
Tool rentals								P[4]				
Tourist information centers						P	P	P	P	S		
Trails (biking)	P	P	P	P	P	P	P	P	P	P	P	P[22]
Trails (equestrian)	P[11]											P
Trails (pedestrian)	P	P	P	P	P	P	P	P	P	P	P	P
Truck storage or rental								P[4]				
Uses regulated by the Public Utilities Commission and other uses not regulated by the County	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary clinics, small animals						P	P	P	S			
Warehouses**								P				
Wholesale sales*						P	P	P				
Wild animals**, the keeping of								S	S	S		C
Wildlife, nature, forest and marine preserves										P	P	P
Wine storage and manufacture								P				
Youth hostels**						P[3]	P		S			

FOOTNOTES FOR
TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

1. **SR-126 Business Park** -- This use is allowed, subject to a Conditional Use Permit (CUP), only in SR-126 Business Park, *Planning Area* RW-04, (see Annotated Land Use Plan, Exhibit 5.4-1).

2. **Vehicle Services** -- There shall be neither open storage nor retail sales of fuels. All vehicle repair and lubrication services shall take place in an enclosed building.

3. **Residential Compatibility** -- A CUP is required when this use is located within 500 feet of occupied residential units.

4. **Enclosed Building or Walls** -- All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than six (6) feet in height.

5. **Dry Cleaning Plants and Laundries** -- Limited to dry cleaning plants and laundries which provide retail services only, use only nonflammable solvents, and employ not more than ten (10) people on-site.

6. **Dwellings as Secondary Uses** -- Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes or caretaker.

7. **Motion Picture Sets** -- of a permanent nature are not permitted within 500 feet of residential uses.

8. **Sand and Gravel Extraction/Removal Processing Operations** -- are permitted during grading and construction activities associated with implementation of a Tentative Tract Map, or with a CUP if there is a not Tentative Tract Map.

9. **Agricultural Product Sales** -- are not permitted within 500 feet of occupied residential units. Parking regulations also apply to this use, see Section 3.7.

10. **Radio and Television Towers** -- only transmission towers are permitted in these *land use designations*.

11. **Stables** -- are permitted only within the Estate *Planning Area*, RW-02, (see Annotated Land Use Plan, Exhibit 5.4-1).

FOOTNOTES FOR
TABLE 3.4-2
PERMITTED USES MATRIX (continued)
Newhall Ranch Specific Plan

12. **Christmas tree sales** -- A temporary use, permitted no earlier than Thanksgiving weekend. The facility shall be removed and the premises cleared of all debris and restored to the condition prior to the establishment of the facility, within fourteen (14) days after Christmas.

13. **SR-126 Business Park** -- This use is permitted, only in SR-126 Business Park, *Planning Area* RW-04, (see Annotated Land Use Plan, Exhibit 5.4-1).

14. **Entertainment Park** -- This use is permitted, only in SR-126 Business Park, *Planning Area* RW-04 and *Planning Areas* TM-32 and TM-26, (see Annotated Land Use Plan, Exhibit 5.4-1).

15. **Incidental food manufacturing** -- Manufacturing of food products is limited to incidental manufacturing as part of a retail use.

16. **Special Management Areas** -- All permitted uses within the *Special Management Areas* are subject to review under the Los Angeles County Planning and Zoning Code section 22.56.215, and may require a Conditional Use Permit.

17. **Chiquito Canyon Business Park** -- This use is not permitted in *Planning Area* RW-24 (see Annotated Land Use Plan, Exhibit 5.4-1).

18. **Agricultural/Grazing/Oil and Gas Operations** -- If agricultural or grazing operations are expanded outside of the historical areas of operation, review of such expansion will be conducted under the County General Plan SEA criteria, and section 22.56.215 of the LA County Planning and Zoning Code. If exiting oil and gas leases are expanded, or in the event of new leases, review of the drilling of new oil and gas wells in the expansion area of an existing lease, or in a new lease area, will be conducted under the County General Plan SEA criteria and section 22.56.215 of the LA County Planning and Zoning Code.

19. **Grazing Operations** -- Upon approval of the *Specific Plan* and related approvals by the Board of Supervisors and exhaustion of all legal challenges on the approvals, commercial grazing operations will cease, and grazing will only be permitted for the purpose of resource conservation, in accordance with Chapter 2.6, Resource Management Plan.

20. **High Country SMA** -- Upon dedication as described in Section 2.6, paragraph 2b(3)(d) of the *Specific Plan*, commercial grazing operations will cease within that phase, and grazing will only be permitted for the purpose of resource conservation, in accordance with Chapter 2.6, Resource Management Plan.

21. **Chiquito Canyon Business Park** -- Within the Chiquito Canyon Business Park (*Planning Area* RW-24), this use is subject to Footnote 4.

22. **High Country SMA Bike Trails** -- Biking within the *High Country SMA* will be strictly limited to specific designated trails reviewed and approved by the *Joint Powers Authority*, which shall consider human and animal safety issues, as well as consistency with the preservation of the biological resources of the *High Country SMA*, in its determination.

3. Accessory Uses Matrix

a. Purpose

This section sets forth the accessory uses permitted within each of the *land use designations* described in Section 3.3 and shown on the Land Use Plan, Exhibit 2.3-1.

b. Use of the Matrix

(1) The following symbols indicate if the use is permitted and the type of permit, if any, required for that land use within that Land Use Plan designated area:

- ☐ Not Permitted (empty cell);
- P Permitted as an accessory use;
- S Permitted under provisions of Substantial Conformance review (see Section 5.2, paragraph 2);
- C Permitted with a Conditional Use Permit (see Section 5.2, paragraph 3);
- * Defined Term (see Glossary, Chapter 6); and
- ** As defined in LA County Planning and Zoning Code Title 22, Chapter 22.08.

(2) The abbreviations used in the matrix shall be interpreted as follows:

GFA	gross floor area;
Sq. Ft.	square feet;
E	Estate Residential;
L	Low Residential;
LM	Low-Medium Residential;
M	Medium Residential;
H	High Residential;
MU	Mixed-Use;
C	Commercial;
BP	Business Park;
VS	Visitor-Serving;
OA	*Open Area*;
RC	*River Corridor Special Management Area*; and
HC	*High Country Special Management Area*.

(3) Notes qualifying designations on the matrix are summarized on the page following the table.

TABLE 3.4-3
ACCESSORY USES MATRIX
Newhall Ranch Specific Plan

LEGEND:

☐	**Not Permitted (empty cell)**	**C**	**CUP**
P	**Permitted**	*****	**Defined Term (see Glossary, Chapter 6)**
S	**Substantial Conformance**	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[5]**	**HC[5]**
Accessory buildings and structures**, customarily used in conjunction with main building or use of property	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P	P	P	P		
Amphitheaters, small accessory to parks*	P	P	P	P	P	P			P	P		
Animals, domestic and wild, maintained or kept as pets for personal use	P	P	P	P	P	P						
Athletic fields and facilities*, accessory to schools	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]		P	P	P		
Car wash, accessory to gas station						P	P	P				
Explosives storage								C[4]				
Greenhouses, non-commercial	P	P	P	P	P	D						
Golf course driving ranges	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P	P		C		
Golf driving range, accessory to golf course	P	P	P	P	P	P		P		C		
Gymnasiums, accessory to schools	P	P	P	P	P	P						
*Home Occupation** (see also Section 3.8)	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]						
Libraries associated w/schools	P	P	P	P	P	P						
Manufacturing, processing, treating , packaging incidental to and operated in conjunction with business on premises						P	P	P	C			
Parking lots**, accessory to principal use	P	P	P	P	P	P	P	P	P	P		
Rental, leasing and repair of article sold on premises						P	P	P	C			
Residence, *Second Unit**	C[1]	C[1]										
Room rentals to 4 or fewer persons	P	P	P	P	P							
Signs as provided in Section 3.6 and Part 10 of Chapter 22.52 LACSPZC	P	P	P	P	P	P	P					
Stadium, accessory to schools	P	P	P	P	P	P						
Swimming facility*	C	C	C	C	C	C			C			

FOOTNOTES FOR

TABLE 3.4-3
ACCESSORY USES MATRIX
Newhall Ranch Specific Plan

1. **Same Lot** -- Permitted only if located on the same lot as the principal use it serves.

2. **Residential Compatibility** -- A CUP is required when this use is located within 500 feet of occupied residential units.

3. **Secondary Use** -- Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purpose.

4. **Enclosed Building or Walls** -- All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than six (6) feet in height.

5. **Special Management Areas** -- All permitted uses within the Special Management Areas are subject to review under the Los Angeles County Planning and Zoning Code section 22.56.215, and may require a Conditional Use Permit.

3.5 ADJUSTMENT / TRANSFER / CONVERSION REGULATIONS

1. Purpose and Intent

This section sets forth the regulations governing *Planning Area* boundary and acreage adjustments, transfers of dwelling units, *Second Units,* and non-residential building square footage, and conversions from one *land use designation* to another which are permitted by the *Specific Plan*.

The adjustment, transfer, and conversion regulations are intended to provide flexibility in the implementation of the *Specific Plan*. Flexibility is needed for several reasons. First, because of the size of the *Specific Plan Area*, *Planning Area* boundaries and acreages are necessarily generalized. (Refinements to the *Planning Area* boundaries and acreages will occur with future specific project design and more detailed subdivision mapping and engineering. Precise *Planning Area* boundaries will be established by the recordation of final subdivision maps.)

Additionally, over the anticipated 25-year buildout of the *Specific Plan* there will be many economic and social changes to which the *Specific Plan* should properly respond. This could result in the need for somewhat larger or smaller commercial sites, the addition of commercial uses in certain areas, and changes in the amount and/or types of residential units within specific *Planning Areas*.

To facilitate the ongoing documentation of boundary and acreage adjustments, dwelling unit, *Second Unit* and non-residential building square footage transfers, and *land use designation* conversions, the Specific Plan Monitoring Program provides the Annotated Land Use Plan, Exhibit 5.4-1, and the Annotated Land Use Plan Statistical Table, Table 5.4-1. The Annotated Land Use Plan and Annotated Land Use Plan Statistical Table are the record-keeping devices of the *Specific Plan*. The Monitoring Program also provides Park and Recreation Improvements Summary (Table 5.4-2) which will be revised and updated concurrent with all transfers and conversions involving changes to residential designated *Planning Areas*. The Monitoring Program will ensure that the adjustments, transfers, and conversions made to the *Planning Areas* do not exceed either the *maximum units*

or the *maximum non-residential building square footage* for individual *Planning Areas*, or the total *planned units* (20,885 dwelling units and 423 *Second Units*) and total *planned non-residential building square footage* (5,549,000 sq. ft.) designated in the Annotated Land Use Plan Statistical Table.

Any combination of the adjustments, transfers, or conversions may be implemented with respect to a given *Planning Area*; however, an updated, revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table must be submitted to Los Angeles County with each subdivision map to be processed, and are required at such time as any of the adjustment, transfer, or conversion provisions set forth in this section are implemented, even if no subdivision is processed.

2. Planning Area Adjustments and Transfers

a. Planning Area Boundary and Acreage Adjustment

Precise *Planning Area* boundaries shall be established by the recordation of subdivision maps. A subdivision map submittal may incorporate an adjustment to the current Annotated Land Use Plan boundaries and Annotated Land Use Plan Statistical Table acreages on file at the County without necessitating a *Specific Plan* Amendment or a Substantial Conformance review, provided that each *Planning Area* affected by the boundary adjustment must retain a minimum of eighty percent (80%) of the original total gross acreage and cannot exceed 120% of the original gross acreage approved under the *Specific Plan*. (For example, an original 100-gross-acre *Planning Area* could be adjusted to a maximum of 120 gross acres or to a minimum of 80 gross acres; the concurrent revision to a 50-acre *Planning Area* could result in a revised maximum 60-acres or a minimum 40-acre *Planning Area*).

An updated, revised Annotated Land Use Plan (Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Table 5.4-1) must be submitted to Los Angeles County for each proposed revision or set of revisions to *Planning Area* boundaries.

b. Transfer of Dwelling Units

The transfer of dwelling units between *Planning Areas*, is permitted subject to the following conditions:

(1) The transfer of dwelling units between *Planning Areas* shall not result in exceeding the *maximum units* for any *Planning Area*, as set forth on the Annotated Land Use Plan Statistical Table (Table 5.4-1);

(2) The transfer of dwelling units between *Planning Areas* shall not result in an increase in the total number of *planned units* permitted in the Newhall Ranch *Specific Plan* (i.e., 20,885 dwelling units and 423 *Second Units*); and

(3) An updated revised Annotated Land Use Plan (Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Table 5.4-1), and an updated revised Park and Recreation Improvements Summary (Table 5.4-2) must be submitted to Los Angeles County.

c. Transfer of Non-Residential Building Square Footage Between Commercial/Mixed-Use/Visitor-Serving Planning Areas

The transfer of non-residential building square footage between all Commercial, Mixed-Use, and Visitor-Serving designated *Planning Areas* is permitted provided that:

(1) The transfer shall not increase the amount of *planned non-residential building square footage* within a given *Planning Area* by more than 50% as set forth in the Annotated Land Use Plan Statistical Table (5.4-1);

(2) The transfer of building square footage between *Planning Areas* shall be subject to a traffic study which confirms that all traffic impacts will be mitigated;

(3) The transfer of building square footage between *Planning Areas* shall not result in an increase in the total *planned non-residential building square footage* permitted in Newhall Ranch (i.e. 5,549,000 sq. ft.); and

(4) An updated revised Annotated Land Use Plan (Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Table 5.4-1) must be submitted to Los Angeles County.

d. Transfer of Non-Residential Building Square Footage Between Business Park Planning Areas

The transfer of Business Park non-residential building square footage between like designated Business Park *Planning Areas* is permitted provided that:

(1) The transfer shall not increase the amount of *planned non-residential building square footage* within a given *Planning Area* by more than 50%, as set forth in the Annotated Land Use Plan Statistical Table (5.4-1);

(2) The transfer of non-residential *building square footage* between *Planning Areas* shall be subject to a traffic study which confirms that all traffic impacts will be mitigated;

(3) The transfer of building square footage between *Planning Areas* shall not result in an increase in the total *planned non-residential building square footage* permitted in Newhall Ranch (i.e. 5,549,000 sq. ft.); and

(4) An updated, revised Annotated Land Use Plan (Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Table 5.4-1) must be submitted to Los Angeles County.

e. Second Unit Transfers and Exchanges

423 *Planned Second Units* are eligible to be constructed, subject to approval of a CUP, in Estate *land use designation Planning Areas* pursuant to the regulations set forth in Section 3.9, Second Units and the Annotated Land Use

Plan Statistical Table, Table 5.4-1. *Second Units* in those Estate lots created through a transfer of dwelling units (i.e., those in excess of the 423 *planned Second Units*) and all *Second Units* in Low Residential shall require an exchange and/or transfer subject to the provisions set forth below:

(1) Dwelling units from any *Planning Area* on the Annotated Land Use Plan Statistical Table may be exchanged for *Second Units* at a rate of one (1) dwelling unit for each one (1) *Second Unit*;

(2) The transfer of *Second Units* between *Planning Areas* shall not result in exceeding the *maximum Second Units* for each *Planning Area*, as set forth in the Annotated Land Use Plan Statistical Table (Table 5.4-1).

(3) The exchange and/or transfer shall be documented by the submittal to the County of an updated, revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table, and a revised Parks and Recreation Improvements Summary (Table 5.4-2). The updated, revised tables shall show adjusted dwelling unit and *Second Unit* totals and/or adjusted park acreage totals for all *Planning Areas* affected; and

(4) In no case shall the total number of dwelling units and *Second Units* allowed in the *Specific Plan Area* exceed 21,308 (see Overall Land Use Plan Statistical Table, 2.3-1, and Annotated Land Use Plan Statistical Table, 5.4-1).

3. Land Use Conversions

a. Conversion of Commercial or Mixed-Use to Residential

Planning Areas, or portions thereof, designated as Mixed-Use and Commercial may be converted to any Residential *land use designation*, provided that:

(1) No more than twenty (20) acres of Mixed-Use or Commercial in any Village may be converted;

(2) The conversion of Commercial or Mixed-Use acreage to Residential uses shall be subject to a traffic study which confirms that all traffic impacts will be mitigated;

(3) The Residential dwelling units designated for the converted area may be transferred from other *Planning Areas* pursuant to Section 3.5, paragraph 2b above and shall not affect an increase in the total number of *planned units* in the *Specific Plan* (i.e. 21,308 dwelling units). The transfer shall be documented by the submittal to the County of a revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table in which dwelling units transferred shall become the *planned units* for the new *Planning Area*[1]; and

(4) The transfer of the non-residential building square footage from the Mixed-Use or Commercial *Planning Area* being converted to a Residential *Planning Area* shall be subject to Section 3.5, paragraph 2c above.

b. Conversion of Residential to Commercial or Mixed-Use

Planning Areas, or portions thereof, designated for Residential may be converted to Mixed-Use or Commercial, provided that:

(1) Each site proposed for conversion must not be less than five (5) acres, unless the conversion is of land immediately adjacent to an existing Commercial or Mixed-Use *Planning Area*, in which case no minimum acreage is required.

(2) A maximum of ten (10) acres of land within a *Planning Area* originally designated for Residential uses under the *Specific Plan* may be converted to Commercial or Mixed-Use in each Village (i.e., the total acres converted in a given Village shall not exceed ten (10) acres);

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[1] If the Mixed-Use or Commercial *Planning Area* and the Residential *Planning Area* are contiguous the creation of a new *Planning Area* may not be necessary.

(3) Sites proposed for conversion to Commercial or Mixed-Use are located on and must have frontage on a secondary or higher classification highway, unless the conversion is of land immediately adjacent to an existing Commercial or Mixed-Use *Planning Area*;

(4) The conversion of Residential to Commercial or Mixed-Use shall be subject to a traffic study which confirms that all traffic impacts will be mitigated;

(5) The *planned non-residential building square footage* of the newly created Commercial or Mixed-Use *Planning Area* shall be transferred from *planned non-residential building square footage* from existing Mixed-Use or Commercial *Planning Areas* and shall not result in an increase in the total *planned non-residential building square footage* approved under the *Specific Plan* (i.e., 5,549,000 sq. ft.). The transfer shall be documented by the submittal to the County of a revised Annotated Land Use Plan Statistical Table in which the non-residential building square footage transferred will become the *planned non-residential building square footage* for the new *Planning Area*[1]; and

(6) The conversion of Residential uses to Commercial or Mixed-Use uses within *Planning Areas* RW-20 and RW-21 (see Annotated LUP Exhibit 5.4-1) shall be subject to a Conditional Use Permit.

(7) The conversion of Residential uses which are within 500 feet of occupied dwelling units to Commercial or Mixed-Use uses shall be subject to a Conditional Use Permit.

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[1] If the Mixed-Use or Commercial *Planning Area* and the Residential *Planning Area* are contiguous the creation of a new *Planning Area* may not be necessary.

3.6 SIGN REGULATIONS

1. Purpose and Intent

Signs and other graphics are an essential element of any community. The location, number, size and design of signs have a significant effect upon a community's visual environment and a resultant effect upon a viewer's perception of that community. The intent of this Section is to promote and protect the public health, safety and welfare by regulating proposed signs of all types within Newhall Ranch in order to assure that they are:

a. Legible in the circumstances in which they are seen;

b. Compatible with their surroundings and aesthetically attractive;

c. Appropriate to the type of activity to which they pertain; and

d. Expressive of the identity of individual properties, Villages or of the community as a whole.

2. Signage Regulation Requirements

All signage within the *Specific Plan Area* shall be subject to the General Provisions in Section 3.6, paragraph 3 and the Sign Standards set forth in Section 3.6, paragraph 5 and the non-conflicting provisions of LACPZC Section 22.52, part 10. As an alternative to the Sign Standards in Section 3.6, paragraph 5, individual projects (ranging from individual buildings to centers, and Villages) may elect to develop unique individual Sign Programs subject to the provisions set forth in Section 3.6, paragraph 4.

3. General Provisions

a. Abandoned Signs

Signs shall be considered abandoned and subject to removal under any of the following circumstances:

(1) The sign is not kept adequately repaired and maintained at all times;

(2) The sign pertains to activities or occupants that are no longer using a property, and it has not been removed or the sign copy changed within sixty (60) days after the enterprise or occupant identified by that sign has vacated the premises; or

(3) The sign concerns a specific event and three (3) days have elapsed since the occurrence of the event.

b. Maintenance

All signs shall be legible, adequately repaired, maintained, and painted by the owner thereof at all times. All repairs shall be at least equal in quality and design to the original signs.

c. Exempt Signs

The following types of signs are exempt from the requirements of this chapter:

(1) Direction, warning or information signs or structures required or authorized by law or by federal, state, or county authority;

(2) Memorial tablets and plaques installed by a recognized governmental historical agency;

(3) Official and legal notices issued by any court, public body, person or officer in performance of a public duty or in giving any legal notice; and

(4) Official flags of the United States of America, the State of California and other states of the United States, counties, municipalities, official flags of foreign countries, and flags of internationally and nationally recognized organizations.

d. Prohibited Signs

Unless permitted by special circumstances as described in Sign Standards, paragraph 5 below, the following signs are prohibited:

(1) General: Any sign not specifically in accordance with the provisions of this section or with an approved Sign Program is prohibited.

(2) Signs constituting a traffic hazard: No person shall install or maintain or cause to be installed or maintained any sign which will cause a roadway safety distraction such as glare from internal or external illumination. No sign shall simulate or imitate in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP," "LOOK," "DANGER," or any other words, phrases, symbols or characters in such a manner to interfere with, mislead or confuse traffic.

(3) Signs within any public right-of-way or attached to any public property: Signs are prohibited in any public right-of-way, on any utility pole, tree, traffic sign post, traffic signal, or any other official traffic-control device in accordance with Section 21464 of the California Vehicle Code. Signs shall not project over or into a right-of-way, or be placed in street medians/islands, and shall not obstruct sight lines at intersections. (See sign matrix for specific regulations.)

(4) Signs on doors, windows or fire escapes: No sign shall be installed, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape, except those signs

as required by other codes or ordinances. No sign, located on the exterior or interior of any window or storefront glass, shall be permitted unless allowed by other provisions of Section 3.6, paragraph 5, or approved as part of a Sign Program.

(5) Animated or moving signs: Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or animated light, including any moving electronic message boards or centers, or temporary lighting, such as, but not limited to, search, flood, fluorescent gel or laser lights, are prohibited unless authorized by approval of a Sign Program subject to the provisions set forth in paragraph 4 below.

(6) Vehicle signs: Signs on or affixed to trucks, automobiles, trailers or other vehicles which are parked to create a stationary sign to advertise, identify or provide direction to a use or activity are prohibited.

(7) Cabinet signs or canned signs: Cabinet signs or canned signs are prohibited. An exception hereto may be granted by the Planning Commission or *Planning Director*, under the provisions of Substantial Conformance, when the display is an integral part of the design character of the activity to which it relates and is part of an approved Sign Program.

4. Sign Program

a. Purpose and Intent

A Sign Program ensures that all signs on-site are in harmony with other on-site signs, buildings and surrounding developments.

b. Application Requirements

The following information is required in the application for approval of a Sign Program:

(1) Plans, to scale, to include the use, type, and allowable locations of all existing and proposed signs with sign area dimensions, colors, materials, letter style, proposed copy, letter height, and method of illumination;

(2) A description of how the proposed project will meet the findings in Paragraph 3.6, paragraph 4d below; and

(3) Other information as required by the *Planning Director*.

c. Approval

A Sign Program shall be approved by the *Planning Director*. An approved Sign Program may be modified by the *Planning Director* under the provisions of Substantial Conformance, who shall have the authority to approve, conditionally approve, deny, or modify a Sign Program based on the findings below.

d. Findings

The following findings must be made prior to approving a Sign Program:

(1) The proposed Sign Program satisfies the Purpose and Intent of this Section;

(2) The proposed signs enhance the community and are visually related to:

(a) Other signs included in the Sign Program. This shall be accomplished by incorporating several common design elements such as materials, letter style, colors, illumination, sign type or sign shape;

(b) The buildings and/or developments they identify. This may be accomplished by utilizing materials, colors or design motifs included in the building being identified; and

(c) Surrounding development. Approval of a Sign Program shall not adversely affect surrounding land uses or obscure adjacent signs.

(3) The Sign Program does not preclude future sign changes which may be required due to changes in building tenants.

5. Sign Standards

The Sign Standards set forth in this section shall serve as the specific regulations for all signs within Newhall Ranch unless a Sign Program has been approved pursuant to Section 3.6, paragraph 4.

The matrix below has been structured to identify the class, type, review required, maximum number, maximum sign area, height, location, illumination allowed, and remarks of signs within each *land use designation*. The following index outlines the organization of the matrix.

a. Signs Permitted for Residential and Mixed-Use (Residential *Land Use Designations*):

(1) Temporary; and
(2) Permanent on-site.

b. Signs Permitted for Commercial, Mixed-Use (Non-Residential), Business Park, and Visitor-Serving *Land Use Designations*:

(1) Temporary; and
(2) Permanent on-site.

a. Signs Permitted for Residential and Mixed-Use (Residential) Land Use Designations

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
TEMPORARY								
1. Construction	Fence or ground	No	1 per street or driveway	48	*Fence:* Shall not exceed top of construction fence *Ground*: 8	*Fence*: Attached to construction fence *Ground*: Minimum 10-foot setback from property line. Not permitted within sight distance triangle.	No	1. Copy limited to name, street address, phone of on-site contractors and emergency information. May also contain name of project. 2. May be erected when construction begins. 3. Sign shall be removed prior to issuance of last occupancy permit.
2. Future facility	Ground	Yes	1 per street frontage for each type of future use per project.	160	16	Minimum 10-foot setback from property line. Not permitted within sight distance triangle.	No	1. Sign shall be removed prior to occupancy for 100% of the buildings on-site except apartments, which shall be removed within 6 months of completion of the project.

a. Signs Permitted for Residential and Mixed Use (Residential) Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
TEMPORARY								
2. Future facility (continued)								2. May include for-sale or leasing information in lieu of real estate sign. May also contain name of architect or engineer.
3. Real Estate	Ground	No	1 per residence.	6	*Ground*: 6	Within the subject property.	No	Copy shall pertain only to the sale, rent or lease of the building or property.
4. Model home project directional	Ground	Yes	As determined by *Planning Director*.	128	16	Shall not be placed within sight distance triangle.	No	Sign shall be removed after new home sales are complete or at the time of the expiration of the permit for the model home complex.
5. Open house directional	Ground	No	1 per change of direction. (Total of 4 signs maximum per intersection).	3	3		No	Sign shall be displayed only between 9:00 a.m. and dusk.
6. Model home project identification	Project theme wall or ground	Yes	2 per street frontage with access to the model home complex.	128	*Wall*: 6 *Ground*: 16	Shall not be placed within sight distance triangle.	No	Sign shall be removed after new home sales are complete.

a. Signs Permitted for Residential and Mixed Use (Residential) Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
1. Community/ Village identification	Theme wall or ground	Yes	2 per entry on secondary or higher highway classification; 1 per other roadway entries.	160 each sign	16	As determined by *Director Review*.	Yes	Location and maintenance to be determined at the time of approval.
2. Neighborhood identification (single-family, condominium or apartment complex).	Project wall or ground	Yes	2 per major entrance.	96 each sign	*Wall*: 6 *Ground*: 4 Berm may be a maximum of 3 feet resulting in a total sign/berm height of no more than 7 feet.	Shall not be placed within sight distance triangle.	Yes	Location and maintenance to be determined at the time of approval.
3. Renting or leasing office identification (apartment complex only).	Wall or ground	No	1 per complex.	12	*Wall*: Below eave line. *Ground*: 12		Yes	
4. Residence identification	Wall	No	1 per residence.	2	*Wall*: Below eave line.		No	Copy limited to occupants name and street address.

a. Signs Permitted for Residential and Mixed Use (Residential) Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
5. Advisory	Wall or ground	No	Minimum number necessary to provide adequate information and direction.	6	*Wall*: Below eave line.	Minimum 10-foot setback from all streets and drives. Not permitted within sight distance triangle.	Yes	1. Copy limited to information such as "entrance," "exit," or directional arrows (but not business or product identification). 2. Signs shall be designed to be viewed on-site by pedestrians and/or motorists.
6. Site directory (condominium or apartment complex).	Ground	No	Minimum number necessary to provide adequate unit addresses and information.	72	*Ground*: 6	At project entry, street, or drives. Not permitted within sight distance triangle.	Yes	

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
TEMPORARY								
1. Construction	Fence or ground	No	1 per street or driveway	48	*Fence:* Shall not exceed top of construction fence *Ground*: 8	*Fence*: Attached to construction fence *Ground*: Minimum 10-foot setback from property line. Not permitted within sight distance triangle.	No	Copy limited to name, street address, phone of on-site contractors and emergency information. May also contain name of project. May be erected when construction begins. Sign shall be removed prior to occupancy for 50% of the buildings on the subject site or within 6 months of first occupancy, whichever is first.
2. Future facility	Ground	Yes	1 per street or freeway frontage for each type of future use.	160	16	1. Minimum 10-foot setback from property line. Shall not be placed within sight distance triangle.	No	1. Buildings that are already constructed and which are granted a change in use may be issued a future facility sign permit after issuance of a building permit.

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
TEMPORARY								
2. Future facility (continued)						2. May be located on construction fence.		2. Sign shall be removed prior to occupancy for 50% of the buildings on the subject site or within 6 months of first occupancy, whichever is first. 3. May include for-sale or leasing information in lieu of real estate sign. May also contain name of architect or engineer.
3. Future tenant	Ground	Yes	1 sign per street frontage. 1 sign panel per lot.	160	16	Minimum 10-foot setback from all streets and drives. Shall not be placed within sight distance triangle.	No	1. Allowed in lieu of other future facility signs. 2. Copy limited to center name, business name of tenant or type of use only.

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
TEMPORARY								
3. Future tenant (continued)								3. Sign shall be removed prior to occupancy for 50% of the buildings on the subject site or within 6 months of first occupancy, whichever is first.
4. Employment opportunities	Window	No	1 sign per business.	4			No	Copy limited to information relating to employment.
5. Real estate	Wall or ground	No	1 per street or parking area frontage. No more than 1 sign on a corner.	160	*Wall:* 10 *Ground:* 15	Within subject property.	No	1. Copy shall pertain only to the sale, rent or lease of the building or property. 2. For alternative sign see "Future Facility Sign."
6. Special event banner	Wall or window	Yes		50	15	At least 25 feet from lot line when lot line does not adjoin public street or highway.	No	Copy limited to announcements of special events.

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
1. Community/ Village identification.	Theme wall or ground	Yes	2 per entry on secondary or higher highway classification; 1 per other roadway entries.	160 per sign.	16	As determined by *Director Review*.	Yes	Shall contain only the name of the center or Village, not uses, tenants or businesses.
2. Mixed-Use/ Commercial/ Business Park Center identification	Theme wall or ground	Yes	2 per major entrance or 1 per center frontage.	128 per sign.	6 ft. for signs. Berm may be a maximum of 3 ft., resulting in a total sign/berm height of no more than 9 ft.	Shall not be placed within sight distance triangle.	Yes	Shall contain only the name of the center, not uses, tenants or businesses.
3. Business identification (retail, bank, hotel, motel, restaurant, theater 2 stories or less) (Single tenant site)	Wall or	Yes	1 per street, parking lot, or freeway frontage.	1 of sign area per lineal foot of building frontage per street. *Minimum size:* 21 *Maximum size:* 200	*Wall*: Shall not exceed eave line.	Building or structure.	Yes	1. Maximum sign area is the aggregate of al permanent signs per street frontage. 2. For building over 2 stories, refer to Skyline sign regulation.

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
3. Business identification (retail, bank, hotel, motel, restaurant, theater 2 stories or less) (Single tenant site) — (continued)	Canopy or Projecting or	Yes	1 per street, parking lot, or freeway frontage.	*Canopy:* 12 *Projecting:* 4	Shall not exceed 20 ft. or the eave line, whichever is less.	Must be attached to a permanent canopy of building.	No	
	Ground	Yes	1 per use.	1 of sign area per lineal foot of building frontage per street. *Minimum:* 21 *Maximum:* 160	*Ground*: 4 ft. for signs. Berm may be a maximum of 3 ft. resulting in a total sign/berm height of no more than 7 ft.	Shall not be placed within sight distance triangle. Street or parking lot frontage.	Yes	Allowed in lieu of other business identification signs.
4. Business identification (multi-tenant projects 2 stories or less)	Wall	Yes	1 per street or parking lot frontage.	1 per lineal foot of building frontage as determined by lease line. *Maximum:* 160	Shall not exceed eave line.	Street or parking area access of pedestrian mall frontage.	Yes	

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
5. Business identification (Single tenant building 2 stories or less)	Wall	Yes	1 sign per street frontage.	1 sq. ft. of sign area per lineal foot of building frontage per street. *Minimum:* 21 *Maximum:* 160	Shall not exceed eave line.	Building or structure	Yes	1. For building over 2 stories, see skyline regulations. 2. Maximum sign area is the aggregate of all permanent sign per street frontage.
6. Business directory (multi-tenant only buildings)	Wall directory or ground	Yes	1 per multi-tenant building; street or parking area or pedestrian mall frontage.	72	*Wall:* 8 *Ground:* 6	Street or parking area access or pedestrian mall frontage. Shall not be placed within sight distance triangle.	Yes	Copy limited to name and addresses of on-site activities.

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
7. Skyline identification (over 2 stories)	Wall	Yes	1 sign on each of 2 elevations.	No more than 80% of the vertical or 80% of the horizontal distance between the top of the vision glass and the eave and the building edges.	Above vision glass windows of the highest floor and below the eave line.	Building. Above vision glass windows of the highest floor and below the eave line. No part of sign is to be located within 10% of the horizontal width of the building of either edge.	Yes	Copy may include text and/or logo
8. Skyline secondary tenant	Wall	Yes	1. No more than 4 per building. 2. Individual tenant may have no more than 1 sign per building elevation.		Below the second floor or between the second and third floors over a 2-story lobby.	Building. At or adjacent to entrance of building or to be seen by pedestrians or nearby parking areas or on-site circulation drives.	Yes	Buildings less than 5 stories but more than 2 stories, shall be limited to 2 signs per building elevation.
9. Renting or leasing office identification	Wall or ground	No	1 per complex	12	*Wall:* Below eave line		Yes	

b. Signs Permitted for Mixed-Use (Non-Residential)/Commercial/Business Park Land Use Designations (continued)

CLASS	TYPE OF SIGN	SUBSTANTIAL CONFORMANCE REVIEW REQUIRED	MAXIMUM NUMBER	MAXIMUM SIGN AREA (SQ. FT.)	MAXIMUM HEIGHT (FEET)	LOCATION	LIGHTING ALLOWED	REMARKS
PERMANENT ON-SITE								
10. Cinema attraction (movie theater)	Wall or ground	Yes	1 per street frontage.	200	20	Not within sight distance.	Yes	
11. Advisory	Wall or ground	No	Minimum number necessary to provide adequate information and direction.	12	*Wall:* Below eave line. *Ground:* 6	Minimum 10-foot setback from property line. Not permitted within sight distance triangle.	Yes	1. Copy limited to information such as "entrance," "exit," or directional arrows (but not business or product identification). 2. Signs shall be designed to be viewed on-site by pedestrians and/or motorists.
12. Business identification and information	Window	No	1 per major entrance per street or parking lot front.	4			No	Copy limited to hours, name, address, phone number, and emergency information.
13. Delivery entrance identification	Wall	No	1 per delivery entrance.	6	Shall not exceed 6 ft.	Delivery entrance.	No	

3.7 PARKING REGULATIONS

1. Purpose and Intent

These regulations govern motor vehicle parking within the *Specific Plan Area*. They provide parking facilities of sufficient capacity to discourage traffic congestion and provide safe and convenient facilities for motorists and pedestrians. They also establish regulations for the preparation of a Parking Program to provide an alternative to standard parking requirements enabling *joint-use* or *shared parking* solutions.

Except as otherwise specified in this *Specific Plan*, parking requirements for the *Specific Plan Area* shall be in accordance with Los Angeles County Planning and Zoning Code (LACPZC) Section 22.52.1000.

2. Parking Standards For Individual Uses

Parking spaces for new uses and for the enlargement of existing uses shall be provided in accordance with the specifications set forth in this *Specific Plan*. The *Planning Director* shall have the authority to determine the parking requirements for any use not specifically listed below or not listed in LACZC Section 22.52.1000 based on the requirements for the most comparable use.

a. Commercial Uses, Not Otherwise Listed

(1) Retail: One (1) space per 250 square feet of gross floor area.

(2) Offices, not otherwise listed: One (1) space per 400 square feet of gross floor area.

b. Entertainment Uses (assembly and dining), including Theaters, Auditoriums, Restaurants, Cafes, Cafeterias, Coffee Shops, Bars, Taverns, and Similar Uses

One (1) space per three (3) persons based on the occupant load as determined by the Department of Public Works. Establishments with no on-site eating facilities shall provide one (1) space per 250 square feet of gross floor area, or fraction thereof.

c. Hospital, Convalescent Hospital Uses

Two (2) spaces per patient bed, with at least 25% of the required parking reserved and marked for employee parking.

d. Hotels, Motels, Lodges, Bungalows, Casitas, and Similar Uses

One (1) space per one (1) guest room or unit.

e. Industrial Uses

One (1) space per 500 square feet of gross floor area.

f. Nurseries (Retail) and Other Commercial Uses Not in an Enclosed Building

One (1) space per 2,000 square feet of display area.

g. Medical and Dental Office Uses

One (1) space per 250 square feet of gross floor area.

h. Recreational Uses

(1) Golf Courses: Ten (10) parking spaces per hole plus additional parking for all other uses.

(2) Public Parks: Every public park shall have automobile parking spaces plus adequate access thereto, calculated as follows:

(a) For parks of not more than fifty (50) acres[1]

i) One (1) space for each forty-five (45) square feet of floor area in the largest assembly area in each building used for public assembly except gymnasiums;
ii) One (1) space for each 100 square feet of floor area in the largest room in each gymnasium;
iii) One (1) space for each 400 square feet of floor area in the remaining area of each building in the park, excluding parking structures;
iv) One (1) space for each one-half (½) acre of developed park area up to 15 acres;
v) One (1) space for each additional acre of developed park area in excess of 15 acres.

(b) For parks of more than fifty (50) acres in area, the number of required parking spaces shall be based on the occupant load of each facility constructed as determined by the Department of Public Works using established standards where applicable. Where said standards are not available, the *Planning Director* shall make such determination based on the recommendation of the Director of the Department of Parks and Recreation.

(3) Public Tennis and Racquetball Courts: Two (2) spaces per court.

[1] Where a public park is adjacent to a public school and a *joint-use* agreement is in effect or where adequate on-street parking is available, no additional parking spaces are required.

i. Religious Institutional Uses

One (1) space for each (3) persons based on the occupant load of the largest assembly area as determined by the Department of Public Works.

j. Residential Uses

Two (2) covered spaces per dwelling unit, except as follows:

(1) Bachelor or Studio-Type Dwelling: One (1) covered space per dwelling unit.

(2) One-*Bedroom* Dwelling in a Multi-Family Building: One and one-half (1½) covered spaces per dwelling unit.

(3) Two or more *Bedroom* Units in a Multi-Family Building: One and one-half (1½) covered spaces per unit and one-half (½) uncovered space per unit.

(4) Visitor Parking: One (1) uncovered space of visitor parking shall be required for every four (4) multi-family or attached dwelling units containing ten (10) or more units. Visitor parking is not required in the Mixed-Use area where parking is designed for joint use.

(5) Second Units: One (1) uncovered space.

k. Warehouse Uses (as defined in County Code Section 22.08.230)

One (1) space per 1,000 square feet of gross floor area.

3. Parking Programs

a. Joint-Use or Shared Parking Plan

A reduction in the aggregate total of required parking spaces for individual permitted uses shall be permitted (for either *joint-use* or *shared parking*) upon approval by the *Planning Director*. An approved Parking Program may be modified by the *Planning Director* under the provisions of Substantial Conformance. This plan shall be prepared by a qualified traffic engineer, and may cover one (1) or more permitted uses.

The approval of a parking reduction in conjunction with a detailed parking plan shall be contingent upon the following:

(1) A finding that the peak hours of operations are different or other operational characteristics warrant such a reduction (e.g., bank parking may be used for adjacent church parking); and

(2) A finding that the joint use or shared parking shall not create a negative impact on parking for the surrounding areas or streets.

b. Senior Community and/or Handicap Parking Plans

Reductions in the aggregate total of required parking spaces for a senior housing project or to meet handicap requirements shall be permitted upon approval of a detailed parking plan. This plan shall be prepared by a qualified traffic engineer and submitted with the Tentative Tract Map or building permit.

The approval of a parking reduction with innovative solutions to seniors/handicap parking requirements shall be contingent upon the following:

(1) A finding that the intent of all federal and State requirements have been met; and

(2) A finding that *joint-use* or *shared parking* plan for a seniors community and/or the handicap parking space requirements will satisfy parking needs within the community.

3.8 HOME OCCUPATIONS

Home occupations are permitted as an *accessory use* within all Residential and Mixed-Use *land use designations* (see Table 3.4-3), subject to all of the following regulations:

1. No changes shall be made in the residential character of the dwelling or property in any manner which precludes its residential use or which are visible from the outside of the dwelling.

2. On-site signage including window or outdoor displays are prohibited.

3. The *home occupation* use shall be conducted entirely within the dwelling unit, garage, and accessory buildings.

4. No more than 25 percent of the total floor area of the dwelling unit shall be used for the *home occupation*, including storage.

5. No more than one (1) person shall be employed to work on the premises as part of the *home occupation*.

6. No excessive noise, light, dust, fumes, vibration, or electrical interference shall be caused by a *home occupation* beyond that normally expected for a residential use. The levels of light, dust, fumes, vibration, or electrical interference considered excessive shall be as defined by applicable County and/or State codes.

7. The ongoing sale of goods shall not be permitted on the premises of the *home occupation*.

8. No "extremely hazardous substances" as listed in Section 355 (Appendix A) of Title 40 of the Code of Federal Regulations, shall be used, sold or stored on the site; and no "hazardous materials" as listed in Article 9 Title 22 of the California Health and Safety code, are utilized except those associated with normal household use.

9. No space or equipment used in the *home occupation* shall be rented out to other parties not residing on the premises.

10. Any "industrial home work" (as defined by the California Labor Code) performed for an employer shall conform to the provisions of Sections 2650 et. seq. of the California Labor Code.

11. The *home occupation* shall not include any uses prohibited by the *Specific Plan land use designation*.

12. The following home occupations shall be permitted by right when conducted in accordance with all of the foregoing conditions:

- Accountant.
- Architect.
- Artist's studio.
- Attorney, law clerk.
- Baker.
- Broker.
- Computer programming.
- Consultant.
- Data Processing
- Designer.
- Drafting and graphic design.
- Engineering.
- Financial planning.
- Handicrafts.
- Home Office, that is, performing work at home for an outside employer which involves research writing, drawing, composing or consulting with others, possibly through the use of devices such as a telephone, computer, fax machine and the like.
- Insurance agent.
- Landscape design.
- Mail order business (no exchange of products on-site).
- Musician, composer (no commercial recording studio)
- Photographer.
- Real estate agent, broker (no sales on-site).
- Research.
- Secretarial service.
- Tax preparation.
- Telephone services.
- Typing, word processing.
- Writer, editor.
- Other uses approved by the *Planning Director*, which meet the requirements of this section.

3.9 SECOND UNITS

1. Purpose and Intent

The intent of the *Second Unit* provisions for Newhall Ranch include:

- Providing affordable housing opportunities without public subsidies, while maintaining the general character of a single-family neighborhood;
- Providing a means for homeowners of new or existing homes to meet mortgage payment and household expenses;
- Providing security for senior residents; and
- Providing housing opportunities for extended family.

2. Second Unit Regulations

a. Estate Residential

423 *Second Units* are permitted in the Estate Residential *land use designation* (see Table 3.4-3) subject to the following regulations:

(1) One attached or detached *Second Unit* shall be permitted upon issuance of a CUP.

(2) Maximum living area of an *Second Unit* shall not exceed 1,200 square feet on Estate lots.

(3) *Second Units* shall meet main building *setbacks*, standard height limits, lot coverage, floor area ratio, and other applicable requirements for Estate Residential (see Section 3.4.)

(4) *Second Units* must be on the same lot as the primary residence; and cannot be subdivided or sold. *Second Units* may contain kitchen facilities.

(5) *Planned Second Units* for Estate Residential may be transferred to *Planning Areas* designated for Low Residential pursuant to Section 3.5, paragraph 2b.

(6) The total number of *Second Units* shall not exceed the *maximum Second Units* for a given *Planning Area*, as set by the Annotated Land Use Plan Statistical Table, Table 5.4-1.

b. Low Residential

Second Units are permitted in the Low Residential *land use designation* areas (see Table 3.4-3) subject to the following regulations:

(1) One attached or detached *Second Unit* shall be permitted upon issuance of a CUP, provided a transfer of dwelling units pursuant to Section 3.5, paragraph 3 has been submitted to the County.

(2) Maximum living area of an *Second Unit* shall not exceed 800 square feet on Low Residential lots.

(3) *Second Units* shall meet main building setbacks, standard height limits, lot coverage, floor area ratio, and other applicable requirements for the Low Residential *land use designation*.

(4) *Second Units* must be on the same lot as the primary residence; and cannot be subdivided or sold. *Second Units* may contain kitchen facilities.

(5) The total number of *Second Units* shall not exceed the *maximum Second Units* for a given *Planning Area*, as set by the Annotated Land Use Plan Statistical Table, Table 5.4-1.

3.10 AFFORDABLE HOUSING PROGRAM

1. Program Description

The Newhall Ranch Affordable Housing Program provides for the direct inclusion of very low, low and moderate income affordable housing opportunities as herein defined within the Specific Plan Area. The Newhall Ranch Affordable Housing Program is consistent with Policy 5.2 of the Housing Element of the Los Angeles County General Plan that states:

> "Support and facilitate the development of housing affordable to lower-income households, and encourage the dispersal of new lower-income housing throughout the unincorporated areas of the County"

The Newhall Ranch Affordable Housing Program provides very low, low and moderate income affordable housing opportunities in several housing categories including for-sale units and rental units. While affordable units may be located within any planning area which allows for residential development, it is anticipated that most units will be located within the land use designations Medium Residential (M), High Residential (H) and Mixed-Use (MU). These categories allow for higher intensity residential uses associated with housing types that can provide sales and rental rates that lower income households can afford. This allows Affordable Housing opportunities to be dispersed throughout the community and within convenient proximity to employment and retail centers.

2. General Requirements

a. Affordable Housing Unit Requirement

Affordable Housing Units shall be designated and made available at rental rates or sales prices as required in Section 3.10, paragraph 3, Implementation of Affordable Housing Program. A total of 2,200 Affordable Housing Units

shall be provided, of which 440 units shall be Very Low Income Affordable Housing Units (of the 440 units a minimum of 44 units will be reserved for seniors 62 years of age or older), 330 units shall be Low Income Households at 65 percent of the Los Angeles County median income, 220 units shall be Low Income Affordable Housing Units at 80 percent of the Los Angeles County median income, and 1210 units shall be Moderate Income Affordable Housing Units as all are herein defined. These units shall be provided in a variety of residential units (for-sale and for-rent) and will be disbursed throughout the Specific Plan area. The Affordable Housing Units provided will approximate the floor area and number of bedrooms of market rate units. Affordable Housing Units shall be constructed in pace with the overall residential development of the Specific Plan pursuant to Section 3.10, paragraph 3, Implementation of Affordable Housing Program.

b. Definitions

(1) Affordable Housing Unit

For purposes of this Specific Plan, residential units which comply with the criteria set forth in Section 3.10, paragraph 3a, Criteria For Affordable Housing Unit Credit, are defined as Affordable Housing Units and shall be credited to the Newhall Ranch Affordable Housing Unit Requirement.

(2) Very Low Income Affordable Household

For the purposes of this Specific Plan, a Very Low Income Affordable Household shall be defined as any household (one-person, two-person, etc.) whose total income is equal to or less than 50 percent of the corresponding household size Los Angeles County median household income, as determined by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 at the time of sale or initial rental of a residential unit.

(3) Low Income Affordable Household

For the purposes of this Specific Plan, a Low Income Affordable Household shall be defined as any household (one-person, two-person, etc.) whose total income is either a) greater than 50 percent but not more than 65 percent of the corresponding household size Los Angeles County median household income, as determined by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 at the time of sale or initial rental of a residential unit, hereinafter referred to as a Low Income (65%) Affordable Household; or b) greater than 65 percent but not more than 80 percent of the corresponding household size Los Angeles County median household income, as determined by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 at the time of sale or initial rental of a residential unit, hereinafter referred to as a Low Income (80%) Affordable Household.

(4) Moderate Income Affordable Household

For the purposes of this Specific Plan, a Moderate Income Affordable Household shall be defined as any household (one-person, two-person, etc.) whose total household income is equal to or less than 120 percent of the corresponding household size Los Angeles County median household income, as determined by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 at the time of sale or initial rental of a residential unit.

(5) Affordable Household Income

For the purposes of this Specific Plan, Affordable Household Income shall be defined as the total household income of the Affordable Household.

c. Affordable Housing Categories

The following Affordable Housing categories shall be allowed under the Newhall Ranch Affordable Housing Program:

(1) Rental units;
(2) For-sale units; and
(3) Any units supported by state, local or private affordable housing programs. Nothing set forth in Section 3.10 shall preclude the use of any affordable housing assistance from any sources, private, public or non-profit, for achieving the Affordable Housing Unit Requirement, provided additional Affordable Housing Units in excess of those set forth in Section 3.10, paragraph 2a are also provided in conjunction with the affordable housing assistance.

d. Affordable Housing Locations

Affordable Housing Units as defined above may be located within any area designated Low-Medium Residential (LM), Medium Residential (M), High Residential (H) or Mixed-Use (MU) on the Newhall Ranch Land Use Plan, Exhibit 2.3-1.

3. Implementation of Affordable Housing Program

a. Criteria for Affordable Housing Unit Credit

(1) Affordable Household Priority to Qualified Very Low, Low and Moderate Income Households and Credit:

To qualify and receive credit as an Affordable Housing Unit, designated residential units must first be reserved for sale or rent to Very Low, Low Income (65%), Low Income (80%), and Moderate Income Affordable Households for a period of ninety (90) days commencing from the date each designated Affordable Housing Unit is released for sale or rent.

(a) For-Sale Very Low Income Affordable Housing Unit

A for-sale unit shall qualify and be credited as a Very Low Income Affordable Housing Unit if purchased by a qualified Very Low Income Affordable Household and if the monthly mortgage payment is equal to or less than an amount calculated by multiplying one-twelfth times 33 percent times 50 percent of the Los Angeles County median annual household income of a household of four.

For purposes of this Specific Plan, for-sale monthly mortgage payments shall be calculated using a conventional 30-year fixed-rate mortgage interest rate and terms as published by Fannie Mae or Freddie Mac for the time of sale and shall include principal and interest.

(b) For-Sale Low Income Affordable Housing Unit

A for-sale unit shall qualify and be credited as a Low Income Affordable Housing Unit if purchased by a qualified Low Income (65%) or Low Income (80%) Affordable Household and if the monthly mortgage payment is equal to or less than an amount calculated by multiplying one-twelfth times 33 percent times 65 or

80 percent, as applicable, of the Los Angeles County median annual household income of a household of four.

(c) For-Sale Moderate Income Affordable Housing Unit

A for-sale unit shall qualify and be credited as a Moderate Income Affordable Housing Unit if purchased by a qualified Moderate Income Affordable Household and if the monthly mortgage payment is equal to or less than an amount calculated by multiplying one-twelfth times 33 percent times 120 percent of the Los Angeles County median annual household income of a household of four.

(d) For-Rent Very Low Income Affordable Housing Unit

A rental unit shall qualify and be credited as a Very Low Income Affordable Housing Unit if the monthly rental payment including utilities for the first fifteen (15) years of operation does not exceed the product of one-twelfth times 30 percent times 50 percent of the Los Angeles County median annual household income, adjusted for family size appropriate for the unit, in each month of operation.

For purposes of this Specific Plan, “adjusted for family size appropriate to the unit” shall mean a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit.

(e) For-Rent Low Income Affordable Housing Unit

A rental unit shall qualify and be credited as a Low Income (65%) or Low Income (80%) Affordable Housing Unit if the monthly rental payment including utilities for the first 15 years of operation does not exceed the product of one-twelfth times 30 percent times 65 or 80 percent, as applicable, of the Los Angeles County median

annual household income, adjusted for family size appropriate for the unit, in each month of operation.

(f) For-Rent Moderate Income Affordable Housing Unit

A rental unit shall qualify and be credited as a Moderate Income Affordable Housing Unit if the monthly rental payment including utilities for the first 15 years of operation does not exceed the product of one-twelfth times 30 percent times 120 percent of the Los Angeles County median annual household income, adjusted for family size appropriate for the unit, in each year of operation.

(2) Affordable Housing Unit Credit

(a) Any for-sale or for-rent Affordable Housing Unit occupied by an Affordable Household shall qualify for credit for the Affordable Housing Program, or:

(b) If after first being reserved and offered for sale to qualified Very Low, Low Income (65%), Low Income (80%), Moderate Income Households for a period of ninety (90) days after release for sale a valid purchase contract has not been executed by such a Household, or the purchase contract is canceled by the buyer after the ninety days has expired, the unit may be sold to the general public at market value and will qualify for credit as a Very Low, Low Income (65%), Low Income (80%), or Moderate Income Housing Unit; or

(c) If after first being offered for rent a valid lease contract has not been executed by a Very Low, Low Income (65%), Low Income (80%), or Moderate Affordable Household, or the lease contract is canceled by the renter after the 90 days has expired, the unit may be rented to the general public at market rental rates and will receive credit as an Affordable Housing Unit, provided the next available vacant unit of similar square footage and number of bedrooms is reserved and offered for rent to a qualified Very Low,

Low Income (65%), Low Income (80%), or Moderate Income Affordable Household for a period of 60 days. If after being offered for rent a valid lease contract has not been executed by an Affordable Household, or the lease contract is canceled by the renter after the 60 days has expired, the similar unit may be rented to the general public at market rental rates and the requirement to continue to make the next available similar size vacant unit available to Affordable Households for 60 days shall remain in effect until a unit is occupied by an Affordable Household. Whenever an Affordable Household vacates a qualified Affordable Rental Housing Unit during the first 15 years of operation the above requirements shall apply. No Affordable Housing Rental unit shall receive credit until initially occupied by a Very Low (50%) Income, Low Income (65%), or Low Income (80%) household.

A deed restriction with a term of 15 years shall be recorded upon initial occupancy of each qualified Affordable Rental Housing Unit containing the above provisions. Upon initial occupancy, the builder of any deed restricted rental unit shall contract with the Los Angeles County Community Development Commission (CDC) to monitor and enforce the rental provisions set forth above, assist the owner of any deed restricted unit in finding qualified Low Income (65%), Low Income (80%), or Moderate Income Affordable Households to rent the unit, or make CDC rental assistance programs available to prospective renters.

In order to provide maximum opportunity to Affordable Households seeking rental units, the designation of an Affordable Rental Housing Unit may be transferred from one residential rental unit to another at any time during the 15 year period, provided the monthly rent of the unit transferred to is equal to or less than the monthly rent of the Affordable Rental Housing Unit, and no more than 50 percent of units within the rental development being transferred to are designated Affordable Housing Units. Such transfers shall be identified in the Annual Affordable Housing Report described in Section 3.10, paragraph 3c.

b. Affordable Housing Monitoring Program

A monitoring program and Affordable Housing Phasing Increments shall be established as set forth below to provide Very Low, Low Income (65%), Low Income (80%), and Moderate Income Affordable Housing Units along with the construction of total residential development within the Specific Plan area. The monitoring program shall be initiated when the Newhall Ranch Tentative Tract Map that includes the 5,000th Planned residential unit is submitted to Los Angeles County. Said map application shall be accompanied by the first Affordable Housing Report that shall contain the information described in Section 3.10, paragraph 3c below. The requirements of the individual Phasing Increments are set forth below.

(1) First Affordable Housing Phasing Increment

The County may withhold or restrict building permits for Planned residential units in excess of the 11,000th Planned residential unit (except building permits for Affordable Housing Units), until such time as it can be demonstrated that 1,100 Affordable Housing Units have been made available for sale or rent.

(2) Second Affordable Housing Phasing Increment

The County may withhold or restrict building permits for Planned residential units in excess of the 16,500th Planned residential unit (except building permits for Affordable Housing Units), until such time as it can be demonstrated that 1,650 Affordable Housing Units have been made available for sale or rent.

(3) Third Affordable Housing Phasing Increment

The County may withhold or restrict building permits for any Planned residential units in excess of the 20,000th Planned residential unit (except building permits for Affordable Housing Units), until such time as it can be

demonstrated that 2,200 Affordable Housing Units have been made available for sale or rent.

(4) Affordable Household Unit Mix

(a) All Very Low Income Affordable Housing Units may be rental units.

(b) All Low Income (65%) Affordable Housing Units may be rental units.

(c) A minimum of fifty percent (50%) of Low Income (80%) Affordable Housing units shall be rental units.

(d) Moderate Income Affordable Housing Units may be either rental units or for-sale units.

(e) The proportion of Very Low, Low Income (65%), Low Income (80%), and Moderate Income Affordable Housing Units in each Affordable Housing Phasing Increment shall be provided in substantially the same proportion as their respective ratio to the total Affordable Housing Unit Requirement set forth in Section 3.10, paragraph 2a.

c. Annual Affordable Housing Report

Initiation of the Annual Affordable Housing Report shall start as described in Section 3.10, paragraph 3b above. Following the first Affordable Housing Report, Annual Affordable Housing Reports shall be submitted to Los Angeles County Department of Regional Planning and CDC on an annual basis no later than March 1 covering the Affordable Housing Program through December 31 of the previous year until such time as it is demonstrated that the Affordable Housing Unit Requirement set forth in Section 3.10, paragraph 2a has been achieved. The Annual Affordable Housing Report shall include the total number of residential units constructed within the Specific Plan area; the total number and percentage of Very Low, Low Income (65%), Low Income (80%), and Moderate Income Affordable Housing Units qualifying for credit under the Affordable Housing Program by housing category; the rents or sales prices and addresses of units qualifying for credit during the previous year; rents and addresses of rental units qualifying for credit during the immediate past 15 years; and the mortgage and payment calculations pursuant to Section 3.10, paragraph 3a above. The developer of any Affordable Housing Unit shall make a good-faith effort at marketing the units to qualified households and an affordable household marketing program (advertising promotion and other efforts to locate income-qualified households) shall be provided to CDC for their review and approval with the first annual Affordable Housing Report.

4.1 PURPOSE AND INTENT

The Design Guidelines are statements which describe the visual character that is desired for developments within Newhall Ranch, and the manner in which developed areas should relate to the *Open Area* and *Special Management Areas* of the community. The Design Guidelines address issues which are primarily aesthetic in nature and subject to a variety of solutions. People differ in their interpretation of what constitutes aesthetic design in particular circumstances, and flexibility should be permitted to encourage design innovations and changes in design standards that occur over time. For these reasons, rigid adherence to each guideline is not intended. Rather, it is intended that developments be evaluated for their conformance to the general intent of applicable Design Guidelines and to the *Specific Plan* Objectives (see Section 2.1).

The Design Guidelines address site planning, architecture, fencing, landscape design, grading and lighting, design for each of the major *land use designations* in the community. In addition, general issues such as design themes and view considerations are addressed in general guidelines below.

4.2 GENERAL GUIDELINES

1. Design Themes

a. Newhall Ranch will not have a single design theme. A variety of architectural, landscape and other theme elements should be employed in order to create diversity and interest.

b. Consideration should be given to strengthening Village identity through the use of landscape palettes, landmark buildings, signage and other such elements.

c. Major natural features should be protected and incorporated into the overall design theme of *development areas*.

2. View Considerations

a. The siting and design of structures should consider the impact on valuable and sensitive views from all residences or public areas within the *Specific Plan Area*.

b. Intermittent view opportunities to the *Open Area* and *SMAs* should be established along ridges and bluff edges within *development areas*.

3. SR-126

SR-126 provides opportunities to protect views of the Santa Clara River and the River bluffs and ridge lines south of the River to vehicular passengers traveling east and west along SR-126. The Land Use Plan provides significant sections along SR 126 which have no development and which provides uninterrupted views of the River and its surroundings. Development in the area south of SR-126 and west of Planning Area RW-35 westerly to Chiquita Canyon Road (Planning

Area RW-27) could potentially block the entire viewshed south of the River if not appropriately planned. In design of residential tentative tract maps and site planning of multifamily areas and Commercial and Mixed -Use *land use designations* along SR-126, the following Design Guidelines shall be utilized.

a. Where the elevations of buildings will obstruct the views from SR-126 to the south, the location and configuration of individual buildings, driveways, parking, streets, signs and pathways shall be designed to provide view corridors of the River, bluffs and the ridge lines south of the River. Those view corridors may be perpendicular to SR-126 or oblique to it in order to provide for views of passengers within moving vehicles on SR-126.

b. The Community Park between SR 126 and the Santa Clara River shall be designed to promote views from SR-126 of the River, bluffs and ridge lines to the south of the River.

c. Residential site planning guidelines set forth in Section 4.3.1 Residential and Architectural Guidelines set forth Section 4.4.1 Residential shall be employed to ensure that the views from SR-126 are aesthetically pleasing and that views of the River, bluffs and ridge lines south of the River are preserved to the extent practicable.

d. Mixed-Use and the Commercial site planning guidelines set forth in Section 4.3.2 and Architectural Guidelines set forth Section 4.4.2 shall be incorporated to the extent practicable in the design of the Riverwood Village Mixed-Use and Commercial land use designations to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the River, bluffs and ridge lines south of the River.

e. Landscape improvements along SR 126 shall incorporate the Landscape Design guidelines, set forth in Section 4.6 in order to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the River, bluffs and ridge lines south of the River.

4.3 SITE PLANNING

1. Residential

a. General Guidelines

(1) Residential streets should be designed to direct traffic to the highway system as directly as possible. Circuitous street patterns and very long residential streets should be avoided.

(2) Multi-family homes should be located in or near the Village Centers.

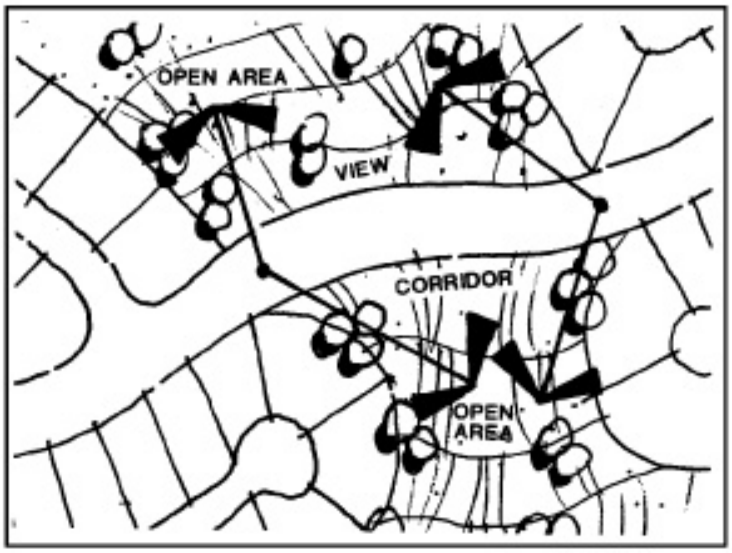
(3) Design solutions for residential street layouts should consider landform, grades, and circulation hierarchy, and employ appropriate street configurations.

(4) Structures should not dominate the landform as seen from lower elevations; creative siting, design and landscaping solutions should be utilized to blend structures into the terrain, to the extent possible, and to soften their silhouette.

(5) Pedestrian and vehicular circulation should be designed to create a consistent community image of landscaped corridors.

(6) Entries to major residential developments should be visually reinforced through techniques such as broader setbacks, landscape treatments, monument signage and/or pavement details.

(7) Where development adjoins *Open Area* or *SMAs*, intermittent view corridors should be provided.



b. Estates

(1) Estate homes should be sited to conserve natural landforms when possible. This includes accessory structures such as barns, tennis courts, and guest houses.

(2) Higher elevation Estate areas should be sited and designed to capture view opportunities but harmonize with the natural surroundings when viewed from lower elevations.

(3) Buildings should be sited and designed to minimize disturbance to significant natural resources.

(4) Exterior radio, television, or other type of antennas and satellite reception disks should be sited or screened so as to reduce visual impact.

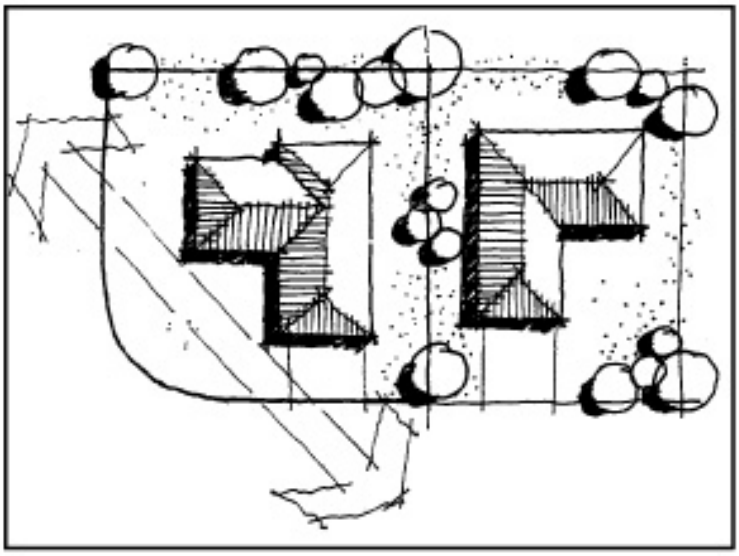
(5) Tennis and other play courts should meet the following criteria:

(a) Courts should be situated so that fencing and lighting fixtures do not unreasonably impair views from, or otherwise inappropriately impact, adjacent dwellings; and

(b) These should also be built to blend with the natural terrain to the extent possible.

c. Single-Family Detached/Attached

(1) Varying house configurations on corner lots is encouraged to promote variety in the street scene and, in the interest of safety, to provide adequate sight distance at intersections.



(2) A combination of side-entering and front-entering garages and varied driveway locations are encouraged to break-up repetitive curb cuts and yard patterns.

(3) Common area fencing, walls, gates, and other security features should be sited to accommodate access to pedestrian walkways.

(4) Neighborhoods bordering *Open Areas* should be sited to optimize views, but discourage access into the *Open Areas* except via established pedestrian trails.

(5) Cul-de-sacs are encouraged to improve neighborhood safety and character.

d. Multi-Family

(1) Improve the quality of the "front yard" streetscape by minimizing curb cuts and driveway aprons.

(2) Cul-de-sacs are encouraged to improve neighborhood safety and character.

(3) Buildings should be staggered to create interest in both architectural facades and in adjoining streetscape.

(4) Carports and garages may be detached, but should be clustered in parking "courts" which are removed and/or suitably screened from public thoroughfares.

(5) Guest parking should be conveniently accessible.

(6) Parking areas should be screened through the use of berms, landscaping, "headlight" walls, or a combination of these.

(7) Walkways should be provided within multi-family neighborhoods.

(8) Neighborhoods bordering *Open Area* and/or *SMAs* should be sited to optimize views, but discourage access into the *Open Area* except via established pedestrian trails.

(9) Recreation areas/greenbelt features should be visible upon entry to neighborhoods to enhance neighborhood value.

(10) Avoid long linear stretches of parking. Maximum use of parking courts is encouraged.

(11) Individual multi-family buildings should be separated sufficiently to provide a visual break and accommodate walks and other circulation elements.

(12) All service areas should be screened from view from adjacent streets and land uses.

e. Gated Communities

Gated Communities should contain the following features:

(1) Separate access lanes for residents and guests, when feasible;

(2) Provide turnaround capacity in front of the control entry gate;

(3) Separate pedestrian entry from the vehicular access gate;

(4) Provide adequate stacking distance for cars waiting for admittance at entry gate; and

(5) Provide clear, visible signage to accommodate residents, service deliveries and guests.

2. Mixed-Use/Commercial/Public Facilities

a. General Guidelines

(1) Prominent buildings should be sited in key landmark locations and easily accessible.

(2) Service areas should be effectively screened.

(3) Outdoor space should be designed to create a pedestrian experience which is visually stimulating, and one which includes activities that create a sense of variety and excitement.

(4) Pedestrian access routes between adjacent uses should be incorporated into the commercial site design, where feasible.

(5) Mixed-Use *land use areas* should be master planned to the maximum extent feasible. Individual uses should be integrated to provide functional and cohesive relationships.

(6) Pedestrian spaces should be provided by creating plazas, courtyards and promenades.

b. Building/Parking Orientation

(1) Parking should be oriented to permit pedestrian flow without having to cross numerous traffic aisles.

(2) Parking areas should be screened through the use of berms, landscaping, "headlight" walls, or a combination of these.

(3) Pedestrian courts are encouraged.

(4) Within the Mixed-Use *land use designation*, commercial and office buildings should be clustered around central gathering places such as plazas.

(5) Within the Mixed-Use *land use designation* the shared use of service areas, parking, access, etc., should be integrated into the design.

(6) Public entrances to buildings should be visible from entry streets as much as possible.

c. Adjacent Use Orientation

(1) When rear or side building facades are adjacent to different land uses, employ one or more techniques such as landscaping, berms, walls or variable setbacks to avoid visibility of extensive unbroken wall planes.

(2) Pedestrian access to adjacent uses is encouraged .

3. Business Park

a. General Guidelines

(1) Site designs should minimize view impacts.

(2) Trash areas should be enclosed with a minimum six (6) foot high masonry wall and located away from public streets.

(3) Within the Business Park in Chiquito Canyon (Planning Area RW-24), roof equipment shall be screened from view from public streets.

b. Building/Parking Orientation

(1) Parking areas should be screened through the use of berms, landscaping, "headlight" walls, or a combination of these.

(2) Truck parking should not be located on the street side of any site.

c. Adjacent Use Orientation

(1) Outside storage areas and/or equipment yards should be screened with walls.

(2) Outside storage should not be located on the street side of any site.

4. Parks/Open Area

a. Neighborhood Parks should be located within residential areas and adjacent to schools where feasible.

b. Streambeds and other large natural features should be incorporated as neighborhood focal points.

c. Pedestrian circulation systems should link recreation and *Open Areas* with development.

5. Visitor-Serving

a. The design of the Visitor-Serving Center shall be sensitive to and integrated into the natural setting of the *High Country Special Management Area*.

b. Special landscape and siting techniques should be used to make all structures within the Visitor-Serving *land use designation* fit the natural resource surroundings.

4.4 ARCHITECTURE

1. Residential

a. A diversity of architectural styles is encouraged to enhance the character of the community.

b. Use of roof overhangs to enhance energy conservation is encouraged.

c. Roof equipment should be screened from view from public streets.

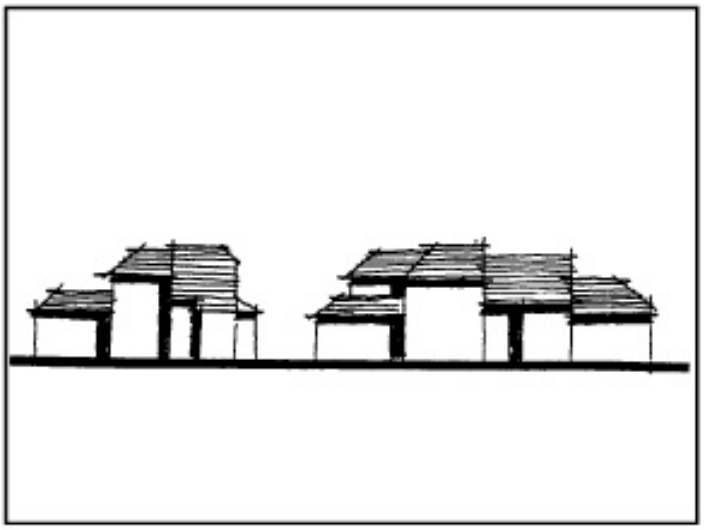
d. All utility and service areas should be treated (i.e., color, landscaping, screening) to minimize visual impact.

e. The architecture of ancillary structures (guesthouses, cabanas, barns, storage sheds, etc.) should be compatible with the main structure through the corporation of compatible materials and colors into the design of building walls, roofs, trellises, fence/wall connections, and/or landscaping components.

f. Integrate separate carport structures with materials used in architectural palette and theme walls.

g. Variations in height within and among buildings is encouraged to create visual interest and avoid a monotonous streetscene.

h. Siting variations in building facades, articulation, height, mass, and scale is encouraged to create and enhance architectural interest.



i. Landscaping and architecture should be designed to minimize garage impact on street scenes in narrow lot product types.

j. Rear or side elevations of residential units should be enhanced with architectural treatments and/or landscaping where visible from streets, parking areas, *Open Areas*, etc.

k. Elements such as stairways should be architecturally compatible and integrated into buildings.

l. Reversing floor plans to minimize repetition is encouraged.

m. Roof equipment should be screened from public view.

2. Mixed-Use/Commercial/Public Facilities

a. The design of public facilities such as police, fire, recreation facilities, and schools should be compatible with the surrounding neighborhood.

b. Overhangs, trellises, and other architectural elements should be incorporated into the design of retail buildings where feasible, to protect pedestrians from exposure to climatic conditions.

c. Each Mixed-Use *land use area* should include a significant architectural, landscape or other special design feature.

d. Signage and lighting should be included as an integral element of buildings.

e. Architectural detailing should be used in Mixed-Use developments to assist in creating a design theme.

f. The use of energy conservation measures such as roof overhangs for sun protection of glass areas, low energy outdoor lighting, and passive solar systems should be used, where practical.

g. Roofs or soffits should be sloped to minimize building scale.

h. Multi-storied buildings should relate to the pedestrian. Ground-story front facades should be designed to strengthen a pedestrian scale. Pedestrian scale along streets should also be established through the use of pedestrian arcades and awnings which add horizontal articulation to facades.

i. Architectural elements that are discouraged include:

   (1) Highly reflective surfaces;
   (2) Large blank walls;
   (3) Split-face block;
   (4) Exposed concrete block;
   (5) Metal siding; and
   (6) Plastic siding.

j. Roof equipment should be screened from view from public streets.

4.5 FENCING

1. General Guidelines

a. Fencing should be compatible with the architectural theme and character of the neighborhood or development project.

b. A fencing system should be developed that produces aesthetically-pleasing divisions between uses.

c. Fencing should be consistent in style.

2. Fence Guidelines

a. Residential

(1) Fencing and walls should be designed to reflect the architectural character of the individual home or neighborhood.

(2) Finish colors and materials should integrate with the colors and materials of the individual home or neighborhood.

(3) Walls constructed parallel to the front face of the house should be stepped back to articulate the front elevation.

(4) All fencing and walls of extended length should have posts and/or pilasters to provide for:

(a) transition breaks between fencing and walls;
(b) change of over twelve inches (12″) in the heights of walls;
(c) awkward corners and intersections of forty-five (45) degrees and greater; and
(d) transitions between fencing materials.

(5) Wall and fencing material should not be reflective. If a glass panel is used it should be polarized or treated with anti reflective coating and bright colors should be avoided.

b. Mixed-Use/Commercial/Business Park/Public Facilities

(1) Walls should be designed as an integral part of the overall site design. They should be constructed with materials that are complementary to the style of adjacent buildings and incorporate the same finishes and colors.

(2) Walls should be used to lengthen the horizontal elements of elevations and reduce visual impacts where possible.

(3) Wall or fencing sections should be horizontally offset at regular intervals to provide visual relief and landscape opportunities.

(4) Wall or fencing should not be installed immediately in back of a sidewalk or other hardscape, without intervening landscaping.

(5) Thinly applied stucco walls are discouraged.

(6) Corrugated metal walls are discouraged.

(7) Walls between the landscape setback area and building frontages should not exceed a height of 3 feet.

4.6 LANDSCAPE DESIGN

These guidelines are intended to be used to create an overall theme which both unifies the community as a whole, and provides the opportunity to establish individual Village identities through landscape accent treatment. Landscape plans for individual Villages or neighborhoods should be consistent with these guidelines.

1. General Guidelines

a. Landscape concept plans should include a palette rich in drought-tolerant and native plants including highlights of ornamentals for accents, area identification, etc. The use of drought-tolerant plant materials is highly encouraged.

b. Major manufactured slopes should be landscaped with materials that will eventually naturalize, requiring minimal irrigation.

c. Landscaping should be considered to help shade major parking areas.

d. The use of landscaped medians at neighborhood entries is encouraged.

e. Consider using large groupings of plant materials to create a logical sense of order and continuity throughout the community.

f. Groups of accent trees may be used at community, Village and neighborhood focal points to provide distinctive contrast.

g. Water conservation measures should be incorporated into all irrigation systems.

h. The use of reclaimed water is encouraged.

i. Trash, storage areas and tanks should be screened from view.

j. Landscape concept plans should avoid the use of invasive exotic plant materials such as those shown in the latest available list of “Exotic Pest Plants of Greatest Ecological Concern in California” published by the California Exotic Pest Plant Council.

2. Landscape Zones

Landscape zones are distinguished by their water and maintenance requirements. Landscape concept plans submitted pursuant to the subdivision process will incorporate delineation of landscape zones as described below:

a. **Full Maintenance Landscape:** Full maintenance landscape is characterized as areas of high visual impact requiring the greatest amount of care and water. Community and neighborhood entries, and accent planting areas fall within this category. The size of these areas should be minimized to conserve water and energy.

b. **Ornamental Landscape:** Ornamental landscape requires routine maintenance and water; however, a less intense degree than full maintenance landscape. Limited lawn and groundcover/shrub beds are in this zone, however, seasonal flower color or plants of a highly sensitive nature are not included here. This is intended for parkways, parks, schools and other areas where a good foundation of ornamental planting is required. Enhanced slopes will also include this type of landscaping.

c. **Drought-Tolerant/Naturalized Landscape:** This zone is used in low intensity use areas, and where a natural appearance is more appropriate. It will require much less maintenance and water. In many areas, the landscape will be allowed to naturalize. This zone includes plantings at transitions into native areas and major slopes.

d. **Fuel Modification Areas:** Fuel modification zones between development and natural open areas should utilize fire retardant and low fuel plant materials. The location and extent of this zone will be determined and regulated by the Fire Department in conjunction with the approval of parcel-level landscape plans and site conditions. Fuel modification zones are further described in the Wildfire Fuel Modification Program of Section 2.6, Resource Management Plan.

e. **Native Landscape:** A native landscape zone is an area where existing vegetation will remain with little or no modification. This zone generally includes native canyons and slopes, as well as the *Special Management Areas*.

4.7 LIGHTING

Lighting, while necessary for safety, is also a means to add character and enhance themes established for the different Villages. It should add to the overall cohesiveness of the community. Additional specific guidelines are described in Section 7.6, Val Verde Civic Association Agreement, of the Appendix.

1. General Guidelines

a. Lighting of streets, public facilities (such as ball fields), and commercial areas will be used appropriately to minimize visual nuisance and maximize safety.

b. Light standards should blend in scale and character with buildings, pedestrian areas, landscape and plaza areas.

c. Lighting fixtures should be in compliance with all state and local safety and illumination standards.

d. Shielding should be used to avoid lighting glare adversely affecting adjacent properties, uses, buildings, and roadways.

e. Outdoor lighting should be energy-efficient, and shielded and screened to prevent direct rays from reaching adjacent properties.

2. Lighting Fixtures

Lighting fixtures and standards located along streets and public places should play a role in establishing the identity and theme of the development.

a. Roadways: Lighting should be designed to enhance the safety of vehicular and pedestrian flows. Lighting should be concentrated at intersections and crosswalks. This lighting should be in compliance with all government standards.

b. **Parking:** The lighting standards should be located within the parking islands. These fixtures should reflect the theme of the Village or neighborhood. Fixtures should be shielded to prevent unwanted glare and intrusion into adjacent areas.

c. **Pedestrian and Entry Lighting:** To ensure the safety of pedestrians at twilight and evening hours, light fixtures should be located at building entries and along walkway locations. The fixtures should be designed to reflect the character or theme of the Village and must be positioned in such a manner as to minimize any glare or distraction for the pedestrian or motorist.

d. **Architectural Lighting:** The use of architectural lighting to highlight monument signs and architectural features is an important aspect of the nighttime image of Newhall Ranch and should be considered at entry points and intersections. Wall-washing lighting should be used sparingly. All architectural lighting fixtures should be carefully integrated into building details or concealed.

e. **Landscape:** Lighting can be used to highlight key landscape features such as specimen trees, walkways, and public plazas. As with architectural lighting, all light sources should be shielded to eliminate the potential for nighttime glare.

4.8 GRADING

1. Grading and Hillside Management

a. Los Angeles County hillside development guidelines should be followed in hillside areas in order to minimize grading impacts.

b. Significant ridges, knolls, and rock outcroppings should be respected in the site design and incorporated as features where feasible.

c. Contour grading should be employed where feasible to lessen the visual impact of large slopes and long major uniform slopes should be avoided.

d. Avoid the removal of oak trees to the maximum extent feasible and minimize grading to the edge of tree driplines.

e. Grading should emphasize and accentuate scenic vistas and natural landforms.

f. Slopes requiring special erosion control or fuel modification prevention should be designed for ease of maintenance.

g. Special attention should be given to arrangement of landscape materials as means of creating a natural, hillside appearance.

h. Graded slopes should be planted and stabilized in compliance with County-approved landscape, irrigation, and maintenance requirements.

5.1 PURPOSE AND INTENT

Chapter 5 contains procedures to implement the regulatory provisions of the *Specific Plan*, which are contained in Chapter 3, Development Regulations. Included are provisions unique to this *Specific Plan* for the implementation of the Adjustment, Transfer, and Conversion Regulations of Chapter 3.

This chapter also provides a discussion of the California Government Code provisions which govern amendment of specific plans. In addition, criteria are included under which the *Planning Director* or the Director of Public Works, as appropriate, may make a determination as to whether a proposal is in substantial conformance with the *Specific Plan*, pursuant to the Substantial Conformance procedures set forth in Section 5.2, paragraph 2; or whether, in contrast, an amendment of the *Specific Plan* is required.

Implementation of the *Specific Plan* is carried out through the application and processing of standard County entitlement procedures including subdivision maps, Director's Review, Conditional Use Permits, and Variances, which are discussed in this chapter. In addition, this chapter discusses the Phasing Program for implementation of the *Specific Plan* and provides a Monitoring Program which records progress in the phasing of development and infrastructure, and maintains records of the adjustments, transfers, and conversions made in the *Specific Plan*. Finally, this chapter discusses financing alternatives for implementation of the *Specific Plan*.

5.2 IMPLEMENTATION PROCEDURES

1. Subdivision

All land subdivision maps of any type (e.g., tentative or final, vesting or non-vesting, tract or parcel) shall be submitted, reviewed and approved in accordance with the County of Los Angeles Subdivision Ordinance and the California Subdivision Map Act. Where the provisions or procedures of the Los Angeles County Subdivision Ordinance conflict with the provisions of this *Specific Plan*, the *Specific Plan* shall apply.

2. Substantial Conformance

a. The *Planning Director* or, as appropriate, the Director of Public Works, is responsible for determining Substantial Conformance as provided in this subsection.

b. The purpose of Substantial Conformance is to determine whether proposed developments or uses substantially comply with the standards, regulations, and guidelines of the *Specific Plan* and other applicable Los Angeles County ordinances which do not conflict with the *Specific Plan*. This section replaces sections 22.56.1660 through 22.56.1761 of the Los Angeles Planning & Zoning Code. The use of Substantial Conformance includes, but is not limited to, the following purposes:

(1) Determinations of conditions under which a particular use listed as requiring a determination of Substantial Conformance in the Permitted Uses Matrix (Table 3.4-2) is permitted.

(2) Determinations regarding issues, conditions, or situations which arise and which are not addressed by this *Specific Plan*.

(3) Determinations as to whether a use not listed in the Permitted Uses Matrix (Table 3.4-2) substantially complies with the *land use designation* in which the use is requested and is therefore permitted within that *land use designation.*

(4) Approvals of changes in number, size, and location of *land use overlays.*

(5) Approval of signs and Sign Programs (pursuant to Section 3.6, paragraphs 4 and 5 of this *Specific Plan*).

(6) Approval of Parking Programs (pursuant to Section 3.7, paragraph 3 of this *Specific Plan*).

(7) Additions, deletions and changes to the *Specific Plan* exhibits or text that substantially comply with the *Specific Plan*.

(8) Relocation of commercial and/or industrial buildings or adjustments in commercial or industrial building square footage of 20% or less for all commercial and industrial developments, uses, or maps when the total building square footage in the commercial and/or industrial development is not concurrently increased.

(9) Adjustments to the plans contained in Chapter 2, Development Plan, such as the Master Circulation Plan, any of the roadway sections, the Master Trails Plan, any of the trails sections, the Conceptual Backbone Water, Sewer, and Drainage Plans, the Conceptual Grading Plan, or the Recreation/Open Area Plan which do not change the requirements of providing adequate infrastructure.

(10) Amendments to tentative subdivision maps. (See Section 5.2 paragraph 2e below.)

(11) Amendments to Conditional Use Permits. (See Section 5.2 paragraph 2f below.)

(12) Approval of transport of materials within the boundaries of the *Specific Plan* in conjunction with a permitted grading operation. (See Section 5.2 paragraph 2g below.)

(13) Modifications of development standards contained on Table 3.4-1 (Site Development Standards), Sign Regulations contained in Section 3.6, and Parking Regulations contained in Section 3.7. (See Section 5.2 paragraph 2h below.)

(14) Approval of Domestic Violence Shelters. (See section 5.2 paragraph 2i below)

(15) Determinations as to whether tentative tract and parcel maps and site plans which include area between SR-126 and the Santa Clara River substantially comply with the guidelines in Section 4.2.3, SR-126.

(16) For subdivisions having an average slope of 25% or greater in those areas to be graded, determinations as to conformance with the Grading and Hillside Management Guidelines contained in Chapter 4.8, 1a-1h.

c. Submittal Requirements:

(1) All applications for determination of Substantial Conformance shall contain the following information:

(a) Name, signature, and address of the applicant and of all persons owning any or all of the property included in the application;

(b) Evidence that the applicant:

- Is the owner of the property involved, or
- Has written permission of the owner or owners to make such application, or
- Is or will be the plaintiff in an action in eminent domain to acquire the property involved, or any portion thereof, or
- In the case of a public agency, is negotiating to acquire a portion of the property involved;

(c) Location of subject property (address or vicinity);

(d) Legal description of property;

(e) *Specific Plan land use designation(s)* on the property; and

(f) Description of the proposed facility or use.

(2) The Director may also require the following information and documents as necessary to make the required determination(s):

(a) A site plan illustrating the use, development of land, structure(s), building(s) or modification(s) of standards. Site plans must be drawn to a scale satisfactory to and in the number of copies prescribed by the Director, indicating the use, location and size of all pertinent buildings and structures, yards, driveways, access and parking areas, landscaping, walls or fences, and other similar features.

(b) When applicable, a fee for a site plan review as specified in Subsection A of Section 22.60.100 of the Los Angeles Planning and Zoning Code.

(c) Such other forms and documents as are necessary to determine substantial conformance with the provisions of the *Specific Plan.*

(d) Such supplemental information or material as may be necessary, including revised or corrected copies of any site plan or other document previously submitted.

d. General Findings Applicable to all Requests:

(1) The *Planning Director*, acting upon any a request for determination of Substantial Conformance as provided in this section, shall either approve, approve with conditions, or deny the request based on findings that the request:

(a) Substantially conforms with all applicable provisions of the *Specific Plan* and Los Angeles County ordinances which do not conflict with the *Specific Plan*;

(b) Will not adversely affect public health, and safety; and

(c) Will not adversely affect adjacent property.

e. Amendments to Tentative Subdivision Maps:

(1) Following approval of a tentative subdivision map, the *Planning Director* may approve amendments to the map if the amended map is determined by the Director to be in substantial conformance with the approved map.

(2) Changes which are permitted through an amended map include:

(a) Changes that can be requested by letter and that would not require any changes to the map.

(b) Adjustments, which are not substantial, to mapped features, such as lot lines, street alignments, driveway locations, and building setbacks.

(c) Grading changes that will not substantially affect approved drainage patterns or result in pad elevation changes of more than 10 feet, and which, in the opinion of the Department of Public Works, would not require substantial additional review by the Drainage/Grading or Geology/Soils Sections of the Department of Public Works.

(d) Addition or consolidation of lots where the change does not substantially alter approved grading plan(s) and/or concurrently increase commercial or industrial building square footage. Addition of residential dwelling units is not permitted.

(e) Changes required to be made as a condition of final approval of the map imposed by the Department of Public Works.

(3) The *Planning Director* may approve other amendments to tentative subdivision maps which are in substantial conformance with the provisions of the *Specific Plan,* Los Angeles County ordinances which do not conflict with the *Specific Plan*, and the approved tentative subdivision map.

(4) If the *Planning Director* determines that the proposed amendment(s) is/are in substantial conformance with the provisions of the *Specific Plan* and the approved tentative subdivision map, the amended map shall be approved by the *Planning Director* and that approval shall be final unless appealed to the Planning Commission as provided in Section 5.2 paragraph m.

f. Amendments to Conditional Use Permits:

(1) Following the approval of a Conditional Use Permit ("CUP") the *Planning Director* may approve amendments to the CUP if the amendments are determined by the *Planning Director* to be in substantial conformance with the approved CUP.

(2) Changes which are permitted through an amended CUP include:

(a) Changes or clarifications to conditions of approval that do not change the intent of the conditions;

(b) Deletions of conditions that are no longer valid due to changed circumstances such as changes in ordinances, laws or regulations;

(c) Adjustments, which are not substantial, to features shown on the CUP Exhibit A, including those adjustments permitted as amendments to Tentative Maps contained in Section 5.2, paragraph 2e (2)(b) through 2e (2)(e) and (3) above;

(d) Relocation of buildings or adjustments in building square footage, number of buildings, parking requirements, and other features of the original approval where the change will not result in an increase in total square footage or number of dwelling units; and

(e) Changes required to be made as a condition of approval for related permits and/or approvals.

g. Off-site Transport of Materials in conjunction with Permitted Grading Projects:

(1) The *Planning Director*, or as appropriate, the Director of Public Works, may approve off-site transport of materials over 10,000 cubic yards within the boundaries of the *Specific Plan*. Off-site transport of materials less than 10,000 cubic yards within and/or external to the boundaries of the *Specific Plan* is permitted.

(2) The application shall contain the following information:

(a) The names, signatures, and addresses of all persons owning all or any part of the property from which such material is proposed to be removed and to which it is proposed to be transported;

(b) The names and addresses of the person or persons who will be conducting the operations proposed;

(c) The ultimate proposed use of the property;

(d) Such other information as the Director finds necessary in order to determine whether the application should be granted.

(3) The application shall contain a map showing in sufficient detail the location of the site from which material is proposed to be removed, the proposed route over streets and highways, and the location to which material is to be transported.

(4) All transport of material as approved under this section shall be restricted to a route approved by the Director of Public Works.

(5) Off-site Transport of Materials shall comply with all applicable requirements of other County departments and other governmental agencies.

(6) Review and approval by the Director of Public Works shall not be required if such use is in conjunction with:

(a) Any work of construction or repair by the County or any district of which the Board of Supervisors of the County is ex-officio the governing body; or

(b) Construction or repair by the County or such district performed by force account; or

(c) Construction, maintenance or repair of any "state water facilities" as defined in Section 12934 of the State Water Code.

h. Modification of Development Standards

The *Planning Director* may approve, with or without conditions, a request for modification of the development standards (such as, but not limited to, minimum lot area, setbacks, and building heights) contained in Table 3.4-1 (Site Development Standards), modification of sign standards (such as, but not limited to, type, maximum number, maximum area, maximum height, location, and lighting) contained in Tables 3.6 a and b (Sign Regulations), and modification of parking standards (such as, but not limited to, number and type) contained in Section 3.7 paragraph 2 (Parking Standards For Individual Uses) in the *Specific Plan* where:

(1) The General Findings listed in Section 5.2 paragraph 2d above can be made; and

(2) Such modification meets all applicable building, fire, and subdivision codes; and

(3) Such modification would be architecturally compatible with existing buildings in the surrounding neighborhood; and,

(4) In the case of existing buildings, any of the following findings can be made:

(a) The proposed alteration or addition to an existing building will be a continuation of its existing architectural style, or

(b) That such modification is needed for safety reasons to comply with other applicable codes, laws, ordinances, rules, and regulations, or

(c) That the site of the proposed building is sufficiently remote or screened so as to preclude the proposed modification from having a detrimental effect upon the surrounding properties.

i. Domestic Violence Shelters

In addition to the General Findings listed in Section 5.2 paragraph 2d above, domestic violence shelters shall comply with all of the following standards and limitations:

(1) That not more than 10 adult residents, not including staff, be allowed at one time, if such shelter is located on a lot or parcel of land of less than two acres in size and in a residential *land use designation*, or not more than 30 adult residents, not including staff, be allowed at one time, if such shelter is located on a lot or parcel of land greater than two acres in size and in a residential *land use designation,* and

(2) That the number of required parking spaces, plus adequate access thereto, shall be determined by the *Planning Director* for each shelter, in an amount adequate to prevent excessive on-street parking, and with such factors as the number of adult beds to be provided by the shelter, the anticipated number of employees on the largest shift, and the distance from the closest transit stop taken into consideration. In no case shall the number of required parking spaces be less than the number of such spaces required for an adult residential facility specified by Subsection (D) of Section 22.52.1120 of the Los Angeles County Planning and Zoning Code. The required parking may be located within

500 feet of the exterior boundary of the lot or parcel of land on which the shelter is sited but may not be on-street parking.

(3) That the land uses and developments in the immediate vicinity of the subject site will not constitute an immediate or potential hazard to occupants of the shelter.

(4) In all cases where the site plan submitted by the applicant indicates that said plans are not, or cannot be, in full compliance with the standards and limitations cited above, the Director shall deny such application and shall inform the applicant in writing of such action.

j. Time Limit

If the *Planning Director* takes no action on an application for determination of Substantial Conformance or no notice of public hearing is published within 90 days from the date of filing, such application shall be deemed approved.

k. Notification

The *Planning Director* shall notify the applicant of a request for determination of Substantial Conformance of the action taken on the application, by first class mail, postage prepaid.

l. Public Hearings

The *Planning Director* shall have the discretion to hold a public hearing regarding any Substantial Conformance determination. Notwithstanding the foregoing, the *Planning Director* shall have the discretion to refer a Substantial Conformance determination to the Planning Commission. At the discretion of the Planning Commission, a determination of Substantial Conformance shall not require a public hearing. If the Planning Commission determines that the proposed action(s) is/are in substantial conformance with the provisions of the *Specific Plan* or applicable Los Angeles County ordinance not in conflict with the *Specific Plan* or map, the action shall be approved by the Planning Commission. The decision of the Planning Commission with regard to all Substantial Conformance determinations shall be final.

m. Appeal Procedure

All determinations of Substantial Conformance by the *Planning Director* or Director of Public Works shall be final unless appealed pursuant to the provisions below. An appeal of a Substantial Conformance determination may be made by the applicant or any interested person concerning the action(s) taken by the *Planning Director* or Director of Public Works under the provisions of this section. Such appeal shall be filed with the Regional Planning Commission within fifteen (15) calendar days following the mailing of a notification. The decision of the Regional Planning Commission shall be final.

3. Conditional Use Permit Process

The Conditional Use Permit procedure for the *Specific Plan* is set forth in Los Angeles County Code, Title 22 Chapter 22.56 Part 1, in effect as of the date the *Specific Plan* is adopted. The purpose of the procedure is to provide a mechanism to permit, on a case-by-case basis, uses which may be appropriate in certain *land use designations*.

A "conditional use," as defined by the County, means a use which because of characteristics peculiar to it, or because of size, technological process or type of

equipment, or because of its location with reference to surroundings, street or highway width, traffic generation or other demands on public services, requires special consideration relative to placement at specific locations in the *land use designation(s)* where classified, to ensure proper integration with other existing or permitted uses in the same designation.

4. Variances

The Variance Procedure for the *Specific Plan* is set forth in Los Angeles County Code, Title 22 Chapter 22.56 Part 2, in effect as of the date the *Specific Plan* is adopted. The purpose of the Variance Procedure is to permit modification of development standards as they apply to particular uses when practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of the *Specific Plan* develop through strict literal interpretation and enforcement of such provisions.

A Variance to the *Specific Plan* regulations or LACPZC may be granted to permit modification of:

- Building line setbacks, yards, open area and transition areas;
- Height, lot coverage, density and bulk regulations;
- Off-street parking spaces, maneuvering areas and driveway width, and paving standards;
- Landscaping requirements;
- Wall, fencing and screening requirements;
- Street and highway dedication and improvement standards;
- Lot area and width requirements;
- Operating conditions such as hours or days of operation, number of employees, and equipment limitations;
- Sign regulations other than outdoor advertising; and
- Distance-separation requirements.

5. Adjustment / Transfer / Conversion Provisions

Regulations governing adjustments, transfers, and conversions are set forth in Section 3.5. The implementation provisions for *Planning Area* boundary adjustments, dwelling unit and transfers, as well as other types of adjustments, including residential and non-residential building square footage transfers and conversions, are set forth below.

a. Planning Area Boundary and Acreage Adjustments

Development Regulations to govern boundary and acreage adjustment of *Planning Areas* are set forth in Sections 3.5, paragraph 2a. To implement those regulations, the procedures and policies listed below shall be followed:

(1) The subdivision process may result in *Planning Area(s)* boundary and acreage adjustments within limits defined in the *Development Regulations*.

(2) Any *Planning Area* boundary and acreage adjustment requested by a subdivision map or *finance map* application shall be accompanied by a revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table (Table 5.4-1). The updated, revised map and table shall show adjusted *Planning Area* boundary and acreage totals. All drafts of such tables and the final version shall be identified by a revision date located in the title block.

b. Transfer of Dwelling Units

Development Regulations to govern residential dwelling unit transfer between *Planning Areas* are set forth in Sections 3.5, paragraph 2b. To implement those regulations, the procedures and policies listed below shall be followed. Any dwelling unit transfer requested by a subdivision map, *finance map*, land use conversion, or other type of application shall be accompanied by:

(1) A revised Annotated Land Use Plan (Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Table 5.4-1), and a revised Park and Recreation Improvements Summary (see Table 5.4-2).

(2) The updated, revised tables shall show adjusted dwelling unit totals and/or adjusted park acreage totals. All drafts of such tables and the final version shall be identified by a revision date located in the title block.

c. Transfer of Non-Residential Building Square Footage Between Commercial/Mixed-Use/Visitor-Serving Planning Areas

Development Regulations to govern non-residential building square footage transfer between Commercial, Mixed-Use and Visitor-Serving *Planning Areas* are set forth in Sections 3.5, paragraph 2c. To implement those regulations, the following procedures and policies shall be followed:

(1) Any non-residential building square footage transfer requested by a subdivision map, *finance map*, land use conversion, or other type of application shall be accompanied by a revised Annotated Land Use Plan and a Annotated Land Use Plan Statistical Table (see Table 5.4-2). The updated, revised map and table shall show adjusted building square footage totals. All drafts of such tables and the final version shall be identified by a revision date located in the title block.

d. Transfer of Non-Residential Building Square Footage Between Business Park Planning Areas

Development Regulations to govern non-residential building square footage transfer between Business Park *Planning Areas* are set forth in Sections 3.5, paragraph 2d. To implement those regulations, the following procedures and policies shall be followed:

(1) Any non-residential building square footage transfer requested by a subdivision map, *finance map*, land use conversion, or other type of application shall be accompanied by a revised Annotated Land Use Plan and a Annotated Land Use Plan Statistical Table (see Table 5.4-2). The updated, revised map and table shall show adjusted dwelling unit totals and/or adjusted park acreage totals. All drafts of such tables and the final version shall be identified by a revision date located in the title block.

e. Second Units Transfer and Exchange

The exchange of dwelling units for *Second Units* and the transfer of Second Units are governed by the regulations set in Section 3.5, paragraph 2e. The exchange and/or transfer shall be documented by submittal to the County of an updated, revised Annotated Land Use Plan, Annotated Land Use Plan Statistical Table (Table 5.4-2), and Park and Recreation Improvements Summary (Table 5.4-2).

f. Land Use Conversions

The *land use designation* for *Planning Areas*, or portions thereof, may be converted pursuant to regulations set forth in Section 3.5, paragraph 3.

(1) <u>Conversion of Commercial Development to Residential Development</u>

The conversion of Commercial or Mixed-Use *land use designation* to Residential *land use designation* is governed by the regulations in Section 3.5, paragraph 3a. The conversion shall be documented by submittal to the County of an updated, revised Annotated Land Use Plan

(Exhibit 5.4-1), Annotated Land Use Plan Statistical Table (Table 5.4-1), and Park and Recreation Improvements Summary (Table 5.4-2).

(2) Conversion of Residential Development to Commercial Development

The conversion of Residential *land use designation* to Commercial or Mixed-Use *land use designation* is governed by the regulations in Section 3.5, paragraph 3b. The conversion shall be documented by submittal to the County of an updated, revised Annotated Land Use Plan (Exhibit 5.4-1), and Annotated Land Use Plan Statistical Table (Table 5.4-1), and a revised Park and Recreation Improvements Summary (Table 5.4-2).

g. Land Use Overlay Adjustments

Land use overlays, which serve to provide approximate locations for public services facilities such as parks and schools and are represented by symbols on the Land Use Plan (see Exhibit 2.3-1 and Section 2.3, paragraph 2), are subject to adjustment in terms of size, quantity, and location. Underlying *land use designations* on the Land Use Plan remain in effect as public facilities sites are adjusted.

6. Amendment Procedures

The California Government Code (Sections 65453-65454) allows Specific Plans to be prepared, adopted, and amended in the same manner as General Plans. Amendment(s) to the *Specific Plan* shall be prepared, adopted, and amended in a similar manner as it was adopted. Said amendment or amendments shall not require a concurrent General Plan amendment unless it is determined by the Los Angeles County Department of Regional Planning that the proposed *Specific Plan* amendment is inconsistent with the Los Angeles County General Plan.

5.3 PHASING PROGRAM

1. Purpose and Intent

The primary intention of the Newhall Ranch Phasing Program is to correlate appropriate infrastructure requirements to site development. To allow for a flexible phasing program, the five (5) individual villages of Newhall Ranch have been planned so that each Village may be developed independently, in any order. Villages may also be developed concurrently to allow for maximum efficiency of infrastructure implementation and to meet market demand. Each Village may also be phased so long as infrastructure, including roads, water, sewer, and drainage systems are in place as development occurs.

The sequence of development for Newhall Ranch will be influenced by the following factors: 1) the economy; 2) the rate of growth of other regional projects; and 3) changes in regional infrastructure/public facilities conditions and needs.

As these factors change during the course of the buildout process, necessary adjustments in corresponding infrastructure requirements will be instituted as set forth below.

2. Phasing Mechanisms

a. Tentative Subdivision Maps

The basic phasing mechanism of the *Specific Plan* is the tentative subdivision map. As each tentative subdivision map is processed, infrastructure requirements for that subdivision will be established. The infrastructure requirements for each tentative subdivision map will be consistent with the Conceptual Backbone Infrastructure systems set forth in Section 2.5 of the *Specific Plan*, subject to review for substantial compliance with the *Specific Plan* by the *Planning Director* (see Section 5.2, paragraph 2). Concurrent with the submittal of each tentative subdivision map, updated Annotated Land Use Plan Statistical Table and Park and Recreation Improvements Table will be filed with the County, as set forth in Section 5.4 of the *Specific Plan*.

b. Adjustment / Transfer / Conversion Regulations

The Adjustment / Transfer / Conversion Regulations set forth in Section 3.5 (implementation provisions to these regulations are found in Section 5.2, paragraph 6) provide the *Specific Plan* with the flexibility to adapt development phasing to the changes precipitated by a fluctuating economy and regional infrastructure/public facility conditions.

c. Public Facility Overlays

Public facility *land use overlays* such as parks and schools have been designated by the Land Use Plan, Exhibit 2.3-1. The location of these land uses are preliminary and will be defined at the time of subdivision map submittal. The use of these overlays allow for land use allocation and phasing planning, while maintaining the necessary flexibility to adapt to changing conditions and ongoing negotiations.

5.4 MONITORING PROGRAM

1. Purpose and Intent

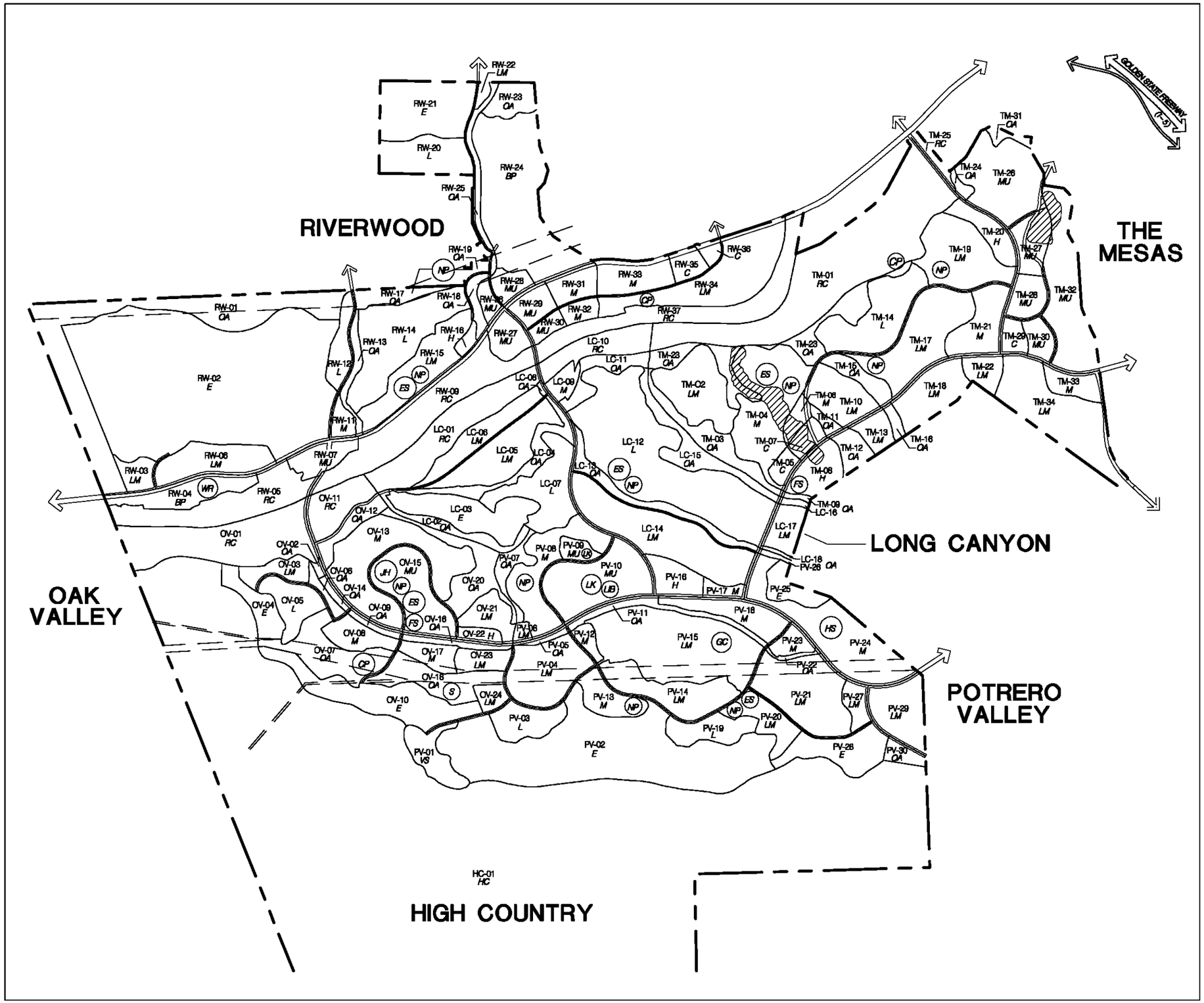
The intent of the Monitoring Program is to provide assurances to the County that Newhall Ranch is developed in a manner which is consistent with the provisions of this *Specific Plan*. The Monitoring Program for this *Specific Plan* will serve two functions. The primary function is to establish a system to record annual progress in the phasing of the development and the implementation of corresponding required infrastructure. The secondary function of the Monitoring Program is to establish a system whereby periodic adjustments to *Planning Areas* and/or *land use designations* pursuant to Section 3.5 within the *Specific Plan Area* may be accomplished and documented.

This section provides the mechanisms by which the County will monitor the implementation of the Land Use Plan (Exhibit 2.3-1), the Overall Land Use Plan Statistical Summary (Table 2.3-1), the Newhall Ranch Park Requirements, Section 2.7, paragraph 4, and Spineflower Preserve Area Monitoring and Mitigation Plan.

A revised Annotated Land Use Plan (Exhibit 5.4-1), a revised Annotated Land Use Plan Statistical Summary Table (Table 5.4-1), a revised Park and Recreation Improvements Summary (Table 5.4-2), and a revised Infrastructure and Community Amenities Improvement Summary Table (Table 5.4-3) shall be provided annually and accompany each tentative subdivision map(s) and/or parcel map(s) submitted to the County. In a like manner, a revised Annotated Land Use Plan, Statistical Table, and Park and Recreation Improvements Table shall be submitted with each conversion, transfer or adjustment to *Planning Area(s)* regardless of whether or not a subdivision map is filed.

2. Annotated Land Use Plan

The Annotated Land Use Plan, Exhibit 5.4-1, is consistent with the Land Use Plan (Exhibit 2.3-1) and identifies *Planning Areas* and corresponding *land use designations* by Village and *Planning Area* number, along with other planning information relative to implementation of the Land Use Plan (Exhibit 2.3-5) for the *Specific Plan*.



NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

PV-17	PLANNING AREA
E	ESTATE RESIDENTIAL
L	LOW RESIDENTIAL
LM	LOW-MEDIUM RESIDENTIAL
M	MEDIUM RESIDENTIAL
H	HIGH RESIDENTIAL
MU	MIXED-USE
C	COMMERCIAL (RETAIL/OFFICE)
BP	BUSINESS PARK
VS	VISITOR SERVING
OA	OPEN AREA
RC	RIVER CORRIDOR SPECIAL MANAGEMENT AREA
HC	HIGH COUNTRY SPECIAL MANAGEMENT AREA
	ROADS *
	SCE/UTILITY EASEMENTS
	CDFG SPINEFLOWER CONSERVATION EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS)

CP	COMMUNITY PARK
NP	NEIGHBORHOOD PARK
ES	ELEMENTARY SCHOOL
JH	JUNIOR HIGH SCHOOL
HS	HIGH SCHOOL
LIB	LIBRARY
GC	GOLF COURSE
LK	COMMUNITY LAKE
FS	FIRE STATION
S	ELECTRICAL SUBSTATION
WR	WATER RECLAMATION PLANT

Roads/road rights of way within CDFG spineflower conservation easements and all other spineflower preserves are subject to realignment prior to subdivision approval pursuant to Board motion (March 25, 2003).

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

10 ACRES 40 ACRES

Computer Mapping by FORMA Systems

EXHIBIT 5.4-1

ANNOTATED LAND USE PLAN

MAY 2003

m:\newhall1\sp-revise-0403\anno_lup.dwg

3. Annotated Land Use Plan Statistical Table

The Annotated Land Use Plan Statistical Table, Table 5.4-1, contains the statistical breakdown for each of the *Planning Areas* shown on the Annotated Land Use Plan in terms of gross acreage. For Residential and Mixed-Use *Planning Areas*, the planned and maximum number of permitted dwelling units are set forth; and for Mixed-Use, Commercial, Business Park and Visitor-serving *Planning Areas*, the planned and maximum non-residential building square footages are given. The estimated gross acres, *planned units* and *planned non-residential building square footages* shown in the Annotated Land Use Plan Statistical Table shall be revised only in accordance with the regulations contained in Section 3.5. The total residential dwelling units (i.e., 20,885 dwelling units and 423 *Second Units*) and the total non-residential building square footage (i.e., 5,549,000) as set forth in the Annotated Land Use Plan Statistical Table shall not be exceeded without amendment to the Specific Plan.

4. Park and Recreation Improvements Summary

The Park and Recreation Improvements Summary, Table 5.4-2, is intended to provide for an ongoing, updated documentation of the fulfillment of Local Park Dedication requirements over the life of the *Specific Plan*. An updated, revised Park and Recreation Improvements Summary must be submitted to Los Angeles County annually and with each tentative subdivision map permitting construction. A revised summary is also required when dwelling units between *Planning Areas* are transferred or conversion of residential units is effected (see Section 3.5).

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE

RIVERWOOD			RESIDENTIAL				NON-RESIDENTIAL	
			Dwelling Units		Second Units[1]			
	Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL								
E ESTATE	RW-02	596.7	215	323	215	323	–	–
E	RW-21	95.7	19	29	19	29	–	–
L LOW	RW-12	29.0	26	39	–	39	–	–
L	RW-14	119.7	108	162	–	162	–	–
L	RW-20	49.5	45	68	–	68	–	–
LM LOW-MEDIUM	RW-03	20.3	117	176	–	–	–	–
LM	RW-06	64.2	299	449	–	–	–	–
LM	RW-15	81.5	377[2]	566[2]	–	–	–	–
LM	RW-22	5.3	30[3]	45[3]	–	–	–	–
LM	RW-34	116.6	534	801	–	–	–	–
M MEDIUM	RW-11	15.0	267[3]	401[3]	–	–	–	–
M	RW-31	26.5	304[3]	456[3]	–	–	–	–
M	RW-32	14.1	206[3]	309[3]	–	–	–	–
M	RW-33	39.5	400	600	–	–	–	–
H HIGH	RW-16	8.3	263	395	–	–	–	–
		1,281.9	**3,210**		**234**		**0**	
MIXED USE								
MU MIXED USE	RW-07	30.9	–	–	–	–	162,000	243,000
MU	RW-26	12.0	–[3]	–[3]	–	–	191,000	286,500
MU	RW-27	27.8	–	–	–	–	396,000	594,000
MU	RW-28	19.8	–[3]	–[3]	–	–	285,000	427,500
MU	RW-29	25.0	–[3]	–[3]	–	–	317,000	475,500
MU	RW-30	12.5	–	–	–	–	189,000	283,500
		128.0	**0**		**0**		**1,540,000**	
NON-RESIDENTIAL								
C COMMERCIAL	RW-35	15.6	–	–	–	–	131,000	196,500
C	RW-36[4]	6.7	–	–	–	–	–	–
BP BUSINESS PARK	RW-04	51.6	–	–	–	–	200,000	300,000
BP	RW-24	197.0	–	–	–	–	1,095,000	1,642,500
OA OPEN AREA	RW-01	197.2	–	–	–	–	–	–
OA	RW-13	17.2	–	–	–	–	–	–
OA	RW-17	22.6	–	–	–	–	–	–
OA	RW-18	13.7	–	–	–	–	–	–
OA	RW-19	10.4	–	–	–	–	–	–
OA	RW-23	27.1	–	–	–	–	–	–
OA	RW-25	23.5	–	–	–	–	–	–
RC RIVER CORRIDOR	RW-05	98.9	–	–	–	–	–	–
RC	RW-09	134.1	–	–	–	–	–	–
RC	RW-37	107.5	–	–	–	–	–	–
		923.1	**0**		**0**		**1,426,000**	
VILLAGE TOTAL:		**2,332.9**	**3,210**		**234**		**2,966,000**	

1 Second Units require a CUP.
2 The residential dwelling units within RW-22 are restricted to residences, single-family detached, which may include clustered single-family/court homes. Planning Area RW-22 shall not be converted to commercial land use.
3 The total number of residential dwelling units within the Planning Areas of the Indian Dunes portion of the Specific Plan Area (i.e., RW-27 and RW-29 through RW-34) shall not exceed 1,444.
4 Planning Area RW-36 has been identified as a potential site for a transit station.

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

OAK VALLEY				RESIDENTIAL				NON-RESIDENTIAL	
				Dwelling Units		Second Units[1]			
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL									
E	ESTATE	OV-04[2]	32.6	12	18	12	18	–	–
E		OV-10[2]	98.1	28	42	28	42	–	–
L	LOW	OV-05	41.2	37	56	–	56	–	–
LM	LOW MEDIUM	OV-03	25.0	108	162	–	–	–	–
LM		OV-21	30.1	139	209	–	–	–	–
LM		OV-23	21.8	72	108	–	–	–	–
LM		OV-24	13.9	52	78	–	–	–	–
M	MEDIUM	OV-08	30.1	313	470	–	–	–	–
M		OV-13	136.4	1,216	1,824	–	–	–	–
M		OV-17	22.8	258	387	–	–	–	–
H	HIGH	OV-22	11.2	281	422	–	–	–	–
			463.2	**2,516**		**40**		**0**	
MIXED USE									
MU	MIXED USE	OV-15	82.6	337	–	–	–	381,000	571,500
			82.6	**337**		**0**		**381,000**	
NON-RESIDENTIAL									
OA	OPEN AREA	OV-09	8.1	–	–	–	–	–	–
OA		OV-02	2.8	–	–	–	–	–	–
OA		OV-07	69.8	–	–	–	–	–	–
OA		OV-06	10.1	–	–	–	–	–	–
OA		OV-12	25.7	–	–	–	–	–	–
OA		OV-14	6.3	–	–	–	–	–	–
OA		OV-16	15.0	–	–	–	–	–	–
OA		OV-18	57.3	–	–	–	–	–	–
OA		OV-20	51.9	–	–	–	–	–	–
RC	RIVER CORRIDOR	OV-01	144.0	–	–	–	–	–	–
RC		OV-11	45.3	–	–	–	–	–	–
			436.3	**0**		**0**		**0**	
	VILLAGE TOTAL:		**982.1**	**2,853**		**40**		**381,000**	

1 Second Units require a CUP.
2 Construction of buildings and other structures shall only be permitted upon developed pads within Planning Areas OV-04 and OV-10 and shall not be permitted on southerly slopes facing High Country SMA or in the area between the original SEA 20 boundary and the High Country boundary (see Appendix 7.7).

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

POTRERO VALLEY				RESIDENTIAL				NON-RESIDENTIAL	
				Dwelling Units		Second Units[1]			
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL									
E	ESTATE	PV-02[2]	341.0	93	140	93	140	–	–
E		PV-25	25.2	7	11	7	11	–	–
E		PV-28[2]	58.6	21	32	21	32	–	–
L	LOW	PV-03	39.9	36	54	–	54	–	–
L		PV-19	38.9	35	53	–	53	–	–
LM	LOW-MEDIUM	PV-04	82.2	309	464	–	–	–	–
LM		PV-06	5.7	27	41	–	–	–	–
LM		PV-14	72.8	189	284	–	–	–	–
LM		PV-15	178.7	280	420	–	–	–	–
LM		PV-20	39.6	98	147	–	–	–	–
LM		PV-21	105.9	245	368	–	–	–	–
LM		PV-27	18.8	69	104	–	–	–	–
LM		PV-29	58.6	229	344	–	–	–	–
M	MEDIUM	PV-08	80.4	758	1,137	–	–	–	–
M		PV-12	11.5	166	249	–	–	–	–
M		PV-13	34.8	212	318	–	–	–	–
M		PV-17	10.9	115	173	–	–	–	–
M		PV-18	47.2	350	525	–	–	–	–
M		PV-23	16.9	203	305	–	–	–	–
M		PV-24	122.6	307	461	–	–	–	–
H	HIGH	PV-16	31.4	692	1,038	–	–	–	–
			1,421.6	**4,441**		**121**		**0**	
MIXED USE									
MU	MIXED USE	PV-09	13.7	150	225	–	–	–	–
MU		PV-10	101.5	822	1,233	–	–	540,000	810,000
			115.2	**972**		**0**		**540,000**	
NON-RESIDENTIAL									
VS	VISITOR SERVING	PV-01	36.7	–	–	–	–	174,000	261,000
OA	OPEN AREA	PV-05	6.1	–	–	–	–	–	–
OA		PV-07	19.4	–	–	–	–	–	–
OA		PV-11	26.5	–	–	–	–	–	–
OA		PV-22	3.9	–	–	–	–	–	–
OA		PV-26	2.9	–	–	–	–	–	–
OA		PV-30	13.5	–	–	–	–	–	–
			109.0	**0**		**0**		**174,000**	
	VILLAGE TOTAL:		**1,645.8**	**5,413**		**121**		**714,000**	

1 Second Units require a CUP.
2 Construction of buildings and other structures shall only be permitted upon developed pads within Planning Areas PV-02 and PV-28 and shall not be permitted on southerly slopes facing High Country SMA or in the area between the original SEA 20 boundary and the High Country boundary (see Appendix 7.7).

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

LONG CANYON				RESIDENTIAL				NON-RESIDENTIAL	
				Dwelling Units		Second Units[1]			
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL									
E	ESTATE	LC-03	76.1	28	42	28	42	–	–
L	LOW	LC-07	75.3	68	102	–	102	–	–
L		LC-12	261.2	235	353	–	353	–	–
LM	LOW-MEDIUM	LC-05	75.9	437	656	–	–	–	–
LM		LC-06	48.5	247	371	–	–	–	–
LM		LC-14	139.4	377	566	–	–	–	–
LM		LC-17	27.4	70	105	–	–	–	–
M	MEDIUM	LC-09	15.5	231	347	–	–	–	–
			719.3	**1,693**		**28**		**0**	
NON-RESIDENTIAL									
OA	OPEN AREA	LC-02	23.6	–	–	–	–	–	–
OA		LC-04	39.6	–	–	–	–	–	–
OA		LC-08	1.7	–	–	–	–	–	–
OA		LC-11	28.5	–	–	–	–	–	–
OA		LC-13	40.2	–	–	–	–	–	–
OA		LC-15	44.9	–	–	–	–	–	–
OA		LC-16	3.5	–	–	–	–	–	–
OA		LC-18	2.2	–	–	–	–	–	–
RC	RIVER CORRIDOR	LC-01	100.3	–	–	–	–	–	–
RC		LC-10	48.5	–	–	–	–	–	–
			333.1	**0**		**0**		**0**	
	VILLAGE TOTAL:		**1,052.4**	**1,693**		**28**		**0**	

1 Second Units require a CUP.

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

THE MESAS				RESIDENTIAL				NON-RESIDENTIAL	
				Dwelling Units		Second Units[1]			
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL									
L	LOW	TM-14	89.7	81	122	–	122	–	–
LM	LOW-MEDIUM	TM-02	77.1	313	470	–	–	–	–
LM		TM-10	51.5	148	222	–	–	–	–
LM		TM-13	21.2	63	95	–	–	–	–
LM		TM-17	105.7	364	546	–	–	–	–
LM		TM-18	57.6	129	194	–	–	–	–
LM		TM-19	90.1	294	441	–	–	–	–
LM		TM-22	22.2	52	78	–	–	–	–
LM		TM-34	124.2	332	498	–	–	–	–
M	MEDIUM	TM-04	122.8	1,076	1,614	–	–	–	–
M		TM-06	13.4	83	125	–	–	–	–
M		TM-21	53.6	586	879	–	–	–	–
M		TM-33	27.0	320	480	–	–	–	–
H	HIGH	TM-08	38.9	568	852	–	–	–	–
H		TM-20	32.0	515	773	–	–	–	–
			926.9	**4,924**		**0**		**0**	
MIXED USE									
MU	MIXED USE	TM-26	107.0	439	659	–	–	1,009,500	1,514,250
MU		TM-27	36.2	258	387	–	–	90,000	135,000
MU		TM-28	28.3	591	887	–	–	–	–
MU		TM-30	20.3	314	471	–	–	–	–
MU		TM-32	111.1	1,190	1,785	–	–	69,500	104,250
			302.9	**2,792**		**0**		**1,169,000**	
NON-RESIDENTIAL									
C	COMMERCIAL	TM-05	12.6	–	–	–	–	119,000	178,500
C		TM-07	16.1	–	–	–	–	70,000	105,000
C		TM-29	16.2	–	–	–	–	130,000	195,000
OA	OPEN AREA	TM-03	42.2	–	–	–	–	–	–
OA		TM-09	3.1	–	–	–	–	–	–
OA		TM-11	7.6	–	–	–	–	–	–
OA		TM-12	20.5	–	–	–	–	–	–
OA		TM-15	24.1	–	–	–	–	–	–
OA		TM-16	7.3	–	–	–	–	–	–
OA		TM-23	77.7	–	–	–	–	–	–
OA		TM-24	6.2	–	–	–	–	–	–
OA		TM-31	6.5	–	–	–	–	–	–
RC	RIVER CORRIDOR	TM-01	286.3	–	–	–	–	–	–
RC		TM-25	9.9	–	–	–	–	–	–
			536.3	**0**		**0**		**319,000**	
	VILLAGE TOTAL:		**1,766.1**	**7,716**		**0**		**1,488,000**	

1 Second Units require a CUP.

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

HIGH COUNTRY			RESIDENTIAL				NON-RESIDENTIAL	
			Dwelling Units		Second Units[1]			
	Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
NON-RESIDENTIAL								
HC	HC-01	4,184.6	–	–	–	–	–	–
TOTAL		**4,184.6**	**0**		**0**		**0**	

1 Second Units require a CUP.

GRAND TOTAL:	**11,963.8**	**20,885**		**423**	**5,549,000**

TABLE 5.4-2
PARK AND RECREATION IMPROVEMENTS SUMMARY

	DEDICATION REQUIREMENTS			LOCAL PARK IMPROVEMENTS			
VILLAGE _____	**A** **Total Units**	**B** **Population Factor**	**C** **Local Park Requirement (A x B x .003)**	**D** **Local Park Acres Provided**	**E** **Local Park Improvements ($)**	**F** **Total Acres Provided (D + E/126,000)**	**Surplus (Deficit) (F - C)**
1. Tract #_____							
A. Single-Family Detached Residences		3.17	0.00			0.00	0.00
B. Single-Family Attached Residences and Multi-Family with less than 5 Units/Building		2.73	0.00			0.00	0.00
D. Multi-Family with 5 or more Units/Building		2.38	0.00			0.00	0.00
Tract Total	0		0.00	0.00	0.00	0.00	0.00
2. Tract #_____			0.00			0.00	0.00
A. Single-Family Detached Residences		3.17	0.00			0.00	0.00
B. Single-Family Attached Residences and Multi-Family with less than 5 Units/Building		2.73	0.00			0.00	0.00
C. Multi-Family with 5 or more Units/Building		2.38	0.00			0.00	0.00
Tract Total	0		0.00			0.00	0.00
VILLAGE TOTAL	**0**		**0.00**			**0.00**	**0.00**

5. Infrastructure, Community Amenities and Entitlements Status Summary

The Infrastructure, Community Amenities and Entitlements Status Summary, Table 5.4-3, is intended to provide for an ongoing, updated documentation of dates of dedication or completion of required infrastructure and community amenities for each subdivision, as well as the status of discretionary applications and associated environmental reviews filed with the County or other government agency, over the life of the *Specific Plan.* An updated, revised Infrastructure, Community Amenities and Entitlements Status Summary must be submitted annually and with each tentative subdivision map permitting construction.

TABLE 5.4-3
INFRASTRUCTURE, COMMUNITY AMENITIES, AND ENTITLEMENTS STATUS SUMMARY

___ Village		
Tract/Parcel Map No. ___	**Date of Completion**	**Date of Dedication**
Infrastructure Requirements		
Roads		
Bridges		
Other		
a)		
b)		
c)		
d)		
Community Amenities Requirements		
List		
a)		
b)		
c)		
d)		
Discretionary Applications and Environmental Review	**Government Agency**	**Entitlement Status**
List by type, application no., and associated environmental review document	Agency name	Pending or approved, and date

5.5 FINANCING AND MAINTENANCE OF IMPROVEMENTS

A facilities financing program is important to implementation of Newhall Ranch. The financing program needs to assure the timely financing of public streets, utilities, and other necessary capital improvements.

Various techniques are available for financing of the improvements associated with project development. The exact financing method for various improvements will be determined in conjunction with the phasing of the infrastructure. Some of the possible funding mechanisms for Newhall Ranch public improvements are listed below:

- Impact fees;
- Community Facility District (i.e., Mello-Roos);
- Community Service Districts
- Other forms of Assessment Districts;
- Facilities Benefit Assessment;
- Conventional subdivision financing;
- Turn-key construction by project applicants;
- Land reservation, offers of dedication, fee dedications and/or easements;
- Landscape and Lighting Districts
- Per unit hook-up charges;
- Reimbursement agreements; and
- State and/or Federal grants and loans (e.g., MTA, Federal Transportation Funds, and various infrastructure financing programs).

6.1 PURPOSE AND INTENT

For the purposes of this *Specific Plan*, the definitions contained in Title 22 of the Los Angeles County Planning and Zoning Code (LACPZC) shall apply for each section of the *Specific Plan* except as otherwise provided in Section 6.2 below.

6.2 DEFINITIONS

Accessory Use -- (As defined in LACPZC Section 22.08) means a use customarily incidental to, related and clearly subordinate to a principal use established on the same lot or parcel of land, which accessory use does not alter said principal use nor serve property other than the lot or parcel of land on which the principal use is located. "Appurtenant use" means the same as accessory use. (For Accessory Use Matrix, see Table 3.4-3.)

ACOE -- U.S. Army Corps of Engineers.

ACOE Jurisdictional Waters -- See "Waters of the United States."

adult businesses -- Shall be as defined in LACPZC Section 22.08.010A and be limited to the Business Park Planning Area RW-04 as designated on Exhibit 5.4-1, Annotated Land Use Plan. Such uses shall be subject to all applicable LACPZC standards and codes.

amphitheaters - large -- Unroofed or partially enclosed building or structure, used for public assembly and/or entertainment, seating 200 or more people.

amphitheaters - small -- Unroofed or partially enclosed building or structure, used for public assembly and/or entertainment, seating less than 200 people.

animal hospitals -- A place where animals no larger than the largest breed of dogs are given medical and surgical treatment. Boarding of such animals shall be incidental to such hospital use.

animal raising -- The non-commercial raising of pets, the number of which shall not exceed five (5) of any one species. The raising of such pets shall be subject to LACPZC Sections 22.52.300, 22.52.310, and 22.52.320, where permitted, as set forth in Section 3.4.

Appurtenant Use -- See Accessory Use.

architectural features -- See setback.

assembly plants -- Manufacturing facilities which assemble pre-fabricated components.

athletic fields, excluding stadiums -- Open Area designed for team sports (i.e., baseball, football, soccer) which do not contain permanent seating for spectators.

automobile repair and maintenance garages -- A retail/service place of business engaged primarily in the repair/maintenance/towing of automobiles. All impound or other storage of automobiles will be fenced or within an enclosed area.

automobile sales/rental/leasing -- A retail place of business engaged primarily in sales/ rental/leasing of automobiles. Repair or service work done on the premises is incidental to main business of sales/rental/leasing of automobiles.

automobile service station -- Shall be as defined in LACPZC Section 22.08. The enterprise may include a retail sales component (e.g., Mini Mart) as an accessory use.

bars and cocktail lounges -- Establishments engaged primarily in serving alcohol for on-premises consumption with an occupant load of less than 200.

bedroom -- A room other than a bathroom, kitchen, dining room, living room, family room or den which is used for sleeping and contains a clothes closet.

boat building and major repairs -- The manufacture and repair of boats and boat engines, including the use of fiberglass.

breweries, micro -- Production of beer, primarily for consumption on the premises in any bar, cocktail lounge, or restaurant.

building height (building envelope) -- Building height shall be measured along perpendiculars (plumb lines) from the elevation of the finished grade to the architectural features described below in Exhibit 6-2.1, Building Envelope. Exhibit 6.2-1 portrays the application of the height criteria through the establishment of a building envelope. Height shall be measured to the coping of a flat roof, or to the mid point of the highest gable of a pitched or hipped roof. Elevators, mechanical space, chimneys and architectural treatments (intended to add interest and variation to roof design) and which do not exceed 10% of the roof area, and do not exceed the building height by more than 12 feet, are excluded.

Caltrans -- California Department of Transportation.

Canopy Sign -- Any sign attached to, or constructed in or on, a canopy or marquee.

car and recreational vehicle wash facilities -- A commercial enterprise providing automatic and/or vending machine self-wash facilities for cars and recreational vehicles.

car washes, automatic and hand wash -- A commercial enterprise whose principal service is the cleaning of automobiles for the public, including automatic machine wash facilities and an attendant hand wash area.

care facilities --

> *Day (6 or fewer persons)* — shall include "adult day care facilities", "child care facilities", and "family day care facilities" uses, as defined in LACPZC Chapter 22.08. Such uses shall be subject to all applicable LA County standards and codes.
>
> *Day (7 or more persons)* — shall include "adult day care facilities", "child care facilities", and "family day care facilities" uses, as defined in LACPZC Chapter 22.08. Such uses shall be subject to all applicable LA County standards and codes.
>
> *Residential (7 or more persons)* — shall include "health retreat", as defined by LACPZC Section 22.08.080H, and all permanent child or adult care facilities, subject to all applicable LA County standards and codes.

caretaker -- A person who lives on the premises for the necessary purposes of managing, operating, maintaining, or guarding the premises. The term includes, but is not limited to, a gardener, guard, or other domestic or industrial/commercial custodian who resides on the premises.

caretaker quarters -- Living quarters for a caretaker (see above) which are permitted in non-residential areas and shall not exceed 1,500 square feet. Caretaker quarters are not included within the category of, and are not counted toward, permitted dwelling units as specified in this Specific Plan.

EXHIBIT 6.2-1

BUILDING ENVELOPE

Newhall Ranch Specific Plan

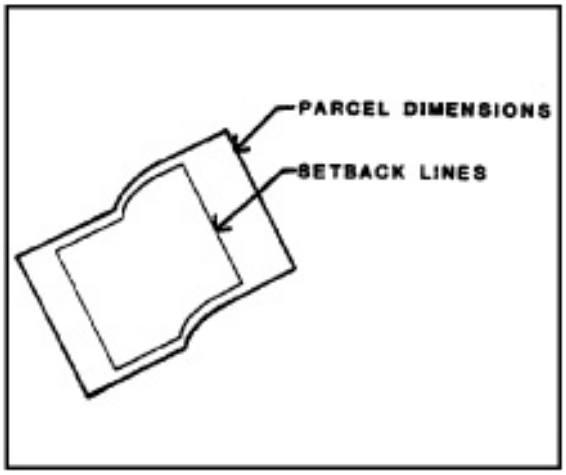


Figure 1
The sides of the envelope are established by the setback of the lot.

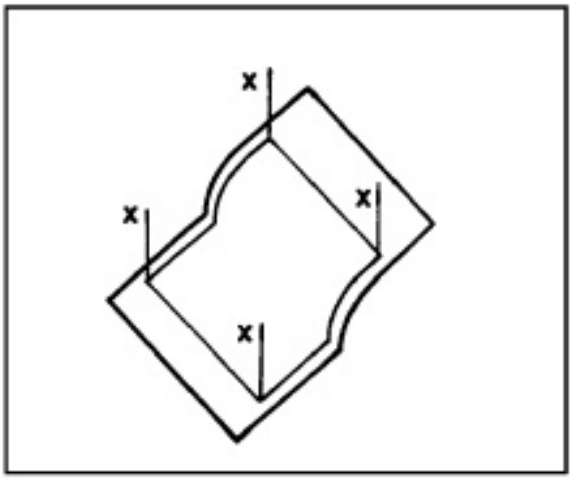


Figure 2
The elevation of any side surface is specified by the maximum building height. Height shall be measured along perpendiculars (plumb lines) from the grade elevation.

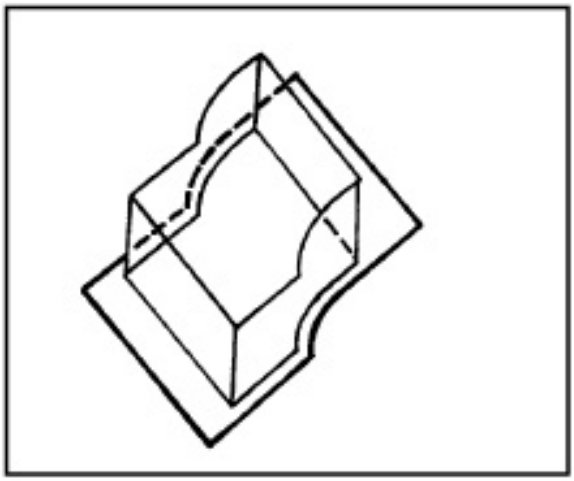


Figure 3
Side surfaces are established as the guideline height is applied to all points of each side.

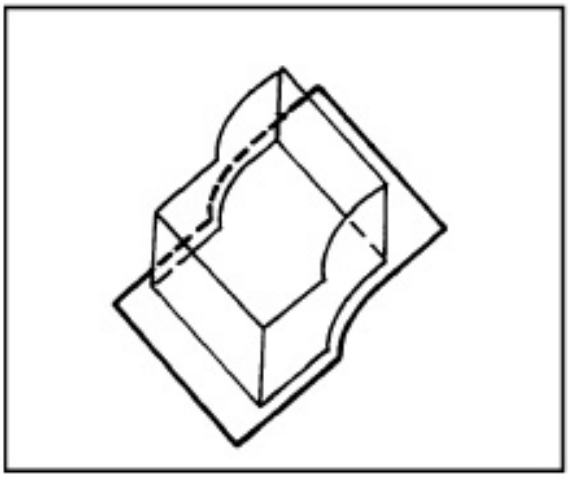


Figure 4
The upper surface of the envelope shall run parallel to the underlying grade elevation (contours) at the guideline building height, as defined herein.

carnivals -- Temporary amusement facilities, that include rides, games of chance, and refreshments that are in operation no more than six (6) weekends, or seven (7) consecutive days at the same location within a calendar year.

CDFG -- California Department of Fish and Game.

CEQA -- California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*, as amended from on occasion.

CEQA Guidelines -- The California Environmental Quality Act Guidelines, California Public Resources Code Section 15000 *et seq.*, as amended from time to time.

cfs -- cubic feet per second.

circuses -- Temporary amusement facilities, that include shows, games of chance, and refreshments, that are in operation a maximum of fourteen (14) days at the same location within a calendar year.

communication equipment buildings -- All structures and facilities which are limited to commercial uses such as radio and television transmitting and receiving antennas, radar stations, and microwave towers.

Community Lake -- A recreation facility which may permit fishing, sailing, swimming, non-motorized boating, and related uses. A conceptual description of this land use is set forth in Section 2.3, paragraph 2b.

conservation and public access easement — A legal agreement that a property owner makes to restrict, for the purposes of conservation, the type and/or amount of development that may take place on said property and also specifies areas, such as trails and/or utility servicing routes, delineating where access is allowed.

conservation easement -- A legal agreement that a property owner makes to restrict, for the purposes of conservation, the type and/or amount of development that may take place on said property.

crops -- Agricultural products grown and harvested on-site, as a commercial operation.

dance halls -- Establishments which are designed for dancing with or without live entertainment and have an occupant load of over 200.

development area -- That portion of the Specific Plan Area in which development occurs as described in this Specific Plan.

Development Regulations and Procedures -- Those regulations and procedures set forth in Chapter 3 of this Specific Plan.

distribution centers -- Warehouse facilities which contain no manufacturing or retail activities.

domestic violence centers -- Shelters designed to temporarily house domestic violence victims. A type of care facility which may include counseling facilities, kitchen facilities and sleeping facilities.

EIR -- Newhall Ranch Environmental Impact Report, State Clearinghouse No. 95011015.

EPA -- United States Environmental Protection Agency.

finance map -- A parcel map or subdivision map solely for the purpose of finance or conveyance of parcels. Recordation of a finance map does not require bonding for improvements or construction of any kind and does not permit construction.

Fire District --The Consolidated Fire Protection District of Los Angeles County.

fire protection plan --First-phase fire protection requirements based upon projected response/travel coverage.

food products -- Food processed for human consumption.

freestanding sign -- Any sign that is anchored directly to the ground or supported from the ground, or is attached to a freestanding wall or fence.

front yard -- See setback.

gas distribution depots -- Distribution facilities for natural gas.

gpd -- gallons per day.

gpm -- gallons per minute.

granny flat -- See Second Unit.

gross acreage -- The overall acreage of a land use area within the Specific Plan Area including the rights-of-way of all roads.

health services -- An establishment providing medical treatment, but not including inpatient or overnight accommodations.

High Country Special Management Area -- The land use designation set forth by the Specific Plan whose purpose is the preservation of the valuable resources of the Santa Susana Mountains portion of the Specific Plan Area (County SEA 20). See Resource Management Plan Section 2.6.

home occupation -- The use of a portion of a primary residence as a place of business per the requirements of Section 3.8.

identification sign -- An on-site sign that indicates the premises, occupants, address, neighborhood, or entrance location.

industrial gases -- The processing and production of gases.

information centers -- A center which provides information to the public regarding the community, including new home developments.

joint powers authority -- The joint powers authority is the governing body responsible for overseeing the *High Country Special Management Area* of Newhall Ranch and shall consist of the following members:

Official voting members:

i. Los Angeles County-4 members:
   (1) A representative of the Los Angeles County Department of Parks and Recreation;
   (2) One representative of the public to be appointed by the County Board of Supervisors (to be a resident of Newhall Ranch after the occupancy of the 1,000th unit);
   (3) A representative of the Center For Natural Lands Management; and
   (4) One additional public representative to be appointed by the County Board of Supervisors;
ii. City of Santa Clarita – two members; and
iii. Santa Monica Mountains Conservancy – two members.

Ex officio member:

i. The Newhall Land and Farming Company (while it owns property within Newhall Ranch).

joint-use or shared parking -- The shared use of off-street parking facilities by more than one (1) land use which satisfies the off-street parking requirements of each. For example, parking may be shared when the land uses have differing hours of operation or differing peak periods of use.

junior high school -- A junior high school for grades 7 and 8.

land use designations -- Land uses as defined and designated in the Newhall Ranch Specific Plan. See Section 2.3, paragraph 2 for descriptions of individual land use designations.

land use overlays -- Symbols on the Land Use Plan which designate approximate locations of public facilities and recreational uses. See Section 2.3, paragraph 3 for descriptions of individual land use overlays.

Library Construction Plan -- Library construction requirements for Newhall Ranch which are mutually agreed upon by the developer and the County Librarian.

Local Park Dedication Ordinance -- A provision of (Sections 21.24.340, 21.24.350, and 21.28.120-150) requiring a ratio of three acres of land per 1,000 residents for local park space. Parks are discussed in Section 2.8 of the Specific Plan, and the phased provision of park space will be documented on Table 5.4.2.

machine shops -- a workshop in which metal and other substances are cut, shaped, formed, or otherwise manipulated by tools.

manufacturing --

> *manufacturing assemblage* — The putting together of goods or wares by manual labor or by machinery.
>
> *manufacturing distribution* — The readying, packaging, and transporting of goods or wares.
>
> *manufacturing of medical supplies and equipment* — The production of supplies and equipment used in the medical or health care industry.

maximum non-residential building square footage -- The maximum non-residential building square footage allowed for a given Planning Area as set forth in the Annotated Land Use Plan Statistical Table, Table 5.4-1.

maximum units -- The maximum number of residential dwelling units allowed for a given Planning Area (i.e., 50% more than the planned units) as set forth in the Annotated Land Use Plan Statistical Table, Table 5.4-1.

maximum Second Units -- The maximum number of Second Units allowed for a given Planning Area (i.e., 50% more than the planned Second Units) as set forth in the Annotated Land Use Plan Statistical Table, Table 5.4-1.

mgd -- million gallons per day.

Mitigation and Habitat Management Program -- The biological resource component of the Newhall Ranch Resource Management Plan as described in Section 2.6 of the Specific Plan.

mobile home as residence during construction -- shall mean "mobile home" as defined in AD Section 22.08, and shall be removed within twelve months of the completion of construction activities.

model home complex -- A group of homes temporarily used as examples to sell future homes and including a sales office which shall be removed and/or converted or sold within nine months of the sale of the last home in the housing tract.

motion picture sets, temporary -- Structures and activities (including "strike and preparation days" as defined in LACPZC) in support of motion picture production not exceeding six months in duration and regulated by the County Film Coordinating Office.

museums -- Establishments designed to display historical or other cultural artifacts and/or provide research facilities for the study of such artifacts.

oak resources -- Oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, Southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs.

office -- Business establishments which do not provide manufacturing, warehousing or retail sales.

oil and natural gas operations -- The extraction, injection, and storage of oil and gas, pursuant to requirements of the California Department of Conservation, Division of Oil and Gas (includes the storage of gas underground and all surface structures, pumps, etc.).

Open Area -- The land use designation set forth by the *Specific Plan* to provide regulations for the open land which occurs between development areas or as transition to the Special Management Areas. Open Area includes Community Parks, major creeks and drainages, significant landforms, oak woodland and savannah, and cultural sites.

permanent sign -- A sign intended to be erected and maintained for a period of more than 60 days.

planned non-residential building square footage -- The planned non-residential building square footage for a given Planning Area as set forth in the Annotated Land Use Plan Statistical Table, Table 5.4-1. The total amount of planned non-residential building square footage for all Planning Areas within the Specific Plan Area shall not exceed 5,681,000 sq. ft.

planned units -- The number of dwelling units planned for each of the Residential and/or Mixed Use Planning Areas as set forth in the Annotated Land Use Plan Statistical Table, Table 5.4-1. The number of planned units for a given Planning Area may be exceeded only pursuant to Section 3.5, Adjustment / Transfer / Conversion Regulations. The total number of planned units for all Planning Areas within the Specific Plan Area shall not exceed 21,615 dwelling units and 423 Second Units.

planned Second Units -- The number of Second Units planned for each of the Residential and/or Mixed Use Planning Areas as set forth in the Annotated Land Use Plan Statistical Table, Table 5.4-1. The number of planned Second Units for a given Planning Area may be exceeded only pursuant to Section 3.5, Adjustment / Transfer / Conversion Regulations.

Planning Area -- A defined geographic area within the Specific Plan Area as depicted on Exhibit 5.4-1, Annotated Land Use Plan, that contains a land use designation and acreage.

Planning Commission -- The Regional Planning Commission of the County of Los Angeles. Consistent with Title 22 of the Planning and Zoning Code, Chapter 22.56, action on an application may include a hearing officer or commission consideration.

Planning Director -- The Los Angeles County Planning Director or his or her designee.

principal use -- (As defined in LACPZC Section 22.08) a primary or dominant use established, or proposed to be established, on a lot or parcel of land. See Permitted Uses Matrix Table 3.4-2.

project design features -- The elements of the planning process incorporated into the Land Use Plan as described in the Resource Management Plan, Section 2.6, paragraph 1c.

qualified biologist -- A biologist selected by the applicant for a permit and approved by the County or the permitting agency.

real estate tract office -- A temporary facility whose purpose is to coordinate real estate sales operations which shall be removed and/or sold within nine months of the sale of the last real estate component in the tract.

rear yard -- See setback.

recreation club, commercial -- (As defined in LACPZC Section 22.08) a commercial enterprise offering the use of outdoor recreational facilities to the public. Such facilities may include indoor dressing rooms, work-out equipment, a sauna or steam room, and a restaurant or pro shop as an accessory use.

recreational vehicle rentals -- The commercial enterprise of renting recreational vehicles to the public.

residences, multi-family -- An attached residential building of two or more stacked living units.

residences, Second Unit -- An additional dwelling unit located on the same lot as a single-family detached residence which does not require subdivision. It may contain its own kitchen facilities and may be rented, but not sold (see Section 3.9).

residences, single-family attached -- Residential building which contains two or more separate, non-stacked living units.

residences, single-family detached -- Residential building containing one dwelling unit per primary structure.

retail sales -- The retail sales of goods and services to ultimate consumers.

River Corridor Special Management Area (County SEA #23) -- The land use designation set forth by the Specific Plan whose purpose is the preservation of the valuable resources of the Santa Clara River portion of the Specific Plan Area. See Resource Management Plan, Section 2.6.

schools, trade -- An institution whose purpose is the giving of instruction, chiefly in skilled industrial trades.

Second Unit -- See residences, Second Unit.

servants quarters -- See caretaker quarters.

setback -- The minimum distance which structures shall be separated from the non-street side of the sidewalk or the edge of the property line of the lot on which they are located. The purpose of setbacks is to provide an open area between development components which is unoccupied and unobstructed except for projections otherwise permitted by this Specific Plan. Residential setbacks referenced in the Site Development Standards Matrix, Table 3.4-1 include the following:

> *front yard* -- the space on the side of the structure providing primary access or, as in the case of a side entry product, the space on the side of the house providing garage access. In the case of alley access to the garage the front yard shall be that side of the lot directly opposite the garage, facing the public street.
>
> *side yard* -- the space between structures on adjacent lots measured from the structure to the property line. Zero (0) side yards are permitted on only one side of a structure.
>
> *rear yard* -- the space on the side of the main structure opposite the front yard.
>
> *projections* -- architectural features such as eaves, cornices, canopies, fireplaces, sills, buttresses, and other similar features that do not create additional floor area or living space but may project a maximum of two and one-half (2½) feet into the front yard setback, four (4) feet into the rear yard setback, and two (2) feet into the side yard setback.

side yard -- See setback.

SMA -- See Special Management Areas below.

Special Management Areas (SMA) -- Land use designations set forth by the Specific Plan whose purpose is the preservation of valuable resource areas including the River Corridor SMA and the High Country SMA. See the Resource Management Plan, Section 2.6.

Specific Plan -- This Newhall Ranch Specific Plan.

Specific Plan Area -- That area of the Newhall Ranch specifically designated in the Specific Plan Legal Description, Section 7.1.

stables -- Non-commercial boarding facilities for large animals.

stadium -- Unroofed or partially enclosed facility with tiers of seats for spectators used for athletic, public assembly, or entertainment events, seating 500 or more people.

stands — display and sale of agricultural products -- A temporary structure for the display and sale of agricultural products which shall operate for no more than twenty-one (21) days in one calendar year.

telephone repeater station -- A building used for housing amplifying equipment for wireless communication or aerial and/or underground telephone cable routes.

tenant -- A renter, lessee, sublessee, or any other person, except the owner, entitled to use or occupancy of a unit.

USGS -- The United States Geological Survey.

Waters of the United States -- Pursuant to the Clean Water Act, 33 Code of Federal regulation Section 326.3, Waters of the United States is defined as "All navigable waters of the United States, all interstate waters including interstate wetlands, and all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce . . .".

wholesale sales -- The sale of goods in quantity, as to retailers. Examples of wholesale trade include bulk suppliers of paper, textiles, and furniture.

window sign -- A sign or a combination of signs painted on, attached to, or designed or placed so as to be viewed principally from outside the structure.

NEWHALL RANCH™

SPECIFIC PLAN

Appendices

Volume II

Project # 94087

SCH # 95011015

Prepared For:

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Prepared By:

FORMA
17712 Mitchell North
Irvine, CA 92614

Applicant:

Newhall Ranch Company, A Division of
The Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, California 91355

Adopted
May 27, 2003

NEWHALL RANCH

SPECIFIC PLAN

Project #94087
SCH #95011015

Prepared for:

COUNTY OF LOS ANGELES
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
Contact: Lee Stark
Tel: 213/974-6467

Applicant:

NEWHALL RANCH COMPANY
23823 Valencia Boulevard
Valencia, CA 91355
Tel: 661/255-4000

Adopted

May 27, 2003

WEST RANCH

GENERAL PLAN AMENDMENT BOUNDARY

THOSE PORTIONS OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 1, PAGES 521 AND 522, OF PATENTS, RECORDS OF SAID COUNTY AND THOSE PORTIONS OF THE RANCHO SIMI PER MAP RECORDED IN BOOK 39 PAGE 77 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY AND THOSE PORTIONS OF FRACTIONAL SECTIONS 15, 21 AND 22 IN TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 16 IN SAID TOWNSHIP AND RANGE DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 11 OF LICENSED SURVEYOR'S MAP RECORDED IN BOOK 27 PAGES 22 TO 26, OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY, SAID CORNER IS AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID RANCHO SAN FRANCISCO WITH THE SOUTHWESTERLY BOUNDARY OF THE COUNTY OF LOS ANGELES; THENCE

1. EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE EAST 2.16 ACRES OF GOVERNMENT LOT 4 IN SAID FRACTIONAL SECTION 21 AS DESCRIBED IN DEED RECORDED MAY 23, 1967 AS INSTRUMENT NO. 164, OF SAID OFFICIAL RECORDS; THENCE
2. NORTHERLY ALONG LAST SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID FRACTIONAL SECTION 21; THENCE
3. EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID FRACTIONAL SECTION 15; THENCE
4. NORTHERLY ALONG THE GENERAL WESTERLY LINE OF PARCEL TWO OF CERTIFICATE OF COMPLIANCE NO. 101,171 FOR LOT LINE ADJUSTMENT RECORDED OCTOBER 1, 1992 AS INSTRUMENT NO. 92-1838357 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE
5. NORTHERLY ALONG LAST SAID GENERAL WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE

6. WESTERLY, NORTHERLY AND EASTERLY ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES, RESPECTIVELY, OF SAID NORTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 15; THENCE
7. EASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND EASTERLY LINES, RESPECTIVELY, OF SAID PARCEL TWO TO THE PROPOSED CENTERLINE OF HENRY MAYO DRIVE PER FILED MAP (F.M.) 11277-2 ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY; THENCE
8. EASTERLY ALONG SAID CENTERLINE OF HENRY MAYO DRIVE TO THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF PARCEL MAP NO. 15541 AS SHOWN ON MAP FILED IN BOOK 177 PAGES 58 TO 60, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE
9. SOUTHERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG THE WESTERLY, SOUTHEASTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15541 AND ITS NORTHWESTERLY PROLONGATION TO SAID CENTERLINE OF HENRY MAYO DRIVE; THENCE
10. NORTHEASTERLY ALONG SAID CENTERLINE NORTH 50°28′02" EAST 386.59 FEET; THENCE
11. LEAVING SAID CENTERLINE SOUTH 39°55′04" EAST 1554.40 FEET; THENCE
12. NORTH 47°50′17" EAST 611.85 FEET; THENCE
13. NORTH 29°20′00" EAST 838.84 FEET; THENCE
14. NORTH 64°49′31" EAST 275.84 FEET; THENCE
15. SOUTH 79°52′05" EAST 306.42 FEET; THENCE
16. SOUTH 64°22′57" EAST 428.58 FEET; THENCE
17. SOUTH 84°14′30" EAST 484.01 FEET; THENCE
18. SOUTH 03°11′11" WEST 363.11 FEET; THENCE
19. SOUTH 30°09′49" EAST 756.85 FEET; THENCE
20. SOUTH 00°15′46" EAST 330.84 FEET; THENCE
21. SOUTH 81°09′51" EAST 570.60 FEET; THENCE
22. SOUTH 41°36′19" EAST 381.30 FEET; THENCE
23. SOUTH 08°02′56" WEST 996.00 FEET; THENCE

24. SOUTH 29°49′25" EAST 572.21 FEET; THENCE
25. SOUTH 03°42′18" EAST 1595.64 FEET; THENCE
26. SOUTH 24°41′31" EAST 939.41 FEET; THENCE
27. SOUTH 07°49′47" EAST 3173.03 FEET; THENCE
28. SOUTH 25°21′02" EAST 529.33 FEET; THENCE
29. SOUTH 42°13′08" EAST 708.10 FEET TO THE NORTHWESTERLY LINE OF THE EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. DESCRIBED IN DOCUMENT RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK D3363-475 OF SAID OFFICIAL RECORDS; THENCE
30. SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 293.14 FEET, MORE OR LESS, TO THE NORTHEASTERLY BOUNDARY OF PARCEL MAP NO. 15955 AS SHOWN ON MAP FILED IN BOOK 188 PAGES 90 TO 95 OF SAID PARCEL MAPS; THENCE
31. NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL MAP TO THE NORTHERLY TERMINUS OF THAT COURSE IN THE WESTERLY LINE OF SAID PARCEL MAP SHOWN AS NORTH 02°21′36" WEST 2121.55 FEET ON SAID MAP; THENCE
32. SOUTHERLY ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION TO THE SOUTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE
33. WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID RANCHO SAN FRANCISCO TO THE EASTERLY BOUNDARY OF SAID RANCHO SIMI; THENCE
34. SOUTHERLY ALONG SAID EASTERLY BOUNDARY TO THE SOUTHERLY LINE OF LOT 13 OF LICENSED SURVEYOR′S MAP RECORDED IN BOOK 27 PAGES 19 TO 21, INCLUSIVE, OF SAID RECORDS OF SURVEYS; THENCE
35. WESTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE SOUTHERLY, EASTERLY AND SOUTHWESTERLY LINES OF SAID LOT 13 AND ALONG THE SOUTHWESTERLY LINE OF LOT 15 OF LAST SAID MAP TO SAID SOUTHWESTERLY BOUNDARY OF THE COUNTY OF LOS ANGELES; THENCE
36. NORTHWESTERLY ALONG SAID BOUNDARY TO THE POINT OF BEGINNING, CONTAINING 11,963 ACRES, MORE OR LESS.

SPECIFIC PLAN CONSISTENCY ANALYSIS

INTRODUCTION

This section analyzes the consistency of the Newhall Ranch Specific Plan (*Specific Plan*) with Los Angeles County General Plan (*General Plan*) and the Santa Clarita Valley Area Plan (*Area Plan*). The Introduction to the *General Plan* states the following: "The *General Plan* provides general policy direction for the future of the County; it is not a detailed blueprint for action...The Plan is the tool to guide decision-making related to overall land use direction and development in the County...At the time specific decisions are made, such as on land use, the construction of a new highway or an urban renewal project, the appropriate decision-making authority must interpret and weigh various Plan policies based on the best information available at the time. Thus, the *General Plan* neither promises nor guarantees the achievement of a particular goal nor strict adherence to any single policy statement."

The *Area Plan* is a component part of the *General Plan* which provides more detailed goals and policies pertinent to the Santa Clarita Valley Planning Area, of which the *Specific Plan* site is a part. The Introduction to the *General Plan* states that "Local Plans (of which the *Area Plan* is one) constitute the primary tools for guiding decisions relative to local land use and development patterns." The Newhall Ranch Specific Plan is required by State law to be consistent with the *General Plan* and the *Area Plan*.

This section is in two parts: part 1 analyzes the *Specific Plan's* consistency with the Los Angeles County General Plan, and part 2 analyzes consistency with the Santa Clarita Valley Area Plan. For each Plan, all goals and policies which are applicable to the *Specific Plan* are discussed. Where goals or policies are only partly applicable, the analysis is of the relevant portions. It should also be noted that following the discussion of the *Specific Plan's* relationship to each group of goals and policies, a list of the Objectives of the Newhall Ranch Specific Plan which respond to those goals and policies is also provided.

COUNTY OF LOS ANGELES GENERAL PLAN

1. LAND USE ELEMENT

Goal: ***To provide for land use arrangements that take full advantage of existing public service and facility capacities.***

Policy:

1.1 ***New developments in non-urban areas are required to have adequate accessibility to paved roads and water lines of sufficient capacity.***

Analysis:

The Newhall Ranch site is located immediately west of existing and currently developing portions of unincorporated Santa Clarita Valley and the City of Santa Clarita. The site is in a census tract designated for development to urban uses by the Growth Management Plan of the Southern California Association of Governments. The site is within a few miles of major existing and planned regional employment centers which will provide over 73,000 jobs when completed. These include Valencia Industrial Center, currently the third largest business park in Los Angeles County, and Valencia Commerce Center. Together these centers will contain an estimated 54,000 jobs at completion. Six Flags Magic Mountain Amusement Park, Valencia Town Center, Valencia Marketplace, Valencia Corporate Center, and Valencia Auto Center collectively will provide an additional 19,000 jobs at completion. By virtue of its location in proximity to Valencia, the Newhall Ranch site has excellent access to the Santa Clarita Valley's major hospital, Henry Mayo Newhall Memorial Hospital and Medical Office Complex. Also available are higher education facilities such as the College of the Canyons Community College, California Institute of the Arts, and the Master's College. A complete range of shopping opportunities from neighborhood shopping centers, auto sales, and regional shopping and value merchandise are available near the site as well.

Access to Newhall Ranch is provided by State Route 126 which traverses the site for a distance of approximately 5 miles. Within a half mile of the site is Interstate-5, which provides connections to all of the major regional transportation corridors in the Los Angeles Metropolitan area. Other infrastructure is available either on-site or nearby, including

electrical transmission facilities, telephone switching and relay stations, gas company pipelines, and water pipelines and other facilities owned by Valencia Water Company and Castaic Lake Water Agency. The *Specific Plan* will be implemented through the filing and approval of subdivisions. Each subdivision is required to be substantially consistent with the conceptual infrastructure plans contained in the *Specific Plan*. In addition, the adequacy of infrastructure systems, including paved roads and water lines, will be evaluated as part of the subdivision process and attendant environmental analysis.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 2, 4, 5, 8, 10, 11. Mobility 2, 4.

Goal: To maintain and enhance the quality of existing residential neighborhoods.

Policies:

1.3 Encourage development of well designed townhouses and garden apartments, particularly on by-passed parcels within existing urban communities.

1.4 Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.

Analysis:

The *Specific Plan* will accommodate population and land use demand projected for the Santa Clarita Valley by providing a broad range and variety of dwelling unit types which will meet the housing needs of families of various sizes, incomes and age groups. Included in the *Specific Plan* are land uses which will accommodate higher intensity condominiums, garden and other apartments and townhomes. The *land use designations* also provide for a wide array of attached and detached home types on a variety of lot sizes ranging from 2,500 square feet to 2.5 acres in size. Commercial centers will be sited to reduce automobile trips and maximize use of the pedestrian and bicycle trails which will be located throughout the Villages. Mixed-Use Centers will combine retail/commercial, office and/or residential uses for Village residents, thus using infrastructure more efficiently and providing a relatively self-sufficient community which provides a significant number of jobs as well as housing. Commercial centers are sited with direct access to secondary or major highways, while Mixed-Use Centers occupy the intersections of the community's major arterials. The

design of Commercial and Mixed-Use Centers is governed by the Development Standards in Chapter 3 of the *Specific Plan*, which provide controls over building coverage, setbacks, building heights and other standards which ensure that commercial developments will be in scale with the residential areas of the community. The Permitted Uses Matrix, Table 3.4-2, in Chapter 3 of the *Specific Plan* regulates the uses which are permitted as a matter of course in Commercial and Mixed-Use designations, and those which require a Substantial Conformance review or a Conditional Use Permit. The Design Guidelines (Chapter 4 of the *Specific Plan*) provide site planning, architecture, fencing, landscape design, lighting, and grading design criteria. Together, the provisions of Chapters 3 and 4 ensure that development within the Commercial and Mixed-Use *land use designations* will complement community character through appropriate scale, design and locational controls.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 4, 5, 6, 9.

Goal: To coordinate land use with existing and proposed transportation networks.

Policy:

1.5 Encourage the clustering of well designed highway-oriented commercial facilities in appropriate and conveniently spaced locations.

Analysis:

The roadway network of the Newhall Ranch Mobility Plan, Section 2.4, has been designed as an extension of the regional (Santa Clarita Valley) circulation element. It is designed to integrate modes of travel and to accommodate anticipated traffic demands generated by the Project and the buildout of all other land uses anticipated by the County's Santa Clarita Valley Area Plan and the City of Santa Clarita General Plan. The roadway network provides important roadway extensions and improvements such as the widening of State Route 126, extensions of Magic Mountain Parkway and Valencia Boulevard, construction of Commerce Center Drive and the relocation of Chiquito Canyon Road and San Martinez Grande to provide safer access to both adjacent residential neighborhoods and SR-126. The community has been designed to provide many alternate routes for public transit. The Village design concept facilitates the use of bus transit and provides for bus pull-ins at the Mixed-Use Village Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future transit/rail

options. A potential site for a future transit station has been identified in Planning Area RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park and ride site. Please see the discussion of commercial facility design and location in Policy 1.4 above.

Mixed-Use Centers and Commercial centers are sited in locations with direct access to secondary or major highways. This concentration of commercial uses into centers promotes adequate traffic flow through the community in comparison to the "strip" commercial orientation found in many communities. The distribution of the Commercial centers in locations accessible to homes helps to maximize the use of pedestrian and bicycle trails which will be located throughout the community, and minimizes automobile usage.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 2, 5, 8. Mobility 1, 2, 3, 4.

Goal: ***To situate commercial activities in viable clusters that conveniently serve their market areas.***

Policy:

1.6 *Place major emphasis on channeling new intensive commercial development into multipurpose centers.*

Analysis:

The *Specific Plan* organizes the community into Villages with convenient Mixed-Use Village Centers that give residents optimal access to commercial, recreational and public facilities. The actual uses which are developed in each of the Mixed-Use Center will vary depending on the size and characteristics of the population that the Center serves, the Center's location in relationship to neighboring communities and highway travelers, and the opportunities presented by future real estate markets. Four of the five Villages contain Mixed-Use Village Centers which are expected to contain retail, office, residential,

recreation and public uses. The Permitted Uses Matrix, Table 3.4-2, contained in Chapter 3 of the *Specific Plan* permits a wide array of non-residential land uses in Mixed-Use Centers, including retail and office uses, public and private institutions such as hospitals and libraries, recreation uses, parks and plazas. Also permitted are homes in the Medium Residential and High Residential *land use designations*. To further encourage development of Mixed-Uses, the *Specific Plan* permits *shared parking* between two or more uses and a reduction in the aggregate total parking spaces required when the *Planning Director* determines that required findings can be made. (Section 3.7).

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 4, 5, 6, 7, 8, Economic 2.

Goal: ***To provide commercial and industrial lands sufficient to accommodate the projected labor force.***

Policies:

1.7 *Protect prime industrial lands from encroachment of incompatible uses.*

1.9 *Protect major landfill and solid waste disposal sites from encroachment of incompatible uses.*

1.10 *In urban areas, encourage the retention of economically viable agricultural production, e.g., high value crops such as strawberries, cut flowers, nursery stock, etc., through the identification and mitigation of significant adverse impacts resulting from adjacent new development.*

1.11 *Protect known mineral resource reserves (including sand and gravel) from encroachment of incompatible land uses.*

<u>Analysis:</u>

The mix of Residential, Mixed-Use, Commercial, and Business Park land uses to be included in the Newhall Ranch Specific Plan was determined on the basis of studies which projected future demand for such uses based on trends in Southern California and, more locally, in the Santa Clarita Valley. Newhall Ranch was designed to complement the projected ratio of housing to employment in the Santa Clarita Valley. An analysis based on the Buildout Version of the Santa Clarita Valley Traffic Model indicates that without Newhall

Ranch, the Valley would be somewhat "jobs heavy" at buildout. Specifically, using a rule of thumb that an average of 1.25 jobs are required for each household, the Traffic Model indicates that the County and City General Plan buildout would produce an estimated 1.43 jobs per household. Newhall Ranch was therefore designed to contain more housing units than jobs in order to balance the Valley as a whole. Adding Newhall Ranch land uses to the County and City General Plan buildout results in a ratio of approximately 1.32 jobs per household.

The Newhall Ranch site is located in near proximity to the currently developing Valencia Commerce Center, which could be considered a prime industrial site as it is planned and approved to contain approximately 12.6 million square feet of industrial and office development at its completion. The *Specific Plan* provides a wide array of home types and prices which will generate a diverse work force to support Commerce Center growth. The major highway serving Valencia Commerce Center, called Commerce Center Drive, will be extended southward into Newhall Ranch to provide easy access between homes and employment. Two other highway connections from Newhall Ranch to SR-126, and the improvement of SR-126 itself are planned as a part of the *Specific Plan* and will provide easy access between Newhall Ranch and the Commerce Center. The *Specific Plan* also plans a Regional River Trail and a series of Community Trails which will provide bicycle and pedestrian access between homes in Newhall Ranch and Valencia Commerce Center. The *Specific Plan* reserves right-of-way for a future MetroLink line parallel to SR-126, which may ultimately be built to connect Ventura and the existing MetroLink station in Saugus. The *Specific Plan* additionally reserves a parcel on the south side of SR-126 near Valencia Commerce Center, which could be used as a park and ride lot in the short term and a MetroLink station in the longer term.

The proposed major Business Parks in Newhall Ranch will provide employment opportunities in research and development, light manufacturing, warehouse and distribution, office, and sales. Additional employment opportunities in retail, food service, banking, and entertainment will also be provided by the Commercial and Mixed-Use Centers.

The Land Use Plan provides transitions to Chiquita Canyon Landfill by siting Business Park and *Open Area land use designations* in the area that adjoins the landfill site. The Business Park, SR-126, and the rail corridor ROW will serve as buffers between the Chiquita Canyon Landfill and residential development. The nearest portion of the existing landfill to the Newhall Ranch project boundary is 800 feet. This portion of the landfill is closed and sealed. The currently operating cells are approximately 2,000 feet from the nearest portion of the Newhall Ranch *development area*, the Business Park west of the landfill.

The Newhall Ranch Specific Plan was designed to be consistent with the Los Angeles Countywide Siting Element by avoiding the location of incompatible land uses adjacent to the landfill. Specifically, Business Park uses are permitted along the westerly side of the landfill as a buffer to the current landfill operations and the approved expansion area of the landfill. In addition, the *Specific Plan* preserves the ridge line separating the Business Park from the landfill expansion area to ensure that views of the landfill are blocked. The future expansion area of the landfill as approved by the Board of Supervisors will bring the landfill to within 300 feet of the Business Park.

The Los Angeles County Building Code, Section 308(d), requires that for building permits to be issued for buildings within 1,000 feet of a landfill, the buildings must be designed with systems to prevent the accumulation of decomposing gases or the landfill is isolated by approved natural or man-made protective system. The Final EIR contains a mitigation measure (4.5-8) which requires that any buildings which may be located within 1,000 feet of the Chiquita Canyon Landfill comply with the above provisions of the Building Code.

The main entrance to the landfill is from SR-126, located at the southerly edge of the landfill site. The Master Circulation Plan of the *Specific Plan* was designed so there is no shared access with trucks going to and from the landfill, with the exception of SR-126. Proposed *Specific Plan* land use immediately south of the landfill is Medium Residential that will be located approximately 1,800 feet from the currently operating landfill cells and future expansion areas. Additional separation between the proposed residential uses and the most southerly landfill boundary includes SR-126, which is currently being widened to approximately 140 feet, the proposed 50-foot wide MetroLink rail right of way and down-slopes. The hillsides surrounding the southern boundary of the landfill will obstruct direct views from the residential area.

The loss of agricultural uses on the Newhall Ranch site is not considered significant because of the long term decline in agricultural production in the County and on Newhall Land property, and because the prime agricultural parcels on the site are small, separated from one another and have difficult access. However, the *Specific Plan* provides that crops are a permitted use in all *land use designations*, thereby permitting farming to occur on individual sites until the time that urban development commences.

Existing and future *oil and natural gas operations* and the extraction of known gravel deposits are permitted under the Development Regulations of the *Specific Plan*. Sand and Gravel operations require a Substantial Conformance finding by the *Planning Director* or a CUP to assure compatibility with surrounding land uses and environmental resources.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 2, 3, 4, 6. Economic 1, 2. Resource Conservation 2.

Goal: ***To encourage high quality design in all development projects, compatible with, and sensitive to, the natural and manmade environment.***

Policies:

1.12 Concentrate well designed high density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability of environmental quality.

1.13 Encourage the recycling of abandoned mineral extraction sites to recreational, industrial or other productive use.

1.14 Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.

1.15 Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.

1.16 Promote planned industrial development in order to avoid land use conflicts with neighboring activities.

1.17 Establish and implement regulatory controls that ensure compatibility of development adjacent to or within major public open space and recreation areas including National Forests, the National Recreation Area, and State and regional parks.

1.20 Protect identified Potential Agricultural Preserves by discouraging inappropriate land division and allowing only use types and intensities compatible with agriculture.

1.21 In non-urban areas outside of Potential Agricultural Preserves, encourage the retention and expansion of agriculture by promoting compatible land use arrangements and providing technical assistance to involved farming interests.

Analysis:

While the *Specific Plan* contains a wide range of home types, higher intensity housing is concentrated within and adjacent to the Mixed-Use and Commercial Centers, with lower intensity homes -- generally single-family detached -- being located in more peripheral locations. The concentration of higher intensity homes near commercial uses provides the community with a strong pedestrian orientation. Analysis of the Land Use Plan indicates that approximately 60% of the homes in Newhall Ranch will be located within one-quarter mile of a Commercial or Mixed-Use Center. The Mixed-Use and Commercial Centers and Business Parks will also provide employment for Newhall Ranch residents, with employment generating uses being distributed throughout the community. Numerous parks, a Golf Course, and over 6,170 acres of *Open Area* and *SMAs* will fulfill the recreational needs of the community.

The character of the community, and of residential neighborhoods within it, is protected by numerous provisions of the *Specific Plan*. The Land Use Plan (Section 2.3 of the *Specific Plan*) provides a logical geographic distribution of land uses within the Newhall Ranch Community. Higher intensity uses such as Mixed-Use, Commercial, Business Park and Medium and High Residential *land use designations* will all have direct access to a major or secondary highway. The arrangement of land uses was based upon comprehensive studies of access and traffic, and environmental and topographic conditions, as discussed in the Introduction to the Alternatives Section of the Newhall Ranch *EIR*.

The Permitted Uses Matrix, Table 3.4-2, in Chapter 3 of the *Specific Plan* provides an array of specific uses which are permitted in each of the *land use designations* in the Plan. Some uses require a Substantial Conformance review by the *Planning Director* or a Conditional Use Permit to ensure that they will be compatible with uses permitted as a matter of course in the *land use designation*. The categorization of uses in this manner reduces the potential for intrusion of incompatible uses which would create environmental degradation. The Site Development Standards in Section 3.4 of the *Specific Plan* regulate lot sizes, *setbacks* and building heights.

The Newhall Ranch Specific Plan incorporates Design Guidelines for site planning, architecture, fencing, landscape design, lighting, and grading. These design standards will ensure high quality, cohesive developments within the *Specific Plan*. Design guidelines are located in Chapter 4 of the *Specific Plan*. The General Guidelines for Landscape Design require the planting of street trees in addition to groupings of accent trees at community,

village, and neighborhood focal points. Newly-constructed power distribution networks, communication lines, and other service network facilities will be located underground, wherever practical, where power is less than 32 kv in compliance with Los Angeles County Department of Public Works policies. The *Specific Plan Area* contains *oil and natural gas operations* which are permitted to continue as development of the community occurs. As these uses become economically infeasible, they will be recycled to productive urban or open area uses.

The Land Use Plan contains two areas planned for Business Park uses. One is located on the east side of Chiquito Canyon Road north of SR-126. Access from the Business Park to Chiquito Canyon Road will be controlled. The Business Park is separated from existing single-family detached homes in Val Verde by *Open Area* and planned homes in the Estate and Low-Medium Residential Designations, which are compatible in intensity to the Val Verde homes. The second Business Park is south of SR-126 and physically separated from sensitive uses by SR-126 to the north and the River Corridor to the south. The *Specific Plan* provides development standards and Design Guidelines which will promote the aesthetic attractiveness and proper functioning of the Business Park.

Each of the five Villages of the Newhall Ranch is defined by natural landmarks and topographical features. Each Village has a unique sense of identity or theme, provided by the topography and natural features of its particular setting. Significant landmarks, landforms, and topographic features are preserved and incorporated in the Land Use Plan as focal points of the community and include such features as the Santa Clara River, Santa Susana Mountains, Sawtooth Ridge, river bluffs, and oak woodlands. Preservation of environmentally sensitive areas was also incorporated in the Land Use Plan. Sensitive vegetation/habitat zones were mapped as a part of the Newhall Ranch constraints study and EIR. Sensitive vegetation/habitat zones which are preserved include upland woodland habitats, coast live oak woodland, valley oak woodland, valley oak savanna, California walnut woodland and riparian habitat.
While the Newhall Ranch site is not adjacent to or within a major public open space or recreation area, the site contains portions of Significant Ecological Areas 20 (Santa Susana Mountains) and 23 (the Santa Clara River) which were designated for their ecological resources. The *Specific Plan* conserves these resources by maintaining the SEA designation, setting aside major portions of the SEAs as *Special Management Areas*, or *SMAs*. The amount of sensitive riparian habitat found within SEA 23 would also *increase* by five acres under the Specific Plan and development proposed to occur on sensitive habitat areas in the existing SEA 23 has been reduced to just one acre. As stated, under the *Specific Plan*, the SEA/*SMAs* will retain their SEA designations as well, and continue to be

regulated by County standards and procedures for SEAs. The *Specific Plan* also provides a Resource Management Plan (Section 2.6) containing standards and criteria for the land uses and activities that may occur in the SEAs in the future. The Resource Management Plan specifically regulates the mitigation activities that may be carried out to restore or enhance biotic resources, makes provision for public access and certain types of recreational use, and provides a framework for the long term transfer of conservation responsibility and ownership of the *SMAs*.

No Potential Agricultural Preserves are located on the Newhall Ranch Site. The site does contain areas with prime agricultural soils and areas which are used for agriculture, although the agricultural parcels are relatively small, separated from one another, and have difficult access. The *Specific Plan* provides, however, that crops are a permitted use in all *land use designations*, thereby permitting farming to occur on individual sites until the time that urban development commences.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 2, 3, 4, 6, 7, 8, 10, 11; Parks, Recreation and Open Space 1, 2; Resource Conservation 1, 2, 3, 4, 5, 6, 7, 9.

Goal: ***To foster compatible land use arrangements that contribute to reduced energy consumption and improved air quality.***

Policy:

1.22 ***Promote land use arrangements that will maximize energy conservation.***

Analysis:

The Newhall Ranch Land Use Plan has been designed to minimize travel time. Energy consumption in Newhall Ranch has been reduced by organizing the community into Villages with convenient Mixed-Use Centers that give residents optimal access to commercial, recreational and public facilities. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial Centers, which may include retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, business parks, apartment complexes and visitor-serving uses. Facilities are also sited near pedestrian and bicycle trails which will further reduce automobile trips.

The employment centers of the Valencia Commerce Center, the Valencia Industrial Center, Magic Mountain Amusement Park and the new Business Parks are very near and easily accessible from Newhall Ranch, reducing the need for long commutes and energy consumption.

The community has been designed to provide many alternate routes for public transit. The design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future transit/rail options. A potential site for a future transit station has been identified in Planning Area RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park and ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. The trails will provide access to open areas and connections between living areas, shopping, work, entertainment, schools and recreational facilities.
All building construction will be required to comply with energy conservation standards contained in Title 24 of the California Administrative Code. Energy conservation measures

have been incorporated into the architecture section (Section 4.4) of the *Specific Plan* Design Guidelines. All improvements will comply with applicable water conservation and water reclamation standards identified in Section 17921.3 of the Health and Safety Code and Title 20 of the California Administrative Code. Reclaimed water from the Water Reclamation Plant will be used for irrigation purposes of *Open Area* and *SMAs*, and other land uses permitted under health and safety codes.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 2, 5, 6, 8, 10, 11. Mobility 1, 2, 3, 5. Parks, recreation & Open Space 6.

Goal: ***To provide a land use decision-making process supported by adequate information and ongoing citizen participation.***

Policies:

1.25 *Establish land use controls that afford effective protection for significant ecological resources, and lands of major significant ecological resources, and lands of major scenic value.*

1.26 *Ensure continuing opportunity for citizen involvement in the land use decision-making process.*

1.27 *Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.*

Analysis:

The *Specific Plan Area* site contains portions of Significant Ecological Areas 20 (Santa Susana Mountains) and 23 (the Santa Clara River) which were designated for their ecological resources. The *Specific Plan* conserves these resources by maintaining the SEA designations, and by setting aside major portions of the SEAs as *Special Management Areas*, or *SMAs*. Under the *Specific Plan*, the SEA/*SMAs* will continue to be regulated by County standards and procedures for SEAs. The *Specific Plan* also provides a Resource Management Plan (Section 2.6) containing standards and criteria for the land uses and activities that may occur in the SEAs in the future. The Resource Management Plan specifically regulates the mitigation activities that may be carried out to restore or enhance biotic resources, makes provision for public access and certain types of recreational use, and provides a framework for the transfer of conservation responsibility and ownership of the *SMAs*. The *High Country SMA* is to be dedicated to a *joint powers authority* consisting of the County, the City of Santa Clarita, and the Santa Monica Mountains Conservancy and will be managed by the Center for Natural Lands Management, a non-profit conservancy which will also own and manage the *River Corridor SMA*. Although not part of the sp, the County has also imposed an off-site condition that affords effective protection for significant ecological resources. Specifically, upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). The land shall be managed in conjunction with and in the same manner as the High Country SMA. Recreation and conservation activities will be funded through an open space financing district and an endowment by the applicant, and therefore, will be at no cost to the general public.

The preparation of this *Specific Plan,* EIR and Additional Analysis for the 11,963-acre Newhall Ranch site provides unique opportunities to master plan an entire community, to implement innovative development regulations and guidelines, and to measure the cumulative impacts of growth. The EIR and Additional Analysis for the *Specific Plan* examines the impacts which would occur with the buildout of the Santa Clarita Valley Area Plan and the City of Santa Clarita General Plan, along with the buildout of those entitlement requests in process which would add additional urban land to either Plan. (See the EIR and Additional Analysis for a more complete discussion.) The *Specific Plan* provides conceptual

master plans for the community's infrastructure including water, reclaimed water, sewer, highway and pedestrian circulation. Also master planned are the locations for a full range of services to meet the needs of residents, including schools, parks, library, fire stations, and an Edison substation. The *Specific Plan* provides a complete array of development regulations and guidelines to govern development of the community over time. Notable innovations in the *Specific Plan* include the Village design concepts, Mixed-Use land use provisions, the regulations permitting residents to have home businesses (Home Occupations, Section 3.8), and the eligibility of second housing units on certain lots when a CUP is approved, to increase affordability (Second Units, Section 3.9).

The citizen participation process for Newhall Ranch was begun prior to the filing of entitlement requests. National and local surveys were used to determine the characteristics of communities that people find most appealing and the specific services and amenities they desire. At the time entitlements were filed, 14,000 brochures were mailed to residents of areas surrounding Newhall Ranch. Included in the brochure was a card asking people to respond with their concerns and ideas. Nearly 700 responses were received. The responses were used to structure the topics to be discussed at regular Task Force meetings, to which the public was invited. More than 30 Task Force meetings have been held and there have been numerous field trips and hikes for local citizens to view the property and examine its resources. In addition to the regular Task Force Meetings, presentations on Newhall Ranch have been made and discussions held with a wide array of public agencies (for example Ventura County and the Cities of Santa Clarita and Fillmore), service and other organizations, and individuals. The citizen participation process for Newhall Ranch will continue through the entitlement process. Construction cannot take place without subdivision maps being approved by Los Angeles County and the approval process for each subdivision map requires public hearings.

Los Angeles County has supported the policy of citizen involvement in the environmental impact process by holding a Scoping Meeting on the EIR and by expanding the public comment period for the Notice of Preparation of the EIR to 90 days. The public comment period for the Draft *EIR* was extended beyond the state required 45-day period to a total of 257 days (238 days by the Regional Planning Commission and 19 additional days by the Board of Supervisors). The public comment period for the Draft Additional Analysis was extended beyond the required period to a total of 130 days, and the public comment period for the Revised Draft Additional Analysis was extended beyond the required period to a total of 70 days.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 3; Economic 1, 3.

Goal: ***To encourage more efficient use of land, compatible with, and sensitive to, natural ecological, scenic, cultural and open space resources.***

Policies:

1.30 Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards, and in areas where essential services and facilities do not exist and are not planned.

1.31 Promote compatible land use arrangements that reduce reliance on the private automobile in order to minimize related social, economic and environmental costs.

1.32 Provide a land use mix at the countywide, areawide and community levels based on projected need and supported by evaluation of social, economic and environmental impacts.

Analysis:

The *Specific Plan* identifies several project constraints, such as *oil and natural gas operations*, drainage areas, major slopes, fault zones, liquefaction areas and slide areas, and the Chiquita Canyon Landfill. However, the project design reflects these constraints, and corrective measures have been incorporated into the Project to minimize their impacts. For example, the Business Park, SR-126, and the rail corridor will serve as buffers between Chiquita Canyon Landfill and residential development. Residential and non-residential uses adjacent to oil and natural gas operations will have appropriate *setbacks* in accordance with State law. With regard to fault zones, liquefaction areas and slide areas, a preliminary geology report has been prepared to determine feasibility and assist in locating appropriate land uses. More detailed field work will take place during the subdivision process.

Thus, the *Specific Plan* limits development in hazardous areas unless appropriate corrective measures can be implemented that will protect public health, safety and welfare. In addition, brushfire hazards are minimized by the provision of two new fire stations and fuel modification zones between development and natural open areas which will include the utilization of fire retardant plant materials and minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation).

One of the policies of the *Specific Plan* is to prevent inappropriate development in areas that are environmentally sensitive. These areas are comprised of two Significant Ecological Areas, SEA 23 and SEA 20, also referred to in the Specific Plan as *Special Management Areas* (*SMAs*) or SEA 23/*River Corridor SMA* and SEA 20/*High Country SMA*, and *Open Area*, which is the designation for the open area outside of the *SMAs* and between *development areas*. The purpose of the SEA/*SMA land use designation* is to provide for the preservation, enhancement and management of these areas. The amount of sensitive riparian habitat found within the existing SEA 23 boundary within the Specific Plan site would *increase* by five acres under the Specific Plan and development proposed to occur on sensitive habitat areas within the existing SEA 23 has been reduced to one acre. The *Specific Plan* provides development standards structured to ensure compatibility of uses within these special resource areas. *Open Area* functions as transition zones or greenbelts between *development areas*, as a transition to the SEA/*SMAs*, or as protection of other environmentally sensitive areas. As a result of the public hearings for the *Specific Plan* and EIR, major open areas acreage (SEA/*SMAs* and *Open Area*) was increased from 5,885 acres to 6,170 acres by adding sensitive areas and directly linking the two SEAs/*SMAs*.

The Land Use Plan minimizes travel time and, as a result, energy consumption in Newhall Ranch by organizing the community into Villages with convenient Mixed-Use Centers that give residents optimal access to commercial, recreational and public facilities. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial Centers, which will include retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, business parks, apartment complexes and visitor-serving uses. Facilities are sited to reduce automobile use, and to increase the use of pedestrian and bicycle trails. The Final *EIR* requires that the applicant shall contribute I-5 and transit development fees if adopted for the Santa Clarita Valley.

The community has been designed to provide many alternate routes for public transit. The design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future transit/rail options. A potential site for a future transit station has been identified in Planning Area RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park and ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. The trails will provide access to open areas and

connections between living areas, shopping, work, entertainment, schools and recreational facilities.

The mix of residential, commercial and business park land uses to be included in the Newhall Ranch Specific Plan was determined on the basis of studies which projected future demand for such uses based on trends in Southern California and, more locally, in the Santa Clarita Valley. Newhall Ranch was designed to complement the projected ratio of housing to employment in the Santa Clarita Valley. An analysis based on the Buildout Version of the Santa Clarita Valley Traffic Model indicates that without Newhall Ranch, the Valley would be somewhat "jobs heavy" at buildout. Specifically, using a rule of thumb that an average of 1.25 jobs are required for each household, the Traffic Model indicates that the County and City General Plan buildout would produce an estimated 1.43 jobs per household. Newhall Ranch was therefore designed to contain more housing units than jobs in order to balance the Valley as a whole. Adding Newhall Ranch land uses to the County and City General Plan buildout results in a ratio of approximately 1.32 jobs per household.

An Affordable Housing Program is included in the *Specific Plan* which will make Very Low Income, Low Income and Moderate Income housing available to households which meet the criteria under the Program. A total of 2,200 dwelling units will be made available as Very Low, Low or Moderate Income housing. Details and requirements of the program are provided in Section 3.10 of the *Specific Plan*.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12; Economic 2; Mobility 1, 3, 4, 5; Parks, Recreation and Open Space 1, 2; Resource Conservation 1, 2, 3, 4, 5, 6, 7.

2. CIRCULATION (TRANSPORTATION ELEMENT)

Goal: ***To achieve a transportation system that is consistent with the comprehensive objectives of the General Plan and the needs of the residents.***

Policies:

2.1 Provide transportation planning, services, and facilities that are coordinated with and support the County of Los Angeles General Plan.

2.2 Provide transportation planning, services, and facilities that provide access for equitable employment, educational, housing and recreational opportunities.

2.5 Encourage compatible joint-use and interfacing of transportation facilities while minimizing modal conflict.

Analysis:

The roadway network of the Newhall Ranch Mobility Plan is designed as an extension of the regional circulation system and the County Master Plan of Highways. It is designed to integrate modes of travel and promote joint use of transportation facilities, accommodate anticipated traffic demands generated by the Project and surrounding development, and provide roadway extensions and improvements such as the widening of State Route 126, extensions of Magic Mountain Parkway and Valencia Boulevard, construction of Commerce Center Drive and the relocation of Chiquito Canyon Road and San Martinez Grande to provide safer access to both adjacent residential neighborhoods and SR-126. Commerce Center Drive and the extension of Magic Mountain Parkway are routes currently called for in the County Master Plan of Highways. The circulation system provides three access points to SR-126 and three connections to I-5, providing excellent access to nearby employment centers and to shopping, services, and recreation internal to Newhall Ranch and in nearby communities. The Final *EIR* requires that the applicant shall contribute I-5 and transit development fees if adopted for the Santa Clarita Valley.

The community has been designed to provide many alternate routes for public transit utilizing the planned highway system. The design concept facilitates transit use and provides for major transit stops at the Mixed-Use Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the Plan for the future transit/rail options. A potential site for a future transit station has been identified in Planning Area RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park and ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. The trails will provide pedestrian access to *Open Area* and *SMAs*, and provide connections between living areas, shopping, work, entertainment, schools and recreational facilities.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 2, 5; Mobility 1, 2, 3, 4, 5.

Goal: ***To achieve a transportation system that is responsive to economic, environmental, energy conservation and social needs at the local community, area and countywide levels.***

Policies:

2.14 *Plan and develop bicycle routes and pedestrian walkways.*

2.15 *Provide opportunities for timely citizen input and guidance in the transportation decision-making process.*

2.17 *Encourage provision of transit service at a reasonable cost to the users and the community.*

2.18 *Support use of non-vehicle improvements (e.g., improved signalization, parking management) to reduce peak-hour congestion.*

2.19 *Encourage greater use of public transit to special-purpose centers and recreational facilities.*

2.20 *Stress environmental compatibility (including air quality, noise, ecology, aesthetics, and health and safety) in developing transportation systems.*

2.21 Avoid or minimize the adverse impacts upon people, businesses, and communities caused by development of transportation facilities.

2.22 Avoid construction of transportation facilities within significant ecological areas unless found essential following a detailed analysis of alternatives including a "no project" alternative. If the facility is still found to be necessary, it shall be constructed in the most environmentally sensitive manner.

2.24 Encourage the efficient use and conservation of energy used in transportation.

2.27 Provide transportation facilities that will improve the safety, security and dependability of all transportation modes and provide for seismic safety and effectiveness in emergency situations.

2.28 Provide for the safe movement of hazardous materials.

Analysis:

The Master Trails Plan encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. In specific cases limited equestrian access is also provided. The trails will provide access to *Open Area* and *SMAs*, and provide connections between living areas, shopping, work, entertainment, schools and recreational facilities. The trails system provides alternatives to the automobile and thereby acts to reduce air pollution and traffic noise. The trail system also assists in separating pedestrians and bicycles from highways, thereby contributing to health and safety. The landscaped pedestrian trails add to the aesthetic appeal of the community.

Citizen input and guidance in the transportation decision process has been furthered by the Task Force organization of public input for the *Specific Plan*. Task Force participants have reviewed and commented on the traffic and pedestrian circulation systems and improvements for the *Specific Plan*. Periodic presentations on Newhall Ranch and discussions have also been held with the Santa Clarita Valley Chamber of Commerce Transportation Committee.

The *Specific Plan* has been designed to include a network of highways located and sized to serve all of the traffic anticipated from the buildout of land use in the County's Santa Clarita Valley Areawide Plan and the City of Santa Clarita General Plan. The *Specific Plan* will be implemented through the design and approval of subdivisions, each of which will be required to be in Substantial Conformance with the Master Circulation Plan in the *Specific Plan*. The long-range master planning of the circulation system makes the highway system more efficient, reducing the possibility of congestion and therefore minimizing gasoline usage. A variety of other congestion reducing techniques which require detailed information on specific land uses and site plans will be determined and implemented at the subdivision stage of development. These include techniques such as intersection design, access controls, signalization, and parking management . All highway and pedestrian facilities will be designed to meet all County standards (and State standards where applicable), including those for safety, seismic safety and for emergency access. The widening of SR-126 and construction of a network of highways for the community provides major arterials on which hazardous materials may be safely moved, to the extent determined necessary by the County, without impact to residential streets and neighborhoods.

The Land Use Plan minimizes travel time and thereby energy consumption in Newhall Ranch by organizing the community into Villages with convenient Mixed-Use Centers that give residents optimal access to commercial, recreational and public facilities. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial Centers, which will include retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, business parks, apartment complexes and visitor-serving uses. Facilities are sited to reduce automobile trips and promote the use of pedestrian and bicycle trails.

The community has been designed to provide many alternate routes for public transit. The Village design concept facilitates transit use and provides for bus pull-ins at the Mixed-Use Centers. Additional bus pull-ins will be constructed in locations on the secondary and major highways that are determined by future consultations with the local transit operator. The combination of Village-oriented community design and transit related improvements encourages provision of transit at more reasonable costs, as well as promoting bus transportation from residences to employment, shopping and recreation facilities.

The Mobility Plan, Section 2.4, anticipates eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor ROW has been incorporated into the plan for the future transit/rail options. A potential site for a future transit station has been identified in Planning Area RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park-and-ride site.

The highway and pedestrian circulation systems have been designed to minimize impacts on the environment. Highway bridge crossings over the Santa Clara River (SEA 23) have been limited to three locations which are necessary to serve the *Specific Plan* land uses (see Master Circulation Plan, Exhibit 2.4-2). Each accesses an existing or planned highway: Commerce Center Drive, Chiquito Canyon Road (Long Canyon Road), and San Martinez Grande Road (Potrero Valley Road). The bridge crossings will be elevated so that natural riparian vegetation can remain within the River, and all potential impacts of bridge construction to sensitive habitat and endangered species will be mitigated as required by law. In addition, the Additional Analysis includes a revised section (revised Section 2.4, SEA General Plan Consistency) that addresses the alternative road/bridge alignments of the Specific Plan. This assessment was prepared, in part, to respond to the General Plan Policy 2.22, above. This assessment was considered by the County in connection with this consistency analysis.

Highways have been conceptually aligned to utilize flatter topography to the extent possible and to reduce impacts to oak trees and other significant vegetation. The trail system within the community will vary in design and amenities depending upon location. Trails will vary from urban designs to very low impact construction in natural areas.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 2, 5, 8; Mobility 1, 2, 3, 4, 5.

Goal: ***To achieve an efficient, balanced, integrated, multi-modal transportation system that will satisfy short- and long-term travel needs for the movement of people and goods.***

Policies:

2.30 Coordinate land use and transportation policies.

2.31 Support the development of a mass transportation system that will provide a viable alternative to the automobile.

2.32 Support continued improvement and expansion of the present bus system as a public service.

2.33 Support a public transit system that provides accessible service, particularly to the transit dependent.

2.34 Support development of rail transit or exclusive bus lanes in high demand corridors when sufficient patronage, cost-effectiveness and support of land use policies are assured.

2.35 Support completion of the highway and freeway routes necessary to make the system operate efficiently.

2.37 Support traffic-operation improvements for improved flow of vehicles.

2.38 Develop alternative transportation systems and procedures which will effectively reduce vehicle miles traveled (VMT) by automobiles.

Analysis:

The Newhall Ranch land uses have been designed using a village concept, with higher intensity uses being clustered into Village Centers. This land use arrangement promotes the reduction of vehicle miles traveled by permitting more people to live near shopping, services, and recreation. Sixty percent of the homes within Newhall Ranch will be located within one-quarter mile of either a Mixed-Use Center or a Commercial center. The trail system provides pedestrian access for all residents of the community to shopping, services, employment locations and recreation areas. The Village design concept facilitates transit use as well. Bus pull-ins are provided at the Mixed-Use Village Centers to facilitate a bus system. The Mobility Plan also anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous MetroLink corridor has been incorporated into the Plan to accommodate a possible future extension of this service from Ventura to Saugus. A potential site for a future transit station has been identified in Planning Area RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, could be used as a park-and-ride site. All of these features of the *Specific Plan* assist in reducing vehicle miles traveled (VMT) by automobiles. The Final *EIR*

requires that the applicant shall contribute I-5 and transit development fees if adopted for the Santa Clarita Valley.

The Mobility Plan for the *Specific Plan* incorporates the widening of SR-126 to a 6 lane State Highway from I-5 west to about San Martinez Grande where SR-126 will begin to transition to 4 lanes. (Widening of the Los Angeles County portion of SR-126 from 2 lanes to 4 lanes is a part of the State Transportation Improvement Plan). Also envisioned in the Mobility Plan is the eventual construction of grade separated interchanges at Commerce Center Drive and Chiquito Canyon Road. At Interstate-5, the Mobility Plan envisions improvements to the interchanges at Magic Mountain Parkway, Valencia Boulevard, and SR-126. These improvements support completion of the highway and freeway system and assist in making the system operate efficiently by improving capacity. Traffic studies will be prepared for each subdivision as the *Specific Plan* is built out in phases. The information available at the subdivision stage regarding specific land uses and their arrangement, grading, access points, and so forth will provide the basis for determining necessary traffic operation improvements such as intersection design, signalization, etc, which are not feasible at the *Specific Plan* stage.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 2, 3, 4, 5, 8, 9; Economic 1, 2, 3; Mobility 1, 2, 3, 4, 5.

3. CIRCULATION (SCENIC HIGHWAYS)

Goal: ***A scenic highway system serving the public through a variety of transportation modes.***

Goal: ***Enhanced recreational opportunities served by a system of scenic highways.***

Policy:

3.8 Establish and maintain urban scenic highways to provide access to interesting and aesthetic manmade features, historical and cultural sites, and urban open space areas.

Goal: ***Preservation and enhancement of aesthetic resources within scenic corridors.***

Policies:

3.9 Protect and enhance aesthetic resources within corridors of designated scenic highways.

3.10 Develop and apply standards to regulate the quality of development within corridors of designated scenic highways.

3.11 Remove visual pollution from designated scenic highway corridors.

3.12 Require the development and use of aesthetic design considerations for road construction, reconstruction or maintenance for all designated scenic highways.

3.13 Increase governmental commitment to the designation of scenic highways and protection of scenic corridors.

Analysis:

No highways within Newhall Ranch have been designated as scenic highways. However, SR-126 is the only route within the *Specific Plan* that has been designated and is listed as a "first priority scenic route" and proposed for further study. The *General Plan* Scenic Highway Element identifies criteria aimed at encouraging attractive land uses and maximizing the view from scenic highways. These criteria include:

? Control building heights, *setbacks*, and densities so as not to obstruct views.
? Screen incompatible land uses through landscaping, fencing or other means.
? Locate unattractive uses where they will have the least visual impact.
? Control outdoor advertising signs and billboards.
? Underground utility lines.
? Grade with a minimum disturbance to natural landforms and preserve outstanding trees and vegetation.
? Landscape sites that have been graded.
? Preserve lakes, rivers, shores, and creeks in their natural condition or treat so as to result in a naturalistic appearance.
? Incorporate bikeways and riding and hiking trails into the planning of developments along scenic highways.
? Preserve important historical and architectural sites.

While urban development will be present in the SR-126 corridor, the land plan preserves nearly 6,170 acres, or 51% of the site in *Open Area* and *SMAs*, including the most prominent features of the site: the Santa Clara River; the river bluffs and several steep, oak filled canyons on the south side of the River; prominent features such as Sawtooth Ridge and Ayers Rock; oak savannah and woodland areas outside of the significant ecological areas; and the High Country of the Santa Susana Mountains. The site of the Asistencia, an outpost of the San Fernando Mission, is preserved and more than 96% of the estimated 16,300 oak trees on the site are also preserved. The design of the *Specific Plan* assists in the preservation of visibility of major natural features. For example, visual corridors from SR-126 to the River, river bluffs and other prominent features to the south are preserved in three locations, including a distance of nearly one mile in which there will be no urban development adjacent to SR-126 on its south side. The Regional River Trail on the north side of the River provides a visual enhancement to the SR-126 corridor and permits people to enjoy the natural views in a more direct manner than is available from an automobile. Community, Local and other trails in the community will connect to the Regional River Trail, making the SR-126 visual corridor available to Newhall Ranch residents as well.

The *Specific Plan* contains Design Guidelines (Chapter 4) which address site planning, architecture, fencing, landscape, lighting, and grading. One objective of the Design Guidelines is to promote an aesthetically pleasing connection between the built environment and the natural areas of the site. In this regard, guidelines address specific issues such as contour grading, the siting of homes to harmonize with natural surroundings, undergrounding of new utility lines, types and locations of fencing, variation in building facades, and so forth. The Development Regulations section of the *Specific Plan* provides controls for building heights, *setbacks* and densities. Also contained in the Development Regulations are Sign Regulations (Section 3.6) and Parking Regulations (Section 3.7).

The potential impacts of land uses along the entire length of the River were evaluated to determine if the provisions of the *Specific Plan* adequately buffer riparian habitat. Areas with proposed residential development potentially pose the greatest risk of human or pet intrusion and impact on existing riparian resources. The project includes design features that provide significant buffers along major segments of the River, especially along the south side and “mid-River” area along the north side. Most of these already existing buffers are hundreds of feet in width.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area can be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

In order to provide additional protection of the view from SR-126, the *Planning Director* or *Planning Commission*, as applicable, will review all land division maps and site plans within the River Corridor and will make a determination as to whether the project is in Substantial Conformance with the design guidelines, as set forth in paragraph 3 of Section 4.2

The following Newhall Ranch Project Objectives respond to these goals and policies: Resource Conservation 8, 9.

4. CIRCULATION (PLAN OF BIKEWAYS)

Goal: Convenient bicycle routes throughout the County.

Policies:

4.1 Develop an interconnected system of bikeways and bikeway support facilities.

4.2 Require new subdivisions to develop bicycle facilities where feasible.

4.5 Seek new means for acquisition, construction and maintenance of bikeways and support facilities.

4.6 Utilize existing and abandoned public rights-or-way for present and future bikeways where feasible and where a need can be demonstrated.

4.7 Locate bikeways along designated scenic highways wherever environmentally, physically, and economically feasible.

4.8 Provide trees and other appropriate landscaping along bikeways, whenever feasible.

4.10 Construct bikeways which connect recreational, educational, cultural, commercial and industrial facilities with residential areas.

4.11 Initiate a program to provide bike racks, lockers and other security devices at public parks, buildings and other activity centers.

4.12 Encourage the provision of bike racks, lockers and other security devices at all private activity centers.

4.13 Separate bicycle from automobile traffic whenever it is physically and economically feasible to do so.

4.14 Accommodate bicycles by modifying and widening existing roadways and shoulders.

4.15 Eliminate conflict between bicycles and parked and parking vehicles whenever it is physically and economically feasible to do so.

4.19 Encourage citizen participation in the planning, financing and development of bikeways.

Analysis:

The Master Trails Plan, Exhibit 2.4-5, provides a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan*, and provides connections to regional trails systems. The trails will provide access to *Open Area* and the *SMAs*, and provide connections between residential areas, shopping, work, entertainment, schools, and recreational facilities.

The *River Corridor SMA* will incorporate a new river trail along the north side of the Santa Clara River which will provide recreational opportunities in the form of walking, jogging, equestrian, bicycling, and viewing of the River and its habitat and wildlife. Community Trails will be developed adjacent to major roads in the community, providing connections between the Village Centers and the Regional River Trail. More localized Pathways and Local Trails will provide connections within residential neighborhoods. Unimproved Trails will provide opportunities to bring people into natural habitat areas such as the *High Country SMA*.

As indicated in Chapter 2, Development Plan of the *Specific Plan*, all trails occur in alignments which are separated from both the automobile and street parking. Trail development standards and landscaping may be urban or natural or mixed in type, depending on the location of the trail. In order to maximize the use of the trails, bike racks and other such security features will be provided where appropriate in conjunction with retail, office, and recreational uses.

Citizen input and guidance in the transportation decision process has been furthered by the Task Force organization of public input for the *Specific Plan*. Task Force participants have reviewed and commented on the traffic and pedestrian circulation systems and improvements for the *Specific Plan*. Periodic presentations and discussions on Newhall Ranch have also been held with the Santa Clarita Valley Chamber of Commerce Transportation Committee.

The following Newhall Ranch Project Objectives respond to these goals and policies: Economic 1, 3; Mobility 1, 5; Parks, Recreation and Open Space 5, 6.

Goal: Provide bikeways which interconnect with other transportation modes.

Policies:

4.27 Coordinate the implementation of bikeways with other transportation modes.

4.30 Coordinate the planning and implementation of feeder bikeways which connect regional bikeways with regional mass transportation facilities.

Analysis:

As discussed above, the system of trails provided within the *Specific Plan*, including Community Trails, Pathways, Local Trails, and Unimproved Trails, all connect to one another and to the Regional River Trail. A site has been identified for a potential park-and-ride lot, which could be expanded to a MetroLink station. Trail access will be provided to this site to facilitate non-automobile travel. Trails will also provide access to bus pull-in locations on highways to facilitate bus transportation. A further off-site connection is provided by the Community Trail along Valencia Boulevard which will connect to a similar trail in an adjoining proposed development. The *Specific Plan* provides for construction of the trail systems with adjacent development.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 2, 4. Mobility 3, 5. Parks, Recreation and Open Space 6.

5. HOUSING

Goal: ***A sufficient quantity of dwelling units to meet the housing needs of the population, particularly those of lower-income households and other special needs groups such as the elderly and the homeless.***

Policies

5.2 Support and facilitate the development of housing affordable to lower income households, and encourage the dispersal of new lower-income housing throughout the unincorporated areas of the county.

5.3 Support the design and construction of rental housing to meet the needs of lower-income households, particularly large families, senior citizens, and people with disabilities.

Analysis:

The *Specific Plan* is consistent with the population and household projections adopted for the regional Growth Management Plan by the Southern California Association of Governments (SCAG), both for the Santa Clarita Valley Planning Area and for the Census tracts in which the *Specific Plan* is located. However, the *Specific Plan* will require an amendment of the population and housing projections for the Santa Clarita Valley Planning Area.

The *Specific Plan* provides a broad range and variety of for-sale and for-rent dwelling unit types (from residential estates to multifamily residential housing) which will enable the community to meet the housing needs of families of various sizes, incomes and age groups. With the exception of Long Canyon Village, which has limited home types due to its small size and topography, the four larger Villages of Newhall Ranch each include a diverse range of homes. This provides the opportunity to create socially and economically diverse neighborhoods within the community and the widest possible range of housing opportunities. The Village organization of the community also permits development of a wide range of homes in proximity to the retail shopping, services, and employment located in or near the Village, which facilitates residence in the community by senior citizens and people with handicaps who may not have an automobile. The Development Regulations of the *Specific Plan* (Chapter 3) provide that within the Estate Residential and Low Residential *land use designations*, a *Second Unit* may be provided. Within the Estate Residential

category, one *Second Unit* is eligible to be constructed on each lot with the approval of a CUP. Within each Low Residential lot, one *Second Unit* is eligible to be constructed on each lot with the approval of a CUP and pursuant to the regulations set forth in Section 3.9, *Second Units*. The *Second Units*, which are regulated in size and development standards so as to be compatible with the neighborhood, provide small homes that can be made available for relatives of the owner of the main unit (sometimes called "granny flats"), or which can be rented to provide more affordable housing.

Land use designations, especially Medium Residential (M), High Residential (H) and Mixed-Use (MU) allow for higher intensity Residential uses associated with those housing types which can provide rental rates and sales prices which lower income households can afford. Four of the five Villages include all three of the above *land use designations* (M, H, and MU), and the fifth Village includes Medium Residential. This would permit lower income housing to be dispersed throughout the community in conjunction with lower income housing programs supported by federal, State, local government and private agencies and organizations.

Low-income housing is further supported by the Newhall Ranch Affordable Housing Program (Section 3.10 in Chapter 3 of the *Specific Plan*). The Affordable Housing Program provides for a total of 2,200 Affordable Housing Units which will consist of 440 Very Low Income Housing Units (of the 440 units, a minimum of 44 units will be reserved for seniors 62 years of age or older), 330 Low Income Affordable Housing Units (65 percent of the Los Angeles County median income), 220 Low Income Affordable Housing Units (80 percent of the Los Angeles County median income), and 1,210 Moderate Income Affordable Housing Units. The Affordable Housing Program requires that these units shall be provided in a variety of residential units (for-sale and for-rent) and shall be disbursed throughout the *Specific Plan Area*.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 6, 8, 9; Economic 2, 4.

Goal: ***Maintain housing in sound condition in neighborhoods that are safe and healthful.***

Policies:

5.8 *Provide and rehabilitate community facilities, services and infrastructure to enhance the vitality of older and lower-income neighborhoods.*

5.10 *Identify and seek to conserve distinct, viable residential neighborhoods by recognizing these in the policies of the General Plan, including its area and community plans.*

Analysis:

The Newhall Ranch Specific Plan incorporates Design Guidelines for site planning, architecture, fencing, landscape design, lighting, and grading. These design standards will ensure safe, aesthetically attractive, cohesive Villages and neighborhoods within the *Specific Plan Area*. Design guidelines are located in Chapter 4 of the *Specific Plan*. The General Guidelines for Landscape Design require the planting of street trees in addition to groupings of accent trees at community, Village, and neighborhood focal points.

Newly-constructed power distribution networks, communication lines, and other service network facilities will be located underground, wherever practical, where power is less than 16 kv in compliance with Los Angeles County Department of Public Works policies. Housing quality is also protected through the overall design of the community. Each of the five Villages of Newhall Ranch is defined by natural landmarks and topographical features. Each Village has a unique sense of identity or theme, provided by the topography and features of its particular setting. Significant landmarks, landforms, and topographic features are preserved and incorporated in the Land Use Plan as focal points of the community, and include such features as the Santa Clara River, Santa Susana Mountains, Sawtooth Ridge, river bluffs, and oak woodlands.

The *Specific Plan* provides for safe and healthful neighborhoods by prohibiting development in hazardous areas unless appropriate corrective measures are implemented that will protect public health, safety and welfare. Brushfire hazards are minimized by the provision of two new fire stations, and Fuel Modification Zones between development and natural open areas. With regard to fault zones, liquefaction areas and slide areas, a preliminary geology report included in the Project EIR has been prepared to determine feasibility and

assist in locating appropriate land uses. More detailed field work will take place during the subdivision and construction process in accordance with Los Angeles County Department of Public Works policies and regulations. Special design guidelines for grading and hillside development are provided in the Design Guidelines, Chapter 4 of the *Specific Plan*. The Conceptual Backbone Drainage Plan, Exhibit 2.5-1, contained in Chapter 2 of the *Specific Plan* provides drainage and flood protection to the *Specific Plan*, while maintaining the existing natural condition of the Santa Clara River.

Newhall Ranch will have a full range of services to meet the needs of its residents. Educational facilities will include 5 elementary schools, one junior high school and one high school. A new library facility is also proposed. The *Specific Plan land use designations* allow cultural facilities and religious institutions to be built within or near each Village. A visitor-serving center will provide a regional cultural, recreational, and commercial amenity, which will also serve the Newhall Ranch community. Recreational uses include 10 Neighborhood Parks, 3 Community Parks, a Golf Course and a Community Lake, and a system of pedestrian, equestrian and bicycle trails. The Newhall Ranch Affordable Housing Program (Section 3.10) insures that a wide range of affordable housing opportunities will be offered throughout the *Specific Plan Area*.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 5, 6, 7, 8, 9, 10, 11, 12; Economic 1, 2; and Parks, Recreation and Open Space 3, 4, 5, 6.

Goal: A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure adequate affordable housing

Policies:

5.15 Encourage the use of energy-saving technologies, on a cost-effective basis, in the design, construction, and operating systems of existing and new residential buildings to reduce utility costs to future residents.

Analysis:

The *Specific Plan* provides a broad range and variety of for-sale and for-rent dwelling unit types (from residential estates to multi-family residential housing) which will enable the community to meet the housing needs of families of various sizes, incomes and age groups. With the exception of Long Canyon Village, which has limited home types due to its small size and topography, the four larger Villages of Newhall Ranch each include a diverse range of homes. This provides the opportunity to create socially and economically diverse neighborhoods within the community and to provide the widest possible range of housing opportunities. The Village organization of the community also permits development of a wide range of homes in proximity to the retail shopping, services and employment located in or near the Village. The Development Regulations of the *Specific Plan* (Chapter 3) provide that within the Estate Residential and Low Residential *land use designations*, a *Second Unit* may be provided. Within the Estate Residential category, one *Second Unit* is eligible to be constructed on each lot with the approval of a CUP. Within the Low Residential category, one *Second Unit* is eligible to be constructed on each lot with the approval of a CUP and pursuant to the regulations set forth in Section 3.9, *Second Units*. The *Second Units*, which are regulated in size and development standards so as to be compatible with the neighborhood, provide small homes that can be made available for relatives of the owner (e.g., “Granny Flats”) or can be rented to provide more affordable housing.

An Affordable Housing Program is included in the *Specific Plan* which will make Very Low Income, Low Income and Moderate Income housing available to households which meet the criteria under the Program. A total of 2,200 dwelling units will be made available as Very Low, Low or Moderate Income housing. Details and requirements of the program are provided in Section 3.10 of the *Specific Plan*.

In addition, to ensure the orderly growth of the community, and to attain *Specific Plan* goals such as the preservation of hillsides when feasible, and flexibility in responding to changing

housing needs, the *Specific Plan* allows for the transfer of residential dwelling units from one residential *Planning Area* to another, and for the conversion of a limited amount of commercial land to residential and vice versa.

Because the *Specific Plan* is a generalized document, similar to a community plan, it does not provide detailed standards for the development of housing, which will occur over a long buildout period and which will be subject to many future changes in requirements. However, all building construction will be required to comply with energy conservation standards contained in Title 24 of the California Administrative Code. Energy conservation measures have been incorporated into the Architecture Section of the *Specific Plan*'s Design Guidelines.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 2, 5, 6, 7, 8, 9; Economic 1; Resource Conservation 9.

Goal: ***Adequate housing, accessible to employment and community services for all persons, regardless of race, ethnic background, sex, age, marital status, income or disability.***

Policies:

5.17 *Require the location of low and moderate income housing near employment opportunities and reasonably accessible to public transportation; avoid placing an inequitable fiscal impact on any particular neighborhood.*

5.18 *Facilitate the establishment of licensed family day care homes within residential areas, and the inclusion of child care centers in major residential and non-residential developments.*

5.21 *Oppose discriminatory acts related to housing, including acts that have the effect of discrimination, and affirmatively promote equal opportunity in housing and community development programs, countywide, public or private, without regard to race, color, religion, sex, sexual orientation, national origin, disability, or presence of children.*

Analysis:

The *Specific Plan* provides a broad range and variety of for-sale and for-rent dwelling unit types (from residential estates to multi-family residential housing) which will enable it to meet the housing needs of families of various sizes, incomes and age groups. Varied employment opportunities will be available within the *Specific Plan* area and at nearby employment centers. Newhall Ranch residential land uses (Estate, Low, Low-Medium, Medium and High Residential, and Mixed-Use *land use designations*) will provide for-sale housing in a wide spectrum of price ranges and styles. Rental housing will also be provided, thereby enabling a wide range of persons employed within and near the community to obtain housing. This range of housing provides the opportunity to create socially and economically diverse neighborhoods within the community and makes housing opportunities available to a wide variety of household types and compositions. Other than Long Canyon Village which is somewhat limited by its small size and topography, each of the Villages has a full mix of the various *land use designations*, thereby providing for the dispersal of dwelling types and lifestyles throughout the community.

Development Regulations of the *Specific Plan* permit the development of residential housing facilities for people with special housing needs, such as the elderly, disabled people, or sheltered housing. The Development Regulations also permit development of *Second Units* in each of the Estate and Low Residential *Planning Areas* (see Section 3.9). *Second Units* may be used to serve the housing needs of extended families (e.g., as "Granny Flats") or may be rented, thereby providing more affordable homes and adding to the rental stock. The Village Centers contain higher density residential land uses which will have excellent proximity to shopping, services, employment, recreation uses, and improvements which facilitate a bus system which are also a part of the Mixed-Use Center, thereby serving people who have limited mobility or do not own an automobile. The extensive pedestrian and bicycle trail system, which provides links to the potential park-and-ride/MetroLink site also assists in accommodating residents who may not have an automobile.

An Affordable Housing Program is included in the *Specific Plan* which will make Very Low Income, Low Income and Moderate Income housing available to households which meet the criteria under the Program. A total of 2,200 dwelling units will be made available as Very Low, Low or Moderate Income housing. Details and requirements of the program are provided in Section 3.10 of the *Specific Plan*.

Land use designations, especially Medium (M), High(H) and Mixed-Use (MU), allow for higher intensity residential uses associated with those housing types which can provide rental rates and sales prices affordable to low income households. Four of the five Villages include all three of the above *land use designations* (M, H, and MU), and the fifth Village includes Medium Residential. This would permit low income housing to be dispersed throughout the community in conjunction with the Newhall Ranch Affordable Housing Program. The applicant requires in sale documents that all purchasers of residential land comply with all laws, regulations and ordinances of local State and federal governments, including those laws regarding the provision of equal opportunity to all persons to purchase or rent housing. The Development Regulations, Chapter 3 of the *Specific Plan*, permit day and residential care facilities for adults and children in to be located within all residential *land use designations*, and in the Commercial, Mixed-Use, and Business Park *land use designations*.

The following Newhall Ranch Project Objectives respond to these goals and policies: Land Use 1, 2, 5, 6, 8, 9, 10, 11, 12; Economic 1, 2, 3; Mobility 1, 3, 5.

6. CONSERVATION, OPEN SPACE AND RECREATION

Goal: To support local efforts to improve air quality.

Policy:

6.1 Actively support strict air quality regulations for mobile and stationary sources, and continued research to improve air quality. Promote vanpooling, carpooling, and improved public transportation.

Analysis:

The *Specific Plan* requires the implementation of development to occur in accordance with all applicable air quality regulations in effect at the time of development. Further, the EIR identifies specific mitigation measures to be implemented in order to reduce emissions from the various components of the Project.

The *Specific Plan* accommodates many alternative methods of public transit which serve to reduce the use of the automobile. The Village design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. The Final *EIR* requires that the applicant shall contribute I-5 and transit development fees if adopted for the Santa Clarita Valley. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future transit/rail options. A potential site for a future transit station in the *Specific Plan Area* has been identified in *Planning Area* RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park-and-ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. The trails will provide access to *Open Area* and *SMAs*, and provide connections between living areas, shopping, work, entertainment, schools and recreational facilities. These components of the plan are conveniently located and interconnected so as to provide an attractive array of mobility choices for future residents and employees.

Newhall Ranch Project Objectives Land Use 5, 8; and Mobility 1, 3, 5 respond to these goals and policies.

Goal: To conserve energy resources and develop alternative energy sources.

Policies:

6.2 Support the conservation of energy and encourage the development and utilization of new energy sources including geothermal, thermal waste, solar, wind and ocean-related sources.

6.3 Promote the use of solar energy to the extent possible.

Analysis:

The Land Use Plan minimizes travel time and, as a result, energy consumption in Newhall Ranch by organizing the community into Villages with convenient Village centers that give residents optimal access to commercial, recreational and public facilities. Each Village features an activity core providing a range of amenities, depending on the size of the population served. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial centers, which will include full-service retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, Business Parks, apartment complexes and visitor-serving uses. Facilities are sited to reduce automobile trips and maximize use of pedestrian and bicycle trails.

The employment centers of the Valencia Commerce Center, the Valencia Industrial Center, Magic Mountain Amusement Park and the new Business Parks are very near and easily accessible from Newhall Ranch, reducing the need for long commutes and energy consumption.

The community has been designed to accommodate many alternative methods of public transit. The Village design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. The Final *EIR* requires that the applicant shall contribute I-5 and transit development fees if adopted for the Santa Clarita Valley. In addition, the Master Circulation Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future transit/rail options. A potential site for a future transit station has been identified in *Planning Area* RW-36 of the Annotated Land Use Plan Statistical Table which, in the interim, can be used as a possible park-and-ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle

and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. The trails will provide access to *Open Areas* and connections between living areas, shopping, work, entertainment, schools and recreational facilities.

The Development Regulations in Chapter 3 of the *Specific Plan* allow for incorporation of solar energy and other alternative energy sources approved by the County into residential neighborhoods and commercial/industrial Mixed-Use areas. The Permitted Uses Matrix indicates the location of alternative energy uses within the *Specific Plan*.

All building construction will be required to comply with energy conservation standards contained in Title 24 of the California Administrative Code. Energy conservation measures have been incorporated into the architecture section of the *Specific Plan* Design Guidelines, Chapter 4 of the *Specific Plan*.

Newhall Ranch Project Objectives Land Use 5, 8; and Mobility 1, 3, 5 respond to these goals and policies.

Goal: To conserve water and protect water quality.

Policy:

6.4 Protect groundwater recharge and watershed areas, conserve storm and reclaimed water, and promote water conservation programs.

6.5 Encourage the maintenance, management, and improvement of the quality of imported domestic water, groundwater supplies, natural runoff and ocean water.

6.6 Encourage the maintenance of landscaped areas and pollution-tolerant plants in urban areas. Integrate landscaping and open space into housing, commercial and industrial developments especially in urban revitalization areas. Use drought-resistant vegetation.

Analysis:

The *Specific Plan* protects areas important to groundwater recharge by permanently protecting the SEA 23/*River Corridor SMA* through the Resource Management Plan (Section 2.6), and by calling for soft bottom, open drainage systems for drainages with flow rates that exceed 2,000 cfs through the Backbone Drainage Plan (Section 2.5). The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the *Specific Plan Area*, while maintaining the existing natural condition of the Santa Clara River. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the river necessary for public safety. In addition, 6,170 acres, or 51% of the site, is designated as *Open Area* and SEA/*SMA* by the Land Use Plan. The *EIR* and Additional Analysis also include a detailed analysis of the impacts of the project on groundwater recharge and determines that the project does not have a significant impact on groundwater recharge.

Domestic water service will be provided by the Valencia Water Company. The Valencia Water Company obtains contractual imported State water from the Castaic Lake Water Agency and also has water wells using the Alluvial and Saugus aquifers. As discussed in detail in the Additional Analysis for the project, the water supply for the project is expected to come from three primary sources: groundwater that has been historically used for agricultural purposes by Newhall; water purchased from the Nickel Family LLC; and reclaimed water from a new Water Reclamation Plant, thereby minimizing any impact on supply from groundwater basins. The domestic water demands for the Newhall Ranch are based on the projections for the specific land uses in the Land Use Plan and sophisticated demand usage factors. The Conceptual Backbone Water Plan of the *Specific Plan* shows details of the on-site system for the distribution of domestic water. Approximately one third of the project's overall water demand is anticipated to be served by reclaimed water generated by the project's Water Reclamation Plant. This reclaimed water will be used for irrigating the majority of park and recreation areas, such as the Golf Course. Potable water will be used for irrigated areas as mandated by County regulations or when supply of reclaimed water is not available. In assessing the above General Plan goals and policies, the County has also considered, and relied on, the information presented in the Additional Analysis, Section 2.5, Water Resources.

All improvements will comply with applicable water conservation and water reclamation standards identified in Section 17921.3 of the Health and Safety Code and Title 20 of the California Administrative Code, as amended. Reclaimed water from the Water Reclamation Plant will be used to the extent available for irrigation purposes of *Open Area* and other land uses permitted under health and safety codes.

The Conceptual Backbone Water Plan sets forth on-site storage and water distribution systems to provide adequate fire and domestic service as required. The project is within the limits of the Castaic Lake Water Agency which is the wholesaler of imported supplies for the area. Domestic water service will be coordinated through the Valencia Water Company.

Water quality of the stormwater runoff from the site and of potential discharges from the Water Reclamation Plant is analyzed in the *EIR and Additional Analysis*. Water quality is protected through project design to minimize erosion, sedimentation, and pollution, as well as mitigation contained in the *EIR and Additional Analysis*. The *Specific Plan* is subject to all applicable laws and regulations for storm water runoff including the National Pollution Discharge Elimination System (NPDES) requirements. Further, discharges from the Water Reclamation Plant are governed by the laws and regulations which protect the water quality for other beneficial uses and downstream water users.

The Design Guidelines describe five landscape zones within the project: 1.) Full Maintenance Landscape; 2.) Ornamental Landscape; 3.) Drought-Tolerant/Naturalized Landscape; 4.) Fuel Modification Areas; and 5.) Native Landscape. These descriptions serve to guide future tract maps in establishing appropriate landscaping for each area of the project. For example, development adjacent to the *River Corridor SMA* must be more sensitive to native species and intrusive plants than a development within an urban village where more ornamental species may be appropriate. In addition, the Resource Management Plan, Section 2.6, contains a detailed list of native species which must be used when revegetation or enhancement occurs within the *River Corridor SMA*, the *High Country SMA* and the *Open Area*.

Newhall Ranch Project Objectives Land Use 1, 3, 10; and Parks, Recreation and Open Space 1,2; and Resource Conservation 1, 2, 3, 6, 8, 9 respond to this goal and these policies.

Goal: ***To preserve and protect prime agricultural lands, forests, fisheries, significant ecological areas and other biotic resources.***

Policies:

6.7 *Protect significant agricultural resource areas and encourage the expansion of agricultural activities into under-utilized lands such as utility rights-of-way and flood prone areas.*

6.8 *Preserve significant ecological areas by appropriate measures, including preservation, mitigation, and enhancement.*

6.13 *Protect watershed, streams, and riparian vegetation to minimize water pollution, soil erosion and sedimentation, maintain natural habitats, and aid in groundwater recharge.*

6.15 *Maintain natural watershed processes by regulating development in tributary watersheds.*

6.16 *Minimize increased runoff, erosion, and siltation of streambeds that would limit the use of streams and waterbodies for recreation and other beneficial water-related uses.*

Analysis:

Various agricultural uses exist on portions of the site, including flood prone areas, ranging from dry-land farming of grains to irrigated crops to cattle grazing. Through their stewardship of the land, The Newhall Land and Farming Company has continually focused its efforts on the maximization of the economic potential of the farming operations. The rising costs associated with farming in the region, regulatory restrictions, and servicing isolated patches of land as well as previous decisions by Los Angeles County to accommodate growth within such lands has contributed to the decline in the number of acres farmed in Los Angeles County.

Of the 1,490 acres of cultivated land found on the site, 595 acres are considered prime agricultural land. The prime agricultural land on the property does not comprise one contiguous piece of land. Rather, it is found on many small, sometimes isolated parcels which are, in some cases, not level and not irrigated due to their distance from existing water sources. Some of this land is located south of the Santa Clara River and can be only accessed via a series of temporary river crossings which frequently wash out in winter months and are costly to maintain. Such conditions make this land relatively more difficult and less economical to farm than the larger parcels in the region, most of which are found to the west in Ventura County. It is expected that upon buildout of the *Specific Plan* virtually all of the agricultural land currently under production will be replaced by uses accommodating housing or providing services and jobs as indicated on the Land Use Plan contained in the *Specific Plan*. However, by permitting agriculture uses to occur on the site in the future numerous opportunities are afforded to either continue farming or for new agricultural uses such as Christmas tree farms within *Open Area* of the *Specific Plan Area*.

Agricultural uses are permitted everywhere within the *Specific Plan Area* (Permitted Uses Matrix, Table 3.4-2). By allowing agricultural uses to remain, and actually permitting them, they will be preserved and protected until such time as they are replaced by the ultimate uses as set forth in the Land Use Plan. Impacts to prime agricultural lands are analyzed in the Agricultural Resources section of the *EIR*.

The *Specific Plan* encourages conservation, protection and enhancement of natural ecological, scenic, cultural and open area resources by avoiding inappropriate development in areas that are environmentally sensitive. 6,170 acres of the 11,963-acre *Specific Plan* will have *land use designations* which will protect areas of high environmental sensitivity. Specifically, the Land Use Plan establishes two major SEA/*SMA* areas to preserve the biological resources of the Santa Clara River Corridor and the Santa Susana Mountains High Country; preserves a major regional wildlife corridor of one-half mile in width, which links the two SEAs/*SMAs*; identifies potential restoration and/or enhancement areas; identifies *Open Area* between development *Planning Areas* which serve as buffer zones or greenbelts; and provides a framework for the long-term management of conservation areas. Collectively, the *Open Area* and SEAs/*SMAs* identified in the *Specific Plan* serve to protect habitats in a substantial portion of both of the existing SEA 20 and 23 areas, as well as preserving the only major wildlife connections on-site. In addition, although not part of the Specific Plan, the County has imposed an off-site condition that is responsive to the preservation and protection of existing significant ecological areas and other biotic resources. Specifically, upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to

grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). The land shall be managed in conjunction with and in the same manner as the High Country SMA.

The Newhall Ranch Resource Management Plan (Section 2.6) ensures that biological resources have been incorporated into the planning process to maximize the conservation of important biological features. The result is a conservation strategy that minimizes the affects to important biological resources. The *Specific Plan* and the Resource Management Plan also establish methods for the long-term management and protection of SEAs/*SMAs* and *Open Area,* which will be turned over to a public or responsible private agency or foundation.

The *Specific Plan Area* is part of the Santa Clara River Valley Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition and natural habitat of the Santa Clara River Valley. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the river necessary for public safety. (In fact, the purpose of designating the Santa Clara River Corridor an SEA/*Special Management Area* is to provide for its preservation, enhancement and management.) The drainage plan is designed to provide facilities that will maintain storm water flows from the project during and after build-out at a level approximately equal to or less than pre-development.

The *Specific Plan* preserves the SEA 23/*River Corridor SMA*, the SEA 20/*High Country SMA,* numerous canyons within the *Open Area, and the 1,517-acre Ventura County off-site conservation area* which support the majority of natural watershed processes, such as groundwater recharge. By preserving these large areas, the project has a negligible affect on groundwater recharge. An analysis of the impacts to groundwater recharge and the biological impacts associated with the development are contained in the EIR *and Additional Analysis*.

The Conceptual Backbone Drainage Plan calls for maintaining open drainage systems where the runoff flows exceed 2,000 cfs.

In response to runoff water quality, erosion and sedimentation, all necessary NPDES permits will be obtained for both the construction and ultimate development phases, BMPs will be incorporated into the development, and the final design of drainage facilities will be proposed and reviewed as part of subsequent plan approvals (i.e., tentative tract maps). In addition, the *Specific Plan* includes grading regulations and design guidelines for landscaping which are designed to control sedimentation and erosion and protect runoff water quality.

Development standards specifically structured to ensure compatibility of uses within and protection of the SEA 23/*River Corridor* and the SEA 20/*High Country SMAs* are provided in the *Specific Plan* Development Regulations.

CONSISTENCY WITH THE GENERAL PLAN DESIGN COMPATIBILITY CRITERIA FOR EXISTING SIGNIFICANT ECOLOGICAL AREAS

The Los Angeles County General Plan requires that development proposed within a Significant Ecological Area (SEA) be reviewed for compliance with a set of six Design Compatibility Criteria contained in the *General Plan*. Portions of SEA 20 (Santa Susana Mountains) and SEA 23 (Santa Clara River) are located within the *Specific Plan*.

This review of conformance with the General Plan Design Compatibility Criteria examines the issues described below at a level of detail comparable to the detail in the *EIR* and Additional Analysis for the entitlements requested from the County. These entitlements include General Plan Amendments, Specific Plan and large lot (40 acre minimum lot size) parcel map for the purposes of sale, lease or financing only, among others. The compatibility analysis includes:

1. The effect on each SEA of the proposed adjustment in existing SEA boundaries to more accurately reflect the location of the biological resources for which the SEA was designated. The *Specific Plan* proposes to establish a *Specific Plan* designation of "*Special Management Area*" (*SMA*) over the adjusted SEAs. While the adjusted areas are called *SMAs* in the *Specific Plan*, the SEA designation would also remain in effect.

2. The effect on each SEA/*SMA* of the development permitted in the SEA/*SMA* and of the land uses shown in the Permitted Uses Matrix of the *Specific Plan* (Chapter 3, Table 3.4-2). The effects of particular land uses and infrastructure improvements which are proposed or permitted are evaluated at a level of detail consistent with the information in the *Specific Plan*.

3. The indirect effects of the *Specific Plan* on each SEA/*SMA*. Issues related to indirect effects include flooding, sedimentation, water quality, access by people and pets, and recreational use.

ASSESSMENT OF THE SPECIFIC PLAN'S CONSISTENCY WITH THE EXISTING SEA 20 (Part of SEA 20: Santa Susana Mountains)

1) <u>The development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.</u>

The proposed SEA boundary adjustment results in an area which is approximately 237 acres larger than the original SEA on the site. The original SEA within the *Specific Plan* area is approximately 3,947 acres in size, while the adjusted *SMA* area would be approximately 4,184 acres. The boundary adjustment would provide a beneficial impact by creating an *SMA* that contains larger amounts of higher quality habitats than does the original SEA.

The adjustment in boundaries increases the net acreage of sensitive habitats by 195 acres, which includes an additional 166.1 acres of Coastal sage scrub habitat and 28.9 acres of Live oak woodland. The Habitat Value Ranking analysis described in Section 4.6 of the *EIR* provides a second measure of the impact of the boundary modification. This analysis indicates that the amount of land in the lower value habitats (1 and 2) would be increased by 31.3 acres, while the land in the higher value habitats (3 and 4) would be increased by 206.5 acres.

The boundary change would not substantially increase the contact between *Specific Plan* land uses and the *SMA* and wildlife corridor, and nearly all of the interface is separated by steep slopes which reduces potential access and impacts created by people and pets. The general effect of the boundary change would be to add approximately 237 acres at the northeast edge. The *Specific Plan* land uses would be separated by high, steep slopes from the canyon which forms the wildlife corridor and thus a sufficient buffer is provided

between the corridor and the *Specific Plan* uses. This edge of development is shown on Exhibit 2.6-7 of the Resource Management Plan (Chapter 2.6 of the *Specific Plan*). The separating slopes would prevent direct access by residents to the wildlife corridor, and would greatly reduce access by pets. In addition, *Specific Plan* land uses have been modified so that Estate Residential and *Open Area land use designations* now adjoin nearly the entire northern boundary of the *SMA*, buffering it from more urban uses within the *Specific Plan*.

Upon approval of the *Specific Plan*, the provisions of the Resource Management Plan (RMP) become effective. The RMP requires that a conservation easement be established over the *SMA*, and that a detailed program be developed for its long-term management and ownership. As a result of these actions, the *SMA* would be preserved in perpetuity and would be managed and maintained.

The land uses shown on the Land Use Plan of the *Specific Plan* within the *High Country SMA* consist of unimproved hiking/equestrian trails. In addition, the Permitted Uses Matrix of the *Specific Plan* permits a range of low intensity land uses which could be proposed in the future. See Chapter 3, Table 3.4-2, Permitted Uses Matrix.

With the exception of the unimproved hiking/equestrian trail, it is currently not known which of the above uses may be proposed in the future or whether any will be proposed. However, the Permitted Uses Matrix provides that each of the uses permitted in the High Country be reviewed under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code, which implements the County General Plan provisions regarding SEAs. This Section requires a conditional use permit (CUP) for any use which is the subject of a building permit, grading permit, or a minor land division or subdivision within a SEA. Under Section 22.56.215 a review for the requirement of a CUP would be required for all the permitted uses with the possible exception of the unimproved hiking and equestrian trails and existing uses. Under this Section a CUP would also be completed for the uses shown on the Land Use Plan because these would require, or would be part of a development which requires a subdivision, a grading permit or building permits. At the *Specific Plan* level it would be speculative to evaluate the compatibility of future unknown details of potential permitted land uses; however, the *Specific Plan* does impose sufficient controls so as to ensure future review and compatibility determinations for these uses under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code.

The description of SEA 20 in the *General Plan* states that medium intensity recreational uses, which include overnight camping and daytime equestrian use, are compatible with the SEA. The *Specific Plan* limits public recreational access in the *SMA* to day use by hikers and equestrians. Trail bikes and motorized dirt bikes would be prohibited. Therefore, the intensity of recreational use would not exceed that described in the *General Plan*. The proposed management and maintenance of the *SMA* would also help to prevent deterioration of SEA resources which might result from public recreational use.

The *High Country SMA* is to be dedicated to a *joint powers authority* consisting of the County, the City of Santa Clarita, and the Santa Monica Mountains Conservancy and will be managed by the Center for Natural Lands Management, a non-profit conservancy which will also own and manage the *River Corridor SMA*. Recreation and conservation activities will be funded through an open space financing district and an endowment by the applicant, and therefore, will be at no cost to the general public.

2) <u>The development is designed to maintain waterbodies, watercourses, and their tributaries in a natural state.</u>

All drainages within the *High Country SMA* would be retained in a natural state. However, culverts may be provided where needed to protect the access roads or trails. In addition, inlet devices are proposed in certain locations in the *SMA*, as shown on *Specific Plan* Exhibit 2.5-1, Conceptual Backbone Drainage Plan. The inlets would be required in order to develop property outside of the *SMA*. As that development would require a subdivision, among other permits, the associated inlets would be reviewed under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code, as discussed above. Furthermore, all impacts to drainages in the *High Country SMA* would be fully mitigated under the Resource Management Plan which requires restoration and/or enhancement as mitigation of impacts to riparian vegetation.

3) <u>The development is designed so that wildlife movement corridors are left in a natural and undisturbed state.</u>

Retention of the *High Country SMA* in a largely natural and undisturbed state would preserve the major wildlife movement corridors and migratory paths which currently exist in the *SMA*. Access for wildlife between the *SMA* and the Santa Clara River would continue to be available through the Salt Canyon wildlife corridor, which is the most significant wildlife corridor on the property. The value of this corridor is high due to its relative remoteness, the quality of habitats present, and the fact that it is an integral part of the *High Country SMA*s'

approximately 4,184 acres. The connection of the *High Country SMA* to the River through the Salt Creek corridor would provide a regionally significant open area system and would remain in a natural and undisturbed state. The Salt Creek wildlife corridor drainage joins the River offsite in Ventura County. In addition, although not part of the Specific Plan, the County has imposed an off-site condition that enhances the Specific Plan's compatibility with existing SEA 20 resources. Specifically, upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). The land shall be managed in conjunction with and in the same manner as the High Country SMA.

4) <u>The development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the proposed use:</u>

Virtually all of the *High Country SMA* is being retained in a natural state. Vegetative cover within the *SMA* will be naturally enhanced by the withdrawal of grazing, with the exception of grazing for management purposes as provided for in the Resource Management Plan. The *High Country SMA* is identified as a primary location for oak resource planting to mitigate impacts which might occur within the development areas of the *Specific Plan*. As indicated in the Biotic Section of the EIR, as many as 633 oak trees may be impacted by development, and these would be replaced on at least a 2:1 ratio, as governed by the County Oak Tree Ordinance. The RMP further requires restoration and/or enhancement to mitigate any riparian vegetation or *oak resources* which are disturbed during development of uses within the *High Country SMA*. The vertical elevation of the adjacent development and the transition from higher intensity land uses to very low intensity adjacent to the *SMA* also provide buffers to the *SMA* resources. Additionally, steep slopes will provide buffers between the *SMA* and residential uses in the northwest area of the *SMA*. Section 2.6, paragraph 2b(3)(b), Transition/Fuel Modification Areas, of the *Specific Plan* institutes protections of the interface between the High Country and adjacent residential development.

5) Where necessary, fences or walls are provided to buffer important habitat areas from development:

In virtually all areas where the *High Country SMA* adjoins residential areas to be developed under the *Specific Plan*, the interface between development and natural area is composed of steep slopes which will minimize or eliminate access to the *SMA* by people and pets. The interface would be controlled by the standards of the Wildfire Fuel Modification Zones, which would include a plant palette which would be compatible with the adjoining natural vegetation of the *SMA* and Section 2.6, paragraph 2b(3)(b), Transition/Fuel Modification Areas, as discussed in 4) above. *Specific Plan* Exhibit 2.6-7, Salt Creek Wildlife Corridor Perspective shows the vertical separation between the Salt Creek wildlife corridor and nearby homes. Walls or view fences are typically provided at the rear or sides of residential land uses, and these would separate residents from the *SMA* although the steep slopes between the lots and the SEA make fences and walls unnecessary for buffering purposes. Habitat areas are further protected by the provisions of Section 2.6, paragraph 2b(3)(b), which restrict construction of buildings and other structures to developed pads within Planning Areas OV-04, OV-10, PV-02, and PV-28 and prohibits construction on southerly slopes facing the *High Country SMA* and in the area between the original SEA 20 boundary and the High Country boundary. Recreational access to the *SMA* would occur primarily through the Visitor Serving land use designation which is shown on the Land Use Plan in a location immediately adjacent to the *SMA*. It is intended that this area be the control point for residents and visitors to access hiking and equestrian trails in the High Country. The Resource Management Plan (Section 2.6 of the *Specific Plan*) requires graded areas adjacent to and within SEAs to be clearly marked thereby buffering and avoiding important habitat areas from impacts from development. Furthermore, Chapter 4 (Design Guidelines) of the *Specific Plan* requires shielded lighting fixtures to minimize glare and direct rays impacts upon adjacent areas, resulting in additional protection of the habitat areas.

6) Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths:

At the *Specific Plan* level it is not possible to accurately assess the impacts that future road and/or utility construction would have because the *Specific Plan* does not propose any such projects. Under Section 22.56.215 of the County Zoning Code, however, an SEA CUP would be required for any such construction or subdivision, and this would require an evaluation of the project's conformity with the General Plan Design Compatibility Criteria for SEAs. Environmental review would also be required and would define the anticipated impacts and necessary mitigation.

ASSESSMENT OF THE SPECIFIC PLAN'S CONSISTENCY WITH THE EXISTING SEA 23 (Part of SEA 23: Santa Clara River)

SEA 23 Boundary Adjustments

The proposed adjustments to the existing boundaries of SEA 23 are consistent with General Plan policies requiring the protection of natural resources within SEAs. The *Specific Plan* has been designed to avoid sensitive resources within the existing SEA 23 boundaries to the greatest extent possible. The existing SEA 23 boundary on the *Specific Plan* site is approximately 1,290 acres in size. Under the Specific Plan, the size of SEA 23 would be reduced to 975 acres, or a net reduction of 315 acres. As shown below, the 315-acre net reduction in SEA 23 acreage consists of the following:

- 11 acres	Non-Sensitive Habitat Removed
-309 acres	Agricultural/Other Disturbed Land Removed
+ 5 acres	Sensitive Habitat Added to the Existing SEA 23
-315 net acres	Total Land Removed from Existing SEA 23 Boundary

As shown, the vast majority of land redesignated from SEA 23 to other *Specific Plan land use designations* consists of existing agricultural or other types of disturbed lands.

Regarding the sensitive riparian habitat, the amount removed for development from the existing SEA 23 boundary under the *Specific Plan* would be approximately one acre. In addition, 8 acres of sensitive riparian habitat would be redesignated from the existing SEA 23 to the *Specific Plan's Open Area* designation. Finally, 14 acres of sensitive habitat, which is not within existing SEA 23 boundaries, would be added to the existing SEA 23 boundary under the *Specific Plan*. Accordingly, implementation of the *Specific Plan* would result in a net *increase* of 5 acres in the amount of sensitive riparian habitat contained in the existing SEA 23 boundary. This net increase in sensitive riparian habitat acreage is calculated as follows:

1 acre	Redesignated from SEA 23 to non-residential/infrastructure-related land use designations
8 acres	Redesignated to Open Area
14 acres	Sensitive habitat added to the existing SEA 23
5 net acres	Sensitive habitat added to the existing SEA 23 boundary

For the reasons discussed below, the proposed boundary adjustments to existing SEA 23 (one acre for development and 8 acres redesignated to *Open Area*) are considered to be consistent with the General Plan's policies as they relate to resources within existing SEAs. First, as to the 8 acres redesignated from SEA 23 to the *Open Area* designation, the Open Area designation provides resource protection, which is comparable to that provided by the SEA designation. For example, the Open Area and SEA designations both allow agricultural uses, grazing, recreational uses, greenhouses, trails, golf courses, oil and natural gas operations, and sand and gravel extraction activities, subject, in some instances, to a conditional use permit. However, certain uses (*e.g.*, residential uses, commercial uses, animal hospitals and campgrounds) are conditionally permitted in SEAs, but are not permitted within the *Open Area* designation under any circumstances. Consequently, the acreage within the existing SEA 23 proposed to be transferred to the *Open Area* designation (8 acres) will receive a degree of protection which is comparable to that provided by the County's SEA designation.

In addition, some of the sensitive habitat to be transferred to the *Open Area* designation has been transferred because it is not the type of habitat intended for protection within SEA 23 (*i.e.*, riparian habitat necessary for the unarmored threespine stickleback fish), and because much of the acreage would receive adequate protection under the *Open Area* designation. Specifically, the Santa Clara River SEA was designated predominantly because of the presence of habitat for the unarmored threespine stickleback. (*See*, Los Angeles County General Plan Background Report, p. OS-A30 to OS-A31.) Therefore, SEA habitat that does not contribute to the stickleback's survival may be removed from the SEA designation, particularly where, as here, the acreage is being redesignated to another preserve classification (*Open Area*). With regard to the eight acres of habitat redesignated to Open Area, some of that acreage exists on bluffs above the River and the remainder is generally fragmented and isolated. The County has further determined that the limited amount of habitat to be redesignated *Open Area* (8 acres) does not contribute significantly to the

survival of the stickleback and, therefore, may be removed from SEA 23 as part of the boundary adjustments associated with the revised *Specific Plan*.

Second, as to both the one acre redesignated from SEA 23 for development (and not otherwise protected) and the 8-acre redesignation from SEA 23 to Open Area, within the Land Use Element, the General Plan states that: "It is the intent of the General Plan policy to preserve the County's significant ecological resources and habitat areas in viable and natural conditions." See Los Angeles County General Plan, p. LU-A12. The redesignation of one acre of sensitive habitat for development and the 8-acre redesignation to Open Area will not affect the County's ability to preserve the existing SEA 23 in a viable and natural condition. After redesignation of the one acre, the existing SEA 23 area will contain approximately 385 acres of sensitive riparian habitat, which is five more acres of sensitive riparian habitat than presently exists in the SEA. Moreover, the one acre proposed to be redesignated for development consists of small patches of fragmented and disconnected habitat distributed throughout the *Specific Plan Area*, and that acreage is required for public roads, utilities and development. Such small, isolated habitat patches are considered to have a lower biological value than large areas of contiguous sensitive habitat. Consequently, redesignation of the one acre from existing SEA 23 does not pose a legitimate threat to the continued viability of the sensitive resources with the existing SEA 23 boundary. As to the 8-acre redesignation, as stated above, the Open Area designation would provide resource protection comparable to that provided by the SEA designation.

In addition to overall habitat values, the acreage within the existing SEA 23 boundary would remain in a viable and natural condition in terms of other important ecological functions, even with implementation of the *Specific Plan*. The acreage within the existing SEA 23 boundary would continue to function as an east/west wildlife movement corridor and as habitat for the unarmored threespine stickleback, because the *Specific Plan* retains both the riparian vegetation in the Santa Clara River and the natural flow of the water without the need for periodic vegetation clearing. In addition, the Specific Plan would result in an increase in the amount of river bottom available to the unarmored threespine stickleback. The *Specific Plan* also establishes transitions, or "buffer" areas, to separate sensitive habitat within the existing SEA 23 boundary from the proposed urban land uses. In addition, the tributaries to the Santa Clara River within SEA 23 (Castaic, San Martinez, and Chiquito Canyon Creeks) would be maintained and preserved in a largely natural state with soft bottoms.

The *Specific Plan* is consistent with General Plan policies regarding the balancing of SEA policies against other competing public needs. In its discussion of SEA policies, the General Plan states: "Major factors influencing the realization of Plan [SEA] objectives . . . include . . . the competing priorities between resource preservation and other critical public needs." *See*, Los Angeles County General Plan, p. LU-A12. Adjustment of the existing SEA 23 boundary, including redesignation of one acre of sensitive habitat, will serve other critical public needs. For example, the *Specific Plan* will provide a broad spectrum of housing, including affordable housing that will help meet the County's long term housing needs. The size and single ownership of the Newhall Ranch site provide opportunities to develop a comprehensive master plan community in which land uses, infrastructure and public services are properly planned and sited. The *Specific Plan's* Business Park, Commercial and Mixed Use Land Use designations will provide approximately 18,700 permanent jobs that will help the County achieve its economic goals. The *Specific Plan's* bridge crossings implement portions of the County's Master Plan of Highways and are considered essential to the development of a local and regional transportation system. In addition, the *Specific Plan's* Resource Management Plan includes an extensive mitigation and habitat management program for the existing SEA 23/River Corridor SMA. The Resource Management Plan is considered a significant benefit to the River Corridor. The River Corridor SMA would also be dedicated to the public and managed, neither of which occur in SEAs (lands under the County’s SEA designation remain under private control and are not typically managed for resource protection).

Specific Plan Development Within Existing SEA 23

The Land Use Plan proposed as part of the Newhall Ranch Specific Plan has been designed to avoid impacts to sensitive resources, and where avoidance is not possible, to minimize impacts where feasible. A total of 380 acres of sensitive habitat is present within the existing boundaries of SEA 23. Of the 380 acres, one acre (or 0.3 percent of the sensitive habitat areas) would be directly impacted by proposed development under the *Specific Plan*.

The Los Angeles County General Plan identifies six criteria applicable to development proposed within SEAs. The criteria are used to ensure that proposed development is compatible with the resources found within SEAs. The information presented below compares the six compatibility criteria with the development proposed within the existing SEA 23 under the Newhall Ranch Specific Plan.

1) <u>The development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.</u>

The Santa Clara River is a regionally significant biological resource. Its value is derived from the inherent value of its riparian habitats and associated species, and from its function as a regional wildlife corridor. At the inception of planning for the *Specific Plan* the following objectives were developed in order to balance the environmental and flood control issues presented by the Santa Clara River, as required by the County General Plan. These objectives were used to determine at a *Specific Plan* level of detail the boundaries of the River Corridor, which is proposed to be set aside as the *River Corridor SMA* (SEA).

? The flood corridor must allow for the passage of Los Angeles County Capital Flood flows without the permanent removal of natural River vegetation (except at bridge crossings);

? The banks of the River will generally be established outside of the "*Waters of the United States*" as defined by Federal laws and regulations, and as determined by the delineation completed by the United States Army Corps of Engineers (ACOE) in August, 1993;

? Where the ACOE delineation width is insufficient to contain the Capital Flood flow, the flood corridor will be widened by an amount sufficient to carry the Capital Flood flow without the necessity of permanently removing vegetation or significantly increasing velocity;

? Where development is proposed within the existing Los Angeles County 50-Year Capital Flood Plain, the land where development is to occur will be elevated in accordance with Los Angeles County policies to remove it from the flood plain and;

? Bank stabilization will occur only where necessary to protect against erosion.

The proposed adjustment in the current SEA boundaries would reduce the overall acreage of the SEA from approximately 1,290 acres to 975 acres, which is a reduction in land area of 315 acres. Approximately 23 acres of the total area redesignated involves sensitive habitat. However, the proposed changes to the SEA area must be understood in context. In this case, only a very small amount of sensitive habitat area (*i.e.*, one acre, or 0.08 percent of the existing SEA) is being redesignated from the existing boundaries of SEA 23 due to proposed development. In fact, the existing amount of sensitive riparian habitat that would occur in SEA 23 would actually *increase* under the *Specific Plan* by five acres, instead of the 103-acre decrease, which was proposed in the original Final EIR; 14 acres of sensitive riparian habitat would be added to the SEA, while one acre would be redesignated and then developed, and eight acres would be redesignated from SEA 23 to *Open Area*, because it is not riparian in nature, or it represents relatively small fragments of sensitive habitat isolated from the riparian resources of the river. In addition, a total of 62 acres of land is proposed to be added to SEA 23 (377 total acres proposed for redesignation from the existing SEA to residential and non residential land uses, while 62 acres are proposed for addition for a net reduction in existing SEA acreage of 315 acres). The redesignations were made with consideration to the type and quality of the habitat and the purpose of the SEA 23 (preservation of riparian habitats and associated species). A description of the disposition of land redesignated from SEA 23 is provided below. The *Specific Plan* also addresses the one acre of sensitive habitat proposed to be redesignated from SEA 23 to non-residential land uses.

(In addition, as part of the *Specific Plan*, all of the riparian vegetation and all *oak resources* will be restored in the most suitable areas of SEA 23/*SMA* as identified and required under the Resource Management Plan or under regulations of the ACOE and State Department of Fish and Game.)

This discussion demonstrates that 309 acres of agricultural/disturbed areas and 11 acres of non-sensitive habitat types that are appropriately placed outside the SEA boundary after a more detailed mapping of the SEA would be redesignated from existing SEA 23 to residential and non-residential land uses, whilefive net acres of sensitive habitat would be added to the existing SEA 23. The net result is a 315-acre reduction in the size of the existing SEA 23. The five net acres of added sensitive riparian habitat is calculated as follows: Eight acres will be redesignated to *Open Area* land use category, and one acre redesignated for non-residential land uses will be replaced through restoration or enhancement of appropriate areas within the boundaries of the existing SEA 23 or the proposed SEA 23/*River Corridor SMA*. Finally, pursuant to the *Specific Plan*, 14 acres of sensitive habitat would be *added* to the existing SEA 23. Consequently, the proposed development would result in a net increase in protected sensitive riparian habitat of approximately five acres within SEA 23. Therefore, the Specific Plan is designed to be highly compatible with the biotic resources present in SEA 23.

In areas adjoining SEA 23/*River Corridor SMA* on the south side of the River, the *Specific Plan* designates a 2,822 ft. (over 2 mile) interface and direct linkage of the River to the SEA 20/*High Country SMA* and 444 acres of additional *Open Area*, of which approximately 415 acres will remain in a largely natural state. This *Open Area* includes the steep, oak-filled canyons which contain blueline streams tributary to the River, the River bluffs, and ridges contiguous with the River Corridor. This *Open Area* preserves over 197 acres of sensitive habitats including 149 acres of Coastal sage scrub, 4 acres of Cottonwood/Oak woodland, 39 acres of Coast live oak woodland/Mainland cherry, 5 acres of Elderberry scrub, and 0.01 acres of Mesic meadow. As a part of the *Specific Plan* this *Open Area*, excluding Community Parks, would be offered for dedication and long-term management to the Center for Natural Lands Management in phases as subdivision maps are recorded. Management will be funded by the $2 million endowment provided by the applicant at no cost to the general public. After combining the land preserved in the revised SEA (975 acres) with the preserved Open Area immediately adjacent to the revised SEA (4,184 acres), a total of 1,390 acres of undisturbed land would be preserved as part of the *Specific Plan*, including 577 acres of sensitive habitat. Existing SEA 23 consists of 380 acres of sensitive habitats. Due to *Specific Plan* implementation, 197 additional acres of sensitive habitats within and adjacent to the SEA 23/*River Corridor SMA* will be permanently preserved when compared with the amount of restricted land within the existing SEA 23.

Upon approval of the *Specific Plan*, the provisions of the Resource Management Plan (RMP) become effective. The RMP provides standards for the mitigation of impacts to the riparian and *oak resources* in the SEA 23/*SMA* through restoration and enhancement activities. The RMP would require that a conservation easement be established over the SEA 23/*SMA* after development of areas adjoining the River are complete, and includes the removal of commercial cattle grazing. Furthermore, the RMP requires that the SEA 23/*River Corridor SMA* shall be offered for dedication to the Center for Natural Lands Management in fee and that the Center will manage the SEA 23/*River Corridor SMA* as a significant ecological area. The RMP also requires that a *Conservation and Public Access Easement* shall be offered to the County prior to the fee dedication.

The *Specific Plan* is highly compatible with the biotic resources present and does set aside appropriate and sufficient undisturbed area in that the *Specific Plan* proposes to retain SEA 23 in a natural state. As spelled out in the objectives above, the River Corridor would be sufficiently wide (and in certain locations widened) to handle the County's Capital Flood while retaining the riparian vegetation. Winter storm runoff would continue to open its own channels through the River vegetation, flowing in a natural, non-invasive manner and preserving the meandering characteristics of the streambed. Under this concept, periodic clearing of vegetation from the River in order to preserve flood flow capacity would not be required. Further, the preservation of the tributary canyons and bluffs on the southerly side of the River, provides an additional 444 acres (including 415 acres of undisturbed land) which will be dedicated to *Open Area* adjacent to the River. Due to implementation of the Specific Plan, the amount of sensitive riparian habitat found in the existing SEA 23 would increase by approximately five acres and an additional 192 acres of additional sensitive habitat areas adjacent to the SEA 23/River Corridor SMA would be permanently preserved.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

2) The development is designed to maintain waterbodies, watercourses and their tributaries in a natural state.

As discussed above, the *Specific Plan* would maintain the Santa Clara River in a largely natural state. Furthermore, as discussed in Section 4.2 (Flood) of the *EIR* and in Section 2.3 (Floodplain Modification) of the Additional Analysis, in a 50-Year Capital Storm, total storm flows subsequent to development would be decreased by approximately 12%, and total debris volume would be reduced by approximately 30% from their pre-development levels. Because the development of the *Specific Plan* does not increase site runoff during a Capital storm, it would not result in upstream or downstream flooding of the River. During smaller two-year storms (rather than the 50-Year Capital Flood design event), the depth of flow in the Santa Clara River at the County line would change from approximately 2.3 feet under pre-development conditions to 2.39 feet under post-development conditions, which represents an increase of 0.6 inches in depth. The velocity of flow would increase no more than 3% at the County line due to development of the *Specific Plan* and, in all cases, the post-development velocity for the one year storm would be approximately 5 feet per second. No significant increases in velocity, erosion or sedimentation would occur in the River. Consequently, existing biotic resources would not be significantly impacted by implementation of the *Specific Plan*.

A 6.8 million gallons per day (mgd) water reclamation plant (WRP) will be developed to serve the *Specific Plan* land uses. A recycled water distribution system will be designed to use tertiary treated wastewater from the WRP to irrigate land uses within the *Specific Plan* which can accept non-potable water. The Wastewater Section of the EIR anticipates that there would be approximately 255 to 1,025 acre feet of the recycled water which may not be needed during the winter months and which could be discharged to the River. This results in a 6% increase in the annual flow volume in the River at the County line. The discharge would be 319 acre feet per month in the highest months of December and January. This translates to a flow rate of approximately 2.1 cubic feet per second. During a year of average rainfall, the WRP discharge of 2.1 cfs would increase the River flow of 56 cfs by about 3.7%. Although it is possible that the 2.1 cfs discharge could increase the River flow of 17 cfs by about 12% in a drought year, it is highly unlikely since irrigation requirements for landscaping in a drought year would increase and the actual discharge would be significantly reduced. The average annual and peak WRP discharges of recycled water do not significantly increase the River flow, either annually or monthly.

Potential indirect impacts to the *River Corridor SMA* due to sedimentation and debris transport during construction and subsequent to development would be controlled by the installation of devices such as desilting and debris basins, drainage swales, slope drains, storm drain inlet/outlet protection, and sediment traps which would be designed as part of final drainage plans prepared for each subdivision. Section 2.5 (Public Services and Facilities Plan) of the *Specific Plan* provides conceptual drainage and flood control improvements which include National Pollutant Discharge Elimination System (NPDES) water quality basins; requires that all tributaries with flows greater than 2,000 cfs would require open drainage systems; and requires that all additional NPDES requirements be met.

The confluence of the tributaries (Castaic, San Martinez, and Chiquito Canyon Creeks) to the Santa Clara River are all maintained within the *SMA* boundaries (SEA) and are preserved in a largely natural state pursuant to the Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resources Management Plan) of the *Specific Plan*.

In summary, the *Specific Plan* has been designed to maintain waterbodies, watercourses, and their tributaries in a natural state. As indicated above, no significant increases in velocity, erosion, or sedimentation would occur in the river because of the *Specific Plan*. During most storm events, the velocity and depth of the river would remain unchanged from current conditions, since the course of the river is able to meander without being constrained by bridge abutments or bank protection. It is only in the infrequent, 50 to 100 year event where small increases in depth or velocity will occur at certain locations along the river.

3) <u>The development is designed so that wildlife movement corridors are left in a natural and undisturbed state:</u>

The retention of riparian vegetation in the River and natural flow of the water without the need for periodic vegetation clearing; the *Specific Plan* now shows a substantially reduced level of impact to sensitive riparian habitat along the Santa Clara River (the originally proposed 103 acres of impact has been reduced to approximately one acre); the Specific Plan results in an increase of five acres in the amount of sensitive riparian habitat along the river; the establishment of transition areas to separate the *SMA* from urban uses, as discussed below; and the control of lighting ensure that the *River Corridor SMA* will continue to function as a significant wildlife movement corridor. Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resource Management) of the *Specific Plan* provide objectives and conceptual plans for preserving the River and its tributaries and the Salt

Canyon wildlife corridor in a natural and undisturbed state. The *EIR* and Additional Analysis address impacts and imposes mitigation measures for any impacts which actually do occur.

Section 2.5 (Public Services and Facilities Plan) of the *Specific Plan* provides conceptual drainage and flood control improvements which include National Pollutant Discharge Elimination System (NPDES) water quality basins; requires that all tributaries with flows greater than 2,000 cfs would require open drainage systems; and requires that all additional NPDES requirements be met. The *Specific Plan* also provides objectives and conceptual plans for preserving the River and Salt Canyon in a natural and undisturbed state. As a condition of approval, the applicant is also conserving in perpetuity approximately 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site, which will enhance the Specific Plan's compatibility with animal movement in the region.

The confluence of the tributaries (Castaic, San Martinez, and Chiquito Canyon Creeks) to the Santa Clara River are all maintained within the *SMA* boundaries (SEA) and are preserved in a largely natural state pursuant to the Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resources Management Plan) of the *Specific Plan*. The remainder of these tributaries within the *Specific Plan* are designated *Open Area* and are preserved in an essentially natural state. Furthermore, the High Country SEA in Los Angeles County provides a direct link to the River Corridor SEA of one-half mile in width.

The Salt Canyon area of the *Specific Plan* serves as a wildlife movement corridor. The limited development proposed within SEA 23 would not have any impact upon this wildlife movement area and as indicated above, approximately 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site, would be conserved in perpetuity, thereby enhancing the Specific Plan's compatibility with animal movement in the region.

Caltrans has completed the widening of SR-126 from Fillmore in Ventura County to the I-5 freeway in Los Angeles County. As part of that widening project, major north/south animal movement undercrossings were installed under SR-126 at three locations. In addition, three additional larger undercrossings exist along SR-126 within the Specific Plan area at locations where bridges and culverts were constructed over secondary tributary stream courses. Because the Ventura County undercrossings were designed to facilitate north/south wildlife movement, and because the three undercrossings within the Specific Plan site are of sufficient size to accommodate north/south wildlife movement, County staff

is of the opinion that north/south connectivity across the Santa Clara River will not be significantly impacted.

4) <u>The development retains sufficient natural vegetative cover and/or open spaces to buffer critical resources from the proposed use.</u>

As discussed in 1) above, the *Specific Plan* requires the Santa Clara River to be maintained in a largely natural state. No uses which would involve human use or habitation are proposed within the SEA 23/*SMA* and the adjacent *Open Area* would have very limited disturbance. Transition areas, as discussed under criteria 5) below, would separate *Specific Plan* uses located outside of the *SMA* from the critical resource areas within the SEA 23/*SMA*.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

The tributaries (Castaic, San Martinez, and Chiquito Canyon Creeks) to the Santa Clara River are all maintained within the *SMA* boundaries (SEA) and are preserved in a largely natural state pursuant to the Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resources Management Plan) of the *Specific Plan*. Furthermore the remainder of these tributaries within the *Specific Plan* are designated *Open Area* and are preserved in a natural state.

The Board of Supervisors previously evaluated the adequacy of the width of the proposed buffer area along the Santa Clara River when the *Specific Plan* was originally approved in March 1999. Prior to final approval, the Board required that the *Specific Plan* design be revised to incorporate an additional 100-foot buffer between development and riparian resources to protect riparian habitat and sensitive species within SEA 23 boundaries. This finding was arrived at after evaluating the potential impacts of proposed land uses along the entire length of the River, coupled with the existing habitat protection and enhancement

provisions contained in the Specific Plan Resource Management Plan and Design Guidelines.

Exhibits depicting the Newhall Ranch River corridor riparian habitat buffers along the entire course of the Santa Clara River within the *Specific Plan* boundaries were presented to the Commission in a Staff Report, dated August 27, 2001. The exhibits show the width of the buffer between the riparian resources and adjacent development along the entire length of the River as originally approved by the Board. (Note that the exhibits do not reflect changes to the Potrero Bridge, the WRP site, and the other areas no longer proposed for development which increase the acreage of riparian habitat and buffer area.)

As shown on the exhibits, the width of the riparian habitat corridor varies from a minimum of 300 feet to 2,205 feet (0.4 miles) at its widest point. The total buffer area (478 acres) varies in width from a minimum of 135 feet to more than 800 feet, and is three-quarters the size of the riparian habitat area itself. The average buffer width is approximately 400 feet. As shown on the exhibits, the buffer widths are greatest where the existing riparian habitat corridor is the narrowest; in some cases two to three times greater.

The buffer area is comprised of several different components: (a) the Salt Creek wildlife corridor connection and the High Country half mile wide buffer at the west end of the *Specific Plan* on the south side of the river; (b) native upland habitats in the *Open Area* along the south side of the river; (c) disturbed areas within the River corridor that will be restored or enhanced as riparian habitat; (d) buried bank stabilization that will be revegetated with native riparian and upland plant species; and (e) landscaped open space areas such as community parks, the Regional River Trail and community trails. In addition, these *Specific Plan* buffer areas will be enhanced by the condition requiring the applicant to conserve approximately 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site.

The *Specific Plan*, Chapter 2.6, Resource Management Plan, provides standards by which biological resources will be managed during construction and thereafter for the life of the community. It contains: (i) provisions for restoration and enhancement of disturbed areas such as agricultural fields; (ii) restrictions on pedestrian and vehicular access to the river

corridor; (iii) design standards for transition areas between development and the river; (iv) conveyance of conservation easements; and (v) preparation of a financial plan for the long term management of the riparian resources by the Center for Natural Lands Management. In addition, the Specific Plan, Chapter 4, Design Guidelines, contains provisions restricting the manner in which developed areas relate to the River corridor, including site planning, fencing, landscape design, grading and lighting. These measures satisfy the General Plan SEA design compatibility criteria as means to protect sensitive habitat and species, including the unarmored three-spine stickleback (UTS) and least Bell's vireo.

Section 2.5 (Public Services and Facilities Plan) of the *Specific Plan* provides conceptual drainage and flood control improvements which include National Pollutant Discharge Elimination System (NPDES) water quality basins; requires that all tributaries with flows greater than 2,000 cfs would require open drainage systems; and requires that all additional NPDES requirements be met.

5) <u>Where necessary, fences or walls are provided to buffer important habitat areas from development.</u>

The *Specific Plan* minimizes impacts on SEA 23 by siting urban occupied structures along only 47% of the edge of the SEA 23/River Corridor *SMA*. The remaining 53% of the *Specific Plan* frontage on the *SEA 23/SMA* would have adjoining uses consisting of *Open Area* and *High Country SMA* (35%) and roads and bridge abutments (18%).

The *Specific Plan* provides transition areas between the riparian resources of the SEA 23/*SMA* and proposed urban development. In general, transition areas may be *Open Areas,* including natural or revegetated slopes and other planted areas; bank protection areas which would be composed of ungrouted rip-rap or buried bank stabilization pursuant to Section 2.5, paragraph 2a; and trails. Approximately 80% of the northern side of the River will contain bank protection. The Regional River Trail would extend along the northern edge for the entire five mile length of the *Specific Plan*. The Regional River Trail would be built on land which is elevated and provided with bank protection where necessary in order to eliminate flooding and bank erosion. Where bank protection does not exist, the trail would be located on a natural shelf above the elevation of the River. On the south side of the River, extensive *Open Area*, including oak-filled canyons, River bluffs and a Community Park would separate riparian habitats from urban development. Approximately 30% of the southerly edge would have bank protection. The Resource Management Plan (Section 2.6 of the *Specific Plan*) requires graded areas adjacent to and within SEAs to be clearly

marked thereby buffering and avoiding important habitat areas from impacts from development. Furthermore, Chapter 4 (Design Guidelines) of the *Specific Plan* requires shielded lighting fixtures to minimize glare and direct rays impacts to adjacent areas, resulting in additional protection of the habitat areas.

Future residential subdivisions and commercial development constructed within the Specific Plan area must include fences or walls that will preclude access to sensitive resources within SEA 23. As each tract or parcel map is submitted to the County of Los Angeles, it will be reviewed to determine whether proposed uses substantially comply with the standards, regulations, and guidelines of the Specific Plan, including those pertaining to fencing and walls to ensure that they buffer important SEA 23 habitat areas from development.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

6) <u>Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.</u>

The Specific Plan proposes the construction of three bridges and several utility lines across the Santa Clara River, within the existing SEA 23. Utilities serving the proposed *Specific Plan*, where feasible, would be incorporated with the River bridges. However, the *Specific Plan* also proposes two utility crossings. Both would contain wastewater lines, and possibly water lines, natural gas piping and electrical power lines. Both crossings would be buried beneath the River and its banks. The construction disturbance zone is estimated at 85 feet wide but will vary dependent upon the design of the facility and construction methods employed. Specific information would be provided to permitting authorities at the time of project design. The construction zone would be revegetated with native species upon completion of construction activities consistent with the *Specific Plan* and Federal and State resource permit requirements. As a result, potential impacts would be minimized and movement paths of animals would be unimpeded.

The *Specific Plan* also proposes three elevated highway bridge crossings over the Santa Clara River. The number and general location of the bridge crossings were established in order to minimize impacts on SEA 23 and other sensitive resources, and to minimize major access points to SR-126. Each of the bridge crossings is an extension of an existing road, creating a functional regional circulation system.

Construction of bridges would involve various equipment such as excavators, bulldozers, cranes, backhoes, haul trucks and concrete trucks. Temporary impacts would occur during installation of support columns in the riverbed as well as construction of bridge abutments. Excavations will be designed to minimize riverbed disturbance while satisfying the structural requirements of construction. The construction disturbance zone is estimated at 100 feet wide on each side of the bridge, but the actual distance will vary dependent upon the design of the facility and construction methods employed. Specific information would be provided at the time of bridge design. As with utility crossings, disturbed areas would be revegetated with native species upon completion of construction activities consistent with the Specific Plan and Federal and State resource permit requirements.

The bridge crossings would have support columns in the riverbed, but the crossings are elevated structures so as to reduce impacts on River vegetation and sensitive species and to allow species that move along the river course to continue to use existing resources. The elevated bridge crossings replace the existing at-grade agriculture crossings, which would reduce the amount of direct disturbance to the riverbed and its environs.

The three proposed bridges would connect the development areas south of the Santa Clara River to SR-126. SR-126 is a major east-west arterial along the north bank of the River serving local and regional traffic that is proposed for widening to six lanes from Potrero Canyon eastward through the Specific Plan boundary. These bridge routes also connect to, and are a continuation of, existing arterial roads north of SR-126, namely Commerce Center Drive, Chiquito Canyon Road and San Martinez Grande Road. Each of the three bridges is an essential feature of the overall *Specific Plan* circulation system, and each plays an essential role in providing the necessary traffic accessibility and capacity for the *Specific Plan*. Consistent with the County's General Plan, the bridge locations and designs were selected in such a way as to minimize impacts to sensitive biotic resources in and adjacent to the River, while at the same time, balancing the topographical constraints of the site and engineering requirements of the structures and adjoining roadways.

The Santa Clara River, which flows westerly, parallels the southerly side of SR-126 and, in some areas, is immediately adjacent to this four-lane highway. The existing ground between the north side of the river and SR-126 is fairly level, while the southerly side of the river has bluffs several hundred feet high with some major drainages cutting the bluffs into segments. The basic design concept is to provide safe, four-way connections with existing roadways from the north, then extend southerly across SR-126 and the Santa Clara River, preserving as much as possible the biotic resources by spanning the river with bridges. After crossing the Santa Clara River, the design goal is to minimize grading of the bluffs by laying roads between bluff segments, along the sides of incised drainages.

The Potrero Bridge was scrutinized further to determine if increasing the span (length) of the bridge would reduce environmental impacts to the river within SEA 23. The proximity of development on the north side of the River adjacent to the Potrero Bridge was an issue previously reviewed by the Regional Planning Commission during the original approval process in 1996 and 1997. As a result of those concerns, the original *Specific Plan* was specifically revised in this area to reduce the direct and indirect impacts to the River, and to reduce the risk of bank erosion. The significant changes made at that time included: (a) 5.6 acres of development area were eliminated and converted to River corridor; (b) the Commercial and Medium residential designations were reclassified to Mixed Use to reduce the potential for more intrusive land uses; and (c) 190 residential units were eliminated.

By way of background, the Potrero Valley Road is a secondary highway in both the Specific Plan and the County Master Plan of Highways. The Potrero Bridge is the longest bridge in the *Specific Plan* with a total length of approximately 1,300 feet and a width of 84 feet. The southerly abutment is located as close to the mouth of Potrero Valley as practicable to preserve the large sensitive cottonwood riparian habitat south of the active Santa Clara River channel.

Potential impacts from the Potrero Bridge (without any increase in its span) included loss of habitat from construction due to piers and the bridge "shadow effect" (2.5 acres), and changes in velocity, scouring or water depth due to narrowing of the watercourse. By extending the length of the bridge by an additional two spans (for a total length of 1,500 feet), the bridge "shadow effect" would increase by 0.4 acres, but no sensitive riparian habitat would be impacted, only existing farm field. The location of bank stabilization would also need to be modified if the bridge abutment is moved north. However, by lengthening the bridge by two spans (for a total of 1,500 feet), an additional 2.9 acres of farm field could potentially become part of the river bottom to offset the shadow effect. This would have a beneficial impact by reducing river velocities 18 percent, and by increasing the amount of habitat available to the UTS. The width of the post-project floodplain would be increased in this area, allowing floodwaters to slow down and thereby reduce scour. This would have a beneficial impact and minimize the change in flows in the river system.

The *Specific Plan* Permitted Uses Matrix permits a limited number of land uses to be proposed within the SEA 23/*River Corridor SMA*. The Matrix provides that each of these uses be reviewed under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code to determine whether a SEA CUP is required. Under this Section a CUP would also be required for the uses shown on the Land Use Plan which would require a subdivision, a grading permit and/or building permits. At the *Specific Plan* level it would be speculative to evaluate the compatibility of future unknown details of potential land uses; however, the *Specific Plan* does impose sufficient controls to ensure future review and compatibility determinations for these uses under Section 22.56.215 of the County Code when proposed.

<u>SEA Compatibility Analysis for Existing Uses</u>

Oil and natural gas operations, agricultural operations and grazing operations currently exist, and will continue to exist in the SEAs as permitted uses. Although these uses predate the SEA designation and will be “grandfathered” as existing uses in the *Specific Plan*, they are also consistent with the SEA General Plan compatibility criteria for a number of reasons.

First, existing uses were not designated as incompatible when the SEAs were created. Existing agricultural, grazing, and oil and gas uses were considered compatible with the resource values present in the SEAs since there was no indication that the County intended to regulate those existing uses under either the SEA General Plan provisions or the subsequent SEA Zoning Ordinance at the time of their adoption. Second, these uses have been operating since (and were operating prior to) the formation of the SEAs without any evidence of negative impacts to, or deterioration of, resource values. Three, the County General Plan indicates that there is no intent under the SEA procedure to preclude "reasonable use of privately held lands . . . ." In addition, the *General Plan* recognizes the need to balance competing priorities between resource preservation and other critical public needs. Rather than unreasonably restrict such uses, the *General Plan* seeks to provide a process for reconciling conflicts between proposed land uses and the preservation of identified SEAs. The continuing operation of agricultural, grazing and *oil and natural gas operations* indicates the absence of such conflicts. In addition, grazing will be subject to the provisions of the Resource Management Plan (Chapter 2.6 of the *Specific Plan*) which provides a set of standards by which biological and cultural resources will be managed to avoid impacts to sensitive areas, including the SEAs. *Oil and natural gas operations* will be operated in accordance with all state and federal laws and abandoned oil-related sites must be remediated to the satisfaction of all State and County requirements.

Newhall Ranch Project Objectives Land Use 1, 2, 4; Parks, Recreation and Open Space 1,2,3; and Resource Conservation 1, 2, 3, 4, 6, 7 respond to this goal and policy.

Goal: To protect mineral resources.

Policy:

6.17 Protect and conserve existing mineral resources, evaluate the extent and value of additional deposits, and require future reclamation of depleted sites.

<u>Analysis:</u>

Existing and new *oil and natural gas operations* are permitted uses under the Development Regulations of the *Specific Plan*. The *Specific Plan* is subject to State Department of Oil and Gas regulations that govern the abandonment of existing wells as well as setback, capping, and venting requirements. Other than oil and natural gas, mineral extraction is limited to sand and gravel extraction/removal. The *Specific Plan* Development Regulations

identify the areas within the project where these activities are permitted and under what circumstances they may occur.

Newhall Ranch Project Objectives Land Use 4; and Resource Conservation 6 responds to this goal and policy.

Goal: ***To preserve and protect sites of historical, archaeological, scenic and scientific value.***

Policies:

6.18 Encourage open-space easements and dedications as a means of meeting scenic, recreational, and conservation needs.

6.19 Protect the visual quality of scenic areas including ridgelines and scenic views from public roads, trails, and key vantage points.

6.20 Protect cultural heritage resources, including historical, archaeological, paleontological and geological sites, and significant architectural structures.

6.21 Encourage public use of cultural heritage sites consistent with the protection of these resources.

6.22 Promote public awareness of cultural resources.

6.23 Encourage private owners to protect cultural heritage resources.

6.24 Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping.

Analysis:

The Resource Management Plan, Section 2.6, ensures that cultural and biological resources of the Newhall Ranch site have been incorporated into the planning process to maximize the conservation of important features. The result is a conservation strategy that allows for the development of the site in a way that minimizes the effects to these important resources. The *Specific Plan* and the Resource Management Plan also establish a method for the *SMAs* and *Open Area* to be turned over to a public or responsible private agency or foundation for their long-term management and protection.

The Resource Management Plan also preserves important cultural and biological resources for the benefit of the public. As agencies or private foundations acquire the responsibilities for important cultural and biological resources on the site, their expertise in the management of such resources, guided by the intent of the Resource Management Plan, will direct them in deciding the level of public awareness and active use of these resources that is considered appropriate. Mitigation provided in the Cultural and Paleontological Resources section of the EIR also addresses the protection of these resources.

The historical site of the Asistencia de San Francisco lies within the boundary of the Newhall Ranch site and is protected from disturbance from project related grading by being incorporated into the *Open Area*. This site is to be dedicated to the Archaeological Conservancy, a national cultural resource conservation organization, which will protect the resource and educate the public as to its history. A number of archeological sites have also been mapped and the EIR identifies mitigation to minimize the impacts to these resources.

The methodology for determining the *development areas* of the *Specific Plan Area* includes a Habitat Value Study which rates the value of each of the vegetative communities that exist on-site. The grading plan was developed to minimize impacts to the highest valued resources, including oak tree habitat, and focus development in areas of lower overall value. The Biology section of the EIR and the SEA General Plan Consistency, Floodplain Modification and Spineflower and Other Sensitive Plant Species sections of the Additional Analysis address biological impacts in detail. The *Specific Plan* is subject to the County Oak Tree Ordinance which applies to Heritage oak trees as well as other oaks.

The *Specific Plan* contains Design Guidelines which encourage the use of native and drought tolerant plants in landscape designs for *development areas*. The guidelines also encourage design themes that unify the community as a whole providing opportunity to establish unique identities for each Village. The Resource Management Plan also contains

plant palettes for environmentally sensitive areas which will be used for habitat enhancement, replacement and transitional areas between *Open Area* and development.

Natural geologic features such as prominent ridges and rock outcroppings have been preserved by the *Specific Plan*. These unique features provide a scenic backdrop to the *development areas* and help to create a sense of place within each village. Historical names of prominent natural features or places on the project have also been incorporated into the planning for Newhall Ranch.

Newhall Ranch Project Objectives Land Use 1, 2, 3; Mobility 4; Parks, Recreation, and Open Space 1, 2, 5; and Resource Conservation 1-7 respond to this goal and these policies.

Goal: ***To reduce the risk to life and property from seismic occurrences, flooding, erosion, wildland fires and landslides.***

Policy:

6.25 *Restrict urban development in areas subject to seismic and geologic hazards.*

6.26 *Restrict urban development in flood prone areas, and thus avoid major new flood control works.*

6.27 *Encourage the multiple use of flood prone areas for recreation, agriculture, groundwater recharge and wildlife habitat.*

6.28 *Manage development in hillside areas to protect their natural and scenic character and to reduce risks from fire, flood, mudslides, erosion and landslides.*

6.29 *Discourage isolated development in wildland fire hazard areas and develop stricter brush clearance ordinances to protect existing structures.*

Analysis:

The *Specific Plan* identifies several Project constraints, including those potentially hazardous to public health, safety and welfare, such as oil and natural gas operations, drainage areas, major slopes, fault zones, liquefaction areas, and slide areas, and the Chiquita Canyon Landfill. However, *project design features* reflect these constraints, and corrective measures have been incorporated into the *Specific Plan* that will minimize their impacts. For example, the Business Park, *Open Area*, SR-126, and the MetroLink ROW will serve as buffers between Chiquita Canyon Landfill and residential development. Residential and non-residential uses adjacent to *oil and natural gas operations* will have appropriate *setbacks* in accordance with State law. With regard to fault zones and slide areas, a preliminary geology report has been prepared to determine feasibility and assist in locating appropriate land uses. Geologic hazards are addressed in the Constraints section of the *Specific Plan*. Areas of potential geologic or soils instability will be appropriately investigated and mitigated during the subdivision process. In addition, the EIR and Additional Analysis identify mitigation that must be applied to future subdivisions.

The *Specific Plan Area* is part of the Santa Clara River Valley Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the *Specific Plan Area*, while maintaining the natural condition of the Santa Clara River. These natural processes include the passage of storm water from the watershed, the growth and support of riparian vegetation and habitat which supports endangered species, groundwater recharge, and the movement of wildlife. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the River necessary for public safety. (In fact, the purpose of designating the Santa Clara River Corridor a *Special Management Area* is to provide for its preservation, enhancement and management.) Natural flood processes will continue without impediment from development and groundwater recharge will continue to occur. A Regional Trail will be constructed on the north side of the river providing added recreational and visual opportunities to the public. Tributaries to the Santa Clara River with flow rates in excess of 2,000 cfs are designated “open systems” by the Conceptual Backbone Drainage Plan. These design criteria accomplish a number of desirable goals such as reducing impacts to natural drainages and reducing the cost of flood protection. Those areas of the project that will be developed within the historical flood plain will be completely removed from flood hazard by earthen fill. The drainage plan is designed to provide facilities that will maintain storm water flows from the project during and after build-out at a level approximately equal to or less than pre-development.

The Hillside Preservation and Grading Plan (Chapter 2, Section 2.7) for Newhall Ranch has been prepared in accordance with Los Angeles County Performance Review Criteria for Hillside Management Areas, and it includes reducing hillside grading and development by concentrating development in the lower, flatter areas of Newhall Ranch, thus preserving steep hillsides and prominent ridgelines and avoiding more severe terrain which is more subject to flood, erosion, landslides, and mudslides.

Thus, the *Specific Plan* limits development in hazardous areas unless appropriate corrective measures can be implemented that will protect public health, safety and welfare. In addition, brushfire hazards are minimized by the provision of new fire stations and fuel modification zones between development and natural *Open Area* and *SMAs* which will include the utilization of fire retardant plant materials and minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation). The Resource Management Plan addresses fuel modification zones and practices.

Newhall Ranch Project Objectives Land Use 1, 12; Mobility 4; Parks, Recreation, and Open Space 1,2; Resource Conservation 1,2,3,6,7 respond to this goal and these Policies.

Goal: To improve opportunities for a variety of outdoor recreational experiences.

Policies:

6.30 Provide low intensity outdoor recreation in areas of scenic and ecological value compatible with protection of these natural resources.

6.32 Encourage improved public transportation to recreation sites.

6.33 Develop a system of bikeways, scenic highways, and riding and hiking trails; link recreational facilities where possible.

6.35 Support the provision of appropriate areas for off-road recreational vehicles, so as to reduce their impact on environmentally sensitive areas.

Analysis:

The Overall Land Use Statistical Table, Table 2.3-1, indicates 6,455 acres of parks, lake, Golf Course, *Open Area*, and *Special Management Areas* which will add considerably to the County's parks and recreation system. Neighborhood Parks will provide active recreational facilities and are typically associated with an elementary school to take advantage of joint use opportunities to reduce the public cost of these facilities. Community Parks will provide both active and passive recreation. Other *Open Area* will act as transition zones and linkages between differing *land use designations*. A trail system ties all of the Villages and the *Open Area* together. Parks, *Open Area*, and *SMAs* provide a balance between development and the existing natural landscape. A Golf Course and a Community Lake are also planned for the project to meet recreational demands.

Off-road vehicles, except for those necessary for the maintenance or the continuance of existing uses, are not allowed on or in *Open Area* or *SMAs*.

The *River Corridor* and the *High Country SMAs*, provide exceptional opportunities for low intensity outdoor recreation such as hiking and equestrian use and passive recreational opportunities such as vista points, picnic areas, and interpretive programs. The character of the new community is based on, and enhanced by, the compatible integration of the development and these natural areas.

Access to the parks is maximized through the design of the circulation system and the arrangement of the land uses within each Village. The Village Concept focuses population and services near the center of each Village which are planned to contain parks as well as other recreational opportunities. Therefore, trails will provide convenient access via biking or walking to parks for residents within each Village and transit can be easily accessed to travel to other parts of the community such as recreation sites in another Village. Trails also connect Villages to encourage inter-village pedestrian and bike travel and several connections to the Regional River Trail will make access to neighboring communities possible. In addition, the *Specific Plan* reserves right-of-way for a future expansion of the MetroLink and a potential station site which would also be within easy access of the trail system.

Newhall Ranch Project Objectives Land Use 1, 2, 3, 6, 8, 10; and Mobility 1, 3, 5; Parks, Recreation, and Open Space 1-6; Resource Conservation 2-7 respond to these goals and policies.

7. REGIONAL RECREATION AREAS

Goal: ***Adequate regional recreation opportunities for County residents and visitors.***

Policies:

7.1 Promote the acquisition or preservation of areas identified in the Regional Recreation Areas Plan.

7.2 Provide diverse recreational opportunities.

7.5 Provide a wider range of recreational areas and facilities identified as having regional significance.

Analysis:

The *Specific Plan* has been prepared with direct participation of Los Angeles County Parks and Recreation Department, as well as from a task force established by Newhall Ranch Company to solicit ideas from the surrounding community. This public and jurisdictional outreach program was organized to provide input for the *Specific Plan* on Recreational/ Open Area planning issues. Through these processes, the needs of the Parks and Recreation Department as well as local interested residents and officials have been considered in the planning for the parks and open area for Newhall Ranch.

The three large Community Parks, a Golf Course, a Community Lake, and 6,170 acres of *Open Area* and *Special Management Areas* will fulfill the regional recreation needs of the community. The Master Trails Plan provides a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan* and provides connections to regional trail systems. The trails will provide access to *Open Area* and connections between living areas, shopping, work, entertainment, schools and recreational facilities. The *River Corridor SMA* will incorporate a new river trail along the north side of the River which will provide recreational opportunities in the form of walking, jogging, equestrian, bicycling, and viewing of the river, its tributaries and its habitat and wildlife. Local Trails on the south side of the River will provide pedestrian access to the Regional River Trail via two bridges over the Santa Clara River.

The *Specific Plan* encourages conservation, protection and enhancement of natural ecological, scenic, cultural and open area resources by avoiding inappropriate development in areas that are environmentally sensitive. Specifically, The amount of sensitive riparian habitat found within SEA 23 would *increase* by five acres under the *Specific Plan* and development proposed to occur on sensitive habitat areas in SEA 23 has been reduced to one acre. The Land Use Plan establishes two major *SMAs* to preserve the special resources of the Santa Clara River and the Santa Susana Mountains; to preserve the on-site portion of a major regional wildlife corridor which links the two *SMAs*; to conserve 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site; to identify potential restoration and/or enhancement areas; and to provide a framework for the long-term management of conservation areas. The habitat conservation areas proposed for the *Specific Plan* would contribute significantly to the formation of a regional system of open area along the Santa Clara River Valley and Santa Susana Mountains. Unimproved trail systems within the SEA 20/*High Country SMA* and near the drainage courses will permit recreation in these areas, but will protect and preserve the sensitive habitat by limiting the type of recreation to passive uses and aligning the trails to avoid impact to the most sensitive areas.

The *Specific Plan* includes *land use designations* which will have regional recreation significance. These include the trail network associated with the SEA 23/*River Corridor* and the SEA 20/*High Country SMAs*, as well as Village and community recreational facilities such as the Community Lake and Golf Course in Potrero Valley. Access to these areas will, however be subject to management and environmental restrictions. See Land Use Plan, Section 2.3; Resource Management Plan, Section 2.6; Recreation and Open Area, Section 2.8; and Site Development Standards, Section 3.4.

Newhall Ranch Project Objectives Land Use 1, 6, 10, 11; Mobility 5; Parks, Recreation, and Open Space 1-6; Resource Conservation 2 respond to this goal and these policies.

8. NOISE

Goal: ***Reduce transportation noise to a level that does not jeopardize health and welfare.***

Goal: ***Minimize noise levels of future transportation facilities.***

Policy:

8.8 Determine and evaluate the future noise levels associated with all major transportation facilities in the county.

Goal: ***Establish compatible land use adjacent to transportation facilities.***

Policy:

8.11 Reduce the present and future impact of excessive noise from transportation sources through judicious use of technology, planning and regulatory measures.

Goal: ***Allocate noise mitigation costs among those who produce the noise.***

Goal: ***Alert the public regarding the potential impact of transportation.***

Goal: ***Protect areas that are presently quiet from future noise impact.***

Analysis:

The Land Use Plan, residential development standards, building *setbacks*, and Design Guidelines identified in the *Specific Plan* minimize noise impacts by establishing compatible land uses adjacent to transportation facilities and other significant sources of noise, placing commercial uses on major intersections and adjacent to arterial highways, and providing for the separation of low-density residential uses from arterial highways. In addition, the *Specific Plan*, as well as all future uses, are subject to the Los Angeles Noise Ordinance as it exists on the date of adoption of the *Specific Plan*.

The Noise section of the *EIR* analyzes the noise impacts of the project and provides mitigation measures to reduce potential impacts to levels which will not exceed Los Angeles County standards. The *EIR* identifies mitigation for one off-site location (Travel Village) and identifies sensitive on-site locations which will require further review at the tentative tract map stage of development.

Newhall Ranch Project Objectives Land Use 4; and Mobility 1-5 respond to these goals and policies.

9. SAFETY

Goal: ***Minimize injury and loss of life, property damage, and the social, cultural, and economic impacts caused by earthquake hazards.***

Policies:

9.1 Encourage the use of nonurbanized segments of active fault zones for rural and open area purposes.

9.2 Review projects proposing expansion of existing development and construction of new development, especially critical facilities, and encourage them to avoid localities exposed to high earthquake hazards through such techniques as cluster development and transfer of development rights.

9.3 Continue enforcement of stringent site investigations (such as seismic geologic, hydrologic, and soils investigations) and implementation of adequate hazard mitigation measures for development projects in areas of high earthquake hazard, especially those involving critical facilities. Do not approve proposals and projects which cannot mitigate safety hazards to the satisfaction of responsible agencies.

Goal: ***Protect public safety and minimize the social and economic impacts from geologic hazards.***

Policy:

9.8 Review proposals and projects proposing new developments and expansion of existing development in areas susceptible to landsliding, debris flow, and rockfalls, and in areas where collapsible soils are a significant problem; and disapprove projects which cannot mitigate these hazards to the satisfaction of the responsible agencies.

Goal: ***Minimize injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards.***

Policies:

9.11 Continue to review proposals and projects for expansion of existing development and construction of new facilities, especially critical facilities, within areas subject to floods and other high-risk inundation areas, and disapprove projects which cannot mitigate the hazards to the satisfaction of the responsible agencies.

9.12 Promote the use of floodplain management measures in high-risk inundation areas, and require expansion of existing and proposed new developments to be flood-proofed and secured to minimize future flood losses.

9.14 Upgrade protection of the public from inundation hazards caused by structural failure and/or breaching of water storage tanks, debris basins, or dam and reservoir facilities.

Goal: Reduce threats to public safety and protect property from wildland and urban fire hazards.

Policies:

9.15 Maintain and strengthen the review of projects and development proposals; and upgrade County fire prevention standards and mitigation measures in areas of high wildland (mainly Fire Zone 4) and urban fire hazard.

9.17 Continue efforts to reduce all fire hazards, with special emphasis on reducing hazards associated with older buildings, multistory structures, and fire prone industrial facilities; and maintain an adequate fire prevention capability in all areas.

9.18 Expand and improve vegetation management efforts in wildland fire hazard areas.

9.19 Promote improved watershed management practices to reduce damaging runoff and debris movement into urban areas.

Goal: Reduce threats to the public health and safety from hazardous materials, especially threats induced by earthquakes.

Policy:

9.20 Review proposed development projects involving the use or storage of hazardous materials, and disapprove proposals which cannot properly mitigate unacceptable threats to public health and safety to the satisfaction of responsible agencies.

Goal: ***Strengthen County short-term emergency response and long-term recovery capability.***

Policy:

9.27 Strengthen the capability of County agencies to effectively respond to earthquake and non-earthquake induced emergencies.

Analysis:

The *Specific Plan* identifies several Project constraints, including those potentially hazardous to public health, safety and welfare, such as fault zones, major landslides, major slopes, and drainage areas; however, *Specific Plan* design has reflected these constraints through the clustering of *development areas*. With regard to fault zones, liquefaction areas and slide areas, a preliminary geology report included in the *EIR* has been prepared to determine feasibility and to assist in locating appropriate land uses. This preliminary report specifically identifies setback requirements for the Del Valle fault zone which are reflected in the *Specific Plan*. More detailed field work will take place during the subdivision and construction process in accordance with Los Angeles County Department of Public Works policies and regulations. Areas of potential geologic or soils instability, if any, will be appropriately mitigated in accordance with the findings and recommendations of a State-certified soils engineer and/or engineering geologist as approved by Los Angeles County Department of Public Works. All development is subject to applicable safety standards pursuant to County codes in force at the time of building permit issuance.

Implementation of the *Specific Plan's* Conceptual Backbone Drainage Plan will remove all developed areas within Newhall Ranch from flood hazards as identified by the LACFCD and FEMA. The primary concept of the Conceptual Backbone Drainage Plan is to maintain the existing natural condition of the Santa Clara River. Bank stabilization will be utilized only on those peripheries of the River necessary for public safety. Other drainage systems are identified to convey storm flows from within *development areas* to the River. The Conceptual Backbone Drainage Plan also contains provisions for controlling debris from areas upstream of urban development. All development and flood control facilities must meet the requirements of LACFCD and FEMA.

Potential impacts associated with the placement of *Specific Plan* development within the dam inundation area of the Castaic and Forebay Reservoir dams, and potential impacts associated with the agricultural activities and pesticide use were identified as less than significant in the *EIR*. Also, the c-mile and 2-mile wide *Specific Plan* set backs from the Los Angeles County/Ventura County line would result in fewer on-site residents being exposed to agricultural activities in Ventura County. The magnitude of potential impacts with respect to on-site *oil and natural gas operations*, on-site Southern California Edison electrical transmission lines, on-site high pressure natural gas lines, the transport of hazardous waste along SR-126, and to the proximity of the *Specific Plan* site to the Chiquita Canyon Landfill were considered to be less than significant by the *EIR*.

Wildland fire hazards are minimized by the provision of two new fire stations and the provision for fuel modification zones and standards between development and natural open areas which will include the utilization of fire retardant plant materials and minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation). Fuel Modification criteria and guidelines are defined in the Resource Management Plan of the *Specific Plan*. In addition, the *Specific Plan* is subject to all Health and Safety codes including building codes which address criteria for determining the use of sprinklers as well as other methods of reducing the risk of fire.

The *Specific Plan* includes a Phasing Program and a Public Services/Facilities Plan which provides infrastructure for the service and utility needs of the community in a timely manner, concurrent with development. All fire and other emergency/public safety planning programs, including any special hazardous materials handling will be coordinated with the appropriate responsible agencies. The roadway network of the Newhall Ranch Mobility Plan has been designed as an extension of the regional circulation element. The circulation system will also serve the safety needs of the community by providing adequate access in the event of fire or other emergencies. In addition, all applicable safety standards pursuant to County codes be met at the time of building permit issuance.

Through the expansion of the highway system and the provision of two additional fire stations the *Specific Plan* ensures that short term emergency response will be expanded in conjunction with the additional demands placed on the emergency response personnel. Additionally, the Fiscal Impact section of the *EIR* indicates a substantial surplus to the County Fire Department and to the County General Fund. At the discretion of the Board of Supervisors, portions of these surpluses could serve to strengthen the County's long term emergency response by making substantial funds available to the County for emergency reserves or the implementation of emergency response infrastructure.

Newhall Ranch Project Objectives Land Use 2, 10, 12; and Mobility 2 respond to these goals and policies.

10. PUBLIC FACILITIES

Goal: ***Mitigation of hazards and elimination of adverse impacts in providing water and waste services.***

Policy:

10.1 Program water and sewer services extensions to be consistent with General Plan policies and to mitigate situations that pose immediate health and safety hazards.

Goal: ***To protect the health and safety and welfare of all residents in providing water and waste services.***

Policy:

10.8 Design water and waste management systems which enhance the appearance of the neighborhoods in which they are located and minimize negative environmental impacts.

Goal: ***Improved systems of resource use, recovery and reuse.***

Policies:

10.11 Increase storage of potable water in underground aquifers through greater use of spreading grounds.

10.12 Promote solid waste technology, including source reduction, to reduce dependence on sanitary landfills.

10.14 Facilitate the recycling of wastes such as metal, glass, paper and textiles.

10.16 Encourage development and application of water conservation, including recovery and reuse of storm and waste water.

Goal: Efficient water and waste management services.

Policy:

10.20 Continue to recover off-site costs for capital improvements necessitated by development, including required additional plant capacity, as well as other water and waste management facilities.

Goal: A high quality of coastal, surface and ground waters.

Policies:

10.21 Protect public health and prevent pollution of groundwater through the use of whatever alternative is necessary.

10.22 Provide protection for groundwater recharge areas to ensure water quality and quantity.

10.23 Avoid or mitigate threats to pollution of the ocean, drainage ways, lakes and groundwater reserves.

10.24 Design flood control facilities to minimize alteration of natural stream channels.

10.25 Design and construct new water and waste management facilities to maintain or protect existing riparian habitats.

Analysis:

The Conceptual Water Backbone Plan and the Conceptual Sewer Backbone Plan proposed in the *Specific Plan* are consistent with the *General Plan* policies in that they are designed to a level of specificity consistent for master planning for the anticipated population and land uses. In addition, water, wastewater, recycled water, and conveyance facilities must meet all applicable health and safety codes for public water and sewer systems. Visual impacts of the water and sewer systems are minimized by undergrounding pipelines. Water storage tanks will be visible as is typical. The Visual Qualities section of the *EIR* identifies specific mitigation in order to minimize the visual impact of the Water Reclamation Plant. Other potential impacts to sensitive uses have been minimized by locating the plant within a Business Park *land use designation*, adjacent to the river, and away from residential uses.

The Conceptual Backbone Sewer Plan contained in the *Specific Plan* sets forth a collection system which will include a new County public Water Reclamation Plant and a collection system with pump stations and both gravity and force mains. All facilities of the sanitary sewer system will be designed and constructed in accordance with County and State standards and the plant will be operated and maintained by the County of Los Angeles Sanitation District. No leach fields are proposed for the Project.

A reclaimed water system to be used for irrigation and other uses within the *Specific Plan* will be composed of a major transmission pipeline, distribution loops, storage tanks, and pump stations to serve the project. Properly treated wastewater will be used on *Open Area* and for other permitted land uses, thereby reducing the demand for ground and imported water. This approach minimizes potential discharge to the Santa Clara River and ground water basin but makes direct use of the wastewater without the need for pumping the water from the aquifer once it has percolated into the ground.

The Development Plan contained in the *Specific Plan* sets forth a Public Services and Facilities Plan, Section 2.5, which includes provision of water and waste services for the *Specific Plan*. The Additional Analysis, Section 2.5, Water Resources, has been prepared to determine the impacts and the necessary mitigation associated with the provision of water and waste disposal services. The implementation of the water plan facilities, including the construction of the Water Reclamation Plant are subject to all applicable health, safety, and building codes. The Development Plan also contains the design parameters for flood control facilities and new waste water management facilities.

The Design Guidelines include methodologies to promote water conservation and facilitate recycling of water and other resources. The *Specific Plan* incorporates water conservation strategies and the flexibility to adapt to County-approved programs in the future including the promotion of water conservation by the use of recycled water and the use of drought tolerant plants. In addition, the Additional Analysis contains mitigation aimed at promoting recycling of solid waste. Examples include source reduction, construction recycling, and the provision of recycling material collection areas within certain types of land uses.

The *Specific Plan Area* is part of the Santa Clara River Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition of the Santa Clara River, the primary aquifer recharge area to the alluvial aquifer. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the River necessary for public safety. The drainage plan is designed to provide facilities that will maintain storm water flows from the project during and after build-out at a level approximately equal to or slightly less than predevelopment.

The Conceptual Backbone Drainage Plan includes NPDES facilities to ensure the quality of runoff water entering the river system. The *Specific Plan* is subject to regulations, including NPDES permits, necessary to ensure storm water quality. NPDES permits will be obtained for both the construction and ultimate development phases. Best Management Practices (BMPs) will be incorporated into the development and final specific design of drainage facilities will be proposed and reviewed as part of subsequent plan approvals (i.e., tentative tract maps). The EIR *and Additional Analysis* analyze water quality and impacts to groundwater recharge and lists mitigation to assure the quality of runoff. By maintaining the River in a natural condition, providing for open, soft-bottomed systems for tributaries that carry over 2,000 cfs, and by providing major amounts of *Open Area* and SEAs/*SMAs*, groundwater recharge impacts of the project have been mitigated to a level of insignificance.

Newhall Ranch Project Objectives Land Use 1, 2, 10, 12; Parks, Recreation, and Open Space 1, 2; Resource Conservation 1-3, 8, 9 respond to these goals and policies.

11. ECONOMIC DEVELOPMENT

Goal: ***Create jobs and increase incomes for County residents.***

Goal: ***County residents have access to existing opportunities for the improvement of their economic well-being.***

Goal: ***Properly prepare the County's labor force by helping them acquire skills so that they may fill the jobs of the future.***

Goal: ***Create an environment conducive to economic growth by providing the necessary incentives and support to businesses and by eliminating cumbersome and unnecessary regulations.***

Policy:

11.18 Continue to emphasize the need for public transit, an improved bus system, and an expanded light rail network.

Goal: ***Preserve land and infrastructure needed to support economic growth.***

Policy:

11.21 Promote the intensive use of new and recycled industrial commercial land reserves and protect such reserves from being diverted to other uses.

Goal: ***Improve the coordination of economic activities in order to conserve limited resources and maximize their impact.***

Policies:

11.23 Work toward providing sufficient resources for the maintenance and expansion of our existing infrastructure facilities.

11.24 Vigorously support measures that will provide an adequate supply of high quality water for Southern California.

Goal: Maintain a healthy balance between economic growth and environmental quality.

Analysis:

The *Specific Plan* provides a broad range and variety of dwelling unit types for sale and rent (from residential estates to multi-family residential housing) and an Affordable Housing Program which will enable it to meet the housing needs of families of various sizes, incomes and age groups. Varied employment opportunities will be available within the *Specific Plan* and at nearby employment centers. The wide range of housing types presented by the *Specific Plan* (Estate, Low, Low-Medium, Medium, High, and Mixed-Use) will provide for-sale housing in a wide spectrum of price ranges, as well as rental housing, thereby enabling a wide range of persons employed within and near the *Specific Plan Area* to obtain housing within the Project and provides for the opportunity to create socially and economically diverse neighborhoods within the community. This diversification of housing types will also make housing opportunities available to a wide variety of household types and compositions. Each of the five Villages has a full mix of the various residential land uses providing for the dispersal of dwelling types and life styles throughout the community.

The Newhall Ranch Specific Plan and Land Use Plan includes appropriate light industrial and commercial uses, which offset a major portion of the projected needed jobs for the number of residents within the *Specific Plan Area*. The land uses within the *Specific Plan* will generate over 18,700 permanent jobs. Commercial land uses are anticipated to serve the needs of the project residents for the most common products and services. Commercial centers are sited to reduce automobile trips and maximize use of the pedestrian and bicycle trails which will be located throughout the Villages. Mixed-Use Centers will combine retail/commercial, office and/or residential uses for Village residents, thus using infrastructure more efficiently and providing a relatively self-sufficient community which provides a significant number of jobs as well as housing. Newhall Ranch will generate new local jobs with the establishment of five Mixed-Use Centers, three Commercial centers, and two Business Parks. The proposed residential and commercial land uses will generate significant economic purchasers, thereby increasing County revenues, while expanding the tax base.

The Business Parks will provide employment opportunities in research and development, light manufacturing, warehouse and distribution facilities, as well as many other permitted uses. Commercial centers will supply full-service retail, food service, banking, entertainment, and automobile-related employment opportunities. The Mixed-Use Centers will contain a combination of retail/commercial, office and/or residential uses. The *Specific Plan* also allows for the educational and job training facilities necessary for the effective growth of the community.

Project-related infrastructure will be constructed to ensure expansion of employment opportunities. The *Specific Plan* includes a Phasing Program and a Public Services/Facilities Plan which provides infrastructure for the service and utility needs of the community in a timely manner, concurrent with development. All fire and other emergency/public planning programs will be coordinated with Los Angeles County. The roadway network of the Newhall Ranch Mobility Plan has been designed as an extension of the regional circulation element. It is designed to integrate modes of travel, accommodate anticipated traffic demands generated by the Project and surrounding development, and provide important roadway extensions and improvements such as the widening of State Route 126, extensions of Magic Mountain Parkway and Valencia Boulevard, construction of Commerce Center Drive and the relocation of Chiquito Canyon Road and San Martinez Grande to provide safer access to SR-126. The community has been designed to provide alternative routes for public transit. The Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, connecting Los Angeles and Ventura Counties. A potential site for a future transit station has been identified which, in the interim, can be used as a possible park-and-ride lot.

The *Specific Plan* contains flexibility principles in its zoning standards; Mixed-Use Village Centers allow for market-driven response to economic growth opportunities. The process of *Specific Plan* implementation allows for an orderly transfer of development concentration in order to respond to market opportunities and technology changes in the future.

The *Specific Plan* provides a balanced community of jobs, housing and environmental protection and preservation through the establishment of regulations that govern the development of the land. For instance, while the *Specific Plan* adds significantly to the number of homes in the Santa Clarita Valley it also provides land uses which will provide significant employment. When taken into account, these jobs actually help bring the Santa Clarita Valley closer to a balance in the jobs/housing equation. As another example, while the *Specific Plan* proposes Residential, Commercial and Business Park uses for human accommodation, the Land Use Plan also permanently sets aside more than half of the *Specific Plan Area* for environmental preservation and protection. In fact, in the planning process, the value of the habitats for supporting wildlife and natural processes was considered primary in determining which areas to set aside for preservation verses which areas to develop.

Newhall Ranch Project Objectives Land Use 1, 2, 6, 9, 10, 11; Economic 1-3; Mobility 1-3, 5; and Resource Conservation 8 respond to these goals and policies.

SANTA CLARITA VALLEY AREA PLAN POLICIES

LAND USE ELEMENT

Accommodation of Projected Land Use and Urban Growth

1.1 Accommodate the year 2000 population and land use demand as projected for the Santa Clarita Valley, designating sufficient area for appropriate use and a reasonable excess to provide adequate flexibility.

1.2 Closely monitor growth in the Santa Clarita Valley, so that growth does not exceed the capacity of the existing or planned infrastructure nor result in significant negative environmental impacts.

1.3 Provide for development in the study area which is consistent with the plan, and to encourage other governmental and private agencies to do the same.

1.4 Promote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities to minimize the dependency upon southern Los Angeles County and to reduce long distance commuting and its impacts upon gasoline consumption and air pollution.

1.5 Phase development approvals, where necessary, to assure that adequate infrastructure is operational at the time demand is created.

Analysis:

The Newhall Ranch Specific Plan (the "*Specific Plan*" or the "Project") will accommodate population and land use demand projected for the Santa Clarita Valley by providing a broad range and variety of dwelling unit types which will meet the housing needs of families of various sizes, incomes and age groups. The population projected for Newhall Ranch is consistent with the population projections of the Southern California Association of Governments (SCAG) for the Santa Clarita Valley and the census tracts for the project area included within the Regional Growth Management Plan. The Project (and the Valencia Commerce Center) includes appropriate industrial and commercial uses, which could accommodate a major portion of the projected labor force. Commercial centers will be sited

to reduce automobile trips and maximize use of the pedestrian and bicycle trails which will be located throughout the Villages. Mixed-Use Centers will combine retail/commercial, office and/or residential uses for Village residents, thus using infrastructure more efficiently and providing a relatively self-sufficient community which provides a significant number of jobs as well as housing opportunities. Although development will be consistent with the *Specific Plan*, flexibility has been incorporated in order to respond to changes in society and the economic marketplace which will occur over the estimated 25-year buildout of the Project.

The *Specific Plan* includes a Phasing Program and a Public Services/Facilities Plan which provides infrastructure for the service and utility needs of the community in a timely manner, concurrent with development. All fire and other emergency/public safety planning programs will be coordinated with Los Angeles County and provide for the needs of the anticipated population of Newhall Ranch, pursuant to County standards and timing requirements. The Environmental Impact Report for the *Specific Plan* will provide mitigation measures through a Mitigation Monitoring Program which will avoid most significant negative environmental impacts, and provide infrastructure to meet the Project demand. In addition, the Land Use Plan and design constraints incorporated into the Public Services and Facilities, Mobility, and Resource Management Plans will protect a significant portion of the natural resources of Newhall Ranch.

Newhall Ranch Project Objectives Land Use 1, 2, 3, 5, 6, 8, 9, 10, 11; Economic 1, 2; Mobility 1, 4, 5; Resource Conservation 7, 8 respond to these Policies.

Pattern of Population and Land Use Distribution

2.1 Accommodate population and land use growth in a concentrated, rather than dispersed, pattern, providing for a broad range of densities and types of uses.

2.2 Determine future land use growth in the Santa Clarita Valley by considering the following criteria:

a. Sensitivities of natural environmental systems;

b. Hazards or constraints of natural environmental systems of land use;

c. Infrastructure and service capacities; and

d. Need for the project.

2.3 Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, encourage development of bypassed lands designated and appropriate for development.

2.4 Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the Plan.

2.5 Allow for density transfer (the rearrangement of allowed residential units among various land use classifications on a project site) as a means to attain plan goals such as preservation of hillsides, and to promote superior design and allow flexibility to respond to changing housing needs.

2.7 Encourage and support a mix of housing types in the urban areas.

Analysis:

The central organizing feature of the *Specific Plan* is its division into five distinct Villages, each with its own Village Center giving its residents access to commercial, recreational and public facilities. The highest intensity of uses is placed in and around the Village Centers, allowing for a range of housing products and convenient access to the Village Centers which will contain a variety of retail and commercial uses. This clustering of development

around a centralized core provides for growth in a concentrated, rather than dispersed pattern, thus helping to preserve open areas. (In fact, the Land Use Plan provides for over 6,170 acres of major open area.) Despite the similarities in their planning principles, each Village is unique, and collectively the Villages provide a wide range of housing types. Residential housing product will range from minimum one-half acre estates to for-sale and rental multi-family residential development. In addition, to ensure the orderly growth of the community, and to attain plan goals such as the preservation of hillsides when feasible, and flexibility in responding to changing housing needs, the *Specific Plan* allows for the transfer of residential dwelling units from one residential *land use designation* to another.

Newhall Ranch is located immediately adjacent to existing urban, suburban and semi-rural communities. Six Flags Magic Mountain theme park and the Stevenson Ranch residential community are located to the east. Also to the east is the I-5 Freeway, the city of Santa Clarita, the community of Valencia and the Valencia Industrial Center. The Valencia Commerce Center, the semi-rural communities of Val Verde and Hasley Canyon and the Chiquita Canyon Landfill are located to the north of the *Specific Plan Area*. According to the Land Use Policy Maps of the General Plan and Santa Clarita Valley Area Plan (as well as the growth projections of the Southern California Association of Governments Regional Comprehensive Plan and Guide), Newhall Ranch is an undeveloped area designated for growth and is an infill area appropriate for growth. In addition, SCAG has forecast a need for housing and employment in this area which Newhall Ranch will provide.

The five Villages that comprise Newhall Ranch are defined by natural landmarks and topographical features. Land uses are designed and located to accommodate and preserve major natural landforms and significant environmental features, such as the River Corridor, ridge-lines, hillsides, creeks, bluffs, oak woodlands and High Country. Environmental constraints or hazards, which include the existence of Significant Ecological Area Nos. 20 and 23, sensitive vegetation/habitat zones, drainage and watershed issues, major slopes, fault zones and slide areas and Chiquita Canyon Landfill, are identified in the *Specific Plan* and addressed in the *Specific Plan* EIR and Additional Analysis which provides mitigation measures which will minimize significant negative environmental impacts. The *Specific Plan* provides for over 6,170 acres of *Open Area* and SEA/*Special Management Area* which protects and enhances natural ecological systems and protects the County's existing Significant Ecological Areas, SEA 23 and SEA 20. These mitigation measures, along with the Public Services/ Facilities Plan included in the *Specific Plan*, will also ensure the provision of infrastructure and service capacities to meet Project demand.

The *Specific Plan* and its Resource Management Plan (RMP), in addition to preserving most of the significant environmental features, provide for dwelling unit and non-residential square footage transfers between *Planning Areas* to enhance this preservation and to respond to changes in the housing and employment market/needs over the estimated 25-year to 30-year buildout. The Resource Management Plan provides the mechanisms to implement the environmental protection embodied within the *Specific Plan*. It includes methods for the long-term maintenance and conveyance to financially responsible agencies or organizations of the most sensitive areas including the *Open Area,* the SEA 23/*River Corridor SMA* and the SEA 20/*High Country SMA*. The RMP outlines guidelines for the protection, enhancement, and restoration of oak trees, archeological, historical, and other cultural assets. The RMP also provides for the fuel modification plan to protect human life and property from the potential threat of wildfire.

Newhall Ranch will fulfill the need for a safe, functional and attractive living environment and provide diverse housing opportunities in close proximity to the Valencia Commerce Center, the Valencia Industrial Center, and Magic Mountain Amusement Park (major regional employment centers). The Business Parks, which are part of the Project, will accommodate local and regional business, commercial and industrial needs and enhance the area's housing/employment balance.

Newhall Ranch Project Objectives Land Use 1, 2, 3, 4, 5, 6, 7, 8, 9, 12; Economic 1; Resource Conservation 1, 2, 3, 4, 6, 7 respond to these Policies.

Costs of Population and Urban Growth

3.1 Ensure that costs of population and urban growth are borne by those who benefit.

3.2 Require that new development fund the entire cost of all of the infrastructure demand created by the project.

Analysis:

The *Specific Plan* includes a Public Services and Facilities Plan which will provide for all the infrastructure needs of Newhall Ranch. Infrastructure will be constructed by the project developer. The "Fiscal Impact Study of the Newhall Ranch in Unincorporated Los Angeles County" documents that the public revenues from all sources from future residents and from non-residential uses provide sufficient funding for all public services and, in fact, provides a surplus to the County General Fund. Various techniques are available for financing and maintenance of the improvements associated with the *Specific Plan*, including impact fees and assessment districts. In addition, the Newhall Ranch Phasing Program will ensure that a system of infrastructure and services is in place to fulfill the needs of the community as development occurs. The basic mechanism of the Phasing Program is the tentative tract map, since the timing of infrastructure implementation will be established as each map is processed. Thus, the timely financing of public facilities, streets, utilities and other necessary capital improvements, and their maintenance, are assured for Newhall Ranch. The EIR documentation identifies mitigation measures to provide off-site infrastructure required as a result of the Project, including fees to the County of Los Angeles, City of Santa Clarita, County of Ventura, and City of Fillmore.

Newhall Ranch Project Objectives Land Use 6,10,11 respond to these Policies.

Environmental Hazards and Constraints

4.1 In areas deemed significantly hazardous to the health, safety and welfare of the public, limit future development unless appropriate corrective measures are implemented.

4.2 Designate areas of excessive slope (exceeding 25 percent) as "Hillside Management Areas", with performance standards applied to development to minimize potential hazards such as landslides, erosion, excessive run-off and flooding. (Reference is made to the Countywide Chapters of the General Plan.)

4.3 Designate areas within floodways, or river channels, and their surrounding floodplains as "Floodplain Management Areas".

4.4 In urban areas, institute measures to mitigate the impacts of environmental hazards, as feasible, for the maintenance of public health, safety and welfare.

Analysis:

The *Specific Plan* identifies several Project constraints, including those potentially hazardous to public health, safety and welfare, such as oil and natural gas operations, drainage areas, major slopes, fault zones, liquefaction areas, and slide areas, and the Chiquita Landfill. However, the *Specific Plan* design reflects these constraints, and corrective measures have been incorporated into the *Specific Plan* that will minimize their impacts. For example, a Business Park, SR-126, and the rail corridor will serve as buffers between Chiquita Landfill and residential development. Residential and non-residential uses adjacent to *oil and natural gas operations* will have appropriate setbacks in accordance with State law. With regard to fault zones, liquefaction areas and slide areas, a preliminary geology report has been prepared to determine feasibility and assist in locating appropriate land uses. More detailed field work will take place during the subdivision process.

The *Specific Plan Area* is part of the Santa Clara River Valley Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition of the Santa Clara River Valley. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the river necessary for public safety. (In fact, the purpose of designating the Santa Clara River Corridor a *Special Management Area* is to

provide for its preservation, enhancement and management.) The drainage plan is designed to provide facilities that will maintain capital storm water flows from the project during and after build-out at a level approximately equal to or less than pre-development. The *Specific Plan EIR* and Additional Analysis analyzed drainage impacts in great detail and provide suitable mitigation measures which fully mitigate potential impacts.

The Hillside Preservation and Grading Plan for Newhall Ranch has been prepared in accordance with Los Angeles County Performance Review Criteria for Hillside Management Areas, and it includes reducing hillside grading by concentrating development in the lower, flatter areas of Newhall Ranch, thus preserving steep hillsides and prominent ridgelines. In addition, the County Board of Supervisors directed changes to the *Specific Plan* resulting in a 4.5 million cubic yard reduction of estimated grading.

Thus, the *Specific Plan* limits development in hazardous areas unless appropriate corrective measures can be implemented that will protect public health, safety and welfare. In addition, brushfire hazards are minimized by the provision of two new fire stations and fuel modification zones between development and natural *Open Area* and SEAs/*SMAs* which will include the utilization of fire retardant plant materials and minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation).

Newhall Ranch Project Objectives Land Use 1, 3, 4, 12; Resource Conservation 1, 2, 6, 7 respond to these Policies.

Environmental Sensitivities

5.1 Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigating measures can be implemented.

5.2 Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

5.4. Permit appropriate land uses that are compatible with the resource values present in identified Significant Ecological Areas.

5.5 Minimize environmental degradation by enforcing controls on sources of pollutants (including visual pollution and noise).

Analysis:

One of the objectives of the *Specific Plan* is to prevent inappropriate development in areas that are environmentally sensitive. 6,170 acres of the 11,963 acre *Specific Plan Area* have *land use designations* specifically identified to protect areas of high environmental sensitivity. These areas are comprised of two *Special Management Areas (SMAs*): the SEA 23/Santa Clara *River Corridor SMA* and the SEA 20/*High Country SMA*, and *Open Area*, which is the *land use designation* for *Planning Areas* outside of the *SMAs* and between development *Planning Areas*. The purpose of the *SMA land use designation* is to provide for the preservation, enhancement and management of these areas. The *Specific Plan* provides development standards structured to ensure compatibility of uses within these special resource areas. The *Open Area Planning Areas* function as buffer zones or greenbelts between *development areas*, as a transition to the SEAs/*SMAs*, or as protection of other environmentally sensitive areas.

In addition, the Newhall Ranch Resource Management Plan and, in particular, the Mitigation and Habitat Management Plan section of the Resource Management Plan, ensures that biological resources of the Newhall Ranch site have been incorporated into the planning process to maximize the conservation of important biological features. The result is a conservation strategy that allows for the development of a site in a way that minimizes the effects to important biological resources.

Land uses are also designed and located to accommodate and preserve major natural landforms and significant environmental features, such as the River Corridor, ridgelines, hillsides, creeks, bluffs, oak woodlands and High Country. This design approach also serves to enhance view opportunities within the *Specific Plan Area*. Valuable and sensitive views within the *Specific Plan Area* will be considered when siting and designing structures. Design Guidelines in Chapter 4 require County review of development plans along SR-126. Design guidelines for signage and lighting will further control visual impacts. Environmental degradation caused by noise pollution will be minimized by establishing compatible land uses adjacent to transportation facilities and other significant sources of noise, placing commercial uses on major intersections and adjacent to arterial highways, and providing for the separation of low-density residential uses from arterial highways.

The *EIR* includes an assessment of potential sources of hazards and pollutants and contains mitigation measures to include measures to control lighting and noise.

Newhall Ranch Project Objectives Land Use 1, 3, 4; Parks, Recreation and Open Space 2; Resource Conservation 1, 2, 3, 4, 6, 7 respond to these Policies.

Land Use Compatibility

6.1 Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational, and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.

Analysis:

The *Specific Plan* includes residential, commercial, industrial, recreational and cultural uses that have been integrated in such a way as to create a harmonious and cohesive community. Newhall Ranch is organized into five Villages, four of which have Mixed-Use Centers. Dividing the community into Villages allows for the creation of Village Centers, giving residents optimal access to commercial, recreational and public facilities. Residential uses will include a broad range of dwelling unit types. In addition to the Mixed-Use Centers, Commercial centers are also included in the Land Use Plan. Commercial centers will vary in size and configuration depending upon community character and needs. The Commercial centers, as well as the Business Parks, will also provide employment for Newhall Ranch residents. Three Community Parks, a Golf Course, and over 6,170 acres of *Open Area* and SEAs/*SMAs* will fulfill the recreational needs of the community. Sensitive siting will prevent the placement of noise-sensitive uses adjacent to transportation facilities and other significant sources of noise and will separate incompatible uses. Newhall Ranch is designed to provide a functional and attractive living environment for all residents of the community.

Newhall Ranch Project Objectives Land Use 1, 5, 6, 9; Parks, Recreation and Open Space 3, 5, 6 respond to these Policies.

Adequacy of Public Services

7.1 Encourage development of convenient services to meet the needs of Santa Clarita Valley residents, including health; education; welfare; police and fire protection; governmental operations; recreation and cultural facilities; and public utilities. Such services should be expanded at a rate commensurate with population growth. Phasing of development and implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas, with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility--to be shared by several small communities--should be established at a central point.

7.2 Encourage joint use of school playgrounds for community recreation.

Analysis:

Newhall Ranch will have a full range of services to meet the needs of its residents. Educational facilities will include five elementary schools, one junior high school and one high school. Elementary school sites and the junior high school are proposed to be located adjacent to neighborhood parks; the school playgrounds will be available for use by the community. Exact locations will be determined at the tentative tract map stage. The school sites will be well served by pedestrian access and bikeways so as to maximize use of the sites for community recreation. A new library facility is also proposed. Newhall Ranch will provide sites for two new fire substations. A visitor-serving center will provide a regional cultural, recreational and commercial amenity, as well as serve the Newhall Ranch community. Recreational uses include 10 Neighborhood Parks, 3 Community Parks, a Golf Course and a Community Lake. A Water Reclamation Plant, designed to service the needs of the Newhall Ranch community, will be located in Riverwood Village.

Newhall Ranch Project Objectives Land Use 5, 6, 10, 11; Economic 2; Mobility 5; Parks, Recreation and Open Space 3, 4, 5, 6; Resource Conservation 8 respond to these Policies.

Impact of Transportation on Future Land Use Patterns and Provision of Adequate Transportation Systems

9.1 Minimize travel time by concentrating community facilities, intensifying land use densities, and establishing central shopping and industrial facilities.

9.2 Encourage development of access throughout the Santa Clarita Valley

a. As development occurs in each community, appropriate links should be provided from residential areas to major destination points; e.g., employment, shopping, public facilities and services, recreation and entertainment.

b. Support public transportation within communities and from outlying, low-density communities to urban area services and functions as feasible. Emphasis will be placed on service to those of highest need (e.g., the low-income and elderly, who are dependent on public services).

9.3 Encourage development of transportation systems consistent with the plan.

9.4 Encourage the development of a public transportation system to meet resident requirements for access to public and private services, employment, and activity centers consistent with demand.

Analysis:

The *Specific Plan* minimizes travel time in Newhall Ranch by organizing the community into Villages with convenient Village Centers that give residents optimal access to commercial, recreational and public facilities. Although the Villages vary in size and shape depending on the natural features of the land, each Village features an activity core providing a range of amenities, depending on the size of the population served. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial centers, which will include full-service retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, business parks, apartment complexes and visitor-serving uses.

Facilities are sited to reduce automobile trips and maximize use of pedestrian and bicycle trails.

The employment centers of the Valencia Commerce Center, the Valencia Industrial Center, Magic Mountain Amusement Park and the new Business Parks are easily accessible from Newhall Ranch.

The roadway network of the Newhall Ranch Mobility Plan has been designed as an extension of the regional circulation element. It is designed to integrate modes of travel, accommodate anticipated traffic demands generated by the Project and surrounding development, and provide important roadway extensions and improvements such as the widening of State Route 126, extensions of Magic Mountain Parkway and Valencia Boulevard, construction of Commerce Center Drive and the relocation of Chiquito Canyon Road and San Martinez Grande to provide safer access to both adjacent residential neighborhoods and SR-126. The community has been designed to provide many alternate routes for public transit. The Village design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future MetroLink transit options. A potential site for a future transit station in the *Specific Plan Area* has been identified which, in the interim, can be used as a possible park-and-ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle, equestrian and pedestrian circulation throughout the *Specific Plan Area* and provides connections to regional trail systems. The trails will provide access to *Open Area* and *SMAs*, and connections between living areas, shopping, work, entertainment, schools and recreational facilities.

Newhall Ranch Project Objectives Land Use 5, 8; Mobility 1, 2, 3, 4, 5 respond to these Policies.

Resource Conservation

10.1 Promote public programs to encourage conservation of natural resources.

Analysis:

The *Specific Plan* encourages conservation, protection and enhancement of natural ecological, scenic, cultural and open area resources by avoiding inappropriate development in areas that are environmentally sensitive. Specifically, the Land Use Plan: establishes two major SEAs/*SMAs* to preserve the special resources of the Santa Clara River Corridor and the Santa Susana Mountain High Country of the Ranch; preserves a major regional wildlife corridor which links the two *SMAs*; identifies potential restoration and/or enhancement areas; and provides a framework for the long-term management of conservation areas. The habitat conservation areas proposed for the *Specific Plan Area* would contribute to the formation of a regional system along the Santa Clara River Valley and in the Santa Susana Mountains. The 4,184-acre *High Country SMA* is to be dedicated to a *joint powers authority* consisting of the County, the City of Santa Clarita, and the Santa Monica Mountains Conservancy and will be managed by the Center for Natural Lands Management, a non-profit conservancy which will also own and manage the *River Corridor SMA*. In addition, although not part of the *Specific Plan*, the County has imposed an off-site condition, which further encourages conservation of natural resources. Specifically, upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). The land shall be managed in conjunction with and in the same manner as the High Country SMA. Recreation and conservation activities will be funded through an open space financing district and an endowment by the applicant, and therefore, will be at no cost to the general public.

Newhall Ranch Project Objectives Land Use 3; Parks, Recreation and Open Space 1; Resource Conservation 1, 2, 3, 4, 6, 7 respond to this Policy.

Community Identity

11.1 Encourage development of distinct neighborhoods. Residents should be able to identify themselves as a part of a specific neighborhood or community within the greater Santa Clarita Valley.

11.2 Encourage appropriate aesthetic (landscaping, signage, street furniture, design themes, etc.) measures so that each community can be clearly distinguished from neighboring ones.

Analysis:

Although the five Villages that comprise Newhall Ranch share common planning principles and characteristics, they are defined by natural landmarks and topographical features that gives each Village and its center a unique sense of identify or theme. The individual design themes will be emphasized through entry statements, landscape corridors and thematic architecture. The Village concept provides residents the opportunity to identify with, and relate to, a small, manageable and defined area which helps to promote a sense of belonging and identification. The sense of community and identification is further reinforced through Village design themes and the provision of Mixed-Use Centers which provide many of the shopping, recreation and social needs of the residents within a convenient walking, biking or driving distance. The Design Guidelines of the *Specific Plan* provide for standards of design but flexibility to distinguish among individual neighborhoods.

Newhall Ranch Project Objective Land Use 7 responds to these Policies.

Lifestyle Options

12.1 Promote and support efforts by public and private agencies and citizen groups to provide the opportunity for a choice of living, working, recreation, and cultural pursuits for all ages, incomes, and ethnic groups. This variety of choice includes: housing densities, types, prices, rents, configurations, and sizes; employment opportunities (commerce, manufacturing, sales, professional, etc.); recreational activities (parks, theaters, indoor sports, amusement parks, bike paths, equestrian trails, etc.); and cultural facilities (museums, libraries, schools, etc.).

Analysis:

The *Specific Plan* provides a broad range and variety of dwelling unit types (from residential estates to multi-family residential housing) which will enable it to meet the housing needs of families of various sizes, incomes and age groups. Varied employment opportunities will be available within the *Specific Plan Area* and at nearby employment centers. The proposed Business Parks will provide employment opportunities in research and development, light manufacturing, warehouse and distribution, office and sales. Additional employment opportunities in retail, food service, banking, and entertainment will also be provided by the Commercial centers and Mixed-Use Centers. Off-site, the Valencia Commerce Center, Valencia Industrial Center and Magic Mountain Amusement Park, providing a wide range of 33,000 to 38,000 full and part-time jobs, will be a major source of employment for Newhall Ranch residents. Recreational uses will include ten Neighborhood Parks and three Community Parks, trails (including a Regional River Trail which will allow for the enjoyment of the Santa Clara River Valley Corridor by pedestrians, equestrians and bicyclists), a Golf Course, a Community Lake and a visitor-serving center. Finally, the *Specific Plan* also designates sites for schools, a library, churches and entertainment uses and is, of course, located adjacent to Magic Mountain Amusement Park, a nationally-known theme park.

Low-income housing is further supported by the Newhall Ranch Affordable Housing Program (Section 3.10 in Chapter 3 of the *Specific Plan*). The Affordable Housing Program provides for a total of 2,200 Affordable Housing Units which will consist of 440 Very Low Income Housing Units (of the 440 units, a minimum of 44 units will be reserved for seniors 62 years of age or older), 330 Low Income Affordable Housing Units (65 percent of the Los Angeles County median income), 220 Low Income Affordable Housing Units (80 percent of the Los Angeles County median income), and 1,210 Moderate Income Affordable Housing Units. The Affordable Housing Program requires that these units shall be provided in a

variety of residential units (for-sale and for-rent) and shall be disbursed throughout the *Specific Plan Area*.

Newhall Ranch Project Objectives Land Use 6,9,10,11; Parks, Recreation and Open Space 3,5,6 respond to this Policy.

Equal Opportunity

13.1 Promote and support efforts by public and private agencies and citizen groups to provide all residents with the opportunity to satisfy their needs for housing, employment, and physical and social services.

Analysis:

By providing a well-rounded (as described under the analysis for Policy 12.1 above), safe, functional and attractive living environment, Newhall Ranch will provide its residents with the opportunity to satisfy their housing, employment, physical and social service needs.

Newhall Ranch Project Objectives Land Use 6,9,10,11 respond to this Policy.

HOUSING ELEMENT

Low-Income Housing

2.1 Promote and support efforts by public and private agencies and citizen groups to provide sufficient housing in all price ranges to enable persons employed in a community to obtain housing in that community.

2.5 Promote and support efforts by public and private agencies and citizen groups to provide equal opportunity for low- and moderate-income persons and minority members to occupy suitable housing.

2.6 Encourage the development of socially and economically diverse communities.

2.7 Disperse low-income housing throughout urban areas.

Analysis:

The *Specific Plan* provides a broad range and variety of for-sale and for-rent dwelling unit types (from residential estates to multi-family residential housing) which will enable it to meet the housing needs of families of various sizes, incomes and age groups. Varied employment opportunities will be available within the *Specific Plan Area* and at nearby employment centers. Newhall Ranch residential *land use designations* (Estate, Low, Low-Medium, Medium, High, and Mixed-Use) will provide for-sale housing in a wide spectrum of price ranges and styles. Rental housing will also be provided, thereby enabling a wide range of persons employed within and near the *Specific Plan Area* to obtain housing. This range of housing provides the opportunity to create socially and economically diverse neighborhoods within the community and makes housing opportunities available to a wide variety of household types and compositions. Each of the five Villages has a full mix of the various residential land uses providing for the dispersal of dwelling types and life styles throughout the community.

The *Specific Plan* allows *Second Units*, Section 3.9, to be located in Estate and Low Residential *land use designations*. Within the Estate Residential category, one *Second Unit* is eligible to be constructed on each lot with the approval of a CUP. Within each Low Residential lot, one *Second Unit* is eligible to be constructed on each lot with the approval of a CUP and pursuant to the regulations set forth in Section 3.9, *Second Units*. This provides

the opportunity for inexpensive and affordable housing for low income households. It also provides the opportunity for homeowners to generate additional income to assist in meeting mortgage obligations, thereby making housing more affordable.

Land use designations, especially Medium (M), High (H), and Mixed-Use (MU), allow for higher intensity residential uses associated with those housing types which can provide rental rates and sales prices which low income households can afford. Four of the five Villages include all three of the above *land use designations* (M, H, and MU), and the fifth village includes Medium Residential. This would permit low income housing to be dispersed throughout the community in conjunction with low income housing programs supported by federal, State, local, and private agencies and organizations.

Low-income housing is further supported by the Newhall Ranch Affordable Housing Program (Section 3.10 in Chapter 3 of the *Specific Plan*). The Affordable Housing Program provides for a total of 2,200 Affordable Housing Units which will consist of 440 Very Low Income Housing Units (of the 440 units, a minimum of 44 units will be reserved for seniors 62 years of age or older), 330 Low Income Affordable Housing Units (65 percent of the Los Angeles County median income), 220 Low Income Affordable Housing Units (80 percent of the Los Angeles County median income), and 1,210 Moderate Income Affordable Housing Units. The Affordable Housing Program requires that these units shall be provided in a variety of residential units (for-sale and for-rent) and shall be disbursed throughout the *Specific Plan Area*.

Newhall Ranch Project Objectives Land Use 1, 2, 5, 6, 8, 9, 10, 11; Economic 1, 2, 3; and Mobility 3,5 respond to this policy.

COMMUNITY DESIGN ELEMENT

Compatibility and Proximity of Urban Activities

1.1 Mitigate where possible undesirable impacts of development on adjacent land uses through utilization of appropriate buffers, building codes and standards.

Analysis:

The *Specific Plan* provides for the transition from more intensive to less intensive development near adjacent land uses. Impacts to adjacent development have been minimized by and incorporated into the design of the Land Use Plan. First, *Open Area* and roadways are used to separate and buffer adjacent *development areas*. Second, the Village concept locates the highest intensity of uses in and around the Village Centers. Land use intensities decrease in a progressive manner as distance from the Village core increases. This provides for a logical succession of compatible adjacent land uses. The central organizing feature of the *Specific Plan* is its division into five distinct Villages, each with its own Village Center giving its residents access to commercial, recreational and public facilities. The highest intensity of uses is placed in and around the Village Centers, allowing for a range of housing products and convenient access to the Village Centers which will contain a variety of retail uses. This clustering of development around a centralized core provides for growth in a concentrated, rather than dispersed pattern, thus helping to preserve *Open Area* and *SMAs*. Also, a one-half mile-wide buffer to Ventura County south of the Santa Clara River and a one-eighth mile-wide buffer north of SR-126 have been provided to separate the Newhall Ranch *development area* from Ventura County land uses. The *Specific Plan* provides for over 6,170 acres of these major open areas.

The Business Park, *Open Area*, SR-126, and the rail corridor will serve as buffers between the Chiquita Landfill and residential development. Residential land uses near the Six Flags Magic Mountain theme park will be appropriately set back or noise mitigation measures will be utilized to reduce any noise-related impacts.

A sound wall or other noise mitigation measures will be used to reduce the sound effects of increased traffic from the project on Valencia Travel Village along SR-126.

All building construction will comply with all applicable building codes. The *Specific Plan* includes Design Guidelines to mitigate the visual impacts of development upon adjacent communities such as Val Verde and Hasley Canyon and the transportation corridors of SR-126 and Chiquito Canyon Road.

Newhall Ranch Project Objectives Land Use 3, 4; Mobility 2; Parks, Recreation and Open Space 1, 2; and Resource Conservation 1, 2, 3, 4, 6 respond to this policy.

Relationship of Urban and Natural Environments

2.1 Carefully integrate physical development in rural areas into the natural environmental setting.

Analysis:

Newhall Ranch is currently sparsely habited and is used for agriculture, *oil and natural gas operations*, and grazing, among other uses. However, it is not in a rural area but is located immediately adjacent to existing urban, suburban and semi-rural communities. Intensely developed Six Flags Magic Mountain theme park and the Stevenson Ranch residential community are located immediately to the east. Also to the east is the I-5 Freeway, the city of Santa Clarita, the community of Valencia and the Valencia Industrial Center. The Valencia Commerce Center, the semi-rural communities of Val Verde and Hasley Canyon and the Chiquita Canyon Landfill are located to the north of the *Specific Plan Area*. Immediately west of the Project are agricultural land uses in Ventura County.

In the Land Use Plan low intensity Estate development and *Open Area* have been located in those areas of the Newhall Ranch which are adjacent to low intensity existing rural land uses and have been used to separate and transition from higher intensity land uses in order to integrate the Project into the natural landforms and significant environmental features, such as the River Corridor, ridgelines, mountains, creeks, river bluffs, oak woodlands and High Country.

The *Specific Plan Area* is part of the Santa Clara River Valley Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition of the Santa Clara River Valley. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the river necessary for public safety. In fact, the

purpose of designating the Santa Clara River Corridor a *Special Management Area* is to provide for its preservation, enhancement and management.

The Hillside Preservation and Grading Plan for Newhall Ranch has been prepared in accordance with Los Angeles County Performance Review Criteria for Hillside Management Areas, and it includes reducing hillside grading by concentrating development in the lower, flatter areas of Newhall Ranch, thus preserving steep hillsides and prominent ridgelines.

A minimum 100 foot wide buffer adjacent to the Santa Clara River is required between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed Use and Business Park unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the SEA 23/*River Corridor SMA* or that a 100-foot-wide buffer is infeasible is infeasible for infrastructure planning. The buffer area can be used for public infrastructure. Also, a one-half mile-wide buffer to Ventura County south of the Santa Clara River and a one-eighth mile-wide buffer north of SR-126 have been provided to separate the Newhall Ranch *development area* from Ventura County land uses. The *Specific Plan* provides for over 6,170 acres of these major open areas.

Newhall Ranch Project Objectives Land Use 1, 2, 4; Parks, Recreation and Open Space 1, 2; and Resource Conservation 1, 2, 3, 4, 6, 7 respond to this policy.

Physical Appearances — Community Image

3.1 Establish standards on appearance and design issues within the Santa Clarita Valley where appropriate.

3.2 Require that all new power distribution networks, communication lines, and other service network facilities be located underground wherever practical. Transmission lines should be located underground where feasible.

3.3 Maintain a long-range program for the underground relocation of overhead power distribution facilities, telephone lines and other utility services.

3.4 Identify and use landmarks, topographic features and other dominant physical characteristics of each community as a focus for developing a community image.

3.5 Encourage planting of street trees in urban portions of the Santa Clarita Valley.

3.7 Promote and enhance a rural community character in rural areas.

Analysis:

The Newhall Ranch *Specific Plan* incorporates Design Guidelines for site planning, architecture, signage, landscape design, lighting, and grading. These design standards will ensure high quality, cohesive communities within the *Specific Plan Area*. Design Guidelines are located in Chapter 4 of the *Specific Plan*. The General Guidelines for Landscape Design require the planting of street trees in addition to groupings of accent trees at community, Village, and neighborhood focal points. Sign Regulations are located in Section 3.6 of the *Specific Plan*.

Newly-constructed power distribution networks, communication lines, and other service network facilities will be located underground, wherever practical, where power is less than 32 kv in compliance with Los Angeles County Department of Public Works policies.

Each of the five Villages of the Newhall Ranch is defined by natural landmarks and topographical features. Each Village has a unique sense of identity or theme, provided by the topography and natural features of its particular setting. Significant landmarks, landforms, and topographic features are preserved and incorporated into the Land Use Plan as focal points of the community and include such features as the Santa Clara River, Santa Susana Mountains, Sawtooth Ridge, river bluffs, and oak woodlands. Preservation of environmentally sensitive areas was also incorporated into the Land Use Plan. Sensitive vegetation/habitat zones were mapped as a part of the Newhall Ranch constraints study, EIR and Additional Analysis. Sensitive vegetation/habitat zones which are preserved include upland woodland habitats, coast live oak woodland, valley oak woodland, valley oak savanna, California walnut woodland and riparian habitats.

The *Specific Plan* protects the rural community character of the rural areas adjacent to and within the Newhall Ranch by use of Estate Residential, *Open Area*, and *Special Management Areas* on the Land Use Map as discussed in Section 2.1 above. The location of Estate Residential, *Open Area*, and *Special Management Areas* (River Corridor and High Country) adjacent to existing rural areas will serve to promote and enhance the rural community character by eliminating the possibility of more intensive development in those areas in the future.

Newhall Ranch Project Objectives Land Use 1, 2, 4, 6, 7; Parks, Recreation and Open Space 1, 2, 5; and Resource Conservation 1, 2, 3, 4, 5, 6, 7 respond to this policy.

ECONOMIC DEVELOPMENT ELEMENT

1.1 Promote a strong and diversified economy and the growth of job opportunities in the Santa Clarita Valley.

1.2 Encourage development of clean industries, a broad range of retail and service commercial uses, medical, entertainment facilities in appropriate locations.

1.3 Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses.

Analysis:

The Newhall Ranch *Specific Plan* and Land Use Plan includes appropriate light industrial and commercial uses, which will accommodate a major portion of the projected needed jobs for the number of residents within the *Specific Plan Area* and meet the anticipated demand for products and services. The land uses within the *Specific Plan* will generate over 18,700 permanent jobs. Newhall Ranch will generate new local jobs with the implementation of five Mixed-Use Centers, three Commercial centers, and two Business Parks.

The Business Parks will provide employment opportunities in research and development, light manufacturing, medical, warehouse and distribution facilities, as well as many other permitted uses. Commercial centers will supply full-service retail, food service, medical, banking, entertainment, and automobile-related employment opportunities. The Mixed-Use Centers will contain a combination of retail/commercial, office and/or residential uses. The proposed residential and commercial land uses will generate significant economic purchasers, thereby increasing County revenues, while expanding the tax base.

Project-related infrastructure will be constructed to ensure expansion of employment opportunities. The *Specific Plan* includes a Phasing Program and a Public Services/Facilities Plan which provides infrastructure for the service and utility needs of the community in a timely manner, concurrent with development. All fire and other emergency/public safety planning programs will be coordinated with Los Angeles County. The roadway network of the Newhall Ranch Mobility Plan has been designed as an extension of the regional circulation element. It is designed to integrate modes of travel, accommodate anticipated traffic demands generated by the Project and surrounding development, and provide important roadway extensions and improvements such as the

widening of State Route 126, extensions of Magic Mountain Parkway and Valencia Boulevard, construction of Commerce Center Drive and the relocation of Chiquito Canyon Road and San Martinez Grande to provide safer access to SR-126. The community has been designed to provide alternative routes for public transit. The Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, connecting Los Angeles and Ventura Counties. A potential site for a future transit station in the *Specific Plan Area* has been identified which, in the interim, can be used as a possible park-and-ride lot. Commercial centers are sited to reduce automobile trips and maximize use of the pedestrian and bicycle trails which will be located throughout the Villages. Mixed-Use Centers will combine retail/commercial, office and/or residential uses for Village residents, thus using infrastructure more efficiently and providing a relatively self-sufficient community which provides a significant number of jobs as well as housing.

Newhall Ranch Project Objectives Land Use 1, 2, 6, 10; Economic 1, 2, 3; and Mobility 1, 3 respond to this policy.

CIRCULATION ELEMENT

Internal Urban Area Circulation

1.3 Review future traffic projections as actual land use changes occur. In addition to standard weekday traffic counts, weekend counts will be made on arterials significantly affected by weekend recreational areas

1.4 Encourage appropriate truck bypass routes throughout the community.

1.5 Consider the provision of pedestrian and bicycle access to major shopping centers in the Santa Clarita Valley.

1.7 Implement an arterial network that will adequately serve the rural to urban, recreational, emergency, and everyday circulation needs of the Santa Clarita Valley.

Analysis:

See analysis below under Inter-urban Access.

Inter-urban Access

2.1 Route 126 from the Antelope Valley Freeway to the Ventura County boundary is also recommended for construction as a 4-lane thoroughfare.

2.2 Encourage the provision of a rapid transit system connecting the Santa Clarita Valley with the Los Angeles metropolitan area.

Analysis:

The Mobility Plan and Phasing Program of the *Specific Plan* provide for orderly growth of transportation and circulation both within the community itself and in the regional context of Los Angeles and Ventura Counties. The Mobility Plan provides a broad variety of transportation infrastructure, which includes improvements for the automobile, local and regional transit, bicycles, and pedestrian activity. The roadway network of the Newhall Ranch Mobility Plan has been designed as an extension of the regional circulation element. It is designed to integrate modes of travel, accommodate anticipated traffic demands generated by the Project and surrounding development, and provide important roadway extensions and improvements such as the widening of State Route 126, extensions of Magic Mountain Parkway and Valencia Boulevard, construction of Commerce Center Drive and the relocation of Chiquito Canyon Road and San Martinez Grande to provide safer access to SR-126. Within the Newhall Ranch, State Route 126 will be constructed as a six-lane Limited Access State Highway and as a four-lane State Highway west of Potrero Valley Road. The circulation system of Newhall Ranch includes several highway elements which provide roadways which can be used by truck traffic to bypass local streets. These roadways include SR-126, Potrero Valley Road, Magic Mountain Parkway, Long Canyon Road, and Commerce Center Road.

Traffic projections and land uses changes will be incorporated into the future traffic analyses which will be conducted with the preparation and processing of tentative tract and parcel maps as the community develops over time.

The community has been designed to provide alternative routes for public transit. The Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, connecting Los Angeles and Ventura Counties. A potential site for a future transit station in the *Specific Plan Area* has been identified which, in the interim, can be used as a possible park-and-ride lot. Road standards provided by the *Specific Plan* are adequate to meet local and regional demands.

Provisions for pedestrian and bicycle access to Commercial centers and Mixed-Use Centers is included in the Master Trails Plan for Newhall Ranch. The Master Trails Plan provides a comprehensive system of bicycle, equestrian and pedestrian circulation throughout the *Specific Plan Area* and provides connections to regional trail systems. The trails will provide access to *Open Area* and *SMAs*, and connections between living areas, shopping, work, entertainment, schools and recreational facilities.

Scenic Highways

4.2 The Scenic Highways Plan designates highways intended for study to insure retention of scenic values. A major criterion for selection of proposed scenic highways was that a candidate highway pass through areas shown as predominately non-urban on the Santa Clarita Valley Land Use Policy Map. Designation of these routes is not intended to preclude urban development.

Analysis:

No highways within Newhall Ranch have been designated as scenic highways. However, SR-126 is the only route within the Newhall Ranch *Specific Plan Area* that has been designated and is listed as a “first priority scenic route” and proposed for further study. The General Plan Scenic Highway Element identifies criteria aimed at encouraging attractive land uses and maximizing the view from scenic highways. Examples of that criteria include:

? Control building heights, setbacks, and densities so as not to obstruct views.

? Screen incompatible land uses through landscaping, fencing or other means.

? Locate unattractive uses where they will have the least visual impact.

? Control outdoor advertising signs and billboards.

? Underground utility lines.

? Grade with a minimum disturbance to natural landforms and preserve outstanding trees and vegetation.

? Landscape sites that have been graded.

? Preserve lakes, rivers, shores and creeks in their natural condition or treat so as to result in a naturalistic appearance.

? Incorporate bikeways and riding and hiking trails into the planning of developments along scenic highways.

? Preserve important historical and architectural sites.

The Newhall Ranch Specific Plan incorporates many goals, policies, and design guidelines that result in the protection of the visual quality of scenic views from SR-126, as well as other local public roads, and which, in fact, provide the protection of the views from SR-126 as if it were a designated highway. Section 4.2, paragraph 3, of the Design Guidelines provides specific viewshed design standards which ensure that development along the River and SR-126 protects the views of the River and bluffs southerly of the River. In order to provide additional protection of the view from SR-126, the *Planning Director* or *Planning Commission*, as applicable, will review all land division maps and site plans within the River Corridor and will make a determination as to whether the project is in Substantial Conformance with the design guidelines, as set forth Section 5.2 paragraph 2b, Substantial Conformance.

While urban development will be present in the SR-126 corridor, the Land Use Plan preserves nearly 6,170 acres, or 51%, of the site in *Open Area* and SEAs/*SMAs*, including the most prominent features of the site: the Santa Clara River; the River bluffs and several steep, oak-filled canyons on the south side of the River; prominent features such as Sawtooth Ridge and Ayers Rock; oak savannah and woodland areas outside of the significant ecological areas; and the High Country of the Santa Susana Mountains. The site of the Asistencia, an outpost of the San Fernando Mission, is preserved and over 96% of the estimated 16,300 oak trees on the site are designated for preservation. The design of the *Specific Plan* assists in the preservation of visibility of natural features. For example, visual corridors from SR-126 to the River, river bluffs, and other prominent features to the

south are preserved in three locations, including a distance of nearly one mile in which there will be no urban development adjacent to SR-126 on its south side. The Regional River Trail on the north side of the River provides a visual enhancement to the SR-126 corridor and permits people to enjoy the natural views in a more direct manner than is available from an automobile. Community, Local Trails, and other trails in the community will connect to the Regional River Trail, making the SR-126 visual corridor available to Newhall Ranch residents as well.

The *Specific Plan* contains *Design Guidelines* (Chapter 4) which addresses site planning, architecture, fencing, landscape, lighting, and grading. One objective of the *Design Guidelines* is to promote an aesthetically pleasing connection between the built environment and the natural areas of the site. In this regard, guidelines address specific issues such as contour grading, the siting of homes to harmonize with natural surroundings, undergrounding of new utility lines, types and locations of fencing, and variation of building facades. The Development Regulations, Chapter 3, of the *Specific Plan* provide controls for building heights, *setbacks*, and number of units allowed. Also contained in the Development Regulations are a Sign Ordinance and Parking Regulations.

Newhall Ranch Project Objectives Land Use 2, 5, 8; Mobility 1, 2, 3, 4, 5; and Parks, Recreation and Open Space 6 respond to this policy.

PUBLIC SERVICES AND FACILITIES ELEMENT

Water Supply

1.1 Develop and use groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs.

1.2 Use imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas.

Analysis:

Domestic water service will be provided by the Valencia Water Company. The Valencia Water Company obtains contractual imported State water from the Castaic Lake Water Agency, and also has water wells using the Alluvial and Saugus aquifers. As discussed in detail in the EIR and Additional Analysis for the Project (Section 2.5, Water Resources), the water supply for the Project will come from three primary sources: groundwater that has been historically used for agricultural purposes by Newhall; water purchased from the Nickel Family LLC; and reclaimed water from a new Project Water Reclamation Plant, thereby minimizing any impact on the groundwater basin. Actual water delivery to the *Specific Plan Area* is an operational decision by the water company and is based upon many considerations including energy costs, existing infrastructure at the time of service, total water demands, State water deliveries, and others. However, water supply is as discussed above and in the Additional Analysis, and will minimize impacts to the groundwater basin and State Water Project water supplies. The anticipated domestic water demands for the Newhall Ranch are based on the projections for the specific land uses in the Land Use Plan and sophisticated demand usage factors. The Conceptual Backbone Water Plan of the *Specific Plan* shows details of the on-site system for the distribution of domestic water.

Newhall Ranch Project Objectives Resource Conservation 8,9 respond to this policy.

Liquid Waste Disposal/Reclamation

2.1 Require a public or private sewerage treatment system for developments which, if left unsewered, would threaten nitrate pollution of groundwater, or where otherwise required by County regulation.

Analysis:

The Newhall Ranch *Specific Plan* Conceptual Backbone Sewer Plan sets forth a collection system which will include a new County public Water Reclamation Plant and a collection system with pump stations and both gravity and force mains. All facilities of the sanitary sewer system will be designed and constructed in accordance with County standards and the plant will be operated and maintained by the County of Los Angeles and/or the Los Angeles County Sanitation District. No leach fields are proposed for the Project.

As discussed in the *Specific Plan,* EIR and Additional Analysis, a reclaimed water distribution system is proposed that will use properly treated wastewater for use on *Open Area* and other permitted land uses, thereby using the treated effluent and reducing the demand for ground and imported water and minimizing the discharge to the Santa Clara River and groundwater basin.

Newhall Ranch Project Objectives Land Use 6,10; and Resource Conservation 8 respond to this policy.

Flood Control/Drainage

3.1 Use floodways for recreation where feasible. Floodway recreational uses should be limited to those not requiring structures or improvements that could obstruct the natural flow of floodwater.

3.2 Construct flood control improvements to protect existing or proposed urban areas.

Analysis:

The Master Trails Plan provides a comprehensive system of bicycle, equestrian and pedestrian circulation throughout the *Specific Plan Area* and provides connections to regional trail systems. The trails will provide access to *Open Area* and connections between living areas, shopping, work, entertainment, schools and recreational facilities. The Santa Clara *River Corridor SMA* will incorporate a new Regional River Trail along the north side of the River which will provide recreational opportunities in the form of walking, jogging, equestrian, bicycling, and viewing of the river watershed and its habitat and wildlife. Local Trails on the south side of the River Corridor will provide pedestrian access to the Regional River Trail via two bridges over the Santa Clara River. None of these recreational uses will require improvements that will obstruct the flow of floodwater.

The *Specific Plan* encourages conservation, protection and enhancement of natural ecological, scenic, cultural and open area resources by avoiding inappropriate development in areas that are environmentally sensitive. Specifically, the Land Use Plan: establishes two major *SMAs* to preserve the special resources of the Santa Clara River and the Santa Susana Mountains; preserves a major regional wildlife corridor which links the two *SMAs*; identifies potential restoration and/or enhancement areas; and provides a framework for the long-term management of conservation areas. The habitat conservation areas proposed for the *Specific Plan Area* would contribute to the formation of a regional system along the Santa Clara River Valley and Santa Susana Mountains. Unimproved trail systems within the SEA 20/*High Country SMA* and near the drainage courses will permit recreation in these areas but will protect and preserve the sensitive habitat by limiting the type of recreation to passive uses and aligning the trails to avoid impact to the most sensitive areas.

The *Specific Plan Area* is part of the Santa Clara River Valley Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition of the Santa Clara River. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the river necessary for public safety. (In fact, the purpose of designating the Santa Clara River Corridor a *Special Management Area* is to provide for its preservation, enhancement and management.) The drainage plan is designed to provide facilities that will maintain storm water flows from the project during and after build-out at a level approximately equal to or less than predevelopment.

Newhall Ranch Project Objectives Land Use 3, 12; Parks, Recreation and Open Space 2,6; and Resource Conservation 1, 2 respond to this policy.

Solid Waste Disposal

4.1 Implement the Los Angeles County Solid Waste Management Plan and the Water and Waste Management element of the County General Plan, which contain policies and programs for the Santa Clarita Valley.

Analysis:

The Project will comply with the requirements of the Los Angeles County ordinance for recycling based upon the California Integrated Waste Management Board model ordinance under the California Solid Waste Reuse and Recycling Access Act of 1991. Wastewater management will be provided by construction of a new Water Reclamation Plant and the Conceptual Backbone Sewer Plan as discussed in the Liquid Waste Disposal/Reclamation section above. Water conservation programs will include, but not be limited to, the use of reclaimed water for the irrigation of the Golf Course, the Community Lake and other open area/recreation areas where use of reclaimed water is permitted by Los Angeles County health and safety regulations.

Newhall Ranch Project Objectives Land Use 2,6,10; and Resource Conservation 8 respond to this policy.

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

Natural Resources

1.1 Restrict use of off-road vehicles to lands already disrupted by such uses or to lands exhibiting low environmental sensitivity.

1.2 As funding becomes available, give high priority to acquisition of areas possessing rare species and unique natural values for preservation of scientific and nature study.

1.4 Protect the viability of surface water, since it provides a habitat for fish and other water-related organisms, as well as being an important environmental component for land-based plants and materials.

1.5 Encourage clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain where consistent with existing community character.

1.6 Protect known archaeological and historical resources to the extent appropriate.

1.7 Require archaeological surface reconnaissance and impact assessment by a qualified archaeologist for any significant development proposed on, or adjacent to, known archaeological sites.

1.8 Promote air quality that is compatible with health, well-being, and enjoyment of life. The public nuisance, property and vegetative damage, and deterioration of aesthetic qualities that result form air pollution contaminants should be prevented to the greatest degree possible.

Analysis:

The *Specific Plan* encourages conservation, protection and enhancement of natural ecological, scenic, cultural and open area resources by avoiding inappropriate development in areas that are environmentally sensitive. Specifically, the Land Use Plan: establishes two major SEAs/*SMAs* to preserve the special resources of the Santa Clara River Corridor and the Santa Susana Mountain High Country of the Ranch; preserves a major regional wildlife corridor which links the two SEAs/*SMAs*; identifies potential restoration and/or enhancement areas; and provides a framework for the long-term management of conservation areas. The existing natural condition of the Santa Clara River will be maintained. Vegetation will be preserved and banks will be stabilized in limited areas where necessary for public safety and property protection. The habitat conservation areas proposed for the *Specific Plan Area* would contribute to the formation of a regional system along the Santa Clara River Valley and Santa Susana Mountains. Off-road vehicles, other than as may be necessary to promote and maintain the public health and safety, will be restricted from use of *Open Area* and the River and *High Country SEAs/SMAs* in the *Specific Plan*. The *Specific Plan* and the Resource Management Plan establish a method for the *SMAs* and *Open Area* to be turned over to a public or responsible private agency or foundation for their long term management and protection.

Estate Residential land uses have been designated in areas of hilly and mountainous terrain in order to minimize grading in these areas and to maintain the natural terrain consistent with the community character. Estate Residential *land use designations* are included in hilly areas of the northwestern corner and the northern portion of the Riverwood Village, the northwestern area of Long Canyon, and the higher elevations of the Potrero and Oak Valley Villages. Estate Residential areas and *Open Area* adjoin the entire interface with the *High Country SMA*, separating the High Country from more urban areas.

The central organizing feature of the *Specific Plan* is its division into five distinct Villages, each with its own Village Center giving its residents access to commercial, recreational and public facilities. The highest intensity of uses is placed in and around the Village Centers, allowing for a range of housing products and convenient access to the Village Centers which will contain a variety of retail uses. This clustering of development around a centralized core provides for growth in a concentrated, rather than dispersed pattern, thus helping to preserve open area and significant landforms. The Project provides for over 6,170 acres of major open area. In addition, to ensure the orderly growth of the community, and to attain plan goals such as the preservation of hillsides when feasible, and flexibility in

responding to changing housing needs, the *Specific Plan* allows for the transfer of residential dwelling units from one residential *land use designation* to another.

Eight archaeological sites and one historic site were identified in Phase I professional surveys as discussed in the Project EIR. There are no remains of the buildings standing at the historic site. Phase II investigations of the archaeological sites located within the proposed development areas have also been conducted by a qualified archaeologist consistent with and pursuant to State law to mitigate and to identify specific additional mitigation measures which may be necessary. The *Specific Plan* and Land Use Plan identify and preserve the historical Asistencia site. The EIR mitigation measures require further analysis, if necessary, at the tentative tract map stage.

To reduce the impacts to air quality, the *Specific Plan* minimizes travel time in Newhall Ranch by organizing the community into Villages with convenient Village Centers that give residents optimal access to commercial, recreational and public facilities. Although the Villages vary in size and shape depending on the natural features of the land, each Village features an activity core providing a range of amenities, depending on the size of the population served. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial centers, which will include full-service retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, business parks, apartment complexes and visitor-serving uses. Facilities are sited to reduce automobile trips and maximize use of pedestrian and bicycle trails.

The employment centers of the Valencia Commerce Center, the Valencia Industrial Center, Magic Mountain Amusement Park and the new Business Parks are also easily accessible from Newhall Ranch, reducing the need for longer trips to employment and reducing the overall vehicle miles traveled.

The Land Use Plan has been designed to provide many alternatives for public transit. The Village design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A potential site for a future transit station has been identified which, in the interim, can be used as a park-and-ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle and pedestrian circulation throughout the *Specific Plan Area* and provides connections to regional trail systems. The trails will provide access to *Open Area* and connections between living areas, shopping, work, entertainment, schools and recreational facilities providing an attractive alternative to the use of the automobile.

Newhall Ranch Project Objectives Land Use 3, 5, 11; Mobility 1, 3, 5; Parks, Recreation and Open Space 6; and Resource Conservation 1, 2, 6 respond to this policy.

Significant Ecological Areas

2.1 Protect identified resources in Significant Ecological Areas (shown on the Land Use Policy Map) by appropriate measures including preservation, mitigation and enhancement.

2.2 Advocate public acquisition of Significant Ecological Areas, especially where preservation and enhancement are of high priority.

2.3 Require site level analysis of proposed development projects within Significant Ecological Areas to ensure that adverse impacts upon resources within identified Significant Ecological Areas are minimized.

Analysis:

The *Specific Plan* encourages conservation, protection and enhancement of natural ecological, scenic, cultural and open area resources by avoiding inappropriate development in areas that are environmentally sensitive. Specifically, the Land Use Plan establishes two major SEAs/*SMAs* to preserve the biological resources of the Santa Clara River Corridor and the Santa Susana Mountains High Country; preserves a major regional wildlife corridor of one-half mile in width, which links the two *SMAs*; identifies potential restoration and/or enhancement areas; and provides a framework for the long-term management of conservation areas. The habitat conservation areas proposed for the *Specific Plan Area* would contribute to the formation of a regional system along the Santa Clara River and Santa Susana Mountains.

6,170 acres of the 11,963 acre *Specific Plan Area* have *land use designations* which specifically protect areas of high environmental sensitivity. These areas are comprised of two SEAs/*SMAs*: the SEA 23/*River Corridor SMA* and the SEA 20/*High Country SMA*, and *Open Area*, which is the designation for open land outside of the SEAs/*SMAs* and between development *Planning Areas*. The purpose of the SEA/*SMA land use designation* is to provide for the preservation, enhancement and management of these areas. The *Specific Plan* provides development standards structured to ensure compatibility of uses within these special resource areas. *Open Area* functions as buffer zones or greenbelts between *development areas*, as a transition to the SEAs/*SMAs*, or as protection of other environmentally sensitive areas.

In addition, the Newhall Ranch Resource Management Plan (Section 2.6) and, in particular, the Mitigation and Habitat Management Plan, ensure that biological resources of the Newhall Ranch site have been incorporated into the planning process to maximize the conservation of important biological features. The result is a conservation strategy that allows for the development of a site in a way that minimizes the effects to important biological resources. The *Specific Plan* and the Resource Management Plan also establish a method for the SEAs/*SMAs* and *Open Area* to be turned over to a public or responsible private agency or foundation for their long-term management and protection. The SEA 20/*High Country SMA* is to be dedicated to a *joint powers authority* consisting of the County, the City of Santa Clarita, and the Santa Monica Mountains Conservancy and will be managed by the Center for Natural Lands Management, a non-profit conservancy, which will also own and manage the SEA 23/*River Corridor SMA*. Recreation and conservation activities will be funded through an open space financing district and an endowment by the applicant, and therefore, will be at no cost to the general public.

Development standards specifically structured to ensure compatibility of uses within and protection of the SEA 23/*River Corridor* SMA and the SEA 20/*High Country SMA* are provided in the *Specific Plan* Development Regulations.

CONSISTENCY WITH THE GENERAL PLAN DESIGN COMPATIBILITY CRITERIA FOR EXISTING SIGNIFICANT ECOLOGICAL AREAS

The Los Angeles County General Plan requires that development proposed within a Significant Ecological Area (SEA) be reviewed for compliance with a set of six Design Compatibility Criteria contained in the General Plan. Portions of SEA 20 (Santa Susana Mountains) and SEA 23 (Santa Clara River) are located within the *Specific Plan*.

This review of conformance with the General Plan Design Compatibility Criteria examines the issues described below at a level of detail comparable to the detail in the *EIR* and *Additional Analysis* for the entitlements requested from the County. These entitlements include General Plan Amendments, *Specific Plan* and large lot (40 acre minimum lot size) parcel map for the purposes of sale, lease or financing only, among others. The compatibility analysis includes:

1. The effect on each SEA of the proposed adjustment in existing SEA boundaries to more accurately reflect the location of the biological resources for which the SEA was designated. The *Specific Plan* proposes to establish a *Specific Plan* designation of "*Special Management Area*" (*SMA*) over the adjusted SEAs. While the adjusted areas are called *SMAs* in the *Specific Plan*, the SEA designation would also remain in effect.

2. The effect on each SEA/*SMA* of the development permitted in the SEA/*SMA* and of the land uses shown in the Permitted Uses Matrix of the *Specific Plan* (Chapter 3, Table 3.4-2). The effects of particular land uses and infrastructure improvements which are proposed or permitted are evaluated at a level of detail consistent with the information in the *Specific Plan*.

3. The indirect effects of the *Specific Plan* on each SEA/*SMA*. Issues related to indirect effects include flooding, sedimentation, water quality, access by people and pets, and recreational use.

ASSESSMENT OF THE SPECIFIC PLAN'S CONSISTENCY WITH THE EXISTING SEA 20 (Part of SEA 20: Santa Susana Mountains)

1) The development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.

The proposed SEA boundary adjustment results in an area which is approximately 237 acres larger than the original SEA on the site. The original SEA within the *Specific Plan Area* is approximately 3,947 acres in size, while the adjusted *SMA* area would be approximately 4,184 acres. The boundary adjustment would provide a beneficial impact by creating an *SMA* that contains larger amounts of higher quality habitats than does the original SEA.

The adjustment in boundaries increases the net acreage of sensitive habitats by 195 acres, which includes an additional 166.1 acres of Coastal sage scrub habitat and 28.9 acres of Live oak woodland. The Habitat Value Ranking analysis described in Section 4.6 of the *EIR* provides a second measure of the impact of the boundary modification. This analysis indicates that the amount of land in the lower value habitats (1 and 2) would be increased by 31.3 acres, while the land in the higher value habitats (3 and 4) would be increased by 206.5 acres.

The boundary change would not substantially increase the contact between *Specific Plan* land uses and the *SMA* and wildlife corridor, and nearly all of the interface is separated by steep slopes which reduces potential access and impacts created by people and pets. The general effect of the boundary change would be to add approximately 237 acres at the northeast edge. The *Specific Plan* land uses would be separated by high, steep slopes from the canyon which forms the wildlife corridor and thus a sufficient buffer is provided between the corridor and the *Specific Plan* uses. This edge of development is shown on Exhibit 2.6-7 of the Resource Management Plan (Chapter 2.6 of the *Specific Plan*). The separating slopes would prevent direct access by residents to the wildlife corridor, and would greatly reduce access by pets. In addition, *Specific Plan* land uses have been modified so that Estate Residential and *Open Area land use designations* now adjoin nearly the entire northern boundary of the *SMA*, buffering it from more urban uses within the *Specific Plan*.

Upon approval of the *Specific Plan*, the provisions of the Resource Management Plan (RMP) become effective. The RMP requires that a conservation easement be established over the *SMA*, and that a detailed program be developed for its long-term management and ownership. As a result of these actions, the *SMA* would be preserved in perpetuity and would be managed and maintained.

The land uses shown on the Land Use Plan of the *Specific Plan* within the *High Country SMA* consist of unimproved hiking/equestrian trails. In addition, the Permitted Uses Matrix of the *Specific Plan* permits a range of low intensity land uses which could be proposed in the future. See Chapter 3, Table 3.4-2, Permitted Uses Matrix.

With the exception of the unimproved hiking/equestrian trail, it is currently not known which of the above uses may be proposed in the future or whether any will be proposed. However, the Permitted Uses Matrix provides that each of the uses permitted in the High Country be reviewed under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code, which implements the County General Plan provisions regarding SEAs. This Section requires a conditional use permit (CUP) for any use which is the subject of a building permit, grading permit, or a minor land division or subdivision within a SEA. Under Section 22.56.215 a review for the requirement of a CUP would be required for all the permitted uses with the possible exception of the unimproved hiking and equestrian trails and existing uses. Under this Section a CUP would also be completed for the uses shown on the Land Use Plan because these would require, or would be part of a development which requires a subdivision, a grading permit or building permits. At the *Specific Plan* level it would be speculative to evaluate the compatibility of future unknown details of potential permitted land uses; however, the *Specific Plan* does impose sufficient controls so as to ensure future review and compatibility determinations for these uses under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code.

The description of SEA 20 in the General Plan states that medium intensity recreational uses, which include overnight camping and daytime equestrian use, are compatible with the SEA. The *Specific Plan* limits public recreational access in the *SMA* to day use by hikers and equestrians. Trail bikes and motorized dirt bikes would be prohibited. Therefore, the intensity of recreational use would not exceed that described in the General Plan. The proposed management and maintenance of the *SMA* would also help to prevent deterioration of SEA resources which might result from public recreational use.

The *High Country SMA* is to be dedicated to a *joint powers authority* consisting of the County, the City of Santa Clarita, and the Santa Monica Mountains Conservancy and will be managed by the Center for Natural Lands Management, a non-profit conservancy which will also own and manage the *River Corridor SMA*. Recreation and conservation activities will be funded through an open space financing district and an endowment by the applicant, and therefore, will be at no cost to the general public.

2) The development is designed to maintain waterbodies, watercourses, and their tributaries in a natural state.

All drainages within the *High Country SMA* would be retained in a natural state. However, culverts may be provided where needed to protect the access roads or trails. In addition, inlet devices are proposed in certain locations in the *SMA*, as shown on *Specific Plan* Exhibit 2.5-1, Conceptual Backbone Drainage Plan. The inlets would be required in order to develop property outside of the *SMA*. As that development would require a subdivision, among other permits, the associated inlets would be reviewed under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code, as discussed above. Furthermore, all impacts to drainages in the *High Country SMA* would be fully mitigated under the Resource Management Plan which requires restoration and/or enhancement as mitigation of impacts to riparian vegetation.

3) The development is designed so that wildlife movement corridors are left in a natural and undisturbed state.

Retention of the *High Country SMA* in a largely natural and undisturbed state would preserve the major wildlife movement corridors and migratory paths which currently exist in the *SMA*. Access for wildlife between the *SMA* and the Santa Clara River would continue to be available through the Salt Canyon wildlife corridor, which is the most significant wildlife corridor on the property. The value of this corridor is high due to its relative remoteness, the quality of habitats present, and the fact that it is an integral part of the *High Country SMA*s' approximately 4,184 acres. The connection of the *High Country SMA* to the River through the Salt Creek corridor would provide a regionally significant open area system and would remain in a natural and undisturbed state. The Salt Creek wildlife corridor drainage joins the River offsite in Ventura County. In addition, although not part of the *Specific Plan*, the County has imposed an off-site condition that enhances the *Specific Plan's* compatibility with existing SEA 20 resources. Specifically, upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the

applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). The land shall be managed in conjunction with and in the same manner as the High Country SMA.

4) The development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the proposed use:

Virtually all of the *High Country SMA* is being retained in a natural state. Vegetative cover within the *SMA* will be naturally enhanced by the withdrawal of grazing, with the exception of grazing for management purposes as provided for in the Resource Management Plan. The *High Country SMA* is identified as a primary location for oak resource planting to mitigate impacts which might occur within the development areas of the *Specific Plan*. As indicated in the Biotic Section of the EIR, as many as 633 oak trees may be impacted by development, and these would be replaced on at least a 2:1 ratio, as governed by the County Oak Tree Ordinance. The RMP further requires restoration and/or enhancement to mitigate any riparian vegetation or *oak resources* which are disturbed during development of uses within the *High Country SMA*. The vertical elevation of the adjacent development and the transition from higher intensity land uses to very low intensity adjacent to the *SMA* also provide buffers to the *SMA* resources. Additionally, steep slopes will provide buffers between the *SMA* and residential uses in the northwest area of the *SMA*. Section 2.6, paragraph 2b(3)(b), Transition/Fuel Modification Areas, of the *Specific Plan* institutes protections of the interface between the High Country and adjacent residential development.

5) Where necessary, fences or walls are provided to buffer important habitat areas from development:

In virtually all areas where the *High Country SMA* adjoins residential areas to be developed under the *Specific Plan*, the interface between development and natural area is composed of steep slopes which will minimize or eliminate access to the *SMA* by people and pets. The interface would be controlled by the standards of the Wildfire Fuel Modification Zones, which would include a plant palette which would be compatible with the adjoining natural vegetation of the *SMA and* Section 2.6, paragraph 2b(3)(b), Transition/Fuel Modification Areas*,* as discussed in 4) above. *Specific Plan* Exhibit 2.6-7, Salt Creek Wildlife Corridor

Perspective shows the vertical separation between the Salt Creek wildlife corridor and nearby homes. Walls or view fences are typically provided at the rear or sides of residential land uses, and these would separate residents from the *SMA* although the steep slopes between the lots and the SEA make fences and walls unnecessary for buffering purposes. Habitat areas are further protected by the provisions of Section 2.6.2.b.(3)(b) which restrict construction of buildings and other structures to developed pads within Planning Areas OV-04, OV-10, PV-02, and PV-28 and prohibits construction on southerly slopes facing the *High Country SMA* and in the area between the original SEA 20 boundary and the High Country boundary. Recreational access to the *SMA* would occur primarily through the Visitor Serving *land use designation* which is shown on the Land Use Plan in a location immediately adjacent to the *SMA*. It is intended that this area be the control point for residents and visitors to access hiking and equestrian trails in the High Country. The Resource Management Plan (Section 2.6 of the *Specific Plan*) requires graded areas adjacent to and within SEAs to be clearly marked thereby buffering and avoiding important habitat areas from impacts from development. Furthermore, Chapter 4 (Design Guidelines) of the *Specific Plan* requires shielded lighting fixtures to minimize glare and direct rays impacts upon adjacent areas, resulting in additional protection of the habitat areas.

6) <u>Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths:</u>

At the *Specific Plan* level it is not possible to accurately assess the impacts that future road and/or utility construction would have because the *Specific Plan* does not propose any such projects. Under Section 22.56.215 of the County Zoning Code, however, an SEA CUP would be required for any such construction or subdivision, and this would require an evaluation of the project's conformity with the General Plan Design Compatibility Criteria for SEAs. Environmental review would also be required and would define the anticipated impacts and necessary mitigation.

ASSESSMENT OF THE SPECIFIC PLAN'S CONSISTENCY WITH THE EXISTING SEA 23 (Part of SEA 23: Santa Clara River)

SEA 23 Boundary Adjustments

The proposed adjustments to the existing boundaries of SEA 23 are consistent with General Plan policies requiring the protection of natural resources within SEAs. The *Specific Plan* has been designed to avoid sensitive resources within the existing SEA 23 boundaries to the greatest extent possible. The existing SEA 23 boundary on the *Specific Plan* site is approximately 1,290 acres in size. Under the *Specific Plan*, the size of SEA 23 would be reduced to 975 acres, or a net reduction of 315 acres. As shown below, the 315-acre net reduction in SEA 23 acreage consists of the following:

- 11 acres	Non-Sensitive Habitat Removed
-309 acres	Agricultural/Other Disturbed Land Removed
+ 5 acres	Sensitive Habitat Added to the Existing SEA 23
-315 net acres	Total Land Removed from Existing SEA 23 Boundary

As shown, the vast majority of land redesignated from SEA 23 to other *Specific Plan land use designations* consists of existing agricultural or other types of disturbed lands.

Regarding the sensitive riparian habitat, the amount removed for development from the existing SEA 23 boundary under the *Specific Plan* would be approximately one acre. In addition, 8 acres of sensitive riparian habitat would be redesignated from the existing SEA 23 to the *Specific Plan's Open Area* designation. Finally, 14 acres of sensitive habitat, which are not within existing SEA 23 boundaries, would be added to the existing SEA 23 boundary under the *Specific Plan*. Accordingly, implementation of the *Specific Plan* would result in a net *increase* of 5 acres in the amount of sensitive riparian habitat contained in the existing SEA 23 boundary. This net increase in sensitive riparian habitat acreage is calculated as follows:

1 acre	Redesignated from SEA 23 to non-residential/ infrastructure-related *land use designations*
8 acres	Redesignated to Open Area
14 acres	Sensitive habitat added to the existing SEA 23
5 net acres	Sensitive habitat added to the existing SEA 23 boundary

For the reasons discussed below, the proposed boundary adjustments to existing SEA 23 (one acre for development and 8 acres redesignated to Open Area) are considered to be consistent with the General Plan's policies as they relate to resources within existing SEAs. First, as to the 8 acres redesignated from SEA 23 to the Open Area designation, the Open Area designation provides resource protection, which is comparable to that provided by the SEA designation. For example, the Open Area and SEA designations both allow agricultural uses, grazing, recreational uses, greenhouses, trails, golf courses, oil and natural gas operations, and sand and gravel extraction activities, subject, in some instances, to a conditional use permit. However, certain uses (*e.g.*, residential uses, commercial uses, animal hospitals and campgrounds) are conditionally permitted in SEAs, but are not permitted within the Open Area designation under any circumstances. Consequently, the acreage within the existing SEA 23 proposed to be transferred to the Open Area designation (8 acres) will receive a degree of protection which is comparable to that provided by the County's SEA designation.

In addition, some of the sensitive habitat to be redesignated to the Open Area designation has been redesignated because it is not the type of habitat intended for protection within SEA 23 (*i.e.*, riparian habitat necessary for the unarmored threespine stickleback fish), and because much of the acreage would receive adequate protection under the Open Area designation. Specifically, the Santa Clara River SEA was designated predominantly because of the presence of habitat for the unarmored threespine stickleback. (*See*, Los Angeles County General Plan Background Report, p. OS-A30 to OS-A31.) Therefore, SEA habitat that does not contribute to the stickleback's survival may be removed from the SEA designation, particularly where, as here, the acreage is being redesignated to another preserve classification (Open Area). With regard to the eight acres of habitat redesignated to Open Area, some of that acreage exists on bluffs above the River and the remainder is generally fragmented and isolated. The County has further determined that the limited amount of habitat to be redesignated Open Area (8 acres) does not contribute significantly

to the survival of the stickleback and, therefore, may be removed from SEA 23 as part of the boundary adjustments associated with the revised *Specific Plan*.

Second, as to both the one acre redesignated from SEA 23 for development (and not otherwise protected) and the 8-acre redesignation from SEA 23 to Open Area, within the Land Use Element, the General Plan states that: "It is the intent of the General Plan policy to preserve the County's significant ecological resources and habitat areas in viable and natural conditions." See, Los Angeles County General Plan, p. LU-A12. The redesignation of one acre of sensitive habitat for development and the 8-acre redesignation to Open Area will not affect the County's ability to preserve the existing SEA 23 in a viable and natural condition. After redesignation of the one acre, the existing SEA 23 area will contain approximately 385 acres of sensitive riparian habitat, which is five more acres of sensitive riparian habitat than presently exists in the SEA. Moreover, the one acre proposed to be redesignated for development consists of small patches of fragmented and disconnected habitat distributed throughout the *Specific Plan Area*, and that acreage is required for public roads, utilities and development. Such small, isolated habitat patches are considered to have a lower biological value than large areas of contiguous sensitive habitat. Consequently, redesignation of the one acre from existing SEA 23 does not pose a legitimate threat to the continued viability of the sensitive resources with the existing SEA 23 boundary. As to the 8-acre redesignation, as stated above, the Open Area designation would provide resource protection comparable to that provided by the SEA designation.

In addition to overall habitat values, the acreage within the existing SEA 23 boundary would remain in a viable and natural condition in terms of other important ecological functions, even with implementation of the *Specific Plan*. The acreage within the existing SEA 23 boundary would continue to function as an east/west wildlife movement corridor and as habitat for the unarmored threespine stickleback, because the *Specific Plan* retains both the riparian vegetation in the Santa Clara River and the natural flow of the water without the need for periodic vegetation clearing. In addition, the *Specific Plan* would result in an increase in the amount of river bottom available to the unarmored threespine stickleback. The *Specific Plan* also establishes transitions, or "buffer" areas, to separate sensitive habitat within the existing SEA 23 boundary from the proposed urban land uses. In addition, the tributaries to the Santa Clara River within SEA 23 (Castaic, San Martinez, and Chiquito Canyon Creeks) would be maintained and preserved in a largely natural state with soft bottoms.

The *Specific Plan* is consistent with General Plan policies regarding the balancing of SEA policies against other competing public needs. In its discussion of SEA policies, the General Plan states: "Major factors influencing the realization of Plan [SEA] objectives . . . include . . . the competing priorities between resource preservation and other critical public needs." *See*, Los Angeles County General Plan, p. LU-A12. Adjustment of the existing SEA 23 boundary, including redesignation of one acre of sensitive habitat, will serve other critical public needs. For example, the *Specific Plan* will provide a broad spectrum of housing, including affordable housing that will help meet the County's long term housing needs. The size and single ownership of the Newhall Ranch site provide opportunities to develop a comprehensive master plan community in which land uses, infrastructure and public services are properly planned and sited. The *Specific Plan's* Business Park, Commercial and Mixed Use *Land Use designations* will provide approximately 18,700 permanent jobs that will help the County achieve its economic goals. The *Specific Plan's* bridge crossings implement portions of the County's Master Plan of Highways and are considered essential to the development of a local and regional transportation system. In addition, the Specific Plan's Resource Management Plan includes an extensive mitigation and habitat management program for the existing SEA 23/*River Corridor SMA*. The Resource Management Plan is considered a significant benefit to the River Corridor. The *River Corridor SMA* would also be dedicated to the public and managed, neither of which occur in SEAs (lands under the County's SEA designation remain under private control and are not typically managed for resource protection).

Specific Plan Development Within Existing SEA 23

The Land Use Plan proposed as part of the Newhall Ranch Specific Plan has been designed to avoid impacts to sensitive resources, and where avoidance is not possible, to minimize impacts where feasible. A total of 380 acres of sensitive habitat is present within the existing boundaries of SEA 23. Of the 380 acres, one acre (or 0.3 percent of the sensitive habitat areas) would be directly impacted by proposed development under the *Specific Plan*.

The Los Angeles County General Plan identifies six criteria applicable to development proposed within SEAs. The criteria are used to ensure that proposed development is compatible with the resources found within SEAs. The information presented below compares the six compatibility criteria with the development proposed within the existing SEA 23 under the Newhall Ranch Specific Plan.

1) <u>The development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.</u>

The Santa Clara River is a regionally significant biological resource. Its value is derived from the inherent value of its riparian habitats and associated species, and from its function as a regional wildlife corridor. At the inception of planning for the *Specific Plan* the following objectives were developed in order to balance the environmental and flood control issues presented by the Santa Clara River, as required by the County General Plan. These objectives were used to determine at a *Specific Plan* level of detail the boundaries of the River Corridor, which is proposed to be set aside as the *River Corridor SMA* (SEA).

? The flood corridor must allow for the passage of Los Angeles County Capital Flood flows without the permanent removal of natural River vegetation (except at bridge crossings);

? The banks of the River will generally be established outside of the "*Waters of the United States*" as defined by Federal laws and regulations, and as determined by the delineation completed by the United States Army Corps of Engineers (ACOE) in August, 1993;

? Where the ACOE delineation width is insufficient to contain the Capital Flood flow, the flood corridor will be widened by an amount sufficient to carry the Capital Flood flow without the necessity of permanently removing vegetation or significantly increasing velocity;

? Where development is proposed within the existing Los Angeles County 50-Year Capital Flood Plain, the land where development is to occur will be elevated in accordance with Los Angeles County policies to remove it from the flood plain and;

? Bank stabilization will occur only where necessary to protect against erosion.

The proposed adjustment in the current SEA boundaries would reduce the overall acreage of the SEA from approximately 1,290 acres to 975 acres, which is a reduction in land area of 315 acres. Approximately 23 acres of the total area redesignated involve sensitive habitat. However, the proposed changes to the SEA area must be understood in context. In this case, only a very small amount of sensitive habitat area (*i.e.*, one acre, or 0.08 percent of the existing SEA) is being redesignated from the existing boundaries of SEA 23 due to proposed development. In fact, the existing amount of sensitive riparian habitat that would occur in SEA 23 would actually *increase* under the *Specific Plan* by five acres, instead of the 103-acre decrease, which was proposed in the original Final EIR; 14 acres of sensitive riparian habitat would be added to the SEA, while one acre would be redesignated and then developed, and eight acres would be redesignated from SEA 23 to Open Area, because it is not riparian in nature, or it represents relatively small fragments of sensitive habitat isolated from the riparian resources of the river. In addition, a total of 62 acres of land is proposed to be added to SEA 23 (377 total acres proposed for redesignation from the existing SEA to residential and non-residential land uses, while 62 acres are proposed for addition for a net reduction in existing SEA acreage of 315 acres). The redesignations were made with consideration to the type and quality of the habitat and the purpose of the SEA 23 (preservation of riparian habitats and associated species). A description of the disposition of land redesignated from SEA 23 is provided below. The *Specific Plan* also addresses the one acre of sensitive habitat proposed to be redesignated from SEA 23 to non-residential land uses.

(In addition, as part of the *Specific Plan*, all of the riparian vegetation and all *oak resources* will be restored in the most suitable areas of the SEA 23/*SMA* as identified and required under the Resource Management Plan or under regulations of the ACOE and State Department of Fish and Game.)

This discussion demonstrates that309 acres of agricultural/disturbed areas and 11 acres of non-sensitive habitat types that are appropriately placed outside the SEA boundary after a more detailed mapping of the SEA would be redesignated from existing SEA 23 to residential and non-residential land uses, while five net acres of sensitive habitat would be added to the existing SEA 23. The net result is a 315-acre reduction in the size of the existing SEA 23. The five net acres of added sensitive riparian habitat are calculated as follows: Eight acres will be redesignated to Open Area land use category, and one acre redesignated for non-residential land uses will be replaced through restoration or enhancement of appropriate areas within the boundaries of the existing SEA 23 or the proposed SEA 23/*River Corridor SMA*. Finally, pursuant to the *Specific Plan*, 14 acres of sensitive habitat would be *added* to the existing SEA 23. Consequently, the proposed development would result in a net increase in protected sensitive riparian habitat of approximately five acres within SEA 23. Therefore, the *Specific Plan* is designed to be highly compatible with the biotic resources present in SEA 23.

In areas adjoining the SEA 23/*River Corridor SMA* on the south side of the River, the *Specific Plan* designates a 2,822 ft. (over 2 miles) interface and direct linkage of the River to the SEA 20/*High Country SMA* and 444 acres of *Open Area*, of which approximately 415 acres will remain in a largely natural state. This *Open Area* includes the steep, oak-filled canyons which contain blueline streams tributary to the River, the River bluffs, and ridges contiguous with the River Corridor. This *Open Area* preserves over 197 acres of sensitive habitats including 149 acres of Coastal sage scrub, 4 acres of Cottonwood/Oak woodland, 39 acres of Coast live oak woodland/Mainland cherry, 5 acres of Elderberry scrub, and 0.01 acres of Mesic meadow. As a part of the *Specific Plan* this *Open Area*, excluding Community Parks, would be offered for dedication and long-term management to the Center for Natural Lands Management in phases as subdivision maps are recorded. Management will be funded by the $2 million endowment provided by the applicant at no cost to the general public. After combining the land preserved in the revised SEA (975 acres) with the preserved Open Area immediately adjacent to the revised SEA (4,184 acres), a total of 1,390 acres of undisturbed land would be preserved as part of the *Specific Plan*, including 577 acres of sensitive habitat. Existing SEA 23 consists of 380 acres of sensitive habitats. Due to *Specific Plan* implementation, 197 additional acres of sensitive habitats within and adjacent to the SEA 23/*River Corridor SMA* will be permanently preserved when compared with the amount of restricted land within the existing SEA 23.

Upon approval of the *Specific Plan*, the provisions of the Resource Management Plan (RMP) become effective. The RMP provides standards for the mitigation of impacts to the riparian and *oak resources* in the SEA 23/*SMA* through restoration and enhancement activities. The RMP would require that a conservation easement be established over the SEA 23/*SMA* after development of areas adjoining the River are complete, and includes the removal of commercial cattle grazing. Furthermore, the RMP requires that the SEA 23/*River Corridor SMA* shall be offered for dedication to the Center for Natural Lands Management in fee and that the Center will manage the SEA 23/*River Corridor SMA* as a significant ecological area. The RMP also requires that a *Conservation and Public Access Easement* shall be offered to the County prior to the fee dedication.

The *Specific Plan* is highly compatible with the biotic resources present and does set aside appropriate and sufficient undisturbed area in that the *Specific Plan* proposes to retain SEA 23 in a natural state. As spelled out in the objectives above, the River Corridor would be sufficiently wide (and in certain locations widened) to handle the County's Capital Flood while retaining the riparian vegetation. Winter storm runoff would continue to open its own channels through the River vegetation, flowing in a natural, non-invasive manner and preserving the meandering characteristics of the streambed. Under this concept, periodic clearing of vegetation from the River in order to preserve flood flow capacity would not be required. Further, the preservation of the tributary canyons and bluffs on the southerly side of the River, provides an additional 444 acres (including 415 acres of undisturbed land) which will be dedicated to *Open Area* adjacent to the River. Due to implementation of the *Specific Plan*, the amount of sensitive riparian habitat found in the existing SEA 23 would increase by approximately five acres and an additional 192 acres of additional sensitive habitat areas adjacent to the SEA 23/*River Corridor SMA* would be permanently preserved.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

2) The development is designed to maintain waterbodies, watercourses and their tributaries in a natural state.

As discussed above, the *Specific Plan* would maintain the Santa Clara River in a largely natural state. Furthermore, as discussed in Section 4.2 (Flood) of the *EIR* and in Section 2.3 (Floodplain Modification) of the *Additional Analysis*, in a 50-Year Capital Storm, total storm flows subsequent to development would be decreased by approximately 12%, and total debris volume would be reduced by approximately 30% from their pre-development levels. Because the development of the *Specific Plan* does not increase site runoff during a Capital storm, it would not result in upstream or downstream flooding of the River. During smaller two-year storms (rather than the 50-Year Capital Flood design event), the depth of flow in the Santa Clara River at the County line would change from approximately 2.34 feet under pre-development conditions to 2.39 feet under post-development conditions, which represents an increase of 0.6 inches in depth. The velocity of flow would increase no more than 3% at the County line due to development of the *Specific Plan* and, in all cases, the post-development velocity for the two-year storm would be approximately 5 feet per second. No significant increases in velocity, erosion or sedimentation would occur in the River. Consequently, existing biotic resources would not be significantly impacted by implementation of the *Specific Plan*.

A 6.8 million gallons per day (mgd) water reclamation plant (WRP) will be developed to serve the *Specific Plan* land uses. A recycled water distribution system will be designed to use tertiary treated wastewater from the WRP to irrigate land uses within the *Specific Plan* which can accept non-potable water. The Wastewater Section of the EIR anticipates that there would be approximately 255 to 1,025 acre feet of the recycled water which may not be needed during the winter months and which could be discharged to the River. This results in a 6% increase in the annual flow volume in the River at the County line. The discharge would be 319 acre-feet per month in the highest months of December and January. This translates to a flow rate of approximately 2.1 cubic feet per second. During a year of average rainfall, the WRP discharge of 2.1 cfs would increase the River flow of 56 cfs by about 3.7%. Although it is possible that the 2.1 cfs discharge could increase the River flow of 17 cfs by about 12% in a drought year, it is highly unlikely since irrigation requirements for landscaping in a drought year would increase and the actual discharge would be significantly reduced. The average annual and peak WRP discharges of recycled water do not significantly increase the River flow, either annually or monthly.

Potential indirect impacts to the *River Corridor SMA* due to sedimentation and debris transport during construction and subsequent to development would be controlled by the installation of devices such as desilting and debris basins, drainage swales, slope drains, storm drain inlet/outlet protection, and sediment traps which would be designed as part of final drainage plans prepared for each subdivision. Section 2.5 (Public Services and Facilities Plan) of the *Specific Plan* provides conceptual drainage and flood control improvements which include National Pollutant Discharge Elimination System (NPDES) water quality basins; requires that all tributaries with flows greater than 2,000 cfs would require open drainage systems; and requires that all additional NPDES requirements be met.

The confluence of the tributaries (Castaic, San Martinez, and Chiquito Canyon Creeks) to the Santa Clara River are all maintained within the *SMA* boundaries (SEA) and are preserved in a largely natural state pursuant to the Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resources Management Plan) of the *Specific Plan*.

In summary, the *Specific Plan* has been designed to maintain waterbodies, watercourses, and their tributaries in a natural state. As indicated above, no significant increases in velocity, erosion, or sedimentation would occur in the river because of the *Specific Plan*. During most storm events, the velocity and depth of the river would remain unchanged from current conditions, since the course of the river is able to meander without being constrained by bridge abutments or bank protection. It is only in the infrequent, 50- to 100-year event where small increases in depth or velocity will occur at certain locations along the river.

3) <u>The development is designed so that wildlife movement corridors are left in a natural and undisturbed state.</u>

The retention of riparian vegetation in the River and natural flow of the water without the need for periodic vegetation clearing; the *Specific Plan* now shows a substantially reduced level of impact to sensitive riparian habitat along the Santa Clara River (the originally proposed 103 acres of impact have been reduced to approximately one acre); the *Specific Plan* results in an increase of five acres in the amount of sensitive riparian habitat along the river; the establishment of transition areas to separate the *SMA* from urban uses, as discussed below; and the control of lighting ensure that the *River Corridor SMA* will continue to function as a significant wildlife movement corridor. Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resource Management) of the *Specific Plan* provide objectives and conceptual plans for preserving the River and its tributaries and the Salt

Canyon wildlife corridor in a natural and undisturbed state. The *EIR* and *Additional Analysis* address impacts and imposes mitigation measures for any impacts which actually do occur.

Section 2.5 (Public Services and Facilities Plan) of the *Specific Plan* provides conceptual drainage and flood control improvements which include National Pollutant Discharge Elimination System (NPDES) water quality basins; requires that all tributaries with flows greater than 2,000 cfs would require open drainage systems; and requires that all additional NPDES requirements be met. The *Specific Plan* also provides objectives and conceptual plans for preserving the River and Salt Canyon in a natural and undisturbed state. As a condition of approval, the applicant is also conserving in perpetuity approximately 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site, which will enhance the *Specific Plan's* compatibility with animal movement in the region.

The tributaries (Castaic, San Martinez, and Chiquito Canyon Creeks) to the Santa Clara River are all maintained within the *SMA* boundaries (SEA) and are preserved in a largely natural state pursuant to the Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resources Management Plan) of the *Specific Plan*. The remainder of these tributaries within the *Specific Plan* are designated *Open Area* and are preserved in an essentially natural state. Furthermore, the High Country SEA in Los Angeles County provides a direct link to the River Corridor SEA of one-half mile in width.

The Salt Canyon area of the *Specific Plan* serves as a wildlife movement corridor. The limited development proposed within SEA 23 would not have any impact upon this wildlife movement area and as indicated above, approximately 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site, would be conserved in perpetuity, thereby enhancing the *Specific Plan's* compatibility with animal movement in the region.

Caltrans has completed the widening of SR-126 from Fillmore in Ventura County to the I-5 freeway in Los Angeles County. As part of that widening project, major north/south animal movement undercrossings were installed under SR-126 at three locations. In addition, three additional larger undercrossings exist along SR-126 within the *Specific Plan Area* at locations where bridges and culverts were constructed over secondary tributary stream courses. Because the Ventura County undercrossings were designed to facilitate north/south wildlife movement, and because the three undercrossings within the *Specific Plan* site are of sufficient size to accommodate north/south wildlife movement, County staff

is of the opinion that north/south connectivity across the Santa Clara River will not be significantly impacted.

4) The development retains sufficient natural vegetative cover and/or open spaces to buffer critical resources from the proposed use.

As discussed in 1) above, the *Specific Plan* requires the Santa Clara River to be maintained in a largely natural state. No uses which would involve human use or habitation are proposed within the SEA 23/*SMA* and the adjacent *Open Area* would have very limited disturbance. Transition areas, as discussed under criteria 5) below, would separate *Specific Plan* uses located outside of the *SMA* from the critical resource areas within the SEA 23/*SMA*.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

The tributaries (Castaic, San Martinez, and Chiquito Canyon Creeks) to the Santa Clara River are all maintained within the *SMA* boundaries (SEA) and are preserved in a largely natural state pursuant to the Sections 2.5 (Public Services and Facilities Plan) and 2.6 (Resources Management Plan) of the *Specific Plan*. Furthermore the remainder of these tributaries within the *Specific Plan* are designated *Open Area* and are preserved in a natural state.

The Board of Supervisors previously evaluated the adequacy of the width of the proposed buffer area along the Santa Clara River when the *Specific Plan* was originally approved in March 1999. Prior to final approval, the Board required that the *Specific Plan* design be revised to incorporate an additional 100-foot buffer between development and riparian resources to protect riparian habitat and sensitive species within SEA 23 boundaries. This finding was arrived at after evaluating the potential impacts of proposed land uses along the entire length of the River, coupled with the existing habitat protection and enhancement

provisions contained in the Specific Plan Resource Management Plan and Design Guidelines.

Exhibits depicting the Newhall Ranch River corridor riparian habitat buffers along the entire course of the Santa Clara River within the *Specific Plan* boundaries were presented to the Commission in a Staff Report, dated August 27, 2001. The exhibits show the width of the buffer between the riparian resources and adjacent development along the entire length of the River as originally approved by the Board. (Note that the exhibits do not reflect changes to the Potrero Bridge, the WRP site, and the other areas no longer proposed for development which increase the acreage of riparian habitat and buffer area.)

As shown on the exhibits, the width of the riparian habitat corridor varies from a minimum of 300 feet to 2,205 feet (0.4 miles) at its widest point. The total buffer area (478 acres) varies in width from a minimum of 135 feet to more than 800 feet, and is three-quarters the size of the riparian habitat area itself. The average buffer width is approximately 400 feet. As shown on the exhibits, the buffer widths are greatest where the existing riparian habitat corridor is the narrowest; in some cases two to three times greater.

The buffer area is comprised of several different components: (a) the Salt Creek wildlife corridor connection and the High Country half-mile-wide buffer at the west end of the *Specific Plan* on the south side of the river; (b) native upland habitats in the Open Area along the south side of the river; (c) disturbed areas within the River corridor that will be restored or enhanced as riparian habitat; (d) buried bank stabilization that will be revegetated with native riparian and upland plant species; and (e) landscaped open space areas such as community parks, the Regional River Trail and community trails. In addition, these *Specific Plan* buffer areas will be enhanced by the condition requiring the applicant to conserve approximately 1,517 acres of the Salt Creek watershed in Ventura County, adjacent to the *Specific Plan* site.

The *Specific Plan*, Chapter 2.6, Resource Management Plan, provides standards by which biological resources will be managed during construction and thereafter for the life of the community. It contains: (i) provisions for restoration and enhancement of disturbed areas such as agricultural fields; (ii) restrictions on pedestrian and vehicular access to the River corridor; (iii) design standards for transition areas between development and the river; (iv) conveyance of conservation easements; and (v) preparation of a financial plan for the long term management of the riparian resources by the Center for Natural Lands Management. In addition, the *Specific Plan*, Chapter 4, Design Guidelines, contains provisions restricting

the manner in which developed areas relate to the River corridor, including site planning, fencing, landscape design, grading and lighting. These measures satisfy the General Plan SEA design compatibility criteria as means to protect sensitive habitat and species, including the unarmored three-spine stickleback (UTS) and least Bell's vireo.

Section 2.5 (Public Services and Facilities Plan) of the *Specific Plan* provides conceptual drainage and flood control improvements which include National Pollutant Discharge Elimination System (NPDES) water quality basins; requires that all tributaries with flows greater than 2,000 cfs would require open drainage systems; and requires that all additional NPDES requirements be met.

In summary, the *Specific Plan* retains sufficient natural vegetative cover and open space to buffer critical resources found in SEA 23 from the proposed development shown in the *Specific Plan*. Implementation of the *Specific Plan* would result in the direct preservation of 1,390 acres of land along the Santa Clara River Corridor within the boundaries of the plan area. The *Specific Plan* also incorporates an extensive buffer area to protect critical resources.

5) <u>Where necessary, fences or walls are provided to buffer important habitat areas from development.</u>

The *Specific Plan* minimizes impacts on SEA 23 by siting urban occupied structures along only 47% of the edge of the SEA 23/*River Corridor SMA*. The remaining 53% of the *Specific Plan* frontage on the SEA 23/*River Corridor SMA* would have adjoining uses consisting of *Open Area* and *High Country SMA* (35%) and roads and bridge abutments (18%).

The *Specific Plan* provides transition areas between the riparian resources of the SEA 23/ *River Corridor SMA* and proposed urban development. In general, transition areas may be *Open Areas,* including natural or revegetated slopes and other planted areas; bank protection areas which would be composed of ungrouted rip-rap or buried bank stabilization pursuant to Section 2.5, paragraph 2a; and trails. Approximately 80% of the northern side of the River will contain bank protection. The Regional River Trail would extend along the northern edge for the entire five mile length of the *Specific Plan*. The Regional River Trail would be built on land which is elevated and provided with bank protection where necessary in order to eliminate flooding and bank erosion. Where bank protection does not exist, the trail would be located on a natural shelf above the elevation of the River. On the south side of the River, extensive *Open Area*, including oak-filled canyons, River bluffs and a

Community Park would separate riparian habitats from urban development. Approximately 30% of the southerly edge would have bank protection. The Resource Management Plan (Section 2.6 of the *Specific Plan*) requires graded areas adjacent to and within SEAs to be clearly marked thereby buffering and avoiding important habitat areas from impacts from development. Furthermore, Chapter 4 (Design Guidelines) of the *Specific Plan* requires shielded lighting fixtures to minimize glare and direct rays impacts to adjacent areas, resulting in additional protection of the habitat areas.

Future residential subdivisions and commercial development constructed within the *Specific Plan Area* must include fences or walls that will preclude access to sensitive resources within SEA 23. As each tract or parcel map is submitted to the County of Los Angeles, it will be reviewed to determine whether proposed uses substantially comply with the standards, regulations, and guidelines of the *Specific Plan*, including those pertaining to fencing and walls, to ensure that they buffer important SEA 23 habitat areas from development.

The *Specific Plan* calls for a minimum 100 foot wide buffer adjacent to the Santa Clara River between the top river-side of bank stabilization and development within the *Land Use Designations* Residential Low Medium, Residential Medium, Mixed-Use and Business Park, unless, through *Planning Director* review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the *Specific Plan* and applicable County policies.

6) <u>Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.</u>

The *Specific Plan* proposes the construction of three bridges and several utility lines across the Santa Clara River, within the existing SEA 23. Utilities serving the proposed *Specific Plan*, where feasible, would be incorporated with the River bridges. However, the *Specific Plan* also proposes two utility crossings. Both would contain wastewater lines, and possibly water lines, natural gas piping and electrical power lines. Both crossings would be buried beneath the River and its banks. The construction disturbance zone is estimated at 85 feet wide but will vary dependent upon the design of the facility and construction methods employed. Specific information would be provided to permitting authorities at the time of project design. The construction zone would be revegetated with native species upon

completion of construction activities consistent with the *Specific Plan* and Federal and State resource permit requirements. As a result, potential impacts would be minimized and movement paths of animals would be unimpeded.

The *Specific Plan* also proposes three elevated highway bridge crossings over the Santa Clara River. The number and general location of the bridge crossings were established in order to minimize impacts on SEA 23 and other sensitive resources, and to minimize major access points to SR-126. Each of the bridge crossings is an extension of an existing road, creating a functional regional circulation system.

Construction of bridges would involve various equipment such as excavators, bulldozers, cranes, backhoes, haul trucks and concrete trucks. Temporary impacts would occur during installation of support columns in the riverbed as well as construction of bridge abutments. Excavations will be designed to minimize riverbed disturbance while satisfying the structural requirements of construction. The construction disturbance zone is estimated at 100 feet wide on each side of the bridge, but the actual distance will vary dependent upon the design of the facility and construction methods employed. Specific information would be provided at the time of bridge design. As with utility crossings, disturbed areas would be revegetated with native species upon completion of construction activities consistent with the *Specific Plan* and Federal and State resource permit requirements.

The bridge crossings would have support columns in the riverbed, but the crossings are elevated structures so as to reduce impacts on River vegetation and sensitive species and to allow species that move along the river course to continue to use existing resources. The elevated bridge crossings replace the existing at-grade agriculture crossings, which would reduce the amount of direct disturbance to the riverbed and its environs.

The three proposed bridges would connect the development areas south of the Santa Clara River to SR-126. Serving local and regional traffic, SR-126 is a major east-west arterial along the north bank of the River that is proposed for widening to six lanes from Potrero Canyon eastward through the *Specific Plan* boundary. These bridge routes also connect to, and are a continuation of, existing arterial roads north of SR-126, namely Commerce Center Drive, Chiquito Canyon Road and San Martinez Grande Road. Each of the three bridges is an essential feature of the overall *Specific Plan* circulation system, and each plays an essential role in providing the necessary traffic accessibility and capacity for the *Specific Plan*. Consistent with the County's General Plan, the bridge locations and designs were selected in such a way as to minimize impacts to sensitive biotic resources in and adjacent to the River, while at the same time, balancing the topographical constraints of the site and engineering requirements of the structures and adjoining roadways.

The Santa Clara River, which flows westerly, parallels the southerly side of SR-126 and, in some areas, is immediately adjacent to this four-lane highway. The existing ground between the north side of the river and SR-126 is fairly level, while the southerly side of the river has bluffs several hundred feet high with some major drainages cutting the bluffs into segments. The basic design concept is to provide safe, four-way connections with existing roadways from the north, then extend southerly across SR-126 and the Santa Clara River, preserving the biotic resources as much as possible by spanning the river with bridges. After crossing the Santa Clara River, the design goal is to minimize grading of the bluffs by laying roads between bluff segments, along the sides of incised drainages.

The Potrero Bridge was scrutinized further to determine if increasing the span (length) of the bridge would reduce environmental impacts to the river within SEA 23. The proximity of development on the north side of the River adjacent to the Potrero Bridge was an issue previously reviewed by the Regional Planning Commission during the original approval process in 1996 and 1997. As a result of those concerns, the original *Specific Plan* was specifically revised in this area to reduce the direct and indirect impacts to the River, and to reduce the risk of bank erosion. The significant changes made at that time included: (a) 5.6 acres of development area was eliminated and converted to River corridor; (b) the

Commercial and Medium residential designations were reclassified to Mixed Use to reduce the potential for more intrusive land uses; and (c) 190 residential units were eliminated.

By way of background, the Potrero Valley Road is a secondary highway in both the *Specific Plan* and the County Master Plan of Highways. The Potrero Bridge is the longest bridge in the *Specific Plan* with a total length of approximately 1,300 feet and a width of 84 feet. The southerly abutment is located as close to the mouth of Potrero Valley as practicable to preserve the large sensitive cottonwood riparian habitat south of the active Santa Clara River channel.

Potential impacts from the Potrero Bridge (without any increase in its span) included loss of habitat from construction due to piers and the bridge "shadow effect" (2.5 acres), and changes in velocity, scouring or water depth due to narrowing of the watercourse. By extending the length of the bridge by an additional two spans (for a total length of 1,500 feet), the bridge "shadow effect" would increase by 0.4 acres, but no sensitive riparian habitat would be impacted, only existing farm field. The location of bank stabilization would also need to be modified if the bridge abutment is moved north. However, by lengthening the bridge by two spans (for a total of 1,500 feet), an additional 2.9 acres of farm field could potentially become part of the river bottom to offset the shadow effect. This would have a beneficial impact by reducing river velocities 18 percent, and by increasing the amount of habitat available to the UTS. The width of the post-project floodplain would be increased in this area, allowing floodwaters to slow down and thereby reduce scour. This would have a beneficial impact and minimize the change in flows in the river system.

The *Specific Plan* Permitted Uses Matrix permits a limited number of land uses to be proposed within the SEA 23/*River Corridor SMA*. The Matrix provides that each of these uses be reviewed under the County General Plan SEA criteria and Section 22.56.215 of the Los Angeles County Zoning Code to determine whether a SEA CUP is required. Under this Section a CUP would also be required for the uses shown on the Land Use Plan which would require a subdivision, a grading permit and/or building permits. At the *Specific Plan* level it would be speculative to evaluate the compatibility of future unknown details of potential land uses; however, the *Specific Plan* does impose sufficient controls to ensure future review and compatibility determinations for these uses under Section 22.56.215 of the County Code when proposed.

SEA Compatibility Analysis for Existing Uses

Oil and natural gas operations, agricultural operations and grazing operations currently exist, and will continue to exist in the SEAs as permitted uses. Although these uses predate the SEA designation and will be "grandfathered" as existing uses in the *Specific Plan*, they are also consistent with the SEA General Plan compatibility criteria for a number of reasons. First, existing uses were not designated as incompatible when the SEAs were created. Existing agricultural, grazing, and oil and gas uses were considered compatible with the resource values present in the SEAs since there was no indication that the County intended to regulate those existing uses under either the SEA General Plan provisions or the subsequent SEA Zoning Ordinance at the time of their adoption. Second, these uses have been operating since (and were operating prior to) the formation of the SEAs without any evidence of negative impacts to, or deterioration of, resource values. Three, the County General Plan indicates that there is no intent under the SEA procedure to preclude reasonable use of privately held lands . . . In addition, the General Plan recognizes the need to balance competing priorities between resource preservation and other critical public needs. Rather than unreasonably restrict such uses, the General Plan seeks to provide a process for reconciling conflicts between proposed land uses and the preservation of identified SEAs. The continuing operation of agricultural, grazing and *oil and natural gas operations* indicates the absence of such conflicts. In addition, grazing will be subject to the provisions of the Resource Management Plan (Chapter 2.6 of the *Specific Plan*) which provides a set of standards by which biological and cultural resources will be managed to avoid impacts to sensitive areas, including the SEAs. *Oil and natural gas operations* will be operated in accordance with all state and federal laws and abandoned oil-related sites must be remediated to the satisfaction of all State and County requirements.

Newhall Ranch Project Objectives Land Use 1, 2; Parks, Recreation and Open Space 1, 2, 3; and Resource Conservation 1, 2, 3, 4, 6, 7 respond to this policy.

Managed Resource Production

3.2 Maintain, where feasible, aquifer recharge zones to assure water quality and quantity.

3.3 Carefully consider, in all governmental and private actions related to sewage and solid waste disposal, the potential effects on local groundwater quality.

3.4 Protect important mineral resources by a long-range approach toward mineral resource utilization.

Analysis:

The *Specific Plan Area* is part of the Santa Clara River Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition of the Santa Clara River, the primary aquifer recharge area to the alluvial aquifer. Vegetation will continue to flourish and bank stabilization will be utilized only in those peripheries of the river necessary for public safety. The drainage plan is designed to provide facilities that will maintain storm water flows from the project during and after build-out at a level approximately equal to or slightly less than predevelopment. The Conceptual Backbone Drainage Plan also includes NPDES facilities to protect the quality of water within the river system from potential contaminants contained in runoff water. The EIR and Additional Analysis analyze water quality and lists mitigation measures to assure the quality of runoff and aquifer recharge. The EIR estimates that the reduction to the surface area of the aquifers as a result of the Newhall Ranch development in the *Specific Plan Area* will be only three percent (3%).

The Newhall Ranch *Specific Plan* Conceptual Backbone Sewer Plan sets forth a collection system which will include a new County public Water Reclamation Plant and a collection system with pump stations and both gravity and force mains. All facilities of the sanitary sewer system will be designed and constructed in accordance with County and State standards and the plant will be operated and maintained by the County of Los Angeles and/or the Los Angeles County Sanitation District. No leach fields are proposed for the Project.

As discussed in the *Specific Plan,* EIR, and Additional Analysis, a reclaimed water distribution system is proposed that will use properly treated wastewater from the Project for use on *Open Area* and other permitted land uses; use of the treated effluent will reduce the demand for ground and imported water and minimize the discharge to the Santa Clara River and ground water basin.

Existing and new *oil and natural gas operations* and extraction of known sand and gravel deposits are permitted under the Development Regulations of the *Specific Plan* within specific *Planning Areas*. Although regulations permit sand and gravel operations, they require a CUP to assure compatibility with surrounding land uses and environmental resources.

Newhall Ranch Project Objectives Land Use 3, 10; Economic 2, 3; and Resource Conservation 1, 2, 8, 9 respond to this policy.

Hazardous Areas

4.1 Prevent public exposure to flood hazards by prohibiting residential, commercial, and industrial development in recognized flood inundation areas unless proper mitigation is instituted.

4.2 Encourage the multiple use of flood inundation areas for recreation, agriculture, scenic relief, groundwater recharge and wildlife protection.

4.3 Support programs to reduce fire hazards in areas of high and extreme fire risk.

Analysis:

The *Specific Plan Area* is part of the Santa Clara River Valley Basin and associated watershed. The Newhall Ranch Conceptual Backbone Drainage Plan provides drainage and flood protection to the Project, while maintaining the existing natural condition of the Santa Clara River. The concept of the plan is to not only maintain the existing natural condition of the Santa Clara River but to employ bank stabilization only in those areas of the river necessary for public safety. The drainage plan is designed to provide facilities that will maintain storm water flows from the *Specific Plan Area* during and after build-out at a level approximately equal to or less than predevelopment and to allow the recharge of the alluvial aquifer.

The SEA 23/*River Corridor SMA* will incorporate a new Regional River Trail along the north side of the River which will provide recreational opportunities in the form of walking, jogging, equestrian, bicycling, and viewing of the river watershed and its habitat and wildlife. Local Trails on the south side of the River Corridor will provide pedestrian access to the Regional River Trail via two bridges over the Santa Clara River. The *Specific Plan* allows current agricultural and cattle grazing operations to continue in potential flood inundation areas until such time as development occurs (but not in the River Corridor). The preservation of the River Corridor in a natural state also provides visual relief, especially with the view corridors preserved along SR-126. The retention of the soft bottom of the Santa Clara River also maintains the River's use for recharge of the Alluvial aquifer.

The *Specific Plan* prohibits development in hazardous areas unless appropriate corrective measures can be implemented that will protect public health, safety and welfare. In addition, brushfire hazards are minimized by the provision of two new fire stations and the establishment of Fuel Modification Zones between development and natural *Open Area* and SEAs/*SMAs* which will include the utilization of fire retardant plant materials and minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation). Fuel Modification Zones are defined in the Landscape Design Section of the *Specific Plan*. Guidelines for fuel modification are also described within the Design Guidelines.

Newhall Ranch Project Objectives Land Use 3,12; Parks, Recreation and Open Space 2,6; and Resource Conservation 2 respond to this policy.

Recreation

5.2 Apply currently recommended standards for the provision of local park facilities.

5.5 Support efforts by the Department of Parks and Recreation to consolidate park funds and land dedications in order to provide fewer but larger parks to allow for more economically efficient park operation, and to use Quimby "In-Lieu" Funds for park development where appropriate.

5.6 Support efforts to satisfy the demand for more "active use" facilities such as ball fields, soccer fields and golf courses.

Analysis:

Parks, *Open Area* and recreational uses are integrated throughout the *Specific Plan Area* as shown on the Land Use Plan. A visitor-serving center will provide a regional cultural, recreational and commercial amenity, as well as serve the Newhall Ranch community. Public recreational uses include 10 Neighborhood Parks, 3 Community Parks, a Golf Course and a Community Lake. The Community Parks will contain both active and passive recreational uses and five of the Neighborhood Parks are proposed to be consolidated with elementary schools to provide the advantages of larger recreational facilities and efficiencies of their maintenance. Dedicated park lands, regional trails, *Open Area*, and SEAs/*SMAs* will be provided, as well as the costs of improvements for the High Country trail, Community and Neighborhood Parks, and Community and Local Trails. Consequently, the program of Newhall Ranch park facilities will far exceed the minimum park requirements mandated by the County. (See Table 2.8-1, Preliminary Park Program, in Section 2.8 of the *Specific Plan*.)

Newhall Ranch Project Objectives Land Use 6, 10; Parks, Recreation and Open Space 1, 2, 3, 4, 5, 6; and Resource Conservation 2, 5 respond to this policy.

Trails

6.1 As funding becomes available, implement the Trails Plan for the Santa Clarita Valley. Routes identified should be considered "routes for further study" and constitute a regional system. "Feeder trails" may be developed to encourage use of and improve access to the trails system. The San Francisquito and Sierra Pelona Ridge Trails are recommended for extension to the Pacific Crest Trail where it passes through the Antelope Valley planning area. Alignments are not intended to be precise; rather, the best and most feasible route is to be determined as a result of further study. As part of this implementation program, trail standards should be developed, including recommended signage limiting County liability, and design and signage alternatives to eliminate use of trails by motor vehicles.

6.2 Developers are encouraged to accommodate trail needs within and between equestrian developments, including the construction of private feeder routes into the main trails system. The provision of local trails is particularly compatible with the hillside management and open space provisions of this plan.

6.3 Where feasible, utilize designated open bottom flood control channels for horseback riding trails during the dry season as shown on the Trails Plan.

6.4 Encourage the use of public utility rights-of-way for trails when practical and compatible with the utility present, as shown on the Trails Plan.

6.6 Encourage the construction of public trail heads (especially where trails cross public parks) to serve as trails starts and mid-trail rest stops.

Analysis:

The Master Trails Plan of the *Specific Plan* provides a comprehensive system of bicycle, equestrian and pedestrian circulation throughout the *Specific Plan Area* and implements, constructs portions of, and provides connections to the regional trail system, thereby contributing to the implementation of the Trails Plan of the Santa Clarita Valley. Specifically, the Master Trails Plan implements portions of the regional trail system through Potrero Canyon and along the ridgeline of the Santa Susana Mountains. The Community Trails will provide pedestrian and bicycle access to *Open Area* and connections between living areas, shopping, work, entertainment, schools and recreational facilities.

The Visitor-Serving *Planning Area* immediately adjacent to the High Country is anticipated to serve as a trailhead to the trail system within the High Country. Other trail heads will be incorporated into the trails network during the tentative tract map process. The High Country Unimproved Trail system is anticipated to accommodate equestrian activity. An equestrian trail component will be included within the River Trail which will be sensitive to the nature of the wetlands and critical habitat.

The Master Plan of Trails designates portions of Southern California Edison Company and Southern California Gas Company easements located on the northern perimeter and within the Oak Valley and Potrero Valley Villages of the *Specific Plan Area* for use as improved and unimproved trails. The Development Plan of the *Specific Plan* includes cross sections of the various levels and types of trails and separates the trails from Limited Access, Major and Secondary Highways for safety and aesthetic reasons.

Newhall Ranch Project Objectives Land Use 5; Mobility 1, 5; and Parks, Recreation and Open Space 6 respond to this policy.

Bikeways

7.1 Implement the Bikeway Plan for the Santa Clarita Valley.

7.3 Developers are encouraged to accommodate local bikeway needs within and between developments of all types.

7.5 For bicyclists, pedestrians, and automobile drivers and passengers alike, encourage the development of signed bikeways and separate bike paths rather than striped lanes on roadways. Striped bikeways provide a false sense of security to the bicyclist as well as making vehicle right-of-way rules confusing at intersections.

7.6 The bikeway paralleling SR-126 is not to be opened until that road is widened to its full, planned width as shown on the Highway Plan.

Analysis:

The Santa Clarita Valley Bikeway Plan does not include a bike trail system through the Newhall Ranch. The Newhall Ranch Specific Plan, however, does accommodate bicycles on the Regional River Trail, Community and Local Trails, as well as designated Pathways and this satisfies the bikeway needs of the *Specific Plan Area*. Bike trails will be implemented in conjunction with the development of the Master Trails Plan of the *Specific Plan*, as discussed immediately above under “Trails”. Bicycles are accommodated by the Regional River Trail, Community Trails, and Pathways in the *Specific Plan Area*. Bicyclists are separated from vehicular roadways.

SR-126, within the Newhall Ranch, will be improved as a 6-lane Limited Access State Highway to the east of Potrero Valley Road and as a 4-lane State Highway to the west of Potrero Valley Road. Bicycle circulation in the vicinity of SR-126 will be via the Regional River Trail, which is separated from the SR-126 right-of-way.
Newhall Ranch Project Objectives Land Use 5; Mobility 1, 5; and Parks, Recreation and Open Space 6 respond to this policy.

Funding

8.1 Encourage the use of volunteers and community organizations for specific maintenance and improvement projects for public parks, trails and bikeways.

8.2 Support continuation of the current shared use agreement with the Department of Parks and Recreation and the local school systems.

Analysis:

Parks, *Open Area* and *SMAs* and recreational uses are integrated throughout the *Specific Plan Area* as shown on the Land Use Plan. A Visitor-Serving center will provide a regional cultural, recreational and commercial amenity, as well as serve the Newhall Ranch community. Public recreational uses include 10 Neighborhood Parks, 3 Community Parks, a Golf Course and a *Community Lake*. Five of the Neighborhood Parks are proposed to be consolidated with elementary schools to provide the advantages of larger recreational facilities and efficiencies of their maintenance.

The *Specific Plan* and the Resource Management Plan establish that the *SMAs* and *Open Area* be turned over to a public or responsible private agency or foundation for their long term management and protection.

Newhall Ranch Project Objectives Land Use 10, 11; Economic 1, 2; Mobility 5; and Parks, Recreation and Open Space 4, 5 respond to this policy.

NOISE ELEMENT

General Policy

1.3 Closely monitor conditions contributing to projected year 2000 or "worst case" noise exposure levels. As changes occur in the factors which contribute to these levels (vehicle trips, railroad use, technology, rate of development, etc.), revised noise contours will be prepared. Reduction of the extent of the annual CNEL contours of 60 and 65 dB will be accompanied by appropriate reduction in the "Noise Impact Management Area" classification on the Land Use Policy Map. Expansion of the contours will be accompanied by the appropriate reclassification. Conditions of development shall not be retroactively applied to uses existing at the time of reclassification.

Analysis:

The EIR includes a comprehensive analysis of noise impacts on existing and future land uses both off-site and on-site as a result of the Project. Where impacts exceed thresholds of significance, mitigation measures are proposed which will mitigate the impacts to acceptable levels. On-site areas where future noise impacts are not determined at the *Specific Plan* level are required to do further analysis at the tentative tract map stage, when more detailed layout and site design are known and specific impacts and mitigation can be determined.

Newhall Ranch Project Objectives Land Use 6,10; and Mobility 4 respond to this policy.

SAFETY ELEMENT

Fire Hazards

2.1 Carefully control urban development in areas with identified brush fire hazards, except in areas where fire retardant planting and/or fuel removal have eliminated the fire hazard to the satisfaction of the County Forester.

Analysis:

The *Specific Plan* prohibits development in hazardous areas unless appropriate corrective measures can be implemented that will protect public health, safety and welfare. In addition, brushfire hazards are minimized by the provision of two new fire stations and Fuel Modification Zones between development and natural *Open Area* and SMAs which will include the utilization of fire retardant plant materials and minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation). Fuel Modification Zones are defined in the Landscape Design Section of the *Specific Plan*. Guidelines for fuel modification are also described within the Design Guidelines. The precise location and extent of the Fuel Modification Zone will be determined and regulated by the fire department and the County Forester.

Newhall Ranch Project Objectives Land Use 3,12 respond to this policy.

Geologic Hazards

3.3 Restrict urban development in areas with known slope stability problems unless appropriate mitigation measures are provided. Prohibit development in these areas until a geologic site investigation has been conducted and mitigating measures have been taken that satisfy the County Engineer.

Analysis:

The *Specific Plan* identifies several Project constraints which are potentially hazardous to public health, safety and welfare, such as major slopes, fault zones and slide areas. However, the *Specific Plan* design reflects these constraints, and specific areas have been either avoided or corrective measures have been incorporated into the *Specific Plan* that will minimize impacts. With regard to fault zones and slide areas, a preliminary geology report included in the EIR has been prepared to determine feasibility and assist in locating appropriate land uses. More detailed field work will take place during the tentative tract map (subdivision) and construction process in accordance with Los Angeles County Department of Public Works policies and regulations. Geologic hazards are addressed in the Design Constraints section of the *Specific Plan*. Special design guidelines for grading and hillside management are provided in the *Design Guidelines*, Chapter 4 of the *Specific Plan*. Areas of potential geologic or soils instability, if any, will be appropriately mitigated during the subdivision process to the standards of the County Public Works Department.

Newhall Ranch Project Objectives Land Use 3,12; and Resource Conservation 7 respond to this policy.

ENERGY CONSERVATION ELEMENT

General Policies

1.1 Conserve energy in all its forms to a degree commensurate with an optimum level of living and economic activities.

1.2 Require the adequate insulation of all new heated or cooled structures for energy conservation.

1.5 Encourage provision of water saving devices such as low-flow faucets, showerheads, etc., be installed in newly constructed private and public structures.

Analysis:

The Land Use Plan minimizes travel time and thereby energy consumption in Newhall Ranch by organizing the community into Villages with convenient Village Centers that give residents optimal access to commercial, recreational and public facilities. Each Village features an activity core providing a range of amenities, depending on the size of the population served. Four of the five Villages contain Mixed-Use Centers containing retail, office, residential, recreation and public uses. In addition, several Commercial centers, which will include full-service retail, food service, banking, entertainment and automobile-related uses, will be located near arterial highways, business parks, apartment complexes and visitor-serving uses. Facilities are sited to reduce automobile trips and maximize use of pedestrian and bicycle trails.

The employment centers of the Valencia Commerce Center, the Valencia Industrial Center, Magic Mountain Amusement Park and the new Business Parks are very near and easily accessible from Newhall Ranch, reducing the need for long commutes and reducing energy consumption.

The community has been designed to provide many alternative methods of public transit. The Village design concept facilitates transit use and provides for major transit stops at the Mixed-Use Village Centers. In addition, the Mobility Plan anticipates the eventual extension of a MetroLink line along the SR-126 corridor, linking Los Angeles and Ventura Counties. A continuous transit corridor has been incorporated into the plan for the future transit/rail options. A potential site for a future transit station has been identified which, in the interim, can be used as a possible park-and-ride site. Finally, the Master Trails Plan encompasses a comprehensive system of bicycle, equestrian and pedestrian circulation throughout the *Specific Plan Area* and provides connections to regional trail systems. The trails will provide access to *Open Area* and *SMAs*, and connections between living areas, shopping, work, entertainment, schools and recreational facilities.

All building construction will be required to comply with energy conservation standards contained in Title 24 of the California Administrative Code which include the adequate insulation of all new heated or cooled structures. Energy conservation measures have been incorporated into the architecture section of the Specific Plan Design Guidelines. All improvements will comply with applicable water conservation and water reclamation standards identified in Section 17921.3 of the Health and Safety Code and Title 20 of the California Administrative Code and water-saving devices will be installed as appropriate. Reclaim water from the Water Reclamation Plant will be used for irrigation purposes of *Open Area* and other land uses permitted under health and safety codes.

Newhall Ranch Project Objectives Land Use 5, 8, 10, 11; Mobility 1, 3, 5; and Resource Conservation 8, 9 respond to this policy.

Transportation Energy Needs

2.1 Encourage development of self-sufficient communities, providing housing, employment and other opportunities.

Analysis:

The Newhall Ranch Specific Plan will accommodate population and land use demand projected for the Santa Clarita Valley by providing a broad price range and variety of dwelling unit types which will meet the housing needs of families of various sizes, incomes and age groups. The Project (and the Valencia Commerce and Industrial Centers) includes appropriate industrial and commercial uses, which will accommodate a major portion of the projected labor force. Commercial centers will be sited to reduce automobile trips and maximize use of the pedestrian and bicycle trails which will be located throughout the Villages. Mixed-Use Centers will combine retail/commercial, office and/or residential uses for Village residents, thus using infrastructure more efficiently and providing a relatively self-sufficient community which provides a significant number of jobs as well as housing. Although development will be consistent with the *Specific Plan*, flexibility has been designed into the Development Regulations to respond to changes in society and the economic marketplace which will occur over the estimated 25-year buildout of the *Specific Plan Area*.

Newhall Ranch Project Objectives Land Use 1, 2, 5, 6, 9, 10, 11; Economic 2, 3; Mobility 2, 3, 4, 5; Parks, Recreation and Open Space 1, 3, 4, 5, 6; and Resource Conservation 8, 9 respond to this policy.

7.3 School Facilities Funding Agreement Between the Castaic Union School District and Newhall Land and Farming Company

CASTAIC UNION SCHOOL DISTRICT

31616 North Ridge Route • Castaic, California 91384
Phone: (805) 257-0551 • Fax: (805) 257-5737

Nora Emmons • Dirk Gosda • Tom Caesar • Lester M. Freeman • Irene L. Massey
President *Clerk* *Member* *Member* *Member*

December 1, 1997

Mr. James M. Harter, Senior Vice President
Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, California 91355

Dear Jim:

Enclosed is one original executed copy of the Newhall Ranch Mitigation Agreement between the Castaic Union School District which was approved at our November 20, 1997 Board of Trustees meeting.

Thank you for the article you sent to me, and thanks for your interest in our schools. We look forward to working with you in the future.

Sincerely,

Dr. Alan K. Nishino
Superintendent

AKN/kb
Enclosures

NEWHALL LAND

13 November, 1997

Dr. Alan K. Nishino
Superintendent
Castaic Union School District
31616 North Ridge Route
Castaic CA 91384

Re: School Facilities Funding Agreement Between The Castaic Union School District
And The Newhall Land And Farming Company (Agreement)

Dear Alan:

As partial consideration for the provision of full mitigation in the above Agreement, NLF agreed to dedicate to the Castaic Union School District a parcel of land approximately 300 feet by 359.8 feet (Property) immediately north of the "LDI" lot as shown on Exhibit E of the Agreement. The dedication is subject to the following terms, among others: the Property will be conveyed expressly subject to specified NLF reservations and any and all existing rights of way, easements, encumbrances, and other matters of record as of the date of the execution of the Agreement and is conveyed in an "as is" condition, "with all faults" as of that date and the Property will be subject to NLF standard Commercial and Industrial Covenants, Conditions, and Restrictions (CC&R's).

The District has expressed concern about the potential inability to physically utilize the Property for its intended purpose resulting from its existing elevation and drainage and/or NLF's imposition of the CC&R's. It is NLF's opinion that the Property can be utilized for the District's bus operations and that the drainage and adherence to the CC&R's will not physically prevent the use of the Property.

If the Property cannot be utilized for the stated purpose as a result of the drainage of the Property at its current elevation or at an elevation at or near that of the "LDI" lot or if the CC&R's physically make the Property not usable, NLF agrees to enter into an agreement with the District to amend the above Agreement to include NLF's payment of commercial and industrial fees pursuant to State law in addition to the existing provisions of the Agreement.

Sincerely,

James M. Harter
Senior Vice President
Newhall Ranch Division

JMH:mn

SCHOOL FACILITIES FUNDING AGREEMENT BETWEEN THE CASTAIC UNION SCHOOL DISTRICT AND THE NEWHALL LAND AND FARMING COMPANY

This School Facilities Funding Agreement ("Agreement") is made at Valencia, California, as of November 20, 1997, between the CASTAIC UNION SCHOOL DISTRICT ("District"), a school district organized and existing under the laws of the State of California, on the one hand, and THE NEWHALL LAND AND FARMING COMPANY ("NLF"), a California limited partnership, on the other hand, with respect to the following facts:

A. NLF is the owner, and is presently developing, a new community, the Newhall Ranch ("Newhall Ranch"), which is located in part within District's boundaries and which is described in Exhibit A, and is hereby incorporated. District provides elementary school facilities (Grades K-5) and middle school facilities (Grades 6-8).

B. Newhall Ranch is a proposed new town which will include approximately 24,000 dwelling units in addition to commercial and industrial facilities. Total build out of Newhall Ranch will take approximately 30 years or longer and the details, including the location and extent of land uses and the number of dwelling units, are expected to change over time to meet the needs of the market. Corresponding changes in governmental approvals are also expected. The portion of Newhall Ranch that is within District is called Riverwood ("Riverwood"). It includes approximately 2,333 acres and is proposed to have approximately 2,338 single family, and 1,686 multi-family units, for an overall total of 4,024 dwelling units. The land use plan is attached hereto as Exhibit B and made a part hereof.

C. Historically, the State of California has provided a substantial portion of the money necessary to build new school facilities ("State Funding"). However, over the last several years funds have not been available from the State for this purpose and District does not believe that funds will be available from the State for this purpose in the near future.

D. District has determined, in cooperation with NLF, a financing method to mitigate the impacts below a level of significance of Riverwood on District's educational

facilities in the absence of State Funding ("Mitigation Payments").

E. Both District and NLF desire to provide a financing schedule ("Financing Schedule") and a financing plan ("Financing Plan"), as set out in this Agreement, in combination with certain Mitigation Payments, which will provide permanent facilities, including land, buildings, furnishings and equipment, ("School Facilities") to house the grades K-5 and 6-8 students who will reside in Riverwood ("Riverwood Students") and which will mitigate below a level of significance the direct and cumulative impacts on District's educational facilities. Temporary facilities to house NLF students while new School Facilities are being constructed will be provided, consistent with the provisions of Paragraph 4 hereafter. School Facilities will be constructed in accordance with the requirements and specifications contained in the Education Code and the Applicant Handbook for State School Building Lease-Purchase Program put out by the Office of Public School Construction as those requirements and specifications exist at any given time ("State Requirements and Specifications"). A copy of the State Requirements and Specifications as they currently exist is attached as Exhibit C which is hereby incorporated.

F. The construction of the first K-5 School Facility will be accomplished through the use of funds advanced by NLF in response to requests from District ("Construction Draws"). The Financing Schedule will ensure that District will always have sufficient capacity to house every Riverwood Student; the Financing Plan will minimize the financial impacts on NLF while at the same time maximizing the opportunity to obtain funds from the State for funding School Facilities or the repayment, without interest, of the funds advanced by NLF for the cost of School Facilities necessary to house Riverwood Students.

G. The Financing Schedule and the Financing Plan will ensure that the development of Riverwood, either individually or cumulatively with other projects within District's boundaries, will have no adverse impacts on District's ability to provide adequate

educational opportunities to every student in District. In particular, the Financing Schedule and the Financing Plan guarantees to District that there will be adequate School Facilities available to house every Riverwood Student.

H. District has determined that the development of Riverwood presents a unique opportunity for District to provide for mitigation of the impacts to below a level of significance that the Riverwood development is likely to have on District's educational facilities and that the Financing Schedule and the Financing Plan will provide all of the land and money necessary to provide all needed School Facilities without the need to collect any fees which might otherwise be available to District in connection with the construction of commercial or industrial buildings within Riverwood.

I. The development of Riverwood will result in a need for at least one elementary school and approximately one half of a middle school. If State funding is available, NLF's per student contribution to the acquisition and construction of the school(s) would be one half of the total per student cost. NLF is willing to take the risk that State funding will not be available to complete the acquisition and funding of these school facilities, in which case it will contribute the total per student cost. NLF will provide the site and advance funds for the construction of at least one elementary school in Riverwood and will contribute funds as set out in this Agreement to District for middle school facilities outside of Riverwood.

J. District will build the future permanent elementary K-5 school to house Riverwood Students to the State Requirements and Specifications. District may build the size school its deems appropriate ("New Elementary School"). NLF will provide a school site and funds to construct an elementary school that would house 837 students based on a traditional, single track, nine month schedule school program. Under the State program this school would house 1,004 students under a multi-track year round school system. Therefore, for the purposes of this Agreement, NLF will receive credit for providing full funding for School

Facilities for 1,004 students. The methodology to determine the construction cost of the 837 student traditional, single track, nine month schedule school program K-5 school is shown in Exhibit D, which is attached hereto and made a part hereof.

K. If the residential projects in Riverwood result in more than 1,260 K-5 Riverwood Students, NLF will provide a second elementary K-5 school site in Riverwood as further set out in this Agreement.

L. If District constructs the New Elementary School for less than 837 students on a traditional, single track, nine month schedule school program and the construction cost of the New Elementary School is less than the cost that NLF would have funded for the 837 student school under the methodology as set out in Exhibit D, then NLF will pay that difference in the method and amount as set out in this Agreement in paragraph 11, below. District shall house 1,004 Riverwood Students by housing the additional Riverwood Students at the New Elementary School or at any other District school by either, in its sole discretion, adding relocatable classrooms or, without adding relocatable classrooms, by operating the New Elementary School on a multi-track year round schedule.

M. The New Elementary School will be built on a ten acre school site or, in NLF's sole discretion, on a seven acre school site for joint use with an adjoining local public park containing at least five acres ("New Elementary School Site"). If there is a combination school site and a local park, there shall be available as part of the local park at least three useable acres for use by the school and the park design and location shall be acceptable to District. The local public park adjacent to a seven acre New Elementary School Site shall be improved and available for joint use in connection with the operation of the New Elementary School at the time that it opens for operation and shall remain available for as long afterwards as it remains in operation.

N. It is intended that the future permanent middle school to house Riverwood

Students will be built to the State Requirements and Specifications and will house a minimum of 800 students on a traditional, single track, nine month schedule, on a 20 acre site and this represents the appropriate size middle school to house Riverwood Students ("New Middle School"). District will operate the New Middle school to house 980 total students by housing the additional 180 students at the New Middle School or at any other District school by either, in its sole discretion, adding relocatable classrooms or, without adding relocatable classrooms, by operating the New Middle School on a multi-track, year-round schedule. The cost for the New Middle School shall be determined using the methodology contained in Exhibit D, and which cost includes an additional $450,000.00 to provide the permanent relocatables necessary to house the 180 students that are above the 800 students set out above. NLF shall also make a voluntary contribution of $500,000.00 to District, which District may use at its discretion for any purpose it deems necessary and appropriate. The payment of $500,000, shall be paid as follows: 1) $250,000.00 shall be paid at the time the first residential building permit is issued for Riverwood; and, 2) the remaining $250,000.00 shall be paid at the same time as paying the fees over approximately the first 2,000 units in Riverwood at the rate of $166 additional payment per single family detached dwelling unit and $68 per multifamily dwelling unit until such time as the total of $250,000.00 is paid, in addition to the fee calculated using the methodology contained in Exhibit D. The total cost for the New Middle School shall be calculated using the methodology set out in Exhibit D. The cost per student, based on a 980 student capacity, shall be calculated as set out in Paragraph 12 and represents the total cost per student for each student generated from Riverwood that NLF will pay pursuant to the terms and conditions set out in this Agreement. The cost per single family and multi-family unit is also determined thereafter pursuant to Paragraph 12.

IN LIGHT OF THE FOREGOING FACTS, IT IS MUTUALLY AGREED THAT:

1. District shall build the New Elementary School necessary to house Riverwood

Students pursuant to the terms of this Agreement and NLF will advance all of the funds needed by District to build the New Elementary School pursuant to the terms of this Agreement.

2. District shall provide NLF with written notice ("District Notice") for the New Elementary School when District reasonably determines that at least 420 Riverwood Students are estimated to exist within the next 30 months of the District Notice and that the New Elementary School is reasonably required to house Riverwood Students.

A. At such time that NLF receives the District Notice, NLF will advance as part of the Construction Draw sufficient funds for the design of the New Elementary School.

B. Within 90 days of providing District Notice to NLF, District shall provide NLF with further documentation which shall contain a description of the New Elementary School and a schematic footprint showing the location of all proposed buildings, parking lots, and other improved areas ("Project Layout") and shall state District's estimated cost to construct the New Elementary School and the amount needed for the remainder of the first Construction Draw.

3. District shall use its best efforts to provide the New Elementary School, open for operation, at the time when 420 Riverwood Students are available to be housed in the New Elementary School. NLF shall advance to District the funds required to construct the New Elementary School to a maximum as determined pursuant to the methodology set out in Exhibit D and adjusted annually to account for inflation based on the statewide cost index for Class D construction as determined by the State Allocation Board at its quarterly meetings, which adjustment shall be effective as of the date of each meeting ("Maximum Construction Cost"). If the State Allocation Board stops determining the adjustments, the adjustments shall be made using the Marshall and Swift Class D Wood Frame Cost Index for the Western United States, or another mutually agreed upon index, as of January 1 of each calendar year.

NLF shall, in its sole discretion, post an improvement bond, in a form, and by a surety, reasonably acceptable to District, or a letter of credit in favor of District in the lesser of the amount of the cost of construction set forth in District Notice or the Maximum Construction Cost and shall advance the funds required for the first Construction Draw to District within 60 calendar days of receipt of District Notice. Thereafter, District shall submit subsequent written Construction Draw requests to NLF and NLF shall advance the funds required by each subsequent Construction Draw request to District within 30 calendar days of receipt of the Construction Draw request up to the lesser of the amount of the cost of construction set forth in District Notice, plus any change orders or actual reasonable extra costs, or the Maximum Construction Cost. District shall confer with NLF as to any change orders involving extra costs in excess of 5% of the Maximum Construction Cost.

4. District shall be responsible for notifying NLF in writing that there is a necessity for installation of relocatable classrooms which are to be used to house Riverwood Students before the New Elementary School is open and that District is eligible to lease State emergency relocatable classrooms. NLF will provide the necessary funds to lease state emergency relocatable classrooms to house up to 420 Riverwood Students if the District applies for and is eligible for state emergency relocatable classrooms and the state does not have the funding or relocatable classrooms available. NLF would lease the classrooms to or for the District at no cost to the District until the opening of the New Elementary School or until the District is no longer eligible for emergency relocatable classrooms, whichever is earlier. When state matching funds are received by the District for the New Elementary School, NLF would be reimbursed for the lease costs incurred by NLF along with payment for the land, pursuant to Paragraph 10 below.

5. District and NLF shall consult with each other on the planning, design, layout, and grading of the New Elementary School and each New Elementary School Site to

maximize architectural compatibility with surrounding development and to minimize construction and maintenance costs to District to the greatest extent possible while still conforming to the State Requirements and Specifications. All decisions regarding the planning, design, layout, and grading of the New Elementary School and New Elementary School Site shall be in District's sole discretion and it is not intended that District be required to do anything that will increase its current or future costs of operation or maintenance.

6. NLF shall provide the New Elementary School Site to District in a construction ready condition within 180 calendar days of receipt of the information set out in Paragraph 2.B. The District and NLF will consult regarding the New Elementary School Site and the grading and utility plans for the Site and both parties must concur on this matter. It is the intent of District and NLF that plans, drawings, and construction documents will have been prepared and approved by the Office of the State Architect and the State Allocation Board and that a construction contract will have been awarded, or will be concurrently awarded, so that construction of the New Elementary School can begin at the time the New Elementary School Site is provided to District.

7. The New Elementary School Site shall be provided to District in a construction ready condition with all-weather access to public roads and utilities, which shall consist of one potable water line, one fire water line, one electrical line, one natural gas line, one telephone line, and up to two sewer lines, stubbed to the hook-up location indicated for each utility on pages 3-B-40-41 of Exhibit C and shown on the Project Layout, sufficient to service the New Elementary School, in place. The New Elementary School Site shall have no more than two pads with no more than a 2% grade as to each pad, including any park land being utilized. Each pad shall be compacted to the degree required by a geotechnical engineer to support the uses shown on the Project Layout without additional cost to District. If there are two pads, there shall not be a distance of more than five vertical feet between each pad.

8. NLF shall provide the New Elementary School Site to allow the construction of the New Elementary School (currently estimated to be one) in the Riverwood area of Newhall Ranch. The location of the New Elementary School Site is to be reasonably determined by NLF subject to the consent of District, which consent shall not be unreasonably withheld, the concurrence of the State Department of Education and, if required, the County of Los Angeles.

9. NLF shall lease the New Elementary School Site to District as needed by District on the terms and conditions of this Agreement. The lease shall commence 60 calendar days after receipt of District Notice. The lease for the New Elementary School Site shall be for a period of 30 years ("Lease Term") at a rental of $1 per year. The lease shall terminate if the New Elementary School is not open for operation within five years of the commencement of the lease, provided that NLF has advanced all required funds for the New Elementary School to District, or if, after the New Elementary School has opened for operation, it ceases to operate as an elementary school for five years in any seven year period. District, upon termination of the lease, shall, at District's sole expense, demolish all improvements constructed by it on the New Elementary School Site and return it to the condition it was in at the commencement of the lease and shall refund to NLF any funds advanced to District, together with interest actually earned by District, for the construction of the New Elementary School which have not been paid, irrevocably committed, or required to terminate any applicable contract.

10. The lease shall contain an option which allows District to purchase the New Elementary School Site and which District shall exercise immediately if District is able to obtain money for construction or land acquisition from any State or federal agency. The purchase price shall be the appraised value at the time of the exercise of the option or at such other time as required by applicable State or federal law plus the amount of funds advanced

by NLF pursuant to Paragraph 4. If the money received from any State or federal agency is less than the purchase price, then District shall pay NLF the amount received and any additional amounts received for the New Elementary School Sites from any State or federal agency thereafter. To the extent that District receives funds for construction or land acquisition from any state or federal agency for School Facilities acquired or constructed pursuant to this agreement and such funds are sufficient to repay NLF the full appraised value of the New Elementary School Site, such amount shall be paid. However, to the extent that District is not left with $500,000.00 in funds from the funds received from state and federal agencies, NLF shall reduce the amount it receives to ensure that District is able to retain $500,000.00 for District's use. If District is unable to exercise its purchase option during Lease Term, District shall purchase the New Elementary School Site for $l at the end of the Lease Term. Any purchase of a New Elementary School Site which does not include the payment of the full amount of the appraised value shall be subject to a power of termination, as that term is defined in Civil Code 885.010, in favor of NLF which will require District to deed the New Elementary School Site back to NLF, to demolish all improvements constructed by it on the New Elementary School Site, and to return it to the condition it was in at the commencement of the lease if the New Elementary School fails to operate as an elementary school for five years in any seven year period. Upon exercise of the power of termination, NLF shall pay District the amount of the purchase price, without interest, paid to NLF. The power of termination shall become ineffective at such time as NLF receives the full amount of the appraised value.

11. If District constructs a New Elementary School with a capacity of less than 837 students based on a traditional, single track, nine month schedule school program as set out in recital paragraph K., then NLF will pay the balance of the funds on a pro rata basis up to the full cost of the 837 student school as set out in Exhibit D pursuant to the following

formula:

Fee	=	[(A - B)/(1004 - C)] x SGR/SF or SGR/MF
A	=	Cost of 837 Student Traditional, Single Track, Nine Month Schedule School Program as set out in Exhibit D
B	=	Cost of New Elementary School of less than 837 students actually built by District
C	=	Student Capacity of New Elementary School based on multi-track year round schedule.
SGR/SF	=	Student Generation Rate for single family units based on the number of K-5 students living in single family units in Riverwood divided by the total number of single family units in Riverwood as of the date that the total number of students exceeds the number represented by C.
SGR/MF	=	Student Generation Rate for multi family units based on the number of K-5 students living in multi family units in Riverwood divided by the total number of multi family units in Riverwood as of the date that the total number of students exceeds the number represented by C.

Such fee will be payable by NLF at issuance of and for each building permit issued in excess of the number of units that would be required to be built to generate the number of students represented by C in the formula. Such fee will be paid by NLF until 1,004 students have been generated.

12. The cost of the New Elementary School and the New Middle School shall be calculated using the methodology set out in Exhibit D. The cost per K-5 student shall be calculated by dividing the cost of the New Elementary School by 1004 students. The cost per 6-8 student shall be calculated by dividing the cost of the New Middle School by 980 students.

The SGR shall be calculated at the time the 1500th building permit has been issued for each residential unit in Riverwood, excluding therefrom all units for which an occupancy permit has been issued in the prior three years. For the purpose of calculating the SGR, a recognized demographer shall be utilized by District to determine the actual number of students residing within Riverwood, excluding, however, the housing units for which building permits had been issued for the prior three years. That SGR shall be utilized in determining all fees being paid until all residential units have been constructed in Riverwood. At such time, the SGR shall be calculated for each of the two categories of housing by dividing the number of K-5 students and 6-8 students existing in Riverwood in each of the two categories of housing by the number of single family and multi-family units respectively, within Riverwood for each of the two categories of housing. Multi-family units shall be defined to include apartment units, condominium units, cooperative apartments, units in stock cooperatives, and single family attached units. Single family and multi-family units subject to age restrictions which require that all permanent residents be over 55 years of age ("Age-Restricted Units") shall not be counted. The single family SGR and the multi-family SGR so calculated shall be used in determining the fees per unit to be paid pursuant to this agreement. The appraisal value of land for the property required for the New Elementary School Site and New Middle School Site shall be redone every two years and the fees per unit revised to reflect the new appraised values. The fee per unit shall be calculated for the New Elementary School by multiplying the cost per K-5 student times the K-5 single family SGR and the multi-family SGR, respectively. The fee per unit shall be calculated for the New Middle School by multiplying the cost per 6-8 student times the 6-8 single family SGR and the multi-family SGR, respectively.

A. At such time that District prepares to purchase the New Elementary School Site pursuant to Paragraph 10, the District shall have a fair market appraisal of the New

Elementary School Site prepared and presented to NLF for review and approval. District shall, at such time that NLF is required to pay fees to be used for the New Middle School, provide a fair market appraisal of the New Middle School Site, or a fair market appraisal of the site upon which the last District middle school was constructed if a New Middle School Site is not known at that time, and present it to NLF for review and approval. District shall have the Sites appraised by an MAI appraiser to determine the fair market value of the Sites. Such appraisal values shall then be used in all calculations pursuant to Paragraph 12.

B. If District and NLF have not been able to reach agreement on a fair market appraised value of the Sites pursuant to Paragraph 12.A., after meeting in good faith to reach agreement, then the following method shall be used to establish the appraised value. The District and NLF shall each appoint one appraiser and the two appraisers appointed shall select a third appraiser. All appraisers shall be independent and shall have at least five years' experience in the appraisal of real property substantially similar to the Sites, and shall be members of professional organizations such as MAI or equivalent. For the purpose of such appraisal, the term "fair market value" shall mean the price that a ready and willing buyer would pay to a ready and willing seller of the Sites, with the Sites able to be used for normal development at their highest and best use, as of the date of the appraisal, if the property were exposed for sale on the open market for a reasonable period of time. The fair market value of each Site shall be deemed to be the arithmetic average of the two appraisals closest in value to each other and the third appraisal shall be disregarded.

C. Every two years after the initial appraised value of the Sites has been established pursuant to Paragraphs 12.A or 12.B., the Sites shall have the appraised value updated, which updated value shall be used for the calculations in Paragraph 12. District and NLF shall jointly select an MAI appraiser acceptable to each and such appraiser shall be provided with all previous appraisal material, shall update the material and then provide an

updated appraisal of the Site(s) and deliver such updated appraisal to District and NLF. If District and NLF have not been able to jointly agree on an appraiser, then the procedures set out in Paragraph 12.B. shall be followed to determine an updated appraised value of the Site(s).

13. If more than 1,004 K-5 students are generated by projects from Riverwood, for those students in excess of 1,004, NLF shall pay a fee per dwelling unit. Such fee is to be paid at the time of issuance of a building permit. The fee per dwelling unit shall be determined as set out in Paragraph 12. Half of any fee paid by NLF to District pursuant to this paragraph shall be treated as a loan to District, bearing no interest, and is repayable to NLF within thirty days of such time that District receives any State funds for School Facilities. Such repayment to NLF shall only be required to the extent and in the amount received by District up to the total amount of the NLF loan. Said loan shall terminate at such time as District is no longer eligible for State matching funds.

14. If more than 1,260 K-5 students are generated from NLF projects in Riverwood, then NLF will reserve a second New Elementary School Site in Riverwood. District shall have full discretion to determine whether it desires to build a second New Elementary School in Riverwood on the land reserved by NLF. District has one year from the date that the number of elementary students generated from Riverwood exceed 1,260 to notify NLF in writing that District will utilize and acquire the New Elementary School Site. District shall then complete the acquisition from NLF within one year of the notification to NLF of District's desire to acquire the New Elementary School Site, by paying a purchase price of the appraised value of the New Elementary School Site as of the date of District's written notice. District shall use the funds paid by NLF from those fees set out in paragraph 13 above to pay for the acquisition of the New Elementary School Site from NLF. NLF shall provide the New Elementary School Site as set out in paragraph 7 above. NLF shall continue to pay those fees

set out in paragraph 13 above for the remainder of the residential units built in Riverwood. NLF shall provide written notice to District when all projects in Riverwood are completed. The written notice shall also, after consultation with District, specify the number of K-5 Riverwood Students residing in District or are expected to be generated from the Riverwood project based upon the SGR determined after the 1500th building permit has been issued. If the number of K-5 Riverwood Students is less than 1,260 as of the date of the written notification, NLF's obligation to provide the second New Elementary School Site in Riverwood shall automatically terminate.

15. District shall use its best efforts to maximize its eligibility to obtain funding for the New Elementary School(s) and the New Elementary School Site(s) from any State or federal agency and shall take all reasonable efforts to obtain such funding, subject to the provisions of Section 23 of this Agreement. Toward this end, District and NLF will, upon NLF's request, revise this Agreement to provide a different procedure, including design/build and Public/Private Partnership concepts, which will increase the opportunity to obtain funding from any State or federal agency as long as there is no increased cost to either District or NLF. District shall, in any event, use its best efforts to ensure that NLF receives any funds received from any State or federal agency in connection with the acquisition of the New Elementary School Site. District shall be entitled to retain funds received from any State or federal agency up to the cost of six permanent relocatable classrooms for the New Elementary School, if District paid the cost and installed six permanent relocatable classrooms for the New Elementary School. However, if the law is changed to allow local bond issues to be approved by a majority of the voters, District shall use its best efforts to put a local bond issue on the ballot and have it approved. If such a local bond issue passes, then NLF shall be reimbursed for the appraised value of the New Elementary School Site before District retains funds received from the State or any federal agency for permanent relocatable classrooms, for which

it paid.

16. District shall provide the County of Los Angeles with information for the County's Development Monitoring System based on a capacity of 1004 K-5 students for the New Elementary School and 980 for the New Middle School.

17. The initial SGR to be used for the New Middle School shall be .148 for each single family unit and .061 for each multi-family unit. Multi-family units shall be defined to include apartment units, condominium units, cooperative apartments, units in stock cooperatives and single family attached units. Single family and multi-family units subject to age restrictions which require that all permanent residents be over 55 years of age ("Age-Restricted Units") shall not be counted. Said initial rate shall remain in place until such time as a new SGR is calculated pursuant to paragraph 12 above.

18. District shall determine the cost for the New Middle School pursuant to the methodology set out in Exhibit D. The cost per student of the New Middle School shall be determined by dividing the cost by 980 students to be housed in the school. The school mitigation fee for each of the two categories of housing shall be determined as set out in Paragraph 12 and using the methodology in Exhibit D (the "School Mitigation Fee"). The School Mitigation Fee shall be adjusted annually to reflect the change in the cost of the New Middle School to account for inflation based on the statewide cost index for Class D construction as determined by the State Allocation Board at its quarterly meetings, which adjustment shall be effective each meeting ("Maximum Construction Cost"). If the State Allocation Board stops determining the adjustments, the adjustments shall be made using the Marshall and Swift Class D Wood Frame Cost Index for the Western United States, or another mutually agreed upon index, as of January 1, of each calendar year.

19. The School Mitigation Fee for grades 6-8 shall be paid to District at the same time that an application for a building permit for the construction of a single family or multi-

family unit, other than an Age-Restricted Unit, is submitted to the County of Los Angeles, or any other governmental entity which has the authority to issue building permits. Fifty percent of the School Mitigation fee shall be treated as a loan to District by NLF. The loan shall bear no interest, but shall be immediately due and payable to NLF within thirty (30) days of District's receipt of any money received from the State that is designated for the acquisition or construction of any or all of the New Middle School. Such repayment to NLF shall only be required to the extent and in the amount received by District up to the total amount of the NLF loan.

20. All School Mitigation fees shall be deposited into a separate interest bearing account maintained by District. All School Mitigation Fees and the interest on those Fees shall be used only for the acquisition and construction of School Facilities and/or leasing interim facilities. However, the additional payment of $500,000.00, payable pursuant to paragraph N above, may be used solely at the discretion of the District.

21. District shall, immediately upon receipt of the School Mitigation Fee for each single family or multi-family unit, other than an Age-Restricted Unit, provide any written certification required to obtain building permits or other development approvals to the County of Los Angeles, or any other governmental entity which requires such certification. The certification shall be in writing and shall be provided for whatever number of single family or multi-family units are requested by NLF or any assignee of NLF at any time.

22. District shall, immediately upon request by NLF or any of its assignees and without the payment of any fees whatsoever, provide any written certification required to obtain building permits or other development approvals for the construction of an Age-Restricted Unit or a commercial or industrial building to the County of Los Angeles, or any other governmental entity which require such certification. The certification shall be in writing and shall be provided for whatever number of Age-Restricted Units or commercial or

industrial buildings are requested by NLF or any of its assignees at any time.

23. District agrees to actively seek state funding for facilities to house Riverwood students under the Leroy E. Greene Act or any similar state program and shall maintain an active, up-to-date priority one application with the office of Public School Construction for new State funding. District, when using relocatable classrooms shall, to the best of its ability, lease such classrooms rather than purchase relocatable classrooms. District shall not, however, be precluded from taking title to leased classrooms at the end of a lease term. District shall not be precluded from submitting applications for state funding for other facilities needed by District.

24. District shall not, under any circumstances:

A. Exercise any power or authority under current or future law to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, against any development of Riverwood except as to any District-wide general tax, special tax, or assessment for School Facilities;

B. Require, request, or cooperate with the County of Los Angeles, the City of Santa Clarita, or any other governmental entity to exercise its power or authority to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, as to Riverwood Property;

C. Oppose the development of either Riverwood or Newhall Ranch, except as it pertains to the health, safety and welfare of the school operations, as a whole; or

D. Sponsor, or require the formation of, a Communities Facilities District, except on a District-wide basis, for Riverwood without the express, written consent of NLF which consent may be given or withheld in NLF's sole discretion. District shall not unreasonably refuse to act as sponsor for a Community Facilities District if requested to do so by NLF.

25. As further consideration for the provisions of full mitigation in this Agreement, NLF will dedicate a parcel of land approximately 300 feet by 359.8 feet (Property) immediately north of the "LDI" lot to the Castaic Union School District, with the Property and the "LDI" lot shown on Exhibit E, attached to this Agreement, under the following terms:

A. Conveyance of the Property will be in fee at no cost to the District for the land.

B. The Property will be conveyed expressly subject to the NLF reservations as summarized below and any and all existing rights of way, easements, encumbrances, and other matters of record as of the date of the execution of this Agreement and is conveyed in an "AS IS" condition, "WITH ALL FAULTS" as of such date.

C. The dedication shall be subject to a power of termination as that term is defined in Civil Code Section 885.010, for a period of eight years plus seven days from the date of execution of the Newhall Ranch mitigation agreement or ten years from the issuance of the first grading permit within Newhall Ranch, whichever is sooner. The power of termination is to be recorded against the property so that title reverts back to NLF if the property is not used for School District purposes for a continuous period of two years within the next four years or if the adjacent "LDI" property is not acquired by the District within seven years of the execution of the Newhall Ranch mitigation agreement. NLF shall have the sole right to decide whether to accept the property back or not. If NLF decides to take back the property, NLF will compensate the District for the District's remaining undepreciated cost of the improvements constructed on the dedicated property, using straight line depreciation of those costs over a fifteen year life.

D. The property will be subject to NLF standard Commercial and Industrial Covenants, Conditions, and Restrictions.

E. Any title insurance is entirely up to the District to acquire, if it so

desires.

F. NLF will retain all water, mineral, and oil and gas rights underlying the Property.

G. District's use of the Property is subject to existing Southern California Edison Company easements. NLF makes no guarantee of the use of the Property and District is responsible for determining the uses acceptable under existing zoning, easements, etc.

H. Close of escrow shall be sixty (60) days after the final approval by the County of Los Angeles after expiration of all applicable appeal periods without appeal or entry of final judgment after exhausting all appeal rights affirming the approval of the Newhall Ranch Specific Plan, certification of the Environmental Impact Report (EIR), and Development Agreement for the development of Newhall Ranch in substantial compliance with Newhall's application for the Specific Plan.

I. Other standard terms to be negotiated in a formal purchase and sale agreement.

26. The funds and land to be provided to District by NLF pursuant to the terms of this Agreement constitute the entire extent of NLF's obligation to provide School Facilities for Riverwood. District shall not require or accept any fees in connection with the development of Riverwood which might otherwise be available to it under current or future State law, the Valley-Wide Joint School Fee Resolution, or by any other means. Further, the District shall not be entitled to collect any fees from NLF in connection with the construction of commercial or industrial buildings within Riverwood. District shall inform the William S. Hart Union High School District that the amount of any such fees that would be otherwise available to District shall not be collected. NLF agrees that upon unification by District and subject to any agreement between the District and Hart, a mitigation for 9-12 students generated after unification occurs will be paid to the new District equivalent to that agreed to with the Hart

District for grades 9-12 mitigation, if any, but subject to an appropriate land value adjustment.

27. District shall provide written certification upon written request from NLF that adequate School Facilities for District's K-8 needs either exist, or that the Financing Schedule and the Financing Plan provided by this Agreement guarantee their availability as needed, to house Riverwood Students. This written certification shall be given to the County of Los Angeles, or any other governmental entity which may have development approval authority over Riverwood as requested by NLF.

28. No development, change of development, governmental approval, nor change in any governmental approval of Riverwood shall constitute the basis for any change or termination of this Agreement because this Agreement provides for the mitigation of all impacts, direct and cumulative, of Riverwood on District's ability to provide adequate educational opportunities to every student in District.

29. District, immediately upon request by NLF, shall provide any written certification required to obtain building permits or other development approvals for Riverwood within the District. The written certifications shall be provided for whatever number of residential dwelling units or commercial or industrial buildings are requested by NLF at any time.

30. NLF shall have the right, in its sole discretion, to sell or encumber Riverwood, improved or unimproved and in whole or in part, by any deed, mortgage, deed of trust, or other security device. No sale, transfer, or encumbrance of Riverwood shall affect NLF's obligations under this Agreement, except as provided in paragraph 33. Neither this Agreement nor any breach of this Agreement shall defeat, invalidate, diminish, or impair the lien or priority of any deed, mortgage, deed of trust, or other security device.

31. District and NLF, within 30 calendar days of the written request, shall perform any acts and prepare, sign, deliver, file, and record any documents reasonably required to

obtain the goals, and to satisfy the conditions, contained in this Agreement. This includes, but is not limited to, providing the requesting party with a written statement certifying that:

A. This Agreement is unmodified and in full force and effect or, if there have been modifications, that this Agreement, as modified, is in full force and effect, stating the date and nature of any modifications; and

B. There are no current uncured defaults under this Agreement or, if there are any, the dates and natures of the defaults.

32. Any District Notice, request for a Construction Draw, information as to District's determination of student generation factors, or other document which would impose a duty on NLF or change the extent of NLF's obligations under this Agreement shall be accompanied by reasonable supporting documentation at the time that it is provided to NLF by District.

33. NLF is acting as the master developer of NLF's Land and intends to sell portions of NLF's Land to builders who will construct and sell residential, commercial, and industrial buildings to the public. NLF shall have the unconditional right to assign any right or obligation under this Agreement to anyone at any time. Whenever this Agreement provides NLF with a right, that right may be exercised by an assignee of that right to the same extent that NLF could have exercised that right. The assignment of any right or obligation under this Agreement shall be in writing and a copy of the assignment shall be provided to District. No such assignment shall relieve NLF of any of its obligations under this Agreement without District's written consent which consent shall not unreasonably be withheld.

34. This Agreement is entered into solely for the benefit of District and NLF and their successors, transferees, and assigns. Other than District and NLF and their successors, transferees and assigns, no third person shall be entitled, directly or indirectly, to base any claim or to have any right arising from, or related to, this Agreement.

35. This Agreement contains the entire agreement and understanding concerning the funding of educational facilities to house Riverwood Students and supersedes and replaces all prior negotiations and proposed agreements, written or oral. District and NLF acknowledge that neither the other party nor its agents or attorneys has made any promise, representation, or warranty whatsoever, express or implied, not contained herein to induce the execution of this Agreement and acknowledges that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

36. This Agreement may not be amended except in writing and signed by District and NLF.

37. District and NLF acknowledge that each has conducted an independent investigation of the facts concerning the development of Riverwood, the impact that Riverwood Students will have on District's educational facilities, and the costs of housing Riverwood Students.

38. District and NLF desire to resolve any disputes as to the meaning of any portion of this Agreement or the rights or obligations of District or NLF under it as quickly as possible. Therefore any such disputes shall be resolved by binding arbitration conducted by a mutually agreed upon retired judge of the Los Angeles Superior Court. If District and NLF are unable to agree on the arbitrator within 30 calendar days of the receipt of a request for arbitration, they shall request that the presiding judge of the Los Angeles Superior Court designate one. District and NLF shall each pay half of the cost of the arbitration and each shall be responsible for its own costs as to any such arbitration.

39. Except as provided in paragraph 38, if it becomes necessary to enforce any of the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and other costs of litigation in addition to any other relief to which it may be entitled.

40. In interpreting this Agreement, it shall be deemed that it was prepared by the

parties jointly and no ambiguity shall be resolved against either party on the premise that it or its attorneys was responsible for drafting this Agreement or any provision hereof.

41. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents to enter into this Agreement on behalf of the party.

42. All notices, demands, and communications between District and NLF shall be given by personal delivery, registered or certified mail, postage prepaid, return receipt requested, Federal Express or other reliable private express delivery, or by facsimile transmission. Such notices, demands, or communications shall be deemed received upon delivery if personally served or sent by facsimile or after three business days if given by other approved means as specified above. Notices, demands, and communications shall be sent:

To District:	Castaic Union School District Attn: Superintendent 31616 North Ridge Route Castaic, Ca 91384 Fax No: (805) 257-5737
To NLF:	The Newhall Land and Farming Company Attn: President 23823 Valencia Blvd. Valencia, CA 91355 Fax No: (805) 255-3960
With a copy to:	Steven D. Zimmer Rupp, Holmberg & Zimmer Post Office Box 1426 Oxnard, California 93032-1426 Fax No: (805) 385-8891

The foregoing names, addresses, and fax numbers may be changed at any time by a written notice given as provided above.

43. This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California.

44. Any litigation arising out of this Agreement shall be conducted only in Los Angeles County, California.

45. This Agreement may be signed in one or more counterparts and which, taken together, shall constitute one original document.

46. Recitals A through N are true and correct and are hereby incorporated.

47. The terms and conditions of this Agreement shall be incorporated in every environmental impact report, environmental monitoring program, general plan amendment, specific plan, and tentative subdivision map approval given by Los Angeles County or any other approving agency for Riverwood and Newhall Ranch.

48. NLF agrees to fund school facilities which are built to State Requirements and Specifications pursuant to the terms set out in this agreement. If the State formally amends the State Requirements and Specifications to include the State's new "class size reduction program", the costs and fees in the agreement will be adjusted appropriately. However, prior to adjustments to the costs and fees, all State allowances and/or contributions to District for capital outlay purposes to offset the costs of the "class size reduction program" shall be deducted from the costs and fees to be paid by NLF. If the "class size reduction program" remains a voluntary State program, NLF shall only pay such fees and costs as otherwise set out in the agreement.

Dated: November 20, 1997

BOARD OF TRUSTEES OF THE
CASTAIC UNION SCHOOL DISTRICT

By: _____
PRESIDENT OF THE BOARD OF
TRUSTEES OF THE CASTAIC
UNION SCHOOL DISTRICT

[Signatures continued on next page]

(Signatures continued from previous page)

ATTEST:

CLERK OF THE BOARD OF TRUSTEES
OF THE CASTAIC UNION SCHOOL DISTRICT

Dated: November 20, 1997

THE NEWHALL LAND AND FARMING COMPANY (A California Limited Partnership)

By: NEWHALL MANAGEMENT LIMITED PARTNERSHIP
Managing General Partner

By: NEWHALL MANAGEMENT CORPORATION
Managing General Partner

By: _____
Its: President

By: _____
Its: Sr. V.P.

SIKAND
Engineering
Planning
Surveying

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8550 (213) 873-5853

Written by	DAN MAY	Date	6-8-94	Work Order No.	1020-234-11
Checked by		Date		Description No.	5496
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

WEST RANCH

GENERAL PLAN AMENDMENT BOUNDARY

THOSE PORTIONS OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 1, PAGES 521 AND 522, OF PATENTS, RECORDS OF SAID COUNTY AND THOSE PORTIONS OF THE RANCHO SIMI PER MAP RECORDED IN BOOK 39 PAGE 77 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY AND THOSE PORTIONS OF FRACTIONAL SECTIONS 15, 21 AND 22 IN TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 16 IN SAID TOWNSHIP AND RANGE DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 11 OF LICENSED SURVEYOR'S MAP RECORDED IN BOOK 27 PAGES 22 TO 26, OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY, SAID CORNER IS AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID RANCHO SAN FRANCISCO WITH THE SOUTHWESTERLY BOUNDARY OF THE COUNTY OF LOS ANGELES; THENCE

1. EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE EAST 2.16 ACRES OF GOVERNMENT LOT 4 IN SAID FRACTIONAL SECTION 21 AS DESCRIBED IN DEED RECORDED MAY 23, 1967 AS INSTRUMENT NO. 164, OF SAID OFFICIAL RECORDS; THENCE
2. NORTHERLY ALONG LAST SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID FRACTIONAL SECTION 21; THENCE
3. EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID FRACTIONAL SECTION 15; THENCE
4. NORTHERLY ALONG THE GENERAL WESTERLY LINE OF PARCEL TWO OF CERTIFICATE OF COMPLIANCE NO. 101,171 FOR LOT LINE ADJUSTMENT RECORDED OCTOBER 1, 1992 AS INSTRUMENT NO. 92-1838357 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE
5. NORTHERLY ALONG LAST SAID GENERAL WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE

SIKAND
Engineering
Planning
Surveying

16230 Burbank Blvd. Van Nuys, CA 91411
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Written by	DAN MAY	Date	6-8-94	Work Order No.	1020-234-11
Checked by		Date		Description No.	5496
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

6. WESTERLY, NORTHERLY AND EASTERLY ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES, RESPECTIVELY, OF SAID NORTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 15; THENCE
7. EASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND EASTERLY LINES, RESPECTIVELY, OF SAID PARCEL TWO TO THE CENTERLINE OF HENRY MAYO DRIVE (SAUGUS-VENTURA ROAD); THENCE
8. EASTERLY ALONG SAID CENTERLINE OF HENRY MAYO DRIVE TO THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF PARCEL MAP NO. 15541 AS SHOWN ON MAP FILED IN BOOK 177 PAGES 58 TO 60, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE
9. SOUTHERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG THE WESTERLY, SOUTHEASTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15541 AND ITS NORTHWESTERLY PROLONGATION TO SAID CENTERLINE OF HENRY MAYO DRIVE; THENCE
10. NORTHEASTERLY ALONG SAID CENTERLINE NORTH 50°28′02" EAST 386.59 FEET; THENCE
11. LEAVING SAID CENTERLINE SOUTH 39°55′04" EAST 1554.40 FEET; THENCE
12. NORTH 47°50′17" EAST 611.85 FEET; THENCE
13. NORTH 29°20′00" EAST 838.84 FEET; THENCE
14. NORTH 64°49′31" EAST 275.84 FEET; THENCE
15. SOUTH 79°52′05" EAST 306.42 FEET; THENCE
16. SOUTH 64°22′57" EAST 428.58 FEET; THENCE
17. SOUTH 84°14′30" EAST 484.01 FEET; THENCE
18. SOUTH 03°11′11" WEST 363.11 FEET; THENCE
19. SOUTH 30°09′49" EAST 756.85 FEET; THENCE
20. SOUTH 00°15′46" EAST 330.84 FEET; THENCE
21. SOUTH 81°09′51" EAST 570.60 FEET; THENCE
22. SOUTH 41°36′19" EAST 381.30 FEET; THENCE
23. SOUTH 08°02′56" WEST 996.00 FEET; THENCE

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Written by	DAN MAY	Date	6-8-94	Work Order No.	1020-234-11
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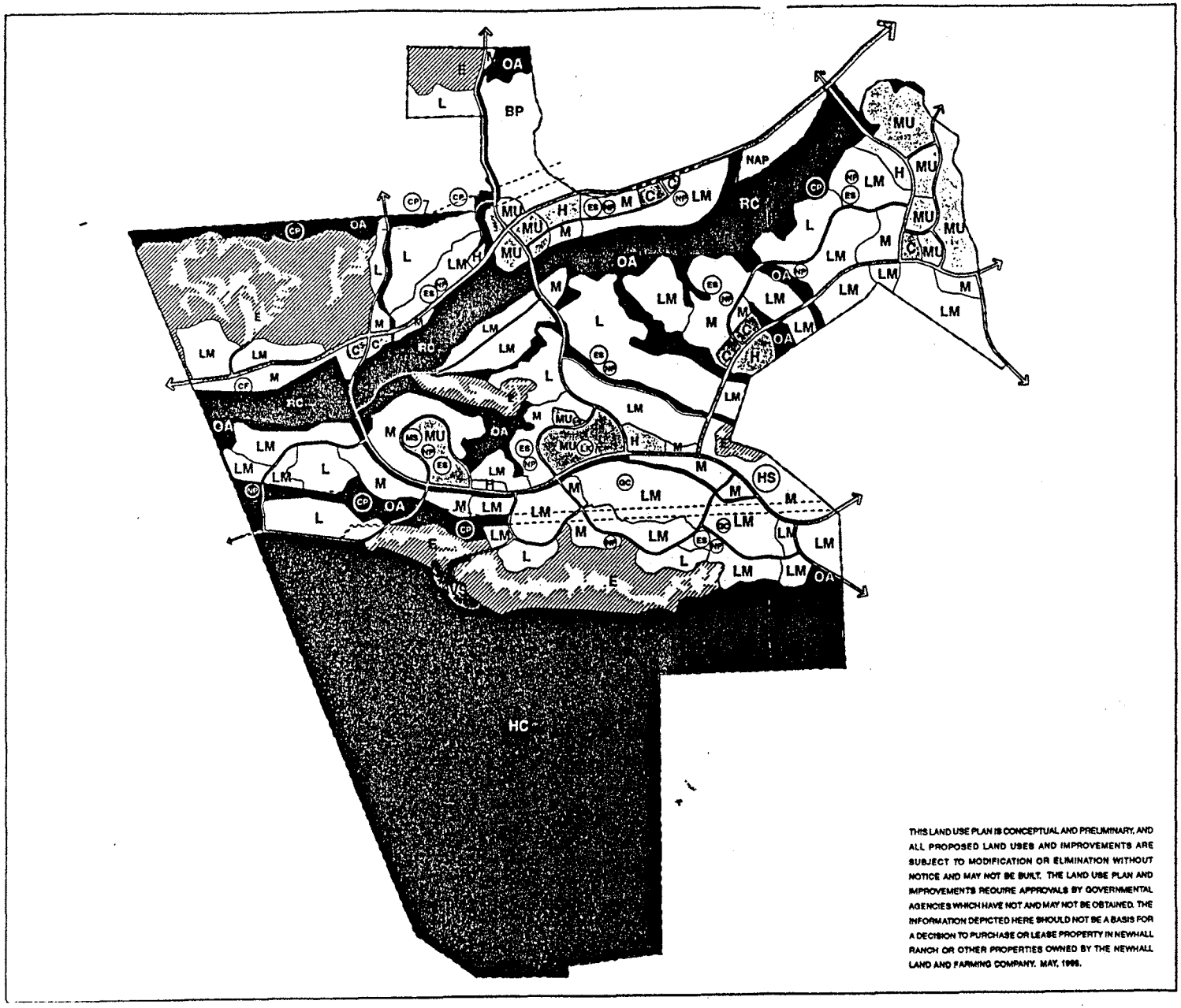
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

24. SOUTH 29°49'25" EAST 572.21 FEET; THENCE
25. SOUTH 03°42'18" EAST 1595.64 FEET; THENCE
26. SOUTH 24°41'31" EAST 939.41 FEET; THENCE
27. SOUTH 07°49'47" EAST 3173.03 FEET; THENCE
28. SOUTH 25°21'02" EAST 529.33 FEET; THENCE
29. SOUTH 42°13'08" EAST 708.10 FEET TO THE NORTHWESTERLY LINE OF THE EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. DESCRIBED IN DOCUMENT RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK D3363-475 OF SAID OFFICIAL RECORDS; THENCE
30. SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 293.14 FEET, MORE OR LESS, TO THE NORTHEASTERLY BOUNDARY OF PARCEL MAP NO. 15955 AS SHOWN ON MAP FILED IN BOOK 188 PAGES 90 TO 95 OF SAID PARCEL MAPS; THENCE
31. NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL MAP TO THE NORTHERLY TERMINUS OF THAT COURSE IN THE WESTERLY LINE OF SAID PARCEL MAP SHOWN AS NORTH 02°21'36" WEST 2121.55 FEET ON SAID MAP; THENCE
32. SOUTHERLY ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION TO THE SOUTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE
33. WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID RANCHO SAN FRANCISCO TO THE EASTERLY BOUNDARY OF SAID RANCHO SIMI; THENCE
34. SOUTHERLY ALONG SAID EASTERLY BOUNDARY TO THE SOUTHERLY LINE OF LOT 13 OF LICENSED SURVEYOR'S MAP RECORDED IN BOOK 27 PAGES 19 TO 21, INCLUSIVE, OF SAID RECORDS OF SURVEYS; THENCE
35. WESTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE SOUTHERLY, EASTERLY AND SOUTHWESTERLY LINES OF SAID LOT 13 AND ALONG THE SOUTHWESTERLY LINE OF LOT 15 OF LAST SAID MAP TO SAID SOUTHWESTERLY BOUNDARY OF THE COUNTY OF LOS ANGELES; THENCE
36. NORTHWESTERLY ALONG SAID BOUNDARY TO THE POINT OF BEGINNING

CONTAINING 11,958 ACRES, MORE OR LESS.



THIS LAND USE PLAN IS CONCEPTUAL AND PRELIMINARY, AND ALL PROPOSED LAND USES AND IMPROVEMENTS ARE SUBJECT TO MODIFICATION OR ELIMINATION WITHOUT NOTICE AND MAY NOT BE BUILT. THE LAND USE PLAN AND IMPROVEMENTS REQUIRE APPROVALS BY GOVERNMENTAL AGENCIES WHICH HAVE NOT AND MAY NOT BE OBTAINED. THE INFORMATION DEPICTED HERE SHOULD NOT BE A BASIS FOR A DECISION TO PURCHASE OR LEASE PROPERTY IN NEWHALL RANCH OR OTHER PROPERTIES OWNED BY THE NEWHALL LAND AND FARMING COMPANY. MAY, 1996.

NEWHALL RANCH™
A Community By Nature
Newhall Ranch Company

- E — ESTATE RESIDENTIAL
- L — LOW RESIDENTIAL
- LM — LOW-MEDIUM RESIDENTIAL
- M — MEDIUM RESIDENTIAL
- H — HIGH RESIDENTIAL
- MU — MIXED USE
- C — COMMERCIAL (RETAIL/OFFICE)
- BP — BUSINESS PARK
- VS — VISITOR SERVING
- OA — OPEN AREA
- RC — RIVER CORRIDOR SPECIAL MANAGEMENT AREA
- HC — HIGH COUNTRY SPECIAL MANAGEMENT AREA
- ROADS
- SCE/UTILITY EASEMENTS

POTENTIAL LOCATIONS:

- CP — COMMUNITY PARK
- NP — NEIGHBORHOOD PARK
- ES — ELEMENTARY SCHOOL
- MS — MIDDLE SCHOOL
- HS — HIGH SCHOOL
- CF — COMMUNITY FACILITIES
- GC — GOLF COURSE
- LK — LAKE

SCALE:

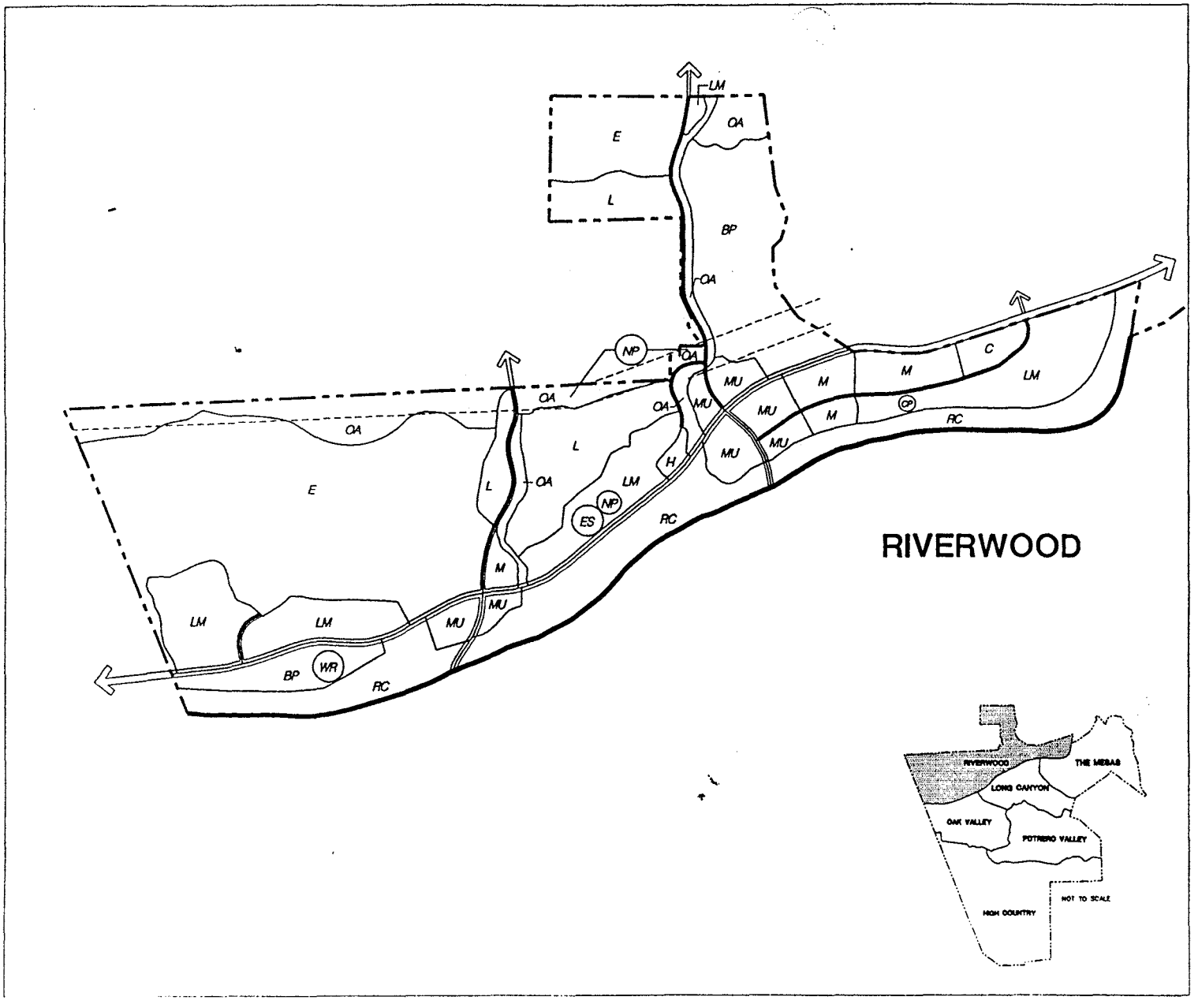
100 Acres

English

Metric

LAND USE PLAN

FORMA



NEWHALL RANCH.
SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

- E — ESTATE RESIDENTIAL
- L — LOW RESIDENTIAL
- LM — LOW-MEDIUM RESIDENTIAL
- M — MEDIUM RESIDENTIAL
- H — HIGH RESIDENTIAL
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- HC — HIGH COUNTRY SPECIAL MANAGEMENT AREA
- ROADS
- SCE/UTILITY EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS)

- CP — COMMUNITY PARK
- NP — NEIGHBORHOOD PARK
- ES — ELEMENTARY SCHOOL
- MS — MIDDLE SCHOOL
- HS — HIGH SCHOOL
- LIB — LIBRARY
- GC — GOLF COURSE
- LK — COMMUNITY LAKE
- FS — FIRE STATION
- S — ELECTRICAL SUBSTATION
- WR — WATER RECLAMATION PLANT

10 ACRES 40 ACRES

NORTH

EXHIBIT 2.3-3
RIVERWOOD VILLAGE PLAN

9/12/7

EXHIBIT B

Exhibit C
Applicant Handbook
State School Building Lease-Purchase Program
Office Of Local Assistance
Dated January, 1992

Applicant Handbook

State School Building Lease-Purchase Program

PUBLISHED BY THE QUALITY CONTROL AND PUBLIC RESPONSE UNIT

Office of Local Assistance

STATE OF CALIFORNIA • DEPARTMENT OF GENERAL SERVICES

Assigning "Units of ADA"/State Loading Standards

Assigning Units of ADA

Units of average daily attendance (ADA) are assigned to each school facility as follows:

- Compute the number of ADA for all existing teaching stations at full capacity according to State loading standards (see *State Loading Standards, pages 3-A-33 through 33-A-35*). This number represents the number of ADA adequately housed.
- When all existing facilities have been reported to capacity, the remaining projected ADA must be reported as "to be housed".
- The total number of ADA "adequately housed" and "to be housed" cannot exceed the applicable enrollment projection as specified on the *Form SAB 411, Enrollment Projection.*

Note: When teaching stations are less than 800 square feet, determine the loading by dividing the actual size of the teaching station by 30 for elementary or 32 for secondary facilities. Round the quotient to the next highest whole number.

Interdistrict Enrollment Adjustment

Education Code Section 48204 allows students to enroll in a school district other than the district in which they reside. This interdistrict attendance agreement is contingent upon consideration and approval of both districts. However, the SAB does not provide an area allowance for these students.

SAB Policy

An interdistrict adjustment is required only when the "students living in but attending out" of the district, *exceeds* the "students living out but attending in" the district. The area reserved for these students is reported on the Form SAB 500. This adjustment does not apply to students attending continuation high schools and special education facilities.

Required Document

The district reports interdistrict students in Section A of the *Form SAB 411B, Enrollment Certification.*

Continued on the next page

Procedure

IF...	THEN...
the maximum amount of students "living within the district but attending outside" *exceeds* the amount of students "living outside the district but attending within".	calculate the interdistrict adjustment by subtracting the amount of students "living outside the district but attending within" from those students "living within the district but attending out".

Note: The interdistrict adjustment cannot exceed two percent of the district's current enrollment.

State Loading Standards

"Units of ADA" must be reported in accordance with SAB loading standards. The state loading standards are designated as follows:

ELEMENTARY GRADES K - 6 and K - 8 (when not a separate school)	
GRADE LEVEL	LOADING STANDARD
Kindergarten (double session)	55
Kindergarten (single session) *	29
1 - 3	29
4 - 8 (7 - 8 not departmentalized)	33
7 - 8 (departmentalized)	30
Lab (7 - 8 only)	26

Note: Evidence of a single session kindergarten may include teacher contracts, school board minutes or other documentation. However, the single session loading must have been in effect prior to January 1, 1987.

Continued on the next page

State Loading Standards, continued

SPECIAL DAY CLASS (SDC)			
	CLASSIFICATION	ABBREVIATION	LOADING STANDARD
NON-SEVERE HANDICAP	Severely Learning Disabled	SLD	12
	Mildly Mentally Retarded	MMR	12
	Severe Disorder of Language	SDL	10
SEVERE HANDICAP	Deaf and Hard of Hearing	DHH	10
	Visually Handicapped	VH	10
	Autistic	AUT	6
	Severely Emotionally Disturbed	SED	6
	Severely Mentally Retarded	SMR (Elementary)	12
	Severely Mentally Retarded	SMR (Secondary)	12
	Deaf-Blind/Multi	DBM	5
	Developmentally Handicapped	DH	10
	Orthopedically and Other Health Impaired	OOH	12

Special Day Class

The allowable area for special day class at each site is computed on a per classroom basis according to a specific handicap:

SPECIAL DAY CLASS			
	CLASSIFICATION	ABBREVIATION	AREA ALLOWANCE (SQ. FT.) PER CLASSROOM
NON-SEVERE HANDICAP	Severely Learning Disabled	SLD	1,080
	Mildly Mentally Retarded	MMR	1,080
	Severe Disorder of Language	SDL	1,080
SEVERE HANDICAP	Deaf and Hard of Hearing	DHH	1,080
	Visually Handicapped	VH	1,330
	Autistic	AUT	1,160
	Severely Emotionally Disturbed	SED	1,160
	Severely Mentally Retarded	SMR (Elementary)	1,750
	Severely Mentally Retarded	SMR (Secondary)	2,150
	Deaf-Blind/Multi	DBM	1,400
	Developmentally Handicapped	DH	2,000 + therapy *
	Orthopedically and Other Health Impaired	OOH	2,000 + therapy *

* DH and OOH classrooms receive additional square footage for therapy as follows:

- For therapy purposes, the first classroom receives 3,000 square feet and each additional classroom receives 750 square feet.

Maximum Computed Allowable Area: Seven Percent Area Allowance

Introduction

Education Code Section 17746.7 allows a seven percent increase in allowable area per ADA "to be housed". The seven percent increase in the allowance is restricted to unhoused ADA and not provided for those pupil units within the district's continuation high schools and special day class program.

New School Projects

For each ADA housed in a proposed project, use the following chart to calculate the seven percent area increase in the maximum computed allowable. Identify the increase with a 'seven percent' (7%) notification.

PROPOSED SCHOOLS	
GRADE LEVEL	CALCULATION
K – 6 (districts with less than 300 projected K – 6 ADA	0.07 x computed allowable (excluding any area bonuses)
K – 6 (districts with 300 or more projected K – 6 ADA)	4 sq. ft. x ADA
7 – 8	5 sq. ft. x ADA
9 – 12	0.07 x computed allowable (excluding any area bonuses)
Special Day Class	none
Continuation High School	none

Continued on the next page

Additions to Existing Schools

For each proposed addition, use the following chart to calculate the seven percent area increase in the maximum computed allowable for those ADA "to be housed". Identify the increased with a 'seven percent' notification.

ADDITIONS TO EXISTING SCHOOLS		
GRADE LEVEL	CALCULATION	
K – 6 (districts with less than 300 projected K – 6 ADA)	5 sq. ft. x per ADA	
K – 6 (districts with 300 or more projected K – 6 ADA)	4 sq. ft. x per ADA	
Grades 6 (when part of a 6 – 8 school)	4 sq. ft. x per ADA	
7 – 8	5 sq. ft. x per ADA	
Continuation High	none	
Special Education	none	
9 – 2 and 9, 10 (when part of a 7 – 9 or 7 – 10 school)	IF the 9 – 12 total ADA is . . .	THEN the multiplier is . . .
(Including grade 9 when part of a 7 – 9 or 7 – 10 project; determine the capacity of the school plant, both "adequately housed" and "to be housed" and allow the additional area according to the adjacent table for the units of ADA "to be housed" at that location).	1 – 50	0 sq. ft.
	51 – 00	11 sq. ft.
	101 – 200	7 sq. ft.
	201 – 300	4 sq. ft.
	301 – 600	4 sq. ft.
	601 – 1800	6 sq. ft.
	over 1800	6 sq. ft.

Maximum Computed Allowable Area: Resource Specialist Program

Introduction

Any project not approved for Phase II prior to January 1, 1987, may include a building area allowance for a resource specialist program (RSP). The RSP enrollment is reported on the *Form SAB 411B, Enrollment Certification* document.

RSP Entitlement

The maximum number of pupils per project for which an allowance will be provided is limited to four percent of the ADA to be housed in the project. Districtwide, the allowance allotted for a resource specialist program may not exceed the RSP enrollment reported on the Form SAB 411B or four percent of the actual unhoused ADA, whichever is less.

RSP Area Allowance

Use four percent of the project's ADA "to be housed" to determine the area allowance for an RSP facility.

RSP UNITS	AREA ALLOWANCE (SQ. FT.)
1–8	240
9–28	480
29–37	720
38–56	960
57–65	1200
66–85	1440
86–94	1680
95–112	1920

Note: The RSP area allowance must be exclusively dedicated to the RSP facility.

Maximum Computed Allowable Area: Relocatable Teaching Station Bonus Area

Introduction

Education Code Section 17749 (e) allows for a relocatable bonus area allowance for those projects including relocatable teaching stations.

Relocatable Requirement

The relocatable requirement is determined as follows:

- A minimum of 30 percent of all proposed teaching stations must be relocatable buildings.
- The structures must meet the definition of a relocatable (see *Portable/ Relocatable Buildings, page 3-A-26*).

Calculation of Relocatable Teaching Stations Requirement

Thirty percent of the proposed teaching stations must be relocatable as determined below:

Example

Total proposed teaching stations	30 percent of proposed teaching stations	Minimum number of relocatable teaching stations required
11	3.3	4

Note: The number of teaching stations must be rounded up to the next whole number.

Calculation of Bonus Area

Before determining the relocatable teaching station bonus area, verify that the "30 percent relocatable teaching station requirement" has been met. Use the following steps to calculate the "relocatable bonus area" for *each* project:

IF...	THEN...
• a minimum of 30 percent of all proposed teaching stations are relocatable buildings and,	multiply the ADA "to be housed" in the project by three square feet.
• 10 percent of the total proposed building area is comprised of relocatable buildings	

Continued on the next page

Reductions in Relocatable Requirement

All reductions to this requirement are subject to SAB approval. Reductions of the 30 percent relocatable teaching station requirement may be permitted under the following circumstances:

CIRCUMSTANCE A
Delivery of the relocatable structures by the manufacturer would cause a delay in the completion of the overall project
CIRCUMSTANCE B
Inclusion of the relocatable structure in the project is prohibited due to either one of the following: • excessive site preparation costs are inevitable • the utilization of relocatables would create a hazardous site condition for the pupils • transportation of the relocatable structures to the site is extremely dangerous due to road conditions • climatic conditions exist that severely affect the proper operation of the structure
CIRCUMSTANCE C
The usable site acreage of the facility is less than 75 percent of the recommended site size as determined by the California Department of Education.
CIRCUMSTANCE D
The relocatable structures are acquired by the district up to two years prior to the Phase III construction approval of the project, provided that the following conditions are met: • the area of the relocatable is included in the district's existing adequate area; and • the relocatable may be on the same site or another site within the attendance area the application is applied under, and • the relocatable is not be used to satisfy a requirement or condition on a previous project.
CIRCUMSTANCE E
When the proposed project has less than four teaching stations and the SAB finds that it would be to the benefit of the pupils affected to do so.

Note: Those projects containing less than ten percent of the total building area in relocatable structures are not eligible for the three square foot bonus per proposed ADA.

Form SAB 533, Agreement Between Client and Architect

Introduction

The district acts as the agent of the State in selecting a licensed architect who will provide professional services in the design development and construction phases of a project. Once an architect is selected, a *Form SAB 533, Agreement Between Client and Architect* must be completed.

Selection of an Architect

The district should solicit proposals from several architects known by reputation as being well qualified and experienced in the design and construction of public schools.

The district is expected to act on the behalf of the State in negotiating the best possible terms for the architectural services.

Architect's Fee Schedule

The following fee schedule may not be exceeded under any circumstances.

STANDARD ARCHITECTURAL FEE SCHEDULE		
% RATE	CONTRACT AMOUNT	FEE (100% OR FRACTION THEREOF)
9%	first $500,000.00	$45,000.00
8½%	next $500,000.00	$42,500.00
8%	next $1,000,000.00	$80,000.00
7%	next $4,000,000.00	$280,000.00
6%	next $4,000,000.00	$240,000.00
5%	excess of $10,000,000.00	

The architect fee is only an estimate through Phases I, II, and III. The final determination of the fee is made at the time of the bid approval. Adjustments to this fee will be calculated if approvable change orders arise.

Continued on the next page

Factory-built Portables

A factory-built portable is a manufactured facility. Factory-built portable building plans are prepared by the manufacturer for submission by the project architect to the Office of the State Architect.

FACTORY MANUFACTURED PORTABLE FEE SCHEDULE	
PERCENT RATE	CONTRACT AMOUNT
4 %	of factory built portable

This fee schedule applies to the manufactured portable building costs only. All other construction costs are calculated from the standard architect fee schedule.

A fee is calculated per contract to include the cost of all approved additive change orders with the exception of items resulting from errors and omissions on the part of the architect.

Budgetary Constraints

The architect must exercise his best judgement in determining the balance between the size, type and quality of construction to achieve a satisfactory solution within the project's construction allowance.

It is the duty of the architect to design a project *within* SAB cost standards. If a construction bid exceeds these standards, the architect is responsible for making the necessary changes in the approved plans, specifications and bid documents at no additional cost to the client.

Rate of Apportionments

The SAB apportions architect fees at the following rate:

PROJECT PHASE	PERCENTAGE OF TOTAL ESTIMATED ARCHITECT FEE (CUMULATIVE)
Phase I	25%
Phase II	80%
Bid Approval	100%

Continued on the next page

Phase I Apportionment: Feasibility Studies

Overview

When all necessary documentation has been received (see *Required Documents, pages 3-A-2 and page 3-A-3)*, the OLA will submit a recommendation to the SAB that the project application be approved and apportioned for Phase I feasibility studies costs as follows:

CATEGORY	TYPE	MAXIMUM COSTS
A. SITE (for projects including site acquisition)	Appraisals	$2,000.00
	Escrow/Title Reports	$2,000.00
	Surveys	$3,000.00
	Note: Appraisal costs may be increased upon district request and justification.	
B. PLANS	Architect Fee	The fee is a sum of the following calculations: • $90.00 per sq. ft. x proposed permanent area x .08 * • $50.00 per sq. ft. x proposed relocatable area x .08 * Multiply the total calculated above by .25.
	Preliminary Tests	$5,000.00
G. CONTINGENCIES	Contingencies	$5,000.00

* Represents an average architect's fee rate.

Continued on the next page

Environmental Impact Documents (EID)

Introduction

Prior to the SAB approving an application beyond the feasibility stage (Phase I), a set of environmental impact documents (EID) must be prepared. The district has sole responsibility for meeting all California Environmental Quality Act (CEQA) requirements as administered by the State of California, Office of Planning and Research (OPR)/State Clearinghouse. The OLA verifies that the CEQA requirements have been addressed.

Every application requires either a:

- categorical exemption
- negative declaration
- environmental impact report (EIR)

California Environmental Quality Act (CEQA) Officer

The district's governing board is required to appoint a CEQA officer. All correspondence, consultation, and documentation relating to an EID must be coordinated through the district's CEQA officer. The *Form SAB 508, Authorized Signatory* is used for this purpose.

Title 14 of the California Administrative Code (CAC), incorporates the *CEQA: Statutes and Guidelines (Stock No. 7540-931-1022-0)* of the Office of Planning and Research/State Clearinghouse. This publication may be obtained at a nominal cost from:

Department of General Services
Documents Section
P.O. Box 1015
North Highlands, CA 95660
(916) 973-3700

Consultation with OLA CEQA Officer

If either a negative declaration or a draft EIR is being prepared, the district is required to consult with the OLA CEQA officer. It is advised that districts preparing categorical exemptions also consult with OLA's CEQA officer.

Site Selection

Introduction

Selection of a school site is critical to both a safe and supportive environment for the curriculum and learning process. The area acquired is limited to the minimum land area necessary to conduct an adequate educational program.

Criteria

The following criteria will be considered by the California Department of Education (CDE), School Facilities Planning Division (SFPD) when selecting a site:

- safety
- location
- environment
- soils
- topography
- size and shape
- accessibility
- public services
- utilities
- land/development costs
- availability
- political implications

Role of the California Department of Education

The California Department of Education, School Facilities Planning Division, is required to review and recommend approval of all new school sites and additions to school sites regardless of the funding source. To ensure that the best possible site selection is made with a balance of educational and financial considerations, the district must comply with the following procedures:

- The district must identify a minimum of *three approvable* sites to be reviewed with the SFPD. These sites must be identified on the California Department of Education's *Form SFPD 4.0, Approval Procedures and Site Report*. If the SFPD finds that one of the three proposed sites is not approvable, another approvable site must be added to the list for consideration.

- If there are not three approvable sites in the area in which the new school is to be located, *the SFPD must state this fact in a site review letter addressed to the Office of Local Assistance.*

The final selection of the proposed site must be approved and certified by the CDE.

Form SAB 509, Site Ownership Certification

Introduction

This document is a certification made by the district representative that the school district holds legal title to the site contained in the application. The title must be free of any liens and encumbrances which would adversely affect the use of the site for school purposes. All land related to a project is subject to a 40-year lease-purchase agreement between the State and the school district.

District Owned Site

For those projects being constructed on a district owned site, the *Form SAB 509, Site Ownership Certification*, is required prior to the Phase II SAB recommendation.

Sites Not Previously District Owned

For those projects which include the acquisition of real property not previously owned by the district, a grant deed to the property or the *Form SAB 509, Site Ownership Certification*, is required prior to the Phase III SAB recommendation.

County Superintendent of Schools Building Project

In the event a facility is to be constructed by a County Superintendent of Schools on property owned by a school district, it is not necessary for the county to acquire land. In lieu of the site ownership certification, a 40-year ground lease from the district to the county must be executed. In addition, the district that is leasing the site to the County Superintendent of Schools must provide the *Form SAB 509, Site Ownership Certification.*

Form SAB 510, School District Compliance Certification (Education Code Section 39002)

Introduction

Prior to the planning of a new school facility, the district must investigate the prospective school site for geological hazards per Education Code 39002. The geological characteristics of the site must be such that the construction effort required to make the site safe for occupancy is economically feasible.

Geological Study and Soils Analysis

The geological study and soils analysis are conducted to provide an assessment of the prospective site's geological condition and potential for earthquake or other geological hazard damage if the site is located within:

- the boundaries of any special study zone; or
- an area is designated as geologically hazardous in the safety element of the local general plan as provided in Government Code, Section 65302.

Note: The California Department of Education, School Facilities Planning Division, may request geological studies and soil analysis on school sites located outside the study zones if there is evidence to suggest such studies are warranted. However, no studies are required if the sites under consideration have been subject to prior adequate studies.

In addition to the geological hazards studies and soil analysis, the evaluation may include location of the site with respect to:

- population
- transportation
- water supply
- waste disposal facilities
- utilities
- traffic hazards
- surface drainage conditions
- other factors affecting the operating costs

Geological Fault

A school building cannot be built on the trace of a geological fault along which surface rupture can be reasonably expected to occur within the life of the school building.

Eligible Expenditures

The cost of site investigation and related reports pertaining to geological hazards are eligible project expenditures (see *B. Plans, Preliminary Tests, page 3-B-38*).

Real Property Appraisals

Definition

A real property appraisal is a written estimate of the fair market value of a real property.

Appraisal Specifications

Appraisal specifications must comply with those established by the Appraisal Institute.

Appraisal Options

To ensure that site acquisition conforms to law and that fair market value is properly determined, the district must comply with the SAB real property appraisal process.

Either one or two appraisals may be obtained to meet site acquisition requirements. A comparison of appraisal options is provided in the table below:

COMPARISON OF APPRAISAL OPTIONS	
One Appraisal	**Two Appraisals**
• One appraisal per parcel • The appraisal must be reviewed by the Office of Real Estate and Design Services (OREDS) • For valuations approved by OREDS, the appraisal fee is an eligible project cost	• Two appraisals per parcel • Appraisal fees are eligible project costs • OREDS must review the appraisals only in the event that the valuation(s) are relatively disparate

Appraisal Costs

The costs associated with the preparation of required appraisals are eligible State funded expenditures.

Continued on the next page

Updates

Updates to an appraisal are permissible under the following circumstances:

CIRCUMSTANCE A
The valuation date of the appraisals will exceed 60 days at the time of the district's request for a site apportionment and no more than 150 days at the time of the site apportionment. However, an appraisal exceeding 60 days at the time of the site apportionment may be updated. The appraisal update is an eligible project expenditure.
CIRCUMSTANCE B
Upon the initiation of eminent domain proceedings, the appraisal update is an eligible project expenditure.
CIRCUMSTANCE C
A court has ordered an updated appraisal due to a condemnation action. Only the appraisal which the site apportionment was based will be updated and considered an eligible project expenditure. Appraisals cannot be updated as a basis for negotiation toward a stipulated judgement.

Time Extension

When a settlement cannot be successfully negotiated and the district has not filed condemnation proceedings within the 60 day (single parcel) or 90 day (multiple parcel) time limit, a written time extension must be requested by the district and obtained from the OLA Executive Officer. If a written extension is not granted, the SAB will hold the district responsible for any increased costs exceeding the approved appraised value.

Cost Estimates: Forms SAB 506A and SAB 506B

Introduction

This topic focuses on the preparation of *Form SAB 506A, Estimated Project Cost Detail* and *Form SAB 506B, Summary of Estimated Costs.* The cost estimate details the expenditures associated with the following categories:

- Site
- Plans
- Construction
- Tests
- Inspection
- Furniture and Equipment
- Contingencies

The cost estimates are used to develop a construction budget in preparation for the Phase II SAB recommendation.

Form SAB 506A

The *Form SAB 506A, Estimated Project Cost Detail,* provides an itemized breakdown of all project costs. This form may be expanded to support the scope of the project as depicted on the project plans (see *Exhibits 2, 2A and 2B, pages 3-B-78 through 3-B-80 respectively*).

Form SAB 506B

The *Form 506B, Summary of Estimated Costs,* provides a summation of the costs detailed on the Form SAB 506A (see *Exhibit 1 on page 3-B-77*).

Cost Itemization

All items listed on the cost estimate must be clearly itemized by unit size, quantity and unit cost. *Lump sums are not permitted.*

Overhead and Profit

All costs associated with overhead and profit must be integrated into the unit cost itemization.

Updates

New cost estimates must be prepared if those previously submitted are older than 90 days.

Required Signatures

The cost estimates must contain the original signatures of a licensed architect or structural engineer.

Continued on the next page

A. Site

Description

The eligible costs and fees associated with the *site* classification are defined as follows:

ITEM	DESCRIPTION
Purchase Price of Property	The eligible State funded costs associated with the acquisition of real property.
Appraisals	Costs associated with securing real property appraisals and necessary updates as mandated (see *Real Property Appraisals, page 3-B-14 and Site Purchase, page 3-B-16 through 3-B-20*).
Escrow Fees	All charges normally included in the escrow agreement such as: • escrow charges • title insurance • loan fees Note: Property taxes are ineligible.
Surveys	If required, a certified survey of the site must include: • grades and lines of streets, pavements, and adjoining properties • right-of-way, restrictions, easements, boundaries and contours of the building site • locations, dimensions and floor elevations of existing buildings • other improvements and trees • full information as to available service and utility lines, both public and private
Site Support (85%)	See *Site Support Costs, page 3-B-10*.
Relocation Assistance	Actual costs related to the displacement of any person, business, farm operation, or non-profit organization in conjunction with the acquisition of real property (see *Relocation Assistance, page 3-B-21*).
Other	Justified fees which may include but are not limited to the following: • court costs • legal services (i.e., review of contracts, legal documents) • condemnation proceedings

B. Plans

Description

The eligible costs and fees associated with the *plans* classification are defined as follows:

ITEM	DESCRIPTION
Architect Fees	Fees as negotiated in the Architect's Agreement (see *Architect Fee Schedule, page 3-A-58*).
OSA/ACU Plan Check Fee	Fees as determined by the Office of the State Architect for the review of plans as required by law. Refer to the *California Administrative Code, Title 21 (Public Works).*
SDE Plan Check Fee	Fees as determined by the California Department of Education, School Facilities Planning Division, as required by law.
Energy Analysis Fee	Fees as determined by the SAB (see *Calculation of Energy Consultant Fee, page 3-B-68).*
Preliminary Tests	Includes the following costs: • soil tests, foundation tests, exploratory borings, and similar testing required prior to construction • site investigation and reports pertaining to geological hazards where required by Education Code, Section 39002 (see *Form SAB 510, School District Compliance Certification, page 3-B-13*).
Administrative Costs	Refer to *Administrative Cost Allowance, page 3-A-55.*
Other	Other plan costs such as: • advertising construction bids • printing limited to twenty-five plan sets for bidding and construction purposes

C. Construction

Description

Every project receives an allowance to provide for the full development of a school site. The State's cost standard for site development is based on the current *Lee-Saylor Construction Cost Manual*. The eligible costs associated with the *construction* classification include the broad categories of site development, new construction, energy conservation, and supplemental funding for multi-story construction.

Topic Items

This topic discusses the following items:

ITEM	SEE PAGE
Utility Services	3-B-40
Capital Development Fees	3-B-43
Off-Site Development	3-B-44
Service Site Development	3-B-46
General Site Development	3-B-49
Demolition	3-B-51
Building Cost Standards	3-B-52
Interfacing	3-B-60
Multi-Story Construction	3-B-61
Energy Conservation	3-B-67
Deferred Items	3-B-70

Continued on the next page

Utility Services

Introduction

Utility services development includes improvements such as water, sewer, gas, electric and telephone. This improvement provides service from a utility connection to the project site. Fees associated with the utility connection may also be allowed.

Eligible Utility Services Expenditures

The following utility services may be included as eligible project expenditures:

SERVICE	DESCRIPTION
Water	• The installation of a main supply line (domestic water only) from the utility company connection to the meter. One incidental fire hydrant is also eligible. • Meters not provided by the serving utility. • Installation of a domestic water system, to include a well, pump and necessary appurtenances (except a pump house), from the main supply line to the first building lateral. • Connection fee (defer for future release).
Sewage	• The installation of main sewage disposal line from the utility company connection to the first building lateral. • The installation of a sewage treatment/disposal system and a main disposal line from the treatment system to the nearest building lateral of the collection system. • Connection fee (defer for future release).
Gas	• The installation of main supply line from utility company to the meter. • The installation of meters not provided by the serving utility. • Connection of a liquefied petroleum gas system from the main supply line to the first building lateral. • Connection fee (defer for future release).

Continued on the next page

Eligible Utility Services Expenditures, continued

SERVICE	DESCRIPTION
Electric	• The installation of service from the serving utility to the meter. Primary electric service runs from the utility company's point of connection to the transformer. Secondary electric service runs from the transformer to the meter. Distribution panels or switch gear is considered building construction items. • The installation of meters not provided by the serving utility. • Transformers, transformer pads and protective bollards. • Connection fee (defer for future release).
Telephone	• The installation of service from the serving telephone company to the nearest distribution system.

Additions to Existing Schools

For additions to existing schools, all utility services must connect to the nearest available site source. If it is necessary to do otherwise, a registered engineer must certify that the existing lines will not adequately support the new facilities and that new routing is therefore required.

Connection Fees

Connection fees that are eligible (see *Eligible Utility Services Expenditures, page 3-B-40)* must be delineated on the cost estimate. At the time of bid, these connection fees will be deferred for future release. Upon receipt of an itemized invoice issued by the serving utility, these funds will be released to the district.

Continued on the next page

Ineligible Utility Services Expenditures

The following items are not eligible as utility service improvements:

- any portion of a utility which can be supplied by a utility company without charge,
- all heating systems and school communication systems, including public address systems,
- cable television,
- any a) electrical, water or gas service beyond the meter; b) sewer service beyond the building lateral; and c) telephone service to the distribution center, and
- fences, concrete pads, or other protective structures relating to utility systems on school grounds.

Capital Development Fees

Introduction

Public utility agencies have the authority to levy user fees for the cost of capital development facilities to provide service to schools. Capital development facilities fees may be included in a project as eligible costs but are limited to facilities which provide power, water, light, heat, communications, garbage services, drainage, flood control, or the collection, treatment, and disposal of sewage.

State Funding Limitations

Capital development fees levied by a local agency for those service capacities already provided for in the lease-purchase project are not eligible for State funding and must be reduced on a dollar-for-dollar basis. State funding is available *only* for service capacities that meet the needs of the lease-purchase project. Reimbursement agreements for service capacities beyond the need of the State-funded project are not allowed.

Required Documents

All requests for the funding of capital development fees as a component of a lease-purchase project must include the following information:

- written evidence from the serving utility that the capital facilities fee does not exceed amounts charged to comparable non-public users (i.e., county/city ordinance). In addition, any fee assessed to the district must not exceed the proportionate share of the public utility facilities benefiting the lease-purchase project (i.e., per acre assessment),
- a written statement prepared by the serving utility itemizing all fees levied against the lease-purchase project,
- for fees imposed/paid between July 21, 1986 and March 24, 1988: . . . "a written opinion from district legal counsel stating that the imposition of the fee was in conformance with Government Code Sections 54999 through 54999.6",
- for service to be provided after March 24, 1988: . . ." a written agreement which summarizes the negotiations between the district and serving utility company". The district cannot enter into an agreement until authorized by the Executive Officer of the State Allocation Board.

Note: Capital development fees *are not* connection fees.

Off-Site Development

Introduction

Off-site development improvements located along the perimeter of the site include roads, streets, storm drainage lines, curbs, gutters, sidewalks, and street lighting. These improvements are commonly dedicated for public use.

Eligible Off-Site Development

Development of a site, including existing improvements, may not exceed the State's established standards. Any off-site development may not be performed on more than two sides immediately adjacent to the site. The following are off-site development State standards:

IMPROVEMENT	STATE STANDARDS
Paving of streets, curbs & gutters (includes existing improvements)	One-half of the width of a standard residential street not to exceed 20 feet from the top face of curb to centerline of street less any existing paving. Note: For roadways of a width or standard greater than those of a normal subdivision, the ineligible improvement costs may be funded by local municipality (Street and Highway Code, Section 2117) or may be included as general site development improvements for the project.
Sidewalks	Five foot width of sidewalk Note: Any portion of a sidewalk in excess of the five foot width is not eligible as an off-site development improvement but may be funded as a general site development improvement.
Street lighting, planting areas, street signs, traffic signals, street trees	Eligible only when mandated by local ordinance or is currently so developed.

Note: Local entities having jurisdiction of areas where the off-site development is proposed, must approve the related plans and specifications.

Continued on the next page

Rough Grading

When a project includes rough grading of off-site development improvements for the balancing of cut and fill, rough grading may be funded as service site development costs. The cost estimate must specify that a balancing of cut and fill is necessary and must also be indicated in the specifications.

Ineligible Off-Site Development

Costs relating to off-site development improvements which benefit adjacent properties without those properties equitably sharing in the cost are ineligible for State funding. Therefore, the State will not fund the associated costs (i.e., planning, testing, inspection services, etc.).

Service Site Development

Introduction

Service site development improvements are performed on-site and may include site clearance, rough grading, soil compaction, drainage and eligible erosion control. This portion of the site preparation is accomplished prior to the general site development and the construction of buildings.

Eligible Service-Site Development

Eligible service site development improvements are described in the following table:

IMPROVEMENT	DESCRIPTION
Site Clearance	Removal of trees, brush, debris, etc. Also includes demolition.
Rough Grading	Grading of required contours, including cut and fill, leveling and terracing operations. May include off-site cut and fill operations (see *Off-Site Development, Rough Grading, page 3-B-45*).
Soil Compaction	Soil compaction adhering to common engineering practices.
On-Site Drainage Facilities	Below grade drainage facilities. Note: Does not include the surface drainage of football fields and running tracks.
Erosion Control/Embankment Improvements	For embankments having a slope of 2:1 and a vertical height greater than six feet, erosion control improvements such as plant material, sprinkler systems, jute mesh and straw are eligible. When the above slope and height conditions exist, stairways, handicap ramps and retaining walls are also eligible.
Removal/Relocation of Utility Service	Removal and rerouting of existing utility service which lie in the footprint of a proposed building or proposed parking lot.
Demolition	Demolition of existing buildings and site improvements which lie in the footprint of a proposed building or general site development improvements.

Continued on the next page

Eligible Service-Site Development, continued

IMPROVEMENT	DESCRIPTION
Portable Facilities Relocation	Relocation of existing portable buildings which lie in the footprint of a proposed building or proposed parking lot to a permanent site. A portable building may be moved to a permanent on-site location one time only during construction. Note: The replacement of general site development items which were displaced as a result of a building relocation must be funded as general site development costs.
All-weather Fire Service Roads/Site Access Gates	All-weather fire service roads and site access gates necessary to meet the State Fire Marshal requirements and which do not provide a dual use. An all-weather road not exceeding 20 feet in width and composed of two inches of asphalt concrete over a maximum of six inches of aggregate base.

Bid Options

Several options are available for bidding service site development contracts:

NEW SCHOOL	
CIRCUMSTANCE	ACTION
Site development not exceeding $100,000.00 of architect's preliminary estimate, or	Site development bid in concert with building contract. The bid may not exceed the project's cost allowance established prior to the bid.
Site development in excess of $100,000.00 or 10% of architect's preliminary estimate.	Site development bid independently of building contract.

Continued on the next page

Bid Options, continued

ADDITIONS TO EXISTING SCHOOL		
CIRCUMSTANCE	OPTION A	OPTION B
Site development in excess of $100,000.00 of architect's preliminary estimate.	Site development bid independently of building contract.	Site development bid in concert with building contract. The bid may not exceed the project's allowance established prior to the bid.

Separate Bids

When the service site development is bid independent of the building contract, the work must be accomplished as a separate contract rather than as an alternate to the building contract.

When bid separately, site development may include utility and off-site development, service site development and general site development.

General Site Development

Introduction

General site development improvements encompass the finishing detail of the site. This development is normally performed on-site. However, under certain circumstances, general site improvements may include disallowed off-site development.

Eligible General Site Development

Eligible general site development improvements are described in the following table:

IMPROVEMENT	DESCRIPTION
Finish grading	Final design grade.
Roads/driveways, walks, parking area, curbs and gutters	On-site facilities for vehicle and foot traffic.
Turfed/paved play area, permanent playground equipment, outdoor classrooms and places of assembly, tennis and handball courts, baseball fields, construction and surface drainage of football fields and running tracks	Outdoor instruction and play facilities.
V-gutters	Drainage of on-site parking lots.
Planting/sprinkling, aesthetic terracing	Landscaping of building frontages, courtyards, and parking areas.
Sprinkling system, topsoil and turf	Outdoor teaching stations and play areas.
Construction/surface drainage	Football fields and running track.
Fencing, outdoor walls/screens, flagpoles, utility enclosures, incinerators, pump houses, outdoor safety lighting and on-site fire lines and hydrants	Protective and service facilities.
Erosion Control	For embankments having a vertical height of less than six feet, erosion control improvement such as plant material, jute mesh and straw are eligible. Related improvements on these embankments including stairways, retaining walls and handicap ramps are also eligible.

General Site Development Allowance

All new construction projects are eligible for a general site development allowance. The allowance is generated from a standardized calculation derived from the established building allowance and the net gross site acreage, excluding any street easements, as recommended by the CDE.

The general site development allowance derived from the established building allowance is determined as follows:

GRADE LEVEL	ALLOWANCE
Elementary/Special Education (K-6), (K-8)	Eight percent of the building allowance.
Intermediate/Special Education (6-8, 7-8 and 7-9)	Same as above.
Continuation High Schools	Same as above.
District Administration	Same as above.
High Schools/Special Education (9-12 and 10-12)	Five percent of the building allowance.

Additionally, an allowance based on the gross site acreage, excluding any easements, is determined by the following circumstances:

	CIRCUMSTANCE	ALLOWANCE
A	A new school wherein site acreage is acquired as part of the project application or a new school built on a district- owned site.	$15,000.00 per acre.
B	Addition of building(s) to an existing school located on a district-owned site or acquisition of additional acreage at a district-owned site.	$15,000.00 per acre not to exceed the difference between the capacity of the existing facility and the master-planned capacity of the school.
C	Acquisition of additional acreage at a district-owned site wherein the existing acreage and proposed agreage addition is less than 75 percent of that recommended by the CDE.	Special consideration will be given to those projects wherein a need for additional general site development improvements is justified. In this instance, the site development contract must be bid separate from the building construction contract.

Demolition

Description

Costs associated with the removal of building(s) which stand in the footprint and/or inhibits access to the proposed building are considered demolition costs. All itemized demoltion costs will be given individual funding consideration.

Building Cost Standards

Introduction

The SAB has etablished cost standards for the construction of eligible school building facilities. The building construction cost standards may not be exceeded.

Building Types B & D

The following chart describes the building types utilized under the State School Building Lease-Purchase Program:

BUILDING TYPE		
COMPONENT	CLASS B	CLASS D
Floors/Roofs	• reinforced concrete on steel decking; or • formed slabs resting on the frame; or • poured to become an integral part of frame • composed of prefabricated panels which may be mechanically stressed	• supported on wood or steel joists or trusses • ground floor may be concrete slab • upper floors may be concrete plank, steel deck or wood
Exterior Walls	• masonry or reinforced concrete, metal, glass, or stone	• closely-spaced wood; or steel studs • skeleton wood frame on which some form of curtain wall is applied (includes pre-engineered pole buildings), • load-bearing or non-bearing (non-bearing walls may be supported by columns, bents, or arches constructed of concrete, steel or wood)
Interior Partitions	• masonry, reinforced concrete or gypsum • light-weight & movable partitions are used as non-bearing walls	no specific attribute

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Adjustment Indices

The following adjustment factors, where applicable, are made to the base building cost allowance:

TYPE OF ADJUSTMENT	BUILDING TYPE	
	CLASS B	CLASS D
Construction Cost Index	✓	✓
Geographic Area	✓	✓
Small Building	✓	✓
Urban	✓	✓
Security Allowance		✓

Construction Cost Index

The current construction cost index for Class B or Class D, as applicable, is applied to the base building cost allowance.

The Class B construction cost index adjustment is derived from the Marshal-Swift index. The Class D construction cost index adjustment is derived from the Lee Saylor index.

Geographic Area Adjustment

An adjustment factor for the geographic area in which a project is located is applied to the base building cost allowance (see, *Appendix 11, Geographic Adjustment Factors*).

Continued on the next page

Small Building Area Adjustment

A building area adjustment factor is applied to projects containing less than 12,000 square feet of building area. Use the following chart to determine the appropriate small building adjustment:

BUILDING AREA (SQUARE FEET)	MULTIPLIER	BUILDING AREA (SQUARE FEET)	MULTIPLIER
Under 800	1.15	6,400 – 7,199	1.07
800 – 1,599	1.14	7,200 – 7,999	1.06
1,600 – 2,399	1.13	8,000 – 8,799	1.05
2,400 – 3,199	1.12	8,800 – 9,599	1.04
3,200 – 3,999	1.11	9,600 – 10,399	1.03
4,000 – 4,799	1.10	10,400 – 11,199	1.02
4,800 – 5,599	1.09	11,200 – 11,999	1.01
5,600 – 6,399	1.08	12,000 or more	none

Urban Adjustment

An urban adjustment is applied to the building cost allowance accordingly:

CLASS B	CLASS D
An urban adjustment factor of 24 percent will be applied to the Class B building cost allowance for those projects located in areas of high property values and high population density.	An urban adjustment factor of one percent will be applied to the building cost allowance in areas of high population density.

In either case, the district must provide justification describing the necessity of this adjustment. The circumstances which would warrant this adjustment include:

- existing site is less than 75 percent of the California Department of Education's recommended site size,
- extent of development on surrounding property, and
- existence and extent of traffic congestion.

Continued on the next page

Security Adjustment

In areas where high crime rates exist, a security allowance may be provided for those projects requiring security fencing, other protective structures and a watchperson. These items must be described in the plans and/or specifications. The district must provide justification describing the necessity of these security measures. The circumstances which would necessitate this adjustment include:

- lack of site space for contractor to work and store materials;
- high risk of vandalism and theft (materials must be delivered to and from the site daily);
- twenty-four hour, seven day, around the clock watchperson is required;
- union agreement of basic trades requires contractor to provide parking for tradesmen; and
- increased premiums for insurance during construction in high density areas.

Final Adjustment to the Building Cost Allowance

A final cost allowance is determined as an outcome of OLA's review of the final plans. The allowance is adjusted according to the construction cost index in effect as of the date of the issuance of the bid authorization. The allowance is adjusted for the final time based on the construction cost index in effect as of the date of the bid opening.

Continued on the next page

Mainstream Education Facilities

The Class B and Class D building cost standards are identified on the schedule which follows. Please note, each building area is priced at the facility classification most nearly represented in the plans.

FACILITY CLASSIFICATION		UNIT COST PER SQUARE FOOT	
		CLASS B	CLASS D
TEACHING STATIONS	Arts and crafts, high school & intermediate	$81.78	$78.86
	Business machines	81.21	78.31
	Homemaking	92.14	88.85
	Kindergarten	82.24	79.30
	Music, high school & intermediate	91.90	88.62
	Science, General	85.98	82.91
	Science laboratory (above grade 6)	117.33	113.14
	Shop, high school & intermediate	85.94	82.87
	Standard, elementary	81.16	78.26
	Standard, high school & intermediate	77.68	74.91

Continued on the next page

Mainstream Education Facilities, continued

	FACILITY CLASSIFICATION	UNIT COST PER SQUARE FOOT	
		CLASS B	CLASS D
NON-TEACHING STATIONS	Administrative spaces	91.23	87.97
	Corridor, enclosed	71.55	68.99
	Corridor, covered unenclosed/shelters	NA	34.68
	Gymnasium	111.26	107.29
	Kitchen	136.63	131.75
	Food Service	79.71	76.86
	Library	88.29	85.14
	Multi-purpose, Type I	91.61	88.34
	Multi-purpose, Type II	78.48	75.68
	Performing Arts Facility	116.32	112.17
	Resources Specialist Program (RSP)	83.10	80.14
	Shower/Locker	101.15	97.54
	Staff Workroom	87.19	84.08
	Storage, Mechanical and Janitor	67.73	65.31
OTHER FACILITIES	Toilets	187.12	180.44
	Warehouses and Agricultural	40.45	39.01
	Parking basements *	40.45	NA
	District Maintenance	68.35	65.91
	Other	87.19	84.08

* Employee parking basements are Class B construction only.

Continued on the next page

Special Day Class Teaching Stations

The Class B and Class D building cost standards for special day class teaching stations are identified on the schedule which follows. These costs include allowances for such special building items as additional electrical and plumbing improvements, wider doors and grab bars.

	FACILITY CLASSIFICATION	ABBREV.	UNIT COST PER SQUARE FOOT	
			CLASS B	CLASS D
NON-SEVERE HANDICAP	Specific Learning Disability	SLD	$83.10	$80.14
	Mildly Mentally Retarded	MMR	83.10	80.14
	Severe Disorder of Language	SDL	83.10	80.14
SEVERE HANDICAP	Deaf and Hard of Hearing	DHH	92.51	89.21
	Visually Handicapped	VH	89.38	86.18
	Orthopedically and Other Health Impaired	OOH	83.10	80.14
	Autistic	AUT	89.38	86.18
	Severely Emotionally Disturbed	SED	89.38	86.18
	Severely Mentally Retarded	SMR	89.38	86.18
	Developmentally Handicapped	DH	89.38	86.18

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Special Day Complex

A special day complex consists of at least one special day class teaching station as well as a medical therapy unit. In addition to instruction space, the teaching station and/or medical therapy unit may include toilets, showers, changing areas, large equipment storage and daily living skills space.

The medical therapy unit may also include clinic/administrative areas, waiting areas for out patients and clients and space for physical and occupational therapy activities.

The Class B and Class D building cost standards for a special day class complex are identified on the schedule as follows:

FACILITY CLASSIFICATION		ABBREV.	UNIT COST PER SQUARE FOOT	
			CLASS B	CLASS D
SEVERE HANDICAP	Severely Mentally Retarded	SMR	$90.50	$87.26
	Orthopedically and Other Health Impaired	OOH	88.70	85.54
	Developmentally Handicapped	DH	94.08	90.72
	Deaf-Blind/Multi	DBM	94.08	90.72

Interfacing

Description

Eligible interfacing costs include those costs associated with the connection of electrical, intercom, fire alarm and communication systems of an existing building to a new building area. All itemized interfacing costs will be given individual funding consideration.

Supplemental Funding

Introduction

Supplemental funding is available to those projects wherein the actual pupil density of the project site exceeds that recommended by the California Department of Education, School Facilities Planning Division.

Form SAB 502

Using the *Form SAB 502, Supplemental Funding Calculation*, determine the amount of supplemental funding available to a project accordingly:

STEP	FORMULA
1	The actual pupil density of the project site takes into consideration: • ADA capacity of existing (if applicable) and proposed teaching stations; and • usable existing (if applicable) and proposed acreage.
2	Determine the threshold pupil density using the existing (if applicable) and proposed acreage.
3	When the actual pupil density, as calculated in step 1, exceeds the threshold pupil density as calculated in Step 2, there is eligibility for supplemental funding.
4 and 5	The lesser of steps 4 and 5 as described on the Form SAB 502 determines the amount of supplemental funding.

Form SAB 506

All school districts applying for supplemental funding must formally request the apportionment on the *Form SAB 506, Application for Apportionment*.

Along with the complete description of proposed facilities as outlined in the "description and scope of project" section of the application, a statement requesting a supplemental funding allowance must be included. In addition, the "amount of apportionment requested" must include the supplemental funding allowance as determined on the *Form SAB 502, Supplemental Funding Calculation*.

Letter Appraisals

For purposes of establishing an approximate cost for the acquisition of real property and completing the *Form SAB 502, Supplemental Funding Calculation*, the district must submit two letter appraisals for each parcel to be acquired.

Continued on the next page

Form SAB 500

The *Form SAB 500, Lease-Purchase Justification Document* must identify all building area to be funded with the supplemental allowance calculation of the district's adequate building area.

Justification Letter

The district must provide a justification letter detailing the allocation of the supplemental funding allowance in relieving the effect resulting from a less than adequate site size.

Preliminary and/or Final Project Plans

All items to be funded from the supplemental funding allowance must be clearly identified on the plans. These enhancements must be noted on the plans as "supplemental funding" items.

Cost Estimates

A delineation of all items to be funded with the supplemental funding allowance must be identified on the cost estimates (Forms SAB 506A and SAB 506B). In addition, separate cost estimates identifying *only* the supplemental funding allowance expenditures must be submitted.

Eligible Supplemental Funding Expenditures

The following table describes eligible supplemental funding expenditures:

TYPE	DESCRIPTION
Enhancements	Construction items which will enhance the project in such a way as to mitigate the small site size.
Additional Building Area	Building area funded solely with the "Supplemental Funding" allowance.
Miscellaneous Items	These items may include but are not limited to: • fire safety • handicapped acess • playground apparatus • duct shafts, utility tunnels and pipe conduit chases • security features

Continued on the next page

Eligible Supplemental Funding Expenditures, continued

Additionally, the district must reserve monies from the supplemental funding allowance to fund those support expenditures related to the items identified in the previous table. These expenditures may include:

- architectural services
- Office of State Architect fee
- California Department of Education, SFPD, fee
- construction tests
- inspection
- change orders (limited to those items funded with the supplemental funding allowance)

Deferment of Supplemental Funding Allowance

The district may opt to defer a portion of the supplemental funding allowance for specific expenditures to be completed subsequently to the project's main construction contract. These items and the associated costs must be identified prior to the acceptance of main construction bid.

Deferred Items

Introduction

Construction items that are excluded from a construction contract and are to be performed at a later date may be deferred for the future. In order for a reservation of funds to be made, these items must be clearly identified on the cost estimates and plans.

D. Tests

Description

The school district, as the agent of the State, and in accordance with Title 21, California Administrative Code, is responsible for funding all necessary tests during the project's construction phase.

Tests performed during construction may include soil compaction/fill tests, materials testing, etc.

E: Inspection

Description

In accordance with Title 21, California Administrative Code (CAC), inspection services are required during the construction of all new facilities. The school district, as the agent of the State, must solicit proposals from several OSA certified inspectors known by reputation as being well qualified and experienced in the construction of public schools. The district is also responsible for negotiating an agreement with the inspector which is most favorable to the State in regard to compensation for professional services.

Inspector's Salary

The estimate for the inspector's salary must be in accordance with prevailing wages for comparable services. Inspection costs will be approvable for a period not exceeding the legal duration of the construction contract. The contract period is terminated upon the filing of the *Notice of Completion*.

Additional inspectors fees may be approved for those contracts in which a time extension was granted through the OLA change order process.

Inspection fees for a period not exceeding 35 calendar days after the filing of the *Notice of Completion* are eligible for work the district has deemed incomplete at the close of the construction contract period.

Inspector's Role

The inspector shall act under the direction of the project architect or registered engineer in assuring compliance with the approved plans and specifications. The inspector must inspect every part of the work. In no case, shall the inspector have or assume any duties which would prohibit continuous inspection.

Note: A school district official/employee may not provide inspection services for their own school project regardless of qualifications.

F. Furniture and Equipment

Description

A furniture and equipment allowance is provided to each project to adequately equip all spaces and functions within the facility with the proper movable furniture and equipment items. The furniture and equipment allowance is generated by the eligible building area and facility classifications.

Ineligible Expenditures

Built-in or fixed equipment (fixtures) and supplies are not considered movable furniture and equipment items, and are generally funded with the building construction allowance. In addition, furniture and equipment funds may not be utilized for the purchase of equipment for adult education, community use, or for intramural or inter-school sports as distinguished from the required physical education program of the district.

Schedule of Allowance

The following chart is used to determine a preliminary estimate at Phase II for the furniture and equipment allowance. The final allowance will be determined by the OLA upon approval of the bid.

GRADES SERVED	ALLOWANCE PER SQUARE FOOT
K–6,K–8	$5.00
6–8,7–8,and7–9	6.00
9–12,10–12	7.00
Continuation High	8.00
Special Education	10.00

Furniture and Equipment Cost Index

Once a furniture and equipment allowance has been determined apply the current furniture and equipment cost index factor. The furniture and equipment cost index factor is adjusted quarterly.

Furniture and Equipment Included in the Contract

If the construction contract includes eligible furniture and equipment items, the district must submit an itemization of proposed purchases and the associated unit costs. The cost of these items will be transferred from the furniture and equipment allowance to the project's construction allowance. In addition, the architect fee, calculated at eight percent of the cost of these items, will be reduced from the furniture and equipment allowance.

Continued on the next page

Maximum Allowance

The maximum furniture and equipment allowance, as established at the bid approval, is as follows:

- new construction is limited to 100 percent of the calculated allowance; and/or
- replacement of abandoned facilities is limited to 50 percent of the calculated allowance.*

* The allowance provided for the replacement of abandoned facilities is limited to 50 percent of the maximum allowance because inventory remains from the original facilities.

OLA Review

Upon the district's request, the OLA will conduct a courtesy review of the district's anticipated furniture and equipment purchases.

Audit of Furniture and Equipment Expenditures

Upon completion of the project, an audit of the district's furniture and equipment expenditures is conducted wherein any ineligible expenditures are reduced from the project. If prior to the final audit, the district has not completed purchasing all the furniture and equipment necessary the district must submit a list of anticipated expenditures. This action will reserve funds for future furniture and equipment expenditures.

District Certification for Central Kitchens

An allowance is provided to those projects including a central kitchen which services:

- at least two satellite serving kitchens in addition to its central kitchen site.

In order to receive a central kitchen allowance, the district must provide:

- identification of the schools which house the satellite serving kitchens; and
- the number of pupils to be served by the central kitchen.

G. Contingencies

Description

Contingencies in the project budget provide a means for financing eligible unforeseen costs necessary to complete the project.

Calculations of Contingencies

The contingency amount is calculated at 1½ percent of Items A through F as delineated on the cost estimate. In addition, an amount of $2,000.00 is allocated to this category.

Eligible Expenditures

Upon a bid approval and authorization by the Local Assistance Officer, expenditures from the contingency fund are allowable under the following circumstances:

TYPE OF EXPENDITURE	CIRCUMSTANCE
Non-Construction	For cost increases *not* involving changes to a construction contract (i.e., inspection, tests, etc.), a transfer of funds to the budget item requiring the increase may be requested when: • Prior to 90 percent construction completion (building), the District Representative must submit a written statement requesting a transfer of funds from the contingency fund to the specific budget item requiring the increase. • After 90 percent construction completion (building), funds will be automatically transferred based on the project's expenditure reports as submitted to the OLA.
Construction	For cost increases involving the construction contract (i.e., site development, building construction, etc.), a formal change order must be submitted to the OLA (see *Change Orders, page 3-D-11*).

Continued on the next page

Ineligible Expenditures

The contingency fund is not available for the following types of expenditures:

ITEM	DESCRIPTION
New Construction (Building)	Cost increases associated with the building portion of the construction contract that exceed the difference between the "bid allowance" and the "acceptable low bid" as established at the time of the bid approval.
General Site Development	Cost increases associated with general site development that exceed the general site development allowance as established by law and as calculated at the time of the bid approval (see *Bid Approval, pending development*).
Purchase Price of Property	Increases in the purchase of real property.

Change Orders

Introduction

Once a project is under construction any changes or alternations to the OSA-approved plans and specifications can be accomplished only through the "change order" process.

Approval Criteria

In order for a change order to be approved, at least one of the following criteria must be met:

- the change is necessary for the health, welfare, and/or safety of the children; or
- the change is required by the State Architect/State Fire Marshal; or
- the change is necessary to complete the project as approved by the SAB.

Restrictions

Under the following circumstances, changes or alterations will not be approved:

- SAB cost standards are exceeded; or
- performance is subsequent to the filing of the "notice of completion"; or
- performance is subsequent to acceptance by the governing body of the district; or
- items in the change order were included as a deductive alternate in the construction contract and the alternate was accepted by the district.

Continued on the next page

Components

It is suggested that change orders be prepared according to the American Institute of Architects (AIA) Change Order G701 document. Change orders must include the following components:

COMPONENT	DESCRIPTION/REQUIREMENT
Application Number	Identify project's application number as assigned by OLA.
School District/School Name	Identify school district and name of project.
Contractor	Identify the contractor.
Documentation	A detailed description of the change required including unit/cost itemization, drawings and any other supporting documents (i.e. videos, etc.).
Justification	Provide a reason why changes are necessary.
Requester	Party requesting change.
Change in Price	Identify dollar amount of each item (add/deduct).
Architect's Statement	Architect must certify that: • the changes are necessary; and • the district has reviewed and accepted the change order; and • the request is valid; and • approval is recommended.
Signatures	The following signatures are required: • contractor • school district • architect • Office of the State Architect (OSA): Structural Safety, Access Compliance and the State Fire Marshal, as required.
Local Agency	If requirements are made by a local agency after the project bid date, those requirements must be submitted for review. Furthermore, an explanation as to why the item was not included in the original plans and specifications is required.
Multi-Story Construction	Identify those projects which obtained a multi-story construction supplemental allowance.

Advance Approvals

Advance approvals may be obtained if immediate action is necessary to prevent extensive and unwarranted delay or to determine funding eligibility.

Maximum Funding

Funding of approved change orders for the following categories is limited to:

CATEGORY	MAXIMUM FUNDING
Utility Services, Off-Site Development, Service-Site Development or Demolition	Amount justified.
General Site Development	Allowance established prior to bid (see *General Site Development, page 3-B-49*).
New Construction (Building)	Project's bid savings (difference between bid allowance and approved contract).
Multi-Story Construction	Allowance established prior to bid (see *Multi-Story Construction, page 3-B-61*).

Note: Any item contained in a change order which exceeds ten percent of the original contract amount must be competitively bid or comply with the requirements set forth in the Public Works Code Section 20118.4.

Architect Fees

Architect fees will be calculated for all approved additive contract change order items with the exception of items resulting from errors and omissions on the part of the architect. Architect fees for change orders will be calculated based on the fees negotiated in the *Form SAB 533, Agreement Between Client and Architect.*

Fund Release

Once a change order has been approved by OLA, a fund release will be issued. However, if the contingency balance is insufficient to fund the changer order, OLA must prepare a recommendation to the SAB to obtain an additional apportionment to fund the change order. Subsequent to SAB approval a fund release will be issued.

Continued on the next page

Form SAB 521

The district will receive notification via the *Form SAB 521, Authorization to Expend Funds*, which specifically identifies the funding categories and costs which are currently being released and authorized for expenditure.

Form SAB 184 and Form SAB 184A

Upon the district's receipt of the fund release, a *Form SAB 184, Summary of Expenditures and Construction Progress, and a Form SAB 184A, Detailed Listing of Warrants by the District*, must be completed and returned to the OLA within 90 days.

Where to Submit

Submit change orders to the appropriate field representative at the Office of Local Assistance.

Audit

Introduction

All districts must submit expenditure reports detailing all project costs. These reports provide the OLA with an up-to-date project financial status.

Required Documents

All expenses incurred by the district are reported on expenditure reports as follows:

DOCUMENT NUMBER	DESCRIPTION
☐ SAB 184	Summary of Expenditures and Construction Progress
☐ SAB 184A	Detailed Listing of Warrants Issued by the District

Frequency of Reporting Expenditures

Within 90 days of the district's receipt of any State warrant, an expenditure report must be prepared by the district and submitted to the OLA. Failure to report expenditures in a timely manner may delay the release of future State funds.

Assistance

For assistance in preparing expenditure reports, contact the OLA Fiscal Services Section.

Topic Items

This topic discusses the following items:

ITEM	SEE PAGE
Preliminary Audit	3-D-16
Final Audit	3-D-17

Continued on the next page

Preliminary Audit of Expenditures

Introduction

The preliminary project audit is initiated when the building construction contract is 90 percent complete. The district is responsible to report all expenditures incurred on the project as well as any anticipated expenditures.

Form SAB 184A

The *Form SAB 184A, Detailed Listing of Warrants Issued by the District*, provides an itemization of all project expenditures.

In addition, the site and planning categories require a cost itemization by sub-Category (*see A. Site, page 3-B-37 and B. Plans, page 3-B-38*).

Form SAB 184

The *Form SAB 184, Summary of Expenditures and Construction Progress*, provides a summation of the costs detailed on the Form SAB 184A.

Final Building Construction Fund Release (10%)

The final ten percent of the building construction contract will be released when the district has reported the following information:

- actual expenditures, and
- anticipated expenditures

Final Site Development Fund Release (10%)

In the event the district has contracts other than building construction (i.e., site development) for which only 90 percent of the contract amount has been released, the district may request that the balance (ten percent) be disbursed upon submittal of the following documents:

- Notice of Completion, or
- Evidence that the contract has been performed to the satisfaction of the district. For example, evidence of satisfactory performance may be documented through a district board resolution.

In addition, the district must identify any other expenditures not authorized on the *Form SAB 521, Authorization to Expend Funds*. These expenditures must be reported on the Form SAB 184 and Form SAB 184A expenditure reports. The Form SAB 184 and Form SAB 184A must be accompanied by invoices and/or other documentation supporting the expenditures.

Final Audit of Expenditures

Introduction

A final project audit is initiated when all project expenditures with the possible exception of furniture and equipment, have been reported by the district.

Form SAB 184A

When all expenditures have been incurred, those which were not previously reported must be provided on the *Form SAB 184A, Detailed Listing of Warrants Issued by the District.*

Form SAB 184

All expenditures reported on the final *Form SAB 184A, Detailed Listing of Warrants Issued by the District,* must be summarized on the *Form SAB 184, Summary of Expenditures and Construction Progress.* If all furniture and equipment expenditures have not been completed, the remaining amount to be expended must also be identified on a separate Form SAB 184.

Notice of Completion

A notice of completion for each construction contract relative to the project must accompany the Form SAB 184A and Form SAB 184, expenditure reports.

Fund Reconciliation and Cost Analysis

When a complete audit of all expenditures reported by the district has been conducted by the OLA, a *"Fund Reconciliation and Cost Analysis"* report will be issued. This report reflects a summary of the total eligible State-funded project costs. In addition, any adjustments made to the district's Form SAB 184 and Form SAB 184A, will also appear in this report.

During this process, the district is required to review the report and respond to any inquiries made by the OLA.

Continued on the next page

Closing Action/Release of Funds

The project's final closing action consists of one of the following:

IF...	THEN...
the final eligible State funded costs are within the eligible costs authorized by the SAB	the closing action will be executed administratively.
the final eligible costs are in excess of the eligible costs authorized by the SAB	the closing action will require SAB approval.

Once the final closing action has been completed by the OLA, no additional expenditures will be recognized.

Release of Funds/Refund

Any funds due to the district as a result of the closing action will be disbursed.

If the closing action determines that a refund is due to the State, a request will be made to the district for the refund.

Field Audit

Project records are subject to a field audit up to four years after the project's final closing action.

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Field Audit

Project records are subject to a field audit up to four years after the project's final closing action.

EXHIBIT D
School Facility Cost Methodology For K-5 and 6-8 Schools

This exhibit sets out the methodology to be used for determining the cost for the District to build (1) a K-5 school which would house 837 students on a traditional, single track, nine month schedule education program; and (2) a 6-8 middle school which would house 800 students on a traditional, single track, nine month schedule education program. The cost of the K-5 school will include the 30% State required relocatables. The cost of the full 6-8 school will include the 30% State required relocatables, plus $400,000.00 for additional relocatables sufficient to house those 160 students in excess of 800, plus an additional allowance of $500,000.00 which District may use at its discretion for any purpose it deems necessary and appropriate.

The School Facilities and the application to the State for funding the School Facilities shall be in accordance with State standards and meet the following requirements:

> District shall file an application for both schools with the State as early as practically possible. If the applications are not accepted or approved by the State, District shall use all due diligence to have the State approve the costs listed in the application for the construction of the K-5 and 6-8 schools. Such approval of the costs listed in the application will provide District and NLF with an approved school cost which will be used to determine mitigation fees. If District is not able to get the State to approve the school construction costs, then District and NLF shall meet and confer to mutually agree upon the school construction costs. Such School Facilities shall be constructed in accordance with the requirements and specifications contained in the Education Code, the applicable rules and regulations adopted by the State Allocation Board and the Applicant Handbook for State School Building Lease-Purchase Program put out by the Office of Public School Construction as those requirements and specifications exist at any given time ("State Requirements and Specifications").

A copy of the State Requirements and Specifications as they currently exist is attached as Exhibit C.

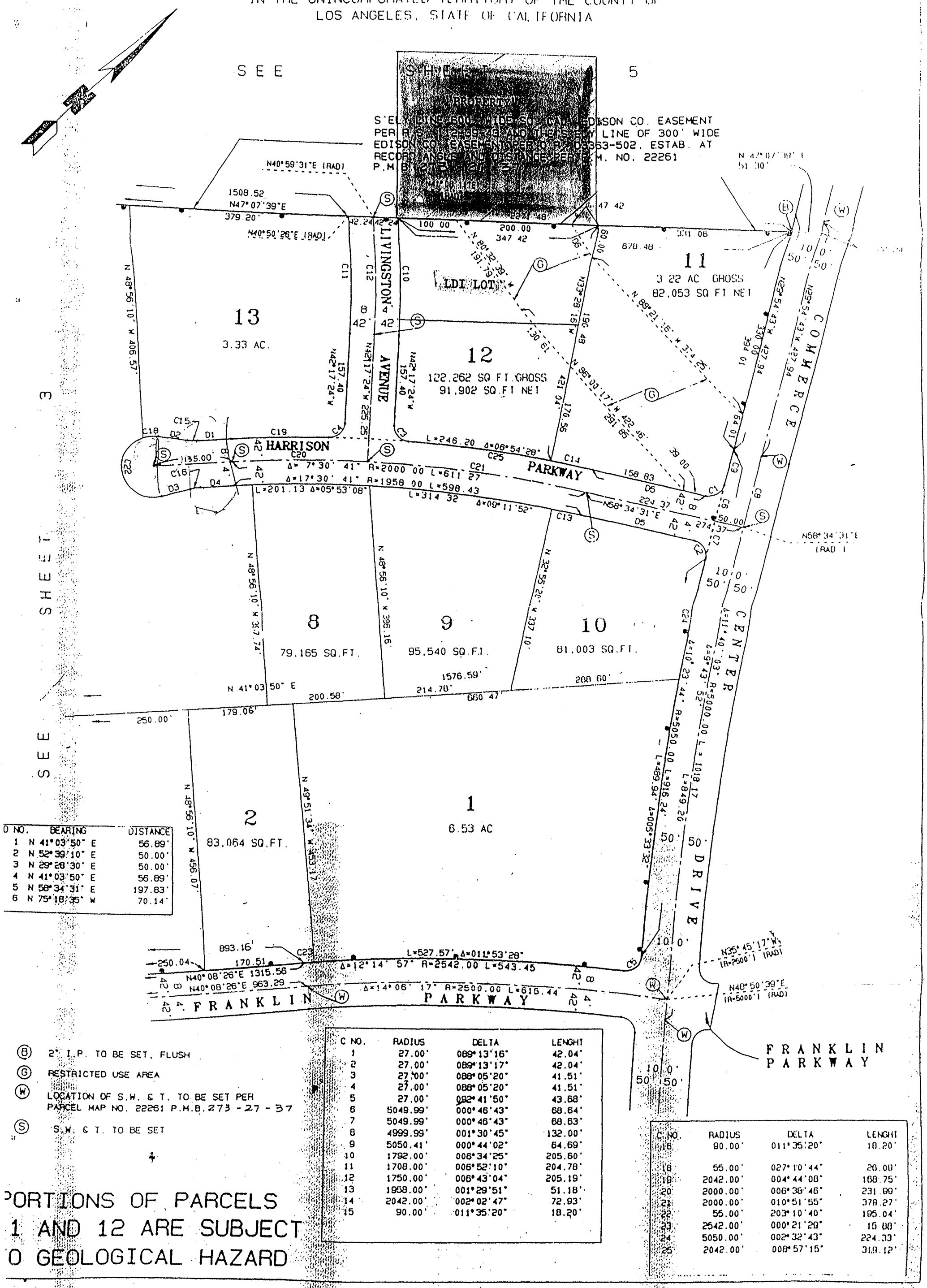
The application filed with the State as set out above shall include a cost estimate showing the costs which would meet the State Requirements and Specifications. Such amount shall then be used in the calculation of fees set out in this Agreement.

SCALE 1" = 100'

EXHIBIT E

VESTING PARCEL MAP NO. 20839

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



C NO.	RADIUS	DELTA	LENGHT
1	27.00'	089°13'16"	42.04'
2	27.00'	089°13'17"	42.04'
3	27.00'	088°05'20"	41.51'
4	27.00'	088°05'20"	41.51'
5	27.00'	092°41'50"	43.68'
6	5049.99'	000°46'43"	68.64'
7	5049.99'	000°46'43"	68.63'
8	4999.99'	001°30'45"	132.00'
9	5050.41'	000°44'02"	64.69'
10	1792.00'	006°34'25"	205.60'
11	1708.00'	006°52'10"	204.78'
12	1750.00'	006°43'04"	205.19'
13	1958.00'	001°29'51"	51.18'
14	2042.00'	002°02'47"	72.93'
15	90.00'	011°35'20"	18.20'

C NO.	RADIUS	DELTA	LENGHT
16	90.00'	011°35'20"	18.20'
18	55.00'	027°10'44"	20.00'
19	2042.00'	004°44'08"	168.75'
20	2000.00'	006°38'46"	231.00'
21	2000.00'	010°51'55"	378.27'
22	55.00'	203°10'40"	195.04'
23	2542.00'	000°21'28"	15.00'
24	5050.00'	002°32'43"	224.33'
25	2042.00'	008°57'15"	318.12'

PORTIONS OF PARCELS 1 AND 12 ARE SUBJECT TO GEOLOGICAL HAZARD

SUPPLEMENTAL SCHOOL FACILITIES FUNDING AGREEMENT BETWEEN THE CASTAIC UNION SCHOOL DISTRICT AND THE NEWHALL LAND AND FARMING COMPANY

This Supplemental School Facilities Funding Agreement ("Supplemental Agreement") is made at Valencia, California, as of November 20, 1997, between the CASTAIC UNION SCHOOL DISTRICT ("District"), a school district organized and existing under the laws of the State of California, on the one hand, and THE NEWHALL LAND AND FARMING COMPANY ("NLF"), a California limited partnership, on the other hand, with respect to the following facts:

A. Concurrently with the execution of this agreement, the District and NLF executed a master funding agreement for mitigation of the impacts of Newhall Ranch/Riverwood.

B. It is desired, by the execution of this Supplemental Agreement, to reach an agreement as to the other lands owned by NLF other than Newhall Ranch/Riverwood.

IN LIGHT OF THE FOREGOING FACTS, IT IS MUTUALLY AGREED THAT:

1. NLF also has other land which it is developing which includes a number of projects, listed on Exhibit A, attached hereto and made a part hereof, (the "Valencia Projects"), which are subject to an agreement dated January 16, 1992, between the William S. Hart Union High School District ("Hart"), NLF, District, and the County of Los Angeles which required that NLF pay presently a total of $2.84 for each square foot of new residential construction, adjusted for inflation, to Hart and District. The terms of the Agreement shall continue to govern the development of the Valencia Projects. In addition, NLF is also developing a residential project called the Presley Tract which has 64 residential family units covered by Tract Map Number 36668. NLF desires and District agrees that the approved Tract Map Number 36668, to the extent of 64 single family residential units, shall be covered under the same terms and conditions as are in the January 16, 1992 agreement in so far as such agreement applies to District and NLF.

2. Furthermore, NLF has other properties in and around Castaic (the "Castaic

Projects") which NLF intends to take through the entitlement process. Such properties are listed on Exhibit B, attached hereto and made a part hereof. To the extent that NLF is able to obtain entitlements on these properties, NLF agrees to pay the same economic fees that it is paying per unit as set forth in paragraphs 12, 13, 17, 18, and 19 of the agreement dated November 20, 1997, and all other terms and conditions of the agreement establishing conditions on District shall be met. Concurrently, for the impact of Newhall Ranch/Riverwood, and for that purpose that portion of the impact fees which consists of non-cash payments, such as land, shall have a dollar value assigned to any such non-cash payments and converted to a unit price so that the total mitigation for the Castaic Projects shall be the economic equivalent of the mitigation for Riverwood. In addition, non-residential projects listed on Exhibit B shall pay the statutory commercial and industrial fees. Notwithstanding any unification, District only waives the first $50,000 of such fees.

3. The District shall use its best efforts to enter into an agreement with the Saugus Union School District ("Saugus") whereby Saugus will provide classrooms and educational services to the students from that portion of the NLF property, known as the North River area, hereinafter defined as the Castaic Area ("Castaic Area"),which is depicted in Exhibit "C" to this agreement. This shall occur, if at all, through an interdistrict transfer agreement or some similar agreement to the mutual satisfaction of the District and Saugus. The terms of this agreement shall apply to those portions of the NLF property set out in this agreement which are within the District's boundaries regardless of the outcome of District's best efforts to successfully complete the annexation or reorganization set forth in this paragraph. District agrees that if the students go to Saugus as a result of this provision, then such fees paid by NLF as school fees shall be paid to Saugus.

Dated: November 20, 1997

BOARD OF TRUSTEES OF THE
CASTAIC UNION SCHOOL DISTRICT

(Signatures continued on next page)

(Signatures continued from previous page)

By: _____
PRESIDENT OF THE BOARD OF
TRUSTEES OF THE CASTAIC
UNION SCHOOL DISTRICT

ATTEST:

_____
CLERK OF THE BOARD OF TRUSTEES
OF THE CASTAIC UNION SCHOOL DISTRICT

Dated: November 20, 1997

THE NEWHALL LAND AND FARMING
COMPANY (A California
Limited Partnership)

By: NEWHALL MANAGEMENT LIMITED
PARTNERSHIP
Managing General Partner

By: NEWHALL MANAGEMENT
CORPORATION
Managing General Partner

By: _____
Its: President

By: _____
Its: Exec. V.P.

EXHIBIT A

"Valencia Projects" as defined in SETTLEMENT AGREEMENT BETWEEN WILLIAM S. HART UNION HIGH SCHOOL DISTRICT, CASTAIC UNION SCHOOL DISTRICT, COUNTY OF LOS ANGELES AND NEWHALL LAND AND FARMING COMPANY

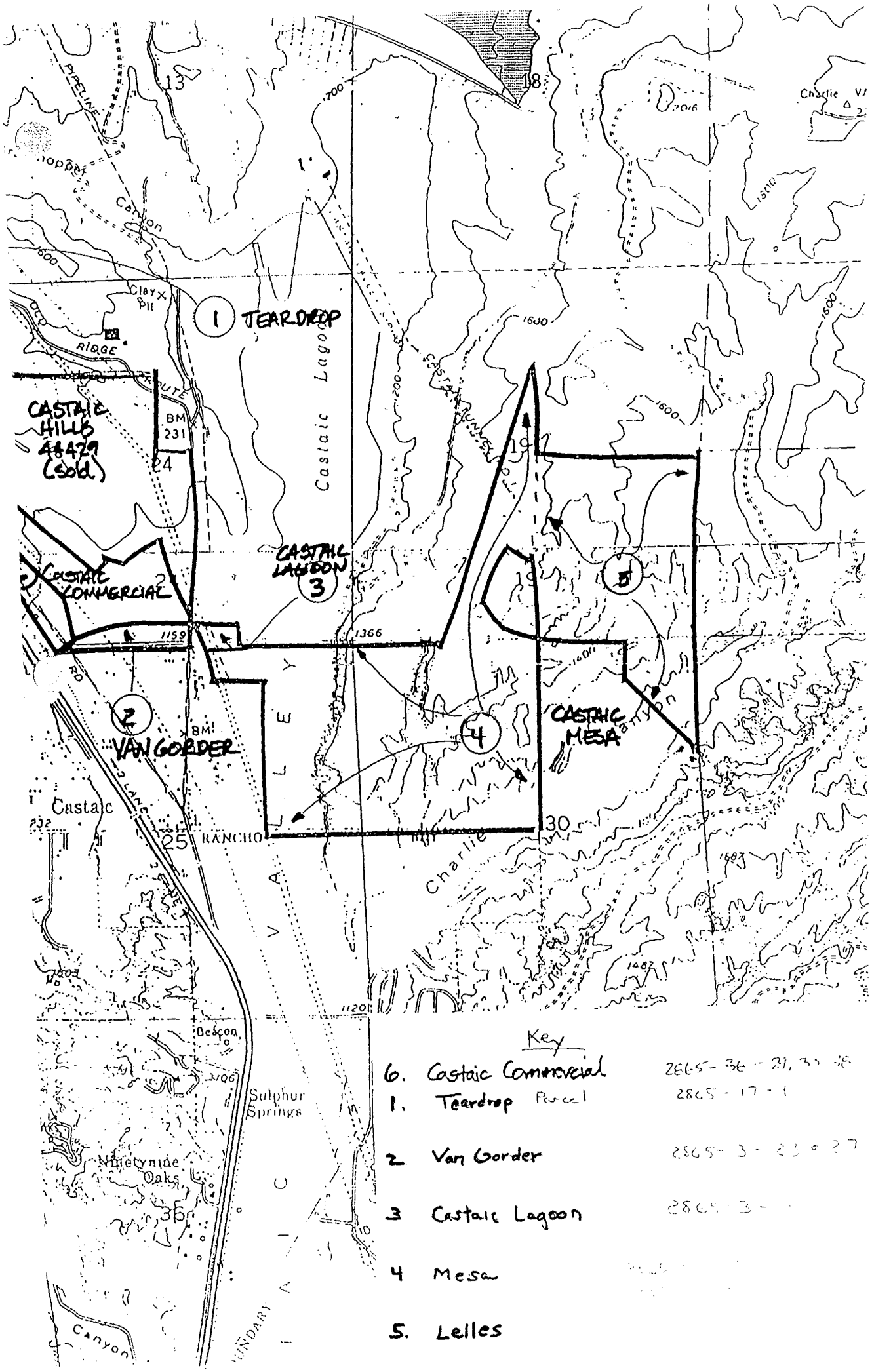
Tentative Tract No.	44429
Tentative Tract No.	44800
Tentative Tract No.	45084
Tentative Tract No.	45433
Tentative Tract No.	45440
Tentative Tract No.	44823
Tentative Tract No.	46389

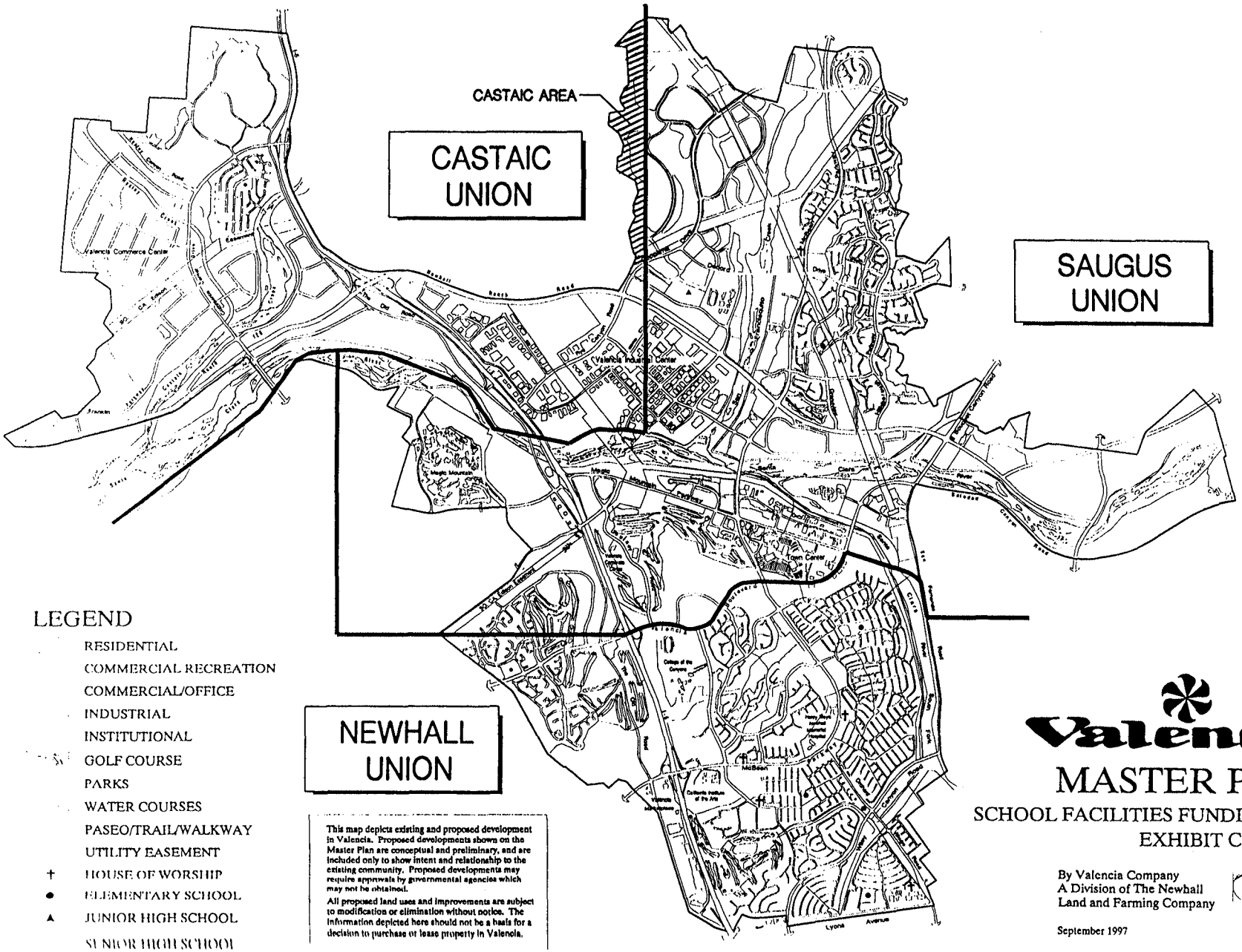
EXHIBIT B

"Castaic Projects"

NLF Common Name	APN
Teardrop parcel	2865-17-1
Van Gorder	2865-3-23
	2865-3-27
Castaic Lagoon	2865-3-11
Mesa	2865-4-1
	2865-5-12
	2865-5-13
	2865-5-14
	2865-7-8
	2865-7-9
	2865-11-15
Lelles	2865-5-23
	2865-4-14
	2865-4-15
	2865-4-16
	2865-4-17
Castaic Commercial	2865-36-29
	2865-36-33
	2865-36-34
	2865-36-35
	2865-36-36
	2865-36-37
	2865-36-38

The attached map shows their approximate locations.


1 TEARDROP
CASTAIC HILLS 48429 (sold)
CASTAIC LAGOON 3
CASTAIC COMMERCIAL
2 VAN GORDER
4
5
CASTAIC MESA
Castaic Lagoon
Castaic
RANCHO
Sulphur Springs
Canyon
Key
6. Castaic Commercial 2665-36-21, 33
1. Teardrop Parcel 2865-17-1
2. Van Gorder 2865-3-23 & 27
3 Castaic Lagoon 2865-3-
4 Mesa
5. Lelles



LEGEND

- RESIDENTIAL
- COMMERCIAL RECREATION
- COMMERCIAL/OFFICE
- INDUSTRIAL
- INSTITUTIONAL
- GOLF COURSE
- PARKS
- WATER COURSES
- PASEO/TRAIL/WALKWAY
- UTILITY EASEMENT
- † HOUSE OF WORSHIP
- ● ELEMENTARY SCHOOL
- ▲ JUNIOR HIGH SCHOOL
- SENIOR HIGH SCHOOL

This map depicts existing and proposed development in Valencia. Proposed developments shown on the Master Plan are conceptual and preliminary, and are included only to show intent and relationship to the existing community. Proposed developments may require approvals by governmental agencies which may not be obtained.

All proposed land uses and improvements are subject to modification or elimination without notice. The information depicted here should not be a basis for a decision to purchase or lease property in Valencia.

Valencia

MASTER PLAN

SCHOOL FACILITIES FUNDING AGREEMENT
EXHIBIT C

By Valencia Company
A Division of The Newhall
Land and Farming Company

September 1997

7.4 School Facilities Funding Agreement Between the Newhall School District and Newhall Land and Farming Company

SCHOOL FACILITIES FUNDING AGREEMENT

BETWEEN THE NEWHALL SCHOOL DISTRICT AND

THE NEWHALL LAND AND FARMING COMPANY

This School Facilities Funding Agreement ("Agreement") is made at Valencia, California, as of October 17, 1995, between the NEWHALL SCHOOL DISTRICT ("District"), a school district organized and existing under the laws of the State of California, on the one hand, and THE NEWHALL LAND AND FARMING COMPANY ("NLF"), a California limited partnership, on the other hand, with respect to the following facts:

A. NLF is the owner, and is presently developing, two new communities, Westridge ("Westridge") and the Newhall Ranch ("Newhall Ranch"), both of which are located in part within the District's boundaries and which are described in Exhibits A and B, respectively, which are hereby incorporated.

B. Westridge is a mixed use development which will include approximately 2,000 dwelling units in addition to commercial facilities; Newhall Ranch is a proposed new town which will include approximately 25,000 dwelling units in addition to commercial and industrial facilities. Total buildout of Westridge and Newhall Ranch will take 30 years or longer and the details of both, including the location and extent of land uses and the number of dwelling units, are expected to change over time to meet the needs of the market. Corresponding changes in governmental approvals are also expected.

C. Historically, the State of California has provided a substantial portion of the money necessary to build new school facilities ("State Funding"). However, over the last several years funds have not been available from the State for this purpose and the District does not believe that funds will be available from the State for this purpose in the near future.

D. The District has determined the amount of money which would be necessary on a per unit basis to completely mitigate the impacts of Westridge and Newhall Ranch on the District's educational facilities in the absence of State Funding ("Mitigation Payments").

E. Both the District and NLF desire to provide a financing schedule ("Financing Schedule") and a financing plan ("Financing Plan"), as set out in this Agreement, in lieu of Mitigation Payments, which will provide permanent facilities, including land, buildings, furnishings and equipment, ("School Facilities") to house the K-6 students who will be generated by Westridge and Newhall Ranch ("NLF students") and which will completely mitigate the direct and cumulative impacts on the District's educational facilities. Temporary facilities to house NLF students while new School Facilities are being constructed will be provided, and paid for, by the District. School Facilities will be constructed in accordance with the requirements and specifications contained in the Education Code and the Applicant Handbook for State School Building Lease-Purchase Program put out by the Office of Public School Construction as those requirements and specifications

exist at any given time ("State Requirements and Specifications"). A copy of the State Requirements and Specifications as they currently exist is attached as Exhibit C which is hereby incorporated.

F. The construction of School Facilities will be accomplished through the use of funds advanced by NLF in response to requests from the District ("Construction Draws"). The Financing Schedule will ensure that the District will always have sufficient capacity to house every NLF Student; the Financing Plan will minimize the financial impacts on NLF while at the same time maximizing the opportunity to obtain funds from the State for funding School Facilities or the repayment, without interest, of the funds advanced by NLF for the cost of School Facilities necessary to house NLF Students.

G. The Financing Schedule and the Financing Plan will ensure that the development of Westridge and Newhall Ranch, either individually or cumulatively with other projects within the District's boundaries, will have no adverse impacts on the District's ability to provide adequate educational opportunities to every student in the District. In particular, the Financing Schedule and the Financing Plan guarantees to the District that there will be adequate School Facilities available to house every NLF Student.

H. The District has determined that the development of Westridge, as a planned community, and Newhall Ranch, as a new town, presents a unique opportunity for the District to provide

for complete mitigation of the impacts that their development is likely to have on the District's educational facilities, that the Financing Schedule and the Financing Plan will provide all of the land and money necessary to provide all needed School Facilities without the need to collect any fees which might otherwise be available to the District in connection with the construction of commercial or industrial buildings within Westridge and Newhall Ranch, and that the number of additional students who might be entitled to attend the District's schools because of their parents' or guardians' employment in those buildings is less than, or equal to, the number of NLF Students who will not attend the District's schools because they will be attending schools in other districts or private schools. The District's determination is limited to Westridge and Newhall Ranch and does not represent a precedent applicable to any other property within the District.

I. Each future permanent elementary school to house NLF Students will be built to the State Requirements and Specifications and will contain at least 30% relocatable classrooms, which, together with permanent School Facilities, will house 837 students on a traditional, single track, nine month school schedule and that each represents the appropriate size elementary school to house NLF Students ("New Elementary School"). The District will operate each New Elementary School to house 1004 NLF Students by housing the additional 167 NLF Students at any New Elementary School or at any other District school by either, in its sole discretion, adding relocatable

classrooms or, without adding relocatable classrooms, by operating any New Elementary School on a multi-track, year-round schedule.

J. Each New Elementary School will be built on a ten acre school site or, in NLF's sole discretion, on a seven acre school site for joint use with an adjoining local public park containing at least five acres ("New Elementary School Site"). Any adjoining local park will be improved and available for use by the District at the time the adjoining New Elementary School is open for operation and for as long afterwards as the New Elementary School remains in operation.

IN LIGHT OF THE FOREGOING FACTS, IT IS MUTUALLY AGREED THAT:

1. The District shall use its best efforts to annex those portions of Westridge which are presently within the boundaries of the Saugus Union School District and those portions of Newhall Ranch which are currently within the boundaries of the Castaic Union School District. The terms of this Agreement shall apply to those portions of Westridge and Newhall Ranch which are within the District's boundaries regardless of the outcome of any annexation attempts.

2. The District shall build the New Elementary Schools necessary to house all NLF Students pursuant to the terms of this Agreement and NLF will advance all of the funds needed by the District to build the New Elementary Schools pursuant to the terms of this Agreement.

3. The District shall provide NLF with written notice ("District Notice") for the first New Elementary School when the District reasonably determines that at least 300 NLF Students are estimated to exist for the next succeeding school year and that a New Elementary School is reasonably required to house NLF Students. Thereafter the District shall provide NLF with a District Notice whenever it reasonably determines that all existing New Elementary Schools will house at least 1004 NLF Students in the next succeeding school year and that at least 300 additional NLF Students are reasonably estimated by the District to exist for the next succeeding school year. The District Notice shall contain a description of the New Elementary School and a schematic footprint showing the location of all proposed buildings, parking lots, and other improved areas ("Project Layout") and shall state the District's estimated cost to construct the New Elementary School and the amount needed for the first Construction Draw.

4. The District shall use its best efforts to provide each New Elementary School, open for operation, at the time when 450 additional NLF Students are available to be housed in the New Elementary School. NLF shall advance to the District the funds required to construct each New Elementary School to a maximum of $6,760,962 adjusted beginning in 1996 to account for inflation based on the statewide cost index for Class D construction as determined by the State Allocation Board at its quarterly meetings, which adjustment shall be effective as of the date of

each meeting ("Maximum Construction Cost"). If the State Allocation Board stops determining the adjustments, the adjustments shall be made using the Lee Saylor Class D Construction Cost Index for the Western United States, or another mutually agreed upon index, as of January 1 of each calendar year. NLF shall, in its sole discretion, post an improvement bond, in a form, and by a surety, reasonably acceptable to the District, or a letter of credit in favor of the District in the lesser of the amount of the cost of construction set forth in the District Notice and the Maximum Construction Cost and shall advance the funds required for the first Construction Draw to the District within 60 calendar days of receipt of the District Notice. Thereafter, the District shall submit subsequent written Construction Draw requests to NLF and NLF shall advance the funds required by each subsequent Construction Draw request to the District within 30 calendar days of receipt of the Construction Draw request up to the lesser of the amount of the cost of construction set forth in the District Notice, plus any change orders or actual reasonable extra costs, and the Maximum Construction Cost. The District shall confer with NLF as to any change orders involving extra costs in excess of 5% of the Maximum Construction Cost.

5. The District shall be responsible for obtaining, paying for, and installing any permanent or temporary relocatable classrooms which are to be used to house NLF Students while a New Elementary School is being built.

6. The District and NLF shall consult with each other on the planning, design, layout, and grading of each New Elementary School and each New Elementary School Site to maximize architectural compatibility with surrounding development and to minimize construction and maintenance costs to the District to the greatest extent possible while still conforming to the State Requirements and Specifications. All decisions regarding the planning, design, layout, and grading of New Elementary Schools and New Elementary School Sites shall be in the District's sole discretion and it is not intended that the District be required to do anything that will increase its current or future costs of operation or maintenance.

7. NLF shall provide each New Elementary School Site to the District in a construction ready condition within 180 calendar days of receipt of the District Notice. It is the intent of the District and NLF that plans, drawings, and construction documents will have been prepared and approved by the Office of the State Architect and the State Allocation Board and that a construction contract will have been awarded, or will be concurrently awarded, so that construction of each New Elementary School can begin at the time each New Elementary School Site is provided to the District.

8. Each New Elementary School Site shall be provided to the District in a construction ready condition with all-weather access to public roads and utilities, which shall consist of one potable water line, one fire water line, one electrical line, one

natural gas line, one telephone line, and up to two sewer lines, stubbed to the hook-up location indicated for each utility on pages 3-B-40-41 of Exhibit C and shown on the Project Layout, sufficient to service a New Elementary School, in place. Each New Elementary School Site shall have no more than two pads with no more than a 2% grade as to each pad. The District and NLF anticipate that one of the New Elementary School Sites may have a difference in pad elevation in excess of four feet. The Maximum Construction Cost shall be increased by any additional costs of service-site development over that which would otherwise be incurred if the difference in elevation of two pads on a New Elementary School Site exceeds four feet. Every pad shall be compacted to the degree required by a geotechnical engineer to support the uses shown on the Project Layout without additional cost to the District.

9. NLF shall provide New Elementary School Sites to allow the construction of New Elementary Schools (currently estimated to be one in Westridge and five in Newhall Ranch, provided that those portions of Westridge which are currently in the Saugus Union School District and those portions of Newhall Ranch which are currently in the Castaic Union School District are annexed to the District). The location of each New Elementary School Site is to be reasonably determined by NLF subject to the consent of the District, which consent shall not be unreasonably withheld, the concurrence of the State Department of Education and, if required, the County of Los Angeles. The number and locations of

New Elementary Schools and New Elementary School Sites shall be adjusted to account for changes in the number of NLF Students caused by changes in student generation factors, the number of dwelling units approved for Westridge and Newhall Ranch, or for any portions of either which are not annexed to the District.

10. NLF shall lease New Elementary School Sites to the District as needed by the District on the terms and conditions of this Agreement. Each lease shall commence 60 calendar days after receipt of the District Notice. Each local public park adjacent to a seven acre New Elementary School Site shall be improved and available for joint use in connection with the operation of the New Elementary School at the time that it opens for operation and shall remain available for as long afterwards as it remains in operation. Each lease for a New Elementary School Site shall be for a period of 30 years ("Lease Term") at a rental of $1 per year. Each lease shall terminate if the New Elementary School is not open for operation within five years of the commencement of the lease, provided that NLF has advanced all required funds for the New Elementary School to the District, or if, after the New Elementary School has opened for operation, it fails to operate as an elementary school for five years in any seven year period. The District, upon termination of any lease, shall, at the District's sole expense, demolish all improvements constructed by it on the New Elementary School Site and return it to the condition it was in at the commencement of the lease and shall refund to NLF any funds advanced to the District, together with

interest actually earned by the District, for the construction of the New Elementary School which have not been paid, irrevocably committed, or required to terminate any applicable contract.

11. Each lease shall contain an option which allows the District to purchase the New Elementary School Site and which the District shall exercise immediately if the District is able to obtain money for construction or land acquisition from any State or federal agency. The purchase price shall be the appraised value at the time of the exercise of the option or at such other time as required by applicable State or federal law. If the money received from any State or federal agency is less than the purchase price, then the District shall pay NLF the amount received and any additional amounts received for the New Elementary School Site from any State or federal agency thereafter. If the District is unable to exercise its purchase option during Lease Term, the District shall purchase the new elementary school site for $1 at the end of the Lease Term. Any purchase of a New Elementary School Site which does not include the payment of the full amount of the appraised value shall be subject to a power of termination, as that term is defined in Civil Code § 885.010, in favor of NLF which will require the District to deed the New Elementary School Site back to NLF, to demolish all improvements constructed by it on the New Elementary School Site, and to return it to the condition it was in at the commencement of the lease if the New Elementary School fails to operate as an elementary school for five years in any seven year

period. Upon exercise of the power of termination, NLF shall pay the District the amount of the purchase price, without interest, paid to NLF. The power of termination shall become ineffective at such time as NLF receives the full amount of the appraised value.

12. The District shall state in the District Notice for the last school needed to house NLF Students ("Last School") the number of NLF Students that will be housed in the Last School.

A. If the District determines that the Last School will house less than 1004 NLF Students but more than 500 NLF Students, then the District shall build the Last School on a New Elementary School Site to be provided by NLF. The Last School shall be built to the State Requirements and Specifications and shall be large enough to house the number of NLF Students if the school were operated on a multi-track, year round schedule. NLF shall only be required to advance funds to the District equal to the construction cost of the Last School up to the Maximum Construction Cost. Alternatively, the District, in its sole discretion, may build a New Elementary School in which case NLF shall be required to advance funds to the District equal to the lesser of the construction cost

of the New Elementary School multiplied by the ratio of the number of NLF Students to be housed to 1004 or the Maximum Construction Cost multiplied by the ratio of the number of NLF Students to be housed to 1004.

B. If the District determines that the Last School will house 500 NLF Students or less, then the District shall not be required to build the Last School and NLF shall only be required to advance funds to the District equal to the construction cost of a school large enough to house the number of NLF Students which shall be equal to the construction cost of a New Elementary School, up to the Maximum Construction Cost, multiplied by the ratio of the number of NLF Students to be housed to 1004. Alternatively, the District, in its sole discretion, may build the Last School in which case it shall be large enough to house a minimum of 500 students if operated on a traditional, single track, nine month school schedule and shall be built to the State Requirements and Specifications. If the District constructs the Last School and if it becomes obligated to purchase land for the

Last School within five years of the time that NLF advances the funds called for under this subparagraph, then NLF shall advance additional funds to the District equal to the construction cost of the Last School plus the District's actual out-of-pocket purchase price of the land, both times the ratio of the number of NLF Students to be housed to the number of students that the Last School will be able to house if the Last School were operated on a multi-track, year round schedule, up to the Maximum Construction Cost, less the amount of the funds previously advanced for the Last School. The District shall reimburse NLF for the funds advanced for the purchase of the land for the Last School if the District later receives funds for the purchase of the land from any State or federal agency. NLF shall have no obligation to advance additional funds for the construction cost or the purchase of the land for the Last School if the District does not become obligated to purchase the land within five years of the time that NLF advances the funds called for under this subparagraph.

13. The District shall use its best efforts to maximize its eligibility to obtain funding for each New Elementary School and each New Elementary School Site from any State or federal agency and shall take all reasonable efforts to obtain such funding. Toward this end, the District and NLF will, upon NLF's request, revise this Agreement to provide a different procedure, including Design/Build and Public/Private Partnership concepts, which will increase the opportunity to obtain funding from any State or federal agency as long as there is no increased cost to either the District or NLF. The District shall, in any event, use its best efforts to ensure that NLF receives any funds received from any State or federal agency in connection with the acquisition of a New Elementary School Site or the construction of a New Elementary School. The District shall be entitled to retain funds received from any State or federal agency up to the cost of six permanent relocatable classrooms for each New Elementary School. However, if the law is changed to allow local bond issues to be approved by a majority of the voters, the District shall use its best efforts to put a local bond issue on the ballot and have it approved. If such a local bond issue passes, then NLF shall be reimbursed for the appraised value of the New Elementary School Sites before the District retains funds received from the State or any federal agency for permanent relocatable classrooms.

14. Current student generation factors have been determined by the District to be .348 students for a single family dwelling

unit, .078 students for a multiple family dwelling unit, and .253 students for an apartment unit. The District shall determine student generation factors for each type of dwelling unit every five years based on the then-existing dwelling units in Westridge and Newhall Ranch for the purpose of estimating the number of NLF Students to be generated in succeeding school years and of the number of New Elementary Schools needed to house NLF Students. The result of each determination shall be used until a new determination is made. Dwelling units subject to age restrictions which require that all permanent residents be over 15 years of age are deemed to generate no students.

15. The District shall provide the County of Los Angeles with information for the County's Development Monitoring System based on a capacity of 1004 students for each New Elementary School.

16. The District may, with NLF's consent, which consent may be given or withheld in NLF's sole discretion, designate capacity in any New Elementary School to be used to permanently house non-NLF Students in which case it shall pay NLF $12,230 per student, adjusted as set forth in paragraph 3, for the capacity designated. The amount to be paid to NLF to designate capacity at any New Elementary School shall be reduced to account for any money received by NLF as a result of funds given to the District for land acquisition costs by any State or federal agency for that school.

17. The District shall not, under any circumstances:

A. Exercise any power or authority under current or future law to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, against any development of either Westridge or Newhall Ranch except as to any District-wide general tax, special tax, or assessment for School Facilities;

B. Require, request, or cooperate with the County of Los Angeles, the City of Santa Clarita, or any other governmental entity to exercise its power or authority to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, for the benefit of the District;

C. Oppose the development of either Westridge or Newhall Ranch, any governmental approval, whether legislative or administrative, of either, or any change in any governmental approval of either on any basis whatsoever; or

D. Sponsor, or require the formation of, a Communities Facilities District, except on a District-wide basis, for either

Westridge or Newhall Ranch without the express, written consent of NLF which consent may be given or withheld in NLF's sole discretion. The District shall not unreasonably refuse to act as sponsor for a Community Facilities District if requested to do so by NLF.

18. The funds and land to be provided to the District by NLF pursuant to the terms of this Agreement constitute the entire extent of NLF's obligation to provide School Facilities for Westridge and Newhall. The District shall not require or accept any fees in connection with the development of either Westridge or Newhall Ranch which might otherwise be available to it under current or future State law, the Valley-Wide Joint School Fee Resolution (which the District is no longer a party to), or by any other means. The District shall inform the William S. Hart Union High School District that the amount of any such fees that would be otherwise available to the District shall not be collected.

19. The District shall provide written certification upon written request from NLF that adequate School Facilities for the District's K-6 needs either exist, or that the Financing Schedule and the Financing Plan provided by this Agreement guarantee their availability as needed, to house NLF Students. This written certification shall be given to the County of Los Angeles, the City of Santa Clarita, or any other governmental entity which may

have development approval authority over either Westridge or Newhall Ranch as requested by NLF.

20. No development, change of development, governmental approval, nor change in any governmental approval of either Westridge or Newhall Ranch shall constitute the basis for any change or termination of this Agreement because this Agreement provides for the complete mitigation of all impacts, direct and cumulative, of Westridge and Newhall Ranch on the District's ability to provide adequate educational opportunities to every student in the District.

21. The District, immediately upon request by NLF, shall provide any written certification required to obtain building permits or other development approvals for Westridge and Newhall Ranch. The written certifications shall be provided for whatever number of residential dwelling units or commercial or industrial buildings are requested by NLF at any time.

22. NLF shall have the right, in its sole discretion, to sell or encumber Westridge or Newhall Ranch, improved or unimproved and in whole or in part, by any deed, mortgage, deed of trust, or other security device. No sale, transfer, or encumbrance of either Westridge or Newhall Ranch shall affect NLF's obligations under this Agreement. Neither this Agreement nor any breach of this Agreement shall defeat, invalidate, diminish, or impair the lien or priority of any deed, mortgage, deed of trust, or other security device.

23. The District and NLF, within 30 calendar days of the

written request, shall perform any acts and prepare, sign, deliver, file, and record any documents reasonably required to obtain the goals, and to satisfy the conditions, contained in this Agreement. This includes, but is not limited to, providing the requesting party with a written statement certifying that:

A. This Agreement is unmodified and in full force and effect or, if there have been modifications, that this Agreement, as modified, is in full force and effect, stating the date and nature of any modifications; and

B. There are no current uncured defaults under this Agreement or, if there are any, the dates and natures of the defaults.

24. Any District Notice, request for a Construction Draw, information as to the District's determination of student generation factors, or other document which would impose a duty on NLF or change the extent of NLF's obligations under this Agreement shall be accompanied by reasonable supporting documentation at the time that it is provided to NLF by the District.

25. This Agreement is entered into solely for the benefit of the District and NLF and their successors, transferrees, and assigns. Other than the District and NLF and their successors, transferrees and assigns, no third person shall be entitled,

directly or indirectly, to base any claim or to have any right arising from, or related to, this Agreement.

26. This Agreement contains the entire agreement and understanding concerning the funding of educational facilities to house NLF Students and supersedes and replaces all prior negotiations and reposed agreements, written or oral. The District and NLF acknowledge that neither the other party nor its agents or attorneys has made any promise, representation, or warranty whatsoever, express or implied, not contained herein to induce the execution of this Agreement and acknowledges that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

27. This Agreement may not be amended except in writing and signed by the District and NLF.

28. The District and NLF acknowledge that each has conducted an independent investigation of the facts concerning the development of Westridge and Newhall Ranch, the impact that NLF Students will have on the District's educational facilities, and the costs of housing NLF Students.

29. The District and NLF desire to resolve any disputes as to the meaning of any portion of this Agreement or the rights or obligations of the District or NLF under it as quickly as possible. Therefore any such disputes shall be resolved by binding arbitration conducted by a mutually agreed upon retired judge of the Los Angeles Superior Court. If the District and NLF are unable to agree on the arbitrator within 30 calendar days of

the receipt of a request for arbitration, they shall request that the presiding judge of the Los Angeles Superior Court designate one. The District and NLF shall each pay half of the cost of the arbitration and each shall be responsible for its own costs as to any such arbitration.

30. Except as provided in paragraph 29, if it becomes necessary to enforce any of the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and other costs of litigation in addition to any other relief to which it may be entitled.

31. In interpreting this Agreement, it shall be deemed that it was prepared by the parties jointly and no ambiguity shall be resolved against either party on the premise that it or its attorneys was responsible for drafting this Agreement or any provision hereof.

32. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents to enter into this Agreement on behalf of the party.

33. All notices, demands, and communications between the District and NLF shall be given by personal delivery, registered or certified mail, postage prepaid, return receipt requested, Federal Express or other reliable private express delivery, or by facsimile transmission. Such notices, demands, or communications shall be deemed received upon delivery if personally served or sent by facsimile or after three business days if given by other

approved means as specified above. Notices, demands, and communications shall be sent:

To the District:	Newhall School District 25375 Orchard Village Road, Suite 200 Valencia, CA 91355 Fax No: (805) 286-2290
With a copy to:	Alexander Bowie, Esq. Bowie, Arneson, Kadi, Wiles & Giannone 4920 Campus Drive, Suite A Newport Beach, CA 92660 Fax No: (714) 851-2014
To NLF:	The Newhall Land and Farming Company Attn: President 23823 Valencia Blvd. Valencia, CA 91355 Fax No: (805) 255-3960
With a copy to:	Kenneth B. Bley, Esq. Cox, Castle & Nicholson 2049 Century Park East, 28th Floor Los Angeles, CA 90067 Fax No: (310) 277-7889

The foregoing names, addresses, and fax numbers may be changed at any time by a written notice given as provided above.

34. This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California.

35. Any litigation arising out of this Agreement shall be conducted only in Los Angeles County, California.

36. This Agreement may be signed in one or more counterparts at which, taken together, shall constitute one original document.

37. Recitals A through I are true and correct and are hereby incorporated.

38. The terms and conditions of this Agreement shall be incorporated in every environmental impact report, environmental monitoring program, general plan amendment, specific plan, and tentative subdivision map approval given by Los Angeles County for Westridge or Newhall Ranch.

DATED: October __, 1995

BOARD OF TRUSTEES OF THE NEWHALL SCHOOL DISTRICT

By: _____
PRESIDENT OF THE BOARD OF TRUSTEES OF THE NEWHALL DISTRICT

ATTEST:

_____
CLERK OF THE BOARD OF TRUSTEES OF THE NEWHALL SCHOOL DISTRICT

DATED: October __, 1995

THE NEWHALL LAND AND FARMING COMPANY
(A California Limited Partnership)

By: NEWHALL MANAGEMENT LIMITED PARTNERSHIP
Managing General Partner

By: NEWHALL MANAGEMENT CORPORATION
Managing General Partner

By: _____

Its: _____

By: _____

Its: _____

(Signatures continued on the next page.)

APPROVED AS TO FORM:

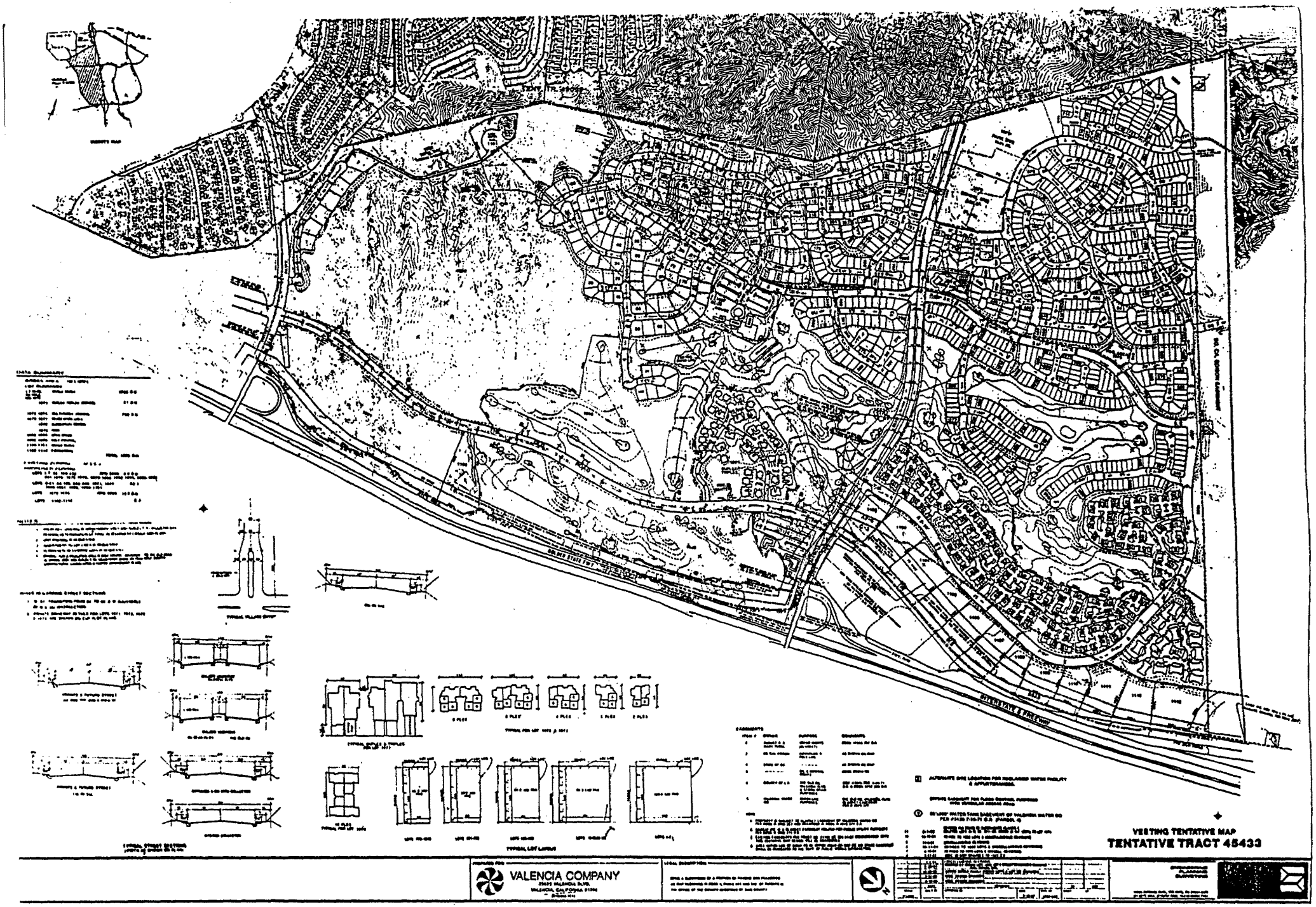
BOWIE, ARNESON, KADI, WILES & GIANNONE

By:_____
ALEXANDER BOWIE
Attorneys for THE NEWHALL SCHOOL DISTRICT

COX, CASTLE & NICHOLSON

By:_____
KENNETH B. BLEY
Attorneys for THE NEWHALL LAND AND FARMING COMPANY

Exhibit A
Westridge
Legal Description


VESTING TENTATIVE MAP
TENTATIVE TRACT 45433
VALENCIA COMPANY

STRIDGE

SIKAND
Engineering
Planning
Surveying

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8550 (213) 873-5863

Written by	L. PILCHEN	Date	7-15-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5263
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

ZONE RPD - 5000 - 5.0 U

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF TRACT NO. 33698 PER MAP FILED IN BOOK 1114 PAGES 12 TO 49, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, AND THE CENTERLINE OF MCBEAN PARKWAY (100.00 FEET WIDE) PER LAST SAID MAP; THENCE

1. ALONG SAID CENTERLINE NORTH 47°13'11" EAST 193.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1917.79 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°02'11" AN ARC DISTANCE OF 603.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1950.00 FEET; AND
3. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°10'49" AN ARC DISTANCE OF 40.16 FEET; THENCE
4. LEAVING SAID CENTERLINE NORTH 19°00'00" WEST 200.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1500.00 FEET; THENCE
5. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°50'45" AN ARC DISTANCE OF 100.68 FEET; THENCE
6. SOUTH 48°01'23" WEST 17.87 FEET; THENCE
7. SOUTH 50°56'29" WEST 378.00 FEET; THENCE
8. SOUTH 58°38'37" WEST 132.74 FEET; THENCE
9. SOUTH 69°29'39" WEST 177.03 FEET; THENCE

SIKAND
Engineering
Planning
Surveying

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8550 (213) 873-5853

Written by	L. PILCHEN	Date	7-15-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5263
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

10. NORTH 87°46′47" WEST 645.85 FEET; THENCE
11. NORTH 80°55′40" WEST 238.24 FEET; THENCE
12. NORTH 83°54′38" WEST 636.77 FEET TO THE NORTHEASTERLY LINE OF PARCEL 3 AS SHOWN ON PARCEL MAP NO. 15955 FILED IN BOOK 188 PAGES 90 TO 95, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE
13. ALONG LAST SAID NORTHEASTERLY LINE SOUTH 51°38′19" EAST 835.13 FEET; THENCE
14. ALONG THE NORTHERLY LINES OF PARCEL 2 PER SAID PARCEL MAP NORTH 86°20′35" EAST 696.24 FEET; AND
15. SOUTH 75°41′25" EAST 171.93 FEET TO THE POINT OF BEGINNING.

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Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5264
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

ZONE A2-1

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THE OLD ROAD AND VALENCIA BOULEVARD, AS SAID CENTERLINES ARE SHOWN ON MAP FILED IN BOOK 90 OF RECORDS OF SURVEY PAGES 26 TO 30, INCLUSIVE, RECORDS OF SAID COUNTY, SAID POINT BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1800.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83°14′21" WEST; THENCE

1. SOUTHERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE OF THE OLD ROAD THROUGH A CENTRAL ANGLE OF 00°11′42" AN ARC DISTANCE OF 6.13 FEET; THENCE
2. CONTINUING SOUTHERLY ALONG SAID CURVE AND ALONG SAID PROLONGATION THROUGH A CENTRAL ANGLE OF 00°17′07" AN ARC DISTANCE OF 8.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1500.00 FEET; THENCE
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07′27" AN ARC DISTANCE OF 343.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE
4. CONTINUING SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°50′59" AN ARC DISTANCE OF 441.12 FEET; THENCE
5. NORTH 50°00′00" EAST 232.38 FEET; THENCE
6. NORTH 34°42′52" EAST 158.55 FEET; THENCE
7. NORTH 24°29′20" EAST 97.90 FEET; THENCE
8. NORTH 25°32′15" WEST 26.93 FEET; THENCE
9. SOUTH 72°28′44" WEST 71.89 FEET; THENCE

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LEGAL DESCRIPTION

10 NORTH 20°09'22" WEST 86.51 FEET; THENCE

11. NORTH 21°26'13" EAST 112.25 FEET; THENCE

12. NORTH 48°59'36" EAST 120.24 FEET; THENCE

13. NORTH 17°06'05" WEST 152.61 FEET TO THE SOUTHERLY LINE DESCRIBED AS COURSE NUMBER 44 PER DOCUMENT RECORDED MARCH 18, 1969 IN BOOK D4311 PAGE 508 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AND SHOWN ON SAID RECORD OF SURVEY MAP; THENCE

14. ALONG THE SOUTHERLY AND WESTERLY LINES PER SAID DOCUMENT NORTH 69°45'31" EAST 246.62 FEET;

15. SOUTH 37°16'49" EAST 51.94 FEET;

16. SOUTH 43°40'34" EAST 139.97 FEET;

17. SOUTH 30°52'40" EAST 338.42 FEET;

18. SOUTH 20°14'21" EAST 240.01 FEET;

19. SOUTH 19°34'03" EAST 1450.19 FEET;

20. SOUTH 13°06'54" EAST 743.71 FEET;

21. SOUTH 56°08'50" EAST 125.30 FEET;

22. SOUTH 11°16'07" EAST 588.44 FEET;

23. SOUTH 05°41'22" WEST 224.46 FEET; AND

24. SOUTH 11°08'40" EAST 180.01 FEET TO THE WESTERLY LINE OF THAT LAND DESCRIBED AS PARCEL 3 IN DEED TO THE STATE OF CALIFORNIA RECORDED IN BOOK D3497 PAGE 37 OF SAID OFFICIAL RECORDS; THENCE

25. ALONG LAST SAID WESTERLY LINE SOUTH 16°09'59" EAST 445.56 FEET TO SAID WESTERLY LINES PER SAID DEED RECORDED IN BOOK D4311 PAGE 508; THENCE

26. ALONG LAST SAID WESTERLY LINES SOUTH 00°42'55" WEST 116.99 FEET; AND

27. SOUTH 06°35'04" WEST 193.52 FEET TO THE NORTHERLY LINE OF PARCEL 2 PER SAID DEED RECORDED IN BOOK D3497 PAGE 37; THENCE

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Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

28. ALONG THE NORTHERLY AND WESTERLY LINES OF LAST SAID DEED SOUTH 64°15'26" WEST 97.07 FEET; AND
29. SOUTH 16°11'26" WEST 317.68 FEET TO SAID WESTERLY LINE PER DEED RECORDED IN BOOK D4311 PAGE 508; THENCE
30. ALONG LAST SAID WESTERLY LINES SOUTH 06°32'05" WEST 168.71 FEET; AND
31. SOUTH 11°08'40" EAST 60.18 FEET TO THE CENTERLINE OF MCBEAN PARKWAY (100.00 FEET WIDE) PER MAP OF TRACT NO. 33698 FILED IN BOOK 1114 PAGES 12 TO 49, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY; THENCE
32. ALONG SAID CENTERLINE SOUTH 78°51'20" WEST 40.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1950.00 FEET; AND
33. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'09" AN ARC DISTANCE OF 422.68 FEET; THENCE
34. LEAVING SAID CENTERLINE NORTH 19°00'00" WEST 200.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1500.00 FEET; THENCE
35. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°50'45" AN ARC DISTANCE OF 100.68 FEET; THENCE
36. SOUTH 48°01'23" WEST 17.87 FEET; THENCE
37. SOUTH 50°56'29" WEST 378.00 FEET; THENCE
38. SOUTH 58°38'37" WEST 132.74 FEET; THENCE
39. SOUTH 69°29'39" WEST 177.03 FEET; THENCE
40. NORTH 87°46'47" WEST 645.85 FEET; THENCE
41. NORTH 80°55'40" WEST 238.24 FEET; THENCE
42. NORTH 83°54'38" WEST 636.77 FEET TO THE NORTHEASTERLY LINE OF PARCEL 3 AS SHOWN ON PARCEL MAP NO. 15955 FILED IN BOOK 188 PAGES 90 TO 95, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE

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LEGAL DESCRIPTION

43. ALONG THE NORTHEASTERLY LINES OF PARCELS 3 AND 4 PER SAID PARCEL MAP NORTH 51°38′19" WEST 1024.46 FEET; AND
44. NORTH 26°40′48" WEST 616.97 FEET; THENCE
45. LEAVING SAID NORTHEASTERLY LINE NORTH 18°25′06" EAST 84.80 FEET; THENCE
46. NORTH 13°54′03" EAST 240.74 FEET; THENCE
47. NORTH 25°47′40" EAST 300.21 FEET; THENCE
48. NORTH 17°14′30" EAST 277.24 FEET; THENCE
49. NORTH 12°59′01" EAST 310.68 FEET; THENCE
50. NORTH 28°27′29" EAST 319.31 FEET; THENCE
51. NORTH 35°55′00" EAST 698.14 FEET; THENCE
52. NORTH 23°50′08" EAST 571.95 FEET; THENCE
53. NORTH 27°15′33" EAST 686.71 FEET; THENCE
54. NORTH 40°57′37" EAST 361.03 FEET; THENCE
55. NORTH 38°39′13" EAST 83.74 FEET; THENCE
56. NORTH 28°26′20" EAST 76.53 FEET TO THE TRUE POINT OF BEGINNING.

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Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5265
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

ZONE RPD 5000 - 5.0 U

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THE OLD ROAD AND VALENCIA BOULEVARD, AS SAID CENTERLINES ARE SHOWN ON MAP FILED IN BOOK 90 OF RECORDS OF SURVEY PAGES 26 TO 30, INCLUSIVE, RECORDS OF SAID COUNTY, SAID POINT BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1800.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83°14'21" WEST; THENCE

1. SOUTHERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE OF THE OLD ROAD THROUGH A CENTRAL ANGLE OF 00°11'42" AN ARC DISTANCE OF 6.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE
2. CONTINUING SOUTHERLY ALONG SAID CURVE AND ALONG SAID PROLONGATION THROUGH A CENTRAL ANGLE OF 00°17'07" AN ARC DISTANCE OF 8.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1500.00 FEET; THENCE
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'27" AN ARC DISTANCE OF 343.59 FEET; THENCE
4. SOUTH 28°26'20" WEST 76.53 FEET; THENCE
5. SOUTH 38°39'13" WEST 83.74 FEET; THENCE
6. SOUTH 40°57'37" WEST 361.03 FEET; THENCE
7. SOUTH 27°15'33" WEST 686.71 FEET; THENCE
8. SOUTH 23°50'08" WEST 571.95 FEET; THENCE
9. SOUTH 35°55'00" WEST 698.14 FEET; THENCE
10. SOUTH 28°27'29" WEST 319.31 FEET; THENCE

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Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

11. SOUTH 12°59′01" WEST 310.68 FEET; THENCE
12. SOUTH 17°14′30" WEST 277.24 FEET; THENCE
13. SOUTH 25°47′40" WEST 300.21 FEET; THENCE
14. SOUTH 13°54′03" WEST 240.74 FEET; THENCE
15. SOUTH 18°25′06" WEST 84.80 FEET TO THE NORTHEASTERLY LINE OF PARCEL 4 AS SHOWN ON PARCEL MAP NO. 15955 FILED IN BOOK 188 PAGES 90 TO 95, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE
16. ALONG SAID NORTHEASTERLY LINE NORTH 26°40′48" WEST 1840.86 FEET; THENCE
17. ALONG THE NORTHEASTERLY LINE OF PARCEL 5 PER SAID PARCEL MAP NORTH 54°20′04" WEST 3494.98 FEET TO THE SOUTHEASTERLY LINE OF THAT LAND DESCRIBED AS PARCEL 1 IN DEED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED IN BOOK 10631 PAGE 4 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE
18. ALONG SAID SOUTHEASTERLY LINE NORTH 50°18′55" EAST 3921.38 FEET TO A POINT DISTANT THEREON SOUTH 50°18′55" WEST 1785.43 FEET FROM THE MOST WESTERLY CORNER OF ZONE CHANGE BOUNDARY ORDINANCE NO. 85-0112Z ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES ON JULY 2, 1985; THENCE
19. LEAVING SAID SOUTHEASTERLY LINE SOUTH 27°07′35" EAST 258.05 FEET; THENCE
20. SOUTH 77°43′25" EAST 99.30 FEET; THENCE
21. SOUTH 23°20′38" EAST 117.12 FEET; THENCE
22. SOUTH 38°31′51" EAST 39.88 FEET; THENCE
23. SOUTH 48°18′27" EAST 180.67 FEET; THENCE
24. SOUTH 42°29′46" EAST 145.91 FEET; THENCE
25. SOUTH 39°02′35" EAST 126.20 FEET; THENCE
26. SOUTH 54°53′13" EAST 44.83 FEET; THENCE

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Checked by		Date		Description No.	5265
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

27. SOUTH 70°10'41" EAST 80.52 FEET; THENCE
28. NORTH 57°46'12" EAST 290.72 FEET; THENCE
29. NORTH 20°39'30" EAST 141.79 FEET; THENCE
30. NORTH 06°45'20" WEST 107.11 FEET; THENCE
31. NORTH 28°24'01" WEST 466.94 FEET; THENCE
32. NORTH 55°23'48" EAST 162.31 FEET; THENCE
33. NORTH 37°31'09" EAST 80.96 FEET; THENCE
34. NORTH 02°02'56" EAST 154.04 FEET; THENCE
35. SOUTH 87°57'04" EAST 138.56 FEET; THENCE
36. SOUTH 06°40'15" EAST 259.85 FEET; THENCE
37. SOUTH 77°05'48" EAST 145.34 FEET; THENCE
38. SOUTH 31°40'02" EAST 267.56 FEET; THENCE
39. SOUTH 13°17'37" EAST 280.39 FEET; THENCE
40. NORTH 85°28'39" EAST 34.62 FEET; THENCE
41. SOUTH 09°44'03" EAST 193.71 FEET; THENCE
42. SOUTH 18°47'59" EAST 158.32 FEET; THENCE
43. SOUTH 08°24'19" WEST 233.36 FEET; THENCE
44. SOUTH 17°29'43" WEST 554.92 FEET; THENCE
45. SOUTH 47°35'16" EAST 154.98 FEET; THENCE
46. SOUTH 15°57'45" WEST 557.38 FEET; THENCE
47. SOUTH 05°17'47" EAST 228.97 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1600.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 11°22'12" WEST; THENCE
48. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34'14" AN ARC DISTANCE OF 155.56 FEET; THENCE
49. TANGENT TO SAID CURVE NORTH 84°12'02" EAST 839.96 FEET TO THE **TRUE POINT OF BEGINNING.**

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Written by	L. PILCHEN	Date	7-14-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5266
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

ZONE RPD 5000 - 13 U

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THE OLD ROAD AND VALENCIA BOULEVARD, AS SAID CENTERLINES ARE SHOWN ON MAP FILED IN BOOK 90 OF RECORDS OF SURVEY PAGES 26 TO 30, INCLUSIVE, RECORDS OF SAID COUNTY, SAID POINT BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1800.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83°14'21" WEST; THENCE

1. SOUTHERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE OF THE OLD ROAD THROUGH A CENTRAL ANGLE OF 00°11'42" AN ARC DISTANCE OF 6.13 FEET; THENCE
2. SOUTH 84°12'02" WEST 514.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE
3. NORTH 07°57'17" WEST 345.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 750.00 FEET; THENCE
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°02'35" AN ARC DISTANCE OF 406.35 FEET; THENCE
5. TANGENT TO SAID CURVE NORTH 23°05'18" EAST 277.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°17'32" AN ARC DISTANCE OF 301.81 FEET; THENCE
7. NORTH 05°47'46" EAST 828.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 520.00 FEET; THENCE

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Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

8. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°02′45" AN ARC DISTANCE OF 735.55 FEET TO THE WESTERLY LINE OF ZONE CHANGE BOUNDARY ORDINANCE NO. 85-0112Z ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES ON JULY 2, 1985; THENCE
9. ALONG THE WESTERLY LINES OF SAID ZONE CHANGE NORTH 15°00′00" WEST 447.68 FEET; AND
10. NORTH 32°00′00" WEST 473.45 FEET TO THE SOUTHEASTERLY LINE OF THAT LAND DESCRIBED AS PARCEL 1 IN DEED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED IN BOOK 10631 PAGE 4 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE
11. ALONG SAID SOUTHEASTERLY LINE SOUTH 50°18′55" WEST 1785.43 FEET; THENCE
12. LEAVING SAID SOUTHEASTERLY LINE SOUTH 27°07′35" EAST 258.05 FEET; THENCE
13. SOUTH 77°43′25" EAST 99.30 FEET; THENCE
14. SOUTH 23°20′38" EAST 117.12 FEET; THENCE
15. SOUTH 38°31′51" EAST 39.88 FEET; THENCE
16. SOUTH 48°18′27" EAST 180.67 FEET; THENCE
17. SOUTH 42°29′46" EAST 145.91 FEET; THENCE
18. SOUTH 39°02′35" EAST 126.20 FEET; THENCE
19. SOUTH 54°53′13" EAST 44.83 FEET; THENCE
20. SOUTH 70°10′41" EAST 80.52 FEET; THENCE
21. NORTH 57°46′12" EAST 290.72 FEET; THENCE
22. NORTH 20°39′30" EAST 141.79 FEET; THENCE
23. NORTH 06°45′20" WEST 107.11 FEET; THENCE
24. NORTH 28°24′01" WEST 466.94 FEET; THENCE
25. NORTH 55°23′48" EAST 162.31 FEET; THENCE
26. NORTH 37°31′09" EAST 80.96 FEET; THENCE

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Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

27. NORTH 02°02′56" EAST 154.04 FEET; THENCE
28. SOUTH 87°57′04" EAST 138.56 FEET; THENCE
29. SOUTH 06°40′15" EAST 259.85 FEET; THENCE
30. SOUTH 77°05′48" EAST 145.34 FEET; THENCE
31. SOUTH 31°40′02" EAST 267.56 FEET; THENCE
32. SOUTH 13°17′37" EAST 280.39 FEET; THENCE
33. NORTH 85°28′39" EAST 34.62 FEET; THENCE
34. SOUTH 09°44′03" EAST 193.71 FEET; THENCE
35. SOUTH 18°47′59" EAST 158.32 FEET; THENCE
36. SOUTH 08°24′19" WEST 233.36 FEET; THENCE
37. SOUTH 17°29′43" WEST 554.92 FEET; THENCE
38. SOUTH 47°35′16" EAST 154.98 FEET; THENCE
39. SOUTH 15°57′45" WEST 557.38 FEET; THENCE
40. SOUTH 05°17′47" EAST 228.97 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1600.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 11°22′12" WEST; THENCE
41. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34′14" AN ARC DISTANCE OF 155.56 FEET; THENCE
42. TANGENT TO SAID CURVE NORTH 84°12′02" EAST 325.36 FEET TO THE **TRUE POINT OF BEGINNING.**

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Checked by		Date		Description No.	5267
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

ZONE C-3-DP, NORTH OF VALENCIA BOULEVARD

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THE OLD ROAD AND VALENCIA BOULEVARD, AS SAID CENTERLINES ARE SHOWN ON MAP FILED IN BOOK 90 OF RECORDS OF SURVEY PAGES 26 TO 30, INCLUSIVE, RECORDS OF SAID COUNTY, SAID POINT BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1800.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83°14'21" WEST; THENCE

1. SOUTHERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE OF THE OLD ROAD THROUGH A CENTRAL ANGLE OF 00°11'42" AN ARC DISTANCE OF 6.13 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE
2. SOUTH 84°12'02" WEST 514.60 FEET; THENCE
3. NORTH 07°57'17" WEST 345.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 750.00 FEET; THENCE
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°02'35" AN ARC DISTANCE OF 406.35 FEET; THENCE
5. TANGENT TO SAID CURVE NORTH 23°05'18" EAST 277.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°49'30" AN ARC DISTANCE OF 66.76 FEET TO THE WESTERLY LINE OF ZONE CHANGE BOUNDARY ORDINANCE NO. 85-0112Z ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES ON JULY 2, 1985; THENCE
7. ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID ZONE CHANGE BOUNDARY SOUTH 04°00'00" EAST 428.05 FEET;

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Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

8. SOUTH 48°00′00" EAST 65.00 FEET;
9. SOUTH 05°00′00" EAST 240.00 FEET;
10. SOUTH 17°00′00" EAST 240.00 FEET;
11. SOUTH 87°53′08" EAST 116.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 27.00 FEET; AND
12. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°52′01" AN ARC DISTANCE OF 46.59 FEET; THENCE
13. NORTH 86°06′07" EAST 52.13 FEET TO SAID CENTERLINE OF THE OLD ROAD, BEING A POINT IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1800.00 FEET, TO WHICH LAST SAID COURSE IS RADIAL; THENCE
14. SOUTHERLY ALONG SAID CURVE, ALONG SAID CENTERLINE AND ALONG SAID SOUTHERLY PROLONGATION THROUGH A CENTRAL ANGLE OF 03°03′28" AN ARC DISTANCE OF 96.06 FEET TO THE TRUE POINT OF BEGINNING.

SIKAND
Engineering
Planning
Surveying

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8550 (213) 873-5853

Written by	L. PILCHEN	Date	7-10-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5268
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

ZONE C-3-DP, SOUTH OF VALENCIA BOULEVARD

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THE OLD ROAD AND VALENCIA BOULEVARD, AS SAID CENTERLINES ARE SHOWN ON MAP FILED IN BOOK 90 OF RECORDS OF SURVEY PAGES 26 TO 30, INCLUSIVE, RECORDS OF SAID COUNTY, SAID POINT BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1800.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83°14′21" WEST; THENCE

1. SOUTHERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE OF THE OLD ROAD THROUGH A CENTRAL ANGLE OF 00°11′42" AN ARC DISTANCE OF 6.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE
2. CONTINUING SOUTHERLY ALONG SAID CURVE AND ALONG SAID PROLONGATION THROUGH A CENTRAL ANGLE OF 00°17′07" AN ARC DISTANCE OF 8.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1500.00 FEET; THENCE
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°58′26" AN ARC DISTANCE OF 784.71 FEET; THENCE
4. NORTH 50°00′00" EAST 232.38 FEET; THENCE
5. NORTH 34°42′52" EAST 158.55 FEET; THENCE
6. NORTH 24°29′20" EAST 97.90 FEET; THENCE
7. NORTH 25°32′15" WEST 26.93 FEET; THENCE
8. SOUTH 72°28′44" WEST 71.89 FEET; THENCE
9. NORTH 20°09′22" WEST 86.51 FEET; THENCE
10. NORTH 21°26′13" EAST 112.25 FEET; THENCE

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Written by	L. PILCHEN	Date	7-10-92	Work Order No.	1020-83-07
Checked by		Date		Description No.	5268
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

11. NORTH 48°59'36" EAST 120.24 FEET; THENCE
12. NORTH 17°06'05" WEST 152.61 FEET TO THE SOUTHERLY LINE DESCRIBED AS COURSE NUMBER 44 PER DOCUMENT RECORDED MARCH 18, 1969 IN BOOK D-4311 PAGE 508 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AND SHOWN ON SAID RECORD OF SURVEY MAP; THENCE
13. ALONG THE SOUTHERLY AND WESTERLY LINES PER SAID DOCUMENT SOUTH 69°45'31" WEST 34.93 FEET; AND
14. NORTH 20°14'21" WEST 60.00 FEET TO SAID CENTERLINE OF VALENCIA BOULEVARD, BEING A POINT IN A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1700.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 19°03'53" EAST; THENCE
15. WESTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 13°15'55" AN ARC DISTANCE OF 393.59 FEET; THENCE
16. LEAVING SAID CENTERLINE AND TANGENT TO SAID CURVE SOUTH 84°12'02" WEST 144.08 FEET TO THE TRUE POINT OF BEGINNING.

RECORDING REQUESTED BY

Department of Regional Planning
320 West Temple Street
Room 1195, Hall of Records
Los Angeles, California 90012

AND WHEN RECORDED MAIL TO

Name: Newhall Land & Farming Co.

Street: 23823 W. Valencia Blvd.

City: Valencia, CA 91355

90-1274315
7-23-90

(7)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE

REQUEST FOR CERTIFICATE OF COMPLIANCE

I/We the undersigned owner(s) of record (and/or vendee(s) pursuant to a contract of sale) in the following described property within the unincorporated territory of the County of Los Angeles, hereby REQUEST the County of Los Angeles to determine if said property described below complies with the provisions of the Subdivision Map Act (Sec. 66410 et seq., Government Code, State of California) and the Los Angeles Code, Title 21 (Subdivisions).

Stephen C. Schmidt, SAUP		
Signature	Signature	Signature
Stephen C. Schmidt	John W. Meisner	
Name (typed or printed)	Name (typed or printed)	Name (typed or printed)
December 13, 1989	December 13, 1989	
Date	Date	Date

LEGAL DESCRIPTION
(TYPED)

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, RECORDS OF SAID COUNTY, BOUNDED ON THE EAST BY THE WESTERLY LINE OF THE GOLDEN STATE FREEWAY AS SHOWN ON MAP FILED IN BOOK 90 PAGES 26 TO 30, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; BOUNDED ON THE WEST BY THE EASTERLY LINE OF THE OLD ROAD, 100 FEET WIDE PER DEED RECORDED APRIL 20, 1971 AS INSTRUMENT NO. 3876 IN BOOK D-5032 PAGE 108, OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, THE CENTERLINE OF WHICH IS SHOWN ON SAID RECORD OF SURVEY MAP; AND BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF VALENCIA BOULEVARD, 120 FEET WIDE PER SAID DEED, THE CENTERLINE OF WHICH IS SHOWN ON SAID RECORD OF SURVEY MAP.

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Telephone:(818) 787-8550 (213) 873-5853

Written by	DAN MAY	Date	10-15-95	Work Order No.	1020-83G
Checked by		Date		Description No.	5681
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

WESTRIDGE COMMERCIAL PARCEL NORTHERLY OF FUTURE VALENCIA BOULEVARD, WESTERLY OF THE OLD ROAD, SOUTHERLY OF EDISON AND EASTERLY OF RPD-5000-13U ZONE

PARCEL 8

THAT PORTION OF THE RANCHO SAN FRANCISCO IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BOUNDED AS FOLLOWS:

BOUNDED ON THE EAST BY THE OLD ROAD;
BOUNDED ON THE SOUTH BY THE CENTERLINE OF FUTURE VALENCIA BOULEVARD;
BOUNDED ON THE WEST BY THE C-3-DP AND RPD-5000-13U ZONE BOUNDARY PER ZONE CHANGE ORDINANCE NO. 92-092Z; AND
BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF PARCEL 1 OF SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT DESCRIBED IN DOCUMENT RECORDED IN BOOK 10631 PAGE 4 OF OFFICIAL RECORDS.

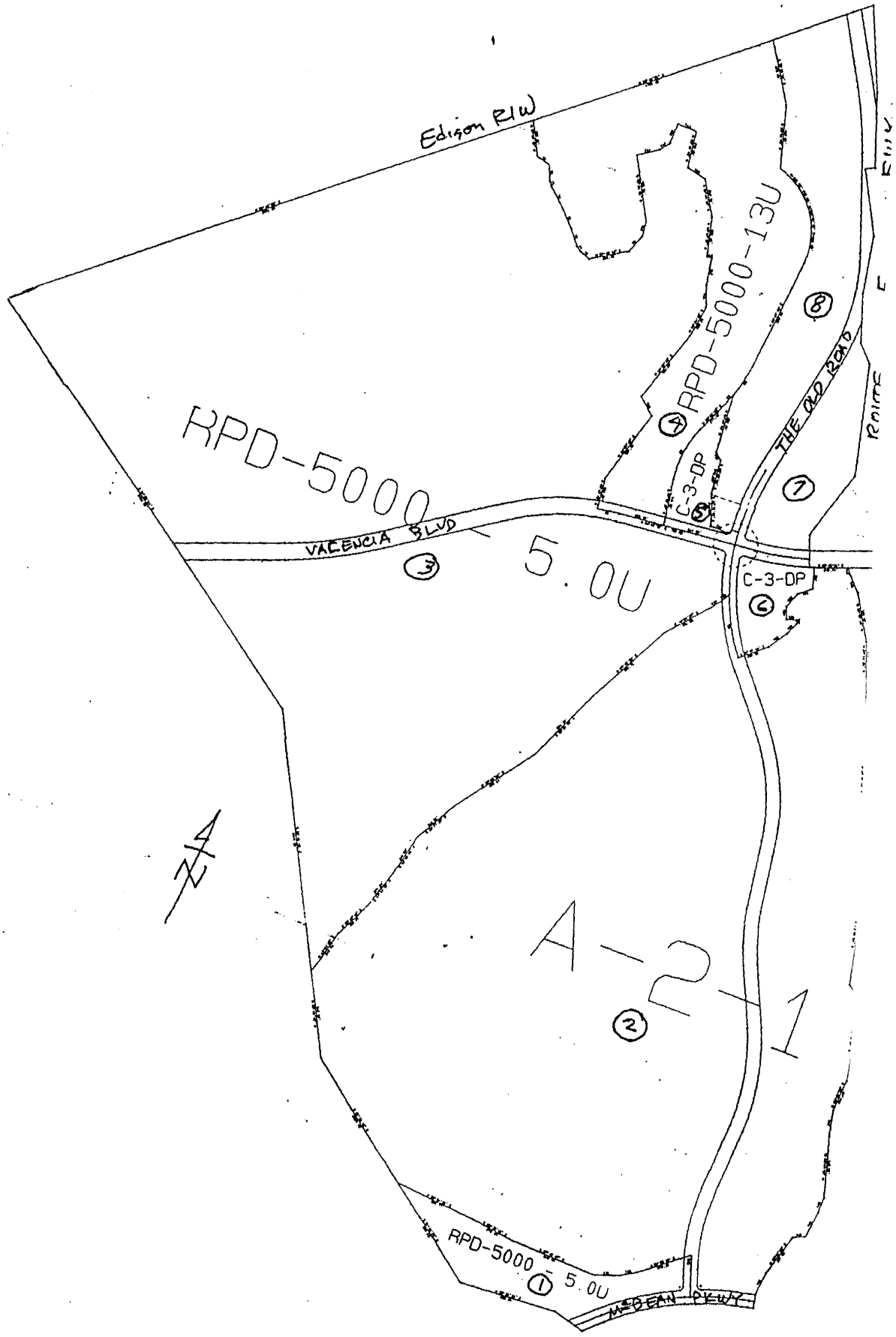
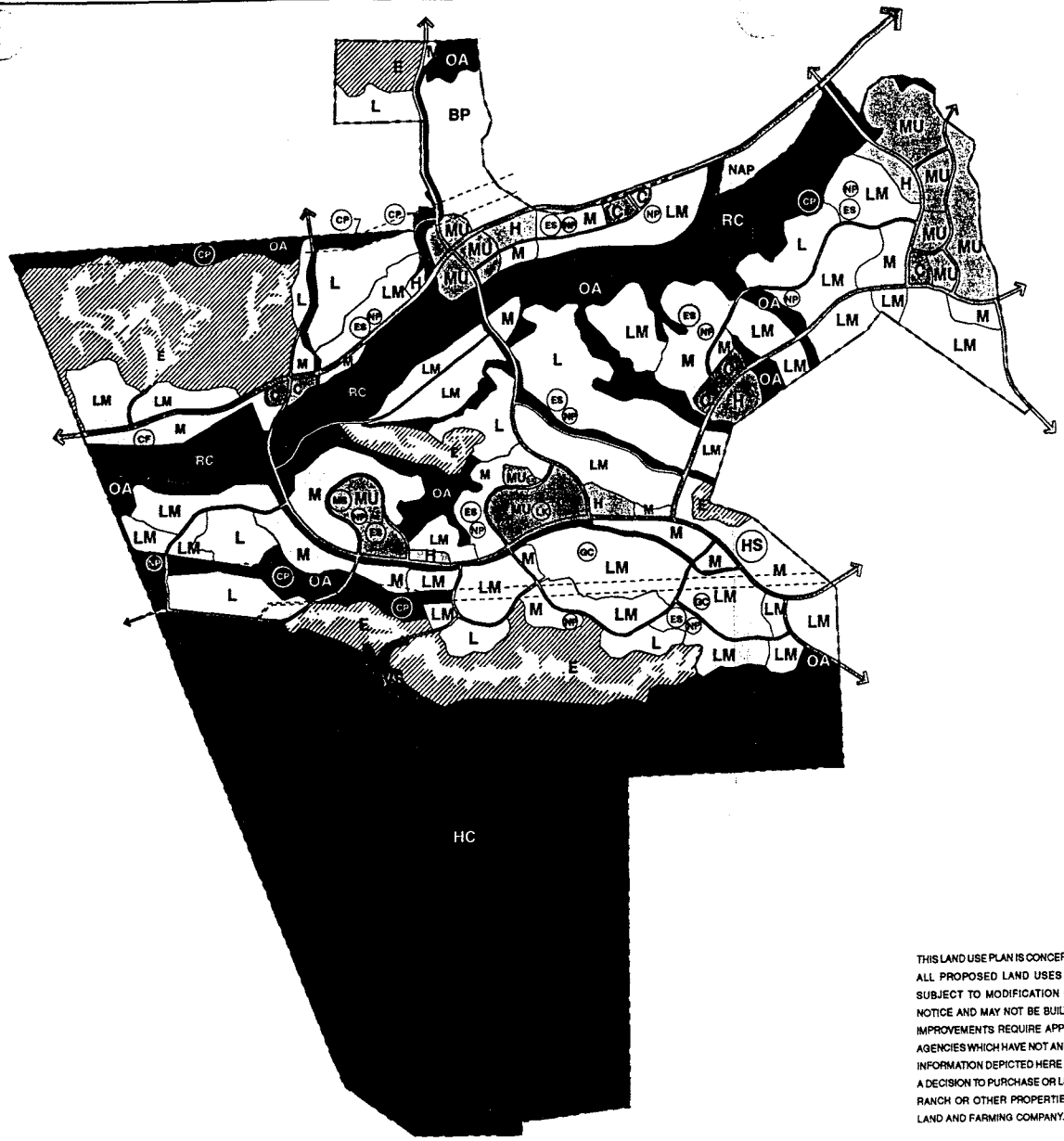

Edison R/W
RPD-5000-13U
RPD-5000-5.0U
THE OLD ROAD
C-3-DP
C-3-DP
VALENCIA BLVD
A-2-1
RPD-5000-5.0U
McBEAN PKWY
N

Exhibit B
Newhall Ranch
Legal Description



THIS LAND USE PLAN IS CONCEPTUAL AND PRELIMINARY, AND ALL PROPOSED LAND USES AND IMPROVEMENTS ARE SUBJECT TO MODIFICATION OR ELIMINATION WITHOUT NOTICE AND MAY NOT BE BUILT. THE LAND USE PLAN AND IMPROVEMENTS REQUIRE APPROVALS BY GOVERNMENTAL AGENCIES WHICH HAVE NOT AND MAY NOT BE OBTAINED. THE INFORMATION DEPICTED HERE SHOULD NOT BE A BASIS FOR A DECISION TO PURCHASE OR LEASE PROPERTY IN NEWHALL RANCH OR OTHER PROPERTIES OWNED BY THE NEWHALL LAND AND FARMING COMPANY. MAY, 1995.

NEWHALL RANCH™
A Community By Nature
Newhall Ranch Company

- E — ESTATE RESIDENTIAL
- L — LOW RESIDENTIAL
- LM — LOW-MEDIUM RESIDENTIAL
- M — MEDIUM RESIDENTIAL
- H — HIGH RESIDENTIAL
- MU — MIXED USE
- C — COMMERCIAL (RETAIL/OFFICE)
- BP — BUSINESS PARK
- VS — VISITOR SERVING
- OA — OPEN AREA
- RC — RIVER CORRIDOR SPECIAL MANAGEMENT AREA
- HC — HIGH COUNTRY SPECIAL MANAGEMENT AREA
- ROADS
- SCE/UTILITY EASEMENTS

POTENTIAL LOCATIONS:

- CP — COMMUNITY PARK
- NP — NEIGHBORHOOD PARK
- ES — ELEMENTARY SCHOOL
- MS — MIDDLE SCHOOL
- HS — HIGH SCHOOL
- CF — COMMUNITY FACILITIES
- GC — GOLF COURSE
- LK — LAKE

SCALE:

100 Acres

English 0 100yd 200yd

Metric 0 450m 900m

LAND USE PLAN

FORMA

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Engineering
Planning
Surveying

15230 Burbank Blvd. Van Nuys, CA 91411
Telephone:(818) 787-8550 (213) 873-5853

Written by	DAN MAY	Date	6-8-94	Work Order No.	1020-234-11
Checked by		Date		Description No.	5496
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

WEST RANCH

GENERAL PLAN AMENDMENT BOUNDARY

THOSE PORTIONS OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 1, PAGES 521 AND 522, OF PATENTS, RECORDS OF SAID COUNTY AND THOSE PORTIONS OF THE RANCHO SIMI PER MAP RECORDED IN BOOK 39 PAGE 77 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY AND THOSE PORTIONS OF FRACTIONAL SECTIONS 15, 21 AND 22 IN TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 16 IN SAID TOWNSHIP AND RANGE DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 11 OF LICENSED SURVEYOR'S MAP RECORDED IN BOOK 27 PAGES 22 TO 26, OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY, SAID CORNER IS AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID RANCHO SAN FRANCISCO WITH THE SOUTHWESTERLY BOUNDARY OF THE COUNTY OF LOS ANGELES; THENCE

1. EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE EAST 2.16 ACRES OF GOVERNMENT LOT 4 IN SAID FRACTIONAL SECTION 21 AS DESCRIBED IN DEED RECORDED MAY 23, 1967 AS INSTRUMENT NO. 164, OF SAID OFFICIAL RECORDS; THENCE
2. NORTHERLY ALONG LAST SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID FRACTIONAL SECTION 21; THENCE
3. EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID FRACTIONAL SECTION 15; THENCE
4. NORTHERLY ALONG THE GENERAL WESTERLY LINE OF PARCEL TWO OF CERTIFICATE OF COMPLIANCE NO. 101,171 FOR LOT LINE ADJUSTMENT RECORDED OCTOBER 1, 1992 AS INSTRUMENT NO. 92-1838357 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE
5. NORTHERLY ALONG LAST SAID GENERAL WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE

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Telephone:(818) 787-8550 (213) 873-5853

Written by	DAN MAY	Date	6-8-94	Work Order No.	1020-234-11
Checked by		Date		Description No.	5496
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

6. WESTERLY, NORTHERLY AND EASTERLY ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES, RESPECTIVELY, OF SAID NORTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 15; THENCE
7. EASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND EASTERLY LINES, RESPECTIVELY, OF SAID PARCEL TWO TO THE CENTERLINE OF HENRY MAYO DRIVE (SAUGUS-VENTURA ROAD); THENCE
8. EASTERLY ALONG SAID CENTERLINE OF HENRY MAYO DRIVE TO THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF PARCEL MAP NO. 15541 AS SHOWN ON MAP FILED IN BOOK 177 PAGES 58 TO 60, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE
9. SOUTHERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG THE WESTERLY, SOUTHEASTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 15541 AND ITS NORTHWESTERLY PROLONGATION TO SAID CENTERLINE OF HENRY MAYO DRIVE; THENCE
10. NORTHEASTERLY ALONG SAID CENTERLINE NORTH 50°28′02" EAST 386.59 FEET; THENCE
11. LEAVING SAID CENTERLINE SOUTH 39°55′04" EAST 1554.40 FEET; THENCE
12. NORTH 47°50′17" EAST 611.85 FEET; THENCE
13. NORTH 29°20′00" EAST 838.84 FEET; THENCE
14. NORTH 64°49′31" EAST 275.84 FEET; THENCE
15. SOUTH 79°52′05" EAST 306.42 FEET; THENCE
16. SOUTH 64°22′57" EAST 428.58 FEET; THENCE
17. SOUTH 84°14′30" EAST 484.01 FEET; THENCE
18. SOUTH 03°11′11" WEST 363.11 FEET; THENCE
19. SOUTH 30°09′49" EAST 756.85 FEET; THENCE
20. SOUTH 00°15′46" EAST 330.84 FEET; THENCE
21. SOUTH 81°09′51" EAST 570.60 FEET; THENCE
22. SOUTH 41°36′19" EAST 381.30 FEET; THENCE
23. SOUTH 08°02′56" WEST 996.00 FEET; THENCE

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Telephone:(818) 787-8550 (213) 873-5853

Written by	DAN MAY	Date	6-8-94	Work Order No.	1020-234-11
Checked by		Date		Description No.	5496
Client	THE NEWHALL LAND AND FARMING COMPANY			Area	

LEGAL DESCRIPTION

24. SOUTH 29°49'25" EAST 572.21 FEET; THENCE
25. SOUTH 03°42'18" EAST 1595.64 FEET; THENCE
26. SOUTH 24°41'31" EAST 939.41 FEET; THENCE
27. SOUTH 07°49'47" EAST 3173.03 FEET; THENCE
28. SOUTH 25°21'02" EAST 529.33 FEET; THENCE
29. SOUTH 42°13'08" EAST 708.10 FEET TO THE NORTHWESTERLY LINE OF THE EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. DESCRIBED IN DOCUMENT RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK D3363-475 OF SAID OFFICIAL RECORDS; THENCE
30. SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 293.14 FEET, MORE OR LESS, TO THE NORTHEASTERLY BOUNDARY OF PARCEL MAP NO. 15955 AS SHOWN ON MAP FILED IN BOOK 188 PAGES 90 TO 95 OF SAID PARCEL MAPS; THENCE
31. NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL MAP TO THE NORTHERLY TERMINUS OF THAT COURSE IN THE WESTERLY LINE OF SAID PARCEL MAP SHOWN AS NORTH 02°21'36" WEST 2121.55 FEET ON SAID MAP; THENCE
32. SOUTHERLY ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION TO THE SOUTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE
33. WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID RANCHO SAN FRANCISCO TO THE EASTERLY BOUNDARY OF SAID RANCHO SIMI; THENCE
34. SOUTHERLY ALONG SAID EASTERLY BOUNDARY TO THE SOUTHERLY LINE OF LOT 13 OF LICENSED SURVEYOR'S MAP RECORDED IN BOOK 27 PAGES 19 TO 21, INCLUSIVE, OF SAID RECORDS OF SURVEYS; THENCE
35. WESTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE SOUTHERLY, EASTERLY AND SOUTHWESTERLY LINES OF SAID LOT 13 AND ALONG THE SOUTHWESTERLY LINE OF LOT 15 OF LAST SAID MAP TO SAID SOUTHWESTERLY BOUNDARY OF THE COUNTY OF LOS ANGELES; THENCE
36. NORTHWESTERLY ALONG SAID BOUNDARY TO THE POINT OF BEGINNING, CONTAINING 11,958 ACRES, MORE OR LESS.

Exhibit C
Applicant Handbook
State School Building Lease-Purchase Program
Office Of Local Assistance
Dated January, 1992

Applicant Handbook

State School Building Lease-Purchase Program

PUBLISHED BY THE QUALITY CONTROL AND PUBLIC RESPONSE UNIT

Office of Local Assistance

STATE OF CALIFORNIA • DEPARTMENT OF GENERAL SERVICES

Assigning "Units of ADA"/State Loading Standards

Assigning Units of ADA

Units of average daily attendance (ADA) are assigned to each school facility as follows:

- Compute the number of ADA for all existing teaching stations at full capacity according to State loading standards (see *State Loading Standards, pages 3-A-33 through 33-A-35*). This number represents the number of ADA adequately housed.
- When all existing facilities have been reported to capacity, the remaining projected ADA must be reported as "to be housed".
- The total number of ADA "adequately housed" and "to be housed" cannot exceed the applicable enrollment projection as specified on the *Form SAB 411, Enrollment Projection.*

Note: When teaching stations are less than 800 square feet, determine the loading by dividing the actual size of the teaching station by 30 for elementary or 32 for secondary facilities. Round the quotient to the next highest whole number.

Interdistrict Enrollment Adjustment

Education Code Section 48204 allows students to enroll in a school district other than the district in which they reside. This interdistrict attendance agreement is contingent upon consideration and approval of both districts. However, the SAB does not provide an area allowance for these students.

SAB Policy

An interdistrict adjustment is required only when the "students living in but attending out" of the district, *exceeds* the "students living out but attending in" the district. The area reserved for these students is reported on the Form SAB 500. This adjustment does not apply to students attending continuation high schools and special education facilities.

Required Document

The district reports interdistrict students in Section A of the *Form SAB 411B, Enrollment Certification.*

Continued on the next page

Procedure

IF...	THEN...
the maximum amount of students "living within the district but attending outside" *exceeds* the amount of students "living outside the district but attending within".	calculate the interdistrict adjustment by subtracting the amount of students "living outside the district but attending within" from those students "living within the district but attending out".

Note: The interdistrict adjustment cannot exceed two percent of the district's current enrollment.

State Loading Standards

"Units of ADA" must be reported in accordance with SAB loading standards. The state loading standards are designated as follows:

ELEMENTARY GRADES K - 6 and K - 8 (when not a separate school)	
GRADE LEVEL	LOADING STANDARD
Kindergarten (double session)	55
Kindergarten (single session) *	29
1 - 3	29
4 - 8 (7 - 8 not departmentalized)	33
7 - 8 (departmentalized)	30
Lab (7 - 8 only)	26

Note: Evidence of a single session kindergarten may include teacher contracts, school board minutes or other documentation. However, the single session loading must have been in effect prior to January 1, 1987.

Continued on the next page

State Loading Standards, continued

SPECIAL DAY CLASS (SDC)			
	CLASSIFICATION	ABBREVIATION	LOADING STANDARD
NON-SEVERE HANDICAP	Severely Learning Disabled	SLD	12
	Mildly Mentally Retarded	MMR	12
	Severe Disorder of Language	SDL	10
SEVERE HANDICAP	Deaf and Hard of Hearing	DHH	10
	Visually Handicapped	VH	10
	Autistic	AUT	6
	Severely Emotionally Disturbed	SED	6
	Severely Mentally Retarded	SMR (Elementary)	12
	Severely Mentally Retarded	SMR (Secondary)	12
	Deaf-Blind/Multi	DBM	5
	Developmentally Handicapped	DH	10
	Orthopedically and Other Health Impaired	OOH	12

Special Day Class

The allowable area for special day class at each site is computed on a per classroom basis according to a specific handicap:

SPECIAL DAY CLASS			
	CLASSIFICATION	ABBREVIATION	AREA ALLOWANCE (SQ. FT.) PER CLASSROOM
NON-SEVERE HANDICAP	Severely Learning Disabled	SLD	1,080
	Mildly Mentally Retarded	MMR	1,080
	Severe Disorder of Language	SDL	1,080
SEVERE HANDICAP	Deaf and Hard of Hearing	DHH	1,080
	Visually Handicapped	VH	1,330
	Autistic	AUT	1,160
	Severely Emotionally Disturbed	SED	1,160
	Severely Mentally Retarded	SMR (Elementary)	1,750
	Severely Mentally Retarded	SMR (Secondary)	2,150
	Deaf-Blind/Multi	DBM	1,400
	Developmentally Handicapped	DH	2,000 + therapy *
	Orthopedically and Other Health Impaired	OOH	2,000 + therapy *

* DH and OOH classrooms receive additional square footage for therapy as follows:

- For therapy purposes, the first classroom receives 3,000 square feet and each additional classroom receives 750 square feet.

Maximum Computed Allowable Area: Seven Percent Area Allowance

Introduction

Education Code Section 17746.7 allows a seven percent increase in allowable area per ADA "to be housed". The seven percent increase in the allowance is restricted to unhoused ADA and not provided for those pupil units within the district's continuation high schools and special day class program.

New School Projects

For each ADA housed in a proposed project, use the following chart to calculate the seven percent area increase in the maximum computed allowable. Identify the increase with a 'seven percent' (7%) notification.

PROPOSED SCHOOLS	
GRADE LEVEL	CALCULATION
K – 6 (districts with less than 300 projected K – 6 ADA	0.07 x computed allowable (excluding any area bonuses)
K – 6 (districts with 300 or more projected K – 6 ADA)	4 sq. ft. x ADA
7 – 8	5 sq. ft. x ADA
9 – 12	0.07 x computed allowable (excluding any area bonuses)
Special Day Class	none
Continuation High School	none

Continued on the next page

Additions to Existing Schools

For each proposed addition, use the following chart to calculate the seven percent area increase in the maximum computed allowable for those ADA "to be housed". Identify the increased with a 'seven percent' notification.

ADDITIONS TO EXISTING SCHOOLS		
GRADE LEVEL	CALCULATION	
K – 6 (districts with less than 300 projected K – 6 ADA)	5 sq. ft. x per ADA	
K – 6 (districts with 300 or more projected K – 6 ADA)	4 sq. ft. x per ADA	
Grades 6 (when part of a 6 – 8 school)	4 sq. ft. x per ADA	
7 – 8	5 sq. ft. x per ADA	
Continuation High	none	
Special Education	none	
9 – 2 and 9, 10 (when part of a 7 – 9 or 7 – 10 school)	IF the 9 – 12 total ADA is . . .	THEN the multiplier is . . .
(Including grade 9 when part of a 7 – 9 or 7 – 10 project; determine the capacity of the school plant, both "adequately housed" and "to be housed" and allow the additional area according to the adjacent table for the units of ADA "to be housed" at that location).	1 – 50	0 sq. ft.
	51 – 00	11 sq. ft.
	101 – 200	7 sq. ft.
	201 – 300	4 sq. ft.
	301 – 600	4 sq. ft.
	601 – 1800	6 sq. ft.
	over 1800	6 sq. ft.

Maximum Computed Allowable Area: Resource Specialist Program

Introduction

Any project not approved for Phase II prior to January 1, 1987, may include a building area allowance for a resource specialist program (RSP). The RSP enrollment is reported on the *Form SAB 411B, Enrollment Certification* document.

RSP Entitlement

The maximum number of pupils per project for which an allowance will be provided is limited to four percent of the ADA to be housed in the project. Districtwide, the allowance allotted for a resource specialist program may not exceed the RSP enrollment reported on the Form SAB 411B or four percent of the actual unhoused ADA, whichever is less.

RSP Area Allowance

Use four percent of the project's ADA "to be housed" to determine the area allowance for an RSP facility.

RSP UNITS	AREA ALLOWANCE (SQ. FT.)
1–8	240
9–28	480
29–37	720
38–56	960
57–65	1200
66–85	1440
86–94	1680
95–112	1920

Note: The RSP area allowance must be exclusively dedicated to the RSP facility.

Maximum Computed Allowable Area: Relocatable Teaching Station Bonus Area

Introduction

Education Code Section 17749 (e) allows for a relocatable bonus area allowance for those projects including relocatable teaching stations.

Relocatable Requirement

The relocatable requirement is determined as follows:

- A minimum of 30 percent of all proposed teaching stations must be relocatable buildings.
- The structures must meet the definition of a relocatable (see *Portable/ Relocatable Buildings, page 3-A-26*).

Calculation of Relocatable Teaching Stations Requirement

Thirty percent of the proposed teaching stations must be relocatable as determined below:

Example

Total proposed teaching stations	30 percent of proposed teaching stations	Minimum number of relocatable teaching stations required
11	3.3	4

Note: The number of teaching stations must be rounded up to the next whole number.

Calculation of Bonus Area

Before determining the relocatable teaching station bonus area, verify that the "30 percent relocatable teaching station requirement" has been met. Use the following steps to calculate the "relocatable bonus area" for *each* project:

IF ...	THEN ...
• a minimum of 30 percent of all proposed teaching stations are relocatable buildings and,	multiply the ADA "to be housed" in the project by three square feet.
• 10 percent of the total proposed building area is comprised of relocatable buildings	

Continued on the next page

Reductions in Relocatable Requirement

All reductions to this requirement are subject to SAB approval. Reductions of the 30 percent relocatable teaching station requirement may be permitted under the following circumstances:

CIRCUMSTANCE A
Delivery of the relocatable structures by the manufacturer would cause a delay in the completion of the overall project
CIRCUMSTANCE B
Inclusion of the relocatable structure in the project is prohibited due to either one of the following: • excessive site preparation costs are inevitable • the utilization of relocatables would create a hazardous site condition for the pupils • transportation of the relocatable structures to the site is extremely dangerous due to road conditions • climatic conditions exist that severely affect the proper operation of the structure
CIRCUMSTANCE C
The usable site acreage of the facility is less than 75 percent of the recommended site size as determined by the California Department of Education.
CIRCUMSTANCE D
The relocatable structures are acquired by the district up to two years prior to the Phase III construction approval of the project, provided that the following conditions are met: • the area of the relocatable is included in the district's existing adequate area; and • the relocatable may be on the same site or another site within the attendance area the application is applied under, and • the relocatable is not be used to satisfy a requirement or condition on a previous project.
CIRCUMSTANCE E
When the proposed project has less than four teaching stations and the SAB finds that it would be to the benefit of the pupils affected to do so.

Note: Those projects containing less than ten percent of the total building area in relocatable structures are not eligible for the three square foot bonus per proposed ADA.

Form SAB 533, Agreement Between Client and Architect

Introduction

The district acts as the agent of the State in selecting a licensed architect who will provide professional services in the design development and construction phases of a project. Once an architect is selected, a *Form SAB 533, Agreement Between Client and Architect* must be completed.

Selection of an Architect

The district should solicit proposals from several architects known by reputation as being well qualified and experienced in the design and construction of public schools.

The district is expected to act on the behalf of the State in negotiating the best possible terms for the architectural services.

Architect's Fee Schedule

The following fee schedule may not be exceeded under any circumstances.

STANDARD ARCHITECTURAL FEE SCHEDULE		
% RATE	CONTRACT AMOUNT	FEE (100% OR FRACTION THEREOF)
9%	first $500,000.00	$45,000.00
8½%	next $500,000.00	$42,500.00
8%	next $1,000,000.00	$80,000.00
7%	next $4,000,000.00	$280,000.00
6%	next $4,000,000.00	$240,000.00
5%	excess of $10,000,000.00	

The architect fee is only an estimate through Phases I, II, and III. The final determination of the fee is made at the time of the bid approval. Adjustments to this fee will be calculated if approvable change orders arise.

Continued on the next page

Factory-built Portables

A factory-built portable is a manufactured facility. Factory-built portable building plans are prepared by the manufacturer for submission by the project architect to the Office of the State Architect.

FACTORY MANUFACTURED PORTABLE FEE SCHEDULE	
PERCENT RATE	CONTRACT AMOUNT
4 %	of factory built portable

This fee schedule applies to the manufactured portable building costs only. All other construction costs are calculated from the standard architect fee schedule.

A fee is calculated per contract to include the cost of all approved additive change orders with the exception of items resulting from errors and omissions on the part of the architect.

Budgetary Constraints

The architect must exercise his best judgement in determining the balance between the size, type and quality of construction to achieve a satisfactory solution within the project's construction allowance.

It is the duty of the architect to design a project *within* SAB cost standards. If a construction bid exceeds these standards, the architect is responsible for making the necessary changes in the approved plans, specifications and bid documents at no additional cost to the client.

Rate of Apportionments

The SAB apportions architect fees at the following rate:

PROJECT PHASE	PERCENTAGE OF TOTAL ESTIMATED ARCHITECT FEE (CUMULATIVE)
Phase I	25%
Phase II	80%
Bid Approval	100%

Continued on the next page

Phase I Apportionment: Feasibility Studies

Overview

When all necessary documentation has been received (see *Required Documents, pages 3-A-2 and page 3-A-3)*, the OLA will submit a recommendation to the SAB that the project application be approved and apportioned for Phase I feasibility studies costs as follows:

CATEGORY	TYPE	MAXIMUM COSTS
A. SITE (for projects including site acquisition)	Appraisals	$2,000.00
	Escrow/Title Reports	$2,000.00
	Surveys	$3,000.00
	Note: Appraisal costs may be increased upon district request and justification.	
B. PLANS	Architect Fee	The fee is a sum of the following calculations: • $90.00 per sq. ft. x proposed permanent area x .08 * • $50.00 per sq. ft. x proposed relocatable area x .08 * Multiply the total calculated above by .25.
	Preliminary Tests	$5,000.00
G. CONTINGENCIES	Contingencies	$5,000.00

* Represents an average architect's fee rate.

Continued on the next page

Environmental Impact Documents (EID)

Introduction

Prior to the SAB approving an application beyond the feasibility stage (Phase I), a set of environmental impact documents (EID) must be prepared. The district has sole responsibility for meeting all California Environmental Quality Act (CEQA) requirements as administered by the State of California, Office of Planning and Research (OPR)/State Clearinghouse. The OLA verifies that the CEQA requirements have been addressed.

Every application requires either a:

- categorical exemption
- negative declaration
- environmental impact report (EIR)

California Environmental Quality Act (CEQA) Officer

The district's governing board is required to appoint a CEQA officer. All correspondence, consultation, and documentation relating to an EID must be coordinated through the district's CEQA officer. The *Form SAB 508, Authorized Signatory* is used for this purpose.

Title 14 of the California Administrative Code (CAC), incorporates the *CEQA: Statutes and Guidelines (Stock No. 7540-931-1022-0)* of the Office of Planning and Research/State Clearinghouse. This publication may be obtained at a nominal cost from:

Department of General Services
Documents Section
P.O. Box 1015
North Highlands, CA 95660
(916) 973-3700

Consultation with OLA CEQA Officer

If either a negative declaration or a draft EIR is being prepared, the district is required to consult with the OLA CEQA officer. It is advised that districts preparing categorical exemptions also consult with OLA's CEQA officer.

Site Selection

Introduction

Selection of a school site is critical to both a safe and supportive environment for the curriculum and learning process. The area acquired is limited to the minimum land area necessary to conduct an adequate educational program.

Criteria

The following criteria will be considered by the California Department of Education (CDE), School Facilities Planning Division (SFPD) when selecting a site:

- safety
- location
- environment
- soils
- topography
- size and shape
- accessibility
- public services
- utilities
- land/development costs
- availability
- political implications

Role of the California Department of Education

The California Department of Education, School Facilities Planning Division, is required to review and recommend approval of all new school sites and additions to school sites regardless of the funding source. To ensure that the best possible site selection is made with a balance of educational and financial considerations, the district must comply with the following procedures:

- The district must identify a minimum of *three approvable* sites to be reviewed with the SFPD. These sites must be identified on the California Department of Education's *Form SFPD 4.0, Approval Procedures and Site Report*. If the SFPD finds that one of the three proposed sites is not approvable, another approvable site must be added to the list for consideration.

- If there are not three approvable sites in the area in which the new school is to be located, *the SFPD must state this fact in a site review letter addressed to the Office of Local Assistance.*

The final selection of the proposed site must be approved and certified by the CDE.

Form SAB 509, Site Ownership Certification

Introduction

This document is a certification made by the district representative that the school district holds legal title to the site contained in the application. The title must be free of any liens and encumbrances which would adversely affect the use of the site for school purposes. All land related to a project is subject to a 40-year lease-purchase agreement between the State and the school district.

District Owned Site

For those projects being constructed on a district owned site, the *Form SAB 509, Site Ownership Certification,* is required prior to the Phase II SAB recommendation.

Sites Not Previously District Owned

For those projects which include the acquisition of real property not previously owned by the district, a grant deed to the property or the *Form SAB 509, Site Ownership Certification,* is required prior to the Phase III SAB recommendation.

County Superintendent of Schools Building Project

In the event a facility is to be constructed by a County Superintendent of Schools on property owned by a school district, it is not necessary for the county to acquire land. In lieu of the site ownership certification, a 40-year ground lease from the district to the county must be executed. In addition, the district that is leasing the site to the County Superintendent of Schools must provide the *Form SAB 509, Site Ownership Certification.*

Form SAB 510, School District Compliance Certification (Education Code Section 39002)

Introduction

Prior to the planning of a new school facility, the district must investigate the prospective school site for geological hazards per Education Code 39002. The geological characteristics of the site must be such that the construction effort required to make the site safe for occupancy is economically feasible.

Geological Study and Soils Analysis

The geological study and soils analysis are conducted to provide an assessment of the prospective site's geological condition and potential for earthquake or other geological hazard damage if the site is located within:

- the boundaries of any special study zone; or
- an area is designated as geologically hazardous in the safety element of the local general plan as provided in Government Code, Section 65302.

Note: The California Department of Education, School Facilities Planning Division, may request geological studies and soil analysis on school sites located outside the study zones if there is evidence to suggest such studies are warranted. However, no studies are required if the sites under consideration have been subject to prior adequate studies.

In addition to the geological hazards studies and soil analysis, the evaluation may include location of the site with respect to:

- population
- transportation
- water supply
- waste disposal facilities
- utilities
- traffic hazards
- surface drainage conditions
- other factors affecting the operating costs

Geological Fault

A school building cannot be built on the trace of a geological fault along which surface rupture can be reasonably expected to occur within the life of the school building.

Eligible Expenditures

The cost of site investigation and related reports pertaining to geological hazards are eligible project expenditures (see *B. Plans, Preliminary Tests, page 3-B-38*).

Real Property Appraisals

Definition

A real property appraisal is a written estimate of the fair market value of a real property.

Appraisal Specifications

Appraisal specifications must comply with those established by the Appraisal Institute.

Appraisal Options

To ensure that site acquisition conforms to law and that fair market value is properly determined, the district must comply with the SAB real property appraisal process.

Either one or two appraisals may be obtained to meet site acquisition requirements. A comparison of appraisal options is provided in the table below:

COMPARISON OF APPRAISAL OPTIONS	
One Appraisal	Two Appraisals
• One appraisal per parcel • The appraisal must be reviewed by the Office of Real Estate and Design Services (OREDS) • For valuations approved by OREDS, the appraisal fee is an eligible project cost	• Two appraisals per parcel • Appraisal fees are eligible project costs • OREDS must review the appraisals only in the event that the valuation(s) are relatively disparate

Appraisal Costs

The costs associated with the preparation of required appraisals are eligible State funded expenditures.

Continued on the next page

Updates

Updates to an appraisal are permissible under the following circumstances:

CIRCUMSTANCE A
The valuation date of the appraisals will exceed 60 days at the time of the district's request for a site apportionment and no more than 150 days at the time of the site apportionment. However, an appraisal exceeding 60 days at the time of the site apportionment may be updated. The appraisal update is an eligible project expenditure.
CIRCUMSTANCE B
Upon the initiation of eminent domain proceedings, the appraisal update is an eligible project expenditure.
CIRCUMSTANCE C
A court has ordered an updated appraisal due to a condemnation action. Only the appraisal which the site apportionment was based will be updated and considered an eligible project expenditure. Appraisals cannot be updated as a basis for negotiation toward a stipulated judgement.

Time Extension

When a settlement cannot be successfully negotiated and the district has not filed condemnation proceedings within the 60 day (single parcel) or 90 day (multiple parcel) time limit, a written time extension must be requested by the district and obtained from the OLA Executive Officer. If a written extension is not granted, the SAB will hold the district responsible for any increased costs exceeding the approved appraised value.

Cost Estimates: Forms SAB 506A and SAB 506B

Introduction

This topic focuses on the preparation of *Form SAB 506A, Estimated Project Cost Detail* and *Form SAB 506B, Summary of Estimated Costs.* The cost estimate details the expenditures associated with the following categories:

- Site
- Plans
- Construction
- Tests
- Inspection
- Furniture and Equipment
- Contingencies

The cost estimates are used to develop a construction budget in preparation for the Phase II SAB recommendation.

Form SAB 506A

The *Form SAB 506A, Estimated Project Cost Detail,* provides an itemized breakdown of all project costs. This form may be expanded to support the scope of the project as depicted on the project plans (see *Exhibits 2, 2A and 2B, pages 3-B-78 through 3-B-80 respectively*).

Form SAB 506B

The *Form 506B, Summary of Estimated Costs,* provides a summation of the costs detailed on the Form SAB 506A (see *Exhibit 1 on page 3-B-77*).

Cost Itemization

All items listed on the cost estimate must be clearly itemized by unit size, quantity and unit cost. *Lump sums are not permitted.*

Overhead and Profit

All costs associated with overhead and profit must be integrated into the unit cost itemization.

Updates

New cost estimates must be prepared if those previously submitted are older than 90 days.

Required Signatures

The cost estimates must contain the original signatures of a licensed architect or structural engineer.

Continued on the next page

A. Site

Description

The eligible costs and fees associated with the *site* classification are defined as follows:

ITEM	DESCRIPTION
Purchase Price of Property	The eligible State funded costs associated with the acquisition of real property.
Appraisals	Costs associated with securing real property appraisals and necessary updates as mandated (see *Real Property Appraisals, page 3-B-14 and Site Purchase, page 3-B-16 through 3-B-20*).
Escrow Fees	All charges normally included in the escrow agreement such as: • escrow charges • title insurance • loan fees Note: Property taxes are ineligible.
Surveys	If required, a certified survey of the site must include: • grades and lines of streets, pavements, and adjoining properties • right-of-way, restrictions, easements, boundaries and contours of the building site • locations, dimensions and floor elevations of existing buildings • other improvements and trees • full information as to available service and utility lines, both public and private
Site Support (85%)	See *Site Support Costs, page 3-B-10.*
Relocation Assistance	Actual costs related to the displacement of any person, business, farm operation, or non-profit organization in conjunction with the acquisition of real property (see *Relocation Assistance, page 3-B-21*).
Other	Justified fees which may include but are not limited to the following: • court costs • legal services (i.e., review of contracts, legal documents) • condemnation proceedings

B. Plans

Description

The eligible costs and fees associated with the *plans* classification are defined as follows:

ITEM	DESCRIPTION
Architect Fees	Fees as negotiated in the Architect's Agreement (see *Architect Fee Schedule, page 3-A-58*).
OSA/ACU Plan Check Fee	Fees as determined by the Office of the State Architect for the review of plans as required by law. Refer to the *California Administrative Code, Title 21 (Public Works).*
SDE Plan Check Fee	Fees as determined by the California Department of Education, School Facilities Planning Division, as required by law.
Energy Analysis Fee	Fees as determined by the SAB (see *Calculation of Energy Consultant Fee, page 3-B-68).*
Preliminary Tests	Includes the following costs: • soil tests, foundation tests, exploratory borings, and similar testing required prior to construction • site investigation and reports pertaining to geological hazards where required by Education Code, Section 39002 (see *Form SAB 510, School District Compliance Certification, page 3-B-13*).
Administrative Costs	Refer to *Administrative Cost Allowance, page 3-A-55.*
Other	Other plan costs such as: • advertising construction bids • printing limited to twenty-five plan sets for bidding and construction purposes

C. Construction

Description

Every project receives an allowance to provide for the full development of a school site. The State's cost standard for site development is based on the current *Lee-Saylor Construction Cost Manual*. The eligible costs associated with the *construction* classification include the broad categories of site development, new construction, energy conservation, and supplemental funding for multi-story construction.

Topic Items

This topic discusses the following items:

ITEM	SEE PAGE
Utility Services	3-B-40
Capital Development Fees	3-B-43
Off-Site Development	3-B-44
Service Site Development	3-B-46
General Site Development	3-B-49
Demolition	3-B-51
Building Cost Standards	3-B-52
Interfacing	3-B-60
Multi-Story Construction	3-B-61
Energy Conservation	3-B-67
Deferred Items	3-B-70

Continued on the next page

Utility Services

Introduction

Utility services development includes improvements such as water, sewer, gas, electric and telephone. This improvement provides service from a utility connection to the project site. Fees associated with the utility connection may also be allowed.

Eligible Utility Services Expenditures

The following utility services may be included as eligible project expenditures:

SERVICE	DESCRIPTION
Water	• The installation of a main supply line (domestic water only) from the utility company connection to the meter. One incidental fire hydrant is also eligible. • Meters not provided by the serving utility. • Installation of a domestic water system, to include a well, pump and necessary appurtenances (except a pump house), from the main supply line to the first building lateral. • Connection fee (defer for future release).
Sewage	• The installation of main sewage disposal line from the utility company connection to the first building lateral. • The installation of a sewage treatment/disposal system and a main disposal line from the treatment system to the nearest building lateral of the collection system. • Connection fee (defer for future release).
Gas	• The installation of main supply line from utility company to the meter. • The installation of meters not provided by the serving utility. • Connection of a liquefied petroleum gas system from the main supply line to the first building lateral. • Connection fee (defer for future release).

Continued on the next page

Eligible Utility Services Expenditures, continued

SERVICE	DESCRIPTION
Electric	• The installation of service from the serving utility to the meter. Primary electric service runs from the utility company's point of connection to the transformer. Secondary electric service runs from the transformer to the meter. Distribution panels or switch gear is considered building construction items. • The installation of meters not provided by the serving utility. • Transformers, transformer pads and protective bollards. • Connection fee (defer for future release).
Telephone	• The installation of service from the serving telephone company to the nearest distribution system.

Additions to Existing Schools

For additions to existing schools, all utility services must connect to the nearest available site source. If it is necessary to do otherwise, a registered engineer must certify that the existing lines will not adequately support the new facilities and that new routing is therefore required.

Connection Fees

Connection fees that are eligible (see *Eligible Utility Services Expenditures, page 3-B-40)* must be delineated on the cost estimate. At the time of bid, these connection fees will be deferred for future release. Upon receipt of an itemized invoice issued by the serving utility, these funds will be released to the district.

Continued on the next page

Ineligible Utility Services Expenditures

The following items are not eligible as utility service improvements:

- any portion of a utility which can be supplied by a utility company without charge,
- all heating systems and school communication systems, including public address systems,
- cable television,
- any a) electrical, water or gas service beyond the meter; b) sewer service beyond the building lateral; and c) telephone service to the distribution center, and
- fences, concrete pads, or other protective structures relating to utility systems on school grounds.

Capital Development Fees

Introduction

Public utility agencies have the authority to levy user fees for the cost of capital development facilities to provide service to schools. Capital development facilities fees may be included in a project as eligible costs but are limited to facilities which provide power, water, light, heat, communications, garbage services, drainage, flood control, or the collection, treatment, and disposal of sewage.

State Funding Limitations

Capital development fees levied by a local agency for those service capacities already provided for in the lease-purchase project are not eligible for State funding and must be reduced on a dollar-for-dollar basis. State funding is available *only* for service capacities that meet the needs of the lease-purchase project. Reimbursement agreements for service capacities beyond the need of the State-funded project are not allowed.

Required Documents

All requests for the funding of capital development fees as a component of a lease-purchase project must include the following information:

- written evidence from the serving utility that the capital facilities fee does not exceed amounts charged to comparable non-public users (i.e., county/city ordinance). In addition, any fee assessed to the district must not exceed the proportionate share of the public utility facilities benefiting the lease-purchase project (i.e., per acre assessment),
- a written statement prepared by the serving utility itemizing all fees levied against the lease-purchase project,
- for fees imposed/paid between July 21, 1986 and March 24, 1988: . . . "a written opinion from district legal counsel stating that the imposition of the fee was in conformance with Government Code Sections 54999 through 54999.6",
- for service to be provided after March 24, 1988: . . ." a written agreement which summarizes the negotiations between the district and serving utility company". The district cannot enter into an agreement until authorized by the Executive Officer of the State Allocation Board.

Note: Capital development fees *are not* connection fees.

Off-Site Development

Introduction

Off-site development improvements located along the perimeter of the site include roads, streets, storm drainage lines, curbs, gutters, sidewalks, and street lighting. These improvements are commonly dedicated for public use.

Eligible Off-Site Development

Development of a site, including existing improvements, may not exceed the State's established standards. Any off-site development may not be performed on more than two sides immediately adjacent to the site. The following are off-site development State standards:

IMPROVEMENT	STATE STANDARDS
Paving of streets, curbs & gutters (includes existing improvements)	One-half of the width of a standard residential street not to exceed 20 feet from the top face of curb to centerline of street less any existing paving. Note: For roadways of a width or standard greater than those of a normal subdivision, the ineligible improvement costs may be funded by local municipality (Street and Highway Code, Section 2117) or may be included as general site development improvements for the project.
Sidewalks	Five foot width of sidewalk Note: Any portion of a sidewalk in excess of the five foot width is not eligible as an off-site development improvement but may be funded as a general site development improvement.
Street lighting, planting areas, street signs, traffic signals, street trees	Eligible only when mandated by local ordinance or is currently so developed.

Note: Local entities having jurisdiction of areas where the off-site development is proposed, must approve the related plans and specifications.

Continued on the next page

Rough Grading

When a project includes rough grading of off-site development improvements for the balancing of cut and fill, rough grading may be funded as service site development costs. The cost estimate must specify that a balancing of cut and fill is necessary and must also be indicated in the specifications.

Ineligible Off-Site Development

Costs relating to off-site development improvements which benefit adjacent properties without those properties equitably sharing in the cost are ineligible for State funding. Therefore, the State will not fund the associated costs (i.e., planning, testing, inspection services, etc.).

Service Site Development

Introduction

Service site development improvements are performed on-site and may include site clearance, rough grading, soil compaction, drainage and eligible erosion control. This portion of the site preparation is accomplished prior to the general site development and the construction of buildings.

Eligible Service-Site Development

Eligible service site development improvements are described in the following table:

IMPROVEMENT	DESCRIPTION
Site Clearance	Removal of trees, brush, debris, etc. Also includes demolition.
Rough Grading	Grading of required contours, including cut and fill, leveling and terracing operations. May include off-site cut and fill operations (see *Off-Site Development, Rough Grading, page 3-B-45*).
Soil Compaction	Soil compaction adhering to common engineering practices.
On-Site Drainage Facilities	Below grade drainage facilities. Note: Does not include the surface drainage of football fields and running tracks.
Erosion Control/Embankment Improvements	For embankments having a slope of 2:1 and a vertical height greater than six feet, erosion control improvements such as plant material, sprinkler systems, jute mesh and straw are eligible. When the above slope and height conditions exist, stairways, handicap ramps and retaining walls are also eligible.
Removal/Relocation of Utility Service	Removal and rerouting of existing utility service which lie in the footprint of a proposed building or proposed parking lot.
Demolition	Demolition of existing buildings and site improvements which lie in the footprint of a proposed building or general site development improvements.

Continued on the next page

Eligible Service-Site Development, continued

IMPROVEMENT	DESCRIPTION
Portable Facilities Relocation	Relocation of existing portable buildings which lie in the footprint of a proposed building or proposed parking lot to a permanent site. A portable building may be moved to a permanent on-site location one time only during construction. Note: The replacement of general site development items which were displaced as a result of a building relocation must be funded as general site development costs.
All-weather Fire Service Roads/Site Access Gates	All-weather fire service roads and site access gates necessary to meet the State Fire Marshal requirements and which do not provide a dual use. An all-weather road not exceeding 20 feet in width and composed of two inches of asphalt concrete over a maximum of six inches of aggregate base.

Bid Options

Several options are available for bidding service site development contracts:

NEW SCHOOL	
CIRCUMSTANCE	ACTION
Site development not exceeding $100,000.00 of architect's preliminary estimate, or	Site development bid in concert with building contract. The bid may not exceed the project's cost allowance established prior to the bid.
Site development in excess of $100,000.00 or 10% of architect's preliminary estimate.	Site development bid independently of building contract.

Continued on the next page

Bid Options, continued

ADDITIONS TO EXISTING SCHOOL		
CIRCUMSTANCE	**OPTION A**	**OPTION B**
Site development in excess of $100,000.00 of architect's preliminary estimate.	Site development bid independently of building contract.	Site development bid in concert with building contract. The bid may not exceed the project's allowance established prior to the bid.

Separate Bids

When the service site development is bid independent of the building contract, the work must be accomplished as a separate contract rather than as an alternate to the building contract.

When bid separately, site development may include utility and off-site development, service site development and general site development.

General Site Development

Introduction

General site development improvements encompass the finishing detail of the site. This development is normally performed on-site. However, under certain circumstances, general site improvements may include disallowed off-site development.

Eligible General Site Development

Eligible general site development improvements are described in the following table:

IMPROVEMENT	DESCRIPTION
Finish grading	Final design grade.
Roads/driveways, walks, parking area, curbs and gutters	On-site facilities for vehicle and foot traffic.
Turfed/paved play area, permanent playground equipment, outdoor classrooms and places of assembly, tennis and handball courts, baseball fields, construction and surface drainage of football fields and running tracks	Outdoor instruction and play facilities.
V-gutters	Drainage of on-site parking lots.
Planting/sprinkling, aesthetic terracing	Landscaping of building frontages, courtyards, and parking areas.
Sprinkling system, topsoil and turf	Outdoor teaching stations and play areas.
Construction/surface drainage	Football fields and running track.
Fencing, outdoor walls/screens, flagpoles, utility enclosures, incinerators, pump houses, outdoor safety lighting and on-site fire lines and hydrants	Protective and service facilities.
Erosion Control	For embankments having a vertical height of less than six feet, erosion control improvement such as plant material, jute mesh and straw are eligible. Related improvements on these embankments including stairways, retaining walls and handicap ramps are also eligible.

General Site Development Allowance

All new construction projects are eligible for a general site development allowance. The allowance is generated from a standardized calculation derived from the established building allowance and the net gross site acreage, excluding any street easements, as recommended by the CDE.

The general site development allowance derived from the established building allowance is determined as follows:

GRADE LEVEL	ALLOWANCE
Elementary/Special Education (K-6), (K-8)	Eight percent of the building allowance.
Intermediate/Special Education (6-8, 7-8 and 7-9)	Same as above.
Continuation High Schools	Same as above.
District Administration	Same as above.
High Schools/Special Education (9-12 and 10-12)	Five percent of the building allowance.

Additionally, an allowance based on the gross site acreage, excluding any easements, is determined by the following circumstances:

	CIRCUMSTANCE	ALLOWANCE
A	A new school wherein site acreage is acquired as part of the project application or a new school built on a district- owned site.	$15,000.00 per acre.
B	Addition of building(s) to an existing school located on a district-owned site or acquisition of additional acreage at a district-owned site.	$15,000.00 per acre not to exceed the difference between the capacity of the existing facility and the master-planned capacity of the school.
C	Acquisition of additional acreage at a district-owned site wherein the existing acreage and proposed agreage addition is less than 75 percent of that recommended by the CDE.	Special consideration will be given to those projects wherein a need for additional general site development improvements is justified. In this instance, the site development contract must be bid separate from the building construction contract.

Demolition

Description

Costs associated with the removal of building(s) which stand in the footprint and/or inhibits access to the proposed building are considered demolition costs. All itemized demoltion costs will be given individual funding consideration.

Building Cost Standards

Introduction

The SAB has etablished cost standards for the construction of eligible school building facilities. The building construction cost standards may not be exceeded.

Building Types B & D

The following chart describes the building types utilized under the State School Building Lease-Purchase Program:

BUILDING TYPE		
COMPONENT	CLASS B	CLASS D
Floors/Roofs	• reinforced concrete on steel decking; or • formed slabs resting on the frame; or • poured to become an integral part of frame • composed of prefabricated panels which may be mechanically stressed	• supported on wood or steel joists or trusses • ground floor may be concrete slab • upper floors may be concrete plank, steel deck or wood
Exterior Walls	• masonry or reinforced concrete, metal, glass, or stone	• closely-spaced wood; or steel studs • skeleton wood frame on which some form of curtain wall is applied (includes pre-engineered pole buildings), • load-bearing or non-bearing (non-bearing walls may be supported by columns, bents, or arches constructed of concrete, steel or wood)
Interior Partitions	• masonry, reinforced concrete or gypsum • light-weight & movable partitions are used as non-bearing walls	no specific attribute

Continued on the next page

Adjustment Indices

The following adjustment factors, where applicable, are made to the base building cost allowance:

TYPE OF ADJUSTMENT	BUILDING TYPE	
	CLASS B	CLASS D
Construction Cost Index	✓	✓
Geographic Area	✓	✓
Small Building	✓	✓
Urban	✓	✓
Security Allowance		✓

Construction Cost Index

The current construction cost index for Class B or Class D, as applicable, is applied to the base building cost allowance.

The Class B construction cost index adjustment is derived from the Marshal-Swift index. The Class D construction cost index adjustment is derived from the Lee Saylor index.

Geographic Area Adjustment

An adjustment factor for the geographic area in which a project is located is applied to the base building cost allowance (see, *Appendix 11, Geographic Adjustment Factors*).

Continued on the next page

Small Building Area Adjustment

A building area adjustment factor is applied to projects containing less than 12,000 square feet of building area. Use the following chart to determine the appropriate small building adjustment:

BUILDING AREA (SQUARE FEET)	MULTIPLIER	BUILDING AREA (SQUARE FEET)	MULTIPLIER
Under 800	1.15	6,400 – 7,199	1.07
800 – 1,599	1.14	7,200 – 7,999	1.06
1,600 – 2,399	1.13	8,000 – 8,799	1.05
2,400 – 3,199	1.12	8,800 – 9,599	1.04
3,200 – 3,999	1.11	9,600 – 10,399	1.03
4,000 – 4,799	1.10	10,400 – 11,199	1.02
4,800 – 5,599	1.09	11,200 – 11,999	1.01
5,600 – 6,399	1.08	12,000 or more	none

Urban Adjustment

An urban adjustment is applied to the building cost allowance accordingly:

CLASS B	CLASS D
An urban adjustment factor of 24 percent will be applied to the Class B building cost allowance for those projects located in areas of high property values and high population density.	An urban adjustment factor of one percent will be applied to the building cost allowance in areas of high population density.

In either case, the district must provide justification describing the necessity of this adjustment. The circumstances which would warrant this adjustment include:

- existing site is less than 75 percent of the California Department of Education's recommended site size,
- extent of development on surrounding property, and
- existence and extent of traffic congestion.

Continued on the next page

Security Adjustment

In areas where high crime rates exist, a security allowance may be provided for those projects requiring security fencing, other protective structures and a watchperson. These items must be described in the plans and/or specifications. The district must provide justification describing the necessity of these security measures. The circumstances which would necessitate this adjustment include:

- lack of site space for contractor to work and store materials;
- high risk of vandalism and theft (materials must be delivered to and from the site daily);
- twenty-four hour, seven day, around the clock watchperson is required;
- union agreement of basic trades requires contractor to provide parking for tradesmen; and
- increased premiums for insurance during construction in high density areas.

Final Adjustment to the Building Cost Allowance

A final cost allowance is determined as an outcome of OLA's review of the final plans. The allowance is adjusted according to the construction cost index in effect as of the date of the issuance of the bid authorization. The allowance is adjusted for the final time based on the construction cost index in effect as of the date of the bid opening.

Continued on the next page

Mainstream Education Facilities

The Class B and Class D building cost standards are identified on the schedule which follows. Please note, each building area is priced at the facility classification most nearly represented in the plans.

FACILITY CLASSIFICATION		UNIT COST PER SQUARE FOOT	
		CLASS B	CLASS D
TEACHING STATIONS	Arts and crafts, high school & intermediate	$81.78	$78.86
	Business machines	81.21	78.31
	Homemaking	92.14	88.85
	Kindergarten	82.24	79.30
	Music, high school & intermediate	91.90	88.62
	Science, General	85.98	82.91
	Science laboratory (above grade 6)	117.33	113.14
	Shop, high school & intermediate	85.94	82.87
	Standard, elementary	81.16	78.26
	Standard, high school & intermediate	77.68	74.91

Continued on the next page

Mainstream Education Facilities, continued

	FACILITY CLASSIFICATION	UNIT COST PER SQUARE FOOT	
		CLASS B	CLASS D
NON-TEACHING STATIONS	Administrative spaces	91.23	87.97
	Corridor, enclosed	71.55	68.99
	Corridor, covered unenclosed/shelters	NA	34.68
	Gymnasium	111.26	107.29
	Kitchen	136.63	131.75
	Food Service	79.71	76.86
	Library	88.29	85.14
	Multi-purpose, Type I	91.61	88.34
	Multi-purpose, Type II	78.48	75.68
	Performing Arts Facility	116.32	112.17
	Resources Specialist Program (RSP)	83.10	80.14
	Shower/Locker	101.15	97.54
	Staff Workroom	87.19	84.08
	Storage, Mechanical and Janitor	67.73	65.31
OTHER FACILITIES	Toilets	187.12	180.44
	Warehouses and Agricultural	40.45	39.01
	Parking basements *	40.45	NA
	District Maintenance	68.35	65.91
	Other	87.19	84.08

* Employee parking basements are Class B construction only.

Continued on the next page

Special Day Class Teaching Stations

The Class B and Class D building cost standards for special day class teaching stations are identified on the schedule which follows. These costs include allowances for such special building items as additional electrical and plumbing improvements, wider doors and grab bars.

	FACILITY CLASSIFICATION	ABBREV.	UNIT COST PER SQUARE FOOT	
			CLASS B	CLASS D
NON-SEVERE HANDICAP	Specific Learning Disability	SLD	$83.10	$80.14
	Mildly Mentally Retarded	MMR	83.10	80.14
	Severe Disorder of Language	SDL	83.10	80.14
SEVERE HANDICAP	Deaf and Hard of Hearing	DHH	92.51	89.21
	Visually Handicapped	VH	89.38	86.18
	Orthopedically and Other Health Impaired	OOH	83.10	80.14
	Autistic	AUT	89.38	86.18
	Severely Emotionally Disturbed	SED	89.38	86.18
	Severely Mentally Retarded	SMR	89.38	86.18
	Developmentally Handicapped	DH	89.38	86.18

Continued on the next page

Special Day Complex

A special day complex consists of at least one special day class teaching station as well as a medical therapy unit. In addition to instruction space, the teaching station and/or medical therapy unit may include toilets, showers, changing areas, large equipment storage and daily living skills space.

The medical therapy unit may also include clinic/administrative areas, waiting areas for out patients and clients and space for physical and occupational therapy activities.

The Class B and Class D building cost standards for a special day class complex are identified on the schedule as follows:

FACILITY CLASSIFICATION		ABBREV.	UNIT COST PER SQUARE FOOT	
			CLASS B	CLASS D
SEVERE HANDICAP	Severely Mentally Retarded	SMR	$90.50	$87.26
	Orthopedically and Other Health Impaired	OOH	88.70	85.54
	Developmentally Handicapped	DH	94.08	90.72
	Deaf-Blind/Multi	DBM	94.08	90.72

Interfacing

Description

Eligible interfacing costs include those costs associated with the connection of electrical, intercom, fire alarm and communication systems of an existing building to a new building area. All itemized interfacing costs will be given individual funding consideration.

Supplemental Funding

Introduction

Supplemental funding is available to those projects wherein the actual pupil density of the project site exceeds that recommended by the California Department of Education, School Facilities Planning Division.

Form SAB 502

Using the *Form SAB 502, Supplemental Funding Calculation,* determine the amount of supplemental funding available to a project accordingly:

STEP	FORMULA
1	The actual pupil density of the project site takes into consideration: • ADA capacity of existing (if applicable) and proposed teaching stations; and • usable existing (if applicable) and proposed acreage.
2	Determine the threshold pupil density using the existing (if applicable) and proposed acreage.
3	When the actual pupil density, as calculated in step 1, exceeds the threshold pupil density as calculated in Step 2, there is eligibility for supplemental funding.
4 and 5	The lesser of steps 4 and 5 as described on the Form SAB 502 determines the amount of supplemental funding.

Form SAB 506

All school districts applying for supplemental funding must formally request the apportionment on the *Form SAB 506, Application for Apportionment.*

Along with the complete description of proposed facilities as outlined in the "description and scope of project" section of the application, a statement requesting a supplemental funding allowance must be included. In addition, the "amount of apportionment requested" must include the supplemental funding allowance as determined on the *Form SAB 502, Supplemental Funding Calculation.*

Letter Appraisals

For purposes of establishing an approximate cost for the acquisition of real property and completing the *Form SAB 502, Supplemental Funding Calculation,* the district must submit two letter appraisals for each parcel to be acquired.

Continued on the next page

Form SAB 500

The *Form SAB 500, Lease-Purchase Justification Document* must identify all building area to be funded with the supplemental allowance calculation of the district's adequate building area.

Justification Letter

The district must provide a justification letter detailing the allocation of the supplemental funding allowance in relieving the effect resulting from a less than adequate site size.

Preliminary and/or Final Project Plans

All items to be funded from the supplemental funding allowance must be clearly identified on the plans. These enhancements must be noted on the plans as "supplemental funding" items.

Cost Estimates

A delineation of all items to be funded with the supplemental funding allowance must be identified on the cost estimates (Forms SAB 506A and SAB 506B). In addition, separate cost estimates identifying *only* the supplemental funding allowance expenditures must be submitted.

Eligible Supplemental Funding Expenditures

The following table describes eligible supplemental funding expenditures:

TYPE	DESCRIPTION
Enhancements	Construction items which will enhance the project in such a way as to mitigate the small site size.
Additional Building Area	Building area funded solely with the "Supplemental Funding" allowance.
Miscellaneous Items	These items may include but are not limited to: • fire safety • handicapped acess • playground apparatus • duct shafts, utility tunnels and pipe conduit chases • security features

Continued on the next page

Eligible Supplemental Funding Expenditures, continued

Additionally, the district must reserve monies from the supplemental funding allowance to fund those support expenditures related to the items identified in the previous table. These expenditures may include:

- architectural services
- Office of State Architect fee
- California Department of Education, SFPD, fee
- construction tests
- inspection
- change orders (limited to those items funded with the supplemental funding allowance)

Deferment of Supplemental Funding Allowance

The district may opt to defer a portion of the supplemental funding allowance for specific expenditures to be completed subsequently to the project's main construction contract. These items and the associated costs must be identified prior to the acceptance of main construction bid.

Deferred Items

Introduction

Construction items that are excluded from a construction contract and are to be performed at a later date may be deferred for the future. In order for a reservation of funds to be made, these items must be clearly identified on the cost estimates and plans.

D. Tests

Description

The school district, as the agent of the State, and in accordance with Title 21, California Administrative Code, is responsible for funding all necessary tests during the project's construction phase.

Tests performed during construction may include soil compaction/fill tests, materials testing, etc.

E. Inspection

Description

In accordance with Title 21, California Administrative Code (CAC), inspection services are required during the construction of all new facilities. The school district, as the agent of the State, must solicit proposals from several OSA certified inspectors known by reputation as being well qualified and experienced in the construction of public schools. The district is also responsible for negotiating an agreement with the inspector which is most favorable to the State in regard to compensation for professional services.

Inspector's Salary

The estimate for the inspector's salary must be in accordance with prevailing wages for comparable services. Inspection costs will be approvable for a period not exceeding the legal duration of the construction contract. The contract period is terminated upon the filing of the *Notice of Completion*.

Additional inspectors fees may be approved for those contracts in which a time extension was granted through the OLA change order process.

Inspection fees for a period not exceeding 35 calendar days after the filing of the *Notice of Completion* are eligible for work the district has deemed incomplete at the close of the construction contract period.

Inspector's Role

The inspector shall act under the direction of the project architect or registered engineer in assuring compliance with the approved plans and specifications. The inspector must inspect every part of the work. In no case, shall the inspector have or assume any duties which would prohibit continuous inspection.

Note: A school district official/employee may not provide inspection services for their own school project regardless of qualifications.

F. Furniture and Equipment

Description

A furniture and equipment allowance is provided to each project to adequately equip all spaces and functions within the facility with the proper movable furniture and equipment items. The furniture and equipment allowance is generated by the eligible building area and facility classifications.

Ineligible Expenditures

Built-in or fixed equipment (fixtures) and supplies are not considered movable furniture and equipment items, and are generally funded with the building construction allowance. In addition, furniture and equipment funds may not be utilized for the purchase of equipment for adult education, community use, or for intramural or inter-school sports as distinguished from the required physical education program of the district.

Schedule of Allowance

The following chart is used to determine a preliminary estimate at Phase II for the furniture and equipment allowance. The final allowance will be determined by the OLA upon approval of the bid.

GRADES SERVED	ALLOWANCE PER SQUARE FOOT
K–6,K–8	$5.00
6–8,7–8,and7–9	6.00
9–12,10–12	7.00
Continuation High	8.00
Special Education	10.00

Furniture and Equipment Cost Index

Once a furniture and equipment allowance has been determined apply the current furniture and equipment cost index factor. The furniture and equipment cost index factor is adjusted quarterly.

Furniture and Equipment Included in the Contract

If the construction contract includes eligible furniture and equipment items, the district must submit an itemization of proposed purchases and the associated unit costs. The cost of these items will be transferred from the furniture and equipment allowance to the project's construction allowance. In addition, the architect fee, calculated at eight percent of the cost of these items, will be reduced from the furniture and equipment allowance.

Continued on the next page

Maximum Allowance

The maximum furniture and equipment allowance, as established at the bid approval, is as follows:

- new construction is limited to 100 percent of the calculated allowance; and/or
- replacement of abandoned facilities is limited to 50 percent of the calculated allowance.*

* The allowance provided for the replacement of abandoned facilities is limited to 50 percent of the maximum allowance because inventory remains from the original facilities.

OLA Review

Upon the district's request, the OLA will conduct a courtesy review of the district's anticipated furniture and equipment purchases.

Audit of Furniture and Equipment Expenditures

Upon completion of the project, an audit of the district's furniture and equipment expenditures is conducted wherein any ineligible expenditures are reduced from the project. If prior to the final audit, the district has not completed purchasing all the furniture and equipment necessary the district must submit a list of anticipated expenditures. This action will reserve funds for future furniture and equipment expenditures.

District Certification for Central Kitchens

An allowance is provided to those projects including a central kitchen which services:

- at least two satellite serving kitchens in addition to its central kitchen site.

In order to receive a central kitchen allowance, the district must provide:

- identification of the schools which house the satellite serving kitchens; and
- the number of pupils to be served by the central kitchen.

G. Contingencies

Description

Contingencies in the project budget provide a means for financing eligible unforeseen costs necessary to complete the project.

Calculations of Contingencies

The contingency amount is calculated at 1½ percent of Items A through F as delineated on the cost estimate. In addition, an amount of $2,000.00 is allocated to this category.

Eligible Expenditures

Upon a bid approval and authorization by the Local Assistance Officer, expenditures from the contingency fund are allowable under the following circumstances:

TYPE OF EXPENDITURE	CIRCUMSTANCE
Non-Construction	For cost increases *not* involving changes to a construction contract (i.e., inspection, tests, etc.), a transfer of funds to the budget item requiring the increase may be requested when: • Prior to 90 percent construction completion (building), the District Representative must submit a written statement requesting a transfer of funds from the contingency fund to the specific budget item requiring the increase. • After 90 percent construction completion (building), funds will be automatically transferred based on the project's expenditure reports as submitted to the OLA.
Construction	For cost increases involving the construction contract (i.e., site development, building construction, etc.), a formal change order must be submitted to the OLA (see *Change Orders, page 3-D-11*).

Continued on the next page

Ineligible Expenditures

The contingency fund is not available for the following types of expenditures:

ITEM	DESCRIPTION
New Construction (Building)	Cost increases associated with the building portion of the construction contract that exceed the difference between the "bid allowance" and the "acceptable low bid" as established at the time of the bid approval.
General Site Development	Cost increases associated with general site development that exceed the general site development allowance as established by law and as calculated at the time of the bid approval (see *Bid Approval, pending development*).
Purchase Price of Property	Increases in the purchase of real property.

Change Orders

Introduction

Once a project is under construction any changes or alternations to the OSA-approved plans and specifications can be accomplished only through the "change order" process.

Approval Criteria

In order for a change order to be approved, at least one of the following criteria must be met:

- the change is necessary for the health, welfare, and/or safety of the children; or
- the change is required by the State Architect/State Fire Marshal; or
- the change is necessary to complete the project as approved by the SAB.

Restrictions

Under the following circumstances, changes or alterations will not be approved:

- SAB cost standards are exceeded; or
- performance is subsequent to the filing of the "notice of completion"; or
- performance is subsequent to acceptance by the governing body of the district; or
- items in the change order were included as a deductive alternate in the construction contract and the alternate was accepted by the district.

Continued on the next page

Components

It is suggested that change orders be prepared according to the American Institute of Architects (AIA) Change Order G701 document. Change orders must include the following components:

COMPONENT	DESCRIPTION/REQUIREMENT
Application Number	Identify project's application number as assigned by OLA.
School District/School Name	Identify school district and name of project.
Contractor	Identify the contractor.
Documentation	A detailed description of the change required including unit/cost itemization, drawings and any other supporting documents (i.e. videos, etc.).
Justification	Provide a reason why changes are necessary.
Requester	Party requesting change.
Change in Price	Identify dollar amount of each item (add/deduct).
Architect's Statement	Architect must certify that: • the changes are necessary; and • the district has reviewed and accepted the change order; and • the request is valid; and • approval is recommended.
Signatures	The following signatures are required: • contractor • school district • architect • Office of the State Architect (OSA): Structural Safety, Access Compliance and the State Fire Marshal, as required.
Local Agency	If requirements are made by a local agency after the project bid date, those requirements must be submitted for review. Furthermore, an explanation as to why the item was not included in the original plans and specifications is required.
Multi-Story Construction	Identify those projects which obtained a multi-story construction supplemental allowance.

Advance Approvals

Advance approvals may be obtained if immediate action is necessary to prevent extensive and unwarranted delay or to determine funding eligibility.

Maximum Funding

Funding of approved change orders for the following categories is limited to:

CATEGORY	MAXIMUM FUNDING
Utility Services, Off-Site Development, Service-Site Development or Demolition	Amount justified.
General Site Development	Allowance established prior to bid (see *General Site Development, page 3-B-49*).
New Construction (Building)	Project's bid savings (difference between bid allowance and approved contract).
Multi-Story Construction	Allowance established prior to bid (see *Multi-Story Construction, page 3-B-61*).

Note: Any item contained in a change order which exceeds ten percent of the original contract amount must be competitively bid or comply with the requirements set forth in the Public Works Code Section 20118.4.

Architect Fees

Architect fees will be calculated for all approved additive contract change order items with the exception of items resulting from errors and omissions on the part of the architect. Architect fees for change orders will be calculated based on the fees negotiated in the *Form SAB 533, Agreement Between Client and Architect.*

Fund Release

Once a change order has been approved by OLA, a fund release will be issued. However, if the contingency balance is insufficient to fund the changer order, OLA must prepare a recommendation to the SAB to obtain an additional apportionment to fund the change order. Subsequent to SAB approval a fund release will be issued.

Continued on the next page

Form SAB 521

The district will receive notification via the *Form SAB 521, Authorization to Expend Funds,* which specifically identifies the funding categories and costs which are currently being released and authorized for expenditure.

Form SAB 184 and Form SAB 184A

Upon the district's receipt of the fund release, a *Form SAB 184, Summary of Expenditures and Construction Progress, and a Form SAB 184A, Detailed Listing of Warrants by the District,* must be completed and returned to the OLA within 90 days.

Where to Submit

Submit change orders to the appropriate field representative at the Office of Local Assistance.

Audit

Introduction

All districts must submit expenditure reports detailing all project costs. These reports provide the OLA with an up-to-date project financial status.

Required Documents

All expenses incurred by the district are reported on expenditure reports as follows:

DOCUMENT NUMBER	DESCRIPTION
☐ SAB 184	Summary of Expenditures and Construction Progress
☐ SAB 184A	Detailed Listing of Warrants Issued by the District

Frequency of Reporting Expenditures

Within 90 days of the district's receipt of any State warrant, an expenditure report must be prepared by the district and submitted to the OLA. Failure to report expenditures in a timely manner may delay the release of future State funds.

Assistance

For assistance in preparing expenditure reports, contact the OLA Fiscal Services Section.

Topic Items

This topic discusses the following items:

ITEM	SEE PAGE
Preliminary Audit	3-D-16
Final Audit	3-D-17

Continued on the next page

Preliminary Audit of Expenditures

Introduction

The preliminary project audit is initiated when the building construction contract is 90 percent complete. The district is responsible to report all expenditures incurred on the project as well as any anticipated expenditures.

Form SAB 184A

The *Form SAB 184A, Detailed Listing of Warrants Issued by the District,* provides an itemization of all project expenditures.

In addition, the site and planning categories require a cost itemization by sub-Category (*see A. Site, page 3-B-37 and B. Plans, page 3-B-38*).

Form SAB 184

The *Form SAB 184, Summary of Expenditures and Construction Progress,* provides a summation of the costs detailed on the Form SAB 184A.

Final Building Construction Fund Release (10%)

The final ten percent of the building construction contract will be released when the district has reported the following information:

- actual expenditures, and
- anticipated expenditures

Final Site Development Fund Release (10%)

In the event the district has contracts other than building construction (i.e., site development) for which only 90 percent of the contract amount has been released, the district may request that the balance (ten percent) be disbursed upon submittal of the following documents:

- Notice of Completion, or
- Evidence that the contract has been performed to the satisfaction of the district. For example, evidence of satisfactory performance may be documented through a district board resolution.

In addition, the district must identify any other expenditures not authorized on the *Form SAB 521, Authorization to Expend Funds.* These expenditures must be reported on the Form SAB 184 and Form SAB 184A expenditure reports. The Form SAB 184 and Form SAB 184A must be accompanied by invoices and/or other documentation supporting the expenditures.

Final Audit of Expenditures

Introduction

A final project audit is initiated when all project expenditures with the possible exception of furniture and equipment, have been reported by the district.

Form SAB 184A

When all expenditures have been incurred, those which were not previously reported must be provided on the *Form SAB 184A, Detailed Listing of Warrants Issued by the District.*

Form SAB 184

All expenditures reported on the final *Form SAB 184A, Detailed Listing of Warrants Issued by the District,* must be summarized on the *Form SAB 184, Summary of Expenditures and Construction Progress.* If all furniture and equipment expenditures have not been completed, the remaining amount to be expended must also be identified on a separate Form SAB 184.

Notice of Completion

A notice of completion for each construction contract relative to the project must accompany the Form SAB 184A and Form SAB 184, expenditure reports.

Fund Reconciliation and Cost Analysis

When a complete audit of all expenditures reported by the district has been conducted by the OLA, a *"Fund Reconciliation and Cost Analysis"* report will be issued. This report reflects a summary of the total eligible State-funded project costs. In addition, any adjustments made to the district's Form SAB 184 and Form SAB 184A, will also appear in this report.

During this process, the district is required to review the report and respond to any inquiries made by the OLA.

Continued on the next page

Closing Action/Release of Funds

The project's final closing action consists of one of the following:

IF...	THEN...
the final eligible State funded costs are within the eligible costs authorized by the SAB	the closing action will be executed administratively.
the final eligible costs are in excess of the eligible costs authorized by the SAB	the closing action will require SAB approval.

Once the final closing action has been completed by the OLA, no additional expenditures will be recognized.

Release of Funds/Refund

Any funds due to the district as a result of the closing action will be disbursed.

If the closing action determines that a refund is due to the State, a request will be made to the district for the refund.

Field Audit

Project records are subject to a field audit up to four years after the project's final closing action.

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7.5 School Facilities Funding Agreement Between the William S. Hart Union High School District and Newhall Land and Farming Company

William S. Hart Union High School District

Date: October 21, 1998

To: Mr. Gary Cusumano

From: Mr. Bob Lee

Subject: **MITIGATION AGREEMENT**

==========

Enclosed is the Newhall Land and Farming Company's official copy of the signed Mitigation Agreement. Also, per your request, we have authorized our legal counsel to submit a letter of support for the Westridge Project. The letter should be sent by October 27.

I will be out of the office from October 27 through November 2. I am hoping that Jim Harter and I can get together to work on Exhibit A in order that I may fully understand all the parcels included within the boundary of the Valencia development.

Finally, as per your letter, the District understands that a copy of the Mitigation Agreement will be formally filed with your Newhall Ranch application.

As of this date, we have not heard from Alex Bowie regarding the celebration. I will be encouraging him to work on the date, time, and place as soon as possible.

The journey that we have traveled over the past two years in formulating this Mitigation Agreement has been one which, from our standpoint, has provided greater insight into your needs as a developer and the challenges that come with your attempt to seek approvals for a project of this size. I truly believe that over time, this Mitigation Agreement will serve both the students and the Newhall Ranch community well.

Thanks for your commitment and patience.

RCL:gct
Enc.
cc: Governing Board
Mr. Bowie

SCHOOL FACILITIES FUNDING AGREEMENT BETWEEN THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT AND THE NEWHALL LAND AND FARMING COMPANY

This School Facilities Funding Agreement ("Agreement") is made as of October 15, 1998, between the WILLIAM S. HART UNION HIGH SCHOOL DISTRICT ("Hart"), a school district organized and existing under the laws of the State of California, on the one hand, and THE NEWHALL LAND AND FARMING COMPANY ("Newhall"), a California limited partnership, on the other hand, with respect to the following facts:

RECITALS

A. Newhall is the owner of approximately seventeen thousand (17,000) acres of land, as shown on Exhibit "A", ("Newhall Land") located within Hart's boundaries some of which is located in the City of Santa Clarita ("City") and all of which is in the County of Los Angeles ("County"), which Newhall currently is in the process of master planning for development and obtaining land use Entitlements either by itself or by others.

B. The current plans for development of Newhall Land envision the construction of an estimated thirty five thousand (35,000) residential dwelling units ("DU") and an estimated twenty seven million (27,000,000) square feet of commercial and industrial development ("Commercial/Industrial Development") over approximately thirty (30) years.

C. The provisions herein are applicable to whatever development occurs on Newhall Land, including the proposed Westridge Project (Tentative Map 45433) of County and the Newhall Ranch Project as described in the Specific Plan ("Newhall Ranch Project Specific Plan") now being considered therefor by the County. Subject to the provisions of Section 15 of this Agreement. development which occurs on the Newhall Land in the projects listed on Exhibit "B" ("Excluded Development") are subject to the agreements or conditions of approval or

mitigation measures applicable thereto and are excluded from the obligations herein provided as to Fair Share School Impact Mitigation Payments as hereinafter defined.

D. Hart and Newhall recognize that the planned development of DU on Newhall Land will generate additional junior high and senior high school students (collectively, "Newhall Students") which in turn, will require the construction of new junior high schools ("JHS") and senior high schools ("SHS").

E. Historically, the State of California ("State") has provided a substantial portion of the funds necessary to build additional school facilities needed by school districts. However, over the last several years the amount of funds available from the State for the construction of new school facilities has been limited. The method of apportioning such funds to Hart and other school districts has been varied and uncertain, and it is unclear what amount of funds, if any, will be available to Hart in the future from the State for such purposes.

F. Hart does not have school facility capacity to accommodate the Newhall Students. Accordingly, Hart will require, as applicable, substantial additional grade 7-12 interim and permanent school facilities, including land, buildings, furnishings and equipment, as well as interim classrooms, permanent classrooms, central and administration facilities, including such facilities to accommodate students considered as being accommodated in lieu of using the school facilities of Hart on a year-round multi-track ("YRE") basis which presently is required to obtain funding for school facilities from the State ("School Facilities"). Newhall and Hart desire to enter into this Agreement to set forth Newhall's obligations to mitigate the development of Newhall Land as to Hart, and the respective obligations of Hart relating to the provision of additional School Facilities for Newhall Students.

G. Hart and Newhall agree that the present anticipated development of the Newhall Land will result in a need for an estimated three (3) additional JHS and two (2) additional SHS. If, and only if, funding from the State ("State Funding") is received by Hart for the cost of the additional School Facilities to accommodate Newhall Students, the parties intend that Newhall, as herein provided, shall receive reimbursement without interest to the extent provided in this Agreement to be paid only from the herein specified portion of State Funding for a portion of

Newhall's herein specified payment to Hart per DU ("Fair Share School Impact Mitigation Payments") as defined in Section 3 of this Agreement. Newhall hereby assumes the risk that State Funding will not be available to assist in funding School Facilities necessary to mitigate the impact of development of Newhall Land. In such case, Newhall will have contributed one hundred percent (100%) of the cost to mitigate the impact of development of the Newhall Land on the School Facilities of Hart. In consideration of Newhall's obligations provided for in this Agreement, to the extent herein specified, Hart will take all reasonable actions to seek to maximize its priorities for obtaining State Funding for needed School Facilities. If Hart determines that it would be advantageous to do so in order to obtain State Funding for additional School Facilities, Hart may request that Newhall advance funds to Hart but Newhall shall have no obligation to advance such funds.

H. Hart has determined that the Fair Share School Impact Mitigation Payments which Newhall will pay to Hart pursuant to this Agreement will allow Hart to fully mitigate any adverse impacts which might otherwise result from the development of Newhall Land. Hence, except as to Excluded Development, there will be no need to collect any fees from development of the Newhall Land which might otherwise be collected by Hart in connection with the construction of DU which meet the requirements of Government Code §65995.1 ("Age-Restricted DU") or Commercial/Industrial Development.

I. The procedure set forth in this Agreement will ensure that the development of Newhall Land, either individually or cumulatively with other projects within Hart's boundaries, will have no adverse impacts on Hart's ability to provide adequate School Facilities to all students of Hart.

IN LIGHT OF THE FOREGOING FACTS, IT IS MUTUALLY AGREED THAT:

1. ***Incorporation of Recitals.*** Recitals A through I are hereby incorporated in this Agreement.

2. ***Mitigation Requirements.*** The cost of Hart's School Facilities as of January 1, 1997, calculated on a per student basis, is estimated to be as set forth in Exhibit "C". The cost of Hart's School Facilities as of January 1, 1997, through December 31, 1998, as calculated on per DU basis, is set forth in Exhibit "D".

3. ***Mitigation Obligation.*** The Fair Share School Impact Mitigation Payment determined by the impact of future development on the School Facilities of Hart, calculated on a per DU basis as shown on Exhibit "D" as of January 1, 1997, in current dollars, are $5,600 for each such single-family detached DU, ("SFDU") and $2,100 for each multi-family attached DU ("MFDU") located within the boundaries of Hart but outside of the boundaries of the Castaic Union School District ("CUSD"). A SFDU is any DU which is a single family residence with no common walls. A MFDU (including apartments) is a DU in a building or buildings in which all of the DU have one or more supporting, above-ground vertical common walls establishing a substantial connectivity between two (2) or more DU, or a second unit ("Second Unit"). A Second Unit may be either detached or attached construction but shall be only those DUs specified and defined in the Newhall Ranch Project Specific Plan, as the proposed terms thereof exist on the date of this Agreement. All Second Units shall be located within the Newhall Ranch Project portion of the Newhall Land as shown in Exhibit "A." A Second Unit constructed on an attached basis to what otherwise would be a SFDU does not recategorize the basic SFDU as a MFDU by reason of a Second Unit being constructed on an attached basis as to what otherwise would be a SFDU. As to SFDU and MFDU, or a Second Unit, located in the CUSD portion of Hart where Hart provides educational facilities for grades 9-12, the Fair Share School Impact Mitigation Payment as of January 1, 1997, through December 31, 1998, shall be $3,640 for each SFDU and $1,360 for each MFDU and Second Unit.

As previously described herein, Hart intends to seek State Funding for future School Facilities that, prospectively, may allow repayment as a special fund obligation of Hart to Newhall only from such funding as is received by Hart and allocated to Newhall as herein provided as to a portion of the Fair Share School Impact Mitigation Payments required by reason of the residential development of Newhall Land. Newhall acknowledges that Hart has entered,

and will enter, into similar agreements with others ("Fair Share Mitigation Payment Participants"). Newhall acknowledges that there is no assurance that such State Funding will be received by Hart and available for allocation to Newhall and other Fair Share Mitigation Payment Participants as provided for in this Agreement. Accordingly, Newhall will be responsible for paying to Hart the entire amount of the Fair Share School Impact Mitigation Payment relative to development of the Newhall Land on the basis provided for in this Agreement. The Fair Share School Impact Mitigation Payment shall be paid to Hart prior to the time that an application for a building permit for the construction of a DU, other than an Age-Restricted DU, a DU in an Excluded Development or a DU subject to the provisions of the Annexation Agreement, as that term is defined in Section 6.c of this Agreement, is submitted to the County, the City, or any other governmental entity which has the authority to issue building permits for the development of Newhall Land.

4. ***Adjustments To Mitigation Obligation***. The Fair Share School Impact Mitigation Payment shall be reviewed and, if appropriate, increased or decreased by Hart, from the base date, at the times, and in accordance with the methodologies set forth in this Section 4. The adjustments shall be based on variations in student generation factors ("SGF"), land value of school sites ("Land Value Component") and costs of construction, furnishings, equipment and related costs ("Non-Land Value Component") as follows:

a. *Student Generation Factors.* As set forth in Exhibit "E", certain initial SGF have been used in determining the initial amounts of the Fair Share School Impact Mitigation Payment. The SGF to be used until January 1, 1999, shall be: 0.171 SHS students for each SFDU, 0.064 SHS students for each MFDU or Second Unit, 0.098 JHS students for each SFDU, and 0.037 JHS students for each MFDU or Second Unit. Effective each January 1, commencing January 1, 1999, as provided in this Section 4, the amount of Fair Share School Impact Mitigation Payments shall be increased or decreased based upon the recalculation of the SGF for Hart determined in accordance with the methodology set forth in Exhibit "E" and the other provisions of this Section 4 of this Agreement, all as set forth in Exhibit "F".

b. *Land Value Component.* A Land Value Component of Three Hundred Seventy-five Thousand Dollars ($375,000) per net usable acre, as of January 1, 1997, assuming a construction-ready condition, with dedicated and improved public roads and utilities, including storm drainage facilities, has been used in calculating the initial Fair Share School Impact Mitigation Payment as of January 1, 1997. The parties acknowledge this value per acre may vary as the Newhall Land is developed. Consequently, effective each January 1st, commencing January 1, 1999, the Fair Share School Impact Mitigation Payment shall be increased or decreased based upon the Land Value Component determined as of a valuation date of the preceding October 15th. This adjustment shall be determined by the appraised per acre value of the sites then under consideration by Hart for the next JHS site and the next SHS site ("Proposed Sites"). If Hart identifies more than one (1) JHS Proposed Site or more than one (1) SHS Proposed Site, the Land Value Components for the JHS and for the SHS shall be based on the average of the appraised per acre values of all JHS Proposed Sites and the average of the appraised per acre values of all SHS Proposed Sites.

Appraisals at Hart's cost payable from Fair Share School Impact Mitigation Payment or interest earned thereon shall be conducted by a member of the Appraisal Institute ("AI") which person shall be selected by Hart ("Hart Appraiser"). The Proposed Sites shall be appraised on the basis that each Proposed Site satisfies the site requirements set forth in Section 7.b. of this Agreement and shall be on the basis of the highest and best use of the Proposed Sites as determined by the Hart Appraiser. If Newhall does not concur as to the Hart Appraiser, or its opinion of value, Newhall may designate, at its own expense, an appraiser that is currently a member of the AI ("Developer Appraiser") to independently appraise the Proposed Sites and prepare a report establishing and supporting the Developer Appraiser's opinion of the fair market value of each of the Proposed Sites. If the opinions of value of the Hart Appraiser and the Developer Appraiser differ by ten percent (10%) or less from each other, the appraised fair market value of the Proposed Sites shall be deemed to be the average of the two (2) appraisals as to each of the Proposed Sites. If the opinions of value of the Hart Appraiser and the Developer Appraiser differ by more than ten percent (10%), the Hart Appraiser and the Developer Appraiser

shall be instructed to agree upon a third appraiser who shall be a member of the AI ("Supplemental Appraiser"). The cost of the Supplemental Appraiser shall be shared equally by Hart and Newhall. The Supplemental Appraiser also shall independently appraise the Proposed Sites and prepare a report establishing and supporting his or her opinion of the fair market value of each of the Proposed Sites. In that event, the appraised fair market value of each of the Proposed Sites shall be deemed to be the average of the two (2) appraisals having the closest opinions of value. In the event the appraisal of each of the Proposed Sites conducted by the Supplemental Appraiser equals the average of the Hart Appraiser and the Developer Appraiser, then the appraised fair market value of each of the Proposed Sites shall be deemed to be the value determined by the Supplemental Appraiser. In the event other Fair Share Mitigation Payment Participants also desire to designate a Developer Appraiser, such appraiser shall be the appraiser designated by a majority of Newhall and the other Fair Share Mitigation Payment Participants whose mitigation agreements contain a Land Value Component adjustment substantially similar to the provisions of this Agreement. Newhall agrees to bear its pro rata share of the cost of the Developer Appraiser and the Supplemental Appraiser designated by a majority of the parties executing such mitigation agreements with Hart. If the parties are unable to agree on the Developer Appraiser, Hart shall designate the Developer Appraiser from a list of appraisers submitted by Newhall and other Fair Share Mitigation Payment Participants.

c. *Non-Land Value Component.* Effective January 1, 1999, the Non-Land Value Component shall be increased or decreased based upon the percentage change in the Marshall & Swift Class D Wood Frame Index for the Western United States ("Index"), for the period of November 1, , 1996 to October 31, 1998. Each January 1st subsequent to January 1, 1999, the Non-Land Value Component shall be increased or decreased based on the percentage change in the Index for the prior twelve (12) month period ending on the preceding October 31st. If the Index is no longer published, an equivalent index shall be reasonably determined by Hart.

d. *Adjustment Process.* The annual adjustment of the Fair Share School Impact Mitigation Payment shall be accomplished in the manner set forth in Exhibit "F" and in accordance with the procedure set forth in this Section 4.d.

Not later than November 15th of each year, Hart shall prepare and submit to Newhall an analysis of the proposed Fair Share School Impact Mitigation Payment adjustments described in Subsections (a) through (c) above ("Annual Adjustment Analysis") and Hart shall provide Newhall with all supporting documentation used for the Annual Adjustment Analysis. Hart shall therein state the proposed revised Fair Share School Impact Mitigation Payment to be applicable for the next succeeding calendar year effective on the next January 1st. Hart shall meet with Newhall to review and discuss the Annual Adjustment Analysis not later than December 10th of each year. Hart shall take into account any information provided by Newhall with respect to the Annual Adjustment Analysis, either before or after completion of the Annual Adjustment Analysis, in determining adjustment of the Fair Share School Impact Mitigation Payment. Any disputes between Newhall and Hart with respect to the Annual Adjustment Analysis not resolved to each party's satisfaction shall be resolved in accordance with Section 24 of this Agreement, but only after either Hart or Newhall determine no other alternative is feasible. Pending such resolution, any revised Fair Share School Impact Mitigation Payments that becomes due may be paid under protest and, if any amount subsequently is determined to have been improperly applied by Hart, such additional amount shall be returned by Hart to Newhall with interest at the average rate paid by the Los Angeles County Local Agency Investment Fund accruing from the date of payment to the date of repayment by Hart to Newhall.

5. ***Notice of Annual Adjustment***. No later than November 15th of each year, Hart shall forward to Newhall the Annual Adjustment Analysis provided for in Section 4.d of this Agreement. The Adjustment Analysis shall serve as notice from Hart as to any determination of the Student Generation Rate, Land Value Component, Non-Land Value Component, Fair Share School Impact Mitigation Payment, or any other determination or document which would impose a duty on Newhall or change the extent of Newhall's obligations under this Agreement.

6. ***Reimbursement From State Funding***. Prior to any allocation of State Funding to Newhall as provided for in this Agreement, Hart shall have received State Funding for a JHS and a SHS. This amount as to such JHS and SHS shall be equal to at least one hundred percent (100%) of fifty percent (50%) of the cost of site acquisition and improvement, design inspection,

construction. furnishing and equipment of a JHS and of a SHS for which State Funding is received by Hart. State Funding presently is provided, when available, for site acquisition and planning ("Phase P") and construction ("Phase C") of School Facilities. If only Phase P or Phase C, or however such funding is subsequently designated, is funded by the State, but not both, as to a given JHS or SHS, to be allocated to Hart as herein provided the unfunded portion of Phase P or Phase C, or if a JHS or SHS is designed and constructed at a lesser capacity than designated in Exhibit "C", such unfunded minimum amount as to a JHS or SHS shall carry forward as to State Funding and be reserved for Hart pursuant to this Agreement to the next JHS or SHS for which State Funding is received by Hart, prior to any allocation of State Funding to Newhall. The total amount of State Funding for a JHS and for a SHS to be allocated pursuant to the terms of this Agreement shall be determined on the basis equal to what would be apportioned and funded by the State for the actual completed total cost of such JHS or SHS based on a JHS of 1,000 students and a SHS of 2,000 students on a traditional school year calendar. This amount is not intended to include any cost for accommodating students in lieu of operating such JHS or SHS on a YRE. Subject to the foregoing, State Funding for future JHS and SHS, shall be apportioned to Newhall as follows:

a. Hart shall keep a cumulative total, which shall be adjusted as set forth herein, of JHS and SHS Newhall Students resulting from DU constructed as the result of building permits issued after Hart has received the Fair Share School Mitigation Payments provided for in this Agreement beginning on the day after this Agreement becomes effective based on the SGF in effect at the time each Fair Share School Impact Mitigation Payment for a SFDU, MFDU or Second Unit is paid to Hart ("Newhall Reimbursable Students").

i. If the total number of Newhall Reimbursable Students and students generated by DU subject to agreements with Fair Share Mitigation Payment Participants for a new JHS or SHS, as the case may be, is less than the design capacity of such JHS or SHS herein assumed to be 1,200 for a JHS or 2,400 for a SHS ("Capacity"), Hart shall divide the number of Newhall Reimbursable Students by the Capacity of that school ("Newhall Reimbursement Fraction"). Hart shall then pay an amount equal to the Newhall Reimbursement Fraction times

the amount of State Funding received by Hart to Newhall within thirty (30) days of Hart's receipt of such State Funding. Upon payment, Hart shall reduce the number of JHS or SHS Newhall Reimbursable Students, as the case may be, by a number equal to the Capacity of the applicable JHS or SHS multiplied by the Newhall Reimbursement Fraction.

ii. If the total number of Newhall Reimbursable Students and students generated by DUs subject to agreements with Fair Share Mitigation Payment Participants ("Total Number of Reimbursable Students") for a New JHS or SHS, as the case may be, is equal to or exceeds the Capacity of the school, Hart shall divide the number of Newhall Reimbursable Students by the Total Number of Reimbursable Students ("Newhall Adjustment Fraction"). Hart shall then pay an amount equal to the Newhall Adjustment Fraction times the amount of State Funding received by Hart to Newhall within thirty (30) days of Hart's receipt of such State Funding. Upon payment, Hart shall reduce in its records the number of JHS or SHS Newhall Reimbursable Students, as the case may be, by a number equal to the Capacity of that school multiplied by the Newhall Adjustment Fraction.

b. If Hart has requested and received advanced funds from Newhall, Newhall shall designate those funds as advance payment of Fair Share School Impact Mitigation Payments for SFDU, MFDU or Second Unit as it determines in its sole discretion. The number of Newhall Reimbursable Students associated with the number and type of DU specified by Newhall shall be increased immediately upon receipt by Hart of the advanced funds and Newhall shall be credited as herein provided in Section 6c with having paid the Fair Share School Impact Mitigation Payments for the number and type of DU specified.

c. Hart has entered into a school facilities funding agreement with Newhall, dated December 16, 1997, a copy of which is attached as Exhibit "G", which governs the school impact mitigation measures required for land designated therein that is to be annexed to the City ("Annexation Agreement"). At the time that the Proposed Junior High School Site, as that term is defined in the Annexation Agreement, is transferred to Hart and all required improvements completed on a lien-free basis, Newhall shall specify the number and type of DU as to which it will be deemed to have paid the Fair Share School Impact Mitigation Payments. In determining

the number of Newhall Reimbursable Students, Hart shall apply the initial SGF set forth on Exhibit "E" to this Agreement and the SFDU or MFDU designated by Newhall at the time of such payment to Hart. The number of Newhall Reimbursable Students associated with the number and type of DU specified by Newhall shall be increased immediately upon receipt by Hart of the Proposed JHS Site provided for in the Annexation Agreement and Newhall shall be credited with having paid the Fair Share School Impact Mitigation Payments for the number and type of DU specified by Newhall.

d. Attached as Exhibit "H" are examples of some possible scenarios of the foregoing which are attached only as explanatory material and are not intended to and do not affect or change any of the provisions of this Section 6 of this Agreement.

7. ***New School Facilities.***

a. *School Size.* Each additional JHS will be considered to have been designed and constructed to accommodate approximately one thousand two hundred (1,200) students on a traditional, single track, nine month school schedule and each additional SHS will be considered to have been designed and constructed to accommodate approximately two thousand four hundred (2,400) students, on a traditional, single track, nine month school schedule.

b. *Site Requirements.* Each additional JHS will be built on a site containing approximately twenty five (25) net usable acres, and each additional SHS will be built on a site containing approximately forty five (45) net usable acres. Net useable acres shall be exclusive of slopes which exceed two percent (2%) assuming a construction-ready condition.

c. *Construction of New Schools.* Hart, subject to availability of funds for such purposes, will build as many additional JHS and SHS as are necessary to house Newhall Students. Hart will use its best efforts to locate only two (2) additional JHS and one (1) additional SHS on Newhall Land. Hart, on a best efforts basis, will seek to locate such additional JHS and SHS as shown on Exhibit "A." The precise location of such JHS and SHS to be built on Newhall Land will be mutually agreed upon between Hart and Newhall and acceptable to the State. In the absence of such mutual agreement, the precise location of such

JHS or SHS shall be determined by Hart subject to approval by the State. In the event Hart reasonably determines that additional JHS or SHS should be located on Newhall Land, it may acquire the sites for the additional schools either through negotiations or by means of an eminent domain action. Hart shall pay Newhall the fair market price for all school sites it acquires from Newhall except for the JHS site transferred to Hart pursuant to the Annexation Agreement as to which the fair market value has been agreed upon and the consideration therefor is as provided for in the Annexation Agreement.

8. ***Certification of Mitigation.***

a. Immediately upon receipt from Newhall or any of its assignees of the required school impact mitigation fee or mitigation payment in the required amount for each DU and Commercial/Industrial Development in an Excluded Development or the Fair Share School Impact Mitigation Payment for each DU subject to this Agreement, Hart shall provide any written certification required to obtain building permits or other approvals for the construction of DU from the County, the City, or any other governmental entity which requires such certification. The certification shall be in writing and shall be provided for whatever number of DU are requested and paid for by Newhall or by any assignee of Newhall at any time.

b. As to the Newhall Land, immediately upon request by Newhall or any of its assignees without the payment of any fees whatsoever, Hart shall provide any written certification required to obtain building permits or other development approvals for the construction of Age-Restricted DU, or Commercial/Industrial Development and the construction of DU subject to the Annexation Agreement specified by Newhall from the County, the City, or any other governmental entity which requires such certification. The certification shall be in writing and shall be provided for whatever number of Age-Restricted DU, or Commercial/Industrial Development and DU subject to the Annexation Agreement are requested by Newhall or any of its assignees at any time. The foregoing is not applicable to the Excluded Development portion of the Newhall Land which is subject to the obligations and requirements applicable thereto .

9. ***Maximization of Priorities to Receive State Funding***. If it has not already done so, Hart shall submit applications for State Funding for a JHS and for a SHS to the Office of Public School Construction within thirty (30) days of the signing of this Agreement. Hart shall thereafter take all reasonable steps available to Hart to pursue and obtain State Funding and federal funding, if any, for a JHS and a SHS. Hart may pursue such funding on the basis of what is presently designated as Priority Two for one hundred percent (100%) funding or Priority One for fifty percent (50%) funding of State eligible area and costs of a JHS or SHS. Pending legislation may be enacted providing only for fifty percent (50%) of such funding except for greater amounts under specified circumstances. If Hart elects to not pursue the highest priority for the first JHS or the first SHS for State Funding and the greater amount based on what presently is a Priority Two or hardship basis is not received by Hart and the lesser amount, herein assumed fifty percent (50%), would have been received by Hart on the basis of a Priority One application, such amount, if not received, will be credited against and reduce the priority allocation of State Funding to Hart provided for in Section 6 of this Agreement. As to any subsequent JHS or SHS, Hart shall pursue the highest priority for State Funding unless otherwise agreed by the Parties. Neither Party shall unreasonably withhold such consent. Hart shall take no actions which would deny or delay obtaining State Funding as provided for in this Agreement. Provided Hart has the local matching funds or, as provided for herein, Newhall, in its sole discretion, has advanced the necessary funds, Hart, subject to the foregoing, shall maintain an active, up-to-date application for the first available State Funding. Hart shall pursue similar appropriate action if State law or policy changes in regard to future State Funding. Hart shall not acquire other chargeable space which substantially adversely affects its eligibility for future State Funding except as provided in this Agreement (i.e., facilities for students in lieu of YRE as referred to in Recital F). Newhall and Hart acknowledge that leases of portable classrooms for less than five (5) years prior to an application for State Funding are not existing school building capacity under Chapter 407 of the 1998 Statutes (Section 17071.30(a) of the Education Code) if existent and applicable to Hart at any point in time relevant to the Newhall Land. Further, Hart shall obtain any interim or temporary school facilities, including, but not limited to, relocatable

and portable, classrooms in such manner so as not to unreasonably reduce the number of unhoused students relative to Hart's eligibility for future State Funding. Except as set forth herein, this Agreement shall not in any manner be asserted by Newhall to interfere in any way with, or to limit, Hart's Board of Trustees in determining what educational and school facilities policies will best further the interests of Hart's students or the construction or operation of its educational facilities.

10. ***Support of Land Use Applications***. Hart shall, within ten (10) days of receipt of written request from Newhall as to adequacy of School Facilities for development of the Newhall Land, express, orally and in written form, its support for any request for a land use approval, whether legislative or administrative, sought for the development of any portion of Newhall Land from the County, the City, or any other governmental entity which has the right to grant such an approval. Such action by Hart shall relate only to the adequacy of school facilities for such development and not the desirability or undesirability of approval except as related to adequacy of School Facilities for such proposal.

11. ***Certification of Adequacy of Mitigation***. Hart shall provide written certification within ten (10) days of receipt of a written request from Newhall or any Newhall assignee that adequate educational facilities exist, or that the financing provided by this Agreement guarantees their availability as needed, to house Newhall Students. This written certification shall be given to the California Department of Real Estate, the County, the City, or any other governmental entity which may have development approval authority over any portion of Newhall Land. Each such certification shall be based on each JHS having the capacity to serve the needs of 1200 students and each SHS having the capacity to serve the needs of 2400 students.

12. ***Equal Treatment Provisions***. Not later than November 15th of each year, or upon Newhall's written request at any other time, Hart shall provide Newhall with copies of all mitigation agreements entered into with other developers or landowners that have not previously been provided to Newhall. Hart shall, at the same time, provide any analyses of such agreements prepared by Hart or its consultants and all other materials in Hart's possession reasonably

necessary for the evaluation of the economic terms of such agreements to the extent such documents are not subject to the attorney-client privilege.

If Hart enters into any such agreement which is more economically advantageous than this Agreement, as agreed upon by parties or as determined pursuant to Section 24 of this Agreement, this Agreement shall be modified to make the obligations of this Agreement consistent with, and no greater than, the obligation imposed by any such agreement. Any such modification shall not require an amendment to this Agreement but may be described in an addendum signed by Hart and Newhall. Any modification to the obligations imposed on Newhall by this Agreement shall be effective as of the date of Hart's approval of any such agreement and Newhall shall be entitled to a refund of the amount of the Fair Share School Impact Mitigation Payments in excess of the modified amount plus interest on the refunded amount at the average interest rate paid by the Los Angeles County Local Agency Investment Fund accruing from the date of each payment to the date of refund.

An agreement requiring a lesser mitigation payment per DU, but requiring other consideration of equal or greater value, such as land, shall not be considered a more economically advantageous agreement. A subsequent agreement shall not be deemed more economically advantageous if it is the result of a condition of approval imposed prior to the effective date of this Agreement which explicitly limits the amounts payable to Hart imposed by a prior action of a public agency (other than Hart) or due to a change in applicable law including but not by way of limitation Chapter 407 of the Statutes of 1998.

13. ***No Further Exactions***. Hart shall not, under any circumstances:

a. Exercise any power or authority under current of future law to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or otherwise, against any development of Newhall Land;

b. Require, request, or cooperate with the County, the City, or any other governmental entity to exercise any power or authority to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or otherwise, for Hart's benefit;

c. Oppose the development of any portion of Newhall Land or any governmental approval, whether legislative or administrative, or any change in any governmental approval on any basis whatsoever; or

d. Sponsor or require the formation of a Communities Facilities District ("CFD"), except for a CFD or multiple CFDs which together include all of the land within Hart's boundaries, for any of Newhall Land without the express, written consent of Newhall which consent may be given or withheld in Newhall's sole discretion. Hart shall not unreasonably refuse to act as a sponsor for a CFD or similar public financing procedure if requested to do so by Newhall. Hart may accomplish any general obligation bond election that it desires on a District-wide basis or by one or more school facilities improvement districts.

14. ***Adequacy of Newhall's Mitigation Obligation***. The school fees and payments as well as the Fair Share School Impact Mitigation Payments to be provided to Hart by Newhall pursuant to the terms of this Agreement constitute the entire extent of Newhall's obligation to provide the funds necessary for Hart to obtain the School Facilities needed to house Newhall Students.

15. ***Changes in Excluded Developments***. If the number or type of DU, other than Age-Restricted DU, in an Excluded Development is changed ("Changed Project") so that the total number of Newhall Students from a Changed Project is increased, the number of JHS and SHS students generated by the Excluded Development then under consideration, without taking into consideration the Changed Project. shall be determined using the then existing SGF ("Excluded Development Students"). Thereafter, the number of JHS and SHS students from the Changed Project shall be determined by using the then existing SGF ("Changed Project Students"). The difference shall be determined between the total number of Changed Project Students and the Excluded Development Students for both JHS students and SHS students ("Additional JHS Students" and "Additional SHS Students", collectively "Additional Students"). The cost of School Facilities for the Additional Students shall be determined as provided in Exhibit "D" adjusted as provided for in this Agreement. Such cost shall be apportioned proportionately to all DU in the Changed Project in addition to whatever obligation is otherwise

applicable to each such DU. Attached as Exhibit "I" are examples of some possible scenarios of the foregoing which are attached only as explanatory material and are not intended to and do not affect or change any provisions of this Section 15 of this Agreement.

16. ***Agreement Not Terminated By Change In Law.*** No development, change of development, governmental approval, nor change in any governmental approval of any portion of Newhall Land shall constitute the basis for any change or termination of this Agreement because this Agreement provides for the complete mitigation of all impacts, direct and cumulative, to the development of Newhall Land on Hart's ability to provide adequate educational opportunities to every student within Hart's boundaries. The provisions of this Agreement shall not be affected by any existing applicable law or subsequent legislation enacted by the State of California acting through the legislative or initiative process, or any subsequent judicial decisions relating to the matters provided for in this Agreement. The Fair Share School Impact Mitigation Payments provided for in this Agreement are hereby appropriated and dedicated to the costs related to future acquisition, construction and financing of the School Facilities and other such related costs of Hart for purposes of housing Newhall Students.

17. ***Transfer and Encumbrance.*** Newhall shall have the right, in its sole discretion, to sell or encumber Newhall Land, improved or unimproved and in whole or in part, by any deed, mortgage, deed of trust, or other security device. No sale, transfer, or encumbrance of any portion of Newhall Land shall affect Newhall's obligations under this Agreement. Neither this Agreement nor any breach of this Agreement shall defeat, invalidate, diminish, or impair the lien or priority of any deed, mortgage, deed of trust, or other security device.

18. ***Mutual Cooperation.*** Unless this Agreement provides to the contrary, Hart and Newhall shall, within ten (10) days of receipt of a written request from the other party, perform any acts and prepare, sign, deliver, file, and record any documents reasonably required to obtain the goals, and to satisfy the conditions, contained in this Agreement. This includes, but is not limited to, providing the requesting party with a written statement certifying that:

a. This Agreement is unmodified and in full force and effect, or, if there have been modifications, this Agreement, as modified, is in full force and effect, stating the date and nature of any modification; and

b. There are no current uncured defaults under this Agreement or, if there are any, the dates and natures of the defaults.

19. ***Assignability of Agreement.*** Newhall is acting as the master developer of Newhall Land and intends to sell portions of Newhall Land to builders who will construct and sell residential, commercial, and industrial buildings to the public. Newhall shall have the unconditional right to assign any right or obligation under this Agreement to anyone at any time which assignee shall proportionally assume all applicable provisions of this Agreement. Whenever this Agreement provides Newhall with a right, that right may be exercised by an assignee of that right to the same extent that Newhall could have exercised that right. The assignment of any right or obligation under this Agreement shall be in writing and a copy of the assignment shall be provided to Hart. No such assignment shall relieve Newhall of any of its obligations under this Agreement without Hart's written consent which consent shall not unreasonably be withheld.

20. ***No Third Party Beneficiaries.*** This Agreement is entered into solely for the benefit of Hart and Newhall and their successors, transferees, and assigns. Other than Hart and Newhall and their successors, transferees, and assigns, no third person shall be entitled, directly or indirectly, to base any claim or to have any right arising from, or related to, this Agreement.

21. ***Entire Agreement.*** Except as to the Excluded Development this Agreement contains the entire agreement and understanding concerning the funding of School Facilities as to the Newhall Land as described on Exhibit "A" and supersedes and replaces all prior negotiations and proposed agreements, written or oral, except as they are included in this Agreement. Excluded Development, except as herein specified in Section 15 of this Agreement, shall be subject to the applicable fees or Mitigation Payments identified in Exhibit "B". Hart and Newhall acknowledge that neither the other party nor its agents nor attorneys has made any promise, representation, or warranty whatsoever, express or implied, not contained herein to

induce the execution of this Agreement and acknowledge that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

22. ***Amendments Must Be In Writing.*** This Agreement may not be amended except by a writing signed by Hart and Newhall.

23. ***Acknowledgment of Independent Investigation.*** Hart and Newhall acknowledge that each has conducted an independent investigation of the facts concerning the development of Newhall Land (including the development of the Excluded Projects), the impacts that Newhall Students will have on Hart's educational facilities, and the costs of housing Newhall Students.

24. ***Disputes To Be Arbitrated.*** Hart and Newhall desire to resolve any disputes as to the meaning of any portion of this Agreement, the validity of any determination or calculation, or the rights or obligations of Hart or Newhall under it as quickly as possible. Therefore, any such disputes shall be resolved by binding arbitration conducted by a mutually agreed upon retired judge of the Los Angeles Superior Court. If Hart and Newhall are unable to agree on the arbitrator within thirty (30) days of the receipt of a request for arbitration, they shall request that the presiding judge of the Los Angeles Superior Court designate one. Hart and Newhall shall each pay one-half the cost of the arbitration and each shall be responsible for its own attorneys' fees and costs as to any such arbitration.

25. ***Recovery Of Litigation Expenses.*** Except as provided in Section 24 above, if it becomes necessary to enforce any of the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and other costs of litigation in addition to any other relief to which it may be entitled.

26. ***Venue for Resolving Disputes.*** Any arbitration or litigation arising out of this Agreement shall be conducted only in Los Angeles County, California.

27. ***Interpretation Guides.*** In interpreting this Agreement, it shall be deemed it was prepared by the parties jointly and no ambiguity shall be resolved against either party on the premise that it or its attorneys was responsible for drafting this Agreement or any provision hereof.

28. ***Due Authority of Signatories.*** Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents to enter into this Agreement on behalf of the party.

29. ***Notices.*** All notices, demands, and communications between Hart and Newhall shall be given by personal delivery; registered or certified mail, postage prepaid, return receipt requested; Federal Express or other reliable private express delivery; or by facsimile transmission. Such notices, demands, or communications shall be deemed received upon delivery if personally served or sent by facsimile or after three business days if given by other approved means as specified above. Notices, demands, and communications shall be sent:

To Hart:	William S. Hart Union High School District Attn: Superintendent 21515 Redview Drive Santa Clarita, CA 91350 Fax No. (805) 254-8653
With a copy to:	Alexander Bowie, Esq. Bowie, Arneson, Wiles & Giannone 4920 Campus Drive Newport Beach, CA 92660 Fax No. (949) 851-2014
To Newhall:	The Newhall Land and Farming Company Attn: President 23823 Valencia Boulevard Valencia, CA 91355 Fax No. (805) 255-3960
With a copy to:	Kenneth B. Bley, Esq. Cox, Castle & Nicholson LLP 2049 Century Park East, 28th Floor Los Angeles, CA 90067 Fax No. (310) 277-7889

The foregoing names, addresses, and fax numbers may be changed at any time by a written notice given as provided above.

30. ***California Law Governs.*** This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California.

31. ***Counterparts.*** This Agreement may be signed in one or more counter-parts which, taken together, shall constitute one original document.

32. ***Exhibits.*** All Exhibits attached hereto are incorporated into this Agreement.

33. ***Incorporation Into Subsequent Approvals.*** These obligations shall be deemed to be obligations that relate to the Newhall Land Development Entitlements and shall run with the land as obligations of its future development, including all provisions and requirements hereof relating to any SRDU. This Agreement shall be included in the technical appendices of the EIRs for the Westridge Project and Newhall Ranch Project, and be included in the mitigation measures and monitoring programs of the EIRs for both such projects.

34. ***Effective Date.*** This Agreement shall become effective on the date of the last signature by a party.

DATED: October 15, 1998

BOARD OF TRUSTEES OF THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

By: Paula C. Olivares

President of the Board of Trustees of the WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

[Signatures continued on following page.]

[Signatures continued from previous page.]

Attest:

Clerk of the Board of Trustees of the WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

DATED: October 15, 1998

THE NEWHALL LAND AND FARMING COMPANY (a California Limited Partnership)

By: NEWHALL MANAGEMENT LIMITED PARTNERSHIP Managing General Partner

By: NEWHALL MANAGEMENT CORPORATION
Managing General Partner

By: Terry M Cerasuolo
Its: President
By: James M. Porter
Its: SR. V.P.

[Signatures continued on following page.]

copy of KBBLEY 22932 409981
AB/pks/50016 v17
8028 B65 - 10/09/98

[Signatures continued from previous page.]

APPROVED AS TO FORM:

DATED: October 12, 1998

BOWIE, ARNESON, WILES & GIANNONE

By: _____
ALEXANDER BOWIE, ESQ.
Attorneys for the WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

APPROVED AS TO FORM:

DATED: October 13, 1998

COX, CASTLE & NICHOLSON LLP

By: _____
KENNETH B. BLEY
Attorneys for THE NEWHALL LAND AND FARMING COMPANY

copy of KBBLEY 22932 409981
AB/pks/50016 v17
8028 B65 - 10/09/98

-ACETATE ENVELOPE

EXB.A OVERSIZE(1OF4)

-11X17 COLOR

2.3-1

"Castaic Projects"

NLF Common Name	APN
Teardrop parcel	2865-17-1
Van Gorder	2865-3-23
	2865-3-27
Castaic Lagoon	2865-3-11
Mesa	2865-4-1
	2865-5-12
	2865-5-13
	2865-5-14
	2865-7-8
	2865-7-9
	2865-11-15
Lelles	2865-5-23
	2865-4-14
	2865-4-15
	2865-4-16
	2865-4-17
Castaic Commercial	2865-36-29
	2865-36-33
	2865-36-34
	2865-36-35
	2865-36-36
	2865-36-37
	2865-36-38

The attached map shows their approximate locations.

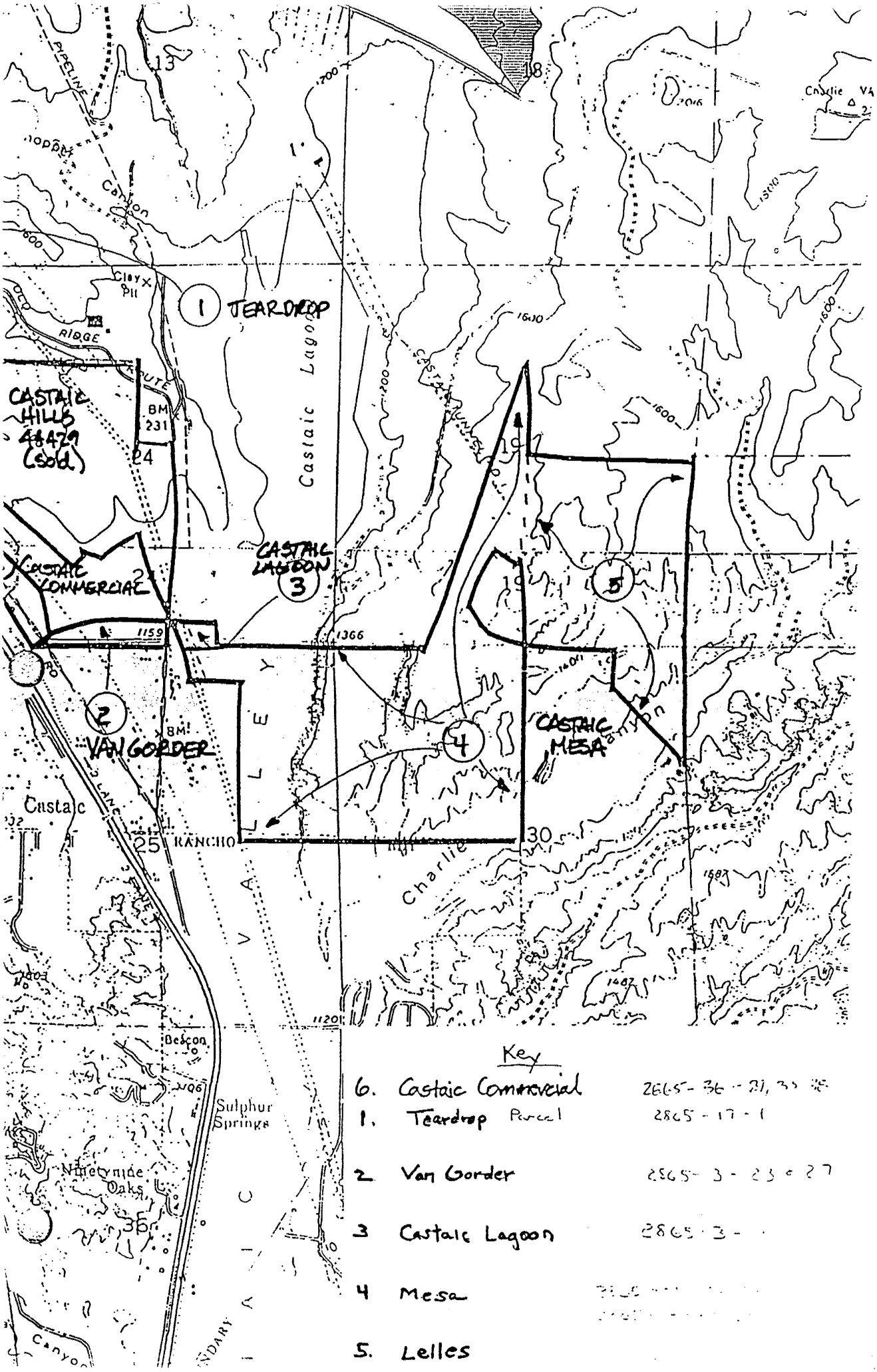


EXHIBIT A
Page 4 of 4

Excluded Development

All of the Excluded Areas listed below are conditioned to pay school mitigation fees equivalent to the fee determined under the Joint Valley-Wide School Fee Resolution, embodied in Resolution No. 91-143 adopted by the City of Santa Clarita on September 24, 1991. Commercial and industrial development and age-restricted units within these Excluded Areas will pay school mitigation fees pursuant to Government Code Section 65995(b).

Northbridge

TM 44481	TM 44488	TM 44689	TM 44695
TM 44482	TM 44489	TM 44690	TM 44696
TM 44483	TM 44490	TM 44691	TM 44697
TM 44484	TM 44491	TM 44692	TM 44698
TM 44485	TM 44687	TM 44693	TM 44699
TM 44486	TM 44688	TM 44694	TM 44821
TM 44487	TM 44688	TM 44694	TM 44823
			TM 44823-01
			TM 44848
			TM 44849
			TM 44850
			TM 44851

Northpark I and II

TM 45440
TM 45440-02
TM 46389-01
TM 46389-02
TM 46389-03
TM 46389-04
TM 46389-05
TM 46389-06
TM 51874
TM 51875

Other

TM 36668	(Hasley)
TM 44800	(Hasley)
TM 44800-01	(Hasley)
TM 44800-02	(Hasley)
TM 44800-03	(Hasley)
TM 45084	(Hasley)
TM 52206	(Avignon)
TM 44429	(Castaic Hills)
TM 20795	(Town Center Apartments)

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
ESTIMATED SCHOOL CONSTRUCTION ALLOWANCE
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
MAXIMUM ALLOWABLE SQUARE FOOTAGE
(JUNIOR HIGH SCHOOL)

GRADE LEVEL	REGULAR CLASSROOMS	REGULAR LABS	LOADING STANDARDS	TOTAL STUDENTS	SQUARE FOOTAGE PER STUDENT	TOTAL AREA
Grades 7-8	11	0	30	330	75	24,750
Mathematics	5	0	30	150	75	11,250
General Science	0	4	26	104	75	7,800
Art	2	0	30	60	75	4,500
Art	0	2	26	52	75	3,900
Consumer Studies	0	1	26	26	75	1,950
Foreign Language	4	0	30	120	75	9,000
Technology	0	2	26	52	75	3,900
Band/Chorus	1	0	30	30	75	2,250
Band/Chorus	0	2	26	52	75	3,900
Special Education	2	0	12	24	90	2,160
Sub-total	**25**	**11**	**NA**	**1,000**	**NA**	**75,360**
7% Bonus (G 7-8)	NA	NA	NA	976	5	4,880
3% Bonus	NA	NA	NA	976	3	2,928
RSP Allowance	NA	NA	NA	NA	NA	960
Grand Total	**NA**	**NA**	**NA**	**1,000**	**NA**	**84,128**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
COST ALLOWANCE CONSTRUCTION
(JUNIOR HIGH SCHOOL)

NUMBER OF TEACHING STATIONS	USAGE	SQUARE FEET	COST PER SQUARE FOOT*	TOTAL COST
13	Reg. Permanent Classroom	12,480	$92.89	$1,159,247
10	Reg. Relocatable Classroom	9,600	$78.13	$750,000
NA	RSP	960	$99.37	$95,399
2	Special Education	2,160	$92.89	$200,639
4	Science (lab)	5,400	$140.29	$757,585
2	Art	3,440	$97.79	$336,385
1	Homemaking	1,875	$110.17	$206,576
2	Shop	6,400	$102.76	$657,656
2	Music/Band	4,490	$109.89	$493,401
NA	Gymnasium	10,254	$133.04	$1,364,188
NA	Library	3,539	$105.57	$373,625
NA	Ext. Cov. Walkways	6,426	$43.00	$276,339
NA	Shower/Locker	1,831	$120.95	$221,459
NA	Toilets	3,620	$223.75	$809,959
NA	Stor/Custodian/AV	2,846	$80.98	$230,482
NA	Corridors Closed	709	$85.55	$60,653
NA	Kitchen	844	$163.37	$137,884
NA	Food Service	339	$95.31	$32,309
NA	Office	4,466	$87.97	$392,874
NA	Multipurpose I	2,449	$109.54	$268,267
Total	NA	84,128	NA	$8,824,928

*Includes Cost Index Adjustment = 24%

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
ARCHITECT FEE SCHEDULE
(JUNIOR HIGH SCHOOL)

CONSTRUCTION FEES: **$10,347,168**

STEPS	CONTRACT AMOUNT	RATE	CONSTRUCTION FEE	ARCHITECT FEE
1	first $500,000	0.09	$500,000	$45,000
2	next $500,000	0.085	$500,000	$42,500
3	next $1,000,000	0.08	$1,000,000	$80,000
4	next $4,000,000	0.07	$4,000,000	$280,000
5	next $4,000,000	0.06	$4,000,000	$240,000
6	excess $10,000,000	0.05	$347,168	$17,358
Total	NA	NA	**$10,347,168**	**$704,858**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS
(JUNIOR HIGH SCHOOL)

A. SITE		**$9,418,000**
Purchase Price of Property	$9,375,000	
Acres *: 25		
Cost/Acre **: $375,000		
EIR	$15,000	
Appraisals	$10,000	
Escrow/Title	$8,000	
Surveys	$10,000	
* Assumes Net Usable Acres		
** Assumes a "Super Pad"		
B. PLANS		**$868,858**
Architect's Fee (see Architect Fee Schedule worksheet)	$704,858	
Preliminary Tests	$45,000	
DSA/SDE Plan Check	$88,000	
Energy Fee Analysis	$25,000	
Other	$6,000	
C. CONSTRUCTION		**$10,347,168**
Construction (see Cost Allowance Construction worksheet)	$8,824,928	
Utility Services	$0	
Off-Site Development	$0	
Service Site Development	$0	
General Site Development (8% of Construction + $15,000 per acre)	$1,080,994	
Technology (5% of Construction)	$441,246	
Unconventional Energy	$0	
D. TESTS		**$180,000**
E. INSPECTION		**$126,000**
($7,000/month x 18 months)		
F. FURNITURE AND EQUIPMENT		**$677,699**
($6 x Regular Education SF + $10 x Special Education SF)		
(Includes Cost index Factor of 1.32)		
G. CONTINGENCY		**$326,266**
($2,000 + 1.5% of items A - F)		
H. ITEMS NOT FUNDED BY OPSC		**$1,808,739**
Start-up Expenses	$500,000	
Technology	$441,246	
Landscaping	$517,493	
Library Collection	$100,000	
Student Books	$250,000	
TOTAL ESTIMATED COST		**$23,752,730**

MAJOR CONCLUSIONS

Number of Students - Traditional Caledar	1,000
Number of Students - Year-round Education	1,200
Total Cost Per Student - Year-round Education	$19,794
Cost Per Student - YRE Education No H Items	$18,287
Cost Per Student - YRE Education H Items Only	$1,507

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
ESTIMATED SCHOOL CONSTRUCTION ALLOWANCE
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
MAXIMUM ALLOWABLE SQUARE FOOTAGE
(HIGH SCHOOL)

GRADE LEVEL	REGULAR CLASSROOMS	REGULAR LABS	LOADING STANDARDS	TOTAL STUDENTS	SQUARE FOOTAGE PER STUDENT	TOTAL AREA
English/Lang. Arts	10	0	28	280	85	23,800
Foreign Language	7	0	28	196	85	16,660
Social Science	10	0	28	280	85	23,800
Mathematics	10	0	28	280	85	23,800
Science	0	7	24	168	85	14,280
Fine Arts	2	0	28	56	85	4,760
Fine Arts	0	2	24	48	85	4,080
Performing Arts	2	0	28	56	85	4,760
Performing Arts	0	2	24	48	85	4,080
Career/Vocat. Ed.	6	0	28	168	85	14,280
Career/Vocat. Ed.	0	10	24	240	85	20,400
P.E./Health	2	0	28	56	85	4,760
P.E./Health	0	2	24	48	85	4,080
Assoc. Stud. Body	1	0	28	28	85	2,380
Special Education	4	0	12	48	90	4,320
Sub-total	**54**	**23**	**NA**	**2,000**	**NA**	**170,240**
7% Bonus	NA	NA	NA	1,952	6	11,614
3% Bonus	NA	NA	NA	1,952	3	5,856
RSP Allowance	NA	NA	NA	NA	NA	1,440
Grand Total	**NA**	**NA**	**NA**	**2,000**	**NA**	**189,150**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
COST ALLOWANCE CONSTRUCTION
(HIGH SCHOOL)

NUMBER OF TEACHING STATIONS	USAGE	SQUARE FEET	COST PER SQUARE FOOT*	TOTAL COST
28	Reg. Permanent Classroom	26,880	$92.89	$2,496,840
22	Reg. Relocatable Classroom	21,120	$78.13	$1,650,000
NA	RSP	1,440	$99.37	$143,098
4	Special Education	4,320	$92.89	$401,278
7	Science (lab)	7,999	$140.29	$1,122,194
2	Arts/Crafts (lab)	2,585	$97.79	$252,778
2	Homemaking (lab)**	2,453	$110.17	$270,257
4	Shop (lab)**	5,618	$102.76	$577,299
4	Business Machines (lab)**	4,041	$97.60	$394,384
2	Performing Arts (lab)	12,400	$109.89	$1,362,621
2	Gymnasium (lab)	18,896	$133.04	$2,513,916
NA	Multipurpose II	10,444	$93.84	$980,098
NA	Library	9,974	$105.57	$1,052,991
NA	Ext. Cov. Walkways	16,076	$43.00	$691,319
NA	Shower/Locker	5,313	$120.95	$642,605
NA	Toilets	5,546	$223.75	$1,240,893
NA	Stor/Custodian/AV	12,646	$80.98	$1,024,129
NA	Corridors Closed	3,393	$85.55	$290,263
NA	Kitchen	3,831	$163.37	$625,870
NA	Multipurpose I	2,806	$109.54	$307,374
NA	Office	9,617	$109.08	$1,049,049
NA	Other	1,752	$104.26	$182,662
Total	NA	189,150	NA	$19,271,920

*Includes Cost Index Adjustment = 24%

**Part of the Career and Vocational Education lab allotment

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
ARCHITECT FEE SCHEDULE
(HIGH SCHOOL)

CONSTRUCTION FEES: $22,452,269

STEPS	CONTRACT AMOUNT	RATE	CONSTRUCTION FEE	ARCHITECT FEE
1	first $500,000	0.09	$500,000	$45,000
2	next $500,000	0.085	$500,000	$42,500
3	next $1,000,000	0.08	$1,000,000	$80,000
4	next $4,000,000	0.07	$4,000,000	$280,000
5	next $4,000,000	0.06	$4,000,000	$240,000
6	excess $10,000,000	0.05	$12,452,269	$622,613
Total	NA	NA	$22,452,269	$1,310,113

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
SUMMARY OF ESTIMATED COSTS
(HIGH SCHOOL)

A. SITE		$16,942,000
Purchase Price of Property	$16,875,000	
Acres* : 45		
Cost/Acre **: $375,000		
EIR	$25,000	
Appraisals	$15,000	
Escrow/Title	$15,000	
Surveys	$12,000	
Other	$0	
* Assumes Net Usable Acres		
** Assumes a "Super Pad"		
B. PLANS		$1,535,113
Architect's Fee (see Architect Fee Schedule worksheet)	$1,310,113	
Preliminary Tests	$15,000	
DSA/SDE Plan Check	$170,000	
Energy Fee Analysis	$30,000	
Other	$10,000	
C. CONSTRUCTION		$22,452,269
Construction (see Cost Allowance Construction worksheet)	$19,271,920	
Utility Services	$0	
Off-Site Development	$0	
Service Site Development	$0	
General Site Development (8% of Construction + $15,000 per acre)	$2,216,754	
Technology (5% of Construction)	$963,596	
Unconventional Energy	$0	
D. TESTS		$350,000
E. INSPECTION		$168,000
($7,000/month x 24 months)		
F. FURNITURE AND EQUIPMENT		$1,764,857
($7 x Regular Education SF + $10 x Special Education SF)		
(Includes Cost Index Factor of 1.32)		
G. CONTINGENCY		$650,184
($2,000 + 1.5% of items A - F)		
H. ITEMS NOT FUNDED BY OPSC		$6,670,083
Start-up Expenses	$1,000,000	
Technology	$963,596	
Landscaping	$931,487	
Library Collection	$175,000	
Student Books	$600,000	
Sport/Drama Facility	$3,000,000	
TOTAL ESTIMATED COST		$50,532,506

MAJOR CONCLUSIONS

Number of Students - Traditional Caledar	2,000
Number of Students - Year-round Education	2,400
Total Cost Per Student - Year-round Education	$21,055
Cost Per Student - YRE Education No H Items	$18,276
Cost Per Student - YRE Education H Items Only	$2,779

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
ESTIMATED SCHOOL FACILITIES IMPACT
PER UNIT BY LAND USE PRODUCT

SFDUs (NOT IN CASTAIC UNION SCHOOL DISTRICT)

School Level	Student Generation Factor	Facility Cost Per Student	School Facilities Impact
Junior High School (Excludes H Items)	0.0980	$18,287	$1,792
High School (Excludes H Items)	0.1710	$18,276	$3,125
Junior High School (H - Items)	0.0980	$1,507	$148
High School (H - Items)	0.1710	$2,779	$475
Junior High School - YRE	0.0980	$438	$43
High School - YRE	0.1710	$438	$75
Junior High School - Interim	0.0980	$393	$39
High School - Interim	0.1710	$430	$74
Total Gross School Facilities Impact	**NA**	**NA**	**$5,770**
Negotiation Factor	**NA**	**NA**	**($170)**
Net School Facilities Impact	**NA**	**NA**	**$5,600**

MFDUs/SRDUs (NOT IN CASTAIC UNION SCHOOL DISTRICT)

School Level	Student Generation Factor	Facility Cost Per Student	School Facilities Impact
Junior High School (Excludes H Items)	0.0370	$18,287	$677
High School (Excludes H Items)	0.0640	$18,276	$1,170
Junior High School (H - Items)	0.0370	$1,507	$56
High School (H - Items)	0.0640	$2,779	$178
Junior High School - YRE	0.0370	$438	$16
High School - YRE	0.0640	$438	$28
Junior High School - Interim	0.0370	$393	$15
High School - Interim	0.0640	$430	$28
Total Gross School Facilities Impact	**NA**	**NA**	**$2,168**
Negotiation Factor	**NA**	**NA**	**($68)**
Net School Facilities Impact	**NA**	**NA**	**$2,100**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
ESTIMATED SCHOOL FACILITIES IMPACT
PER UNIT BY LAND USE PRODUCT

SFDUs (IN CASTAIC UNION SCHOOL DISTRICT)

School Level	Student Generation Factor	Facility Cost Per Student	School Facilities Impact
Junior High School (Excludes H Items)	NA	$18,287	$0
High School (Excludes H Items)	0.1710	$18,276	$3,125
Junior High School (H - Items)	NA	$1,507	$0
High School (H - Items)	0.1710	$2,779	$475
Junior High School - YRE	NA	$438	$0
High School - YRE	0.1710	$438	$75
Junior High School - Interim	NA	$393	$0
High School - Interim	0.1710	$430	$74
Total Gross School Facilities Impact	**NA**	**NA**	**$3,749**
Negotiation Factor	**NA**	**NA**	**($109)**
Net School Facilities Impact	**NA**	**NA**	**$3,640**

MFDUs/SRDUs (IN CASTAIC UNION SCHOOL DISTRICT)

School Level	Student Generation Factor	Facility Cost Per Student	School Facilities Impact
Junior High School (Excludes H Items)	NA	$18,287	$0
High School (Excludes H Items)	0.0640	$18,276	$1,170
Junior High School (H - Items)	NA	$1,507	$0
High School (H - Items)	0.0640	$2,779	$178
Junior High School - YRE	NA	$438	$0
High School - YRE	0.0640	$438	$28
Junior High School - Interim	NA	$393	$0
High School - Interim	0.0640	$430	$28
Total Gross School Facilities Impact	**NA**	**NA**	**$1,404**
Negotiation Factor	**NA**	**NA**	**($44)**
Net School Facilities Impact	**NA**	**NA**	**$1,360**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
STUDENT GENERATION FACTORS

Initial Student Generation Factors

School Level	SFDU	MFDU
Junior High School	0.0980	0.0370
High School	0.1710	0.0640
Total	**0.2690**	**0.1010**

Student Generation Factor Calculation Methodology

The calculation of student generation factors ("SGFs") for William S. Hart Union High School District ("Hart") will be performed by Hart or a designee and will be based on a process of cross-referencing enrollment data of Hart against residential property data from the County of Los Angeles ("County").

The enrollment data of Hart will be based on its latest California Basic Educational Data Systems report and will provide the grade level and home address of every student in Hart (excluding inter-district transfer students). A student enrollment database will be prepared from this data. The residential property data to be obtained from the County Assessor will provide Assessor's Parcel Number, land use type, and street address information for all residential units ("DUs") in Hart. Sorting and extracting by land use, a database of all single-family detached DUs ("SFDUs"), multi-family attached DUs ("MFDUs") (including second units ("Second Units") within the Newhall Ranch Project Specific Plan portion of the Newhall Land), and mobile home DUs within Hart will be developed. All Age Restricted DUs consistent with Section 65995.1 of the Government Code or subsequent successor statutory provisions will be excluded from the residential property database. This property database will then be compared against Hart's enrollment database to identify address matches. Once the matching is completed, preliminary SGFs will be calculated for each housing type (SFDUs and MFDUs). In performing such calculations, the numerator shall be the total number of students residing in the particular housing type within Hart and the denominator shall be the total number of DUs of that housing type, less any Age Restricted DUs of that housing type, within Hart. For example, if there are determined to be 100,000 SFDUs which are not Age Restricted DUs within Hart and 30,000 students residing in SFDUs within Hart, the preliminary SGF for SFDUs will be 0.300.

Because of incomplete and/or incorrect address information in either the student enrollment database or the residential property database, it may not be possible to match every non-inter-district transfer student to an address within Hart. The result of such incomplete and/or incorrect data will be an underestimation of the number of students generated by SFDUs and MFDUs within Hart. The preliminary SGFs calculated as described above will therefore be adjusted upward, if necessary, to offset this effect by allocating the unmatched non-inter-district transfer students to existing DUs in the same proportion as the matched students and recalculating the SGFs. These adjusted SGFs will be the actual SGFs for Hart.

EXHIBIT "F"

William S. Hart High School District
Mitigation Payment
Annual Adjustment Calculation

Each January 1, commencing January 1, 1999, the Fair Share School Impact Mitigation Payment for SFDUs, MFDUs, and Second Units shall be adjusted as shown below:

1. Calculate the Land Value Component of the previous year's Fair Share School Impact Mitigation Payment by multiplying the previous year's Fair Share School Impact Mitigation by 0.355, e.g., $5,600 × 0.355 = $1,988.
2. Calculate the Non-Land Value Component of the previous year's Fair Share School Impact Mitigation Payment by multiplying the previous year's Fair Share School Impact Mitigation Payment by 0.645, e.g., $5,600 × 0.645 = $3,612.
3. Calculate the percentage change in the appraised value of the land pursuant to Section 4(b) of the Agreement and add 1.0, e.g., $400,000 new appraised value versus $375,000 per acre previous estimate = ($400,000 - $375,000) ÷ $375,000 = $25,000 ÷ $375,000 = 6.7%; 1.0 + 0.067 = 1.067.
4. Calculate the percentage change in the Marshall and Swift Class D Wood Frame Index for the Western United States pursuant to Section 4(c) of the Agreement and add 1.0.
5. Calculate the New Land Value Component by multiplying the Land Value Component calculated in step 1 above by the adjustment factor calculated in step 3 above.
6. Calculate the New Non-Land Value Component by multiplying the Non-Land Value Component calculated in step 2 above by the adjustment factor calculated in step 4 above.
7. Calculate the Preliminary New Fair Share School Impact Mitigation Payment by adding the New Land Value Component and the New Non-Land Value Component calculated in steps 5 and 6 above.
8. Calculate the Student Generation Factor Adjustment by calculating the percentage change in the total Student Generation Factor for grades 7-12 (non-Castaic Union School District areas) and grades 9-12 (Castaic Union School District areas) from Student Generation Factor used in the previous Fair Share School Impact Mitigation Payment calculation to the new Student Generation Factor determined pursuant to Exhibit E of the Agreement and add 1.0, e.g., (0.300 - 0.269) ÷ 0.269 = 11.5%; 1.0 + 0.115 = 1.115.
9. Calculate the New Fair Share School Impact Mitigation Payment by multiplying the Preliminary New Fair Share School Impact Mitigation Payment calculated in step 7 above by the Student Generation Factor Adjustment calculated in step 8 above.

SCHOOL FACILITIES FUNDING AGREEMENT BETWEEN

THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT AND

THE NEWHALL LAND AND FARMING COMPANY

This School Facilities Funding Agreement ("Agreement") is made as of _____, 1997, between the WILLIAM S. HART UNION HIGH SCHOOL DISTRICT ("Hart"), a school district organized and existing under the laws of the State of California, on the one hand, and THE NEWHALL LAND AND FARMING COMPANY ("Newhall"), a California limited partnership, on the other hand, with respect to the following facts:

RECITALS:

A. Newhall is the owner of the following projects located within Hart's district boundaries:

1. Vesting Tentative Tract Map No. 51931, currently pending before the City of Santa Clarita ("City") ("North Valencia Annexation Project");

2. Vesting Tentative Tract Map No. 48202, currently pending before the County of Los Angeles ("County") ("Decoro Highlands Project");

3. Tentative Tract Map Nos. 46389-07 through -16 inclusive, pursuant to a parent map approved by the County on January 3, 1996 ("North Park Project"); and

4. Tentative Tract Map No. 44374, approved by the City on February 4, 1997 ("Woodlands Project");

collectively referred to herein as the "Projects" or, individually, a "Project".

The Projects are being developed or are planned for development by Newhall or, after sale, by one or more merchant builders.

B. Newhall is the owner also of an approximately thirty-four and two-tenths (34.2) acre unimproved site, located at the northwest corner of Newhall Ranch Road and McBean

Parkway, as generally described in Exhibit "A" attached hereto and incorporated herein ("Newhall Ranch Road/McBean Site"). For purposes of this Agreement. the Newhall Ranch Road/McBean Site is divided for reference into two (2) separate parcels which are: a portion of a proposed junior high school site of twenty (20) acres ("Parcel A"); and an approximately fourteen and two-tenths (14.2) acre park site ("Parcel B") to be dedicated to the City, subject to a deed restriction providing that the conveyance of Parcel B is conditioned upon the City concurrently conveying five (5) acres of Parcel B ("Parcel C") to Hart, reserving to the City a perpetual easement for purposes of park and recreation, all as generally described in Exhibit "A." Exhibit "A" is intended only to generally describe such property. The exact locations, boundaries, and sizes of Parcel A, Parcel B and Parcel C shall be formally depicted on a separate Exhibit "B" which will be incorporated into the Agreement by amendment subsequent to execution of this Agreement. Newhall is willing to consent to annex the Newhall Ranch Road/McBean Site to the City.

C. Newhall and the County are party to the North River Park and Trail Agreement, entered into on June 2, 1992, providing a master plan for parks in the approximately two thousand three hundred (2,300) acre North River Community as defined in that agreement ("County Parks Agreement"). Pursuant to Section 1.B of the County Parks Agreement, Newhall is obligated to dedicate approximately twenty (20) acres of park area within Tentative Tract No. 44831 and Tentative Tract 45440, respectively, in some instances referred to as Duplex I and Duplex II. Newhall desires to satisfy a portion of its obligations to the County as set forth in the County Parks Agreement, by conveying Parcel B to the City.

D. Hart and Newhall recognize that the planned development of residential units of the Projects will generate additional grades 7 through 12 students ("Project Students") within Hart which will, in turn, require additional junior high and senior high school capacity. Newhall and Hart desire to enter into this Agreement for the purpose of setting forth Newhall's obligations to mitigate the impact of the development of the Projects on the school facilities of Hart, and the obligations of Hart relative to school facilities for the Project Students.

E. Performance by Newhall of the provisions set forth in this Agreement satisfy all of Newhall's obligations to Hart with respect to the impacts of the development of the Projects, and insure that, either individually or cumulatively with other development projects within Hart, the Projects will have no adverse impacts on Hart's ability to provide adequate school facilities for Project Students.

IN LIGHT OF THE FOREGOING FACTS, IT IS MUTUALLY AGREED THAT:

NEWHALL OBLIGATIONS

1. Newhall, on or before February 1, 1998, or such later date as the parties may agree, shall convey Parcel A to Hart in fee and Hart shall accept the conveyance of Parcel A from Newhall. Concurrent with the conveyance of Parcel A from Newhall to Hart, Newhall shall convey Parcel B to the City in fee, subject to a deed restriction providing that the conveyance is conditioned upon the City concurrently conveying in fee five (5) acres of Parcel B, previously defined herein as Parcel C, to Hart, reserving to the City a perpetual easement for purposes of park and recreation use which will be operated pursuant to a duly executed joint use agreement between Hart and the City. The form of the deeds for Parcel A to Hart, and Parcel B to the City are as set forth on Exhibits "C" and "D."

2. Newhall further, at its own expense, shall grade and improve Parcel A and Parcel C (collectively referred to as the "Proposed Junior High School Site"), to a construction ready condition consisting of a graded pad with dedicated and improved public roads and utilities, including storm drainage facilities, stubbed into the Proposed Junior High School Site, and with a cross-fall of no more than two percent (2%) and within one (1) foot of the elevation shown on grading plans to be approved by both parties ("Site Improvements"), all as generally provided for in the Applicant Handbook for the State School Building Lease Purchase Program promulgated by the Office of Public School Construction ("OPSC"). Newhall, subsequent to conveyance of Parcel A to Hart and the concurrent conveyance of Parcel C by the City to Hart, shall initiate and diligently pursue to completion the Site Improvements and shall make all reasonable efforts necessary to complete the Site Improvements by September 30, 1998, subject, however, to the provisions of Section 4, below.

3. If any one of the following events occurs prior to Newhall's conveyance of Parcel A to Hart and the conveyance of Parcel C by the City to Hart, Newhall shall, subject to the terms of this Agreement, identify and dedicate to Hart another mutually acceptable junior high school site, in the same general vicinity and of equivalent value, consisting of twenty (20) net usable acres, and identify and dedicate to the City a contiguous parcel consisting of a minimum of five (5) net usable acres, subject to a deed restriction as provided in Section 1 of this Agreement, instead of the dedication of Parcel A and Parcel B:

a. The State Department of Education fails to approve Parcel A for use as a junior high school site or to approve Parcel C for recreational, athletic field, open space, park, landscaping, parking, and like uses in conjunction with a school on the adjacent Parcel A;

b. After an environmental analysis conducted pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 et seq., the Proposed Junior High School Site is deemed infeasible for purposes of school facilities;

c. After an environmental analysis conducted pursuant to Education Code Section 39001 et seq., Education Code Section 39101 et seq. and Title 5 of the California Code of Regulations, the Proposed Junior High School Site is deemed infeasible for purposes of school facilities; or

d. Hart fails to obtain the requisite local land use approvals or concurrence from the City or County pursuant to Government Code Section 65402 and Public Resources Code Section 21151.2 or the City or County disputes any action taken by Hart pursuant to Section 53094 of the Government Code.

4. Newhall shall deliver to Hart and its legal counsel, Bowie, Arneson, Kadi, Wiles & Giannone ("Legal Counsel") within twenty (20) calendar days after the opening of an escrow to consummate the transfer of Parcel A to Hart and Parcel B to the City, subject to the terms of this Agreement, a Preliminary Title Report covering Parcel A and Parcel B issued by Chicago

Title Insurance Company ("Title Insurer"), together with complete and legible copies of all underlying documents referred to in the Title Report as evidencing exceptions to title, and a complete map plotting all such exceptions and easements disclosed in the Title Report (collectively "PTR").

Hart shall have twenty (20) calendar days following receipt of the PTR within which to notify Newhall in writing of Hart's approval or disapproval of any exception to title disclosed in the PTR. In the event the PTR is supplemented ("Supplemental PTR"), Hart shall have twenty (20) calendar days after its receipt by Hart and Legal Counsel of such Supplemental PTR, and complete and legible copies of all additional documents described therein, and a plotting thereof, within which to approve or disapprove of any new matters disclosed in such Supplemental PTR.

Hart's failure to approve or disapprove of a matter by a writing delivered to Newhall within the time periods specified above shall be deemed to be Hart's disapproval of the PTR or Supplemental PTR, in which case all dates for performance of Newhall's obligations and duties under this Agreement shall be suspended and tolled for a period of time equal to the number of calendar days between the date that is twenty (20) days after the PTR or Supplemental PTR, as the case may be, is delivered to Hart and the date that Hart delivers to Newhall in writing specific disapproval or approval of title exceptions.

In the event Hart specifically disapproves a matter disclosed in the PTR or any Supplemental PTR, Newhall shall have twenty (20) calendar days from receipt of Hart's written notice of disapproval to inform Hart in writing whether Newhall will use its best efforts to remove such disapproved exception. In the event Newhall agrees that it shall use its best efforts to remove a disapproved exception prior to the conveyance of Parcel A to Hart and Parcel B to the City, such removal shall be a condition to the "Closing," as that term is defined in the escrow agreement, and the condition of title as disclosed in the PTR and Supplemental PTR otherwise shall be deemed to be approved by Hart. In the event Newhall gives notice that it will not cause the removal of a disapproved matter or fails to give timely notice of its election to correct a disapproved matter, and if Hart thereupon shall fail to waive its disapproval of the matter within twenty (20) calendar days after receipt of Newhall's written notice that it will not correct the

disapproved matter (or the expiration of Newhall's twenty (20) calendar day period for response to Hart's disapproval in the event Newhall has failed to make a timely response), then either Hart or Newhall may terminate this Agreement.

All matters shown in the PTR and any Supplemental PTR which are not disapproved by Hart (or as to which Hart waives its disapproval) or are otherwise approved by Hart prior to the conveyances of Parcel A and Parcel B shall be deemed to be "Permitted Exceptions." Newhall shall convey Parcel A to Hart in fee simple and Parcel B to the City in fee simple subject to a deed restriction providing that the conveyance is conditioned upon the City concurrently conveying Parcel C to Hart, excepting mineral and water rights, free and clear of all mortgages, liens, charges, encumbrances, encroachments, easements, conditions, exceptions and other defects of title, except for the Permitted Exceptions.

5. Newhall agrees to consent to and support annexation of Parcel A and Parcel B to the City. If the annexation is not completed, it shall not affect the terms of this Agreement. Hart as the owner of Parcel A and (when subsequently conveyed by the City) Parcel C agrees to affirmatively support the annexation of Parcel A and Parcel B to the City. All out-of-pocket costs of the annexation of Parcel A and Parcel B, if any, shall be borne or satisfied by Newhall and Hart in equal shares.

6. Newhall and Hart shall equally share in all costs of escrow: provided, however, that Hart's share of such closing costs shall not exceed one thousand five hundred dollars ($1,500.00) and any escrow costs in excess of three thousand dollars ($3,000.00) shall be the sole responsibility of Newhall.

HART OBLIGATIONS

7. In consideration of the dedications and other obligations of Newhall in the Agreement, Hart agrees that the Projects shall be deemed to have fully mitigated their impacts or to have fully satisfied their obligations or requirements for development, as to school facility construction pursuant to State School Facilities Act (Government Code sections 53080 et seq. and 65995 et seq.), the California Environmental Quality Act (Public Resources Code

section 21000 et seq.), the Planning and Zoning Law (Government Code sections 65000 et seq.), the Subdivision Map Act [Government Code section 66410], the County general plan (including without limitation the County Development Monitoring System ("DMS")) and any other applicable County plans, ordinances, or regulations, as well as the City general plan and any other applicable City plans, ordinances, or regulations, and any other law or policy which would otherwise require Newhall to pay fees or incur obligations with respect to Hart concerning the following specified dwelling units ("Dwelling Units") in the Projects, specifically as follows:

	Total	Single Family	Multi-Family
North Valencia Annexation (Lago de Valencia and South River)	2,000	750	1,250
Decoro Highlands	460	301	159
Woodlands	335	265	70
North Park III & IV/ (Tentative Tract 46389-07 through -16, inclusive)	240	240	———
	3,035	**1,556**	**1,479**

a. The location, number and types of units in each individual Project and the timing of development in the Projects are subject to change. In the event that one (1) or more of the Projects, as actually built, consists of more residential units in a given category (single family ("SF") or multi-family ("MF")) than specified above ("Additional Units"), Newhall may reallocate the herein specified Dwelling Unit credits among the above-described individual Projects as set forth in subsection 7(b) below. If the total number of Dwelling Units in the Projects exceeds the total credits provided under this Agreement ("Excess Units"), then Newhall shall pay mitigation payments to Hart in an amount to be determined by Newhall and Hart to reasonably mitigate the impacts of the Excess Units. If the parties cannot agree on the amount of reasonable mitigation, the dispute will be resolved pursuant to the provisions of Section 24 below.

b. In the event one (1) or more of the Projects as actually built consists of fewer Dwelling Units in a given category (i.e., SF or MF) than specified in this section, Newhall shall have the right to transfer credits for such unbuilt Dwelling Units to another

category (i.e., SF or MF) for that individual Project, to other Projects as specified in this Agreement or to other future residential developments of Newhall within the boundaries of Hart. The number of unbuilt Dwelling Units for which such credit will be given shall be based upon the difference between the total number of Dwelling Units per category (i.e., SF or MF) as specified in this section and the number of Dwelling Units actually built in the Projects. For purposes of such transfers of credits, each credit given for a SF Dwelling Unit shall be considered equivalent to 2.745 credit for MF Dwelling Units and each MF Dwelling Unit credit shall be equivalent to 0.364 SF Dwelling Unit credits.

8. Upon performance of Newhall's obligations as set forth in Sections 1-6 of this Agreement, Hart, for each residential unit in the Projects, shall provide any written certification required to obtain building permits or other development approvals from the County, the City, or any other governmental entity which requires such certification. The certification shall be in writing and shall be provided for whatever number of residential units are requested, as provided in this Agreement, by Newhall or any assignee of Newhall at any time.

9. Upon performance of Newhall's obligations as set forth in Sections 1-6, Hart shall, immediately upon request by Newhall or any of its assignees and without the payment of any fees whatsoever, provide any written certification required to obtain building permits or other development approvals for the construction of commercial/retail or industrial/business park buildings in the Projects to the County, the City, or any other governmental entity which requires such certification. The certification shall be in writing and shall be provided for whatever number of commercial or industrial buildings within the Projects are requested by Newhall or any of its assignees at any time.

STATE FUNDING PROVISIONS

10. Hart, if it has not already done so, shall submit to OPSC, within thirty (30) days of the signing of this Agreement, applications for State funding for the new junior high school to be constructed on the Proposed Junior High School Site ("New Junior High School"). In consideration of Newhall's obligations provided for in the Agreement, Hart shall take all reasonable steps to maximize its priorities for obtaining State and federal funding for school

facility construction necessary to accommodate Project Students. In particular, Hart under existing applicable law and procedures, shall maintain an active, up-to-date "Priority One" application with OPSC for the New Junior High School pursuant to the Leroy F. Greene State School Building Lease - Purchase law (Education Code Section 17700 et. seq.). Further, Hart shall obtain any interim or temporary school facilities, including, but not limited to, relocatable and portable classrooms in such manner so as not to jeopardize or reduce its State funding priority at any time. The costs of interim or temporary school facilities to house Project Students will be funded from Hart's new capital facilities construction account.

11. In the event Hart qualifies for and receives State funding for all or any portion of the construction costs of the New Junior High School and the first new senior high school, Hart shall credit Newhall for Newhall's pro-rata share of such State funding, which shall be 17.3% for the New Junior High School and 14.8% for the first new senior high school ("State Funding Credit"). Upon receipt of State funding by Hart, the amount of such State Funding Credit due to Newhall shall be increased annually on the anniversary date of the receipt of such funds by an amount equal to the annual percentage increase in the Marshall and Swift Class D Wood Frame Index. Newhall may apply such State Funding Credit to any future school facilities mitigation obligation owed to Hart.

12. If an agreement is reached by Newhall and Hart prior to July 1, 1999 concerning the mitigation of school facilities impacts on Hart for those residential development projects proposed by Newhall and which are the subject of current negotiation between Newhall and Hart, as described on Exhibit "E" attached hereto and incorporated herein, such agreement shall provide that Newhall, notwithstanding any other provision of the Agreement, shall not receive State Funding Credits for its pro-rata share of State funding for the New Junior High School and the first new senior high school.

HART COOPERATION

13. Upon performance of Newhall's obligations as set forth in Sections 1-6, Hart shall, within twenty (20) days of receipt of written request from Newhall, support, orally and in writing, any request for a land use approval, whether legislative or administrative, sought for the

development of any portion of the Projects from the County, the City, or any other governmental entity which has the right to grant such an approval.

14. Upon performance of Newhall's obligations as set forth in Sections 1-6, Hart shall thereafter, for purposes of state reporting or funding applications, reporting under the County DMS, comments on future Environmental Impact Reports, or any calculation of school capacity in any context, designate the capacity of the New Junior High School as one thousand two hundred (1200) students and designate the capacity of the first new senior high school as two thousand four hundred students (2400).

15. Upon satisfaction of Newhall's obligations herein, Hart shall not, under any circumstances:

a. Exercise any power or authority under current or future law to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, against any Project except for any general tax, special tax, or assessment for educational facilities levied against all of the land within Hart's boundaries or a school facilities improvement district ("SFID") to finance additional facilities at the New Junior High School provided that such SFID does not affect Hart's "Priority One" status;

b. Require, request, or cooperate with the County, the City, or any other governmental entity to exercise any power or authority to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, for Hart's benefit;

c. Oppose the development of any portion of the Projects or any governmental approval, whether legislative or administrative, or any change in any governmental approval on any basis whatsoever; or

d. Sponsor, or require the formation of, a Community Facilities District, except for one which includes all of the land within the boundaries of Hart, for any of the Projects without the express, written consent of Newhall which consent may be given or

withheld in Newhall's sole discretion. Hart shall not unreasonably refuse to act as a sponsor for a Community Facilities District or similar public financing procedure if requested to do so by Newhall.

e. Initiate, participate, cooperate with, or support any legal action brought to challenge governmental approvals of the Projects.

GENERAL PROVISIONS

16. No development, change of development, governmental approval, nor change in any governmental approval of any portion the Projects shall constitute the basis for any change or termination of this Agreement.

17. Newhall shall have the right, in its sole discretion, to sell or encumber the Projects, improved or unimproved and in whole or in part, by any deed, mortgage, deed of trust, or other security device. No sale, transfer, or encumbrance of any portion of the Projects shall affect Newhall's obligations under this Agreement. Neither this Agreement nor any breach of this Agreement shall defeat, invalidate, diminish, or impair the lien or priority of any deed, mortgage, deed of trust, or other security device.

18. Unless this Agreement provides to the contrary, Hart and Newhall shall, within twenty (20) days of receipt of a written request from the other party, perform any acts and prepare, sign, deliver, file and record any documents reasonably required to obtain the goals, and to satisfy the conditions, contained in this Agreement. This includes, but is not limited to, providing the requesting party with a written statement certifying that:

a. This Agreement is unmodified and in full force and effect, or, if there have been modifications, this Agreement, as modified, is in full force and effect, stating the date and nature of any modification; and

b. There are no current uncured defaults under this Agreement or, if there are any, the dates and nature of the defaults.

19. Newhall is acting as the master developer of the Projects and intends to sell portions of the Projects to builders who will construct and sell residential, commercial, and industrial buildings to the public. Newhall shall have the unconditional right to assign any right or obligation under this Agreement to anyone at any time. Whenever this Agreement provides Newhall with a right, that right may be exercised by an assignee of that right to the same extent that Newhall could have exercised that right. Newhall shall determine and advise Hart in writing as to the number of credits by housing product type assigned to any such assignee and the resulting remaining credits existing under this Agreement after such assignment. This shall occur prior to each assignment by Newhall under this Agreement. The assignment of any right or obligation under this Agreement shall be in writing and a copy of the assignment shall be provided to Hart. No such assignments shall relieve Newhall of any of its obligations under this Agreement without Hart's written consent which consent shall not unreasonably be withheld.

20. This Agreement is entered into solely for the benefit of Hart and Newhall and their successors, transferees, and assigns. Other than Hart and Newhall and their successors, transferees, and assigns, no third person shall be entitled, directly or indirectly, to base any claim or to have any right arising from, or related to, this Agreement.

21. This Agreement contains the entire agreement and understanding concerning the funding of school facilities to house Project Students and supersedes and replaces all prior negotiations and proposed agreements, written or oral with respect to the Projects. Hart and Newhall acknowledge that neither the other party nor its agents nor attorneys has made any promise, representation, or warranty whatsoever, express or implied, not contained herein to induce the execution of this Agreement and acknowledge that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

22. This Agreement may not be amended except by a writing signed by Hart and Newhall.

23. Hart and Newhall acknowledge that each has conducted an independent investigation of the facts concerning the development of the Projects, the impacts that Projects Students will have on Hart's educational facilities, and the costs of housing Project Students.

24. Hart and Newhall desire to resolve any disputes as to the meaning of any portion of this Agreement, the validity of any determination or calculation, or the rights or obligations of Hart or Newhall under it as quickly as possible. Therefore, except as provided in Section 25, any such disputes shall be resolved by binding arbitration conducted by a mutually agreed upon retired judge of the Los Angeles Superior Court. If Hart and Newhall are unable to agree on the arbitrator within twenty (20) days of the receipt of a request for arbitration, they shall request that the presiding judge of the Los Angeles Superior Court designate one. Hart and Newhall shall each pay one-half (½) the cost of the arbitration and each shall be responsible for its own attorneys' fees and costs as to any such arbitration.

25. Notwithstanding any other provision of this Agreement, either party shall be entitled to seek declaratory and injunctive relief in any court of jurisdiction to enforce the terms of this Agreement, or to enjoin the other party from an asserted breach thereof, pending arbitration as provided in Section 24, on a showing that the moving party would otherwise suffer irreparable harm.

26. If it becomes necessary to enforce any of the terms of this Agreement by actions as provided in Section 25, the prevailing party shall be entitled to reasonable attorneys' fees and other costs of litigation in addition to any other relief to which it may be entitled.

27. In interpreting this Agreement, it shall be deemed that it was prepared by the parties jointly and no ambiguity shall be resolved against either party on the premise that it or its attorneys was responsible for drafting this Agreement or any provision hereof.

28. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents to enter into this Agreement on behalf of the party.

29. All notices, demands, and communications between Hart and Newhall shall be given by personal delivery; registered or certified mail, postage prepaid, return receipt requested; Federal Express or other reliable private express delivery; or by facsimile transmission. Such notices, demands, or communications shall be deemed received upon delivery if personally

served or sent by facsimile or after three (3) business days if given by other approved means as specified above. Notices, demands, and communications shall be sent:

To Hart:	William S. Hart Union High School District Attn: Superintendent 21515 Redview Drive Santa Clarita, CA 91350 Fax No.: (805) 254-8635
With a copy to:	Alexander Bowie, Esq. Bowie, Arneson, Kadi, Wiles & Giannone 4920 Campus Drive, Suite A Newport Beach, CA 92660 Fax No.: (714) 851-2014
To Newhall:	The Newhall Land and Farming Company Attn: President 23823 Valencia Boulevard Valencia, CA 91355 Fax No.: (805) 255-3960
With a copy to:	Robert I. McMurry, Esq. Nossaman, Guthner, Knox & Elliott, LLP 18101 Von Karman Avenue, Suite 1800 Irvine, CA 92612 Fax No.: (714) 833-7878

The foregoing names, addresses, and fax numbers may be changed at any time by a written notice given as provided above.

30. This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California.

31. Any arbitration or litigation arising out of this Agreement shall be conducted only in Los Angeles County, California.

32. This Agreement may be signed in one or more counterparts which, taken together, shall constitute one original document.

33. Recitals A through E are true and correct and are hereby incorporated.

34. All Exhibits attached hereto are incorporated into this Agreement.

35. The terms of this Agreement shall be incorporated in every environmental impact report, environmental monitoring program, report provided to the County for inclusion in its DMS, general plan amendment, specific plan, and tentative subdivision map approval given by the County, the City, or any other governmental entity responsible for the approval of the development of the Projects.

DATED: Dec. 17, 1997

BOARD OF TRUSTEES OF THE
WILLIAM S. HART UNION HIGH
SCHOOL DISTRICT

By: _____

President of the Board of Trustees of the
WILLIAM S. HART UNION HIGH
SCHOOL DISTRICT

Attest:

_____

Superintendent
WILLIAM S. HART UNION HIGH
SCHOOL DISTRICT

DATED: Dec 16, 1997

THE NEWHALL LAND AND FARMING COMPANY (A California Limited Partnership)

By: NEWHALL MANAGEMENT LIMITED PARTNERSHIP
Managing General Partner

By: NEWHALL MANAGEMENT CORPORATION
Managing General Partner

By: _____
Its: President

By: _____
Its: Senior Vice President

APPROVED AS TO FORM:

BOWIE, ARNESON, KADI, WILES & GIANNONE

By: _____
ALEXANDER BOWIE, ESQ.
Attorneys for the WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

NOSSAMAN, GUTHNER, KNOX & ELLIOTT, LLP

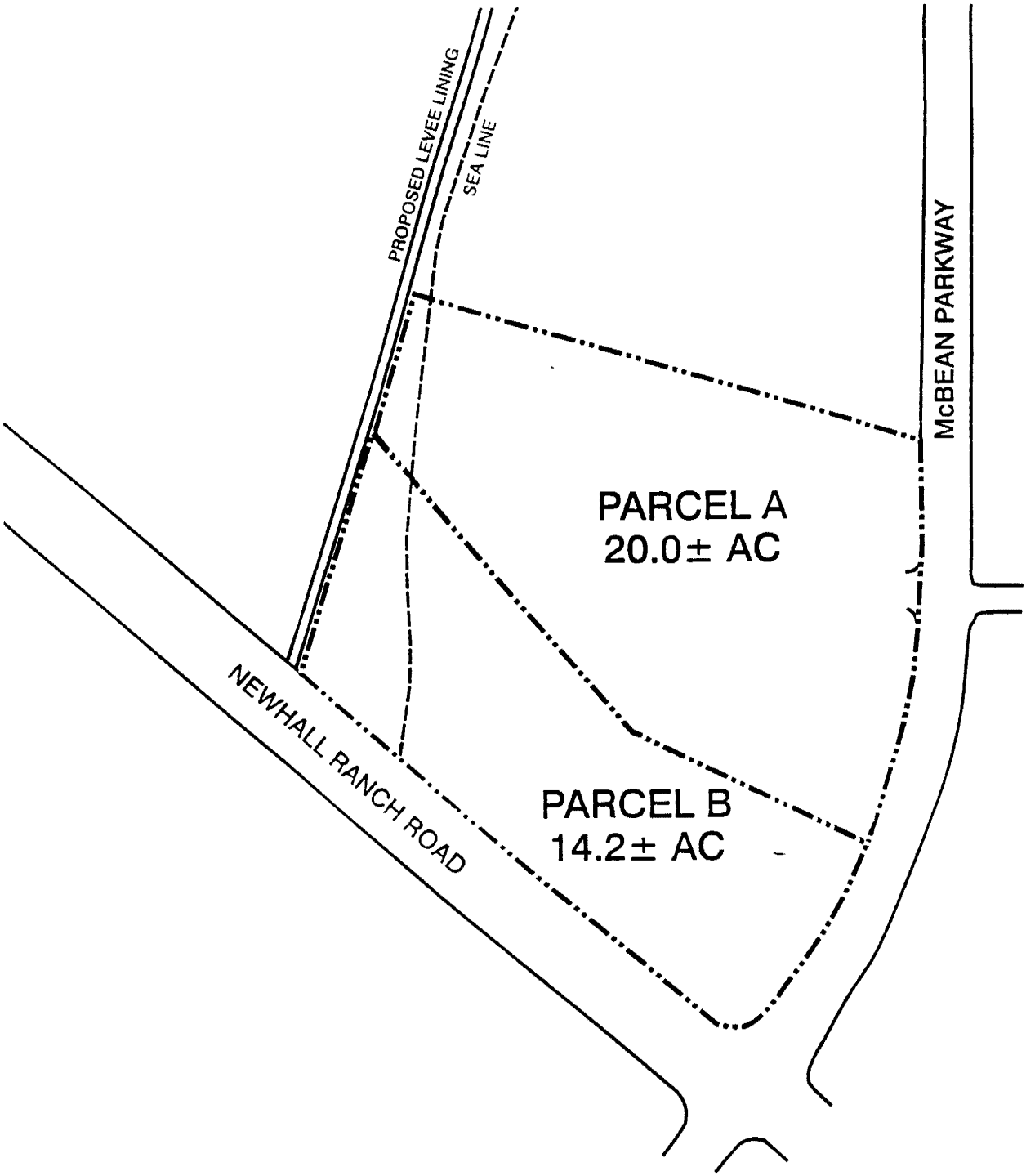
By: _____
ROBERT I. McMURRY
Attorneys for THE NEWHALL LAND AND FARMING COMPANY

Definitions

Term	Page
Additional Units	7
Agreement	1
City	1
Closing	5
County	1
County Parks Agreement	2
Decoro Highlands Project	1
DMS	7
Dwelling Units	7
Excess Units	7
Hart	1
Legal Counsel	4
MF	7
New Junior High School	8
Newhall	1
Newhall Ranch Road/McBean Site	2
North Park Project	1
North Valencia Annexation Project	1
OPSC	3
Parcel A	2
Parcel B	2
Parcel C	2
Permitted Exceptions	6
Project Students	2
Project(s)	1
Proposed Junior High School Site	3
PTR	5

SF 7
SFID 10
Site Improvements 3
State Funding Credit 9
Supplemental PTR 5
Title Insurer 5
Woodlands Project 1

EXHIBIT A



Note: Exhibit A is intended only to generally describe such property.

Exhibit A

EXHIBIT B

EXHIBIT B
TO BE SUPPLIED LATER PURSUANT TO THE AGREEMENT.

EXHIBIT C

RECORDING REQUESTED BY AND
RETURN TO:

WILLIAM S. HART UNION HIGH SCHOOL
DISTRICT
21515 Redview Drive
Santa Clarita, CA 91350
Attn: Superintendent

(Space Above for Recorder's Use)

NO RECORDING FEE AND NO DOCUMENTARY
TRANSFER TAX DUE PURSUANT TO GOVERNMENT CODE
SECTION 6103 AND REVENUE AND TAX CODE SECTION 11922.

PARTNERSHIP GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a limited partnership ("Grantor"), hereby grants to WILLIAM S. HART UNION HIGH SCHOOL DISTRICT, a school district organized and existing under the laws of the State of California ("Grantee"), that certain real property in the County of Los Angeles, State of California, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference ("Property").

EXCEPTING AND RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. All oil, oil rights, minerals, mineral rights, natural gas rights and other hydrocarbons by whatsoever name known, geothermal steam and all products derived from any of the foregoing, that may be within or under the parcel of Property hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said Property or any other property, including the right to whipstock or directionally drill and mine from properties other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the Property hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore or operate through the surface or the upper 500 feet of the subsurface of the Property hereinabove described.

B. The right to place on, under or across the Property conveyed hereby, transmission lines and other facilities for a community antenna television system and thereafter

EXHIBIT "C"

to own and convey such lines and facilities and the right to enter upon said Property to service, maintain, repair, reconstruct and replace said lines and facilities; provided, however, that the exercise of such rights shall be as least intrusive upon Grantee's proposed development and use of the Property for school facilities purposes as practicable and not unreasonably interfere with Grantee's reasonable use and enjoyment of said Property conveyed hereby for school facilities purposes.

C. Any and all water, water rights or interests therein appurtenant or relating to the Property hereinabove described or owned or used by Grantor in connection with or with respect to said Property (no matter how acquired by Grantor), whether such water rights shall he riparian, overlying appropriative, littoral, percolating, prescriptive, adjudicated, statutory or contractual, together with the right and power to explore, drill, redrill, remove and store the same from or in the Property hereinabove described or to divert or otherwise utilize such water, rights or interests on any other property owned or leased by Grantor; but without, however, any right to enter upon the surface or upper fifty (50) feet of the subsurface of the Property described herein in the exercise of such rights.

D. Easements over the Property conveyed hereby for the construction, installation and maintenance of electric, gas, telephone, water, sewer and drainage facilities, provided that the construction and installation of such facilities shall not unreasonably interfere with Grantee's development and use of the Property conveyed hereby for school facilities purposes.

SUBJECT TO:

1. Nondelinquent general, special and supplemental real property taxes and assessments, if any, for the current fiscal year.

2. All other covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication, easements and other matters of record or otherwise known to Grantee as of the date hereof.

[signature page follows]

IN WITNESS WHEREOF, the Grantor has executed this Partnership Grant Deed as of the date written below.

Dated: _____

GRANTOR:

THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a limited partnership

By: NEWHALL MANAGEMENT LIMITED PARTNERSHIP, a California limited partnership
Its managing general partner

By: NEWHALL MANAGEMENT CORPORATION, a California corporation
Its managing general partner

By: _____
Its: _____
By: _____
Its; _____

EXHIBIT "A"

LEGAL DESCRIPTION

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____ before me, _____, a Notary Public, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature of Notary

[Seal]

EXHIBIT D

RECORDING REQUESTED BY AND
RETURN TO:

CITY OF SANTA CLARITA

Santa Clarita, CA 91350
Attn: _____

(Space Above for Recorder's Use)

NO RECORDING FEE AND NO DOCUMENTARY
TRANSFER TAX DUE PURSUANT TO GOVERNMENT CODE
SECTION 6103 AND REVENUE AND TAX CODE SECTION 11922.

PARTNERSHIP GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a limited partnership ("Grantor"), hereby grants to THE CITY OF SANTA CLARITA, a municipal corporation ("Grantee"), that certain real property in the County of Los Angeles. State of California, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference ("Property").

EXCEPTING AND RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. All oil. oil rights. minerals. mineral rights. natural gas rights and other hydrocarbons by whatsoever name known. geothermal steam and all products derived from any of the foregoing, that may be within or under the parcel of Property hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said Property or any other property, including the right to whipstock or directionally drill and mine from properties other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the Property hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore or operate through the surface or the upper 500 feet of the subsurface of the Property hereinabove described.

B. The right to place on, under or across the Property conveyed hereby, transmission lines and other facilities for a community antenna television system and thereafter to own and convey such lines and facilities and the right to enter upon said Property to service, maintain, repair, reconstruct and replace said lines and facilities; provided, however, that the

EXHIBIT "D"

exercise of such rights shall be as least intrusive upon Grantee's proposed development and use of the Property for park and recreation and school facility purposes as practicable and not unreasonably interfere with Grantee's reasonable use and enjoyment of said Property conveyed hereby for park and recreation and school facility purposes.

C. Any and all water, water rights or interests therein appurtenant or relating to the Property hereinabove described or owned or used by Grantor in connection with or with respect to said Property (no matter how acquired by Grantor), whether such water rights shall he riparian, overlying appropriative, littoral, percolating, prescriptive, adjudicated, statutory or contractual, together with the right and power to explore, drill, redrill, remove and store the same from or in the Property hereinabove described or to divert or otherwise utilize such water, rights or interests on any other property owned or leased by Grantor; but without, however, any right to enter upon the surface or upper fifty (50) feet of the subsurface of the Property described herein in the exercise of such rights.

D. Easements over the Property conveyed hereby for the construction, installation and maintenance of electric, gas, telephone, water, sewer and drainage facilities, provided that the construction and installation of such facilities shall not unreasonably interfere with Grantee's development and use of the Property conveyed hereby for park and recreation and school facility purposes.

E. A power of termination and right of re-entry in favor of the County of Los Angeles, should the Property ever cease to be used for park and recreation purposes as further provided herein.

SUBJECT TO:

1. Nondelinquent general, special and supplemental real property taxes and assessments, if any, for the current fiscal year.

2. All other covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication, easements and other matters of record or otherwise known to Grantee as of the date hereof.

The grant of the Property by Grantor to Grantee is further subject to the following express covenants, conditions and restrictions:

a. By acceptance of the grant of the Property pursuant to this Partnership Grant Deed, City covenants and agrees, on behalf of itself and its successive owners and assigns, that the Property is being granted to the City pursuant to the dedication requirements of Government Code section 66477 of the Subdivision Map Act, and shall be operated consistent with such dedication requirements and only for park and recreation purposes ("Conditions"), which Conditions shall inure to the benefit of and be enforceful by the County of Los Angeles and Grantor as against the City or any successive owners and assigns, the covenants and the Conditions as set forth herein being for the benefit of the County of Los Angeles and Grantor and all property owned by the County of Los Angeles and Grantor within the County of Los Angeles.

The Property shall only be used for park and recreation purposes. and shall be open and available without discrimination as to all residents of the incorporated and unincorporated territory of the County of Los Angeles without discrimination against. or preference, gratuity or bonus or other benefit given to residents of incorporated areas not equally given to residents of unincorporated territory ("Non-Discrimination Covenant"). If for any reason Grantee fails to operate the Property for park and recreational purposes pursuant to the Conditions and other restrictions set forth herein, then the County of Los Angeles shall have the power to terminate the interests of Grantee or any successor in interest thereto and a right to re-enter and take possession of the Property.

b. Concurrent with the recordation of this Partnership Grant Deed, Grantee shall convey to the William S. Hart Union High School District ("Hart") by Grant Deed an approximate five (5) acre parcel as more particularly shown and described on Exhibit "B", attached hereto and incorporated herein by this reference ("Five Acre Parcel"), but reserving therefrom unto Grantee a nonexclusive perpetual easement for park and recreation purposes, and to be operated pursuant to that certain Joint Use Agreement between Grantee and Hart dated _____, 199__ ("Joint Use Agreement"). The Grant Deed conveying the Five Acre Parcel shall also incorporate the Non-Discrimination Covenant set forth above, shall acknowledge that the Conditions are for the benefit of Grantee, Grantor and the County of Los Angeles. shall acknowledge the power of termination and right of re-entry in favor of the County of Los Angeles. and shall separately provide for a power of termination and right of re-entry by City if Hart ceases to use the Five Acre Parcel for park and recreation and school facility purposes.

[signature page follows]

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Partnership Grant Deed as of the date written below.

Dated: _____

GRANTOR:

THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a limited partnership

By: NEWHALL MANAGEMENT LIMITED PARTNERSHIP, a California limited partnership
Its managing general partner

By: NEWHALL MANAGEMENT CORPORATION, a California corporation
Its managing general partner

By: _____
Its: _____
By: _____
Its; _____

Dated: _____

GRANTEE:

CITY OF SANTA CLARITA, a California municipal corporation

By: _____
Mayor

ATTEST:

By: _____

APPROVED AS TO FORM:

By: _____

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "B"

FIVE ACRE PARCEL

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____ before me, _____, a Notary Public, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature of Notary

[Seal]

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____ before me, _____, a Notary Public, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature of Notary

[Seal]

EXHIBIT E

Exhibit E

Residential development projects which are the subject of current negotiation and which are referred to in Paragraph 11 of the Agreement are those properties owned by The Newhall Land and Farming Company shown on the attached Exhibits E-1 (Valencia), E-2 (Newhall Ranch Specific Plan) and E-3 (Castaic area), not including the Projects as defined in the Agreement and the following excluded areas:

Excluded Areas:

Northbridge

TM44481	TM44488	TM44689	TM44695
TM44482	TM44489	TM44690	TM44696
TM44483	TM33390	TM44691	TM44697
TM44484	TM44491	TM44692	TM44698
TM44485	TM44687	TM44693	TM44699
TM44486	TM44688	TM44694	TM44821
TM44487			TM44823
			TM44823-01
			TM44848
			TM44849
			TM44850
			TM44851

Northpark I and II	**Other**	
TM45440	TM36668	(Hasley)
TM45440-02	TM44800	(Hasley)
TM46389-01	TM44800-01	(Hasley)
TM46389-02	TM44800-02	(Hasley)
TM46389-03	TM44800-03	(Hasley)
TM46389-04	TM45084	(Hasley)
TM46389-05	TM52206	(Avignon)
TM46389-06		
TM51874		
TM51875		

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
STATE FUNDING ALLOCATION TO
FAIR SHARE IMPACT MITIGATION PAYMENT UNITS AND HART
(FOR ILLUSTRATION PURPOSES ONLY)

JUNIOR HIGH SCHOOL LEVEL - SCENARIO 1

As of January 1, 1999

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF *			148
SFDU	940	0.098	
MFDU/SRDU	1,518	0.037	
Other			0
SFDU	0	0.098	
MFDU/SRDU	0	0.037	

* Assumes NLF provides Hart with a JHS site in the North Valencia Annexation Area (per the Mitigation Agreement).

As of January 1, 2000

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			0
SFDU	0	0.108	
MFDU/SRDU	0	0.039	
Other			30
SFDU	275	0.108	
MFDU/SRDU	0	0.039	

As of January 1, 2001

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			0
SFDU	0	0.114	
MFDU/SRDU	0	0.042	
Other			58
SFDU	437	0.114	
MFDU/SRDU	185	0.042	

As of January 1, 2002

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			127
SFDU	970	0.114	
MFDU/SRDU	373	0.043	
Other			75
SFDU	621	0.114	
MFDU/SRDU	90	0.043	

As of January 1, 2003

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			152
SFDU	1,169	0.112	
MFDU/SRDU	511	0.042	
Other			89
SFDU	795	0.112	
MFDU/SRDU	0	0.042	

As of January 1, 2004

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			225
SFDU	1,743	0.108	
MFDU/SRDU	925	0.039	
Other			47
SFDU	417	0.108	
MFDU/SRDU	55	0.039	

School Funded in Calendar Year 2004

1. Hart has already received State Funds for JHS No. 1
2. The Capacity of JHS No. 2 is 1,200 students
3. The State has apportioned an amount of $10,000,000 for JHS No. 2
4. The apportionment is as follows

Developer	Number Of Students	Percent of School Capacity/Enrollment	State Apportionment
NLF	652	54.333%	$5,433,333
Other	299	24.917%	$2,491,667
Hart	NA	20.750%	$2,075,000
Total Amount Apportioned			**$10,000,000**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
STATE FUNDING ALLOCATION TO
FAIR SHARE IMPACT MITIGATION PAYMENT UNITS AND HART
(FOR ILLUSTRATION PURPOSES ONLY)

JUNIOR HIGH SCHOOL LEVEL - SCENARIO 2

As of January 1, 1999

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF *			148
SFDU	940	0.098	
MFDU/SRDU	1,518	0.037	
Other			0
SFDU	0	0.098	
MFDU/SRDU	0	0.037	

* Assumes NLF provides Hart with a JHS site in the North Valencia Annexation Area (per the Mitigation Agreement).

As of January 1, 2000

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			0
SFDU	0	0.108	
MFDU/SRDU	0	0.039	
Other			68
SFDU	550	0.108	
MFDU/SRDU	230	0.039	

As of January 1, 2001

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			103
SFDU	863	0.114	
MFDU/SRDU	110	0.042	
Other			113
SFDU	842	0.114	
MFDU/SRDU	387	0.042	

As of January 1, 2002

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			194
SFDU	1,364	0.114	
MFDU/SRDU	879	0.043	
Other			116
SFDU	1,012	0.114	
MFDU/SRDU	0	0.043	

As of January 1, 2003

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			234
SFDU	1,623	0.112	
MFDU/SRDU	1,267	0.042	
Other			68
SFDU	608	0.112	
MFDU/SRDU	0	0.042	

As of January 1, 2004

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			229
SFDU	1,584	0.108	
MFDU/SRDU	1,472	0.039	
Other			47
SFDU	417	0.108	
MFDU/SRDU	55	0.039	

School Funded in Calendar Year 2004

1. Hart has already received State Funds for JHS No. 1
2. The Capacity of JHS No. 2 is 1,200 students
3. The State has apportioned an amount of $10,000,000 for JHS No. 2
4. The apportionment is as follows

Developer	Number Of Students	Percent of School Capacity/Enrollment	State Apportionment
NLF	908	68.788%	$6,878,788
Other	412	31.212%	$3,121,212
Hart	NA	0.000%	$0
Total Amount Apportioned			$10,000,000

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
STATE FUNDING ALLOCATION TO
FAIR SHARE IMPACT MITIGATION PAYMENT UNITS AND HART
(FOR ILLUSTRATION PURPOSES ONLY)

HIGH SCHOOL LEVEL - SCENARIO 1

As of January 1, 1999

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF *			258
SFDU	940	0.171	
MFDU/SRDU	1,518	0.064	
Other			0
SFDU	0	0.171	
MFDU/SRDU	0	0.064	

* Assumes NLF provides Hart with a JHS site in the North Valencia Annexation Area (per the Mitigation Agreement).

As of January 1, 2000

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			0
SFDU	0	0.188	
MFDU/SRDU	0	0.067	
Other			52
SFDU	275	0.188	
MFDU/SRDU	0	0.067	

As of January 1, 2001

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			0
SFDU	0	0.199	
MFDU/SRDU	0	0.073	
Other			101
SFDU	437	0.199	
MFDU/SRDU	185	0.073	

As of January 1, 2002

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			221
SFDU	970	0.199	
MFDU/SRDU	373	0.075	
Other			131
SFDU	621	0.199	
MFDU/SRDU	90	0.075	

As of January 1, 2003

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			265
SFDU	1,169	0.195	
MFDU/SRDU	511	0.072	
Other			155
SFDU	795	0.195	
MFDU/SRDU	0	0.072	

As of January 1, 2004

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			392
SFDU	1,743	0.189	
MFDU/SRDU	925	0.068	
Other			82
SFDU	417	0.189	
MFDU/SRDU	55	0.068	

School Funded in Calendar Year 2004

1. Hart has already received State Funds for SHS No. 1
2. The Capacity of SHS No. 2 is 2,400 students
3. The State has apportioned an amount of $22,000,000 for SHS No. 2
4. The apportionment is as follows

Developer	Number Of Students	Percent of School Capacity/Enrollment	State Apportionment
NLF	1,136	47.333%	$10,413,333
Other	521	21.708%	$4,775,833
Hart	NA	30.958%	$6,810,833
Total Amount Apportioned			$22,000,000

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
STATE FUNDING ALLOCATION TO
FAIR SHARE IMPACT MITIGATION PAYMENT UNITS AND HART
(FOR ILLUSTRATION PURPOSES ONLY)

HIGH SCHOOL LEVEL - SCENARIO 2

As of January 1, 1999

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF *			258
SFDU	940	0.171	
MFDU/SRDU	1,518	0.064	
Other			0
SFDU	0	0.171	
MFDU/SRDU	0	0.064	

* Assumes NLF provides Hart with a JHS site in the North Valencia Annexation Area (per the Mitigation Agreement).

As of January 1, 2000

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			0
SFDU	0	0.188	
MFDU/SRDU	0	0.067	
Other			119
SFDU	550	0.188	
MFDU/SRDU	230	0.067	

As of January 1, 2001

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			180
SFDU	863	0.199	
MFDU/SRDU	110	0.073	
Other			196
SFDU	842	0.199	
MFDU/SRDU	387	0.073	

As of January 1, 2002

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			347
SFDU	1,364	0.207	
MFDU/SRDU	879	0.075	
Other			209
SFDU	1,012	0.207	
MFDU/SRDU	0	0.075	

As of January 1, 2003

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			437
SFDU	1,623	0.210	
MFDU/SRDU	1,267	0.076	
Other			128
SFDU	608	0.210	
MFDU/SRDU	0	0.076	

As of January 1, 2004

Developer	Number Of Units	Student Generation Factors	Projected Enrollment
NLF			466
SFDU	1,584	0.220	
MFDU/SRDU	1,472	0.079	
Other			96
SFDU	417	0.220	
MFDU/SRDU	55	0.079	

School Funded in Calendar Year 2004

1. Hart has already received State Funds for SHS No. 1
2. The Capacity of SHS No. 2 is 2,400 students
3. The State has apportioned an amount of $22,000,000 for SHS No. 2
4. The apportionment is as follows

Developer	Number Of Students	Percent of School Capacity/Enrollment	State Apportionment
NLF	1,688	69.294%	$15,244,663
Other	748	30.706%	$6,755,337
Hart	NA	-0.000%	$0
Total Amount Apportioned			**$22,000,000**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
CHANGES IN EXCLUDED DEVELOPMENT

Number and Type of Dus

Land Use	Original Project	Changed Project
SFDU	100	50
MFDU / Second Unit	0	75
Total Units	100	125

SGF for JHS Level

Land Use	Original Project	Changed Project
SFDU	0.098	0.098
MFDU/Second Unit	0.037	0.037

SGF for SHS Level

Land Use	Original Project	Changed Project
SFDU	0.171	0.171
MFDU/Second Unit	0.064	0.064

Project Student Enrollment at JHS Level

Land Use	Original Project	Changed Project
SFDU	10	5
MFDU/Second	0	3
Total Students	10	8

Project Student Enrollment at SHS Level

Land Use	Original Project	Changed Project
SFDU	17	9
MFDU / Second Unit	0	5
Total Students	17	14

SFDU Additional Mitigation

School Level Costs	Facility Cost per student	Change in students	Cost
Junior High School (exclu	$ 18,287	-5	$ (91,435)
Senior High School (exclu	$ 18,276	-8	$ (146,208)
Junior High School (H iter	$ 1,507	-5	$ (7,535)
Senior High School (H ite	$ 2,779	-8	$ (22,232)
Junior High School-YRE	$ 438	-5	$ (2,190)
Senior High School-YRE	$ 438	-8	$ (3,504)
Junior High School-Interir	$ 393	-5	$ (1,965)
Senior High School-Interir	$ 430	-8	$ (3,440)
Total School Facilities Cost			$ (278,509)
Less 2.9 % negotiation factor			$ 8,077
Net SFDU School facilities costs			$ (270,432)

MFDU/SRDU Additional Mitigation

School Level Costs	Facility Cost per student	Change in students	Cost
Junior High School	$ 18,287	3	$ 54,861
Senior High School	$ 18,276	5	$ 91,380
Junior High School (H iter	$ 1,507	3	$ 4,521
Senior High School (H ite	$ 2,779	5	$ 13,895
Junior High School-YRE	$ 438	3	$ 1,314
Senior High School-YRE	$ 438	5	$ 2,190
Junior High School-Interir	$ 393	3	$ 1,179
Senior High School-Interir	$ 430	5	$ 2,150
Total School Facilities Cost			$ 171,490
Less 2.9 % negotiation factor			$ (4,973)
Net MFDU/SRDU School facilities costs			$ 166,517

Total to be allocated over the project units **None**

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
CHANGES IN EXCLUDED DEVELOPMENT

Number and Type of Dus

Land Use	Original Project	Changed Project
SFDU	50	80
MFDU/Second Unit	50	20
Total Units	100	100

SGF for JHS Level

Land Use	Original Project	Changed Project
SFDU	0.098	0.098
MFDU/Second Unit	0.037	0.037

SGF for SHS Level

Land Use	Original Project	Changed Project
SFDU	0.171	0.171
MFDU/Second Unit	0.064	0.064

Project Student Enrollment at JHS Level

Land Use	Original Project	Changed Project
SFDU	5	8
MFDU/Second	2	1
Total Students	7	9

Project Student Enrollment at SHS Level

Land Use	Original Project	Changed Project
SFDU	9	14
MFDU / Second Unit	3	1
Total Students	12	15

SFDU Additional Mitigation

School Level Costs	Facility Cost per student	Change in students	Cost
Junior High School (excludes Item H)	$ 18,287	3	$ 54,861
Senior High School (excludes Item H)	$ 18,276	5	$ 91,380
Junior High School (H items)	$ 1,507	3	$ 4,521
Senior High School (H items)	$ 2,779	5	$ 13,895
Junior High School-YRE	$ 438	3	$ 1,314
Senior High School-YRE	$ 438	5	$ 2,190
Junior High School-Interim	$ 393	3	$ 1,179
Senior High School-Interim	$ 430	5	$ 2,150
Total School Facilities Cost			$ 171,490
Less 2.9 % negotiation factor			$ (4,973)
Net SFDU School facilities costs			$ 166,517

MFDU/Second Units Additional Mitigation

School Level Costs	Facility Cost per student	Change in students	Cost
Junior High School	$ 18,287	-1	$ (18,287)
Senior High School	$ 18,276	-2	$ (36,552)
Junior High School (H items)	$ 1,507	-1	$ (1,507)
Senior High School (H items)	$ 2,779	-2	$ (5,558)
Junior High School-YRE	$ 438	-1	$ (438)
Senior High School-YRE	$ 438	-2	$ (876)
Junior High School-Interim	$ 393	-1	$ (393)
Senior High School-Interim	$ 430	-2	$ (860)
Total School Facilities Cost			$ (64,471)
Less 2.9 % negotiation factor			$ 1,870
Net MFDU/Second Units School facilities costs			$ (62,601)

Total to be allocated over the project units	**$ 103,916**
Allocated to SFDU	$ 103,916
Allocated to MFDU/Second Units	$ -

WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
CHANGES IN EXCLUDED DEVELOPMENT

Number and Type of Dus

Land Use	Original Project	Changed Project
SFDU	50	100
MFDU / Second Unit	50	100
Total Units	100	200

SGF for JHS Level

Land Use	Original Project	Changed Project
SFDU	0.098	0.098
MFDU/Second Unit	0.037	0.037

SGF for SHS Level

Land Use	Original Project	Changed Project
SFDU	0.171	0.171
MFDU/Second Unit	0.064	0.064

Project Student Enrollment at JHS Level

Land Use	Original Project	Changed Project
SFDU	5	10
MFDU/Second	2	4
Total Students	7	14

Project Student Enrollment at SHS Level

Land Use	Original Project	Changed Project
SFDU	9	17
MFDU / Second Unit	3	6
Total Students	12	23

SFDU Additional Mitigation

School Level Costs	Facility Cost per student	Change in students	Cost
Junior High School (excludes Item H)	$ 18,287	5	$ 91,435
Senior High School (excludes Item H)	$ 18,276	8	$ 146,208
Junior High School (H items)	$ 1,507	5	$ 7,535
Senior High School (H items)	$ 2,779	8	$ 22,232
Junior High School-YRE	$ 438	5	$ 2,190
Senior High School-YRE	$ 438	8	$ 3,504
Junior High School-Interim	$ 393	5	$ 1,965
Senior High School-Interim	$ 430	8	$ 3,440
Total School Facilities Cost			$ 278,509
Less 2.9 % negotiation factor			$ (8,077)
Net SFDU School facilities costs			$ 270,432

MFDU/Second Units Additional Mitigation

School Level Costs	Facility Cost per student	Change in students	Cost
Junior High School	$ 18,287	2	$ 36,574
Senior High School	$ 18,276	3	$ 54,828
Junior High School (H items)	$ 1,507	2	$ 3,014
Senior High School (H items)	$ 2,779	3	$ 8,337
Junior High School-YRE	$ 438	2	$ 876
Senior High School-YRE	$ 438	3	$ 1,314
Junior High School-Interim	$ 393	2	$ 786
Senior High School-Interim	$ 430	3	$ 1,290
Total School Facilities Cost			$ 107,019
Less 2.9 % negotiation factor			$ (3,104)
Net MFDU/Second Units School facilities costs			$ 103,915

Total to be allocated over the project units	**$ 374,347**
Allocated to SFDU	$ 270,432
Allocated to MFDU/Second Units	$ 103,915

7.6 Agreement Between the Val Verde Civic Association and Newhall Ranch Company in Regard to the Newhall Ranch Specific Plan

AGREEMENT
BETWEEN THE VAL VERDE CIVIC ASSOCIATION
AND NEWHALL RANCH COMPANY
IN REGARD TO THE NEWHALL RANCH SPECIFIC PLAN

The Board of the Val Verde Civic Association and Newhall Ranch Company staff met on May 31, 1998 to discuss the Civic Association's remaining issues regarding Newhall Ranch. These issues were contained in the March 15, 1998 letter from the Val Verde Civic Association to the Board of Supervisors. An additional discussion was held with the President of the Civic Association on June 10, 1998, which resulted in additional changes to the Agreement.

From the meeting and additional discussion, The Civic Association Board and Newhall Ranch Company reached the agreements below: All commitments for support, provision of improvements, and payment of funds are contingent on approval of the Newhall Ranch Specific Plan and certification of the Newhall Ranch EIR by the Los Angeles County Board of Supervisors, and final resolution of all legal challenges which prevent development of the Specific Plan.

1. Newhall Ranch Company will plant a total of 15 oak trees of approximately 20 inch circumference in the following locations:

   - the north end of the Business Park near existing Val Verde homes,
   - the entrance to the proposed fire station off Chiquito Canyon Road,
   - the neighborhood park near Chiquito Canyon Road.

   If space permits, an equal number of oak trees (5 trees) will be planted at each location. The trees will be planted when water lines are installed as part of the Business Park development.

2. Newhall Ranch Company will add the following to the Specific Plan (Chapter 4, Section 3 a.) as a mandatory design guideline for the Chiquito Canyon Business Park:

   "Within the Business Park in Chiquito Canyon, roof equipment shall be screened from view from public streets."

3. Newhall Ranch Company agrees to the following provisions for the area of Chiquito Canyon Road between the intersection of Chiquito Canyon/Business Park Drive and the northerly Newhall Ranch Boundary: (See the attached Exhibit A. prepared by Alliance Land Planning & Engineering, dated June 22, 1998.)

   A. The Chiquito Canyon Community Trail will be relocated to the west side of Chiquito Creek.

B. An 8 foot wide equestrian trail will be added to the Community Trail With fencing as shown on Exhibit A.

C. The Community Trail will be lighted, with the lighting directed so as to light the trail only with minimal or no spillover.

D. Chiquito Canyon Road will not have street lighting, subject to approval by the Department of Public Works.

E. Trees and groundcover will be planted within the easterly 8 foot parkway of Chiquito Canyon Road adjacent to the Community Trail. The trees will be staggered asymetrically and will have varied heights and canopies. A second row of trees and bushes will be planted between the east side of the Creek and the Business Park. The objective of the tree planting is to reduce the visibility of the Business Park buildings nearest to Chiquito Canyon Road. The Val Verde Civic Association will be consulted as to the types of trees to be planted, and the Civic Association may provide a list of tree types that are preferred.

F. The Community Trail section will include a 2 foot wide area in which bushes will be planted, to be located immediately east of the equestrian trail, as shown on Exhibit A.

4. Newhall Ranch Company agrees to the following provisions:

A. The Specific Plan areas adjacent to Val Verde will have Open Area, Estate and Low-Medium Residential land uses only, as shown on the revised Land Use Plan for the Specific Plan (see attached).

B. Adoption of the Specific Plan will result in the existing Commercial land use on Planning Area RW-22 being changed to Low-Medium Residential. The Low-Medium Residential land use area (RW-22) is restricted to not more than 30 detached homes. A footnote will be added to Table 5.4-*1 Annotated Land Use Plan* in Chapter 5 of the Specific Plan to state that Planning Area RW-22 shall not be converted to Commercial land use.

C. Chiquito Canyon Road north of Business Park Drive is to be retained as a two lane Limited Secondary Highway as shown in the "Alternate Highway Plan".

D. Newhall Ranch Company agrees to provide directional signage for the Val Verde Community at the intersection of Chiquito Canyon Road and Business Park Drive.

E. In the design of the directional sign above, Newhall Ranch Company will consider the use of sign elements to be provided by the Val Verde Civic Association. The Val Verde Civic Association recognizes that the directional sign must be compatible with other Newhall Ranch and Business Park signage.

F. Within 30 days of recordation of a final subdivision map for purposes of construction within the Estates Planning Area (RW-21), Newhall Ranch Company will pay the costs, not to exceed $2,000, for a community identification sign to identify the Val Verde Community. This community identification sign will be located along Chiquito Canyon Road, north of the Specific Plan boundary. The Val Verde Civic Association is responsible for acquiring a site or the necessary rights to erect the sign.

G. Newhall Ranch Company agrees to support the Val Verde Civic Association's efforts to retain the Caltrans directional sign to Val Verde which is located on SR-126.

H. For grading in hillside areas, the Specific Plan states that the Los Angeles County Hillside Development Guidelines should be followed. These call for contour grading and other techniques to maintain the natural appearance of hillsides, and are more restrictive than the County's Grading Ordinance standards which are normally followed.

I. Newhall Ranch Company agrees to request that the Board of Supervisors adopt a resolution prohibiting trucks weighing more than 14,000 pounds from using that portion of Chiquito Canyon Road north of Business Park Drive, except for any such trucks making local deliveries within Val Verde.

J. Lighting in the Business Park will conform to the lighting design guidelines in Section 4.7 *Design Guidelines* of the Specific Plan. (See the attached Section 4.7.)

K. Newhall Ranch Company will make its best efforts to preserve as many existing oak trees in the Business Park as feasible consistent with the reasonable development of the Business Park.

L. Trail access will be provided from the Chiquito Canyon Community Trail to the easterly Neighborhood Park north of SR-126 in the Riverwood Village and to the Regional River Trail. Pedestrian crossings of Chiquito Canyon Road and SR-126 will be at grade, except the trail will use a sidewalk across SR-126 when the interchange is built. Equestrian crossings will use the creek bed under Chiquito Canyon Road and SR-126.

5. Newhall Ranch Company agrees to provide a traffic signal at the Chiquito Canyon/Business Park Road intersection. Newhall Ranch Company agrees to request that the Department of Public Works approve a signal type which has a left-turn arrow for traffic northbound on to Chiquito Canyon Road, and which permits left turns when the arrow is not lighted if there is no opposing traffic. In addition, Newhall Ranch Company agrees to provide a southbound "free-right" turn movement at the above intersection.

6. In regard to the sewer main lines in SR-126 from the new Water Reclamation Plant to Chiquito Canyon Road, and in Chiquito Canyon Road from SR-126 to the northerly Specific Plan boundary, Newhall Ranch Company agrees:

   A. If in the future the above sewer lines need to be oversized and those sewer lines can be reserved to provide capacity to serve existing and planned land uses in the Val Verde Community Standards District which are tributary by gravity flow to the Newhall Ranch Water Reclamation Plant, Newhall Ranch Company agrees to fund the costs of oversizing the above sewer lines. (Capacity would not be provided to serve subdivisions proposed by commercial builders or developers.)

   B. Subject to approval by the County Sanitation Districts of Los Angeles County (CSDLAC), Newhall Ranch Company has no objection to the reservation of the additional sewer main line capacity for the land uses within the Val Verde Community Standards District after the sewer main lines are dedicated to the CSDLAC.

   C. Newhall Ranch Company and the Val Verde Civic Association mutually agree that in order to avoid delays in construction of the sewer main lines, the amount of oversizing needed to serve the Community Standards District will be estimated by the appropriate County Department or Agency if the Val Verde Community Standards District is not yet adopted by the Board of Supervisors by the time that sewer sizing must be determined. Newhall Ranch Company currently estimates the need to determine sewer sizing could occur in about year 2001.

7. Due to the rapid changes in communications technology, including development of "wireless" systems, Newhall Ranch Company does not know at this time whether underground TV cable would be provided to the 30 homes in Planning Area RW-22 adjacent to Val Verde. If cable is extended to Planning Area RW-22, it will be extended to the northerly boundary of that Planning Area, and Newhall Ranch Company would have no objection to the system being further extended into Val Verde by the cable company.

8. Newhall Ranch Company agrees to fund the preparation of a Community Standards District for Val Verde up to a maximum of $75,000. The funding would be provided to Los Angeles County after the final approval of Newhall

Ranch by the Board of Supervisors, and final resolution of all legal challenges to the approvals.

A. All of the work needed to determine the standards and set up the District would be completed by the Department of Regional Planning.

B. Newhall Ranch Company agrees to provide a representative to attend meetings and provide advice regarding the formation of the Community Standards District.

9. The Val Verde Civic Association and Newhall Ranch Company agree that the "frontage road" or "outer highway" is not feasible because it would require large amounts of grading, would intrude into an already-filled portion of the Chiquita Landfill, and because it is not supported by the Department of Public Works. Also, an east-west frontage road is being provided on the south side of SR-126 by the extension of Wolcott Avenue from SR-126 eastward to Long Canyon Road, as shown on Specific Plan Revised Exhibit 2.3-1 *Land Use Plan.*

10. This Agreement adopts by reference all of the previous commitments made by Newhall Ranch Company to the Val Verde Civic Association in regard to the Newhall Ranch Specific Plan, which are included here as Attachment A.

11. To facilitate the adoption of a Val Verde Community Standards District, Newhall Ranch Company will pay the costs for quarterly mailings of the Val Verde Civic Association Newsletter to Val Verde residents during the period of time that the Regional Planning Department is preparing and adopting the Val Verde Community Standards District. Newhall Ranch Company will pay for up to 12 mailings, not to exceed a total cost of $3,600. Publication of a Newsletter criticizing or opposing projects proposed and/or funded by The Newhall Land and Farming Company will result in immediate termination of the obligation to fund the remaining Newsletter mailings. Newhall Ranch Company will receive a copy of all Newsletters for which it pays mailing costs.

In recognition of the agreements made by Newhall Ranch Company, the Val Verde Civic Association agrees that it is no longer opposed to the approval of the Newhall Ranch Specific Plan and related cases and to certification of the Newhall Ranch EIR which are currently being considered by the Los Angeles County Board of Supervisors.

7/9/98

JAMES M. HARTER
Executive Vice-President
Newhall Ranch Company

RUTH GRIFFIN
President
Val Verde Civic Association

ARTEMISA LOPEZPrograms Director
Val Verde Civic Association

GEORGE SELPH
Projects Director
Val Verde Civic Association

EVA ITURRIAGA
Publicity Director
Val Verde Civic Association

GINA NORDENSTROM
Secretary,
Val Verde Civic Association

CAROL CRONK
Treasurer
Val Verde Civic Association

PAUL SIMMONDS
Associate Director & Parliamentarian
Val Verde Civic Association

GREG BRADLEY
Associate Director & Newsletter Editor
Val Verde Civic Association

YOLANDA KEYMOLENT
Associate Director & Spanish Interpreter
Val Verde Civic Association

ATTACHMENT A
LIST OF CHANGES TO THE NEWHALL RANCH
SPECIFIC PLAN AND EIR FOR THE BENEFIT OF
THE VAL VERDE COMMUNITY

1. Newhall Ranch Company withdrew the proposal for reorganization of elementary school districts for the area of the Riverwood Village, which would have changed elementary school education from the Castaic School District to the Newhall School District

2. The 5.3 acre parcel on the east side of Chiquito Canyon Road (Planning Area RW-22) was changed from "Medium Residential" to "Low Medium Residential". This change reduces the maximum number of homes that can be built on the parcel from 90 homes to 30 homes, and the overall density to 5.7 dwelling units per acre.

3. Planning Area RW-22 was restricted to single family detached homes only, which may include clustered single family detached homes such as the CourtHomes in Valencia.

4. The northern edge of the Chiquito Canyon Business Park was moved southward, creating an Open Area land use designation adjacent to existing Val Verde residences. (Planning Area RW-23).

5. At the request of Newhall Ranch Company and after review by the Department of Public Works, the Regional Planning Commission approved the "Alternate Highway Plan" which retains the existing two-lane Limited Secondary Highway on Chiquito Canyon Road north of Business Park Drive. There would be a traffic signal at the intersection of Chiquito Canyon Road and Business Park Drive. A southbound "free right" turn would be provided at this intersection. The northerly Business Park access to Chiquito Canyon Road would be for emergencies only.

6. Newhall Ranch Company agreed to seek Caltrans approval for and to fund construction of a traffic signal at the intersection of SR-126 and Chiquito Canyon Road along with the first construction at that intersection.

7. The following changes were made to Specific Plan Table 3.4-2 *Permitted Uses Matrix:*

   A. Alcoholic Beverage, Sale of: The Business Park land use will have Footnote 17, which prohibits this use within Planning Area RW-24, which is the Chiquito Canyon Business Park.

B. Dental Laboratories were added as a permitted use in the Business Park land use designation.

C. Contractor's Equipment Yards: Footnote 4 will be added to this use, which requires operations to be within a building or surrounded by a wall or solid fence not less than 6 feet high.

D. Escort Bureau: Footnote 13 will be added which restricts this use to the Business Park planning area adjacent to SR-126 near the County boundary.

E. Explosives Storage: This use will be deleted from the Permitted Uses Matrix and added to the Accessory Uses Matrix (Table 3.4-3 of the Specific Plan).

F. Fuel Yard: Footnote 4 will be added to this land use to require that the operations be within a building or surrounded by a wall or solid fence not less than 6 feet high.

G. Homeless Shelter: A Conditional Use Permit will be required for this use in the Business Park land use.

H. Pawnshop: Footnote 17 will be added for this use in the Business Park land use designation, which prohibits the use in the Chiquita Canyon Business Park (Planning Area RW-24).

I. Sewage Treatment Plant: Footnote 13 will be added to restrict this use to Planning Area RW-04.

J. Storage and Rental of Equipment: Footnote 4 will be added to this land use, requiring all operations to be within a building or surrounded by a wall or solid fence not less than 6 feet high.

K. Truck Storage or Rental: This use will have Footnote 4, which requires all operations to be within a building or surrounded by a wall or solid fence not less than 6 feet high.

L. Rental/Leasing/Repair of Articles Sold on Premises: Within the Business Park land use designation, a new Footnote 21 will be added which will state that within the Chiquito Canyon Business Park (Planning Area RW-24) this use is subject to Footnote 4.

M. Massage Parlors: This use will have Footnote 1, which states: This use is allowed, subject to a conditional use permit (CUP) only in the SR-126 Business Park (Planning Area RW-04).

Agreement between the Val Verde Civic Association
& Newhall Ranch Company in Regard to the
Newhall Ranch Specific Plan

EXHIBITS

1. Specific Plan. Chapter 4 Design Guidelines, Section 4.3 Site Planning: A new Subsection 3.a.(3) has been added.

2. Exhibit A. Community Trail Section, Chiquito Canyon Business Park, prepared by Alliance Land Planning & Engineering, Date June 22, 1998.

3. Specific Plan. Revised Exhibit 2.3-1 *Land Use Plan.*

4. Specific Plan. Revised Table 5.4-1 Draft Revision to *Annotated Land Use Plan Statistical Table.*

5. Specific Plan. Chapter 2 Development Plan, Section 2.4 Mobility Plan, Draft Revision to Subsection 2.d.(1)(e) **Chiquito Canyon Road.**

6. Specific Plan. Chapter 4 Design Guidelines, Section 4.8 Grading.

7. Specific Plan. Section 4 Design Guidelines, Section 4.7 Lighting.

8. Specific Plan. Exhibit 2.4.2 *Master Circulation Plan.*

9. Final EIR Section 4.8 Traffic/Access. Mitigation Measure 4.8-1.

10. Specific Plan. Chapter 3 Development Regulations, Revised Table 3.4-2 *Permitted Uses Matrix.* (Changes permitting Courthomes and prohibiting change to Commercial land use are draft revisions.)

Note: "Revised" exhibits were approved by the Regional Planning Commission. "Draft Revisions were made after RPC approval and will be approved by the Board of Supervisors.

(4) Within the Mixed-Use *land use designation*, commercial and office buildings should be clustered around central gathering places such as plazas.

(5) Within the Mixed-Use *land use designation* the shared use of service areas, parking, access, etc., should be integrated into the design.

(6) Public entrances to buildings should be visible from entry streets as much as possible.

c. Adjacent Use Orientation

(1) When rear or side building facades are adjacent to different land uses, employ one or more techniques such as landscaping, berms, walls or variable setbacks to avoid visibility of extensive unbroken wall planes.

(2) Pedestrian access to adjacent uses is encouraged .

3. Business Park

a. General Guidelines

(1) Site designs should minimize view impacts.

(2) Trash areas should be enclosed with a minimum six (6) foot high masonry wall and located away from public streets.

(3) Within the Business Park in Chiquito Canyon (Planning Area RW-24) roof equipment shall be screened from view from Chiquito Canyon Road.

b. Building/Parking Orientation

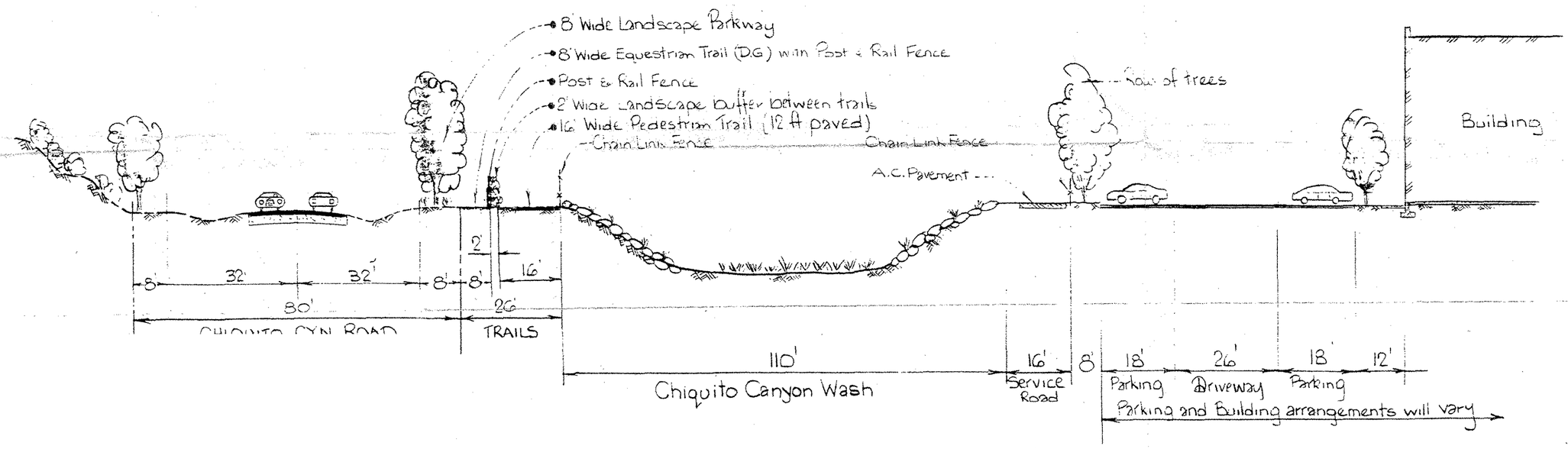
(1) Parking areas should be screened through the use of berms, landscaping, "headlight" walls, or a combination of these.

(2) Truck parking should not be located on the street side of any site.

THE NEWHALL RANCH

CHIQUITO CANYON BUSINESS PARK EXHIBIT A

JUNE 22, 1998



CHIQUITO CANYON ROAD

TYPICAL ROADWAY INTERFACE WITH CHIQUITO CANYON BUSINESS PARK

Scales: Horizontal 1"=20'
Vertical : 1"=20'

JUN 26 1998

ALLIANCE
LAND PLANNING & ENGINEERING INC.
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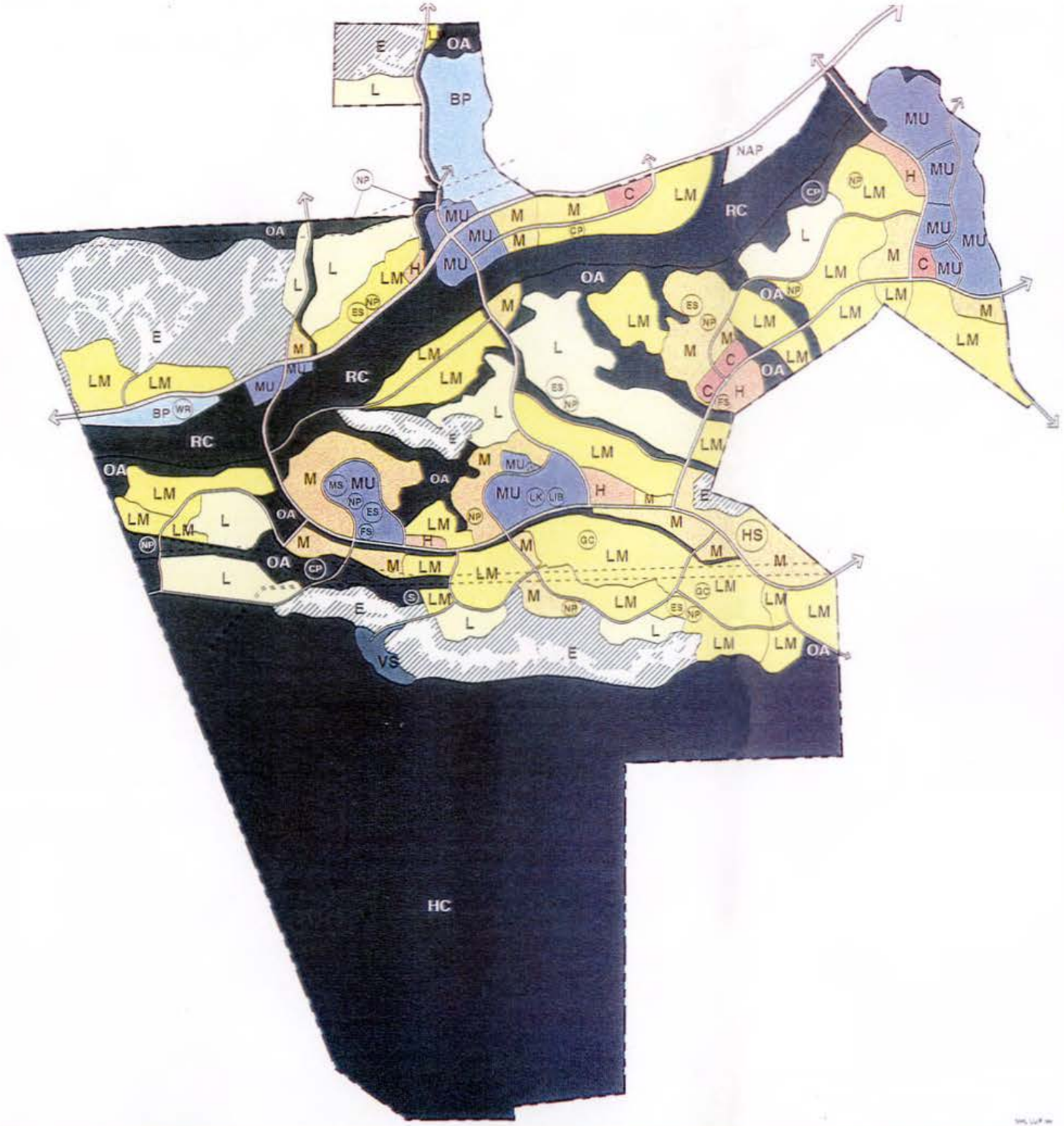
TEL: (760) 431-9896
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

Job N° 93001 5-29-98

[redacted]



NEWHALL RANCH®
SPECIFIC
Prepared For: Newhall

- E — ESTATE RESIDENTIAL
- L — LOW RESIDENTIAL
- LM — LOW-MEDIUM RESIDENTIAL
- M — MEDIUM RESIDENTIAL
- H — HIGH RESIDENTIAL
- MU — MIXED USE
- C — COMMERCIAL (RETAIL/OFFICE)
- BP — BUSINESS PARK
- VS — VISITOR SERVING
- OA — OPEN AREA
- RC — RIVER CORRIDOR SPECIAL MANAGEMENT AREA (SEA #23)
- HC — HIGH COUNTRY SPECIAL MANAGEMENT AREA (SEA #20)
- ROADS
- SCE/UTILITY EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

- CP — COMMUNITY PARK
- NP — NEIGHBORHOOD PARK
- ES — ELEMENTARY SCHOOL
- MS — MIDDLE SCHOOL
- HS — HIGH SCHOOL
- GC — GOLF COURSE
- LK — COMMUNITY LAKE
- FS — FIRE STATION
- S — ELECTRICAL SUBSTATION
- LIB — LIBRARY
- WR — WATER RECLAMATION PLANT

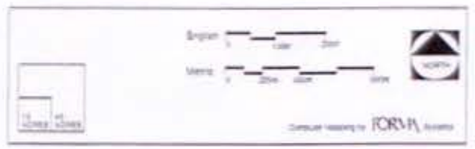


EXHIBIT 2.3-1
LAND USE PLAN

12/97

Exhibit A

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE

RIVERWOOD				RESIDENTIAL				NON-RESIDENTIAL	
				Dwelling Units		Second Units			
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL									
E	ESTATE	RW-02	616.6	227	341	227	341	0	0
E		RW-21	95.7	19	29	19	29	0	0
L	LOW	RW-12	29.0	53	80	0	80	0	0
L		RW-14	119.7	256	384	0	384	0	0
L		RW-20	49.5	95	143	0	143	0	0
LM	LOW-MEDIUM	RW-03	77.5	448	672	0	0	0	0
LM		RW-06	64.2	299	449	0	0	0	0
LM		RW-15	81.5	377	566	0	0	0	0
LM		RW-22[1]	5.3	30 [1]	45 [1]	0	0	0	0
LM		RW-34[2]	118.5	534 [2]	801 [2]	0	0	0	0
M	MEDIUM	RW-11	15.0	267	401	0	0	0	0
M		RW-31[2]	26.5	304 [2]	456 [2]	0	0	0	0
M		RW-32[2]	14.1	206 [2]	309 [2]	0	0	0	0
M		RW-33[2]	39.5	400 [2]	600 [2]	0	0	0	0
H	HIGH	RW-16	8.3	263	395	0	0	0	0
			1,360.9	**3,778**		**246**		**0**	
MIXED USE									
MU	MIXED USE	RW-07	32.6	0	0	0	0	162,000	243,000
MU		RW-26	12.0	0	0	0	0	191,000	286,500
MU		RW-27[2]	27.8	0 [2]	0 [2]	0	0	396,000	594,000
MU		RW-28	19.8	0	0	0	0	285,000	427,500
MU		RW-29[2]	25.0	0 [2]	0 [2]	0	0	317,000	475,500
MU		RW-30[2]	12.5	0 [2]	0 [2]	0	0	189,000	283,500
			129.7	**0**		**0**		**1,540,000**	
NON-RESIDENTIAL									
C	COMMERCIAL	RW-35	15.6	0	0	0	0	131,000	196,500
C		RW-36	6.7	0	0	0	0	0	0
BP	BUSINESS PARK	RW-04	59.3	0	0	0	0	200,000	300,000
BP		RW-24	197.0	0	0	0	0	1,095,000	1,642,500
OA	OPEN AREA	RW-01	120.1	0	0	0	0	0	0
OA		RW-13	17.2	0	0	0	0	0	0
OA		RW-17	22.6	0	0	0	0	0	0
OA		RW-18	13.7	0	0	0	0	0	0
OA		RW-19	10.4	0	0	0	0	0	0
OA		RW-23	27.1	0	0	0	0	0	0
OA		RW-25	23.5	0	0	0	0	0	0
RC	RIVER CORRIDOR	RW-05	89.4	0	0	0	0	0	0
RC		RW-09	134.1	0	0	0	0	0	0
RC		RW-37	105.6	0	0	0	0	0	0
			842.3	**0**		**0**		**1,426,000**	
	VILLAGE		**2,332.9**	**3,778**		**246**		**2,966,000**	

1 The residential dwelling units within RW-22 are restricted to residences, single-family detached, which may include clustered single-family/court homes. Planning Area RW-22 shall not be converted to commercial land use.

2 The total number of residential dwelling units within the Planning Areas of the Indian Dunes portion of the Specific Plan Area (i.e., RW-27 and RW-29 through RW-34) shall not exceed 1,444.

Commerce Center Drive is categorized as a Major Highway. Additional parkway adjacent to the road will accommodate a Community Trail.

(e) **Chiquito Canyon Road**: The southerly portion of this existing Limited Secondary Highway will become Long Canyon Road and be relocated to provide safer access to SR-126, and to provide ~~free-flowing~~ direct access to the Business Park. The northerly portion of Chiquito Canyon Road will ~~be designed as a Collector Road, but ROW for a~~ form a "T" with Long Canyon Road. Chiquito Canyon Road will remain a two-lane Limited Secondary Highway ~~will be maintained~~(in an 80 foot right-of-way), and will be aligned adjacent to the toe of slope of the hills to the west ~~with a~~, with an equestrian trail and Community Trail ~~and creek/drainage channel along the eastern edge or with the Community Trail along the eastern edge of the creek.~~ adjacent to the easterly road right-of-way, and a creek/drainage channel on the east side of the Trail.

South of the intersection with SR-126, Long Canyon Road is designed as a Major (6-lane) Highway in the vicinity of its intersection with SR-126, and transitions to a Secondary (4-lane) Highway further south. The Long Canyon Road extension traverses the Villages of Riverwood, Long Canyon, and Potrero Valley and connects with Potrero Valley Road (Valencia Boulevard extension) near the center of the site. This connection provides easy access to the commercial, recreational and cultural activities of the Mixed-Use Center north of the SR-126 intersection and the Mixed-Use Center in Potrero Valley. Additional parkway adjacent to the road will incorporate a Community Trail to support pedestrian movement in this corridor.

A traffic signal will be constructed and funded, subject to Caltrans approval, at the intersection of SR-126/Long Canyon Road (existing Chiquito Canyon Road) with the first construction at that intersection.

(f) **San Martinez Grande**: The southerly portion of this existing road will be relocated to provide safer access to both adjacent residential neighborhoods and SR-126, and to connect with Potrero Valley Road at its intersection with SR-126. The road will be designed as a Collector and will feature a Local Trail linking the Riverwood Community Park and the Regional River Trail.

(g) **Pico Canyon Road**: The on-site portion of this existing road will be constructed as a Secondary Highway within the *Specific Plan Area*.

EXHIBIT 6.

4.8 GRADING

1. Grading and Hillside Management

a. Los Angeles County hillside development guidelines should be followed in hillside areas in order to minimize grading impacts.

b. Significant ridges, knolls, and rock outcroppings should be respected in the site design and incorporated as features where feasible.

c. Contour grading should be employed where feasible to lessen the visual impact of large slopes and long major uniform slopes should be avoided.

d. Avoid the removal of oak trees to the maximum extent feasible and minimize grading to the edge of tree driplines.

e. Grading should emphasize and accentuate scenic vistas and natural landforms.

f. Slopes requiring special erosion control or fuel modification prevention should be designed for ease of maintenance.

g. Special attention should be given to arrangement of landscape materials as means of creating a natural, hillside appearance.

h. Graded slopes should be planted and stabilized in compliance with County-approved landscape, irrigation, and maintenance requirements.

EXHIBIT 7.

4.7 LIGHTING

Lighting, while necessary for safety, is also a means to add character and enhance themes established for the different Villages. It should add to the overall cohesiveness of the community.

1. General Guidelines

a. Lighting of streets, public facilities (such as ball fields), and commercial areas will be used appropriately to minimize visual nuisance and maximize safety.

b. Light standards should blend in scale and character with buildings, pedestrian areas, landscape and plaza areas.

c. Lighting fixtures should be in compliance with all state and local safety and illumination standards.

d. Shielding should be used to avoid lighting glare adversely affecting adjacent properties, uses, buildings, and roadways.

e. Outdoor lighting should be energy-efficient, and shielded and screened to prevent direct rays from reaching adjacent properties.

2. Lighting Fixtures

Lighting fixtures and standards located along streets and public places should play a role in establishing the identity and theme of the development.

a. Roadways: Lighting should be designed to enhance the safety of vehicular and pedestrian flows. Lighting should be concentrated at intersections and crosswalks. This lighting should be in compliance with all government standards.

EXHIBIT 7.

b. **Parking:** The lighting standards should be located within the parking islands. These fixtures should reflect the theme of the Village or neighborhood. Fixtures should be shielded to prevent unwanted glare and intrusion into adjacent areas.

c. **Pedestrian and Entry Lighting:** To ensure the safety of pedestrians at twilight and evening hours, light fixtures should be located at building entries and along walkway locations. The fixtures should be designed to reflect the character or theme of the Village and must be positioned in such a manner as to minimize any glare or distraction for the pedestrian or motorist.

d. **Architectural Lighting:** The use of architectural lighting to highlight monument signs and architectural features is an important aspect of the nighttime image of Newhall Ranch and should be considered at entry points and intersections. Wall-washing lighting should be used sparingly. All architectural lighting fixtures should be carefully integrated into building details or concealed.

e. **Landscape:** Lighting can be used to highlight key landscape features such as specimen trees, walkways, and public plazas. As with architectural lighting, all light sources should be shielded to eliminate the potential for nighttime glare.

capacity within the space limitation of this location. This configuration was assumed in the impact analysis, and a Specific Plan impact was identified at the eastbound on-ramp where the addition of Specific Plan traffic caused the capacity of a single lane to be exceeded. As indicated in Table 4.8-18, the Specific Plan's share of an additional lane on the eastbound on-ramp is 100 percent.

6. SPECIFIC PLAN MITIGATION MEASURES

This subsection provides specific mitigation measures which, when implemented, will serve to mitigate the impacts of the proposed Specific Plan to less than significant levels. As indicated previously, the Alternative Highway Plan represents the most likely Valley transportation circulation system to occur in the future and results in a greater level of Specific Plan impacts than the Master Plan of Highways. Therefore, the Alternative Highway Plan represents a worst-case scenario as far as Specific Plan impacts and mitigation requirements are concerned. For this reason, the following Specific Plan mitigation measures are based on the Alternative Highway Plan.

a. On-Site (Except SR-126 - See below)

The following mitigation is required relative to all on-site roadways and intersections except SR-126, which is discussed separately below:

4.8-1. The applicants for future subdivision maps which permit construction shall be responsible for funding and constructing all on-site traffic improvements except as otherwise provided below. The obligation to construct improvements shall not preclude the applicants' ability to seek local, State or Federal funding for these facilities.

4.8-2. Prior to the approval of each subdivision map which permits construction, the applicant for that map shall prepare a transportation performance evaluation which shall indicate the specific improvements for all on-site roadways which are necessary to provide adequate roadway and intersection capacity as well as adequate right-of-way for the subdivision and other expected traffic. Transportation performance evaluations shall be approved by Los Angeles County Department of Public Works according to standards and policies in effect at that time. The transportation performance evaluation shall form the basis for specific conditions of approval for the subdivision.

2. Permitted Uses Matrix

a. Purpose

This section sets forth uses permitted within each of the *land use designations* described in Section 3.3 and shown on the Land Use Plan, Exhibit 2.3-1.

b. Use of the Matrix

(1) The following symbols indicate whether the use is permitted and the type of permit, if any, required for that use within that Land Use Plan designated area:

- ☐ Not Permitted (empty cell);
- P Permitted;
- S Permitted under provisions of Substantial Conformance review (see Section 5.2, paragraph 2);
- C Permitted with a Conditional Use Permit (see Section 5.2, paragraph 3);
- * Defined term (see Glossary, Chapter 6); and
- ** As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08.

(2) The abbreviations used in the matrix shall be interpreted as follows:

GFA	gross floor area;
Sq. Ft.	square feet;
E	Estate Residential;
L	Low Residential;
LM	Low-Medium Residential;
M	Medium Residential;
H	High Residential;
MU	Mixed-Use;
C	Commercial;
BP	Business Park;
VS	Visitor-Serving;
OA	*Open Area*;
RC	*River Corridor Special Management Area*; and
HC	*High Country Special Management Area*

(3) Notes qualifying designations on the [illegible] page following the table

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	☐ Not Permitted (empty cell)	C	CUP
	P Permitted	*	Defined Term (see Glossary, Chapter 6)
	S Substantial Conformance	**	As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16]**	**HC[16]**
Access to property lawfully used for a purpose not permitted in this *land use designation*	S	S	S	S	S	S	S	S	S	S	P	P
Adult businesses*								C[1]				
Agricultural contractor equip, sale/rent								P				
Agricultural operations	P	P	P	P	P	P	P	P	P	P	P[18]	P[18]
Air pollution sampling stations								P		P		
Airports**												
Alcoholic beverages, sale of						P	P	P[17]	P			
Ambulance services						S[2]	S[2]	P[2]				
Amphitheaters - large*						C[3]	C[3]	C[3]	C[3]			
Amphitheaters - small* (see also Accessory Uses Matrix, 3.4-3)	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P	P	S		
Amusement rides, longer than 7 days						C	C	C		C		
Amusement rides, no longer than 7 days within 6 months						S	S	S	S	S		
Animal boarding kennels						C	C	C				
Animal experimental research institute*								C				
Animal hospitals*						C	C	P				
Animal raising*									S			
Animal training schools, excluding boarding						C	C	C				
Apartment houses**				P	P	P						
Apiaries, limited to hives only									P	P	P	P
Appliance assembly, electrical								P				
Appliance stores, household, sales/rental leasing/minor repair of						P	P	P				
Arboretums and horticultural gardens						P	P	P	P	S[3]		C
Arcades, game or movie**						P[3]	P[3]	P	S			
Archery ranges									S	S		

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	☐ Not Permitted (empty cell)	C	CUP
	P Permitted	*	Defined Term (see Glossary, Chapter 6)
	S Substantial Conformance	**	As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16]**	**HC[16]**
Art galleries						P	P	P		S		
Assembly plants*								P[4]				
Athletic fields, excluding stadiums* (see also Accessory Uses Matrix 3.4-3)	P[3]	P[3]	P[3]	P[3]	P[3]	P		P	P	P		
Automobile repair and maintenance garages*[4]						S	S	P				
Automobile sales/rental/leasing*						P	P	P				
Automobile service stations*						P	P	P				
Bakeries						P	P	P				
Bakery goods distributors								P				
Bakery shops						P	P	P	P			
Banks and financial institutions						P	P	P	P			
Barbershops/beauty salon						P	P	P				
Bars and cocktail lounges*						P[3]	P[3]	C	S			
Baseball park	P	P	P	P	P							
Bicycle rentals						P	P	P	P	S		
Billboards, manufacture of								P[4]				
Billiard halls						S	P	S				
Blacksmith shops								P	P			
Boat and other marine sales/rental/leasing/ minor repair of, incidental to the sale of boat						P[4]	P[4]	P[4]				
Boat building and major repairs*								P[4]				
Boat rentals						P[2]	P	P				
Bottling plant								P[4]				
Bowling alleys						P	P	P				
Breweries, micro*[3]						P	P	P				
Bus storage and maintenance								P				
Butane and propane service stations						P	P	P				
Cabarets**						C	C	C				

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	☐ Not Permitted (empty cell)	C	CUP
	P Permitted	*	Defined Term (see Glossary, Chapter 6)
	S Substantial Conformance	**	As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08

	LAND USE DESIGNATION											
USE TYPES	E	L	LM	M	H	MU	C	BP	VS	OA	RC[16]	HC[16]
Campgrounds									P			
Cannery												
Car and recreational vehicle wash facilities*								C				
Car barns for buses and streetcars								P				
Car washes, automatic and hand wash*						P[3]	P[3]	P				
Care facilities* day (6 or fewer persons)	S	S	S	S	S	S	S	S				
Care facilities*, residential (6 or fewer persons)	C	C	C	C	C	C	C	C				
Care facilities*, day (7 or more persons)	C	C	C	C	C	C	C	C				
Care facilities*, residential (7 or more persons)	C	C	C	C	C	C	C	C				
Caretakers' quarters*	P	P	P	P	P	P						
Carnivals*						S	S	S				
Carpenter shops.								P				
Cemeteries								C				
Cesspool pumping, cleaning and draining, contractors								P				
Christmas trees and wreath sales	S[12]	S[12]	S[12]	S[12]	S[12]	P[12]	P[12]	P[12]		S[12]		
Churches, temples	P[3]	P[3]	P[3]	P[3]	P[3]	P	P	P				
Circuses, temporary*						S		S				
Colleges, universities	C	C	C	C	C	P[3]	P	P	C			
Community centers, private*	P	P	P	P	P	P	P		P			
Concrete ~~batching~~ batching[3]								P[13]				
Contractor's equipment yards								P[4]				
Convents or monasteries	S	S	S	S	S	S	S	P	S			
Correctional facility												
Dance halls*, dancing only						C	C					
Dental Laboratories						P	P	P				
Distribution centers*								P				

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	☐ **Not Permitted (empty cell)**	**C**	**CUP**
	P Permitted	*****	**Defined Term (see Glossary, Chapter 6)**
	S Substantial Conformance	******	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16]**	**HC[16]**
Domestic violence shelters*		S	S	S	S	S	S	S				
Dry cleaning, plants - wholesale								C				
Dry cleaning, retail establishments						P[5]	P[5]	P				
Electric transmission substation	S	S	S	S	S	S	S	S		P		
Energy generating or storage devices	S	S	S	S	S	P	P	P	S	C		
Entertainment park**						C[14]		C[14]				
Escort bureaus**						C	C	C[13]				
Fairgrounds						C	C	C		C		
Film laboratories								P				
Film processing, retail						P	P	P	C			
Fire stations	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P	P	C	S		C
Fishing and casting ponds						S			S	S		
Food products*, manufacture of						S[15]	S[15]	P				
Foster family homes	P	P	P	P	P	P						
Fuel yard								C[4]				
Fumigating contractors								P				
Golf courses	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P	P		C		
Grazing operations	P	P	P	P	P	P	P	P	P	P	P[18]	P[18]
Greenhouses, commercial						S	P	P	P	C		
Grocery stores						P	P	P	S			
Guest ranches**	C								P			
Gymnasiums (see also Accessory Uses Matrix, 3.4-3)		C	C	C	S	P	P	P	C			
Health retreats**						S	C		P			
Health services*						P	P	P				
Heliports**						C	C	C		C		
Helistops**						C	C	C		C		C

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

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	S **Substantial Conformance**	**	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16]**	**HC[16]**
Historical monuments and cultural heritage sites	S	S	S	S	S	P	P	P	P	P	C	C
Homeless shelters**						C		C				
Hospitals**						P	P	P				
Hospitals, small animals						P	P	P				
Hotels/Lodge						P	P	P	P			
Industrial gases*								P[4]				
Information centers*	P	P	P	P	P	P	P	P	P	P		C
Iron, ornamental iron works, excluding foundry								P[4]				
Laboratories, research and testing								P				
Lake, Community*						P			P	C		
Laundries, retail						P[5]	P[5]	P				
Laundries, self service						P[5]	P[5]	P				
Laundry plants, wholesale								P				
Libraries (see also Accessory Uses Matrix, 3.4-3)						P	P	P				
Living quarters employees on premises						C[6]	C[6]	C[6]	S[6]			C[6]
Lumberyards, except storage of boxes or pallets								P				
Machine shops*								P[4]				
Machinery, repair								P[4]				
Machinery storage yards								P[4]				
Mail order houses						P	P	P				
Manufacturing (assembly)*								P[4]				
Manufacturing (distribution)*						C	C	P[4]				
Manufacturing (medical)*						C[4]	C[4]	P[4]				
Marinas, small boat harbors						P[2]						
Massage parlors								C[1]				

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PERMITTED USES MATRIX
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	S **Substantial Conformance**	**	**As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08**

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC[16]**	**HC[16]**
Meat markets, excluding slaughtering						P	P					
Medical clinics						P	P	P				
Microwave stations**/wireless communications facilities						P	P	P	S	S	C	C
Miniature golf courses						P	P	P	S			
Mobile home**, for caretakers and immediate family									S			C
Mobile home sales								S				
Mobile homes as residences during construction*	P	S	S	S	S				S			
Model home complex*	P	P	P	P	P	P						
Mortuaries						C	C	C				
Motels**						P[3]	P[3]	P[3]	P[3]			
Motion picture sets, permanent (see Existing Uses, Section 3.2.4)						P[7]	S	P	S[7]	S[7]		
Motion picture sets, temporary*	P	P	P	P	P	P	P	P	P	P	P	P
Motion picture studios								P				
Moving van storage or operating yards								P				
Museums*						P	P	P	P			
Newsstands						P	P	P				
Nightclubs						P[3]	P[3]					
Nurseries, including growing of nursery stock	S	S	S	S	S	S	S	P		C		
Observatories						P	P	P	P	S		C
Office (business, professional and administrative)*						P	P	P				
Oil and natural gas operations*	P	P	P	P	P	P	P	P	P	P	P[18]	P[18]
Outdoor festivals, temporary	S					S	S	S	S	C		
Parking lots, commercial						P	P	P	P			
Parks, public or private park	P	P	P	P	P	P	P	P	P	P		

TABLE 3.4-2
PERMITTED USES MATRIX
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	LAND USE DESIGNATION											
USE TYPES	E	L	LM	M	H	MU	C	BP	VS	OA	RC[16]	HC[16]
Pawnshops						S	S	P[17]				
Pest control contracting service								P				
Pet grooming, excluding boarding						P	P	P				
Pet supply stores						P	P	P				
Photocopying and duplicating services						P	P	P				
Police stations						P	P	P	S			
Pool / billiard halls						S	S	P				
Post offices						P	P	P	S			
Public utility service centers						P	P	P				
Public utility service yards								P				
Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this matrix	C	C	C	C	C	C	C	C	C	C	C	C
Radio and television stations and towers	C[10]					P	P	P				C[10]
Radio and television broadcasting studios						P	P	P				
Real estate offices						P	P	P				
Real estate tract office, temporary*	P	P	P	P	P	P	S	S				
Recording studios						P	P	P				
Recreation club, commercial*						P	P	P	C			
Recreation club private**						P	P	P	C			
Recreation facilities, neighborhood**	P	P	P	P	P	P	P	P				
Recreation vehicle sales						S[2]	S[2]	S[2]				
Recreational equipment rentals						P[2]	P[2]	P[2]	P[2]			
Recreational vehicle parks								P				
Recreational vehicle rentals*							S[2]	S[2]				
Refrigeration plants								P				
Rehabilitation station, wild animals						S	S	P	P	S		C

TABLE 3.4-2
PERMITTED USES MATRIX
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	S Substantial Conformance	**	As defined by LA County Planning and Zoning Code Title 22, Chapter 22.08

	LAND USE DESIGNATION											
USE TYPES	**E**	**L**	**LM**	**M**	**H**	**MU**	**C**	**BP**	**VS**	**OA**	**RC**[16; 18;19]	**HC**[16; 18;20]
Rental/leasing/repair of articles sold on premises						P	P	P				
Repair shops, household and fix-it						P	P	P				
Residences, multi-family*			P	P	P	P						
Residences, single-family attached*		P	P	P	P	P						
Residences, single-family detached*	P	P	P	P	P	P						~~C~~
Restaurants and incidental retail sales						P	P	P	P			
Restaurants, food take out						P	P	P	S			
Retail sales*						P	P	P				
Rifle, pistol, skeet or trap ~~ranges~~ ranges[3]								P				
Road construction and maintenance yards								P				
Rodeos, excluding horse racing								S		C		
Room rentals, including bed and breakfast (see Table 3.4-3)	C					P	P		P			
Rug cleaning plant								P				
Sand and gravel extraction/removal	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	C	C		
Scenic turnouts, vista points, interpretive displays	S	S	S	S	S	S	S	S	P	S	P	P
Schools, business and professional						P	P	P				
Schools through grade 12	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]						
Schools, trade*						S	S	S				
Self service storage facilities**								P				
Sewage treatment plants								P[13]				
Sheet metal shops								P				
Shoeshine stands						P	P	P				
Skating rinks, ice or roller (indoor)						P	P	P	P			
Stables - Commercial*	P[11]						C					
Stables - Non-Commercial*	P[11]											

TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

LEGEND:	□ Not Permitted (empty cell)	C	CUP
	P Permitted	*	Defined Term (see Glossary, Chapter 6)
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	LAND USE DESIGNATION											
USE TYPES	E	L	LM	M	H	MU	C	BP	VS	OA	RC[16]	HC[16]
Stadium*						C	C	C				
Stands - display and sale of agricultural products*	S[9]	S[9]	S[9]	S[9]	S[9]	P[9]	P[9]	P[9]	P[9]			
Stations - bus, railroad and taxi						P	P	P				
Storage and rental of equipment, permanent						P[4]	P[4]	P[4]	P[4]			
Storage, temporary/construction	P	P	P	P	P	P	P	P	P	P	P	P
Swap meets**								S				
Telephone repeater stations*	P	P	P	P	P	P	P	P		S		C
Theaters**						P	P	P	P			
Theaters, drive-in								S				
Tool rentals								P[4]				
Tourist information centers						P	P	P	P	S		
Trails (biking)	P	P	P	P	P	P	P	P	P	P	P	
Trails (equestrian)	P[11]											P
Trails (pedestrian)	P	P	P	P	P	P	P	P	P	P	P	P
Truck storage or rental								P[4]				
Uses regulated by the Public Utilities Commission and other uses not regulated by the County	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary clinics, small animals						P	P	P	S			
Warehouses**								P				
Wholesale sales*						P	P	P				
Wild animals**, the keeping of								S	S	S		C
Wildlife, nature, forest and marine preserves										P	P	P
Wine storage and manufacture								P				
Youth hostels**						P[3]	P		S			

FOOTNOTES FOR
TABLE 3.4-2
PERMITTED USES MATRIX
Newhall Ranch Specific Plan

1. **SR-126 Business Park** -- This use is allowed, subject to a Conditional Use Permit (CUP), only in SR-126 Business Park, *Planning Area* RW 04, (see Annotated Land Use Plan, Exhibit 5.4-1).

2. **Vehicle Services** -- There shall be neither open storage nor retail sales of fuels. All vehicle repair and lubrication services shall take place in an enclosed building.

3. **Residential Compatibility** -- A CUP is required when this use is located within 500 feet of occupied residential units.

4. **Enclosed Building or Walls** -- All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than six (6) feet in height.

5. **Dry Cleaning Plants and Laundries** -- Limited to dry cleaning plants and laundries which provide retail services only, use only nonflammable solvents, and employ not more than ten (10) people on-site.

6. **Dwellings as Secondary Uses** -- Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes or caretaker.

7. **Motion Picture Sets** -- of a permanent nature are not permitted within 500 feet of residential uses.

8. **Sand and Gravel Extraction/Removal Processing Operations** -- are permitted during grading and construction activities associated with implementation of a Tentative Tract Map, or with a CUP if there is a not Tentative Tract Map.

9. **Agricultural Product Sales** -- are not permitted within 500 feet of occupied residential units. Parking regulations also apply to this use, see Section 3.7.

10. **Radio and Television Towers** -- only transmission towers are permitted in these *land use designations.*

11. **Stables** -- are permitted only within the Estate *Planning Area*. RW 02 (see [illegible] Land Use Plan, Exhibit 5.4-1).

FOOTNOTES FOR
TABLE 3.4-2
PERMITTED USES MATRIX (continued)
Newhall Ranch Specific Plan

12. **Christmas tree sales** -- A temporary use, permitted no earlier than Thanksgiving weekend. The facility shall be removed and the premises cleared of all debris and restored to the condition prior to the establishment of the facility, within fourteen (14) days after Christmas.

13. **SR-126 Business Park** -- This use is permitted, only in SR-126 Business Park, *Planning Area* RW 04, (see Annotated Land Use Plan, Exhibit 5.4-1).

14. **Entertainment Park** -- This use is permitted, only in SR-126 Business Park, *Planning Area* RW 04 and *Planning Areas* TM 32 and TM 26, (see Annotated Land Use Plan, Exhibit 5.4-1).

15. **Incidental food manufacturing** -- Manufacturing of food products is limited to incidental manufacturing as part of a retail use.

16. **Special Management Areas** -- All permitted uses within the *Special Management Areas* are subject to review under the Los Angeles County Planning and Zoning Code section 22.56.215, and may require a Conditional Use Permit.

17. **Chiquito Canyon Business Park** -- This use is not permitted in Planning Area RW-24 (see Annotated Land Use Plan, Exhibit 5.4-1).

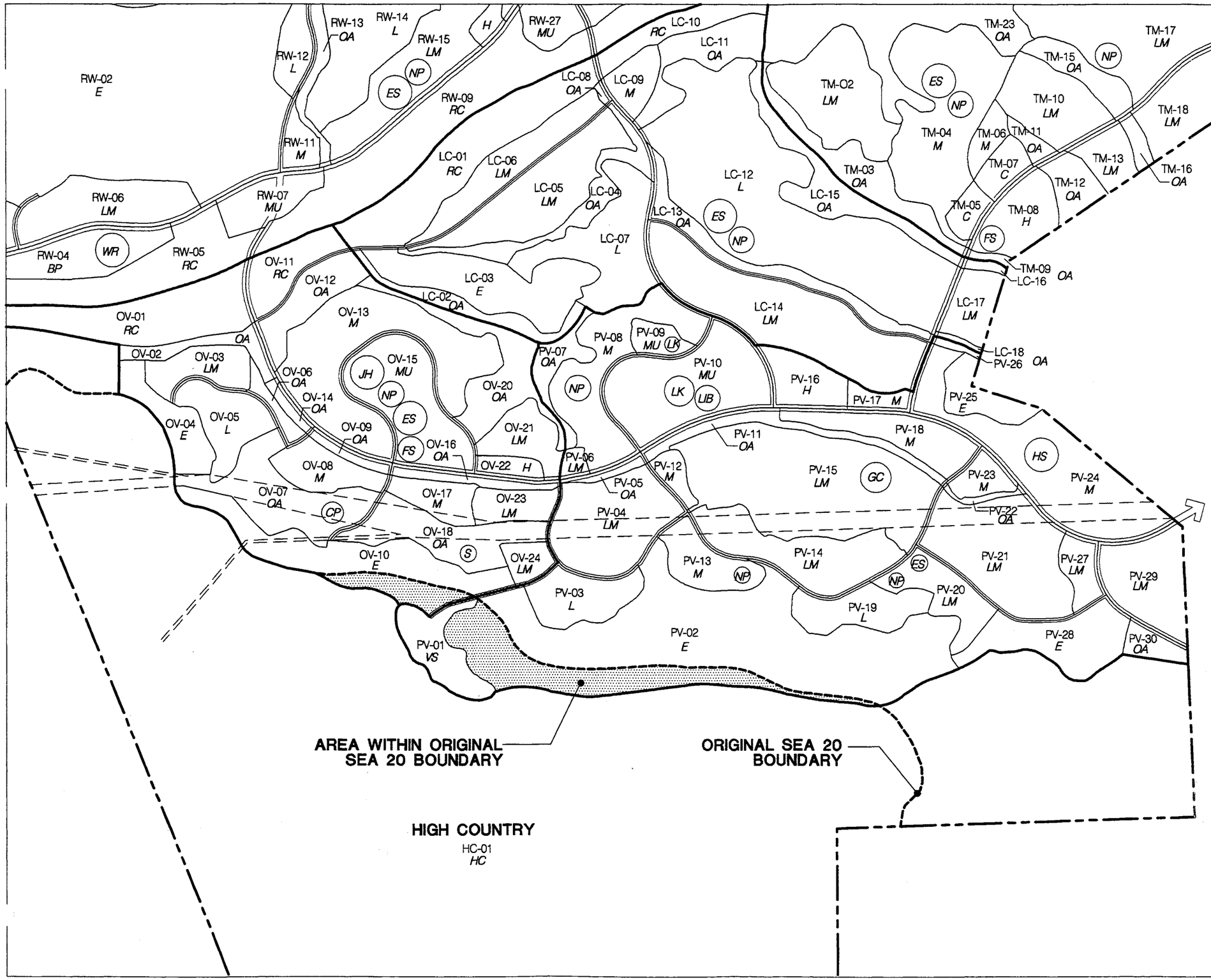
18. **Agricultural/Grazing/Oil and Gas Operations** -- If agricultural or grazing operations are expanded outside of the historical areas of operation, review of such expansion will be conducted under the County General Plan SEA criteria, and section 22.56.215 of the LA County Planning and Zoning Code. If exiting oil and gas leases are expanded, or in the event of new leases, review of the drilling of new oil and gas wells in the expansion area of an existing lease, or in a new lease area, will be conducted under the County General Plan SEA criteria and section 22.56.215 of the LA County Planning and Zoning Code.

19. **Grazing Operations** -- Upon approval of the *Specific Plan* and related approvals by the Board of Supervisors and exhaustion of all legal challenges on the approvals, commercial grazing operations will cease, and grazing will only be permitted for the purpose of resource conservation, in accordance with Chapter 2.6, Resource Management Plan.

20. **High Country SMA** -- Upon dedication of the *conservation easement* as described in provision b.(3)(d)ii, on page 2-108 of the *Specific Plan*, commercial grazing operations will cease, and grazing will only be permitted for the purpose of resource conservation, in accordance with Chapter 2.6, Resource Management Plan. If construction of a road within the Salt Creek Canyon wildlife corridor is proposed, detailed environmental analysis will be performed and a Conditional Use Permit will be required.

21. Within the Chiquito Canyon Business Park (Planning Area RW-24), this use is subject to Footnote 4.

7.7 Original SEA 20 Boundary Delineation



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

L E G E N D

Area between the original SEA 20 boundary and the High Country boundary which is subject to specific development restrictions as set forth in Section 2.6 paragraph 2b (3) (b).

NORTH

English 0 900' 1800'

Computer Mapping by KORMA Systems

APPENDIX 7.7

RESIDENTIAL ESTATE AREA WITHIN ORIGINAL SEA 20 BOUNDARY

FEBRUARY 1999

m:\newholl1\sp-eir-0299\hc-sea.dwg

7.8 CDFG Conservation Easement Deed

RECORDING REQUESTED BY AND)
WHEN RECORDED MAIL TO:)
)
State of California)
Wildlife Conservation Board)
1807 13th Street, Suite 103)
Sacramento, CA 95814)
)

Space Above Line for Recorder's Use Only

CONSERVATION EASEMENT DEED

THIS CONSERVATION EASEMENT DEED ("Conservation Easement") is made this 12th day of February, 2003, by THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP) ("Grantor"), in favor of THE STATE OF CALIFORNIA ("Grantee"), acting through its Department of Fish and Game ("CDFG"), a subdivision of the California Resources Agency, with reference to the following facts:

RECITALS

A. Grantor is the sole owner in fee simple of certain real property in the County of Los Angeles, State of California, designated on the Airport Mesa Site Location Map and the Grapevine Mesa Site Location Map, and more particularly described in Exhibits "A" and "B," respectively (the "Property"). Both Exhibits "A" and "B" are attached hereto and incorporated by this reference.

B. The Property possesses plant and habitat values associated with the endangered plant known as the San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*; "spineflower") (collectively, "conservation values"). These conservation values are of great importance to Grantee and the people of the State of California.

C. The Property also possesses significant development value to Grantor, and without this Conservation Easement, could be developed to its highest and best use, including residential housing, which is needed in the region.

D. Grantee, acting through CDFG, is authorized to hold conservation easements pursuant to Civil Code Section 815.3. Specifically, Grantee is a governmental entity identified in Civil Code Section 815.3(b) and otherwise authorized to acquire and hold title to real property.

E. CDFG has jurisdiction, pursuant to Fish and Game Code Section 1802, over the conservation, protection, and management of fish, wildlife, native plants and habitat necessary for biologically sustainable populations of those species, and CDFG is authorized to hold conservation easements for these purposes pursuant to Civil Code Section 815.3, Fish and Game Code Section 1348, and other provisions of California law.

F. This Conservation Easement provides mitigation for certain impacts to the spineflower by providing a conservation easement on the Property to protect the spineflower and its habitat, and to create, within the Conservation Easement, buffer areas surrounding spineflower populations on the Property.

G. Grantee agrees by accepting this grant to honor the intentions of Grantor stated herein to preserve and protect in perpetuity the conservation values of the Property in accordance with the terms of this Conservation Easement.

COVENANTS, TERMS, CONDITIONS AND RESTRICTIONS

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to California law, including Civil Code Section 815, *et seq.*, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property.

1. Purpose. The purpose of this Conservation Easement is to prevent any use of the Property that will impair or interfere with the conservation values of the Property. Grantor intends that this Conservation Easement will confine the use of the Property to such activities, including, without limitation, those involving the preservation and enhancement of the spineflower and its habitat in a manner consistent with the conservation values of this Conservation Easement.

2. Grantee's Rights. To accomplish the Purpose of this Conservation Easement, Grantor hereby grants and conveys the following rights to Grantee:

(a) To preserve and protect the conservation values of the Property;

(b) To enter upon the Property at reasonable times, and upon reasonable notice, in order to monitor Grantor's compliance with and to otherwise enforce the terms of this Conservation Easement, and for scientific research and interpretive purposes by Grantee, provided that Grantee shall not unreasonably interfere with Grantor's authorized use and quiet enjoyment of the Property;

(c) To prevent any activity on or use of the Property that is inconsistent with the Purpose of this Conservation Easement and to require the restoration of such areas or features of the Property that may be damaged by any act, failure to act, or any use that is inconsistent with the Purpose of this Conservation Easement;

(d) All present and future development rights, except as provided in Section 5 below.

3(A). **Prohibited Uses.** Any activity on or use of the Property inconsistent with the Purpose of this Conservation Easement is prohibited unless authorized by the Grantor and Grantee. Without limiting the generality of the foregoing, the following uses by Grantor, Grantor's agents, and third parties, are expressly prohibited:

(a) Use of any motorized vehicles except on existing roadways and in support of approved agricultural activities;

(b) Agricultural activity, except as provided in Section 5(f) and 5(g) of this Conservation Easement;

(c) Recreational activities including, but not limited to, horseback riding, biking, hunting or fishing, except as may be specifically permitted under this Conservation Easement;

(d) Commercial (not including agriculture) or industrial uses;

(e) Any legal or de facto division, subdivision or partitioning of the Property, except as authorized by Grantee;

(f) Construction, reconstruction or placement of any building or billboard;

(g) Depositing or accumulation of trash, ashes, refuse, waste, bio-solids or any other similar materials;

(h) Planting, introduction or dispersal of non-native or exotic plant or animal species;

(i) Filling, dumping, excavating, dredging, surface mining, drilling, or removing or exploring for or extraction of minerals, gravel, rocks or other material on the surface of the Property;

(j) Removing, destroying, or cutting of trees, shrubs or other native vegetation, except as required by law, or for: (1) fire breaks; (2) maintenance of existing foot trails or roads; or (3) prevention or treatment of disease;

(k) Manipulating, impounding or altering any natural water course, body of water or water circulation on the Property, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface waters;

(l) Blading along the slope of any existing unimproved agricultural roads on the Property; and

(m) Exercise of mineral or water rights in a manner that does not protect and sustain the conservation values of the Property.

3(B). Limited Uses. Subject to the Management Plan, referenced below, and Grantee's written authorization, through CDFG, the following limited uses may be allowed on the Property, provided that such uses do not significantly impair, interfere with, or adversely affect the conservation values of the Property:

(a) Watering, use of fertilizers, pesticides, biocides, herbicides or other agricultural chemicals, weed abatement activities and fire protection activities;

(b) Construction, reconstruction, placement or maintenance of conservation-related signage on the Property;

(c) Depositing or accumulation of soils in support of the conservation values of the Property;

(d) Filling or removing of loam, soil, sand or other similar material on the surface of the Property in support of the conservation values of the Property;

(e) Altering the surface or general topography of the Property, including building of roads;

(f) Removing, destroying or cutting of trees, shrubs or other native vegetation for revegetation activities;

(g) Removal of invasive or exotic plants;

(h) The right, both to Grantor and its agents, to conduct biological or water quality monitoring, and/or to conduct any habitat restoration, enhancement, management and monitoring; and

(i) Existing agricultural uses and activities on the Property shall not be expanded or intensified beyond those uses and activities in existence as of the date of this Conservation Easement.

4. Grantor's Duties. Grantor shall undertake all reasonable actions to prevent the unlawful entry and trespass by persons whose activities may degrade or harm the conservation values of the Property. In addition, Grantor shall undertake all necessary actions to perfect Grantee's rights under Section 2 of this Conservation Easement.

Immediately after execution of this Conservation Easement, Grantor shall provide copies of such easement to the lessees operating on the Property. Upon renewal of the existing Pasture Lease, dated August 1, 2001, and the Agricultural Lease, dated January 1, 2002, such lease agreements shall be subject to the covenants, terms, conditions and restrictions of this Conservation Easement.

Upon execution of this Conservation Easement, Grantor shall prepare an erosion control plan for the Property, which will be reviewed and approved by CDFG.

5. **Reserved Rights.** Except as limited by Section 3(A) and 3(B) above, Grantor reserves to itself, and to its representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including, but not limited to:

(a) The right to engage in or to permit or invite others to engage in all uses of the Property that are consistent with the Purpose of this Conservation Easement;

(b) Subject to written authorization and any necessary permits from the Grantee, the right for Grantor and Grantor's agents, designees, successors and assigns to engage in various Specific Plan construction and maintenance activities with limited ground disturbance to the Property, including but not limited to: utilities; roads; bridges; flood control and drainage structures; and passive recreation and open space uses, including easements for the above, provided that such activities or uses will not significantly impair, interfere with, or adversely affect the conservation values of the Property;

(c) All rights, title and interest in and to minerals, oil, gas, tars, hydrocarbons, and metalliferous substances of every kind, and to such reservoirs and wells of every kind, together with the right to drill, pump or mine the same, without however, the right to drill or mine for such substances through the surface or the upper five hundred feet (500') of the subsurface of the Property;

(d) All water rights of any nature whatsoever which are appurtenant or otherwise related to the Property, including, but not limited to, all appropriative, riparian, prescriptive, groundwater and other water rights, all rights to use all surface water, flood flows and subsurface water and percolating groundwater existing on or underneath the Property and the right to recharge and/or store water underneath the Property. No failure to exercise or delay in the exercise of any of Grantor's water rights shall impair or limit such right or be construed as a waiver or limitation of such right. Without limiting the generality of the foregoing, Grantor shall not drill, construct, or operate any water well or surface diversion facility upon the Property;

(e) By fully reserving all of its water rights (of any nature whatsoever, including surface, subsurface or otherwise), it is the intent of the Grantor to continue to possess and maintain all of its water rights, which are appurtenant or otherwise related to the Property to the same extent Grantor would possess and maintain such water rights if this Conservation Easement had never been granted. Except as provided in Section 3(A)(m), above, this Conservation Easement shall not limit or affect the exercise of any of the water rights on or from the Property;

(f) The right of access (ingress and egress), including access on and over unimproved agricultural paths and roads located on the Property. This right includes maintenance of existing unimproved agricultural paths and roads located on the Property; however , the maintenance of such agricultural roads shall be limited to the road "bed" or surface only, consistent with Section 3(A)(l) above; and

(g) Subject to Section 3(B)(i) above, the right to continue existing agricultural uses and activities, including grazing, on the Property's existing agricultural land areas, and in areas adjacent to the Property. However, such uses and activities shall cease upon development of the immediately surrounding Airport Mesa or Grapevine Mesa properties, respectively.

6. **Management Plan.** Grantor and Grantee, through CDFG, agree to prepare a mutually satisfactory management plan for the Property to be funded solely by Grantor. In the event of an actual conflict between the provisions of the Conservation Easement and Management Plan, the Management Plan provisions shall prevail.

7. **Grantee's Remedies.**

(a) If Grantee determines that Grantor is in violation of the terms of this Conservation Easement or that a violation is threatened, Grantee shall give written notice to Grantor of such violation and demand in writing the cure of such violation. At the time of giving any such notice, Grantee shall give a copy of the notice to CDFG. In cases where there is no imminent threat, if the Grantor disagrees that there is such a violation, CDFG and the Grantor shall meet and confer in an effort to resolve the issue within fourteen (14) days of the Grantee's original notice to the Grantor. If the issue is not resolved within 14 days of the original notice, the issue will be elevated to the CDFG Regional Manager and the Grantor's Vice-President or President who will meet and confer in an effort to resolve the issue within twenty-one (21) days of such elevation. If the issue is not resolved, the issue will be elevated to the CDFG's Director and General Counsel and the Grantor's President who will meet and confer in an attempt to resolve the issue within twenty-one (21) days of this second elevation. If the issue is not resolved by the Grantor and the CDFG, the parties may, if they so choose, proceed to non-binding arbitration pursuant to the procedures set forth in Fish and Game Code Section 1603(b), in effect as of May 2000. If the above process fails to resolve the issue, the Grantor or Grantee may proceed with the remedies set out in Civil Code Section 815, *et seq.*

(b) If a threatened violation is imminent, Grantee will provide telephone notice to Grantor, and Grantor agrees to cease the activity for 24 hours to meet and confer with CDFG.

(c) If Grantee believes that an existing violation requires immediate action to prevent further significant damage to the conservation values of the Property, to the extent those values are protected by this Conservation Easement, Grantee may pursue its remedies under this paragraph with simultaneous telephone notice to Grantor. Grantee's rights under this paragraph apply to actual violations of the terms of this Conservation Easement. Grantor agrees that Grantee's remedies under this subsection are otherwise as set forth in Civil Code Section 815, *et seq.*

(d) If at any time in the future Grantor or any subsequent transferee uses or threatens to use the Property for a Purpose inconsistent with this Conservation Easement, notwithstanding Civil Code Section 815.7, the California Attorney General has standing as an interested party in any proceeding affecting this Conservation Easement.

7.1. **Attorneys' Fees/Costs of Enforcement.** If any action, proceeding, or arbitration arising out of this Conservation Easement is commenced by either party to this easement, then the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorneys' fees, costs and expenses incurred in the action, proceeding or arbitration including, but not limited to, costs of suit, experts'/consultants' fees, and enforcement and restoration costs, if applicable.

7.2. **Discretion of Grantee.** Enforcement of the terms of this Conservation Easement by Grantee shall be at its discretion, and any forbearance by Grantee to exercise its rights under this Conservation Easement in the event of any breach of any term of this Conservation Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Conservation Easement or of any of Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

7.3. **Acts Beyond Grantor's Control.** Nothing contained in this Conservation Easement shall be construed to entitle Grantee or CDFG to bring any action against Grantor for any injury to or change in the Property resulting from (i) any natural cause beyond Grantor's control, including, without limitation, fire not caused by Grantor, flood, storm, and earth movement, or any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes; or (ii) acts by Grantee or its employees or CDFG or its employees.

7.4. **Department of Fish and Game Right of Enforcement.** All rights and remedies conveyed to Grantee under this Conservation Easement shall extend to and are enforceable by CDFG.

8. **Access.** Except as provided in Section 5 above, this Conservation Easement does not convey any right of access to the public on or over the Property.

9. **Costs and Liabilities.** Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, subject to Section 7.3 above. Grantor agrees that neither Grantee nor CDFG shall have any duty or responsibility for the operation or maintenance of the Property, the monitoring of hazardous conditions thereon, or the protection of Grantor, the public or any third parties from risks relating to conditions on the Property. Grantor remains solely responsible for obtaining any applicable governmental permits and approvals for any activity or use permitted by this Conservation Easement, and any activity or use shall be undertaken in accordance with all applicable federal, state, local and administrative agency statutes, ordinances, rules, regulations, orders and requirements.

9.1. **Taxes; No Liens.** Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "taxes"), including any taxes imposed upon, or incurred as a result of, this Conservation Easement, and shall furnish Grantee with satisfactory evidence of

payment upon request. Grantor shall keep Grantee's interest in the Property free from any liens, including those arising out of any obligations incurred by Grantor or any labor or materials furnished or alleged to have been furnished to or for Grantor at or for use on the Property.

9.2. Hold Harmless. Grantor shall hold harmless, protect and indemnify Grantee and its directors, officers, employees, agents, contractors, and representatives and the heirs, personal representatives, successors and assigns of each of them (each a "Grantee Indemnified Party" and, collectively, "Grantee's Indemnified Parties") from and against any and all liabilities, penalties, costs, losses, damages, expenses (including, without limitation, reasonable attorneys' fees and experts' fees), causes of action, claims, demands, orders, liens or judgments (each a "Claim" and, collectively, "Claims"), arising from or in any way connected with: (1) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, except that this indemnification shall be inapplicable to Grantee's Indemnified Parties with respect to any Claim due solely to the negligence of Grantee or any of its employees; and (2) the obligations specified in Sections 4, 9, and 9.1; and (3) the existence or administration of this Conservation Easement. If any action or proceeding is brought against any of the Grantee's Indemnified Parties by reason of any such Claim, Grantor shall, at the election of and upon written notice from Grantee, defend such action or proceeding by counsel reasonably acceptable to the Grantee's Indemnified Party or reimburse Grantee for all charges incurred for services of the Attorney General in defending the action or proceeding.

9.3. Condemnation. The Purpose of the Conservation Easement is presumed to be the best and most necessary public use as defined at Code of Civil Procedure Section 1240.680 notwithstanding Code of Civil Procedure Sections 1240.690 and 1240.700.

10. Assignment. This Conservation Easement is transferable by Grantee, but with the consent of the Grantor, which consent shall not be unreasonably withheld. The Grantee may assign its rights and obligations under this Conservation Easement only to an entity or organization authorized to acquire and hold conservation easements pursuant to Civil Code Section 815.3. Grantee shall require the assignee to record the assignment in the county where the Property is located.

11. Subsequent Transfers. Grantor agrees to incorporate the terms of this Conservation Easement in any deed or other legal instrument by which Grantor divests itself of any interest in all or any portion of the Property, including, without limitation, a leasehold interest. Grantor further agrees to give written notice to Grantee of the intent to transfer any interest at least thirty (30) days prior to the date of such transfer. Grantee shall have the right to prevent subsequent transfers in which prospective subsequent claimants or transferees are not given notice of the covenants, terms, conditions and restrictions of this Conservation Easement. The failure of Grantor or Grantee to perform any act provided in this section shall not impair the validity of this Conservation Easement or limit its enforceability in any way.

12. Notices. Any notice, demand, request, consent, approval, or communication that any party desires or is required to give to the other parties shall be in writing and be served

personally or sent by recognized overnight courier that guarantees next-day delivery or by first class mail, postage fully prepaid, addressed as follows:

To Grantor:	The Newhall Land and Farming Company Attn: Vice President Operations 23823 Valencia Boulevard Valencia, CA 91355 Phone: (661) 255-4223
To Grantee:	Department of Fish and Game South Coast Region Attn: Regional Manager 4949 Viewridge Ave. San Diego, CA 92123
With a copy to:	Department of Fish and Game Office of the General Counsel 1416 Ninth Street, 12th Floor Sacramento, California 95814-2090 Attn: General Counsel

or to such other address as Grantor or Grantee may designate by written notice to the other parties. Notice shall be deemed effective upon delivery in the case of personal delivery or delivery by overnight courier or, in the case of delivery by first class mail, five (5) days after deposit into the United States mail.

13. Amendment. This Conservation Easement may be amended by Grantor and Grantee only by mutual written agreement. Any such amendment shall be consistent with the Purpose of this Conservation Easement and shall not affect its perpetual duration. Any such amendment shall be recorded in the official records of Los Angeles County, State of California.

14. General Provisions.

(a) Controlling Law. The interpretation and performance of this Conservation Easement shall be governed by the laws of the State of California.

(b) Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Conservation Easement shall be liberally construed to effect the Purpose of this Conservation Easement and the policy and purpose of Civil Code Section 815, *et seq*. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the Purpose of this Conservation Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

(c) Severability. If a court of competent jurisdiction voids or invalidates on its face any provision of this Conservation Easement, such action shall not affect the remainder of this Conservation Easement. If a court of competent jurisdiction voids or invalidates the application of any provision of this Conservation Easement to a person or circumstance, such action shall not affect the application of the provision to other persons or circumstances.

(d) Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Easement. No alteration or variation of this instrument shall be valid or binding unless contained in an amendment in accordance with Section 13 of this Conservation Easement.

(e) No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

(f) Successors. The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective representatives, heirs, successors, and assigns and shall constitute a servitude running in perpetuity with the Property.

(g) Termination of Rights and Obligations. A party's rights and obligations under this Conservation Easement terminate upon transfer of the party's interest in the Conservation Easement or Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

(h) Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon its construction or interpretation.

(i) No Hazardous Materials Liability. Grantor represents and warrants that it has no knowledge of any release or threatened release of Hazardous Materials (defined below) in, on, under, about or affecting the Property. Without limiting the obligations of Grantor under Section 9.2, Grantor agrees to indemnify, protect and hold harmless the Grantee's Indemnified Parties against any and all Claims (defined in Section 9.2) arising from or connected with any Hazardous Materials present, alleged to be present, or otherwise associated with the Property at any time, except that this indemnification shall be inapplicable to the Grantee's Indemnified Parties with respect to any Hazardous Materials placed, disposed or released by Grantee, its employees or agents. If any action or proceeding is brought against any of the Grantee's Indemnified Parties by reason of any such Claim, Grantor shall, at the election of and upon written notice from Grantee, defend such action or proceeding by counsel reasonably acceptable to the Grantee's Indemnified Party or reimburse Grantee for all charges incurred for services of the California Attorney General in defending the action or proceeding.

Despite any contrary provision of this Conservation Easement, the parties do not intend this Conservation Easement to be, and this Conservation Easement shall not be, construed such that it creates in or gives to Grantee any of the following:

(1) The obligations or liabilities of an "owner" or "operator," as those terms are defined and used in Environmental Laws (defined below), including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Section 9601 *et seq.*; hereinafter, "CERCLA"); or

(2) The obligations or liabilities of a person described in 42 U.S.C. Section 9607(a)(3) or (4); or

(3) The obligations of a responsible person under any applicable Environmental Laws; or

(4) The right to investigate and remediate any Hazardous Materials associated with the Property; or

(5) Any control over Grantor's ability to investigate, remove, remediate or otherwise clean up any Hazardous Materials associated with the Property.

The term "Hazardous Materials" includes, without limitation, (a) material that is flammable, explosive or radioactive; (b) petroleum products, including by-products and fractions thereof; and (c) hazardous materials, hazardous wastes, hazardous or toxic substances, or related materials defined in CERCLA, the Hazardous Materials Transportation Act (49 U.S.C. Section 6901 *et seq.*); the Hazardous Waste Control Law (California Health & Safety Code Section 25100 *et seq.*); the Hazardous Substance Account Act (California Health & Safety Code Section 25300 *et seq.*), and in the regulations adopted and publications promulgated pursuant to them, or any other applicable federal, state or local laws, ordinances, rules, regulations or orders now in effect or enacted after the date of this Conservation Easement.

The term "Environmental Laws" includes, without limitation, any federal, state, local or administrative agency statute, ordinance, rule, regulation, order or requirement relating to pollution, protection of human health or safety, the environment or Hazardous Materials. Grantor represents, warrants and covenants to Grantee that Grantor's activities upon and use of the Property will comply with all Environmental Laws.

(j) Warranty. Grantor represents and warrants that there are no outstanding mortgages, liens, encumbrances or other interests in the Property, except for existing leaseholds, and that the Property is not subject to any other conservation easement.

(k) Additional Easements. Except as reserved by Section 5 above, Grantor shall not grant any additional easements, rights of way or other interests in the Property (other

than a security interest that is subordinate to this Conservation Easement), or grant or otherwise abandon or relinquish any water agreement for the Property, without first obtaining the written consent of Grantee. Grantee may withhold such consent if it determines that the proposed interest or transfer is inconsistent with the Purpose of this Conservation Easement or will impair or interfere with the conservation values of the Property. This Section 14(k) shall not prohibit transfer of a fee or leasehold interest in the Property that is subject to this Conservation Easement and complies with Section 10.

(l) No Third-Party Beneficiaries. Nothing contained herein is intended to provide or otherwise convey third-party beneficiary rights to any person, organization, agency or entity.

(m) Counterparts. The parties may execute this instrument in any number of counterparts, which shall, in the aggregate, be signed by all of the parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

IN WITNESS WHEREOF Grantor and Grantee have executed this Conservation Easement as of the day and year first above written.

GRANTOR:

THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP)

By: Newhall Management Limited Partnership, a California limited Partnership, its Managing General Partner

By: Newhall Management Corporation, a California corporation, Its Managing General Partner

By: _____
Its Vice President

By: _____
Its Assistant Secretary

GRANTEE:

BY:

NAME:

TITLE:

Approved as to form:

General Counsel
State of California
Department of Fish and Game

BY: _____
Ann S. Malcolm
Deputy General Counsel

STATE OF CALIFORNIA)
)ss
COUNTY OF LOS ANGELES)

Conservation Easement Deed
The State of California (Grantee)
Wildlife Conservation Board

On this 12th day of February, in the year 2003, before me, Marian E. Miller, a Notary Public in and for said State, personally appeared Steven D. Zimmer and Mark A. Subbotin, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the entity upon behalf of which the persons acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

MARIAN E. MILLER
Commission # 1274977
Notary Public - California
Los Angeles County
My Comm. Expires Aug 25, 2004

Marian E. Miller
Notary Public State of California

NEWHALL RANCH

L E G E N D

Conservation Easement Boundary

Lat/Long Waypoints (See Table)

Feet: 0, 62.5, 125, 250

Meters: 0, 17.5, 35, 70

EXHIBIT A

AIRPORT MESA SITE LOCATION MAP

EXHIBIT A
Newhall Ranch - Airport Mesa
Conservation Easement

	Lat/Long NAD 27 CONUS		Stateplane NAD 83 Zone 5 Spheriod GRS 1980	
Waypoint ID	Latitude	Longitude	X-Coordinate	Y-Coordinate
1	34.430054	-118.604400	6379136.66	1979434.86
2	34.430096	-118.604088	6379230.77	1979449.78
3	34.430041	-118.603791	6379320.38	1979429.18
4	34.429931	-118.603681	6379353.32	1979389.13
5	34.429724	-118.603535	6379396.77	1979313.25
6	34.429470	-118.603403	6379436.11	1979220.59
7	34.429360	-118.603299	6379467.17	1979180.58
8	34.429224	-118.603084	6379531.79	1979130.51
9	34.429021	-118.602938	6379575.27	1979056.50
10	34.428845	-118.602879	6379592.70	1978992.41
11	34.428058	-118.602924	6379577.38	1978705.94
12	34.427817	-118.603015	6379549.30	1978618.42
13	34.427419	-118.603334	6379452.51	1978474.22
14	34.427338	-118.603478	6379408.76	1978445.14
15	34.427079	-118.603725	6379333.65	1978351.10
16	34.426832	-118.603767	6379320.53	1978261.39
17	34.426579	-118.603740	6379328.00	1978169.39
18	34.426368	-118.603688	6379343.28	1978092.22
19	34.426085	-118.603755	6379322.39	1977989.56
20	34.426030	-118.603912	6379275.08	1977969.92
21	34.426071	-118.604695	6379039.05	1977986.06
22	34.426112	-118.605098	6378917.44	1978001.71
23	34.426127	-118.605484	6378801.27	1978007.86
24	34.426188	-118.605825	6378698.56	1978030.61
25	34.426407	-118.606063	6378627.07	1978110.82
26	34.426531	-118.606130	6378607.38	1978156.22
27	34.426988	-118.605985	6378652.09	1978322.12
28	34.427162	-118.605876	6378685.29	1978385.16
29	34.427392	-118.605772	6378717.04	1978468.85
30	34.427654	-118.605693	6378741.53	1978563.94
31	34.427776	-118.605566	6378779.96	1978608.13
32	34.428423	-118.604983	6378957.41	1978842.50
33	34.428593	-118.604961	6378964.32	1978904.22
34	34.429054	-118.604822	6379007.20	1979072.03
35	34.429183	-118.604807	6379011.92	1979118.79
36	34.429379	-118.604816	6379009.65	1979190.07
37	34.429703	-118.604780	6379021.47	1979307.91
38	34.429882	-118.604652	6379060.34	1979372.71

EXHIBIT A

LEGAL DESCRIPTION

AIRPORT MESA CONSERVATION EASEMENT BOUNDARY

A parcel of land over those portions of Parcels 11 and 12 of Parcel Map 24500-01 in the Unincorporated Territory of the County of Los Angeles, State of California, as shown on map recorded in Book 293 Pages 34 through 67 of Parcel Maps, records of said county described as follows:

Beginning at the most northerly common corner of said Parcels 11 and 12, said corner being on the boundary line of said Parcel Map; thence southerly along the common line of said Parcels 11 and 12, South 30°20'35" West 110.31 feet; thence South 3°26'20" West 259.45 feet; thence leaving said common line North 84°48'10" East 107.71 feet to the TRUE POINT OF BEGINNING;

Thence North 80°59'30" East 95.29 feet; thence South 77°03'10" East 91.96 feet; thence South 39°26'05" East 51.86 feet; thence South 29°47'41" East 87.45 feet; thence South 23°00'24" East 100.68 feet; thence South 37°49'27" East 50.65 feet; thence South 52°13'34" East 81.76 feet; thence South 30°26'19" East 85.85 feet; thence South 15°12'45" East 66.43 feet; thence South 3°03'45" West 286.91 feet; thence South 17°47'20" West 91.92 feet; thence South 33°52'12" West 173.69 feet; thence South 56°23'05" West 52.54 feet; thence South 38°36'56" West 120.37 feet; thence South 8°19'11" West 90.67 feet; thence South 4°38'30" East 92.32 feet; thence South 11°12'03" East 78.68 feet; thence South 11°30'07" West 104.78 feet; thence South 67°27'18" West 51.23 feet; thence North 86°05'17" West 236.61 feet; thence

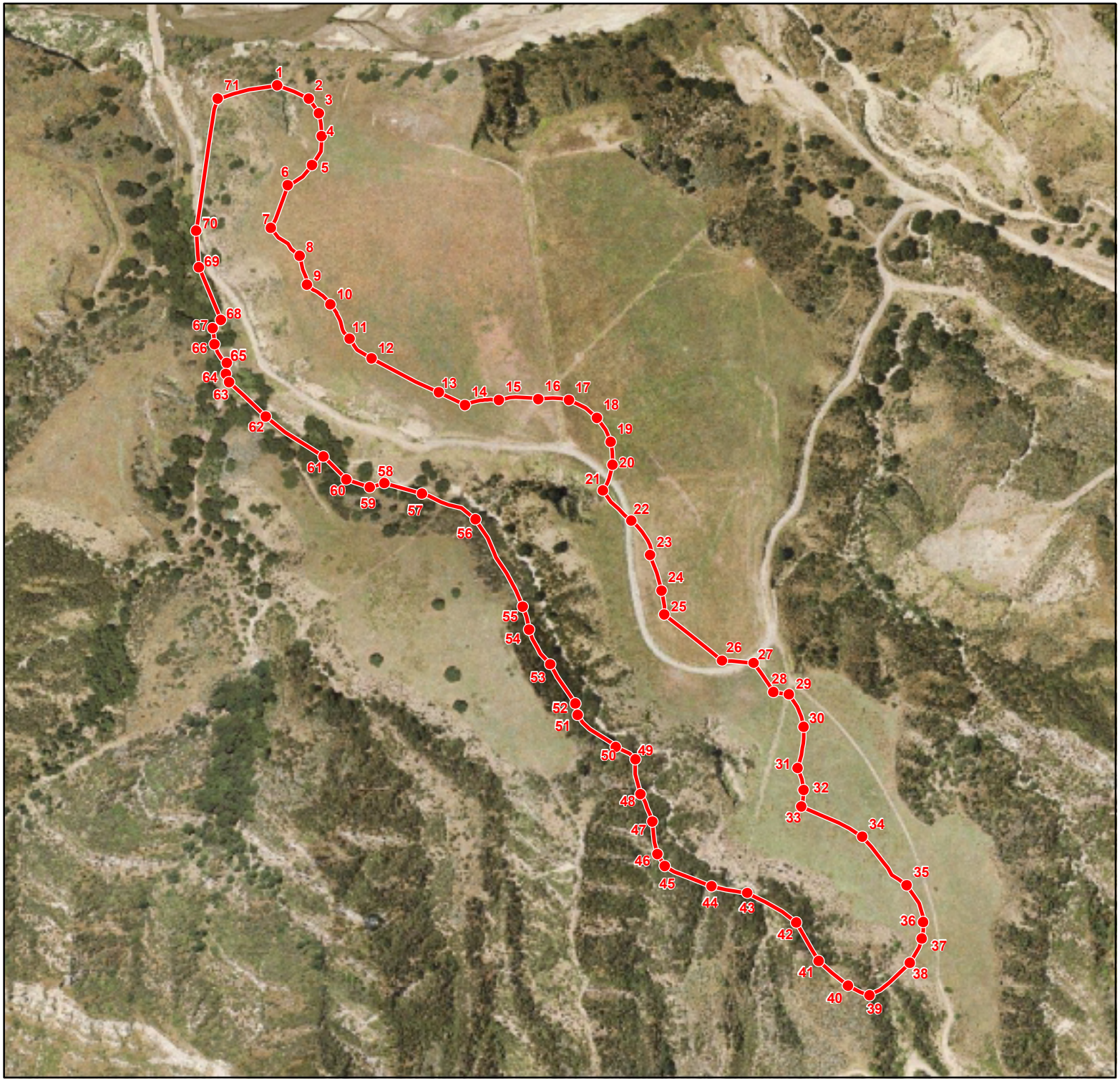
North 82°40'13" West 122.63 feet; thence North 86°57'58" West 116.35 feet; thence North 77°30'39" West 105.20 feet; thence North 41°42'45" West 107.46 feet; thence North 23°27'05" West 49.49 feet; thence North 15°05'03" East 171.84 feet; thence North 27°46'18" East 71.26 feet; thence North 20°46'35" East 89.52 feet; thence North 14°26'23" East 98.20 feet; thence North 41°00'58" East 58.57 feet; thence North 37°07'48" East 294.01 feet; thence North 06°23'16" East 62.11 feet; thence North 14°19'59" East 173.22 feet; thence North 05°46'00" East 47.01 feet; thence North 01°49'33" West 71.32 feet; thence North 05°43'50" East 118.45 feet; thence North 30°57'11" East 75.57 feet; thence North 50°50'46" East 98.44 feet to the TRUE POINT OF BEGINNING.

Containing 20.27 acres of land more or less.

Prepared under the direction of:

Philip F. Riordan, P.L.S. 5177 — Date: 2-12-03

LICENSED LAND SURVEYOR
PHILIP F RIORDAN
No. 5177
Exp. 6-30-05
STATE OF CALIFORNIA



NEWHALL RANCH

L E G E N D

Conservation Easement Boundary

Lat/Long Waypoints (See Table)

Feet
0 125 250 500

Meters
0 37.5 75 150

EXHIBIT B

GRAPEVINE MESA SITE LOCATION MAP

EXHIBIT B

Newhall Ranch - Grapevine Mesa
Conservation Easement

	Lat/Long NAD 83 Spheroid GRS1980		Stateplane NAD 83 Zone 5 Spheriod GRS 1980	
Waypoint ID	Latitude	Longitude	X-Coordinate	Y-Coordinate
1	34.41797	-118.63369	6370554.00	1975091.00
2	34.41784	-118.63331	6370668.50	1975042.13
3	34.41769	-118.63319	6370704.50	1974989.63
4	34.41746	-118.63315	6370715.00	1974905.75
5	34.41717	-118.63327	6370680.00	1974800.88
6	34.41697	-118.63356	6370592.50	1974727.38
7	34.41654	-118.63376	6370529.50	1974570.13
8	34.41626	-118.63341	6370634.50	1974468.63
9	34.41597	-118.63332	6370662.50	1974363.75
10	34.41578	-118.63303	6370747.50	1974292.50
11	34.41543	-118.63280	6370817.00	1974166.25
12	34.41524	-118.63254	6370896.50	1974094.50
13	34.41490	-118.63172	6371141.50	1973972.13
14	34.41478	-118.63140	6371237.50	1973925.00
15	34.41483	-118.63100	6371360.00	1973943.88
16	34.41484	-118.63052	6371504.50	1973946.63
17	34.41483	-118.63015	6371615.00	1973942.63
18	34.41466	-118.62981	6371717.00	1973878.88
19	34.41442	-118.62964	6371767.00	1973790.38
20	34.41418	-118.62962	6371774.00	1973706.38
21	34.41393	-118.62973	6371738.50	1973613.25
22	34.41363	-118.62939	6371842.00	1973503.50
23	34.41328	-118.62916	6371910.50	1973377.75
24	34.41293	-118.62902	6371952.50	1973248.38
25	34.41269	-118.62898	6371963.00	1973161.00
26	34.41223	-118.62828	6372173.00	1972993.13
27	34.41221	-118.62790	6372287.00	1972983.75
28	34.41192	-118.62766	6372359.50	1972877.63
29	34.41190	-118.62747	6372416.00	1972869.63
30	34.41157	-118.62729	6372469.00	1972750.63
31	34.41116	-118.62736	6372447.50	1972601.38
32	34.41094	-118.62729	6372470.00	1972521.13
33	34.41077	-118.62731	6372461.50	1972461.13
34	34.41047	-118.62658	6372683.00	1972350.38
35	34.40999	-118.62604	6372905.50	1972039.75
36	34.40962	-118.62583	6372905.50	1972039.75
37	34.40946	-118.62585	6372900.00	1971978.75
38	34.40922	-118.62599	6372856.00	1971891.25
39	34.40888	-118.62648	6372709.00	1971771.75
40	34.40898	-118.62674	6372631.50	1971806.63
41	34.40922	-118.62709	6372524.00	1971896.63
42	34.40961	-118.62737	6372442.50	1972038.00
43	34.40990	-118.62796	6372265.00	1972145.00
44	34.40997	-118.62839	6372134.00	1972170.38
45	34.41017	-118.62895	6371965.00	1972244.14

46	34.41029	-118.62905	6371937.19	1972287.73
47	34.41061	-118.62911	6371919.42	1972406.24
48	34.41089	-118.62926	6371875.31	1972506.45
49	34.41124	-118.62932	6371857.50	1972633.13
50	34.41136	-118.62956	6371785.50	1972677.50
51	34.41168	-118.63002	6371648.00	1972795.00
52	34.41179	-118.63005	6371638.50	1972836.88
53	34.41219	-118.63035	6371548.00	1972980.25
54	34.41253	-118.63061	6371471.00	1973107.00
55	34.41276	-118.63069	6371446.50	1973190.00
56	34.41363	-118.63127	6371275.54	1973508.17
57	34.41388	-118.63191	6371081.00	1973600.88
58	34.41399	-118.63237	6370944.50	1973639.63
59	34.41395	-118.63255	6370890.00	1973625.25
60	34.41402	-118.63283	6370805.00	1973652.75
61	34.41425	-118.63311	6370721.50	1973736.75
62	34.41465	-118.63381	6370512.00	1973883.75
63	34.41499	-118.63425	6370379.00	1974007.50
64	34.41507	-118.63429	6370367.50	1974037.75
65	34.41518	-118.63428	6370370.00	1974079.13
66	34.41537	-118.63443	6370325.00	1974146.63
67	34.41553	-118.63445	6370318.50	1974205.88
68	34.41561	-118.63436	6370348.50	1974234.63
69	34.41614	-118.63462	6370269.00	1974426.63
70	34.41651	-118.63466	6370257.50	1974561.00
71	34.41783	-118.63441	6370337.50	1975042.13

EXHIBIT B

LEGAL DESCRIPTION

GRAPEVINE MESA CONSERVATION EASEMENT BOUNDARY

A parcel of land over that portion of Parcel 14 of Parcel Map 24500-01 in the Unincorporated Territory of the County of Los Angeles, State of California, as shown on map recorded in Book 293 Pages 34 through 67 of Parcel Maps, records of said county described as follows:

Beginning at the most northeasterly corner of said Parcel 14, said corner being the most westerly corner of Parcel 13 of said Parcel Map; thence southwesterly along the common line of said Parcel 14 with the southerly parcel lines of Parcels 22 and 21 of said Parcel Map, South 58°38'06" West 298.87 feet; thence South 65°21'37" West 454.80 feet; thence South 76°51'55" West 209.91feet; thence South 83°26'26" West 594.93 feet; thence North 78°53'15" West 378.17 feet; thence southerly leaving said common line of Parcels 14 and 21 South 35°02'21" West 165.51 feet to the TRUE POINT OF BEGINNING;

Thence South 66°53'04" East 124.51 feet; thence South 34°26'20" East 63.66 feet; thence South 07°08'08" East 84.54 feet; thence South 18°27'20" West 110.57 feet; thence South 49°58'11" West 114.29 feet; thence South 21°49'58" West 169.42 feet; thence South 45°58'16" East 146.06 feet; thence South 14°56'54" East 108.56 feet; thence South 50°01'45" East 110.93 feet; thence South 28°49'57" East 144.13 feet; thence South 47°56'00" East 107.10 feet; thence South 63°27'30" East 273.89 feet; thence South 63°51'15" East 106.96 feet; thence North 81°14'26" East 123.96 feet; thence North 88°54'35" East 144.54 feet; thence South 87°55'37" East 110.59 feet; thence

South 57°59'41" East 120.30 feet; thence South 29°27'55" East 101.66 feet; thence South 04°45'49" East 84.30 feet; thence South 20°52'02" West 99.67 feet; thence South 43°19'16" East 150.87 feet; thence South 28°34'43" East 143.21 feet; thence South 17°59'07" East 136.04 feet; thence South 06°51'09" East 88.01 feet; thence South 51°21'40" East 268.88 feet; thence South 85°17'56" East 114.40 feet; thence South 34°20'21" East 128.54 feet; thence South 81°56'27" East 57.07 feet; thence South 24°00'26" East 130.28 feet; thence South 08°11'50" West 150.81 feet; thence South 15°39'44" East 83.35 feet; thence South 08°03'48" West 60.61 feet; thence South 63°26'06" East 247.67 feet; thence South 42°31'57" East 238.19 feet; thence South 24°28'19" East 148.48 feet; thence South 05°09'07" West 61.25 feet; thence South 26°41'45" West 97.95 feet; thence South 50°53'29" West 189.47 feet; thence North 65°46'20" West 85.00 feet; thence North 50°03'49" West 140.22 feet; thence North 29°57'45" West 163.20 feet; thence North 58°55'04" West 207.28 feet; thence North 79°02'15" West 133.45 feet; thence North 66°25'15" West 184.42 feet; thence North 32°31'57" West 51.71 feet; thence North 08°31'43" West 119.85 feet; thence North 23°45'28" West 109.50 feet; thence North 08°00'14" West 127.94 feet; thence North 58°21'13" West 84.59 feet; thence North 49°29'05" West 180.89 feet; thence North 12°46'56" West 42.94 feet; thence North 32°15'38" West 169.57 feet; thence North 31°16'43" West 148.32 feet; thence North 16°26'44" West 86.55 feet; thence North 28°15'02" West 361.23 feet; thence North 64°31'13" West 215.52 feet; thence North 74°09'06" West 141.91 feet; thence South 75°13'27" West 56.37 feet; thence North 72°04'19" West 89.35 feet; thence North 44°49'44" West 118.45 feet; thence North 54°56'38" West 255.96 feet; thence North 47°03'48" West 181.69 feet; thence North 20°48'54" West 32.37 feet; thence North 03°27'28" East 41.46 feet; thence North 33°41'24" West 81.13 feet; thence North 06°15'38" West 59.61 feet; thence North 46°13'08" East 41.56 feet; thence North 22°29'33" West 207.83 feet; thence North 04°53'30" West 134.88 feet; thence North 09°26'26" East 487.79 feet; thence North 77°16'43" East 221.97 feet to the TRUE POINT OF BEGINNING.

Containing 43.75 acres, more or less.

Prepared under the direction of:

Philip F. Riordan, P.L.S. 5177 — Date: 2-12-03

LICENSED LAND SURVEYOR
PHILIP F RIORDAN
No. 5177
Exp. 6-30-05
STATE OF CALIFORNIA

22.46.1987 Appendix

A. **References**

1. Table 22.46.1987-A, below, identifies outdated references to Title 22 used in the Newhall Ranch Specific Plan and the following equivalent references in this Title 22.

TABLE 22.46.1987-A:REFERENCE KEY TO TITLE 22		
Specific Plan Page No.	***Code Reference in Specific Plan***	***Title 22 Code Reference***
2-9, 3-23, 3-26, 7.2-51, 7.2-52, 7.2-54, 7.2-72, 7.2-140 to 143 , 7.2-161	22.56.215	Chapters 22.100 and 22.102
2-83	Section 22.72.090 of Section 2 of Ordinance No. 98-0068 of the County Zoning Code	22.248.050
2-124	Title 22 of the Los Angeles County Code, Part 16	Chapter 22.176
3-12, Table 3.4-2, 3-24, Table 3.4-3, 6-2, 6-3, 6-10, 6-12	Chapter 22.08	Division 2
3.25 (in Table 3.4-3)	Part 10 of Chapter 22.52; Section 22.52, Part 10	Chapter 22.114
3-52	22.52.1000	Chapter 22.112
3-55	22.08.230	Division 2
5-2	22.56.1660 through 22.56.1761	Chapter 22.190
5-5	22.60.100	22.222.080
5-10	Subsection D of Section 22.52.1120	22.112.050
5-12	Title 22 Chapter 22.56 Part 1	*Refer to the May 2003 version of Title 22 for Part 1 of Chapter 22.56.*
5-13	Title 22 Chapter 22.56 Part 2	*Refer to the May 2003 version of Title 22 for Part 2 of Chapter 22.56.*
6-1	22.08.010A	Division 2
6-1	22.52.300, 22.52.310, and 22.52.320	22.140.070
6-11	Chapter 22.56	Chapter 22.220

2. Unless specified in Subsection A.1 above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. **Terms.** Table 22.46.1987-B, below, identifies terms used in the Newhall Ranch Specific Plan and the following equivalent terms in this Title 22.

TABLE 22.46.1987-B:TERMS		
Page	***Term in Specific Plan***	***Equivalent Term in Title 22***
1-9	M-1½	M-1.5
1-11	Title 22, Chapter 22.46 of the Los Angeles	Volume III (Specific Plans)

	County Planning and Zoning Code	
2-60	Los Angeles County Subdivision Planning and Zoning Code, Chapter 21.24	Chapter 21.24 in Title 21 (Subdivisions) of the County Code
2-60, 2-61, 2-143, 5-1	Los Angeles County Subdivision Code; County Subdivision Ordinance	Title 21 (Subdivisions) of the County Code
2-61	Los Angeles County Code Chapter 12.24, Part 3	Part 3 (Local Streets and Ways) of Chapter 21.24 in Title 21 (Subdivisions) of the County Code
Multiple	State Department of Fish & Game; California Department of Fish & Game	California Department of Fish and Wildlife
2-83, 7.2-8	County Building Code	Title 26 (Building Code) of the County Code
2-119, 2-126, 2-128, 2-130, 7.2-172	County Forester	Forestry Division of the Fire Department
2-120	State Fish and Game Commission	California Fish and Game Commission
2-126, 7.2-142	County Oak Tree Ordinance	Chapter 22.134 (Oak Tree Permits)
3-68, 3-71	Community Development Commission (CDC)	Community Development Commission, or successor agency,
4-18	California Exotic Pest Plant Council	California Invasive Plant Council
Chapter 5 (5-1 to	Director's Review	Discretionary Site Plan Reviews
Multiple	Los Angeles Planning & Zoning Code; Los Angeles County Planning & Zoning Code	Title 22 (Planning and Zoning Code) of the Los Angeles County Code
5-9	State Water Code	California Water Code
6-9	21.24.340, 21.24.350, and 21.28.120-150	21.24.340, 21.24.350, and 21.28.120-150 in Title 21 (Subdivisions) of the County Code
7.2-14, 7.2-45, 7.2-175	Section 17921.3 of the Health and Safety Code	Section 17921.3 of the California Health and Safety Code
7.2-131	California Integrated Waste Management Board	CalRecycle

22.46.1995 Universal Studios Specific Plan Introduction

A. The Universal Studios Specific Plan is located in Section 22.46.2000 (Establishment of Specific Plan) through Section 22.46.2220 (Severability).

B. The Universal Studios Specific Plan was adopted by the Board of Supervisors on April 30, 2013.

22.46.2000 Universal Studios Specific Plan

UNIVERSAL STUDIOS SPECIFIC PLAN
April 30, 2013

ORDINANCE NO. 2013-0010

TABLE OF CONTENTS

Section 1. Establishment of Specific Plan 3
Section 2. Purposes 4
Section 3. Authority and Scope 11
Section 4. Definitions 14
Section 5. Development Limitations 23
Section 6. Land Use and Design Regulations 43
Section 7. Land Use Equivalency 59
Section 8. Historic Resources 65
Section 9. Hotel 65
Section 10. Alcoholic Beverages Regulations 75
Section 11. Oak Tree Regulations 80
Section 12. Grading and Construction Regulations 85
Section 13. Transportation/Transportation Demand Management Regulations 86
Section 14. Parking Regulations 88
Section 15. Lighting Regulations 94
Section 16. Sound Attenuation Regulations 97
Section 17. Signage Regulations 102
Section 18. Communication Facilities 133
Section 19. Administration 135
Section 20. Substantial Conformance Review 139
Section 21. Specific Plan Boundaries, Exhibits and Tables Following LAFCO Action 143
Section 22. Interpretations 144
Section 23. Severability 144

EXHIBITS

EXHIBIT 1-A Universal Studios Specific Plan Boundaries Prior to Annexation/Detachment 5

EXHIBIT 1-B Universal Studios Specific Plan Boundaries After Annexation/Detachment 7

EXHIBIT 1-C Universal Studios Specific Plan Boundaries with Annexation/Detachment Areas 9

EXHIBIT 2-A Land Use District Map Prior to Annexation/Detachment 29

EXHIBIT 2-B Land Use District Map After Annexation/Detachment 31

EXHIBIT 2-C Universal Studios Specific Plan Greenspace Area 33

EXHIBIT 2-D Location of Parking Facilities in Design Regulations 35

EXHIBIT 2-E Universal Studios Specific Plan Southern Landscape Buffer 37

EXHIBIT 3-A Height Zone Map Prior to Annexation/Detachment 39

EXHIBIT 3-B Height Zone Map After Annexation/Detachment 41

EXHIBIT 4 Universal Studios Low Impact Development Theme Park Exemption Area 57

EXHIBIT 5 Potential Universal Studios Historic District Map 67

EXHIBIT 6 Conditions for Hotel Use 69

EXHIBIT 7-A Hotel Permitted Locations Map Prior to Annexation/Detachment 71

EXHIBIT 7-B Hotel Permitted Locations Map After Annexation/Detachment 73

EXHIBIT 8-A Locations of Existing Establishments That Sell and/or Serve Alcoholic Beverages 145

EXHIBIT 8-B Conditions for Establishments That Sell and/or Serve Alcoholic Beverages for On-Site Consumption 147

EXHIBIT 8-C Conditions for Establishments That Sell Alcoholic Beverages for Off-Site Consumption 151

EXHIBIT 9-A Sign District Map Prior to Annexation/Detachment 153

EXHIBIT 9-B Sign District Map After Annexation/Detachment 155

EXHIBIT 9-C Proposed Area Identification Sign with Electronic Message Sign in Studio and Entertainment Sign District 157

EXHIBIT 10-A Form of Affidavit of Acceptance 159

An ordinance establishing a specific plan, known as the Universal Studios Specific Plan.

THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES ORDAINS AS FOLLOWS:

Section 1. Establishment of Specific Plan

A. As of the effective date of this ordinance, the Board of Supervisors establishes the Universal Studios Specific Plan pursuant to Chapter 22.46 of Title 22 of the Los Angeles County Code (County Code), for the area generally bounded by the Los Angeles River Flood Control Channel road on the north, the adjacent NBC Universal property and existing residential properties within the City of Los Angeles to the east, the Hollywood Freeway to the south (except for the southwest corner of the area, which abuts hotel and office properties in the City of Los Angeles), and Lankershim Boulevard to the west, as shown upon Exhibit 1-A within the heavy dashed lines. The legal description of the boundaries of the Universal Studios Specific Plan is set forth in the zone change ordinance (Ordinance No. 2013-0013Z). The Specific Plan Guidelines provides guidance to the Department of Regional Planning for the implementation of this Specific Plan and is available at Department of Regional Planning in the case file.

B. After the effective date of the Universal Studios Specific Plan, portions of the Universal Studios Specific Plan area existing within the County as of the effective date of this Specific Plan may be annexed into the City and areas of the NBC Universal properties within the City may be detached from the City and made part of the Universal Studios Specific Plan area upon approval of the annexation and detachment actions by the Local Agency Formation Commission for the County of Los Angeles. If the proposed annexation and detachment actions are approved by the Local Agency Formation Commission, then the Universal Studios Specific Plan area shall encompass those areas shown within the heavy dashed lines on the Universal Studios Specific Plan Map shown on Exhibit 1-B on the effective date of the annexation and detachment actions. The legal description of the boundaries of the Universal Studios Specific Plan following the proposed annexation and detachment actions is set forth in the zone change ordinance (Ordinance No. 2013-0013Z). Those areas proposed to be detached from the City and returned to the jurisdiction of the County are shown on Exhibit 1-C. If the Local Agency Formation Commission modifies the areas of annexation and detachment shown on Exhibit 1-C, the Director is authorized to modify the exhibits and tables of this Specific Plan consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan.

Section 2. Purposes

This Specific Plan is intended to:

A. Establish eligible uses and/or activities; and to provide a mechanism for implementing the appropriate operational requirements, regulations or other requirements for these uses. The requirements contained herein provide the necessary flexibility to accommodate future development and to achieve compatibility between land uses.

B. Set forth principles, standards, and general procedures to ensure the orderly development of the Universal Studios Specific Plan area.

C. Provide a comprehensive planning tool to guide continued development of a regional center recognizing Universal Studios as a comprehensive motion picture/television production facility; entertainment, dining and retail venue; and hotel and business center, creating business and job opportunities to enhance the economic vitality of the County of Los Angeles consistent with the intent, purpose and goals of the County General Plan. This includes, but is not limited to, the continuance and expansion of such uses as: television and motion picture production, cable, satellite, broadcast and telecommunications activities; tourism and entertainment activities, retail, restaurants, hotel, theaters, offices, shopping and dining opportunities; parking facilities; and associated operational activities.

D. Provide added opportunities to expand this regional center, which is located in immediate proximity to the Universal City Metro Red Line Station and a regional freeway system.

E. Establish a set of general procedures by which the County can verify that proposed projects comply with the regulations of the Universal Studios Specific Plan.

F. Recognize the relationship between the adjacent City [Q]C2 Area, the Universal Studios Specific Plan, and other uses surrounding the Universal Studios site such as residences, other studios, and other commercial enterprises.

G. To allow Additional Permitted Floor Area within the Universal Studios Specific Plan area as set forth in Table 5-1 and Table 5-2, as applicable, and including any additional square feet of Floor Area as may be permitted pursuant to Land Use Equivalency as set forth in Section 7 of this Specific Plan.

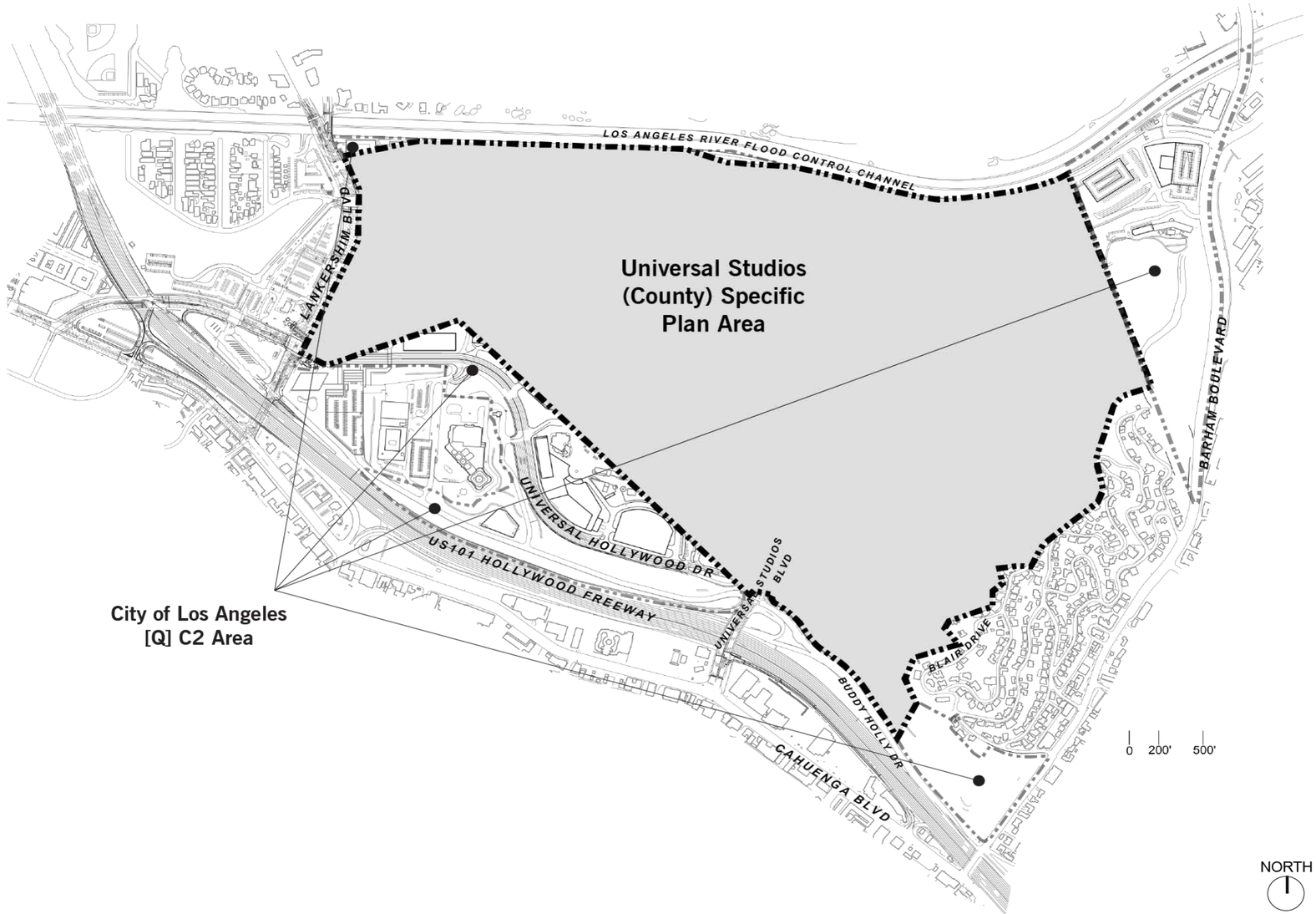


EXHIBIT 1-A – Universal Studios Specific Plan Boundaries Prior to Annexation/Detachment

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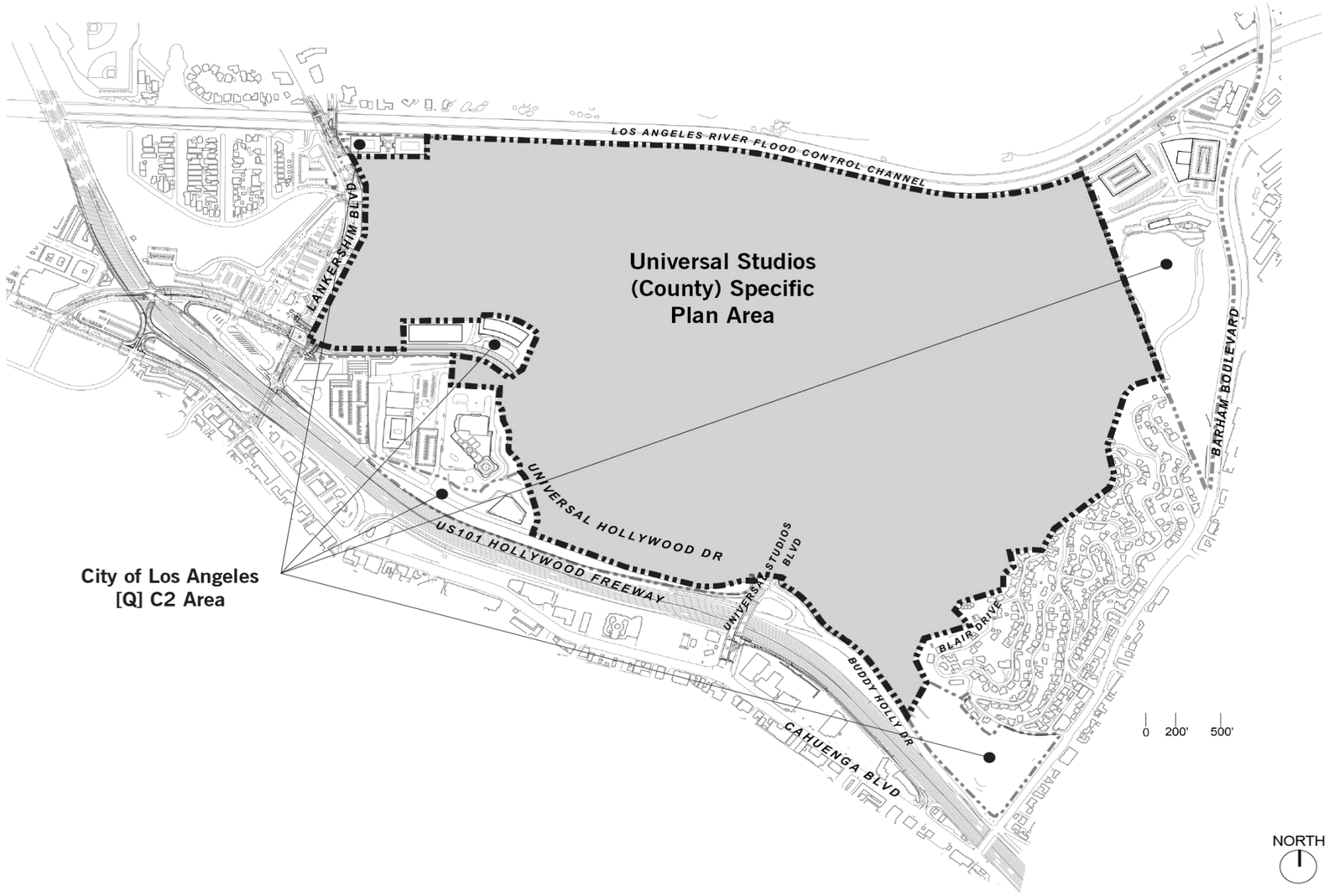

EXHIBIT 1-B – Universal Studios Specific Plan Boundaries After Annexation/Detachment

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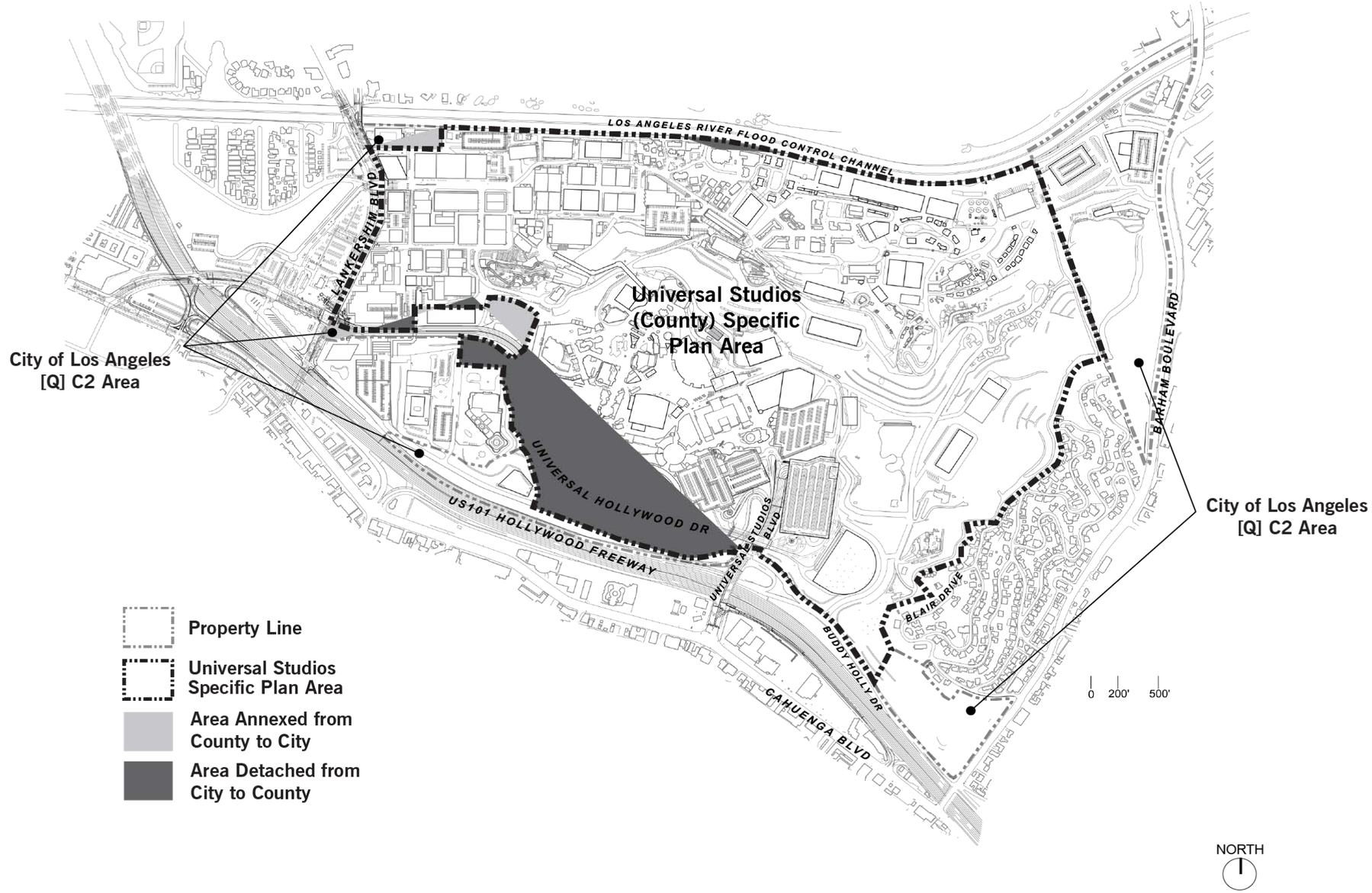

EXHIBIT 1-C – Universal Studios Specific Plan Boundaries with Annexation/Detachment Areas

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Section 3. Authority and Scope

A. Relationship to Los Angeles County General Plan.

The General Plan is a comprehensive long-range policy document that guides the growth and development of the unincorporated areas of the County. The General Plan includes state-mandated elements related to land use, circulation, housing, conservation, open space, noise, and safety. Whereas the General Plan provides a broad general policy directive for the County, a specific plan is a policy statement and implementation tool that is used to address a specified planning area. As stated in the General Plan Introduction: "the General Plan neither guarantees the achievement of a particular goal nor strict adherence to any single policy statement." Pursuant to California Government Code Section 65454, a specific plan must be consistent with the General Plan by furthering its overall objectives and policies while not obstructing their attainment, but also need not adhere to every goal and policy.

The Universal Studios Specific Plan area was classified prior to the effective date of this Specific Plan in the Industrial and Commercial categories on the General Plan Land Use Policy Map, which allow a wide variety of uses including motion picture studio, office, restaurants, retail, and entertainment park. As of the effective date of this Specific Plan, the Universal Studios Specific Plan area shall be classified as SP (Specific Plan) on the General Plan Land Use Policy Map. This Specific Plan is generally consistent with the applicable goals and policies in the land use; circulation; conservation and open space; noise; safety; and economic development elements of the General Plan as more fully detailed in Appendix B of the Specific Plan Guidelines.

B. Relationship to County Code.

1. The regulations of this Specific Plan are in addition to those set forth in Title 22 of the County Code (Zoning Code), and do not convey any rights not otherwise granted under the provisions and procedures contained in the Zoning Code, except as specifically provided for herein.

2. Whenever this Specific Plan contains provisions that establish regulations (including but not limited to, standards such as Heights, uses, parking requirements, noise, lighting, grading, signage, the sale and service of alcoholic beverages, removal and/or encroachment into the Protected Zone of oak trees), which are different from, more restrictive or more permissive than would otherwise be allowed pursuant to the provisions contained in the Zoning Code, this Specific Plan shall prevail and supersede the applicable provision of the Zoning Code. For matters on which this Specific Plan is silent, applicable provisions of the Zoning Code shall control. Whenever this Specific Plan states it supersedes and replaces specific provisions of the Zoning Code, the specified provision(s) of the Zoning Code shall not apply. Whenever this Specific Plan states that it modifies the applicability of specific provisions of the Zoning Code,

the specified provision(s) of the Zoning Code shall only apply as modified by this Specific Plan.

3. Sign Regulations. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.52, Part 10 of the Zoning Code that address types of signs permitted, sign Heights, maximum sign area permitted, sign face, illumination, and location of signs.

4. Oak Tree Regulations. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 16 of the Zoning Code that address removal, replacement, and encroachment into the Protected Zone of oak trees.

5. Alcoholic Beverages Regulations. This Specific Plan shall modify the applicability of the regulations in Section 22.56.195 of the Zoning Code that address the sale and service of alcoholic beverages for on-site and off-site consumption, and Sections 22.56.1500, 22.56.1540, and 22.56.1550 of the Zoning Code that address the amortization schedule for establishments that existed prior to adoption of Ordinance 92-0097.

6. Live Entertainment/Public Dancing/Night Clubs. This Specific Plan shall supersede and replace the regulations in Sections 22.52.1110 and 22.56.1754 of the Zoning Code.

7. Wireless/Communications Facilities. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.52, Part 13 of the Zoning Code that address wireless or other communications facilities, except with regard to free-standing third-party outdoor wireless Communication Facilities.

8. Parking Requirements. This Specific Plan shall modify the applicability of the regulations in Division 1, Chapter 22.52, Part 11 and shall supersede and replace Division 1, Chapter 22.56, Part 7 of the Zoning Code.

9. Lighting Requirements. This Specific Plan shall supersede and replace any regulations in Division 1, Chapter 22.52, Part 10 of the Zoning Code that address lighting source intensity and design requirements.

10. Grading/Off-site Export/Import. This Specific Plan shall supersede and replace the regulations in Sections 22.56.210, 22.56.230, 22.56.1752, and 22.56.1753 of the Zoning Code that address grading, stockpiling, off-site import or export of grading materials, and other grading-related requirements.

11. Yard Requirements. This Specific Plan shall supersede and replace the regulations in Sections 22.48.050 through 22.48.110 of the Zoning Code that address front, side and rear yard requirements.

12. Projections Between Buildings. This Specific Plan shall supersede and replace Section 22.48.130.A.3 of the Zoning Code, that addresses projections between buildings.

13. Green Building Development Standards. This Specific Plan shall modify the applicability of the Green Building Development Standards contained in Division 1, Chapter 22.52, Part 20 of the Zoning Code.

14. Drought Tolerant Landscaping Requirements. This Specific Plan shall modify the applicability of the Drought Tolerant Landscaping Requirements contained in Division 1, Chapter 22.52, Part 21 of the Zoning Code.

15. Low Impact Development Standards. This Specific Plan shall modify the applicability of the Low Impact Development Standards contained in Division 1, Chapter 22.52, Part 22 of the Zoning Code.

16. Director's Review, Hearings and Appeals for Alcohol Sales and Service. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 12, Sections 22.56.1660 through 22.56.1754 and Division 1, Chapter 22.60, Parts 4 and 5 of the Zoning Code for new Alcohol Use Establishments allowed pursuant to Subsections 10.A, 10.B and 10.C of this Specific Plan. Any additional establishments requesting to sell or serve alcoholic beverages beyond those permitted by Subsections 10.A – 10.C of this Specific Plan, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, Sections 22.56 and 22.60 of the Zoning Code, except as modified by Subsection 10.D of this Specific Plan.

17. Director's Review for Temporary Uses. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 14, Sections 22.56.1830 through 22.56.1925 of the Zoning Code for Temporary Uses.

C. Relationship to CEQA.

Pursuant to the California Environmental Quality Act (CEQA), the NBC Universal Evolution Plan Environmental Impact Report (EIR) was prepared for the NBC Universal Evolution Plan, which includes the implementation of the Universal Studios Specific Plan. EIR SCH No. 2007071036 identifies potential effects on the environment of the NBC Universal Evolution Plan and sets forth mitigation measures to lessen those impacts.

D. Relationship to Existing Uses.

1. The Universal Studios Specific Plan creates a regulatory framework for long-term development of the Universal Studios Specific Plan area. This Specific Plan also recognizes that existing uses within the Universal Studios Specific Plan area will continue as the development permitted by

this Specific Plan is implemented. Existing uses include, but are not limited to: Studio Use including Production Activities; Studio Office; Office; Entertainment Use including the Theme Park and Universal Studio Tour; Entertainment Retail Use including all forms of retail and restaurant uses in CityWalk; and Amphitheater.

2. Replacement of Existing Permits. This Specific Plan shall supersede and replace the following County conditional use permits for grading, alcohol sales and service, and Communication Facilities: Case numbers 90074-(3), 95-047-(3), 99-158-(3), 99-159-(3), 99-160-(3), 99-161-(3), 99-162-(3), 99-163-(3), 99-164-(3), and 92252-(3). Upon the approval of the proposed annexation and detachment actions set forth in Subsection 1.B of this Specific Plan by which the establishments with alcohol sales and service permitted pursuant to City of Los Angeles case numbers ZA 93-0292 (ZV) and ZA 2001-3714(PAB) are located within the Specific Plan area, this Specific Plan shall also supersede and replace City of Los Angeles case numbers ZA 93-0292 (ZV) and ZA 2001-3714(PAB).

Section 4. Definitions

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined below or in Sections 11 and 17 of this Specific Plan shall be construed as defined in the County Code. The definitions set forth in this Specific Plan are intended to encompass future technologies and materials which may be utilized in the construction, implementation, or uses permitted herein.

Adult Business Establishment. Adult Business Establishment shall include Adult Business, Adult Cabaret, and Adult Hotel and Motel, as those terms are defined in Section 22.62.015 of the Zoning Code.

Alcohol Use Approval. A ministerial process to determine compliance of new establishments seeking approval after the effective date of this Specific Plan of the right to sell and/or serve alcoholic beverages with all applicable provisions of this Specific Plan, pursuant to Section 10 of this Specific Plan.

Amphitheater. A Land Use Category that allows a venue used for public assembly and/or entertainment including, but not limited to, theatrical performances, concerts, lectures, circuses, sporting events, or other similar events.

Ancillary Support Facility. Ancillary facilities to Studio Uses designed to provide consumer services within the Universal Studios Specific Plan area. Ancillary Support Facilities include, but are not limited to, those facilities used for food services, banking services, hair salons, physical fitness, commuter transportation, security, and the sale of sundries, studio merchandise and memorabilia, if theses uses are designed and operated to be primarily available for on-site employees, guests, and visitors, but are not generally available to the general public.

Applicant. Any person or entity submitting an application for a Substantial Conformance Review, an Alcohol Use Approval, Sign Conformance Review, Internal Sign Review, an administrative clarification, a Specific Plan exception, a Specific Plan interpretation, or similar action related to this Specific Plan.

Back-of-House. The area of an Entertainment Attraction, Universal Studio Tour or other feature of the Theme Park not normally accessible to visitors which contains maintenance and repair facilities, warehouses, storage areas, animal storage facilities, ancillary offices, delivery areas, employee dressing rooms and rest areas, mechanical/electrical equipment, ride track areas within Entertainment Attractions, and other support facilities. Back-of-House areas may be enclosed or unenclosed.

Candela. A measure of light energy from a source at a specific standard angle and distance. A measure of the light energy designed to evaluate the output of light from a lamp or light fixture in terms of both the intensity of light and the direction of travel of the light energy away from the source.

City. The City of Los Angeles, California.

City [Q]C2 Area. The applicable areas of the NBC Universal Evolution Plan project site within the boundaries of the City adjacent to the Universal Studios Specific Plan area, as shown on Exhibit 1-A as of the effective date of this Specific Plan and as shown on Exhibit 1-B on the effective date of the annexation and detachment actions discussed in Subsection 1.B of this Specific Plan should those actions be approved. The Director may modify Exhibit 1-B consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan.

CityWalk. An entertainment venue and entertainment retail venue area that provides retail, restaurant, entertainment and theater uses, including, but not limited to, the cinemas in CityWalk. Within CityWalk, there are also several administrative and employee support offices, along with some Office and Studio Use. The boundaries of CityWalk within the Universal Studios Specific Plan area as of the effective date of this Specific Plan are shown on Exhibit 2-A and are shown on Exhibit 2-B as of the effective date of the annexation and detachment actions discussed in Subsection 1.B of this Specific Plan should those actions be approved. The Director may modify Exhibit 2-B pursuant to Section 21 of this Specific Plan to be consistent with the detachment and annexation actions.

Communication Facilities. Any Non-Occupiable Structure or equipment used for the purpose of sending or receiving data and information communications or housing equipment to support the sending or receiving of communications, and other future technological advances in such communications. Communication Facilities may include, but are not limited to, satellite and microwave dishes, antennae dishes and/or satellite farms, wireless telecommunication facilities such as cellular, WiFi, television and two-way radio transmitters and broadcast communications facilities, communications and data facilities, control and telemetry signals, cable or fiber optic systems, or future technological advances in Communication Facilities. Communication Facilities shall

also include necessary support infrastructure, such as electrical, electronic or electromagnetic vaults, cabling, equipment racks, servers, generators, transformers, downlink systems, uninterrupted power supply (UPS) systems, and other related broadcast and communication support equipment and systems.

Conceptual Site Plan. The exhibit depicting, for informational purposes only, existing development and the conceptual plan for proposed development within the Universal Studios Specific Plan area pursuant to this Specific Plan. An initial Conceptual Site Plan is contained in the Plan Description, Chapter 2, of the Specific Plan Guidelines.

Contributing Building. A building listed as a contributing resource in the Historic Preservation Plan.

County. County of Los Angeles, California.

Department of Public Works. The Department of Public Works of the County of Los Angeles.

Department of Regional Planning. The Department of Regional Planning of the County of Los Angeles.

Director. The Director of the Department of Regional Planning or his or her designee.

Entertainment Attraction. A building, structure, improvement, device, mechanism or other facility or use, or combination thereof, operated primarily for entertainment purposes as part of the Theme Park, Universal Studio Tour, CityWalk, or related activities, which may include controlled access or controlled capacities. Entertainment Attractions may include, but are not limited to: amusement rides, shows (live, computerized, animated, automated, electronic, video, motion picture, and new technologies), animal shows, outdoor displays, aquarium, parades, tours, exhibitions, assembly areas, pavilions, interactive and active play areas, or other similar activities and facilities, all of which may be outdoors or indoors, or combination thereof.

Entertainment Retail Use. A Land Use Category that includes all forms of retail and restaurant uses in CityWalk, and support facilities, as permitted by this Specific Plan.

Entertainment Use. A Land Use Category that includes all forms of entertainment and recreation uses generally open to the public, as permitted by this Specific Plan. The uses include, but are not limited to, the Universal Studio Tour, events, and uses in the Theme Park, including restaurant and retail uses, Entertainment Attractions, and support facilities.

Existing Off-Site Residential Uses. Residential uses located outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. Hotel uses are not included as Existing Off-Site Residential Uses.

Existing Site Plan. The site plan for the existing NBC Universal property showing existing buildings within the current and proposed County portions of the property as it exists on the effective date of this Specific Plan.

Finished Grade. The lowest point of elevation of the finished surface of the ground, paving or sidewalk, excluding a driveway(s) or secondary access stairwell(s), within the area between a structure and the property line or a line 5 feet from the structure, when the property line is farther than 5 feet from the structure.

Floor Area. The total of the area in square feet of the floor surfaces confined within the exterior walls of a building. Floor Area does not include exterior patios, decks, balconies, rooftop areas, or other specifically defined exterior space which is designed for use by patrons, tenants or visitors within the Universal Studios Specific Plan area. Floor Area does not include exterior walls, space devoted to stairways and stairwells, basement storage, elevator shafts, mechanical or electrical equipment areas, vertical utility shafts, light courts, parking structures including associated driveways, ramps, loading areas and areas incidental thereto, rooms housing mechanical equipment and machinery incidental to the operation of buildings, temporary trailers used for Production Activities or construction activities, Temporary Uses, seasonal uses, helicopter landing areas, Sets / Facades, Thematic Elements, ride track areas within Entertainment Attractions, queue lines, covered or uncovered general public pedestrian circulation areas, plazas, and similar areas which are intended for public circulation.

Floor Area, Additional Permitted. The net new Floor Area that may be constructed pursuant to this Specific Plan as of the effective date of this Specific Plan as shown in Table 5-1, and the net new Floor Area that may be constructed as shown in Table 5-2 as of the effective date of the annexation and detachment actions discussed in Subsection 1.B of this Specific Plan should those actions be approved, and any net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section 7 of this Specific Plan, (including repair, replacement, or modification of existing uses which increase Floor Area). The Additional Permitted Floor Area is calculated based on gross new Floor Area minus the demolition of Floor Area of any existing land uses within the Specific Plan area.

Floor Area, Baseline. The existing Floor Area as of the effective date of this Specific Plan as shown in Table 5-1, and the existing Floor Area as shown in Table 5-2 as of the effective date of the annexation and detachment actions discussed in Subsection 1.B of this Specific Plan should those actions be approved, located within the existing buildings shown on the Existing Site Plan.

Floor Area, Total Permitted. The total square feet of existing Baseline Floor Area and the Additional Permitted Floor Area, and any additional square feet of net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section 7 of this Specific Plan. The Total Permitted Floor Area includes the repair, replacement, or modification of existing uses within the Specific Plan area.

Footcandle. A unit of light energy incident on a square foot of surface one foot away from a standard candle.

Graphic Treatment. Graphic Treatment is defined in Section 17 of this Specific Plan, Signage Regulations, of this Specific Plan.

Height. The vertical distance, in terms of feet above Mean Sea Level (MSL), measured to the highest point of the building, structure, roof structure or parapet wall, whichever is highest. For purposes of measuring Height, roof structures shall include rooftop equipment and architectural elements or Thematic Elements. Notwithstanding, the Height of Free-standing Signs, Communication Facilities and maintenance storage buildings shall be measured from Finished Grade, as set forth in this Specific Plan, unless specified otherwise.

Height Exception. A specified Height, measured in terms of feet above MSL, in which buildings within the 890' Height Zone may exceed the maximum Height of the Height Zone up to the maximum stated Height for the Height Exception as set forth in Section 6 of this Specific Plan and as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B pursuant to Section 21 of this Specific Plan to be consistent with the annexation and detachment actions.

Height Zone. A specific limitation on building and structure Heights within the Universal Studios Specific Plan area defined in terms of maximum feet above Mean Sea Level (MSL) as identified on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B pursuant to Section 21 of this Specific Plan to be consistent with the annexation and detachment actions.

Highly Reflective Building Materials. Exterior building materials, such as polished metal or mirrored glass (glazing with a ratio of 0.20 or higher of visible light reflectance from its exterior surface), that have the potential to cause glare impacts to offsite uses or public rights of way. Visible light reflectance is the ratio of visible light that is reflected from the surface to the sum of that which is transmitted, reflected and absorbed.

Historic Preservation Expert. A person, retained by the Universal Studios Specific Plan area property owner, who has a graduate degree in architectural history or architecture, and at least three (3) years of experience working as a historic preservation professional.

Historic Preservation Plan. The Universal Studios Historic District Historic Preservation Plan, dated March 2010, prepared by Historic Resources Group, LLC and included as Appendix D of the Specific Plan Guidelines.

Hotel. A Land Use Category for hotel related uses, including, but not limited to facilities such as guest rooms and suites; meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatment facilities; salons; entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities as part of the hotel complex and operations.

Internal Sign Review. See Signage Regulations, Section 17 of this Specific Plan, for Sign and Sign-related definitions.

Land Use Category. Those seven (7) general categories of land uses within the Universal Studios Specific Plan area, and as set forth in Tables 5-1 and 5-2 in Section 5 of this Specific Plan. The seven (7) categories are: Studio Use, Studio Office, Office, Hotel, Entertainment Use, Entertainment Retail Use, and Amphitheater.

Land Use Equivalency. The ability to exchange a certain amount of square feet of Floor Area of one type of Land Use Category (e.g., Studio Use) to a certain amount of square feet of Floor Area for a different Land Use Category (e.g., Office Use), based on an equivalency factor established in Section 7 of this Specific Plan. The procedures for Land Use Equivalency referenced in this Specific Plan are set forth in Section 7 of this Specific Plan.

Light Source. Device that emits light energy from an electric or alternative power source, i.e. the bulb or lamp. The term Light Source does not include lighting associated with Signs, or with the interiors of buildings and structures.

Mean Sea Level (MSL). Sea level at its mean position midway between mean high and mean low tide. MSL is used in this Specific Plan as the standard for the measurement of Heights of buildings or structures. For purposes of this Specific Plan, the MSL shall be based upon bench mark 08—00180 described as "LACFCD DISC *STMP 12-30 1952* IN WALK 5.3 FT E/O CURB CAHUENGA BLVD 11.7 FT S OF N END BRIDGE OVER LA RIVER"

Nightclub. Any bar, cocktail lounge or restaurant, other than a cabaret, wherein live entertainment is provided, excluding Hotel meeting rooms and ballrooms. Any related alcoholic beverage sales shall be subject to Section 10 of this Specific Plan.

Non-Occupiable Structure. Any structure not permitted to be occupied by a person.

Oak Tree. Those trees noted on the Master Oak Tree Map, dated February 2013, and included as Appendix E of the Specific Plan Guidelines as that appendix may be modified pursuant to Subsection 11.D.2 of this Specific Plan.

Office. A Land Use Category that includes all office uses other than Studio Office.

Off-Site Transport Grading Project. The movement of over 10,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite, or other minerals related to Projects within the boundaries of the Universal Studios Specific Plan area and which graded materials are imported into or exported out of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

On-Site Grading Project. Grading activities (excavation or fill) within the boundaries of the Universal Studios Specific Plan area involving movement of over 100,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite, or other minerals related to Projects.

Outdoor Special Light Effects. On-site lighting effects intended primarily for entertainment of visitors, which may include, but are not limited to, sky beacons, floodlights of Thematic Elements and structures, search lights, laser lights, laser light shows, lighting included in parades, pyrotechnic special effects, xenon lights, or future technological advances in special light effects.

Production Activities. A Studio Use that includes indoor and/or outdoor activities in conjunction with the creation, development, production (on sound stages, Sets / Facades, studios, stages, television facilities and other indoor and outdoor locations), acquisition, reproduction, recording, processing, editing, synchronizing, duplication, transmission, reception, viewing, and other use of visual, digital, print and/or aural and audio works, products, services, rights and communications. Production Activities shall include, but shall not be limited to, the use of any and all vehicles, equipment, machinery (temporary or permanent), materials (including pyrotechnic and other special effects materials), animals, or activities for such purposes. Examples of such activities include, but are not limited to, motion pictures, internet, television and radio programming, video recordings, audio recordings, digital recordings, digital media, computerization, publications, and any derivation or evolution of the foregoing as determined by the Director.

Production Facilities. Facilities used in conjunction with Studio Uses that include buildings, structures, Non-Occupiable Structures, Sets / Facades, equipment, man-made water features, and facilities that are related to Production Activities. Production Facilities may include, but are not limited to, sound stages (including live audience stages), studios, outdoor generators, workshops, garages, storage, mills, tents, trailers, trailer servicing facilities and trailer sanitation stations, paint shops, and paint booths.

Project. The construction, erection, addition to, or structural alteration of, any building or structure, a use of building or land, or change of use of building or land, on a lot located in whole or in part within the Universal Studios Specific Plan area, which requires the issuance of a grading permit, foundation permit, building permit, or land use permit, and which results in a net increase of Floor Area or a change in Land Use Category. For purposes of this Specific Plan, Sets / Facades (temporary or permanent), Production Activities (including outdoor production), Signs, and Temporary Uses are not a Project.

Public Services Facility. A facility occupied by a public agency providing sheriff, fire or other public services including any associated residential quarters for public agency personnel assigned to the facility.

Sets / Façades. Temporary or permanent structures not intended for permanent occupancy that are constructed and primarily used for motion picture, film, television, or digital production and any derivation or evolution of the foregoing technologies utilized in conjunction with Production Activities.

Signs. See Signage Regulations, Section 17 of this Specific Plan, for Sign and Sign-related definitions.

Sign Conformance Review. A ministerial process to determine compliance of a proposed Sign with all applicable provisions of Section 17 of this Specific Plan, as issued by the Director pursuant to Subsection 17.D.1 of this Specific Plan.

Specific Plan Land Use District Map. That map accompanying this Specific Plan which illustrates and categorizes the land use districts of development. The Specific Plan Land Use District Map is Exhibit 2-A as of the effective date of this Specific Plan and shall be as shown on Exhibit 2-B on the effective date of the detachment and annexation actions should those actions be approved, as may be modified by the Director pursuant to Section 21 of this Specific Plan.

Studio Office. A Land Use Category for work associated with Studio Uses in which the occupants conduct their primary work activity at a desk, or technical or non-technical work station, either within a private office or in an open area. Studio Office includes related support functions and facilities including, but not limited to, conference rooms, reception and waiting rooms, file rooms, copying rooms, coffee rooms, child care, restrooms, and ancillary uses such as food service, physical fitness, sale of sundries, and which are not otherwise designated for Production Activities, Production Facilities, Studio Support Facilities, or Ancillary Support Facilities.

Studio Support Facilities. Studio Use facilities primarily used for storage, utilities, central heating and cooling, manufacturing, equipment maintenance and repair, and other similar uses.

Studio Use. A Land Use Category primarily used for the acquisition, creation, development, production (on sound stages, Sets / Façades, television facilities and other facilities and locations), reproduction, recording, transmission, reception, publicizing, merchandising, marketing, promotion, licensing, sales, leasing, financing, accounting, legal, distribution and other exploitation of visual, print and/or aural works, products, services, rights, communications, and similar Production Activities. Examples of such works include, but are not limited to, motion pictures, television, digital and radio programming, video recordings, audio recordings, digital recordings, internet applications, video gaming, publications and any evolution of the foregoing, as well as the management and administration thereof. Studio Use facilities include Production Facilities, Studio Support Facilities, Ancillary Support Facilities, and related parking.

Substantial Conformance Review. A ministerial process conducted by the Director to determine conformance of a Project with all applicable provisions of this Specific Plan and any other applicable provisions of the County Code, as issued by the Director pursuant to Section 20 of this Specific Plan.

Temporary Use. A temporary operation of any use that is not expressly permitted or expressly prohibited by this Specific Plan subject to the provisions of Subsection 6.C.3 of this Specific Plan.

Thematic Element. A three-dimensional object or non-occupiable structure or portion thereof, freestanding or attached to any building or structure. Thematic Elements may include, but are not limited to, spheres, gateways, towers, sculptures, spires, special effect elements, and architectural features. Thematic Elements may be an appurtenance to a building or structure or function as screening. A Thematic Element may be static or kinetic, may create sound subject to Section 16 of this Specific Plan, and may be internally or externally illuminated. A Thematic Element is not a Sign.

Theme Park. The area that has controlled access and comprises Universal Studios Hollywood and associated uses, including Entertainment Attractions, related retail, restaurants, food service facilities, and related Back-of-House and accessory uses. The Theme Park includes portions of the Universal Studio Tour and also accessory facilities such as plazas, streets, walkways, promenades, water features, parks, and other landscaped open space areas.

Transportation Demand Management (TDM). A program promoting ridesharing, transit, bicycles, or other measures to reduce the number of vehicles accessing a property.

Transportation Facilities. People mover systems including, but not limited to, multi-passenger diesel, gas or electric vehicles (trams, shuttles, gondolas, etc.), a rail-guided system, escalators and/or moving sidewalk systems, all of which may be at, below, or above the surface of the ground. Transportation Facilities also include bus/shuttle stops and accessory shelters, and facilities.

Transportation Information Center (TIC). A centrally-located information center where employees, patrons, visitors, and guests may obtain information regarding shuttles, transit, metro, ridesharing programs, and real-time information for planning travel without using an automobile. The TIC may be located within the Specific Plan area or within the City [Q]C2 Area.

Transportation Management Association (TMA). An organization comprised of the Universal Studios Specific Plan area property owner(s) and tenants whose function is to promote and implement the Transportation Demand Management program. The goal of the TMA is to promote awareness of the available TDM strategies for the employees, patrons, visitors, and guests of the Universal Studios Specific Plan area. Specific components of the TMA may include: rideshare matching; transit passes; administrative support for formation of vanpools and/or carpools; bike and walk to work

promotions; emergency rides home; preferential load/unload for high occupancy vehicles; and operation of a Transportation Information Center.

Universal Studios Historic District. The portion of the Universal Studios Specific Plan area identified on Exhibit 5 that is subject to the Historic Preservation Plan.

Universal Studio Tour. A vehicular tour of Universal Studios for visitors to see and experience Universal Studios Hollywood and associated Entertainment Attractions.

Universal Studio Tour Capacity. The maximum amount of Universal Studio Tour patrons that can be accommodated on the Universal Studio Tour. Universal Studio Tour Capacity consists of 23 tram vehicles, with a maximum of 160 seats per tram vehicle, per hour, or the equivalent.

Section 5. Development Limitations

A. Prohibitions.

1. Except as provided herein, no grading permit, foundation permit, building permit, land use permit, or permit for a change of use shall be issued for any Project in whole or in part within the Universal Studios Specific Plan area until the Director has issued a Substantial Conformance Review approval, Alcohol Use Approval, or Sign Conformance Review approval, whichever is applicable, pursuant to this Specific Plan.

2. No Substantial Conformance Review application shall be approved for a Project that would result in Additional Permitted Floor Area and Total Permitted Floor Area that exceeds the Additional Permitted Floor Area and Total Permitted Floor Area for a Land Use Category as set forth in Table 5-1 or Table 5-2, as applicable, except as may be adjusted pursuant to the Land Use Equivalency provisions of Section 7 of this Specific Plan.

3. No Substantial Conformance Review, Alcohol Use Approval, Sign Conformance Review, or any other application listed in Subsection 20.D of this Specific Plan shall be approved unless the Project complies with all applicable provisions of this Specific Plan and with the applicable planning provisions of the Zoning Code.

B. Additional Permitted Floor Area and Total Permitted Floor Area.

1. Prior to the effective date of the proposed annexation and detachment actions, the Additional Permitted Floor Area and Total Permitted Floor Area within the Universal Studios Specific Plan area shall not exceed the Additional Permitted Floor Area and Total Permitted Floor Area by Land Use Category in Table 5-1, and as of the effective date of the annexation and detachment actions, should those actions be approved, the Additional Permitted Floor Area and Total Permitted Floor Area shall not exceed the Additional Permitted Floor Area and Total Permitted Floor

Area by Land Use Category in Table 5-2, except in each case for Additional Permitted Floor Area and Total Permitted Floor Area allowed pursuant to the Land Use Equivalency Transfer provisions of Section 7 of this Specific Plan. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide an Existing Site Plan and revised Tables 5-1 and 5-2 reflecting the existing Baseline Floor Area by Land Use Category as of the effective date of the Specific Plan consistent with the Existing Site Plan. The Director may modify Tables 5-1 and 5-2 reflecting the existing Baseline Floor Area existing as of the effective date of the Specific Plan consistent with the Existing Site Plan without an amendment to this Specific Plan. The Director may modify Table 5-2 consistent with the Local Formation Commission's action pursuant to Section 21 of this Specific Plan. The repair, replacement, or modification of existing facilities within the Additional Permitted Floor Area and Total Permitted Floor Area is allowed.

C. Exemptions. The following uses and activities shall be permitted, shall not be subject to Substantial Conformance Review under this Specific Plan, and are not otherwise subject to the Zoning Code, except that in each case such activities shall comply with the Oak Tree regulations contained in Section 11 of this Specific Plan to the extent applicable:

1. Sets / Façades;

2. Grading activities involving:

   a. the movement of less than or equal to 100,000 cubic yards of earth material related to Projects within the boundaries of the Universal Studios Specific Plan area (i.e. not an On-Site Grading Project), and

   b. the movement of less than or equal to 10,000 cubic yards of graded materials related to Projects within the boundaries of the Universal Studios Specific Plan area and which graded materials are imported into or exported out of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area (i.e. not an Off-Site Transport Grading Project);

3. Production Activities; and

4. Repair or modification of buildings or structures that does not increase the Floor Area of the building or structure by more than 10 percent or 1,000 square feet, whichever is less. The total additional Floor Area in square feet of said uses above the conditions prior to modification shall be counted as Additional Permitted Floor Area.

D. Prohibited Uses and Facilities. The following uses and facilities shall be expressly prohibited within the Universal Studios Specific Plan area:

Adult Business Establishments
Gun shops
Gambling establishments
Medical Marijuana Dispensaries
Tattoo Parlors
Any other uses and facilities not listed in Subsection 6.C of this Specific Plan as permitted uses and facilities or that are determined by the Director not to be similar to permitted uses and facilities under this Specific Plan.

E. Existing Uses and Facilities.

1. Any buildings or structures, or any portion thereof, or use of land lawfully existing upon the effective date of this Specific Plan may, without limitation, be continued, maintained, remodeled, renovated, or replaced for any reason, whether conforming or nonconforming with the provisions of the Zoning Code prior to the effective date of this Specific Plan.

2. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of equal Floor Area of the same Land Use Category, subject to Substantial Conformance Review as may be required pursuant to Section 5.A and 5.C above.

3. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of a different Land Use Category, subject to Substantial Conformance Review as may be required pursuant to Subsection 5.A and 5.C above, provided that such building or structure complies with the Land Use Equivalency transfer procedures in Section 7 of this Specific Plan if the new building or structure would result in exceeding the Total Permitted Floor Area stated in Table 5-1 or 5-2, as applicable.

F. Large Scale Entertainment Attractions. Any new large scale Entertainment Attraction shall be limited to construction within the Entertainment District and Studio District as those districts are shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan). New Entertainment Attractions in the Back Lot District shall be limited to Entertainment Attractions associated with the Tram Tour.

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TABLE 5-1

TOTAL PERMITTED FLOOR AREA BY LAND USE CATEGORY[a]
PRIOR TO ANNEXATION AND DETACHMENT

LAND USE CATEGORY	EXISTING BASELINE (Sq.Ft.)	DEMOLITION (Sq.Ft.)[b]	GROSS NEW DEVELOPMENT (Sq.Ft.)	ADDITIONAL PERMITTED[d] (Sq.Ft.)	TOTAL PERMITTED (Sq.Ft.)
Studio Use	1,228,010	185,051	443,000	257,949	1,485,959
Studio Office	769,905	97,680	415,000	317,320	1,087,225
Office	463,242	54,594	550,000	495,406	958,648
Entertainment Use	775,052	107,105	445,000	337,895	1,112,947
Entertainment Retail Use	480,021	30,784	20,000	-10,784	469,237
Amphitheater	108,100	108,100	60,000	-48,100	60,000
Hotel[c]	0	0	450,000	450,000	450,000
TOTAL	**3,824,330**	**583,314**	**2,383,000**	**1,799,686**	**5,624,016**

TABLE 5-2

TOTAL PERMITTED FLOOR AREA BY LAND USE CATEGORY[a]
AFTER ANNEXATION AND DETACHMENT

LAND USE CATEGORY	EXISTING BASELINE (Sq.Ft.)	DEMOLITION (Sq.Ft.)[b]	GROSS NEW DEVELOPMENT (Sq.Ft.)	ADDITIONAL PERMITTED[d] (Sq.Ft.)	TOTAL PERMITTED (Sq.Ft.)
Studio Use	1,228,100	185,051	443,000	257,949	1,486,049
Studio Office	671,564	80,226	415,000	334,774	1,006,338
Office	463,430	54,594	550,000	495,406	958,836
Entertainment Use	775,132	107,105	445,000	337,895	1,113,027
Entertainment Retail Use	632,244	6,884	70,000	63,116	695,360
Amphitheater	110,600	110,600	60,000	-50,600	60,000
Hotel[c]	0	0	450,000	450,000	450,000
TOTAL	**3,881,070**	**544,460**	**2,433,000**	**1,888,540**	**5,769,610**

a. The Additional Permitted Floor Area and Total Permitted Floor Area in square feet by Land Use Category may be adjusted pursuant to the Land Use Equivalency provisions of Section 7 of this Specific Plan.

b. See Subsection 5.E of this Specific Plan regarding demolition of existing buildings and structures.

c. Includes up to a maximum of 500 guestrooms/suites.

d. Note: Net Additional Permitted Floor Area is consistent with the net Additional Permitted Floor Area within the County reflected in the analysis of Alternative 10 in the Final Environmental Impact Report for the NBC Universal Evolution Plan (EIR SCH No. 2007071036) less 125,000 square feet of Studio Office Floor Area, less 17,454 square feet of Studio Office demolition and 23,900 square feet of Entertainment Retail demolition that is included in the City portion of the project site rather than within the County portion of the project site with the proposed annexation and detachment actions discussed in Subsection 1.B of this Specific Plan.

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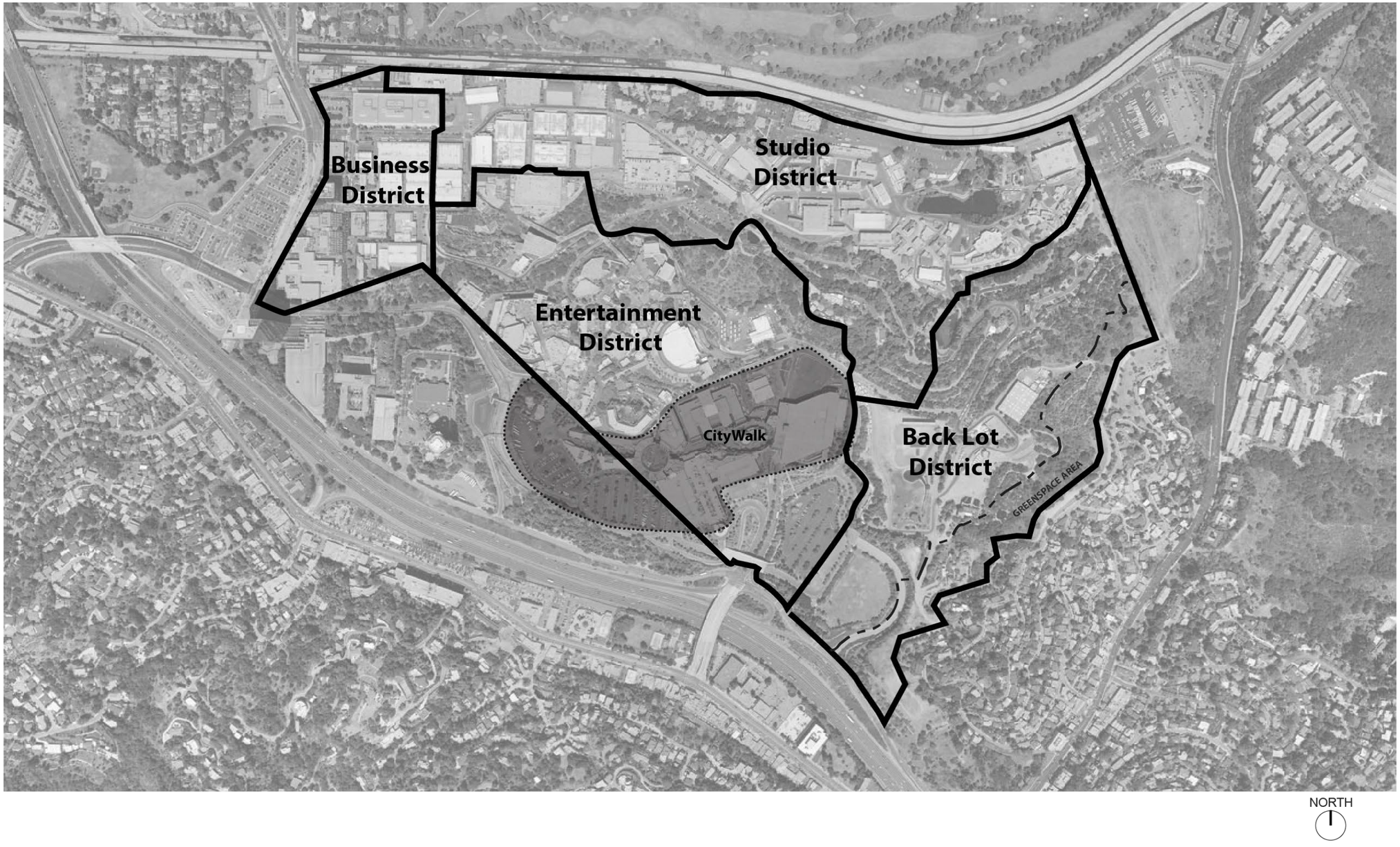

EXHIBIT 2-A – Land Use District Map Prior to Annexation/Detachment

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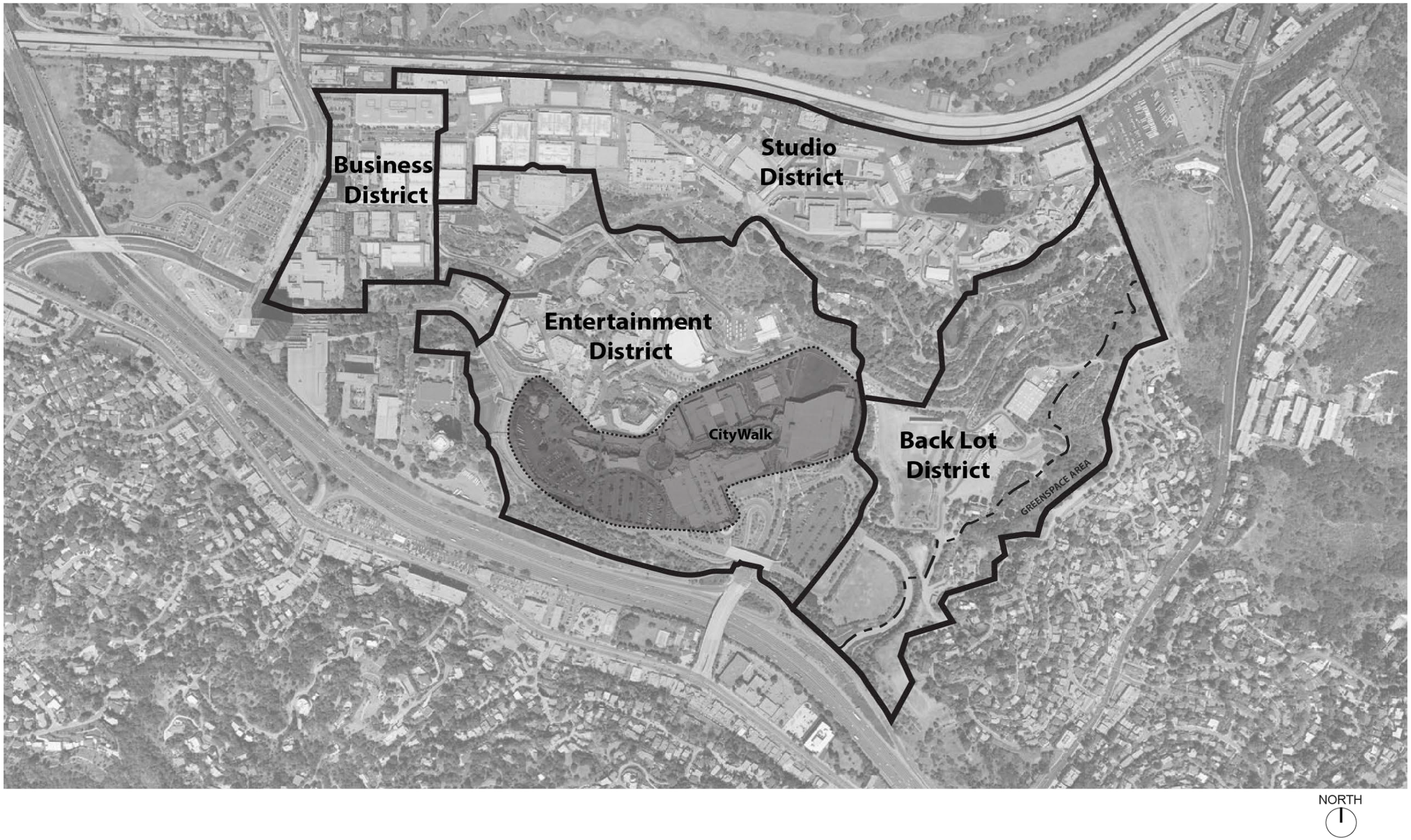

EXHIBIT 2-B – Land Use District Map After Annexation/Detachment

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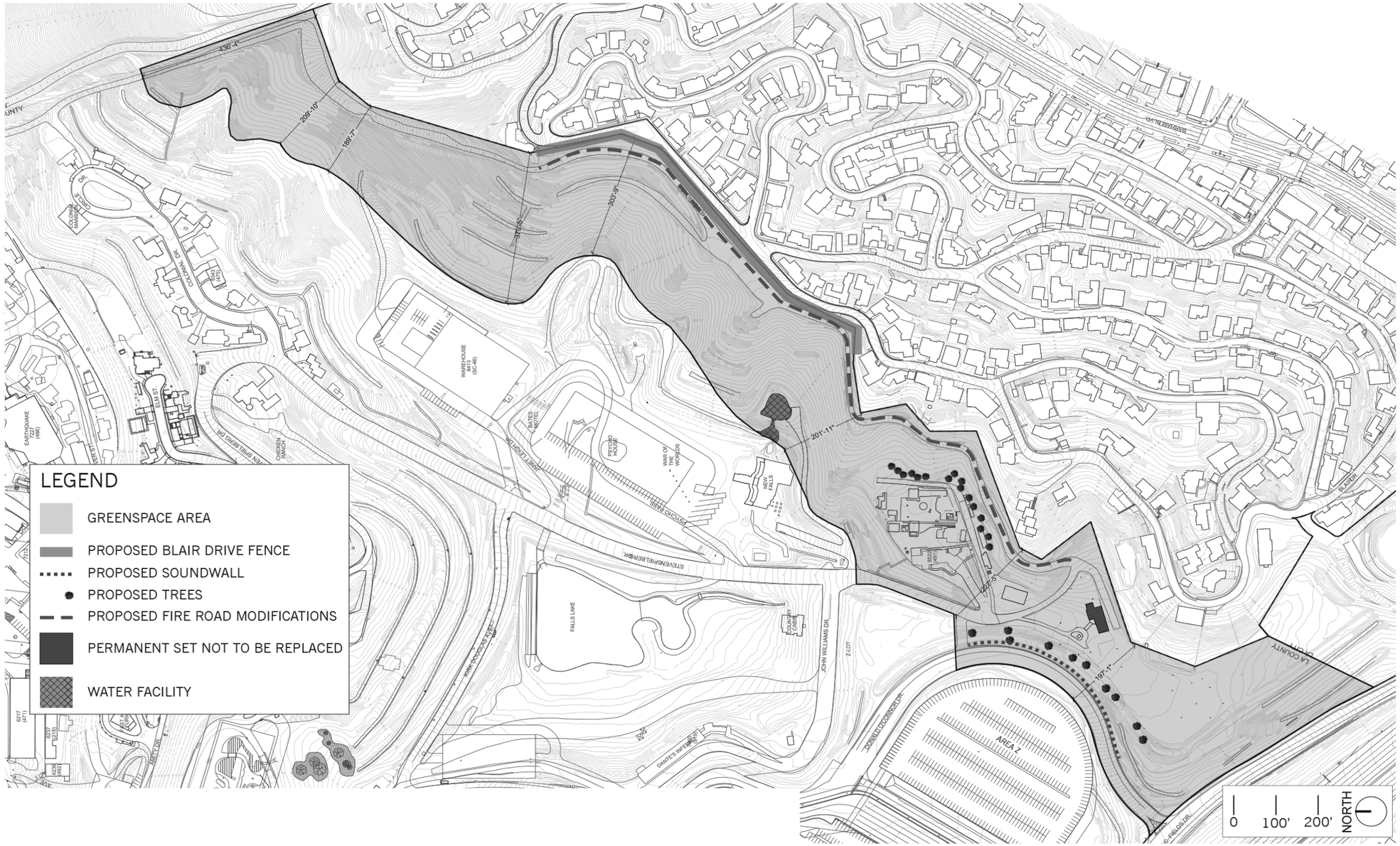

EXHIBIT 2-C – Universal Studios Specific Plan Greenspace Area

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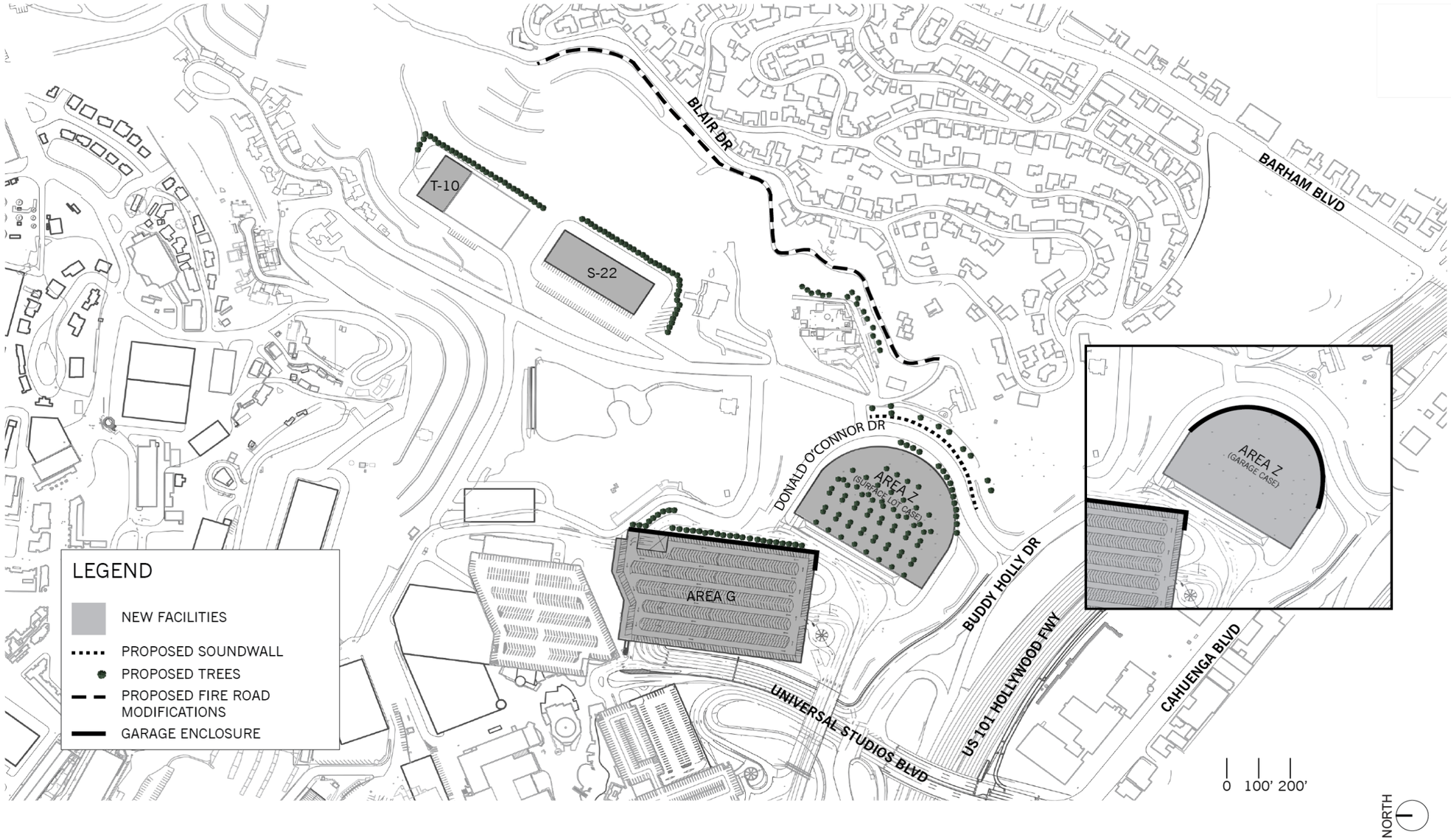

EXHIBIT 2-D – Location of Parking Facilities in Design Regulations

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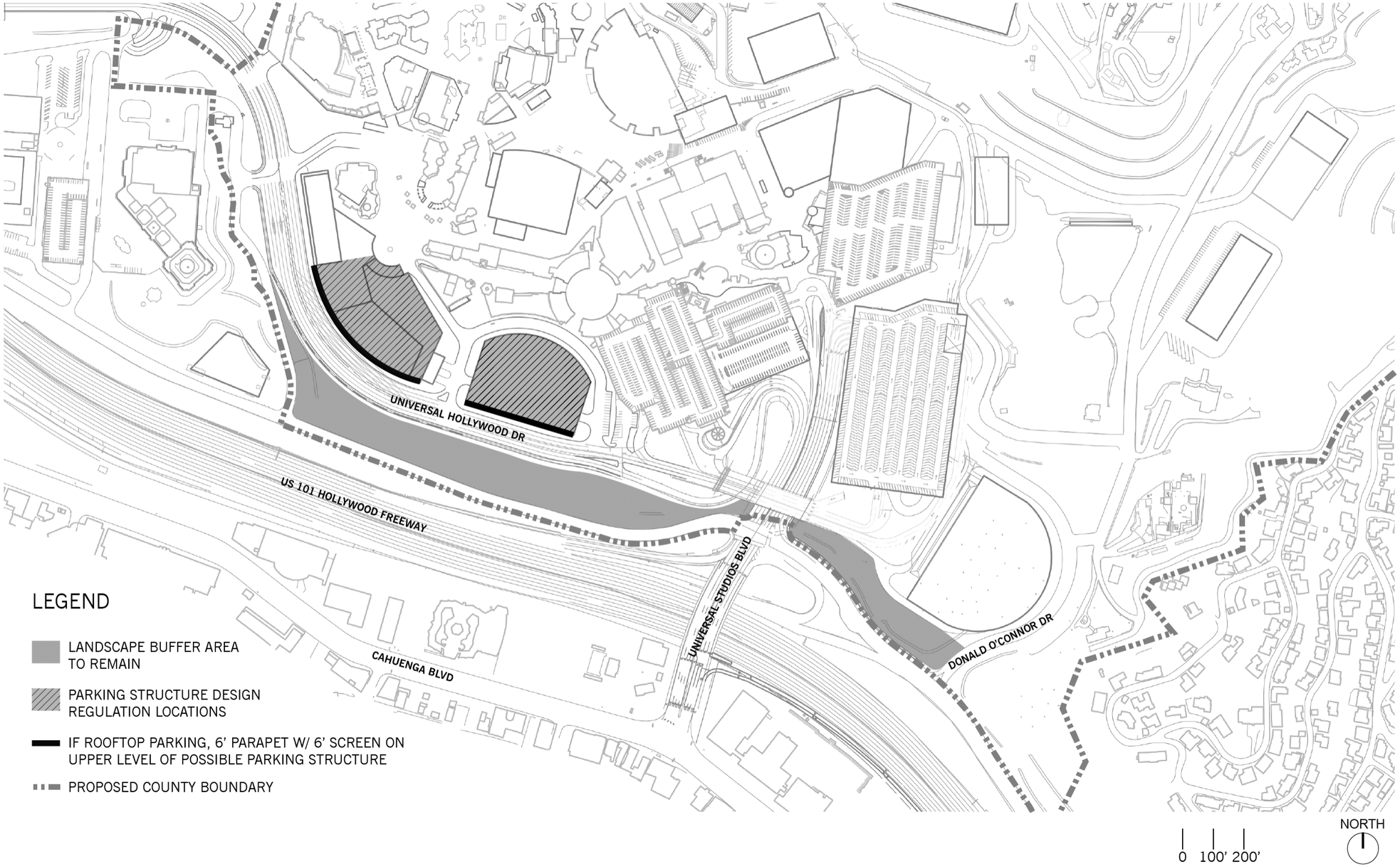

EXHIBIT 2-E – Universal Studios Specific Plan Southern Landscape Buffer

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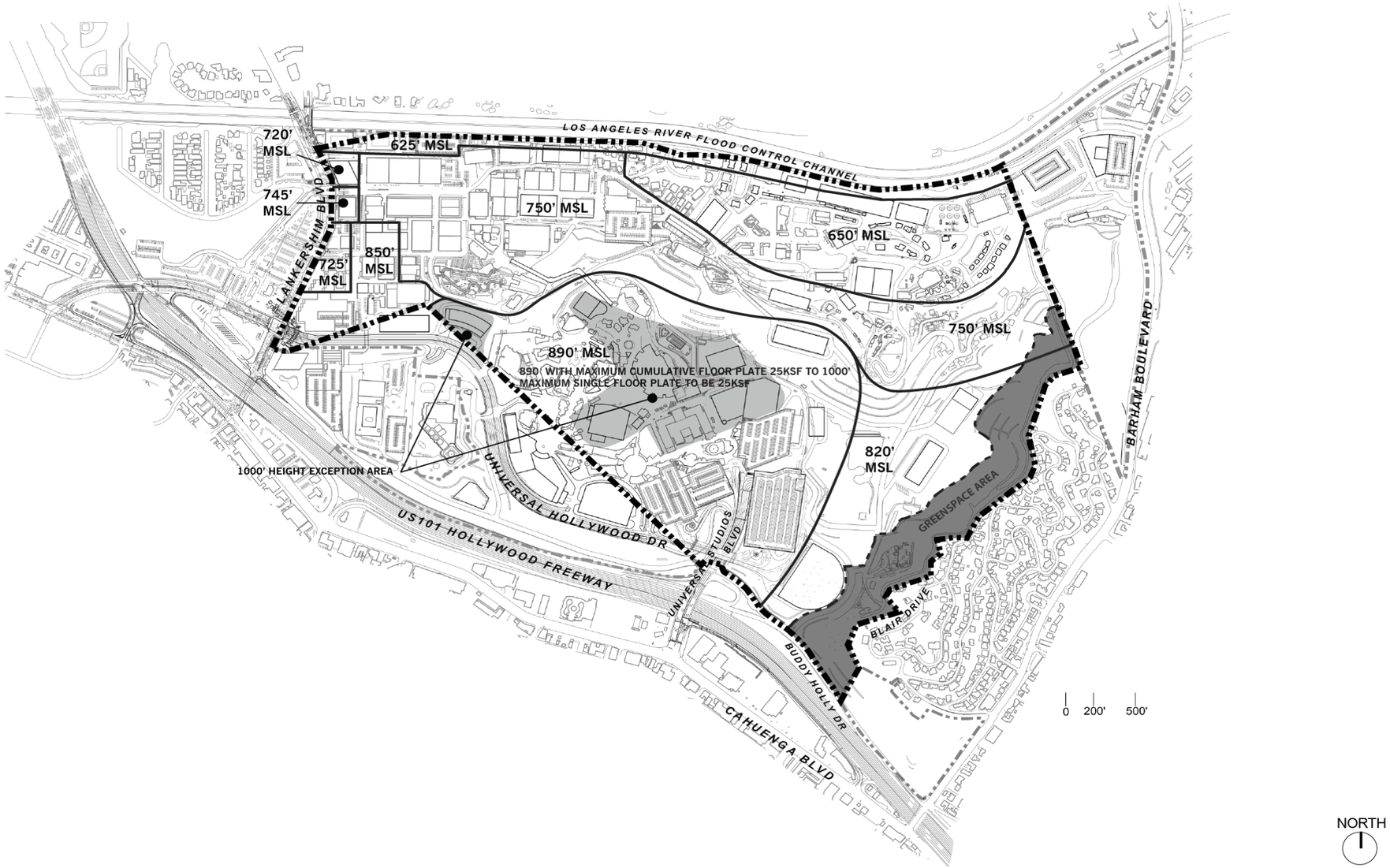

EXHIBIT 3-A – Height Zone Map Prior to Annexation/Detachment

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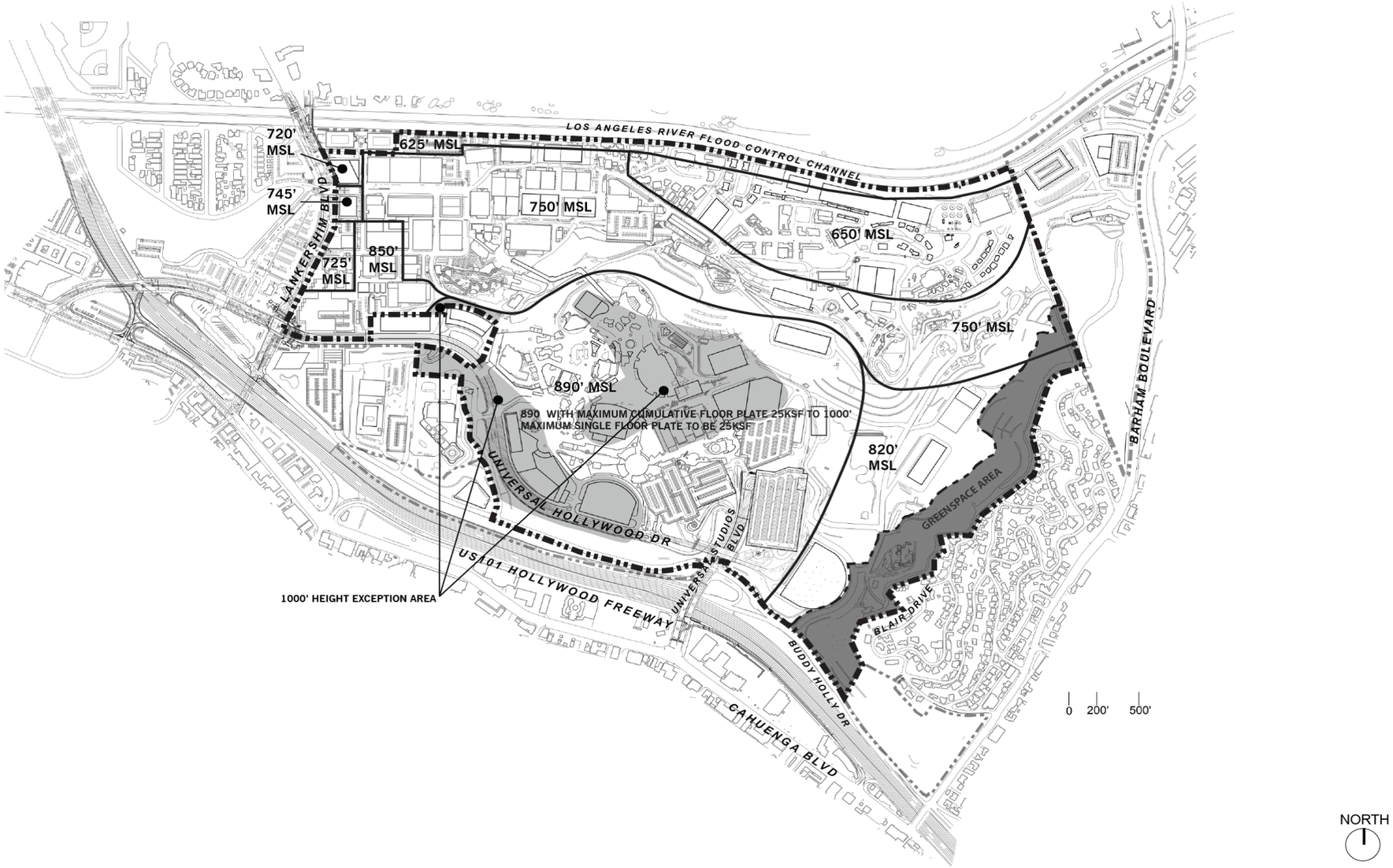

EXHIBIT 3-B – Height Zone Map After Annexation/Detachment

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Section 6. Land Use and Design Regulations

A. Designation of Districts. The Universal Studios Specific Plan area is divided into four (4) Districts, as shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved, which are designated as: Studio District; Studio Back Lot District; Business District; and Entertainment District. The Director may modify Exhibit 2-B consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan.

B. Land Use Categories. As set forth in Table 5-1 or Table 5-2, as applicable, of Section 5 of this Specific Plan, seven (7) Land Use Categories shall be permitted within the Universal Studios Specific Plan area. The seven (7) Land Use Categories are: Studio Use; Studio Office; Office; Hotel; Entertainment Use; Entertainment Retail Use; and Amphitheater.

C. Permitted Uses and Facilities.

1. The following uses and facilities shall be permitted within the Studio, Business, and Entertainment Districts described in Subsection 6.A above:

Amphitheater
Amusement games or arcades
Ancillary Support Facilities
Animal care and boarding facilities, provided said animals are kept or maintained pursuant to and in compliance with all applicable regulations of the Los Angeles County Department of Animal Care and Control
Athletic facilities
Billiard or pool halls
Bowling alleys
Charitable events
Civic events
Communication Facilities
Conference facilities
Construction offices
Educational facilities
Emergency medical facilities (for on-site employees, guests and visitors)
Entertainment Attractions
Entertainment Retail Uses
Entertainment shows
Entertainment Uses
Entry facilities, including but not limited to parking payment booths
Fences/walls
Financial institutions
Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
Fundraisers

Government facilities
Health and exercise spas and physical fitness centers
Hotels, subject to provisions in Section 9 of this Specific Plan
Landscape nurseries and related uses
Museums, art displays, art shows, art galleries (indoor/outdoor)
Nightclubs
Offices
Outdoor Special Light Effects
Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers
Parades and street performers shows
Parking structures and surface parking lots including but not limited to parking payment booths
Pedestrian or vehicular tours
Power facility (to provide power for on-site purposes)
Premieres (film, television, audio, and other media events)
Production Activities (including outdoor production)
Production Facilities
Promotional activities
Public dancing and live entertainment
Public Services Facilities
Pyrotechnic special effects and storage
Recreational facilities
Recycling facilities
Research and development facilities
Restaurants, cafes, coffee shops, bars, dinner theaters and nightclubs (indoor/outdoor)
Retail uses, indoor and outdoor, including the display, rental and sale of new or second-hand goods in shops, retail facilities, carts, kiosks and other facilities
Roads
Sale of alcoholic beverages for on-site and off-site consumption (subject to the provisions of Section 10 of this Specific Plan)
Seasonal uses (e.g. pumpkin patches, Christmas tree lots)
Security facilities and short-term detention facilities for on-site security purposes
Sets / Façades (permanent and temporary)
Signs
Special events
Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
Storage, outdoor and indoor (ancillary to uses on-site)
Storage tanks, underground and above ground (ancillary to uses on-site)
Studio Offices
Studio Support Facilities
Studio Uses

Temporary Uses
Theaters, motion picture theaters, live performance theaters
Thematic Elements
Theme Park, Universal Studio Tour and related activities
Trailers (non-residential)
Transportation Facilities
Utilities, underground and above ground
Vehicle maintenance and repair facilities
Wall Murals
Warehouses
Other uses, which are similar, accessory or incidental to permitted uses, as determined by the Director.

2. The following uses and facilities shall be permitted within the Studio Back Lot District described in Subsection 6.A above:

Ancillary Support Facilities
Animal care and boarding facilities, provided said animals are kept or maintained pursuant to and in compliance with all applicable regulations of the Los Angeles County Department of Animal Care and Control
Charitable events
Civic events
Communication Facilities
Construction offices
Emergency medical facilities (for on-site employees, guests and visitors)
Entertainment Attractions
Entertainment shows
Entertainment Uses
Entry facilities, including but not limited to parking payment booths
Fences/walls
Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
Fundraisers
Landscape nurseries and related uses
Offices
Outdoor Special Light Effects
Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers
Parking structures and surface parking lots including but not limited to parking payment booths
Pedestrian or vehicular tours
Power facility (to provide power for on-site purposes)
Premieres (film, television, audio, and other media events)
Production Activities (including outdoor production)
Production Facilities

Promotional activities
Pyrotechnic special effects and storage
Recycling facilities
Roads
Seasonal uses (e.g. pumpkin patches, Christmas tree lots)
Security facilities and short-term detention facilities for on-site security purposes
Sets / Façades (permanent and temporary)
Signs
Special events
Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
Storage, outdoor and indoor (ancillary to uses on-site)
Storage tanks, underground and above ground (ancillary to uses on-site)
Studio Offices
Studio Support Facilities
Studio Uses
Temporary Uses
Thematic Elements
Theme Park, Universal Studio Tour and related activities
Trailers (non-residential)
Transportation Facilities
Utilities, underground and above ground
Vehicle maintenance and repair facilities
Wall Murals
Warehouses
Other uses, which are similar, accessory or incidental to permitted uses, as determined by the Director.

3. Temporary Uses. Notwithstanding Subsections 6.C.1 and 6.C.2 above, a Temporary Use shall be permitted for up to 60 consecutive days per individual Temporary Use, which may be extended by the Director for an additional 30 days for a total of 90 days permitted for an individual Temporary Use; provided, however, that in no event shall the cumulative time for all Temporary Uses within the Universal Studios Specific Plan area during a calendar year exceed 120 days in the aggregate for all Temporary Uses.

   a. Application. The Applicant shall file a Temporary Use application using the County's standard Temporary Use application form accompanied by the filing fee applicable to a Temporary Use Permit not requiring a public hearing as established in Section 22.60.100 of the Zoning Code. The Temporary Use application shall contain the following information:

i. The name and address of Applicant and the operator of the proposed Temporary Use, if different;

ii. Site Address for proposed Temporary Use;

iii. The precise nature of the proposed Temporary Use;

iv. A site plan of the proposed Temporary Use drawn to a scale satisfactory to, and in the number of copies prescribed by the Director, indicating:

(a) The area and dimensions of the proposed Temporary Use;

(b) Hours of operation of the proposed Temporary Use; and

(c) Plan and elevation of temporary structure(s), if any.

v. Access and parking provisions;

vi. Duration of the Temporary Use;

vii. Unique operational conditions of the proposed Temporary Use, if any;

viii. Summary table of duration of prior Temporary Uses in the same calendar year; and

ix. Other information that the Director deems necessary to process the application.

b. Burden of proof. The Applicant shall substantiate to the satisfaction of the Director that:

i. The operation of the proposed Temporary Use at the location proposed and within the time period specified will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

ii. The proposed location for the Temporary Use is adequate in size and shape to accommodate such Temporary Use without material detriment to the use or enjoyment of the property of other persons located in the vicinity of the proposed Temporary Use location.

c. Findings. The Director shall not approve a Temporary Use unless the Director finds that:

i. The proposed use is consistent with the definition of Temporary Uses in Section 4 of this Specific Plan;

ii. Adequate temporary parking to accommodate vehicular traffic to be generated by such Temporary Use will be available either on-site or at alternate locations acceptable to the Director in any case where such Temporary Use is proposed for a period longer than one weekend or three consecutive days;

iii. Approval of the Temporary Use will not exceed the time limitations for Temporary Uses set forth in this Subsection;

iv. The Applicant has substantiated the facts required in Subsection 6.C.3.b above.

d. Conditions. In approving an application for a Temporary Use, the Director may impose such conditions as the Director deems necessary to ensure that the Temporary Use will be in accordance with the findings required by Subsection 6.C.3.c above.

e. Time for review. Within seven (7) calendar days of receipt of a complete Temporary Use application, the Director shall either approve the application or indicate how the application is not in substantial compliance with this Specific Plan.

D. Designation of Height Zones.

1. Height Zones. Within the Universal Studios Specific Plan area, nine (9) Height Zones are designated that establish the maximum permitted Height of buildings and structures measured in terms of feet above Mean Sea Level (MSL) as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B as of the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan to be consistent with the annexation and detachment actions. The Height Zones are designated as follows:

a. 625 feet MSL

b. 650 feet MSL

c. 720 feet MSL

d. 725 feet MSL

e. 745 feet MSL

f. 750 feet MSL

g. 820 feet MSL

h. 850 feet MSL

i. 890 feet MSL

These Height Zones and the corresponding approximate building heights above existing and future grade are summarized in Table 2.8a, Chapter 2 of the Specific Plan Guidelines.

2. Height of buildings or structures. Notwithstanding Zoning Code height provisions to the contrary, for purposes of this Specific Plan, the Height of any building or structure shall be the vertical distance, in terms of feet above MSL, measured to the highest point of the building or structure or roof structure or parapet wall, whichever is highest.

   For the purposes of measuring Height, roof structures shall include rooftop equipment, architectural elements and Thematic Elements. Rooftop equipment shall not include Communication Facilities, which are located on high-rise buildings containing ten (10) or more stories.

3. Height Exception. A Height Exception is the Height, measured in terms of feet above MSL, in which buildings (including roof-top equipment, other than Communication Facilities, architectural elements and Thematic Elements) may exceed the maximum Height of the 890' Height Zone up to the maximum stated Height of 1000' above MSL, as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan). There shall be no more than 25,000 square feet of total building floorplate(s) utilizing the Height Exception. For purposes of calculating the building floorplate, roof top equipment, architectural elements and Thematic Elements shall not be included in the calculation of the total building floorplate permitted to use the Height Exception.

4. Existing Buildings/Structures – Height. The Lew R. Wasserman Building (Building No. 1280), which exists prior to the effective date of this Specific Plan shall be permitted to exceed the Height Zone to its existing Height of approximately 770' MSL.

   a. In the event of any damage or destruction to Building No. 1280, it may be rebuilt up to the Height that existed as of the effective date of this Specific Plan.

   b. Any horizontal additions or enlargements in excess of 10% of Building No. 1280's Floor Area shall be subject to the Height Zone requirements of this Specific Plan. No vertical additions to the top of the existing Building No. 1280 shall be permitted.

5. Height of Fences. The height of any non-structural fence shall be permitted up to 15 feet in height above highest Finished Grade. The height of a fence shall be measured at the highest grade within three (3) feet of either side of said fence. In order to allow for variation in topography, the height of a fence may vary an amount not to exceed six (6) inches.

6. Retaining Walls/Engineered Walls. Retaining walls and specially-engineered or structural walls shall be allowed in conformance with County Code requirements.

E. Design Standards for Buildings and Other Structures.

All Projects shall comply with the following design requirements, as applicable.

1. Screening of buildings along the Los Angeles River Flood Control Channel edge. Any new buildings within the 625' Height Zone located along the Los Angeles River Flood Control Channel, as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan), shall incorporate, to the satisfaction of the Director, visual treatment along the north-facing building plane that may include, but shall not be limited to, such measures as: articulation of building plane; use of varying building materials to create visual interest; or installation of landscaping to visually buffer the building façade.

2. Screening/enclosing of rooftop equipment. All rooftop equipment, including Communication Facilities, shall be vertically screened from the view of public pedestrian locations within 500 feet of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, except such screening shall not be required where it would interfere with the operation or transmission of such Communication Facilities. Screening may include landscaping, walls, or fences to visually buffer the rooftop equipment. Screening shall be maintained. Non-vegetative screening materials shall complement the architecture of the structure. Screening of rooftop equipment from view from above is not required.

3. Screening of outdoor storage areas. With the exception of Sets / Façades and Production Activities, all outdoor storage shall be screened, to the satisfaction of the Director, from the view of public pedestrian locations within 500 feet of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. Screening may include landscaping, walls, or fences to visually buffer the outdoor storage areas. Non-vegetative screening shall be comprised of materials

complementary to nearby buildings. Chain link fence shall only be used as screening in conjunction with the use of slats, mesh, fabric, or vegetation. Screening of outdoor storage areas from view from above is not required.

4. Yards, building projections and building separation requirements. No front, side or rear yards, limitations on building projections or building separations shall be required for any lot or building within the Universal Studios Specific Plan area, except as required by Titles 26 and 32 of the Los Angeles County Building and Fire Codes, respectively, or other applicable County Building and Safety or Fire Department regulations.

5. Highly Reflective Building Materials. Projects shall not utilize mirrored glass or other Highly Reflective Building Materials as defined by this Specific Plan.

6. Building façades. Building façades within 40 feet of and facing public rights-of-way shall include articulation of building plane; use of varying building materials to create visual interest, and/or the regular placement of windows, or other similar architectural treatments.

7. Greenspace Area. A greenspace area shall be maintained along the eastern boundary of the Universal Studios Specific Plan area adjacent to the Existing Off-Site Residential Uses to the east as shown on Exhibit 2-C. The western boundary of the greenspace area shall be marked approximately every 300 feet and the boundary markers shall be maintained. The following standards shall apply to the designated greenspace area:

   a. Other than the use of existing roadways and security and/or maintenance access, utilities, and as provided in Subsection 6.E.7.c below, no new activities or new buildings or structures shall occur within the greenspace area, except that the existing roadways may be modified and utilities, including recycled water storage and distribution facilities, may be added or modified;

   b. The portions of the existing fire road shown on Exhibit 2-C, and any modifications to such portions of the fire road, shall be improved with decomposed granite or other suitable material to control dust prior to the issuance of the certificate of occupancy for the new warehouse facility identified as S-22 on Exhibit 2-D, and the decomposed granite or other suitable material shall be properly maintained;

   c. Those Sets / Façades or other structures existing within the greenspace area as of the effective date of this Specific Plan as shown on Exhibit 2-C may remain and continue to be utilized for

Production Activities, including use of vehicles and trailers related to Production Activities, and in the event of any destruction of the Sets / Façades or other structures, such Set / Façades or other structures may be rebuilt up to substantially the same size and in substantially the same location that existed as of the effective date of this Specific Plan;

d. No new Sets / Façades shall be developed in this area and the permanent Set / Façade shown on Exhibit 2-C shall not be replaced;

8. Fencing at Specific Plan Eastern Boundary.

a. A new painted metal fence, 12 feet in height including a security section, shall be installed and maintained along the Specific Plan eastern boundary within the area shown on Exhibit 2-C prior to the issuance of the certificate of occupancy for the new warehouse facility identified as S-22 on Exhibit 2-D;

b. Any fencing required under this Specific Plan located along the eastern boundary of the Specific Plan area shall be properly maintained at all times.

9. Access for new buildings developed pursuant to this Specific Plan shall be designed consistent with the applicable provisions of Titles 26 and 32 of the Los Angeles County Building and Fire Codes, respectively, or other applicable County Building and Safety or Fire Department regulations.

10. See Subsection 14.H of this Specific Plan for Design Standards for Permanent Parking Facilities and Subsection 18.C of this Specific Plan for Design Standards for new Communication Facilities.

11. Prior to the Universal Studios Specific Plan area property owner using Donald O'Connor Drive after 11:00 p.m. or prior to 7:00 a.m., a 10-foot high painted block sound wall shall be constructed along the eastern edge of Donald O'Connor Drive in the location shown on Exhibit 2-D.

12. For any new warehouse facilities developed at the locations shown on Exhibit 2-D:

a. Parking areas and loading docks shall not be developed on the east side of such new warehouse facilities;

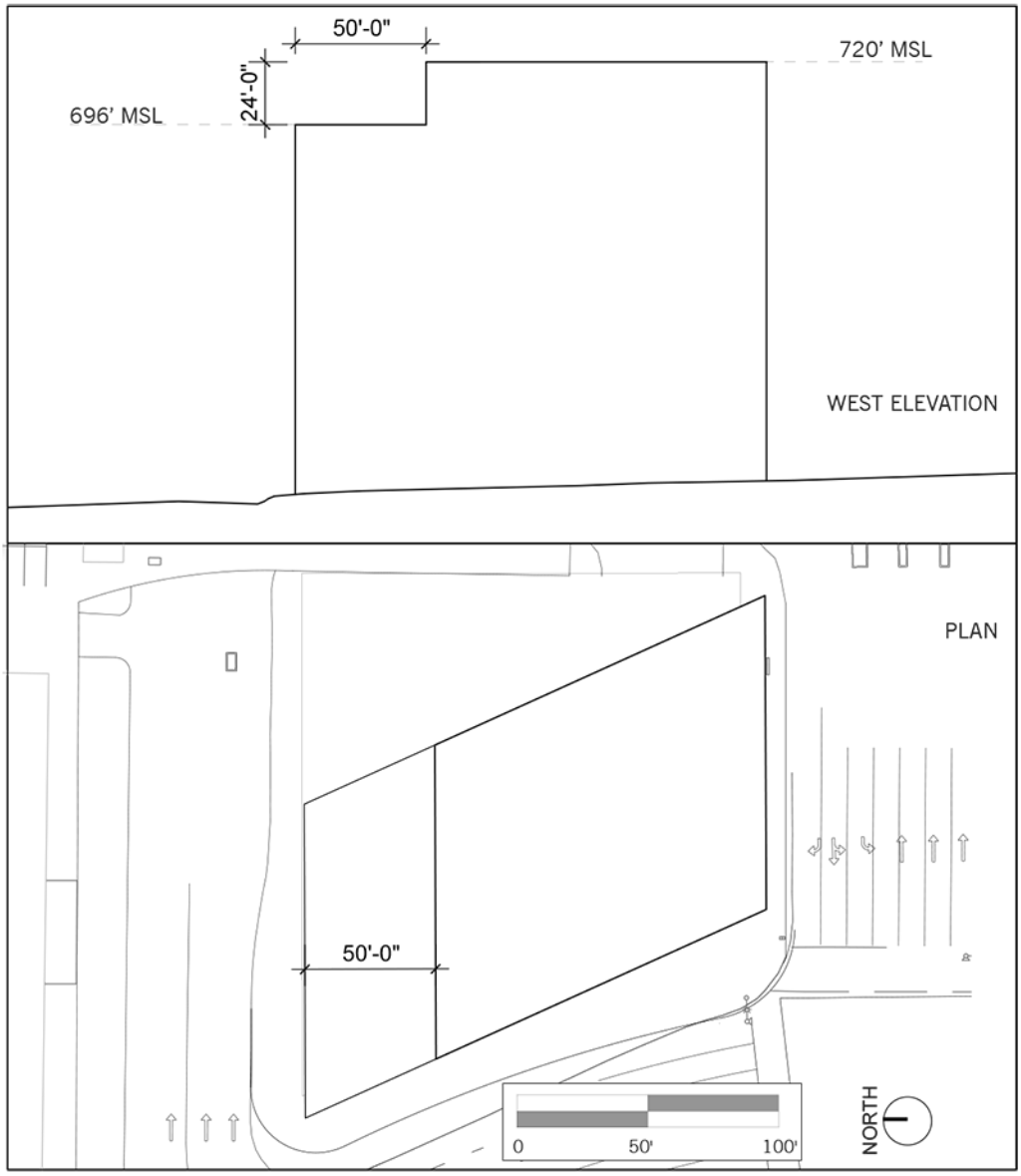
b. New trees shall be installed and maintained as shown on Exhibit 2-D to screen the eastern and southern sides of the new warehouse structure identified as S-22 on Exhibit 2-D prior to the issuance of the certificate of occupancy for that structure;

c. New trees shall be installed and maintained as shown on Exhibit 2-D to screen the eastern side of the expansion of the warehouse structure identified as T-10 on Exhibit 2-D prior to the issuance of the certificate of occupancy for that structure.

13. For any new building developed within the 720' MSL Height Zone, those portions of the building above 696' MSL shall be terraced back from the north façade of the building by 50 feet as shown on Figure 6-1 below.

Figure 6-1

720' MSL Height Zone Building Design

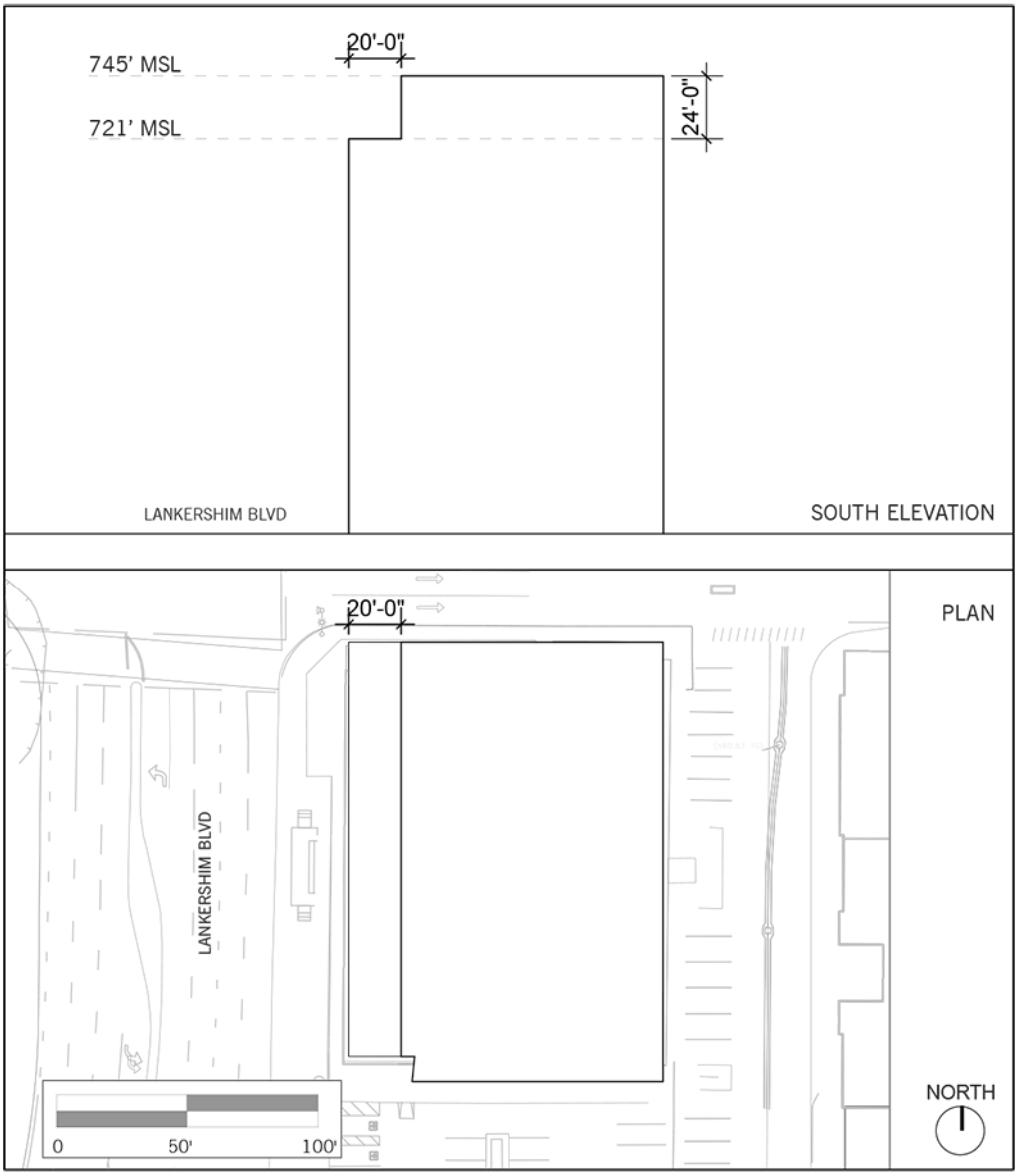


14. For any new building developed within the 745' MSL Height Zone, those portions of the building above 721' MSL shall be terraced back from the west façade of the building by 20 feet as shown on Figure 6-2 below.

15. Southern Landscape Buffer Area. The southern landscape buffer area shown on Exhibit 2-E shall be retained as a landscaped area. Any existing structures and signs existing in this area as of the effective date of this Specific Plan may be retained and maintained.

Figure 6-2

745' MSL Height Zone Building Design



F. Sustainable Development Measures.

1. General requirements. All Projects shall comply with Green Building regulations, as applicable, in Sections 22.52.2100 – 22.52.2160 of the Zoning Code, except that in addition to the exemptions in the Green Building regulations, the following shall be exempt from such requirements:

   a. Production Activities (which does not include construction of stages or television facilities within which Production Activities may occur), Sets / Facades, and amusement rides, shows, tour attractions, exhibitions or play areas associated with the Theme Park or Universal Studios Tour.

2. Additional sustainable standards. In addition to the requirements of Section 22.52.2130 of the Zoning Code, Projects within the Universal Studios Specific Plan area shall also comply with the following standards:

   a. All new buildings shall be designed to exceed Title 24, Part 6 of the California Code of Regulations (2005) energy requirements by at least fifteen percent. In the event Title 24 is amended such that the energy conservation requirements in the amended Title 24 exceed Title 24 (2005) by fifteen percent or greater, the building shall comply with the amended Title 24.

   b. Outdoor water conservation. Project landscaping shall include the following:

      i. Use of reclaimed water for landscape irrigation;
      ii. Installation of the infrastructure to deliver the reclaimed water, if necessary; and
      iii. Use of high efficiency irrigation systems, including weather-based irrigation controllers that use sensors and weather information to automatically adjust watering times and frequency in response to weather changes.

   c. Indoor water conservation. Water fixtures in new buildings shall meet or exceed the following water conservation standards:

      i. High Efficiency Toilets: 1.28 gallons/flush or less;
      ii. High Efficiency Urinals: 0.5 gallons/flush or less;
      iii. Restroom Faucets: 1.5 gallons/minute or less;
      iv. Pre-rinse Spray Valves: 1.6 gallons/minute or less for Commercial Kitchens; and
      v. Public Restroom: self-closing faucets.

   d. Education on water conservation shall be provided to the Universal Studios Specific Plan area property owner's employees through new employee orientation materials and three (3) times annually

through company website, exhibits, or meetings on energy conservation.

e. Resource conservation. During new construction, a minimum of 65 percent of the non-hazardous construction and demolition debris from construction of new Project buildings shall be recycled and/or salvaged for reuse. During occupancy and operations, the Project shall have a solid waste diversion target of 65 percent of the non-hazardous waste generated.

G. Landscape Standards.

1. General requirements. All Projects shall comply with the Drought-Tolerant Landscaping design regulations, as applicable, in Sections 22.52.2200 – 22.52.2270 of the Zoning Code, except that in addition to the exemptions in the Drought-Tolerant Landscaping design regulations the following shall be exempt from such requirements.

   a. Outdoor Production Activities, Sound Stages, Sets / Facades, amusement rides, shows, tour attractions, exhibitions or play areas associated with the Theme Park, CityWalk or Universal Studios Tour, and visitor entry points to the Theme Park and CityWalk.

2. With each Substantial Conformance Review application for a Project facing Lankershim Boulevard, the Applicant shall prepare and submit to the Director for review and approval a landscape design plan in substantial conformance with the Conceptual Lankershim Streetscape Plan in the Specific Plan Guidelines.

H. Low Impact Development.

1. General requirements. All Projects shall comply with Low Impact Development regulations, as applicable, in Section 22.52.2310 of the Zoning Code, except that in addition to the exemptions in the County Code Low Impact Development regulations, the following shall be exempt from such requirements to the extent the exemption is not in violation of any applicable Federal and State regulatory water quality requirements.

   a. Sets / Facades.

   b. The temporary addition, modification, or replacement of impervious surface area for Production Activities during the duration of the Production Activity.

   c. The modification or replacement of impervious surface area associated with repurposing of amusement rides, shows, tram tour attractions, exhibitions, and open air areas with facilities for play/games associated with the Low Impact Development Theme Park and CityWalk areas shown on Exhibit 4.

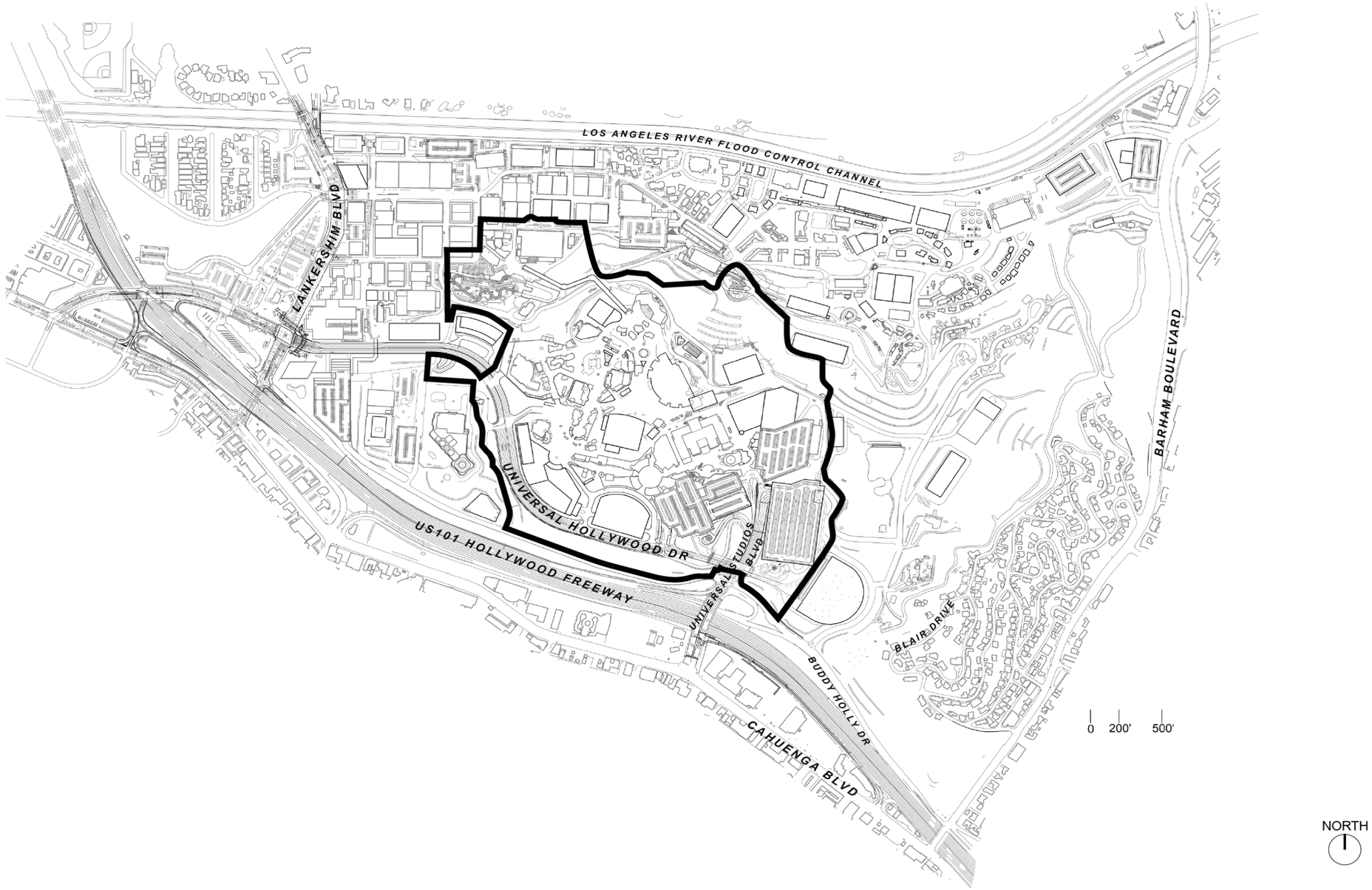


EXHIBIT 4 – Universal Studios Low Impact Development Theme Park Exemption Area

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Section 7. Land Use Equivalency

A. Purpose. The Land Use Equivalency procedure is established to provide development flexibility by permitting shifts of permitted Floor Area between certain Land Use Categories over the life of this Specific Plan, while maintaining the intent and regulatory requirements of this Specific Plan, and the overall character of the Universal Studios Specific Plan area and each District. The Land Use Equivalency Conversion Table 7-1 allows for Floor Area reallocations between the Land Use Categories utilizing conversion factors in the Table.

B. Procedure. Projects within the Universal Studios Specific Plan area may be developed consistent with this Specific Plan and pursuant to the Substantial Conformance Review procedures set forth in Section 20 of this Specific Plan up to the Total Permitted Floor Areas set forth in Table 5-1 or Table 5-2, as applicable, for each Land Use Category. At such time as a Project will exceed the Total Permitted Floor Area for a Land Use Category stated in Table 5-1 or Table 5-2, as applicable, the Project, and all subsequent Projects of the same Land Use Category, shall comply with the following Land Use Equivalency procedures.

1. A Land Use Category may be exchanged for another Land Use Category, so long as the new use is otherwise permitted by this Specific Plan and the Floor Area of the new use is in conformance with the applicable conversion factor in the Land Use Equivalency Conversion Table 7-1.

2. The Applicant shall submit the Land Use Equivalency calculation along with the Substantial Conformance Review application. The application shall include the following information:

   a. A statement as to which Land Use Category's Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, the Applicant wishes to draw against for the Land Use Equivalency transfer and the amount of the reduction of the selected Land Use Category Total Permitted Floor Area based upon the applicable Land Use Equivalency Conversion Table 7-1.

   b. Calculations to demonstrate compliance with the applicable Land Use Equivalency Conversion Table 7-1 conversion factors.

   c. A description of how the Project is fully consistent with all applicable provisions of this Specific Plan and mitigation measures in the NBC Universal Evolution Plan Mitigation Monitoring and Reporting Program (MMRP).

3. The Applicant shall submit a revised Table 5-1 or 5-2, as applicable, reflecting the change in Additional Permitted Floor Area and Total Permitted Floor Area based on the Land Use Equivalency.

4. The combined Total Permitted Floor Area of all Land Use Categories as adjusted pursuant to these Land Use Equivalency procedures shall not exceed 10 percent of the overall Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, and the Total Permitted Floor Area for each individual Land Use Category shall not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, except for Studio Use that shall not exceed 30 percent of the Total Permitted Floor Area for Studio Use set forth in Table 5-1 or Table 5-2, as applicable.

C. Director's Review. The Director's review of the Land Use Equivalency transfer shall be limited to verifying that the proposed Project is within the applicable conversion factors set forth in the Land Use Equivalency Conversion Table 7-1. The Director shall not impose additional conditions or mitigation measures on the Project. The time periods for review shall be the same as those set forth in the Substantial Conformance Review procedures in Subsection 20.C of this Specific Plan.

D. A Specific Plan Amendment shall not be required for the updated Table 5-1 or Table 5-2, as applicable, stating the revised Additional Permitted Floor Area and Total Permitted Floor Area with the Land Use Equivalency provided the overall Total Permitted Floor Area of all Land Use Categories does not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, and the Total Permitted Floor Area for each individual Land Use Category shall not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, except for Studio Use that shall not exceed 30 percent of the Total Permitted Floor Area for Studio Use set forth in Table 5-1 or Table 5-2, as applicable.

E. Limitation. If the Project would not be within the Total Permitted Floor Area limitations in Subsection 7.B.4 above, then the Land Use Equivalency shall not be used, and additional analysis pursuant to the California Environmental Quality Act shall be undertaken for the Project, and a Specific Plan Amendment shall be required to revise the development limits set forth in this Specific Plan.

Table 7-1

Land Use Equivalency Conversion Table

Studio

Trip Equivalency Rates			Convert Studio to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Studio is equivalent to:	
Studio Office	0.63	0.90	9,000	sf of Studio Office
Office	1.21	0.47	4,700	sf of Office
Studio	0.57	*1.00*	*10,000*	*sf of Studio*
Entertainment	1.96	0.29	2,900	sf of Entertainment
Entertainment Retail	0.66	0.86	8,600	sf of Entertainment Retail
Amphitheater	5.24	0.11	1,100	sf of Amphitheater
Hotel	1.11	0.51	5,100	sf of Hotel

Studio Office

Trip Equivalency Rates			Convert Studio Office to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Studio Office is equivalent to:	
Studio Office	0.63	*1.00*	*10,000*	*sf of Studio Office*
Office	1.21	0.52	5,200	sf of Office
Studio	0.57	1.11	11,100	sf of Studio
Entertainment	1.96	0.32	3,200	sf of Entertainment
Entertainment Retail	0.66	0.95	9,500	sf of Entertainment Retail
Amphitheater	5.24	0.12	1,200	sf of Amphitheater
Hotel	1.11	0.57	5,700	sf of Hotel

Office

Trip Equivalency Rates			Convert Office to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Office is equivalent to:	
Studio Office	0.63	1.92	19,200	sf of Studio Office
Office	1.21	*1.00*	*10,000*	*sf of Office*
Studio	0.57	2.12	21,200	sf of Studio
Entertainment	1.96	0.62	6,200	sf of Entertainment
Entertainment Retail	0.66	1.83	18,300	sf of Entertainment Retail
Amphitheater	5.24	0.23	2,300	sf of Amphitheater
Hotel	1.11	1.09	10,900	sf of Hotel

Entertainment

Trip Equivalency Rates			Convert Entertainment to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Entertainment is equivalent to:	
Studio Office	0.63	3.11	31,100	sf of Studio Office
Office	1.21	1.62	16,200	sf of Office
Studio	0.57	3.44	34,400	sf of Studio
Entertainment	1.96	*1.00*	*10,000*	*sf of Entertainment*
Entertainment Retail	0.66	2.97	29,700	sf of Entertainment Retail
Amphitheater	5.24	0.37	3,700	sf of Amphitheater
Hotel	1.11	1.77	17,700	sf of Hotel

Entertainment Retail

Trip Equivalency Rates			Convert Entertainment Retail to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Entertainment Retail is equivalent to:	
Studio Office	0.63	1.05	10,500	sf of Studio Office
Office	1.21	0.55	5,500	sf of Office
Studio	0.57	1.16	11,600	sf of Studio
Entertainment	1.96	0.34	3,400	sf of Entertainment
Entertainment Retail	0.66	*1.00*	*10,000*	*sf of Entertainment Retail*
Amphitheater	5.24	0.13	1,300	sf of Amphitheater
Hotel	1.11	0.59	5,900	sf of Hotel

Amphitheater

Trip Equivalency Rates			Convert Amphitheater to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Amphitheater is equivalent to:	
Studio Office	0.63	8.32	83,200	sf of Studio Office
Office	1.21	4.33	43,300	sf of Office
Studio	0.57	9.19	91,900	sf of Studio
Entertainment	1.96	2.67	26,700	sf of Entertainment
Entertainment Retail	0.66	7.94	79,400	sf of Entertainment Retail
Amphitheater	5.24	*1.00*	*10,000*	*sf of Amphitheater*
Hotel	1.11	4.72	47,200	sf of Hotel

Hotel

Trip Equivalency Rates			Convert Hotel to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Hotel is equivalent to:	
Studio Office	0.63	1.76	17,600	sf of Studio Office
Office	1.21	0.92	9,200	sf of Office
Studio	0.57	1.95	19,500	sf of Studio
Entertainment	1.96	0.57	5,700	sf of Entertainment
Entertainment Retail	0.66	1.68	16,800	sf of Entertainment Retail
Amphitheater	5.24	0.21	2,100	sf of Amphitheater
Hotel	*1.11*	*1.00*	*10,000*	*sf of Hotel*

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Section 8. Historic Resources

A. Application. This Section regulates the alteration, preservation, relocation, or demolition of Contributing Buildings, and the construction of new structures within the potential Universal Studios Historic District as shown on Exhibit 5, with respect to their effect within and upon the potential Universal Studios Historic District. The requirements of this Section and the Historic Preservation Plan (Appendix D of the Specific Plan Guidelines*)* shall be the exclusive Historic Preservation requirements applicable to the Universal Studios Specific Plan area.

B. Requirement. Prior to the issuance of a building permit or demolition permit for any structure within the potential Universal Studios Historic District, the Applicant shall submit to the Director written verification from a Historic Preservation Expert of compliance with the Historic Preservation Plan.

Section 9. Hotel

A. Requirements. Hotel use shall be permitted within the Universal Studios Specific Plan area in accordance with the requirements of this Section and subject to the conditions listed in Exhibit 6. The Director, through the Substantial Conformance Review process set forth in Section 20 of this Specific Plan, shall determine compliance with this Section and Exhibit 6, including the limitation of potential locations of any Hotel(s) to those locations depicted on Exhibit 7-A as of the effective date of this Specific Plan and those locations depicted on Exhibit 7-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan).

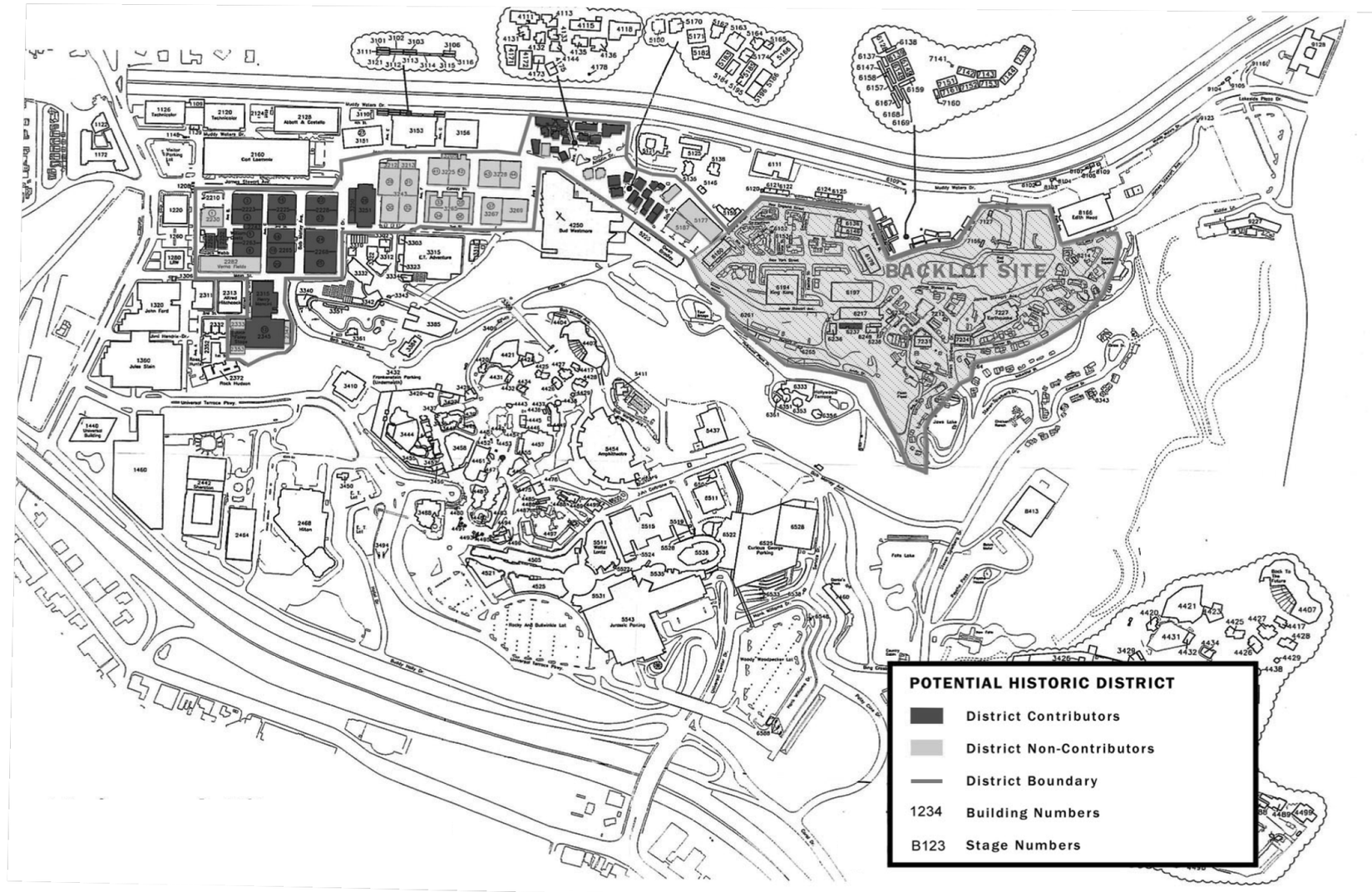
B. Location. Hotel(s) shall be permitted in those locations depicted on Exhibit 7-A as of the effective date of this Specific Plan and those locations depicted on Exhibit 7-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan).

C. Size. Hotel use shall be limited to a maximum of 450,000 square feet of Floor Area and a maximum of 500 hotel guest rooms/suites as may be modified by Land Use Equivalency as set forth in Section 7 of this Specific Plan.

D. Uses. Hotel use may include ancillary uses including but not limited to: meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatment facilities; salons; entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities as part of the hotel complex and operations.

E. Parking. Parking for any Hotel shall be provided as set forth in Section 14 of this Specific Plan.

F. Alcoholic Beverages. The sale and/or service of alcoholic beverages in connection with any Hotel shall be subject to the provisions set forth in Section 10 of this Specific Plan.



NORTH

EXHIBIT 5 – Potential Universal Studios Historic District Map

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EXHIBIT 6

Conditions for Hotel Use

1. The Hotel operator, if other than the owner of the subject property, shall file at the office of the Department of Regional Planning an affidavit stating that the Hotel operator is aware of and agrees to comply with all of the Hotel regulations and conditions of the Universal Studios Specific Plan.

2. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the Hotel shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

3. The Hotel shall be maintained in a neat and orderly fashion, free of litter and debris. All required landscaping shall be continuously maintained in good condition, including proper pruning, weeding, removal or litter, fertilizing and replacement of plants when necessary.

4. The Hotel use authorized hereby shall be conducted at all times with due regard for the character of the surrounding neighborhood.

5. Amplified sound equipment, music or public address systems intended to be audible outside the Hotel boundaries are prohibited, except for an emergency address system.

6. Security lighting shall be low intensity, shielded, at low height, and directed downward.

7. The Hotel shall be operated in manner such that guest rooms and suites will be occupied and rented on a temporary basis and no commercial apartments shall be permitted on the Hotel site consistent with Section 8.52.020 of the County Code.

8. Hotel guest rooms shall not be rented for a period of less than one (1) night's stay, and rent for each guest room shall not be collected more frequently than once daily.

9. The Hotel operator shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

10. The Department of Regional Planning shall inspect the Hotel on an annual basis to determine compliance with these conditions and Hotel regulations of this Specific Plan.

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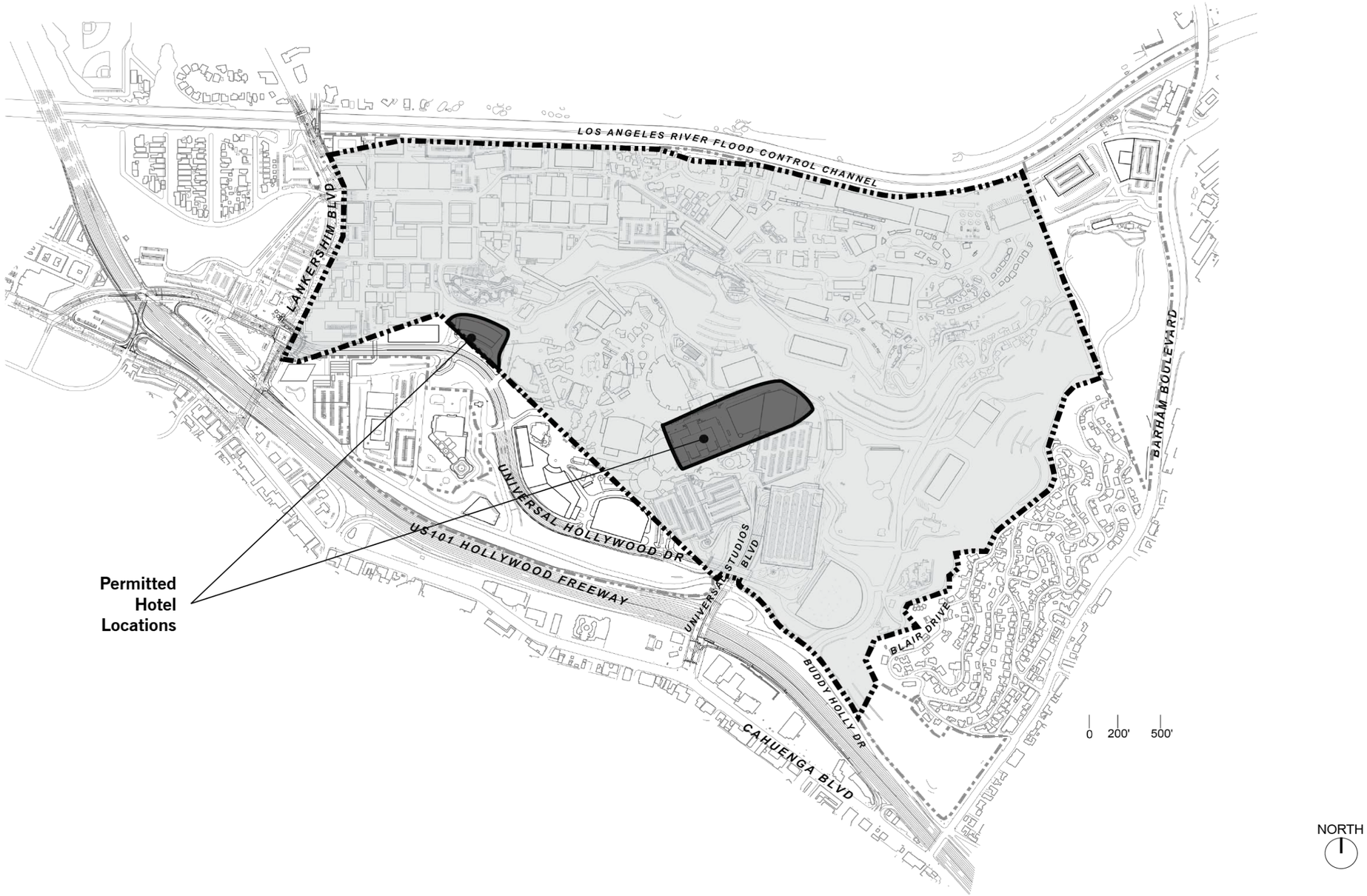

EXHIBIT 7-A – Hotel Permitted Locations Map Prior to Annexation/Detachment

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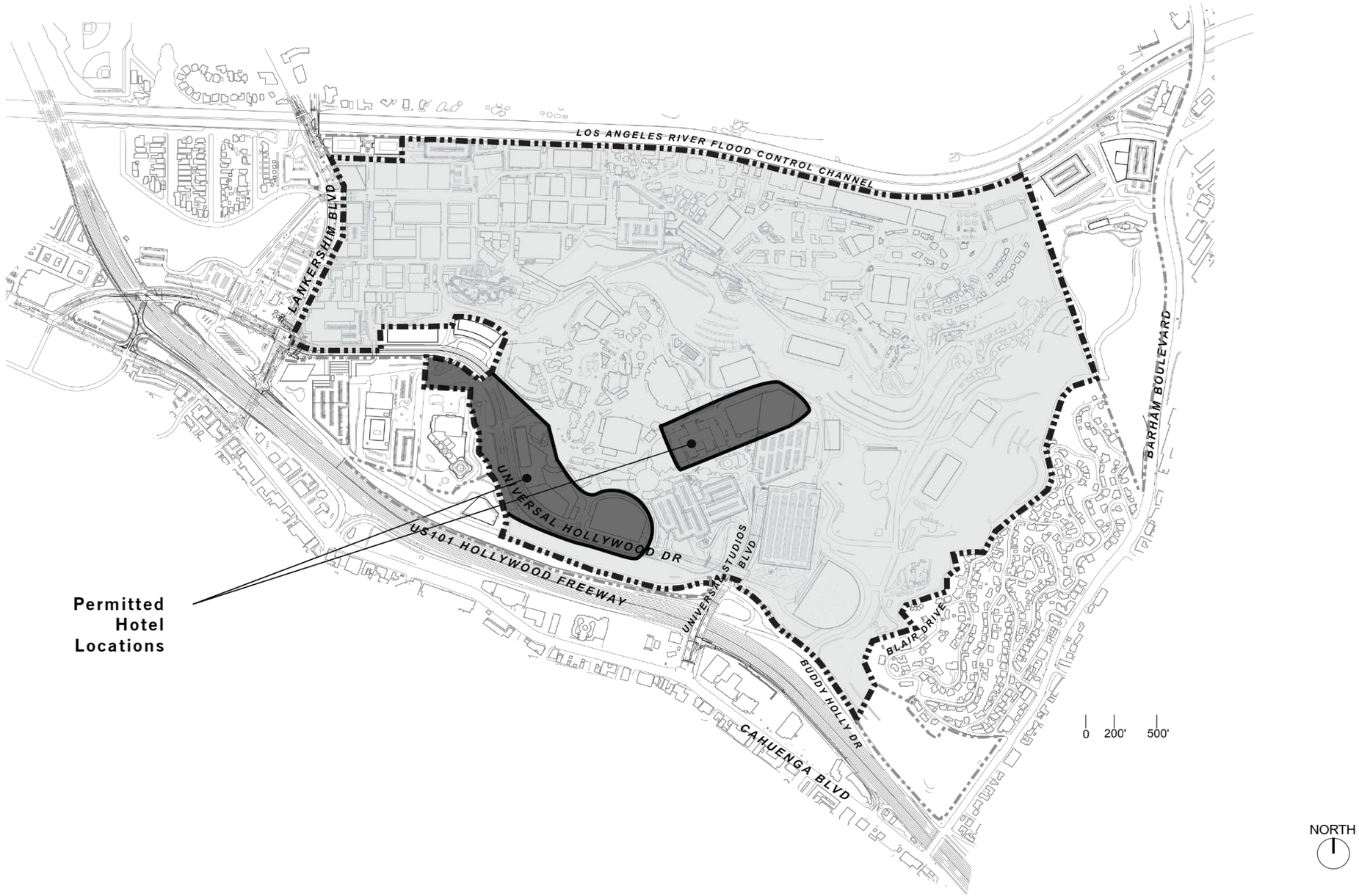

EXHIBIT 7-B – Hotel Permitted Locations Map After Annexation/Detachment

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Section 10. Alcoholic Beverages Regulations

The sale and service of alcoholic beverages for on-site and off-site consumption shall be permitted subject to the provisions of this Section. Entities that sell and serve alcoholic beverages for on-site consumption and off-site consumption shall obtain approvals from other agencies, as required, including licenses or permits from the State Department of Alcoholic Beverages Control (ABC).

A. Existing Establishments/Uses. There are 20 establishments existing as of the effective date of this Specific Plan as shown on Exhibit 8-A that are permitted to sell and serve alcoholic beverages for on-site consumption including one (1) that also is permitted for off-site consumption sales within the Universal Studios Specific Plan area. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide the Director a list of the existing establishments including the address and the type of alcohol permit of each establishment and their respective floor plan(s). An additional 15 new establishments for the sale and/or service of alcoholic beverages for on-site and/or off-site consumption may be permitted within the Universal Studios Specific Plan area pursuant to the regulations set forth below.

1. Establishments existing as of the effective date of this Specific Plan, which sell and/or serve alcoholic beverages.

   a. Establishments existing as of the effective date of this Specific Plan, and which were authorized by issuance of a conditional use permit for alcohol sales. Those eight (8) establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and have been authorized by issuance of a conditional use permit from the County, are hereby authorized to continue in operation under this Specific Plan. Those eight (8) establishments shall be subject to Subsection 10.A.1.d below and the applicable provisions and conditions as set forth in Exhibit 8-B of this Specific Plan upon the effective date of this Specific Plan.

   b. Establishments existing as of the effective date of this Specific Plan and which were established prior to adoption of Ordinance 92-0097. Those ten (10) establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and which existed prior to the County's requirement to obtain a conditional use permit are hereby authorized to continue in operation under this Specific Plan. Those ten (10) establishments, which include the Theme Park, Amphitheater, and eight (8) restaurants, shall be subject to Subsection 10.A.1.d below and the applicable provisions and conditions as set forth in Exhibit 8-B and 8-C of this Specific Plan, as applicable, upon the effective date of this Specific Plan.

c. Establishments that were originally authorized by the City of Los Angeles and which are located in areas which will become part of the Universal Studios Specific Plan area. Those two (2) establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and that were authorized by the City of Los Angeles, one (1) pursuant to a conditional use permit and one (1) pursuant to a variance, are hereby authorized to continue in operation under this Specific Plan as of the effective date of the annexation and detachment actions as described in Subsection 1.B of this Specific Plan should those actions be approved. Those two (2) establishments, which include a restaurant and a restaurant/club, shall be subject to Subsection 10.A.1.d below and the applicable provisions and conditions as outlined in Exhibit 8-B of this Specific Plan as of the effective date of the annexation and detachment actions should those actions be approved.

d. The existing establishments authorized pursuant to Subsection 10.A.1.a-c above shall require a new approval pursuant to Subsection 10.D below if:

i. The establishment proposes to substantially change the type of alcohol permit (e.g. from on-site to off-site consumption);

ii. There is a substantial change in the type of establishment (e.g. from a restaurant to a bar);

iii. There is a cumulative increase of greater than 10 percent in Floor Area devoted to the sale or service of alcoholic beverages or a cumulative increase of greater than 25 percent in facing used for the display of alcoholic beverages; and

iv. The establishment abandons operations for three (3) months or more. Notwithstanding the foregoing, abandonment shall not include closures for change of tenant or operator, reconstruction, refurbishing or modifications to the existing establishments, however, abandonment shall include a change of tenant or operator that results in the establishment no longer selling or serving alcoholic beverages.

e. The provisions of Subsection 10.A.1.d above shall apply to the establishments described in Subsection 10.A.1.c above as of the effective date of the annexation and detachment actions should those actions be approved.

2. Modifications to Existing Establishments. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new approval.

3. New Establishments/Uses. Following the effective date of this Specific Plan, in addition to the establishments selling and serving alcoholic beverages existing as of the effective date of this Specific Plan as provided for in Subsections 10.A.1.a, 10.A.1.b and 10.A.1.c above, a maximum of 15 new establishments shall be permitted to sell and serve a full line of alcoholic beverages as provided in Subsections 10.B, 10.C, and 10.D below.

B. Alcohol Use Approval Process for Hotel Use.

1. Procedure. A Hotel shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages for on-site consumption: (a) as part of its banquets, lobbies, meeting rooms, pool areas and room services; (b) within mini-bars located in each guest room; and (c) within a restaurant establishment(s) physically located within the Hotel that does/do not exceed a combined seating capacity of 500. Additional establishments within the Hotel seeking to sell and/or serve alcoholic beverages shall be subject to Subsection 10.D below. The operator of the Hotel shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of the Alcohol Use Approval application for the Hotel shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section 20 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

2. Exception. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new Alcohol Use Approval.

3. Conditions. A Hotel shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B.

C. Alcohol Use Approval Process for Cinemas.

1. Procedure. The cinemas in CityWalk (a multi-screen theater complex) shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages for on-site consumption only within the upper floors and balconies that are accessed separately from the main theaters on the ground level. The operator of the cinemas shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of the Alcohol Use Approval application for the cinemas shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section 20 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of

substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

2. Exception. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new Alcohol Use Approval provided that the sale of alcoholic beverages is limited to the upper floors and balconies of the cinemas.

3. Conditions. The cinemas shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B.

D. Approval Process for Other New Alcohol Use Establishments. Any additional establishments requesting to sell or serve alcoholic beverages for either on-site or off-site consumption beyond those permitted by Subsections 10.A – 10.C above, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, Sections 22.56 and 22.60 of the Zoning Code, except that:

1. The Hearing Officer shall preside over the initial public hearing for the Conditional Use Permit. The Hearing Officer's decision shall only be appealed to the Board of Supervisors. The decision of the Hearing Officer may be called up for review by the Board of Supervisors.

2. Notwithstanding any other provision of Section 22.60 of the Zoning Code, upon receiving an appeal or initiating a call for review, the Board of Supervisors may:

   a. Affirm the action of the Hearing Officer; or

   b. Refer the matter back to the Hearing Officer for further proceedings with or without instructions; or

   c. Require a transcript of the testimony and any other evidence relevant to the decision and take such action as in its opinion is indicated by the evidence. In such case, the Board of Supervisors' decision need not be limited to the points appealed, and may cover all phases of the matter, including the addition or deletion of any conditions.

3. Conditions. Other new alcohol use establishments shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B and/or conditions for off-site alcohol consumption listed in Exhibit 8-C, as applicable.

E. Alcohol Use Approval Applications.

1. In addition to the Substantial Conformance Review application requirements set forth in Section 20 of this Specific Plan, each application for an Alcohol Use Approval under Subsections 10.B and 10.C above shall include:

   a. A site plan, depicting floor plan, seating areas, and alcohol shelf space for the subject establishment;

   b. A table including the proposed establishment and existing establishments that sell and serve alcohol within the Universal Studios Specific Plan area existing as of the time of the Alcohol Use Approval application indicating the type of permit (e.g. on-site or off-site), type of establishment (e.g. restaurant, nightclub, or retail), and District (Business, Studio, or Entertainment) location as of the time of the Alcohol Use Approval application; and

   c. A copy of the State Alcohol Beverage Control violation report for establishments within the Universal Studios Specific Plan area.

F. Inspection and Enforcement of Alcohol Use Establishments Permitted Pursuant to Subsections 10.A, 10.B and 10.C above.

1. Zoning Enforcement may inspect each alcohol use establishment at least once per year to determine compliance with the alcohol regulations and conditions of this Specific Plan. The Universal Studios Specific Plan area property owner shall compensate the Department of Regional Planning for the reasonable expenses incurred in conducting the inspection pursuant to Subsection 19.E of this Specific Plan.

2. If the Director believes that an alcohol use establishment is in violation of the Alcoholic Beverages Regulations of this Specific Plan, or is detrimental to public health or safety or is a nuisance, the Director may provide written notification to the operator of the establishment and the Universal Studios Specific Plan area property owner requiring that the alleged violation be remedied. If the alleged violation is not remedied within the time specified by the written notification, and the Director makes written findings that the establishment violates the Alcoholic Beverages Regulations of this Specific Plan or is detrimental to public health or safety or is a nuisance, then the Director shall comply with the following:

   a. The Director shall give notice to the operator of the establishment and the Universal Studios Specific Plan area property owner to appear at a public hearing before the Hearing Officer at a time and place fixed by the Director and the Hearing Officer to determine whether the Alcohol Use Approval should be modified or revoked,

and the operator and owner shall show cause why the Alcohol Use Approval should not be modified or revoked by the Hearing Officer.

b. Not less than 30 days prior to the date of the hearing, the Director shall cause a copy of a notice of the time and place of such hearing to be (i) published once in a newspaper of general circulation in the County and (ii) mailed by first class mail, postage prepaid, to owners of land within a distance of 500 feet from the exterior boundaries of the subject parcel, and to any person who has filed a written request therefore with the Director.

c. Within ten (10) days of the hearing, the Director shall serve notice of the Hearing Officer's action upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing, by registered or certified mail, postage prepaid, return receipt requested.

3. The decision of the Hearing Officer may be appealed to the Board of Supervisors by filing a written request with the executive officer of the Board within ten (10) days after the Hearing Officer serves notice of his/her action. The Board of Supervisors shall hear the matter within 60 days following receipt of the written request for a hearing by the Board. Notice of the hearing shall be provided to the persons set forth in Subsection 10.F.2.b above. The Board of Supervisors may approve, modify or disapprove the action of the Hearing Officer. The Board of Supervisors' action shall be supported by written findings. The Board of Supervisors shall serve notice of its action upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing who wished to be notified, by registered or certified mail, postage prepaid, return receipt requested.

Section 11. Oak Tree Regulations

A. Removal Permitted.

Oak Trees may be removed, or the Protected Zone (as defined below) encroached upon, in accordance with the requirements of this Section. Removal or encroachment upon the Protected Zone of Oak Trees may be requested by filing a Substantial Conformance Review application in accordance with the procedures set forth in Section 20 of this Specific Plan. Removal of Oak Trees shall include cutting, destroying, removing, relocating, inflicting Damage (as defined below) or encroaching into the root zone or grading/filling within the drip line area of an Oak Tree; provided however, that pruning of branches up to two (2) inches in diameter, deadwood, stubs, and no more than 15 percent of the tree canopy of any one (1) tree, conducted under the supervision of a registered consulting arborist shall not be considered a removal or encroachment and shall not require a Substantial Conformance Review.

B. Definitions

Whenever the following terms are used in this Section, they shall be construed as defined in this Section. To the extent that other terms used in this Section are not defined herein or in Section 4 of this Specific Plan, but are defined in the County Code, those definitions shall apply.

Damage. Any act causing or tending to cause injury to the root system or other parts of a tree, including, but not limited to, burning, application of toxic substances, operation of equipment or machinery, or by paving, changing the natural grade, trenching or excavating within the Protected Zone of an Oak Tree.

Protected Zone. That area within the drip line of an Oak Tree and extending there from to a point at least five (5) feet outside the drip line, or 15 feet from the trunks of a tree, whichever distance is greater.

C. Oak Trees Subject to this Specific Plan.

1. Removal or encroachment upon the Protected Zone of those Oak Trees indicated on the Master Oak Tree Maps, dated February 2013, and included in the County file, and identified in the *NBC Universal Evolution Plan Tree Report* dated September 2010 (Oak Tree Report), and any trees identified per Subsection 11.C.2 below, shall be subject to this Specific Plan and shall not be otherwise subject to oak tree regulations contained in the Zoning Code.

2. Exemptions.

   a. Cases of emergency caused by an Oak Tree being in a hazardous or dangerous condition, or being irretrievably Damaged or destroyed through flood, fire, wind or lightning as determined after visual inspection by a Forester with County Forester or the County Fire Marshall;

   b. Emergency or routine maintenance by a public utility necessary to protect or maintain an electric power or communication line or other property of a public utility;

   c. Trees, including tree canopies, within existing road rights-of-way where pruning is necessary to obtain adequate line-of-sight distances and/or to keep street and sidewalk easements clear of obstructions or to remove or relocate trees causing damage to roadway improvements or other public facilities and infrastructure within existing road rights-of-way as required by the Director of Public Works.

   d. All trees, other than those identified on the Master Oak Tree Map or as provided in Subsections 11.D.2 and 11.D.6 below, shall be

exempt from the Oak Tree requirements of this Specific Plan and shall not be subject to any other tree regulations established by the Zoning Code. Trees that are exempt may be removed by the Universal Studios Specific Plan area property owner without any review or approval by the County.

D. Requirements.

Prior to the removal or encroachment upon the Protected Zone of any Oak Tree indicated on the Master Oak Tree Maps, dated February 2013, the Applicant shall provide a map, which corresponds to the Master Oak Tree Map, indicating the specific Oak Tree and its tag number to be removed. Copies of the original Oak Tree Report, Master Oak Tree Map, and Oak Tree Substantial Conformance Review application and approval shall be kept on the Project site and available for review, and all individuals associated with the Project as it relates to the oak resource shall be familiar with said documents. The Applicant shall suitably guarantee, to the satisfaction of the Director and County Forester, compliance with Subsection 11.D.1.a, 11.D.1.b, 11.D.1.c, or 11.D.1.d below in connection with the removal of an oak tree or an encroachment upon the Protected Zone that results in Damage to an oak tree.

1. The Applicant shall either:

a. Provide and plant two (2) replacement oak trees at an on-site location for each single Oak Tree removed within one (1) year of the Oak Tree removal unless otherwise specifically stated or extended by the County Forester. The replacement tree(s) shall be a minimum of fifteen gallon in size, measure at least one (1) inch in diameter one (1) foot above the base, and shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected from an indigenous oak woodland within valley regions of Los Angeles County where feasible; <u>or</u>

b. Provide and plant two (2) replacement oak trees at an off-site location within one (1) year of the Oak Tree removal unless otherwise specifically stated or extended. The off-site replacement tree location shall be approved by the Director and County Forester. The replacement tree(s) shall be a minimum of fifteen gallon in size, measure at least one (1) inch in diameter one (1) foot above the base, and shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected from indigenous oak woodland within valley regions of Los Angeles County where feasible; <u>or</u>

c. Pay an in lieu fee of $2,700 for each removed Oak Tree. This fee shall be adjusted by the County Forester consistent with the Consumer Price Index for the Los Angeles-Long Beach

metropolitan statistical area on the annual anniversary of the effective date of this Specific Plan. If the Applicant provides an in lieu fee, it shall be deposited into a segregated trust fund maintained or selected by the County for the planting of replacement oak trees and the deposit shall be made prior to issuance of a grading or building permit involving construction within the area of any Oak Tree removal; or

d. Any combination of Subsections (a), (b) and (c) above.

2. Removal of any oak tree, which is 8 inches, or more, in diameter as measured four (4) and one-half feet above mean natural grade or in the case of oaks with multiple trunks a combined diameter of twelve inches or more of the two (2) largest trunks, that is not identified on the Master Oak Tree Map shall comply with Subsection 11.D.1 above. In addition, the Master Oak Tree Map shall be amended to include the subject tree(s) including the additional tag number and tree data.

3. In addition to the Substantial Conformance Review application requirements set forth in Section 20 of this Specific Plan, each application for Substantial Conformance Review for removal of an Oak Tree shall include:

a. The location of all Oak Trees proposed to be removed and/or relocated, and/or within 200 feet of proposed construction and/or grading activity. Each tree shall be identified by the corresponding permanent identifying tag as listed on the Master Oak Tree Map. The Protected Zone shall be shown for each plotted tree;

b. Where a change in grade is proposed, the change in grade within the Protected Zone of each Oak Tree within the grading area;

c. Location and size of all proposed replacement trees or statement of the in-lieu fee amount to be paid calculated based on Subsection 11.D.1.c, above;

d. Proposed and existing land uses in the immediate vicinity of the proposed Oak Tree to be removed and location of proposed replacement trees;

e. A letter from the Applicant to the Director and the County Forester stating that a registered consulting arborist has been retained to perform or supervise the Oak Tree work; and

f. Other information that the Director deems necessary to process the application.

4. The registered consulting arborist shall monitor the replacement trees for a minimum of seven (7) years, to evaluate the growth, health and condition of the replacement trees. The seven-year maintenance period will begin upon receipt of a letter from the Applicant or registered consulting arborist to the Director and the County Forester indicating that the replacement trees have been planted.

5. The Applicant shall properly maintain each replacement tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth in Subsection 11.D.1 above. If a new replacement tree is required, the new replacement tree shall also be monitored for a period of seven (7) years commencing upon the receipt of a letter from the Applicant or registered consulting arborist to the Director and the County Forester indicating that the new replacement tree has been planted.

6. The removal or encroachment into the Protected Zone of any replacement trees located within the Universal Studios Specific Plan area, regardless of size, shall be subject to the requirements of Subsection 11.D.1 above.

7. The Applicant shall design landscapes and irrigation systems that are adjacent to the replacement trees in a manner that is compatible for the survival of the replacement trees.

8. The Applicant shall remove mistletoe infestations, insect infestations and other pathogens within existing Oak Trees as directed by a registered consulting arborist.

9. No planting or irrigation system shall be installed within the drip line of any Oak Tree.

10. Trenching, excavation, or clearance of vegetation within the Protected Zone of an Oak Tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the registered consulting arborist.

11. Oak Trees which are determined to be healthy, structurally sound, and located on accessible terrain shall be considered as candidates for relocation, to the extent feasible, as determined by a registered consulting arborist retained by the Applicant.

E. Mitigation Banking.

The Applicant may plant blocks of trees either on- or off-site to the satisfaction of the Director and the County Forester as provided in Subsections 11.D.1.a and 11.D.1.b above, which may be used as mitigation for future removals. This would create a more efficient and consolidated monitoring effort for both the Applicant and the County Forester. Any replacement trees planted pursuant to

this Subsection shall meet the minimum requirements outlined in Subsections 11.D.1.a and/or 11.D.1.b above, as applicable.

F. Forester Inspection and Monitoring Fee.

In addition to the Substantial Conformance Review fee required pursuant to Subsection 20.C, the Applicant shall, prior to commencement of the use of the Substantial Conformance Review approval under this Section, deposit with the County Fire Department, Forestry Division an inspection and monitoring fee in a manner and amount as determined by the County Forester.

G. Violations and Enforcement. If the provisions of this Section are violated, the County Forester may issue a notice of correction. A reasonable time frame within which deficiencies must be corrected shall be indicated on the notice of correction. Should an inspection disclose the removal or encroachment upon the Protected Zone of an Oak Tree in violation of this Specific Plan, the Universal Studios Specific Plan area property owner shall pay $2,700 (as may be adjusted for inflation annually from the effective date of this Specific Plan based upon Subsection 11.D.1.c above) for each such removed or Damaged Oak Tree and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance with this Specific Plan.

Section 12. Grading and Construction Regulations

A. Maximum import or export. A total of 530,000 cubic yards of import or export of earth shall be permitted within the Universal Studios Specific Plan area. Movement of earth within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area shall not count toward this total.

B. Cross-lot authorization. Movement of earth related to projects within the boundaries of the Universal Studios Specific Plan area shall be permitted regardless of lot lines. The grading of and import or export of earth shall also be subject to the applicable provisions of Title 26 of the County Code.

C. Approval required for Off-Site Transport Grading Project. An Off-Site Transport Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section 20 of this Specific Plan.

1. In addition to the Substantial Conformance Review application requirements set forth in Section 20 of this Specific Plan, each application for Substantial Conformance Review involving an Off-Site Transport Grading Project shall include:

a. The names and addresses of all persons owning all or any part of the property from which Off-Site Transport Grading material is proposed to be removed from and transported to;

b. The names and addresses of the persons who will be conducting the Off-Site Transport Grading operations;

c. A map showing in sufficient detail the location of the property 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 transported;

D. Approval required for On-Site Grading Project. An On-Site Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section 20 of this Specific Plan. Cumulative On-Site Grading shall not exceed 4,600,000 cubic yards of cut and 3,700,000 cubic yards of fill.

E. Standard County requirements. Any grading shall be subject to the applicable provisions of Title 26 of the County Code, and any import or export of earth shall be subject to the applicable requirements of the Department of Public Works.

F. Construction liaison. At the time of application for a grading permit, a construction relations officer shall be designated to serve as a liaison with surrounding property owners, with the responsibility of responding to concerns regarding construction activity. The liaison's telephone number(s) shall be prominently displayed at multiple locations along the perimeter of the Project site.

Section 13. Transportation/Transportation Demand Management Regulations

A. Transportation Demand Management. Prior to the issuance of the first Substantial Conformance Review for the first Project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Transportation Demand Management program has been prepared to the satisfaction of the City of Los Angeles Department of Transportation. The program shall include implementation of several Transportation Demand Management strategies satisfactory to the Director in consultation with the County Department of Public Works Traffic and Lighting Division, which may include, but are not limited to, the following:

1. Flexible work schedules and telecommuting programs
2. Alternative work schedules
3. Pedestrian friendly environment
4. Bicycle amenities (bicycle racks, lockers, etc.)
5. Rideshare/carpool/vanpool promotion and support
6. Mixed-use development
7. Education and information on alternative transportation modes
8. Transportation Information Center
9. Guaranteed Ride Home program
10. Join an existing or form a new Transportation Management Association

11. Participation in a flex car program in the vicinity of the Universal Studios Specific Plan area

12. Discounted employee transit passes

13. Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program.

B. Required Traffic Improvements

1. Phasing plan. Prior to the issuance of the first Substantial Conformance Review approval for the first Project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Traffic Mitigation Phasing Plan (TMPP) has been approved by the City of Los Angeles Department of Transportation.

2. Guarantee of traffic improvements.

   a. Prior to the issuance of a building permit for a Project, the Applicant shall provide documentation satisfactory to the Director that all transportation improvements and associated traffic signal work required by the Traffic Mitigation Phasing Plan for the Project has been guaranteed to the satisfaction of the City's Department of Transportation.

   b. Any guarantee required pursuant to this Subsection may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City's Department of Transportation.

   c. Prior to the issuance of the Certificates of Occupancy for a Project, all transportation improvements required by the Traffic Mitigation Phasing Plan for the Project shall be completed or suitably guaranteed to the satisfaction of the City of Los Angeles Department of Transportation. Temporary Certificates of Occupancy may be granted in the event of any delay through no fault of the Applicant, provided that, in each case the Applicant has demonstrated reasonable efforts and due diligence to the satisfaction of the City of Los Angeles Department of Transportation.

3. Traffic Improvement Modifications. The City's Department of Transportation, at the request of the Applicant, may determine the implementation of a transportation improvement is infeasible and should be substituted with a comparable transportation improvement of equivalent effectiveness. In that situation, the City's Department of Transportation, in consultation with the Director (in consultation with the County Department of Public Works Traffic and Lighting Division) and the City's Director of Planning, may modify or substitute the traffic improvement; provided the City's Department of Transportation

determines the alternative mitigation measure(s) to be implemented by the Applicant shall provide equivalent effectiveness.

Section 14. Parking Regulations

A. General Requirements.

1. Pursuant to the Substantial Conformance Review procedures set forth in Section 20 of this Specific Plan, parking for Projects which are subject to this Specific Plan shall be provided in accordance with the requirements of this Section. Where this Specific Plan contains language or standards which require more parking or permit less parking than the Zoning Code, this Specific Plan shall supersede the Zoning Code.

2. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide a table summarizing the existing parking supply for the Universal Studios Specific Plan area. With each Substantial Conformance Review submittal, the Applicant shall provide a table summarizing the existing parking and any changes in parking required pursuant to this Section and proposed by the Project as well as information regarding the location of any new bicycle amenities pursuant to Subsection 13.A. of this Specific Plan as may be required for the Project.

3. The Department of Regional Planning shall be responsible for monitoring the Applicant's compliance with the parking requirements of this Specific Plan.

B. Required. On-site parking shall be provided as follows:

1. Retail. Parking for retail establishments that are not located within the Theme Park or Hotel shall be provided at a rate of four (4) parking spaces per 1,000 square feet of Floor Area.

2. Restaurant. Parking for restaurant establishments that are not located within the Theme Park or Hotel shall be provided at a rate of one (1) parking space per three (3) seats.

3. Theme Park. Parking for Theme Park Entertainment Attractions shall be provided at a rate of 7.9 parking spaces per 1,000 square feet of net new Floor Area. Change-out of existing Entertainment Attractions shall not require additional parking. Parking shall not be required for Theme Park restaurant, retail and Back-of-House areas. Additional parking shall not be required for new Universal Studio Tour Entertainment Attractions provided that the new Universal Studio Tour Entertainment Attraction will not increase Universal Studio Tour Capacity, as certified by the Applicant.

4. Hotel. Parking shall be provided at the rate of one (1) parking space for each two (2) guest rooms and one (1) parking space for each guest suite. No additional parking spaces shall be required for Hotel related ancillary uses such as meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatments; salons; entertainment uses that are ancillary to the operation of a hotel; and other hotel amenities as part of the hotel complex and operations.

5. Office. Parking shall be provided at the rate of one (1) parking space for each 400 square feet of Floor Area.

6. Studio Office. Parking shall be provided at the rate of one (1) parking space for each 400 square feet of Floor Area.

7. Studio Use (other than Ancillary Support Facilities, Studio Support Facilities, sound stage or warehouse). Parking shall be provided at the rate of one (1) parking space for each 500 square feet of Floor Area.

8. Sound stage. Parking shall be provided at the rate of one (1) parking space for each 1,000 square feet of Floor Area.

9. Warehouse. Parking shall be provided at the rate of one (1) parking space for each 1,000 square feet of Floor Area.

10. Theater/Cinema/Amphitheater/Performance Venue/Assembly (other than Theme Park). Parking shall be provided at the rate of one (1) parking space for each three (3) seats.

11. Ancillary Support Facilities and Studio Support Facilities. No parking shall be required unless otherwise provided herein.

12. Parking for any land use categories not addressed by this Section shall be provided at a parking rate in accordance with the Zoning Code.

C. Modifications to Minimum Parking Required. The minimum parking requirements established by this Specific Plan or the Zoning Code, where this Specific Plan is silent, may be modified upon request and application by the Applicant as part of a Substantial Conformance Review request pursuant to Section 20 of this Specific Plan. Such request shall be accompanied by a parking analysis, prepared by a qualified transportation/parking engineer to the satisfaction of the Director, and shall demonstrate justification for the modification request.

D. Location of Parking. Parking for each use or activity may be located at any location within the combined boundaries of the Universal Studios Specific Plan area or the adjacent City [Q]C2 Area. Parking for each use or activity may be located outside the combined boundaries of the Universal Studios Specific Plan area and City [Q]C2 Area upon submittal of a parking agreement or covenant satisfactory to the Director. Such parking agreement or covenant shall be provided to the Director for review when a Project seeks to rely on parking outside the combined boundaries of the Universal Studios Specific Plan area or

the adjacent City [Q]C2 Area. In the event that separate legal lots are created within the Universal Studios Specific Plan area, parking may be provided within any lot within the Universal Studios Specific Plan area upon submittal of a parking agreement or covenants satisfactory to the Director.

E. Tandem and Valet Parking. Vehicles may be parked in tandem or by valet, provided that attendants to move vehicles are available at the times the parking area using tandem or valet parking is open for use. If the attendant requirement is met, each tandem or valet stall shall constitute the number of parking spaces equivalent to the number of cars it can accommodate.

F. Parking for Existing Uses, Buildings or Structures. Any use, building or structure established or constructed prior to the effective date of this Specific Plan may be continuously maintained with parking as provided as of the effective date of this Specific Plan with no change in parking requirements.

1. Alterations or Modifications. Such existing uses, buildings or structures shall not be required to provide additional parking in connection with alterations or modifications to such uses, buildings or structures provided that such alterations or modifications do not increase the Floor Area by greater than 10 percent or 1,000 square feet, whichever is less. In the event that the alteration or modification increases the Floor Area by greater than 10 percent or 1,000 square feet, additional parking shall be provided for the additional square footage only.

2. Damage or Destruction. In the event of any damage or destruction to such uses, buildings or structures, such existing uses, buildings and structures may be rebuilt to the Floor Area existing as of the effective date of this Specific Plan without providing any additional parking in excess of that provided by such uses, buildings or structures as of the effective date of this Specific Plan.

G. Credit for Parking Provided. In the event that a use, building or structure is demolished, removed, or repurposed, the amount of parking that was provided for such use, building or structure shall be credited and considered surplus parking. Such surplus parking may be allocated to satisfy the parking requirements for new uses, buildings or structures as developed in accordance with this Specific Plan.

H. Design Standards for Permanent Parking Facilities.

1. Parking structures.

a. The exterior design of a parking structure shall utilize architectural styles or techniques that enhance their visual compatibility with surrounding buildings, structures and terrain, which architectural styles or techniques may include but not be limited to the following features: façade articulation; step backs or terracing of the parking

levels; landscaping and Graphic Treatments; use of compatible building materials and colors.

b. Rooftop parking shall be vertically screened from view when located within 500 feet of Existing Off-Site Residential Uses located outside the combined boundaries of this Specific Plan and the adjacent City [Q]C2 Area. Screening may include landscaping or "headlight" parapet walls.

c. The use of Highly Reflective Building Materials is prohibited.

d. The paving surfaces within parking structures shall be designed to reduce tire squeal.

e. Parking structures shall comply with Zoning Code provisions related to parking space dimensions, aisle width, and access to parking spaces that are applicable to such parking structures.

f. Parking facilities shall comply with the applicable lighting requirements set forth in Section 15 of this Specific Plan.

2. Surface parking lots.

a. The use of highly reflective paving materials is prohibited.

b. Parking lots shall comply with Zoning Code provisions related to parking space dimensions, aisle width, landscaping, and access to parking spaces that are applicable to such parking lots.

3. Any parking structure, including any associated parking payment booths, constructed in Area G as shown on Exhibit 2-D shall include the following design features:

a. The east façade and the easterly 60 feet of the south façade of the parking structure where there are no access driveways or ramps shall be enclosed as shown on Exhibit 2-D and shall be painted;

b. If the parking structure is constructed with roof-top parking, a minimum six-foot high parapet with an additional six-foot high visual screen on the parapet (twelve feet total above roof level) shall be provided along the east and south side of the roof where there are no access driveways or ramps.

c. The roof surface shall be a non-reflective finish.

4. Any parking facility, including any associated parking payment booths, constructed in Area Z as shown on Exhibit 2-D shall include the following design features:

a. If a parking structures is developed:

i. The east façade of the parking structure shall be enclosed as shown on Exhibit 2-D and shall be painted;

ii. No parking shall be permitted on the roof of the structure;

iii. The roof surface shall be a non-reflective finish.

b. If an at-grade surface parking lot is developed:

i. The parking area, not including driveways or roadways, shall be a concrete material that allows for growth of grass (e.g. grasscrete), or other suitable material;

ii. A 10-foot high painted block sound wall shall be constructed in the location shown on Exhibit 2-D.

c. Landscaping as shown on Exhibit 2-D shall be installed and maintained along the eastern perimeter of any parking facility developed at this location.

5. Any parking structures constructed in the locations shown on Exhibit 2-E shall include the following design features:

a. If the parking structures are constructed with roof-top parking, a minimum six-foot high parapet with an additional six-foot high visual screen on the parapet (twelve feet total above roof level) shall be provided along the south side of the roof where there are no access driveways or ramps.

b. The roof surface shall be a non-reflective finish

I. Fire Lane Enforcement. The Applicant shall designate on-site fire lanes in consultation with the Los Angeles County Fire Department. The Applicant shall prohibit parking within designated fire lanes by installing surface painting and signage.

J. Shared Parking Plan. The parking requirements listed in Subsection 14.B above may be modified for shared parking between two (2) or more uses within the Universal Studios Specific Plan area and/or the adjacent City [Q]C2 Area if the Director determines that a lower total number of parking spaces will provide adequate parking for these uses. A Shared Parking Plan shall not be required for special events or Temporary Uses that utilize shared parking with other uses for the duration of the special event or Temporary Use. An application for and consideration of a Shared Parking Plan shall be processed pursuant to the following requirements:

1. Contents of Shared Parking Plan. The Shared Parking Plan shall contain the following information:

    a. An analysis of parking demand. This analysis shall be conducted by a qualified traffic/parking engineer on an hourly basis, 24 hours per day, for seven (7) consecutive days or by other means acceptable to the Director;

    b. A description of the portion of the Universal Studios Specific Plan area and/or the adjacent City [Q]C2 Area subject to the Shared Parking Plan;

    c. A description of the uses, hours of operation, parking requirements, and allocation of parking spaces that demonstrates that adequate parking for each use will be available, taking into account their hours of operation; and

    d. A description of the characteristics of the affected uses and/or special programs that will reduce the need for the required number of parking spaces, which may include the availability of alternative transportation modes.

2. Review. The Shared Parking Plan application shall be deemed complete within thirty (30) days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within thirty (30) days of receipt of a complete application for a Shared Parking Plan, the Director shall either approve the Shared Parking Plan application or indicate how the Shared Parking Plan would not provide adequate parking. This time period may be extended by the mutual consent of the Applicant and Director. If the Director does not act within such thirty (30) day period, the Shared Parking Plan application shall be deemed approved. The decision of the Director shall not be appealable.

3. Findings. The Director shall grant a Shared Parking Plan application if he/she makes the following findings:

    a. The peak hours of operations are different or other operational characteristics warrant such a reduction; and

    b. The joint use or shared parking shall not create a negative parking impact on the surrounding public streets.

Section 15. Lighting Regulations

A. Applicability. Except as provided herein, all new lighting within the Universal Studios Specific Plan area shall comply with the following regulations. New lighting fixtures shall be constructed and installed in conformance with applicable provisions of the Los Angeles County Building Code.

B. Existing lighting. All lighting which exists on the effective date of this Specific Plan shall be permitted and shall not be required to comply with this Section. Additions or alterations to existing lighting shall be permitted provided that such additions or alterations do not materially change the location, type, or orientation of the existing lighting. In the event of any damage or destruction to existing lighting, such existing lighting may be replaced with lighting comparable in location, type, orientation and illumination.

C. Light Sources Requirements and Limitations.

1. Light Sources shall be designed and maintained so as to produce not more than two (2) footcandles of illumination as measured at the property line of the nearest residentially zoned property outside of the combined boundaries of the adjacent City [Q]C2 Area and Universal Studios Specific Plan area.

2. Light Sources (i.e. bulb or lamp) which exceed 300 Candelas (approximately equivalent to a 200-watt incandescent light bulb) within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall not be visible from Existing Off-Site Residential Uses located outside of the combined boundary of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. For purposes of this Subsection, “not visible” shall mean: i) that the Light Source shall not be directly visible from the lot on which the residential use is located; or ii) that the Light Source is a minimum of 2000 feet in distance from the residential use. Various forms of screening measures, which may or may not be physically attached to the Light Source, may be utilized in order to comply with this regulation. Such screening measures of the Light Source may include, but are not limited to, shielding measures attached to the Light Source or structure, other buildings or structures, and non-deciduous landscaping or landscape trellises and louver systems.

3. Light Sources, which emit no more than 300 Candelas (approximately equivalent to a 200-watt incandescent light bulb) within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall comply with Subsection 15.C.1 above, but shall not otherwise be regulated.

4. In addition to the requirements set forth in Subsections 15.C.1, 15.C.2 and 15.C.3 above, Light Sources greater than 10,000 Candela, as determined by the manufacturer, shall be full cut-off type.

5. Light Sources which do not meet Subsection 15.C.2 above or the exceptions in Section 15.C.9 below shall be subject to a conditional use permit, pursuant to Section 22.56 of the Zoning Code.

6. The transitions (modulations) of Light Sources that provide animated, moving, programmed, flashing, color changing or variable lighting effects shall take a minimum of thirty (30) seconds prior to being queued for a subsequent transition. Non-stroboscopic lighting transitions that are perceived as linear dimming, or linear color changing, are required.

7. New surface parking lot lighting shall be installed with cut-off fixtures.

8. Exceptions.

   a. Production Activities. Light Sources associated with Production Activities shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

   b. Outdoor Special Light Effects. Light Sources associated with Outdoor Special Light Effects shall not be subject to the lighting regulations contained in Subsections 15.C.1 through 15.C.7 above, or in the Zoning Code.

   c. Decorative lights, other than those installed along the Lankershim Boulevard property boundary and the northern property boundary of the Universal Studios Specific Plan area, which are temporarily installed between September 1 and January 15 of the next year shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code. Decorative lights temporarily installed between September 1 and January 15 of the next year along the Lankershim Boulevard property boundary and the northern property boundary of the Universal Studios Specific Plan area shall be subject to any applicable lighting regulations in this Specific Plan or the Zoning Code.

   d. Emergency Light Sources or temporary Light Sources used for repair or construction as required by governmental agencies shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

   e. Light Sources owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic or for highway or street illumination shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

f. Signs. Lighting associated with Signs shall not be subject to the lighting regulations contained in this Section and shall be subject to the lighting regulations contained in Section 17 of this Specific Plan.

g. Hotel. Hotel rooftop lighting for sports/recreational uses, such as recreation areas, pools, tennis or paddle courts, which would not comply with Subsections 15.C.1, 15.C.2, 15.C.3 or 15.C.4 above, shall comply with the following lighting standard: Such uses shall be lighted by horizontally mounted, rectilinear-type, cut-off fixtures shielded in such a manner that the bulb or lamp cannot be viewable from Existing Off-Site Residential Uses outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. Such Light Sources shall be mounted at a height of 20 feet or less above the roof top surface.

h. Construction lighting. Light Sources related to construction activities, which would not comply with Subsections 15.C.1, 15.C.2, 15.C.3 or 15.C.4 above, shall be shielded or directed to restrict any direct illumination onto property located outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

9. Current and future technologies of Light Sources such as neon, LED, LCD, projected images and similar lighting displays or installations shall be permitted provided they comply with the applicable regulations in this Section or Section 17 of this Specific Plan. Animated, moving, programmed, flashing, neon, LCD, and similar technologies of lighting displays or installations also shall be permitted as determined by the Director.

10. In office buildings greater than four (4) stories in height and abutting Lankershim Boulevard, the property owner shall implement, at the property owner's election, one or a combination of the following features to reduce the visibility of all interior lights of offices facing north or west after 10:00 p.m.:

a. installing and maintaining an electronic or mechanical device, such as motion sensors, that turn off the interior lights of offices facing north or west that are not in use;

b. installing and maintaining opaque window shades in offices facing north or west that are lowered by 10:00 p.m.; or

c. on-site personnel walking through the building by 10:00 p.m. each night to turn off any interior lights of offices facing north or west that are not in use.

Section 16. Sound Attenuation Regulations

A. General Requirements. For operational and construction noise, Project sound sources within the Universal Studios Specific Plan area shall comply with Title 12 of the County Code as applicable.

B. Additional Operational Noise Requirements. In addition to compliance with Subsection 16.A above, all operational sound sources, including existing (e.g. Waterworld) and future sound sources, shall comply with the following provisions except as provided in Subsections 16.C and16.D below:

1. From 7:00 a.m. to 7:00 p.m. the allowable noise level shall not exceed the greater of (i) a L_{50} of 50 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1.

2. From 7:00 p.m. to 1:00 a.m. the allowable noise level shall not exceed the greater of (i) a L_{75} of 47 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1.

3. From 1:00 a.m. to 7:00 a.m. the allowable noise level shall not exceed the greater of (i) a L_{90} of 44 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1.

4. From 7:00 a.m. to 10 p.m. the L_0 (otherwise known as the L_{max}) shall not exceed the greater of (i) 67 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1. For sound sources that emit a pure tone or impulsive noise (e.g. gunshot) from 7:00 a.m. to 10 p.m., the L_0 shall not exceed the greater of (i) 62 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1. Consistent with Title 12 of the County Code, from 10:00 p.m. to 7:00 a.m. the L_0 shall not exceed the greater of (i) 65 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1, and for sound sources that emit a pure tone or impulsive noise (e.g. gunshot) from 10:00 p.m. to 7:00 a.m., the L_0 shall not exceed the greater of (i) 60 dBA or (ii) ambient, as measured at the six (6) designated monitoring sites shown on Figure 16-1.

C. Compliance. Operational sound sources existing upon the effective date of this Specific Plan shall have 18 months from the effective date of this Specific Plan to bring the operational sound sources into compliance with the provisions in Subsection 16.B above. New sound sources, developed or installed after the effective date of this Specific Plan, shall comply with the provisions in Subsection 16.B above upon commencing operations.

1. In order to comply with Subsections 16.B and C above, the following modifications to the Waterworld attraction shall be commenced within 60 days of the effective date of this Specific Plan and shall be completed within 120 days of the effective date of this Specific Plan:

a. The conventional loud speaker system shall be replaced with directional audio technology capable of delivering digital processed sound; and

b. The live action special effects (i.e. gunshots and pyrotechnics) shall be modified with prerecorded digital sound track.

D. Exemptions. The following shall be exempted from the sound attenuation provisions of Subsection 16.B above:

1. Those activities identified in Section 12.08.570 of the County Code;

2. Motion picture, television, video, digital and other media related production activities (which does not include construction of stages or television facilities within which Production Activities may occur); and

3. Firework displays associated with special events subject to Section 326.2 of Title 32 of the County Code requiring a permit from the County Fire Department.

E. Construction and Grading Sound Requirements. Prior to the issuance of a grading permit for a Project, the Applicant shall provide proof satisfactory to the Department of Public Works that all construction contractors have been required in writing to comply with Subsection 16.A above. The contractor or Applicant shall prepare a Construction Noise Mitigation Plan. The Construction Noise Mitigation Plan shall include a noise hotline to enable the public to call to report specific construction noise issues or activities that may be causing problems at offsite locations. The Construction Noise Mitigation Plan also shall provide a telephone number for the adjacent homeowner associations and Forest Lawn Memorial-Park Association to contact construction management personnel during normal business hours. The Construction Noise Mitigation Plan also shall include measures to mitigate construction noise to comply with Subsection 16.A above. Such measures may include:

1. Use of the most current methods of equipment noise control

2. Ensure that construction equipment is fitted with modern sound-reduction equipment

3. Use of highly efficient mufflers

4. Use of air inlet silencers on motors

5. Enclosures on motor compartments

6. Staging certain high noise-generating activities to take place during mid-day when less people are at home or ambient noise levels in the receptor areas are at their highest levels

7. Scheduling construction and demolition activities to the extent feasible so as to avoid operating several pieces of high noise generating equipment simultaneously

8. Provide for the location of construction staging areas to be situated and operated in manners which will avoid direct interference with and impact upon Existing Off-Site Residential streets outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

9. Comply with all applicable requirements to shield and screen staging areas to minimize any associated noise impacts.

10. Use best efforts to minimize the sound of backup bells during nighttime construction in the Back Lot District

F. Monitoring.

1. Noise Monitoring. The Director shall retain a qualified third-party acoustical consultant, mutually acceptable to the Universal Studios Specific Plan area property owner and the Director, in consultation with the County Director of Public Health, to monitor the noise levels at the <u>six (6)</u> designated monitoring sites shown in Figure 16-1. Following selection of a third-party acoustical consultant, the acoustical consultant, the Director and the Universal Studios Specific Plan area property owner shall agree upon the procedures for conducting the monitoring, including the manner for documenting the sound monitoring to identify noises not associated with the Universal Studios Specific Plan area for purposes of calculating the L_0 (otherwise known as the L_{max}). The third-party acoustical consultant shall use the latest technology generally accepted by qualified acoustical consultants as applicable to the required monitoring, if available to the acoustical consultant. The monitoring shall be conducted, without prior notice to the Universal Studios Specific Plan area property owner, for a 24-hour period every quarter. In addition, the Director may require monitoring of noise levels during special events. The Universal Studios Specific Plan property owner shall give the Director at least 48 hours notification prior to any outdoor special event that will have more than 250 attendees and amplified sound in the Studio or Back Lot District. Notwithstanding the foregoing, nothing herein shall limit the ability of the Director to require additional monitoring for determining compliance and enforcement of the regulations in this Specific Plan. Upon completion of the monitoring, the acoustical consultant shall prepare a monitoring and compliance report with the monitoring data. The monitoring and compliance report shall be provided to the Director and the Universal Studios Specific Plan area property owner. The Universal Studios Specific Plan area property owner shall post the report to the Universal Studios Specific Plan area web site as provided in Subsection 19.F.6 of this Specific Plan. A copy of the monitoring and compliance report shall

also be provided to the Community Advisory Panel as set forth in Subsection 19.F.1 of this Specific Plan.

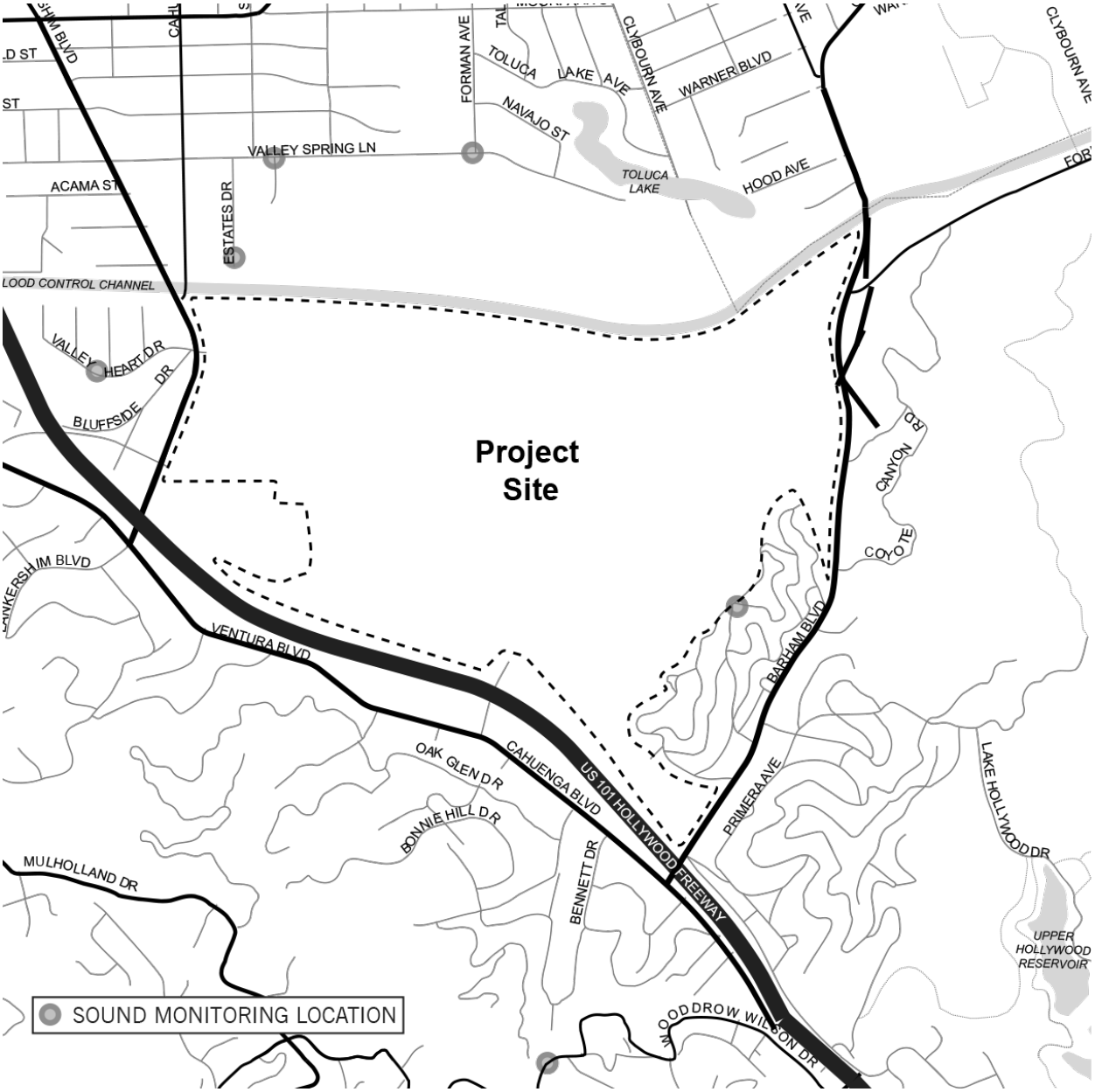
2. Pursuant to Subsection 19.E of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall be responsible for all reasonable costs and expenses incurred by the County in implementing, monitoring, or enforcing this Section, including but not limited to, costs for monitoring, reviewing and verifying information contained in reports, undertaking inspections, and administrative support.

3. The Universal Studios Specific Plan area property owner(s) shall conduct community outreach regarding noise generating operations within the Universal Studios Specific Plan area as set forth in Subsection 19.F of this Specific Plan.

G. Ombudsperson(s). As more fully set forth in Subsection 19.F of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall designate an employee or employees to serve as ombudsperson(s) to respond to questions and concerns regarding operations including noise within the Universal Studios Specific Plan area.

Figure 16-1

Designated Sound Monitoring Sites



Section 17. Signage Regulations

A. General requirements.

1. Purpose. The intent of the signage program in this Specific Plan is to create vibrant, clear, attractive signage and graphics that enhance the Universal Studios Specific Plan area while complementing and protecting the character of the surrounding neighborhoods by limiting visual clutter through regulation of the location, size, shape, density, and types of Signs allowed within the Universal Studios Specific Plan area.

2. Permitted Signs. All Signs defined in Subsection 17.B below, which are not otherwise allowed by the Zoning Code, shall be permitted, as set forth in this Specific Plan.

3. Sign Review.

   a. Sign Conformance Review. New Signs, other than Internal Signs, shall require a Sign Conformance Review as set forth in this Subsection.

   b. The Sign Conformance Review procedure for applicable Signs is in lieu of the Substantial Conformance Review set forth in Section 20 of this Specific Plan.

   c. Internal Sign Review. New illuminated Internal Signs in Sign Districts 1, 2, 4 and 5 shall require an Internal Sign Review to verify that the Sign meets the definition and qualifies as an Internal Sign for location, height and orientation. No other review shall be required. A Sign determined not to qualify as an Internal Sign in Sign Districts 1, 2, 4 or 5 shall be subject to Sign Conformance Review.

4. Compliance. All new Signs shall comply with the requirements of this Section, as determined by the Director pursuant to Subsection 17.D below. All new Signs shall comply with the provisions of Title 26, Chapter 65 of the County Code, related to the construction and installation of Sign structures.

5. Existing Signs. Signs and/or Sign support structures that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be required to comply with this Specific Plan, but shall comply with the County Code related to the construction, installation and maintenance of Sign structures.

   a. In the event of any damage, dilapidation, destruction, or structural upgrade to an existing Sign, such existing Sign may be replaced

with a Sign with comparable Height, Sign Area, location, type, and orientation existing as of the effective date of this Specific Plan; and

b. Except as set forth in Subsections 17.C.6.d.vi and 17.C.6.d.vii below, additions or alterations of existing Signs which increase the Sign Area or Height or which materially change the location or orientation of the existing Sign shall comply with the requirements of this Specific Plan and shall be subject to Sign Review.

c. Existing Sign Inventory. Upon submittal of the first Sign Conformance Review application for an Area Identification Sign, Electronic Message Sign, On-Site (Business) Sign and/or Group 'A' Wall Sign, the Applicant shall provide a baseline inventory of existing Area Identification Signs, Electronic Message Signs, On-Site (Business) Signs and/or Group 'A' Wall Signs that are not Internal Signs. The inventory shall include location, type, Height, and Sign Area. Inventory of such existing Signs permitted during the subject year shall be provided annually along with a copy of the baseline inventory of such existing Signs at the time of the Specific Plan annual report.

6. Sign Area Calculation. Sign Area shall be calculated in accordance with the Sign Area definition set forth in Subsection 17.B below.

7. Backs of Signs. All Signs which are located within 500 feet of this Specific Plan boundary and which are oriented so as to expose the unimproved back of the Sign toward a location outside of the combined boundaries of the Universal Studios Specific Plan area and adjacent City [Q]C2 Area shall be improved or screened with landscaping or other aesthetic treatment(s) to buffer the view of the back of the Sign to the satisfaction of the Director.

8. Internal Electronic Message Signs. Any Internal Sign that is an Electronic Message Sign shall be limited in orientation to the Specific Plan boundary as shown on Figures 17-1 and 17-2.

9. Sign Illumination Standards. The following lighting and illumination standards shall apply to Signs within the Specific Plan area:

a. Animated Area Identification Signs. (i) The light source (i.e. the bulb or lamp) illuminating an Animated Sign shall be shielded from view outside of the combined boundaries of the Specific Plan area and the adjacent City [Q]C2 Area; (ii) The lighting on the Sign shall be turned off from 2:00 a.m. to 7:00 a.m.

b. Building Identification Signs. The brightness of any Building Identification Sign located at the top 10 percent of a Building Face shall not exceed the following:

- During Standard Time
  (1st Sunday in November to 2nd Sunday in March).
  - 7:00 a.m. 7:30 p.m.: 300 Candelas/ meter sq.
  - 7:30 pm to 7:00 a.m.: 150 Candelas/ meter sq.
- During Daylight Savings Time
  (2nd Sunday in March to 1st Sunday in November)
  - 7:00 a.m. to 10:00 p.m.: 300 Candelas/ meter sq.
  - 10:00 pm to 7:00 a.m.: 150 Candelas/ meter sq.

c. Group 'A' Wall Signs. (i) Group 'A' Wall Signs shall be externally lit with light sources (i.e. the bulb or lamp) shielded from view outside of the combined boundaries of the Specific Plan area and the adjacent City [Q]C2 Area; (ii) The brightness of any Group 'A' Wall Sign shall not exceed 300 Candelas per square meter; (iii) Illumination of Group 'A' Wall Signs shall be turned off from 2:00 a.m. to 7:00 a.m.

d. Electronic Message Signs. (i) Instantaneous image changes shall not be allowed; (ii) The image refresh shall occur through a seamless transition from one (1) image to the next with no strobing effect; (iii) The brightness of the Electronic Message Sign shall not exceed the following:

- During Standard Time
  (1st Sunday in November to 2nd Sunday in March).
  - 7:00 a.m. to sunset: 7,500 Candelas/ meter sq.
  - Sunset to 7:30 p.m.: 600 Candelas/ meter sq.
  - 7:30 pm to 2:00 a.m.: 450 Candelas/ meter sq.
  - 2:00 a.m. to 7:00 a.m.: Turned off
- During Daylight Savings Time
  (2nd Sunday in March to 1st Sunday in November)
  - 7:00 a.m. to sunset: 7,500 Candelas/ meter sq.
  - Sunset to 10:00 p.m.: 600 Candelas/ meter sq.
  - 10:00 pm to 2:00 a.m.: 450 Candelas/ meter sq.
  - 2:00 a.m. to 7:00 a.m.: Turned off

Beginning 45 minutes prior to sunset and concluding 45 minutes after sunset, the Electronic Message Signs shall transition smoothly at a consistent rate from the permitted daytime brightness level to the permitted brightness level during the Sunset to 7:30 p.m. or Sunset to 10:00 p.m. period as applicable. Beginning 15 minutes prior to the required time, the Electronic Message Sign shall also

transition smoothly at a consistent rate from the permitted brightness for the Sunset to 7:30 p.m. or Sunset to 10:00 p.m. period to the 7:30 pm to 2:00 am or 10:00 pm to 2:00 am period as applicable.

e. Measurement of Brightness. The brightness of Electronic Message Signs, Group 'A' Wall Signs and Building Identification Signs shall be measured from ground level at the nearest residential property outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. The measured maximum brightness shall be based on the luminance levels of the white display portion of the Sign. For Electronic Message Signs, the red, green and blue outputs shall be turned to full ON at the time of testing. A calibrated luminance meter shall be used to measure the luminance intensity of the Sign in candela per meter squared (nits) in accordance with the luminance meter manufacturer's operational instructions. The luminance measurements should not be taken at oblique angles that exceed 60 degrees off-axis from the face of the Sign.

f. Sign Illumination Limitations. Illuminated Signs shall not generate light intensity levels of greater than two (2) footcandles as measured at the property line of the nearest residentially zoned property outside the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area, and illuminated Signs shall not cumulatively generate light intensity levels of greater than three (3) footcandles as measured at the property line of the nearest residentially zoned property outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. A calibrated illuminance meter shall be used to measure the maximum incident illuminance resultant from the illuminated Sign in footcandles, in accordance with the illuminance meter manufacturer's operational instructions. The meter shall be mounted to a tripod at eye level, and aimed at the Sign. A measurement shall be taken with the Sign turned on, and again with the Sign turned off. The difference of the two measurements shall be considered the resultant illuminance generated by the Sign.

Figure 17-1

Orientation of Internal Electronic Message Signs

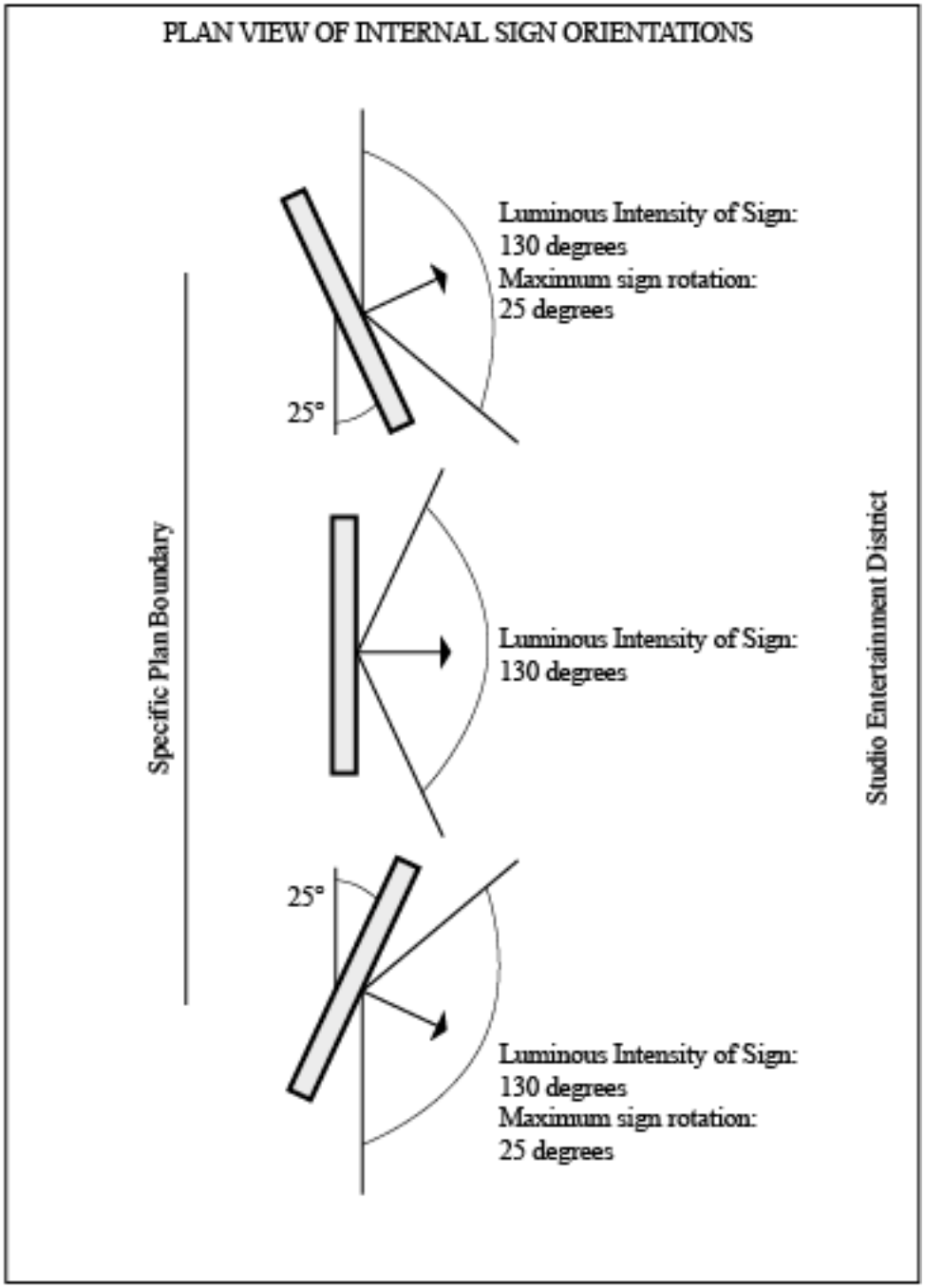
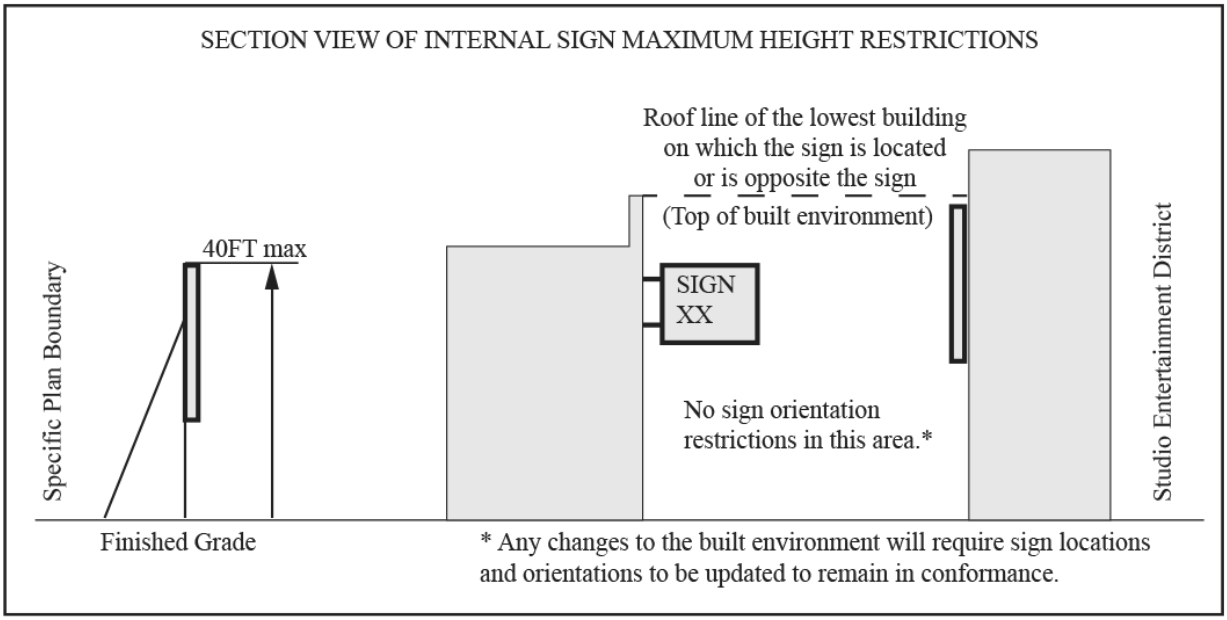


Figure 17-2

Orientation of Internal Electronic Message Signs



B. Definitions.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Subsection. To the extent that other terms used in this Section are not defined herein or in Section 4 of this Specific Plan, but are defined in the Zoning Code, those definitions shall apply.

Aerial View Sign. A type of Sign that is applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky.

Animated Sign. A Sign that contains parts that change, move, rotate or otherwise incorporate physical motion that is not an Electronic Message Sign.

Architectural Ledge Sign. A Sign with individual channel letters, numbers, symbols or icons, which stand atop a horizontal projection forming a narrow shelf on a wall or architectural projection.

Area Identification Sign. A category of Sign intended to identify an area by the common place name of the area or business.

Awning Sign. A Sign affixed to an awning or removable canopy not permanently attached to or built as part of a building or structure that projects over a deck, door, or window of a building or structure.

Banner Sign. (See also Street Banner Sign) A Sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a pole, building, or hung by wire, and is fixed in place.

Blade Sign. A Sign that projects perpendicularly from a Building Face, not exceeding five (5) feet in width, which has a vertical dimension that exceeds the horizontal dimension and may or may not extend above a roof line.

Building Face. The general outer surface, not including cornices, bay windows, or architectural projections, of any wall of a building.

Building Identification Sign. A category of Sign that is limited to a company logo, name of building, business, or destination that may include the building address.

Channel Letters Sign. Multi-dimensional, individually cut letters, numbers, or figures, illuminated or un-illuminated, which are affixed to a building or structure.

Construction / Contractor Sign. A category of Sign located on the site of a building that states the name of the contractor(s) working on the site and any owners, building-related architectural, engineering, financial firms, future tenants, and others associated with a construction project, but which contains no other advertising matter.

Construction Fence / Wall Sign. A type of Construction/Contractor Sign located on a fence or wall securing a construction site. Signs shall be limited to the names of the developer, building owner and contractor(s) working on the site and any building-related architectural, engineering or financial firms involved with the building on that site and may include a Graphic Treatment.

Electronic Message Sign. A Sign that displays still images, scrolling images, or moving images, including video and animation, utilizing a series or grid of lights that may be changed by electronic means, including cathode ray, light emitting diode display (LED), plasma screen, liquid crystal display (LCD), fiber optic, or other electronic media or technology.

Exempt Sign. The following are exempt from Sign Review:

a. Regulatory signs, information signs or warning signs required or authorized by law or by federal, state, or county authority;

b. Official and legal notices issued by any court, public body, person, or officer in performance of a public duty or in giving any legal notice;

c. Official flags of the United States of America, the State of California, and other states of the United States, counties,

municipalities, official flags of foreign countries, and flags of internationally and nationally recognized organizations; and

d. Internal Signs. Internal Signs in Sign District 3 and Internal Signs that are not illuminated shall be exempt from Sign Review.

e. Graphic Treatments are not Signs and are permitted and not regulated by this Section.

Free-standing Sign. A Sign that is placed on the ground or has as its primary structural support one or more columns, poles, uprights or braces in or upon the ground. Free-standing Signs includes Monument and Pole Signs.

Graphic Treatment. An image or pattern which is applied to a fence, wall or structure and does not constitute a Sign. A Graphic Treatment may function as a screening device. Thematic Elements may be combined with Graphic Treatments.

Inflatable Sign. An object that is inflated with cold air, hot air, helium, or a lighter-than-air substance. It may be of various shapes, made of flexible fabric, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable Signs are restrained, attached, or held in place by a cord rope, cable, or similar method. Inflatable Signs shall be limited to Internal Signs.

Information Sign (Directional Sign). A category of Sign that is limited to a message giving directions, instructions, menus, selections, or address numerals. Information Signs are often referred to as “directional signs”.

Internal Sign. A category of Sign that includes:

a. Signs that are below 40 feet in Height above Finished Grade located in the Lankershim Edge and Northern Edge Sign Districts provided the Signs directly face the Studio District; or

b. Signs that are below rooflines if within CityWalk or below 40 feet Height above Finished Grade if within other areas of the Studio and Entertainment Sign District; or

c. Signs that are below 40 feet in Height above Finished Grade located in the Visitor Gateway Sign District provided the Signs directly face the Entertainment District; or

d. Signs that are below 40 feet in Height above Finished Grade located in the Studio Back Lot Sign District provided the Signs directly face the Entertainment District or Studio District; and

e. Internal Signs may be On-site or Off-site Signs and consist of any other Sign category (e.g. Area Identification) or Sign type (e.g. Wall Sign).

Internal Sign Review. A ministerial process conducted by the Director to determine that a Sign qualifies as an Internal Sign as defined in this Subsection.

Marquee Sign. A type of Sign painted on or affixed to the perimeter or border of a permanently roofed structure constructed as part of a building and protruding over the sidewalk, plaza or roadway.

Monument Sign. A Free-standing Sign that is erected directly upon the existing or Finished Grade, or that is raised no more than 12 inches from the existing or Finished Grade to the bottom of the sign, and that has a horizontal dimension equal to or greater than its vertical dimension.

Off-site Sign (Outdoor Advertising Sign). A category of Sign that is other than an On-Site (Business) Sign, Area Identification Sign, Building Identification Sign, Information Sign, Tenant Identification Sign, Construction/Contractor Sign, or Real Estate Sign. Off-site does not refer to the physical location of the Sign.

On-site (Business) Sign. A category of Sign that identifies or promotes (1) media and entertainment industry products of NBCUniversal or its affiliates, (2) products related to the media and entertainment industry that are produced, distributed, or sold within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, not including products solely displayed in commercials produced therein, (3) media and entertainment industry businesses, services, activities, or events located or conducted within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, and (4) businesses, services, activities or events conducted or located on a lot in which the Sign is located. On-Site (Business) Signs may take the form of the Sign types listed in the Sign definitions as allowed by the Sign District.

Pillar (Pylon) Sign. A type of Monument Sign that is mounted directly on the ground, consisting of rectangular sign faces or a sculptural themed shape, with a vertical dimension that exceeds its horizontal dimension.

Pole Sign. A Free-standing Sign that is erected or affixed to one or more poles or posts and that does not meet the requirements of a Monument Sign.

Projected Image Sign. A still image projected on the face of a wall from a distant electronic device, such that the image does not originate from the plane of the wall.

Projecting Sign. A Sign, other than a Wall Sign, that is affixed to and wholly supported by an exterior wall of a building or structure and projects outward and/or upward there from with one or more sign faces, other than a Wall Sign.

Real Estate Sign. A category of Sign indicating that a property, building, or any portion thereof is available for inspection, sale, lease, or rent.

Roof Sign. A Sign erected upon or above and wholly supported by a roof or parapet of a building or structure.

Sign. Any display board, wall, screen, projected image, object or part thereof, or any other material or medium used to announce, declare, demonstrate, display or otherwise present a message and attract the attention of the public outdoors.

Sign Area. An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines, which enclose all words, letters, figures, symbols, designs, and pictures, together with framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of an individual message except that:

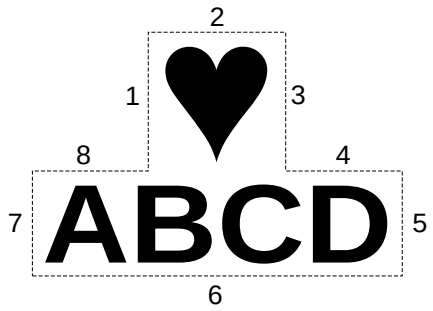
a. Wall Signs having no discernible boundary shall have areas between the letters and/or words intended to be read together and device intended to draw attention to the sign message included in any computation of Sign Area;

b. For spherical, cylindrical, or other three-dimensional Signs, the Sign Area shall be computed from the two-dimensional geographical shape or shapes that will best approximate the greatest actual surface area visible from any one direction;

c. Sign support structures are excluded if neutral in color; and

d. “Time and temperature” sign copy is excluded from computation of Sign Area if such copy is less than 56 square feet in area. An explanatory graphic “Calculating Sign Area” is provided below.

EXPLANATORY GRAPHIC
Calculating Sign Area



Sign

Sign Area:
An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines which enclose all words, letters, figures, symbols, designs and pictures, together with framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of an individual message.

Sign Conformance Review. A ministerial process to determine compliance of a Sign with all applicable provisions of this Section, as issued by the Director pursuant to Subsection 17.D below.

Street Banner Sign – Private. An On-Site Banner Sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a street light fixture or other such fixture on a Private Street.

Temporary Sign. Any Sign that is to be maintained for a limited duration, not to exceed 60 days in duration, and not to exceed a total of 90 days per year on a single Building Face, and which is not permanently affixed to the ground, or a building or structure. Temporary Signs include Inflatable Signs, but shall not include Electronic Message Signs, or Group 'A' Wall Signs.

Tenant Identification Sign. A category of Sign that is limited to a company logo or the name of a business used to identify the tenant(s) or establishment located on the same lot or premises.

Wall Mural. A painted or digitally produced image generally large in scale that is incorporated onto the wall and/or parapet of a building or a structure and does not constitute a Sign.

Wall Sign. A Sign, other than a Roof Sign, that is attached to, painted on or erected against the wall and/or parapet of a building or a structure, with the exposed face of the Sign on a plane approximately parallel to the plane of the wall. Group 'A' Wall Signs are all Walls Signs greater than 1,000 square feet in Sign Area. Group 'B' Wall Signs are all Wall Signs 1,000 square feet or less in Sign Area. Group 'A' Wall Signs may consist of an image, with or without written text, which is applied to and architecturally and compositionally integrated with a wall. The Group 'A' Wall Sign may be printed on vinyl, mesh, window film, or other material supported and attached to a wall or window by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods provided the Sign is architecturally and compositionally integrated with the wall.

Window Sign. A Sign, other than a Group 'A' Wall Sign, that is attached to, affixed to, leaning against, or otherwise placed inside of a building within six (6) feet of any window or door in such a manner that it is visible from outside the building, but not including the display of merchandise in store windows.

C. Sign Districts.

1. Sign Districts. There shall be five (5) Sign Districts in the Universal Studios Specific Plan area as shown on Exhibit 9-A as of the effective date of this Specific Plan and as shown on Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 9-B consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan.

   a. Sign District 1 – Lankershim Edge Sign District.

   b. Sign District 2 – Northern Edge Sign District.

   c. Sign District 3 – Studio and Entertainment Sign District.

   d. Sign District 4 – Visitor Gateway Sign District

   e. Sign District 5 – Studio Back Lot Sign District.

2. Permitted and Prohibited Signs by Sign District. Table 17-1 summarizes the Sign categories and Sign Type allowed in each Sign District.

3. Wall Murals. Wall Murals, which do not constitute a Sign, shall be permitted in Sign District 3. Wall Murals shall be prohibited in Sign Districts 1, 2, 4 and 5.

4. Graphic Treatments. Graphic Treatments, which do not constitute a Sign, shall be permitted generally within Sign District 3, shall be permitted in Sign Districts 1, 2, 4 and 5 only as a screening device, and in Sign District 1 shall not be on building façades facing Lankershim Boulevard.

Table 17-1

Permitted and Prohibited Signs

Sign District	Signs Permitted	Prohibited Signs
1 Lankershim Edge	**Permitted Sign Categories:** Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction, Real Estate	Off-Site (other than Internal Signs)
	Permitted Sign Types: Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Electronic Message, Monument, Pillar (Pylon), Pole (limited to Information and replacement Sign), Projecting, Street Banners – Private, Wall (limited to Group 'B'), Window	Aerial View, Group 'A' Wall
2 Northern Edge	**Permitted Sign Categories:** Internal, Building Identification, Information	Off-Site (other than Internal Signs) Temporary (other than Internal Signs)
	Permitted Sign Types: Architectural Ledge, Awning, Blade, Channel Letters, Monument, Pillar (Pylon), Pole (limited to Information), Projecting, Wall (limited to Group 'B'), Window	Aerial View, Animated (other than Internal Signs), Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs),
3 Studio & Entertainment	**Permitted Sign Categories:** Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction, Real Estate	Off-Site (other than Internal Signs)
	Permitted Sign Types: Aerial View, Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Electronic Message, Marquee, Monument, Pillar (Pylon), Pole, Projecting, Street Banners – Private, Wall Signs (Group 'A' and Group 'B'), Window Signs	
4 Visitor Gateway	**Permitted Sign Categories:** Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction	Off-Site (other than Internal Signs)
	Permitted Sign Types: Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Marquee, Monument, Pillar (Pylon), Pole, Projecting, Street Banners – Private, Wall (limited to Group 'B'), Window	Aerial View, Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs)
5 Back Lot	**Permitted Sign Categories:** Internal, Building Identification, Information	Off-Site (other than Internal Signs), Temporary
	Permitted Sign Types: Architectural Ledge, Awning, Banner, Blade, Channel Letters, Monument, Pillar (Pylon), Pole (limited to Information), Projecting, Wall (limited to Group 'B'), Window	Aerial View, Animated (other than Internal Signs), Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs)

5. Overall Specific Plan Limitations. The following is a summary of the On-Site (Business) Signs permitted by Subsections 17.C.6 to 17.C.10 below.

   a. A maximum of 36 new On-Site (Business) Signs shall be permitted within the entire Universal Studios Specific Plan area including a maximum of: 10 new On-Site (Business) Signs within the Lankershim Edge Sign District, 17 new On-Site (Business) Signs within the Studio and Entertainment Sign District, 22 new On-Site (Business) Signs within the Visitor Gateway Sign District, and no On-Site (Business) Signs in the Northern Edge and Studio Back Lot Sign Districts.

   b. Of the 36 On-Site (Business) Signs permitted in the Universal Studios Specific Plan area, a maximum of 1 new Electronic Message Sign shall be permitted within the entire Specific Plan area with such Electronic Message Sign located within the Studio and Entertainment Sign District, and no new Electronic Message Signs in the Lankershim Edge, Northern Edge, Visitor Gateway and Studio Back Lot Sign Districts.

   c. Of the 36 On-Site (Business) Signs permitted in the Universal Studios Specific Plan area, a maximum of 3 new Group 'A' Wall Signs shall be permitted within the entire Specific Plan with all 3 Group 'A' Wall Signs located within the Studio and Entertainment Sign District, and no Group 'A' Wall Signs in the Lankershim Edge, Northern Edge, Visitor Gateway and Studio Back Lot Sign Districts.

   d. One (1) existing On-Site Pole Sign located in the Lankershim Edge Sign District may be relocated as set forth in Subsection 17.C.6.d.vi below.

   e. One (1) existing Area Identification Sign (with an On-Site Electronic Message Sign component) located in the Lankershim Edge Sign District may be replaced as set forth on Subsection 17.C.6.d.vii below.

6. Sign District 1 – Lankershim Edge Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Lankershim Edge Sign District:

i. Internal Signs
ii. Area Identification Signs
iii. Building Identification Signs
iv. Tenant Identification Signs
v. On-Site (Business) Signs
vi. Information (Directional) Signs
vii. Temporary Signs
viii. Construction Signs
ix. Real Estate Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Lankershim Edge Sign District. For all other Sign categories identified in Subsection 17.C.6.a.ii-ix above, the following types of Signs are permitted within the Lankershim Edge Sign District:

i. Animated Signs
ii. Architectural Ledge Signs
iii. Awning Signs
iv. Banner Signs
v. Blade Signs
vi. Channel Letters Signs
vii. Construction Fence/Wall Signs
viii. Electronic Message Signs (limited to one replacement Sign)
ix. Monument Signs
x. Pillar (Pylon) Signs
xi. Pole Signs (limited to Information Signs)
xii. Projecting Signs
xiii. Street Banner Signs – Private
xiv. Wall Signs (limited to Group ‘B’ Wall Signs)
xv. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited within the Lankershim Edge Sign District:

i. Aerial View Signs
ii. Off-Site Signs, other than Internal Signs
iii. Group ‘A’ Wall Signs
iv. Signs that emit audio sounds

d. District Provisions for the Lankershim Edge Sign District:

i. General Provisions. (i) Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall, or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Area Identification Signs: (i) A maximum of 3 new Area Identification Signs shall be permitted within the Lankershim Edge Sign District and a maximum of 5 new Area Identification Signs shall be permitted in the Universal Studios Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Area Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if affixed to a building; (iv) Area Identification Signs shall not exceed 100 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Area Identification Signs may be Animated Signs subject to the additional limitations in Subsection (xiii) below.

iv. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Building Identification Signs shall not exceed 75 feet in Height above Finished Grade if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; and (v) Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

v. Tenant Identification Signs: (i) A maximum of 1 Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to 3 square feet per lineal foot of commercial tenant frontage when affixed to a building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if affixed to a

building; (iv) Tenant Identification Signs shall not exceed 40 feet above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs - General: (i) A maximum of 10 new On-Site (Business) Signs shall be permitted within the Lankershim Edge Sign District; (ii) new individual On-Site (Business) Signs shall not exceed 600 square feet in Sign Area; (iii) On-Site (Business) Signs facing north and west shall not exceed 40 feet in Height above Finished Grade; (iv) new On-Site (Business) Signs may take the form of Banner Signs, Blade Signs, and Group 'B' Wall Signs; (v) new On-Site (Business) Signs shall not be Pole Signs or Free-standing Signs; (vi) The existing On-Site (Business) Free-standing Sign located adjacent to Muddy Waters Drive may be relocated southeastwardly to accommodate improvements to Muddy Waters Drive; (vii) On the existing Jules Stein (Bldg. No. 1360) and John Ford (Bldg. No. 1320) Buildings at the locations shown on Figure 17-3, west-facing Group 'B' Wall Signs shall be prohibited from facing the Campo de Cahuenga and a maximum of two (2) west-facing Group 'B' Wall Signs facing the Campo de Cahuenga shall be permitted at the locations shown on Figure 17-3; (viii) the limitations in Subsection 17.C.6.d.vi(vii) above shall only apply to the existing Jules Stein and John Ford Buildings.

vii. Replacement Area Identification Sign / On-site Electronic Message Sign: (i) The existing Area Identification Sign that contains a double sided Electronic Message Sign located in the median of Universal Hollywood Drive at the intersection with Lankershim Boulevard may be replaced with a re-designed Area Identification Sign / On-Site double sided Electronic Message Sign; (iii) The Area Identification Sign shall not exceed 500 square feet in Sign Area and the double sided Electronic Message Sign shall not exceed 1,000 square feet in Sign Area per face; (iv) The Thematic Element of the Area Identification Sign shall not exceed 60 feet in Height and the Electronic Message Sign portion of the Sign shall not exceed 30 feet in Height above Finished Grade; (v) The replacement Area Identification / On-Site double sided Electronic Message Sign shall be located in substantially the same location as the existing Area Identification Sign/Electronic Message Sign near the intersection of Lankershim Boulevard and Universal Hollywood Drive; (vi) The Sign shall comply with the Sign illumination standards in Subsection 17.A.9 above.

viii. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable exceed Height Zone.

ix. Temporary Signs: (i) There shall be no more than a maximum of two (2) Temporary Signs at any one time in the Lankershim Edge Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

x. Construction/Contractor Signs: (i) A maximum of 1 Construction/Contractor Sign per Building Face and a total of 2 Construction/Contractor Signs per building under construction shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

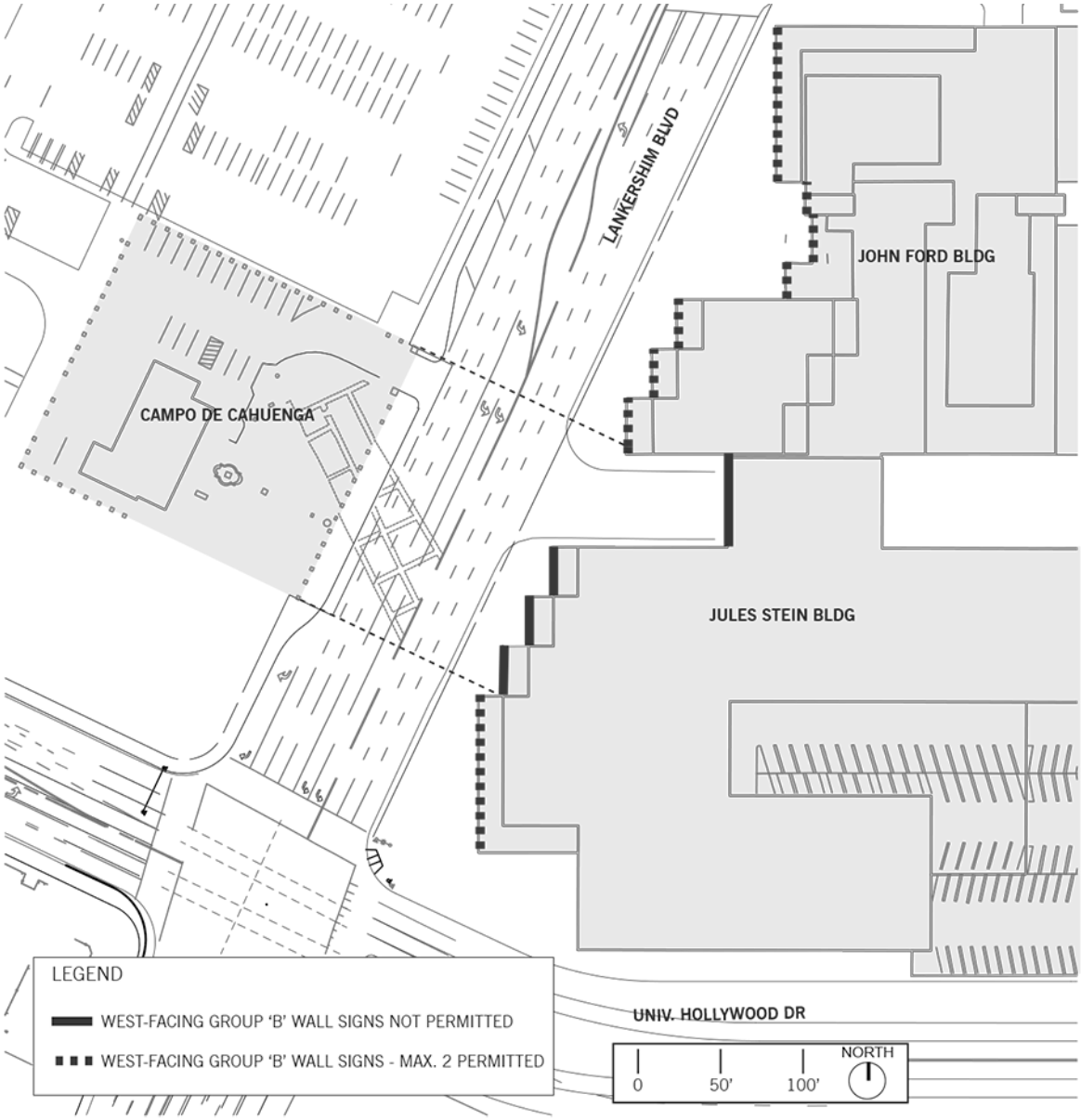
xi. Real Estate Signs: (i) A maximum of 1 Real Estate Sign per Building Face and a maximum of 4 Real Estate Signs per building shall be permitted, however, multiple listings may be shown on 1 Real Estate Sign; (ii) Individual Real Estate Signs shall not exceed 500 square feet in Sign Area; (iii) Real Estate Signs shall not exceed the Height of the building; (iv) Real Estate Signs shall be limited to the sales, lease or rent of building(s) and unit(s) or directing people to the building.

xii. Street Banners – Private: (i) A maximum of 2 double-sided Street Banners – Private Signs per private street light fixture shall be permitted; (ii) Individual Street Banners – Private Signs shall not exceed 24 square feet in Sign Area; (iii) Street Banners – Private Signs shall not obstruct traffic signals or warning devices in compliance with State and County Codes (iv) Street Banners – Private Signs shall not be allowed along Lankershim Boulevard where County jurisdiction applies, but are otherwise allowed on other roadways within the Lankershim Edge Sign District.

xiii. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six (6) revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

Figure 17-3

Limitations on Group 'B' Wall Signs Facing Campo de Cahuenga



7. Sign District 2 – Northern Edge Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Northern Edge Sign District:

i. Internal Signs
ii. Building Identification Signs
iii. Information (Directional) Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Northern Edge Sign District. For all other Sign categories identified in Subsection 17.C.7.a.ii-iii above, the following types of Signs are permitted within the Northern Edge Sign District:

i. Architectural Ledge Signs
ii. Awning Signs
iii. Blade Signs
iv. Channel Letters Signs
v. Monument Signs
vi. Pillar (Pylon) Signs
vii. Pole Signs (limited to Information Signs)
viii. Projecting Signs
ix. Wall Signs (limited to Group 'B' Wall Signs)
x. Window Signs

c. Prohibited Signs. The following Sign Types are prohibited in the Northern Edge Sign District:

i. Aerial View Signs
ii. Animated Signs, other than Internal Signs
iii. Off-Site Signs, other than Internal Signs
iv. Electronic Message Signs, other than Internal Signs
v. Group 'A' Wall Signs, other than Internal Signs
vi. Signs that emit audio sounds
vii. Temporary Signs, other than Internal Signs

d. District Provisions for the Northern Edge Sign District:

i. General Provisions. (i) Building Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall, or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs: (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Except for Building Identification Signs facing north, Building Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if attached to a building; (iv) Except for Building Identification Signs facing north, Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs facing north shall be limited to 20 feet in Height above Finished Grade and shall not be internally lit; (vi) Except for Building Identification Signs facing north, Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

iv. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Except for Information Signs facing north, Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone; (iv) Information Signs facing north shall be limited to 20 feet in Height above Finished Grade and shall not be internally lit.

8. Sign District 3 – Studio and Entertainment Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Studio and Entertainment Sign District:

i. Internal Signs
ii. Area Identification Signs
iii. Building Identification Signs
iv. Tenant Identification Signs
v. On-Site (Business) Signs
vi. Information (Directional) Signs
vii. Temporary Signs
viii. Construction Signs
ix. Real Estate Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Studio and Entertainment Sign District. For all other Sign categories identified in Subsection 17.C.8.a.ii-ix above, the following types of Signs are permitted within the Studio and Entertainment Sign District:

i. Aerial View Signs
ii. Animated Signs
iii. Architectural Ledge Signs
iv. Awning Signs
v. Banner Signs
vi. Blade Signs
vii. Channel Letters Signs
viii. Construction Fence/Wall Signs
ix. Electronic Message Signs
x. Marquee Signs
xi. Monument Signs
xii. Pillar (Pylon) Signs
xiii. Pole Signs
xiv. Projecting Signs
xv. Street Banners – Private
xvi. Wall Signs (Group 'A' and Group 'B')
xvii. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited in the Studio and Entertainment Sign District:

i. Off-Site Signs, other than Internal Signs
ii. Signs that emit audio sounds, other than Internal Signs subject to Section 16 of this Specific Plan

d. District Provisions for the Studio and Entertainment Sign District:

i. General Provisions. Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Aerial View, Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade or shall be below rooflines if within CityWalk.

iii. Area Identification Signs: (i) A maximum of 2 Area Identification Signs shall be permitted within the Studio and Entertainment Sign District and a maximum of 5 Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area except for Aerial View Area Identification Signs; (iii) Area Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Area Identification Signs shall not exceed 55 feet in Height

above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Aerial View Area Identification Signs shall be limited to Sign District 3 within the Studio and Business Districts as shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved; (vi) Aerial View Area Identification Signs shall be limited to 50% of the flat roof area of the building on which it is located; (vii) Area Identification Signs may be Animated Signs subject to the additional limitations in Subsection 17.C.8.d(xiii) below; (viii) one (1) Area Identification Sign may be combined with a double sided Electronic Message Sign in the configuration, Sign Area, Height and location as shown on Exhibit 9-C with the combined Sign counting as one (1) Area Identification Sign and one (1) Electronic Message Sign.

iv. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Building Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

v. Tenant Identification Signs: (i) A maximum of 1 Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to 3 square feet per lineal foot of commercial tenant frontage when affixed to building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Tenant Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs - General: (i) A maximum of 17 new On-Site (Business) Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Except as provided in Subsection 17.C.8.d(viii) below, individual On-Site (Business) Signs shall not exceed 1,000 square feet in

Sign Area; (iii) On-Site (Business) Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) On-Site (Business) Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing; (v) Additional limitations on Electronic Message and Group 'A' Wall Signs are contained in Subsections 17.C.8.d(vii) and (viii) below.

vii. On-Site (Business) – Electronic Message Sign: (i) Of the 17 new On-Site (Business) Signs permitted in the Studio and Entertainment Sign District, a maximum of 1 new double sided Electronic Message Sign shall be permitted within the Studio and Entertainment Sign District; (ii) The Electronic Message Sign may be double sided and shall not exceed 1,000 square feet in Sign Area per face; (iii) The Electronic Message Sign may be combined with one (1) Area Identification Sign and located in the area shown on Exhibit 9-C with the combined Sign counting as one (1) Area Identification Sign and one (1) Electronic Message Sign; (iv) The Electronic Message Sign shall not exceed 30 feet in Height above Finished Grade; (v) The Electronic Message Sign shall not be more than incidentally visible from Existing Off-Site Residential Uses; (vi) The Electronic Message Sign shall comply with the Sign illumination standards in Subsection 17.A.9 above.

viii. On-Site (Business) – Group 'A' Wall Signs : (i) Of the 17 new On-Site (Business) Signs permitted in the Studio and Entertainment Sign District, a maximum of 3 new Group 'A' Wall Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Individual Group 'A' Wall Signs shall not be limited in Sign Area, however, the total combined Sign Area for all 3 Group 'A' Wall Signs shall not exceed 9,000 square feet; (iii) Group 'A' Wall Signs shall not exceed 150 feet above Finished Grade and shall not exceed the Height of the building; (iv) Group 'A' Wall Signs shall be architecturally and compositionally integrated into the building's façade; (v) Group 'A' Wall Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

ix. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

x. Temporary Signs: (i) There shall be maximum of two (2) Temporary Signs at any one time within the Studio and Entertainment Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

xi. Construction/Contractor Signs: (i) A maximum of 1 Construction/Contractor Sign per Building Face and a total of 2 Signs per building under construction shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

xii. Real Estate Signs: (i) A maximum of 1 Real Estate Sign per Building Face and a maximum of 4 Real Estate Signs per building shall be permitted, however, multiple listings may be shown on 1 Real Estate Sign; (ii) Individual Real Estate Signs shall not exceed 500 square feet in Sign Area; (iii) Real Estate Signs shall not exceed the Height of the building; (iv) Real Estate Signs shall be limited to the sales, lease or rent of building(s) and unit(s) or directing people to the building.

xiii. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six (6) revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

9. Sign District 4 – Visitor Gateway Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Visitor Gateway Sign District:

i. Internal Signs
ii. Area Identification Signs
iii. Building Identification Signs
iv. Tenant Identification Signs

v. On-Site (Business) Signs
vi. Information (Directional) Signs
vii. Temporary Signs
viii. Construction Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Visitor Gateway Sign District. For all other Sign categories identified in Subsection 17.C.9.a.ii-viii above, the following types of Signs are permitted within the Visitor Gateway Sign District:

i. Animated Signs
ii. Architectural Ledge Signs
iii. Awning Signs
iv. Banner Signs
v. Blade Signs
vi. Channel Letters Signs
vii. Construction Fence/Wall Signs
viii. Marquee Signs
ix. Monument Signs
x. Pillar (Pylon) Signs
xi. Pole Signs
xii. Projecting Signs
xiii. Street Banner Signs – Private
xiv. Wall Signs (limited to Group 'B' Wall Signs)
xv. Window Signs

c. Prohibited Signs. The following Sign types are prohibited in the Visitor Gateway Sign District:

i. Off-Site Signs, other than Internal Signs
ii. Aerial View Signs
iii. Electronic Message Signs, other than Internal Signs
iv. Group 'A' Wall Signs, other than Internal Signs
v. Signs that emit audio sounds

d. District Provisions for the Visitor Gateway Sign District:

i. General Provisions. (i) Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall

not exceed 40 feet in Height above Finished Grade or shall be below rooflines if within CityWalk.

iii. Area Identification Signs: (i) A maximum of 2 Area Identification Signs shall be permitted within the Visitor Gateway Sign District and a maximum of 5 Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Area Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Area Identification Signs shall not exceed 100 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone (v) Area Identification Signs may be Animated Signs subject to the additional limitations in Subsection 17.C.9.d(xi) below.

iv. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

v. Tenant Identification Signs: (i) A maximum of 1 Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to 3 square feet per lineal foot of commercial tenant frontage when affixed to a building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Tenant Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs - General: (i) A maximum of 22 new On-Site (Business) Signs shall be permitted within the Visitor Gateway Sign District; (ii) Individual On-Site (Business) Signs shall not exceed 1,000 square feet in Sign Area; (iii) other than the height of certain southerly facing

On-Site (Business) Signs that are set forth in Subsection 17.C.9.d(xii) below, On-Site (Business) Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) On-Site (Business) Signs shall not exceed 40 feet in Height above Finished Grade, if Free-standing; (v) Additional limitations on Animated and southerly facing Signs are contained in Subsections 17.C.9.d(xi) and (xii) below.

vii. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

viii. Temporary Signs: (i) There shall be maximum of two (2) Temporary Signs at any one time in the Visitor Gateway Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

ix. Construction/Contractor Signs: (i) A maximum of 1 Construction/Contractor Sign per Building Face and a total of 2 Construction/Contractor Signs per building shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

x. Street Banners – Private: (i) A maximum of 2 double-sided Street Banners – Private Signs per private street light fixture shall be permitted; (ii) Individual Street Banners – Private Signs shall not exceed 24 square feet in Sign Area; (iii) Street Banners – Private Signs shall not obstruct traffic signals or warning devices in compliance with State and County Codes.

xi. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six (6) revolutions per minute; (ii) The rotating portion

of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

xii. Additional Limitation on Southerly Facing On-Site (Business) Signs. (i) On-Site (Business) Signs located in the area identified on Exhibit 9-A as of the effective date of this Specific Plan, and on Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan), shall not be oriented south of the Visitor Gateway Sign District; (ii) South facing On-Site (Business) Signs located along the north-side of Universal Hollywood Drive shall not exceed 40 feet in Height above Finished Grade and shall have trees, other landscaping, or Signs across from such On-Site (Business) Signs on the opposite side of the roadway to buffer the view of the south facing On-Site (Business) Sign to the satisfaction of the Director.

10. Sign District 5 – Studio Back Lot Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Studio Back Lot Sign District:

i. Internal Signs
ii. Building Identification Signs
iii. Information (Directional) Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Studio Back Lot Sign District. For all other Sign categories identified in Subsection 17.C.10.a.ii-iii above, the following types of Signs are permitted within the Studio Back Lot Sign District:

i. Architectural Ledge Signs
ii. Awning Signs
iii. Banner Signs
iv. Blade Signs
v. Channel Letters Signs
vi. Monument Signs
vii. Pillar (Pylon) Signs
viii. Pole Signs (limited to Information Signs)
ix. Projecting Signs
x. Wall Signs (limited to Group 'B' Wall Signs)
xi. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited in the Studio Back Lot Sign District:

i. Aerial View Signs
ii. Animated Signs, other than Internal Signs
iii. Electronic Message Signs, other than Internal Signs
iv. Off-Site Signs, other than Internal Signs
v. Group 'A' Wall Signs, other than Internal Signs
vi. Temporary Signs
vii. Signs that emit audio sounds

d. District Provisions for the Studio Back Lot Sign District:

i. General Provisions. (i) Building Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Building Identification Signs: (i) A maximum of 1 Building Identification Sign per Building Face and a maximum of 4 Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Except for Building Identification Signs facing east, Building Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) Except for Building Identification Signs facing east, Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs facing east shall not exceed 20 feet in Height above Finished Grade and shall not be internally lit; (vi) Building Identification Signs shall comply with the Sign illumination standards in Subsection 17.A.9 above.

iv. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Except for Information Signs facing east, Information Signs shall not exceed 40 feet in Height above Finished Grade; (iv) Information Signs facing east shall not exceed 20 feet in Height above Finished Grade and shall not be internally lit.

D. Sign Review Procedures.

1. Sign Conformance Review.

a. Review procedures. The Director shall establish appropriate forms and fees required for the Sign Conformance Review application from among those fees provided in Section 22.60.100 of the Zoning Code. The Sign Conformance Review application shall be deemed complete within (15) calendar days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the reason therefore. Within thirty (30) calendar days of the receipt of a complete application, as determined by the Director, the Director shall either approve the application or indicate how the application is not in compliance with this Specific Plan or any applicable County Code regulations, unless the time limit is extended by mutual consent of the Applicant and the Director. Upon any approval, the Director shall stamp, sign, and date an approved Sign plan to be given to the Department of Public Works. The Department of Public Works shall issue any applicable Sign permit upon receipt of the Director's approval and verification of compliance with this Specific Plan.

b. Applications. The Applicant shall submit a Sign plan drawn to scale, in such quantities or electronic form as determined by the Director, indicating the Sign Area, Sign type, Sign Height, placement, lettering styles, materials, colors and lighting methods for the proposed Sign(s). The application also shall identify the location graphically on a map similar to Sign District Map Exhibit 9-A as of the effective date of this Specific Plan, and Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 21 of this Specific Plan), the proposed location of the Sign and indicate conformance with the requirements of this Specific Plan. For Signs utilizing landscaping as visual screening pursuant to Subsections 17.A.7 and 17.C.9.d.xii above, the application also shall include a landscape design plan. An Applicant may apply for Sign approvals for individual Signs or for a more comprehensive Sign program through the Sign Conformance Review procedure.

c. Decision. The Director shall approve the Sign Conformance Review application if the application is in compliance with the requirements of this Specific Plan and any applicable County Code regulations. If the application fails to comply with the applicable requirements of this Specific Plan, the Sign Conformance Review

shall be denied. If denied, the Director shall set forth the specific reasons for denial in the decision letter.

d. Re-application. If the Director denies an application for a Sign Conformance Review, the Applicant may file without prejudice at any time a new application with a revised sign plan addressing the Director's reasons for denial. Review of the new application shall be in accordance with Subsections 17.D.1.a-c above.

2. Internal Sign Review.

a. Application. The Applicant shall submit to the Department of Regional Planning a plan drawn to scale indicating the Sign Area, Sign location and Sign Height of the proposed illuminated Internal Sign in Sign Districts 1, 2, 4 or 5 using the County's standard Zoning Conformance Review application form accompanied by the filing fee applicable to a Zoning Conformance Review as established in Section 22.60.100 of the Zoning Code.

b. Review and Decision. At the time the application is submitted, the Director shall confirm that the proposed illuminated Internal Sign conforms with the definition of Internal Sign in Subsection 17.B above. If the proposed illuminated Internal Sign conforms with the definition of Internal Sign, the Sign is cleared as an Internal Sign and no further review is required. If a proposed illuminated Internal Sign in Sign District 1, 2, 4 or 5 is determined not to conform with the definition of Internal Sign, the Applicant shall submit a Sign Conformance Review application as set forth in Subsection 17.D.1 above.

Section 18. Communication Facilities

A. Existing Communication Facilities. All Communication Facilities that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be subject to this Specific Plan. Any alteration or replacement of such existing Communication Facilities that does not enlarge the area occupied and/or the Height of the Communication Facility by more than 10 percent shall not be subject to Substantial Conformance Review as outlined in Section 20 of this Specific Plan.

B. New Communication Facilities.

1. New Communication Facilities 3.9 meters or less in diameter shall be permitted anywhere within the Universal Studios Specific Plan area. No more than eight (8) individual Communication Facilities shall be permitted on any individual building rooftop.

2. New Communication Facilities greater than 3.9 meters in diameter shall be subject to Substantial Conformance Review pursuant to the procedures set forth in Section 20 of this Specific Plan. In addition to the Substantial Conformance Review application requirements set forth in Section 20 of this Specific Plan, each application for a Communication Facility shall contain the following information:

   a. Type of Communication Facility and other related equipment and necessary support infrastructure;

   b. The site plan shall include an elevation showing in sufficient detail the location and materials of the proposed Communication Facility and any related equipment; including distance from edge of roof and/or nearest walkway, if applicable; type of screening material, if applicable; and nearest pedestrian public location within 500 feet of the boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, if applicable.

3. New Third-Party Communication Facilities. New freestanding third-party outdoor wireless Communication Facilities on the property shall be subject to the permitting requirements applicable to such use as provided in the Zoning Code.

C. Design Standards for New Communication Facilities.

1. Communication Facilities shall not occupy more than 50 percent of a building rooftop.

2. Communication Facilities shall be set back a minimum of 20 feet from the edge of the building rooftop on which it is located.

3. Screening. Communication Facilities shall be screened by landscaping or fencing in order to minimize visibility of the Communication Facilities from the view of pedestrian public locations within 500 feet of the boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area except such screening shall not be required where it would interfere with the operation or transmission of such Communication Facilities. “Minimizing visibility” means that not more than 25 percent of the antenna, exclusive of any structural supports, shall be visible from pedestrian public locations. Screening shall be maintained.

Section 19. Administration

A. Implementation. The Director is responsible for the overall administration and enforcement of the provisions of this Specific Plan. Within 30 days of the effective date this Specific Plan, the Universal Studios Specific Plan area property owner shall file at the Office of the County Department of Regional Planning an affidavit in substantially the form attached as Exhibit 10-A.

B. Enforcement. The regulatory portions of this Specific Plan have been adopted by Ordinance and therefore are subject to the enforcement and penalty provisions of the County Code. Notwithstanding anything to the contrary in the County Code, the monitoring data collected by a third-party consultant retained by the Director pursuant to this Specific Plan, including Subsection 16.F of this Specific Plan, may be used as a basis to enforce the sound attenuation regulations of this Specific Plan. Nothing herein shall limit the ability of the Applicant or Universal Studios Specific Plan area property owner(s) to challenge any enforcement action or penalty as provided in the County Code.

C. Annual Report. An annual report for the prior calendar year prepared by each Universal Studios Specific Plan area property owner shall be submitted by March 31st of each year to the Director for review. The annual report shall contain the following:

1. Identification of the property;

2. Name, address and contact information of the property owner;

3. Summary of Projects that occurred during the prior calendar year and the current Conceptual Site Plan as described in Subsection 20.D.3 of this Specific Plan;

4. Identification of the location and quantity of associated parking, if applicable and a copy of the current parking table as described in Subsection 14.A.2 of this Specific Plan;

5. A summary of any demolition, relocation, alteration, and/or new construction within the potential Universal Studios Historic District and verification of compliance with the Historic Preservation Plan during the prior calendar year;

6. A summary of any Oak Tree removals within the property during the prior calendar year;

7. A summary of any Alcohol Use Approvals or Conditional Use Permits for other new alcohol use establishments within the property obtained during the prior calendar year; and

8. A summary of new Area Identification, Electronic Message Signs, On-site (Business) Signs, and Group 'A' Wall Signs requiring Sign Conformance Review, by locations, during the prior calendar year.

D. Adopted Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program including Attachments adopted by the County applicable to those portions of the NBC Universal Evolution Plan located within the County is incorporated in full by reference as a condition of this Specific Plan and all activities undertaken pursuant to this Specific Plan shall comply with the Mitigation Monitoring and Reporting Program.

E. Inspection and Monitoring Fee. Prior to approval of the first Substantial Conformance Review pursuant to Section 20 of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall provide an initial deposit with the Department of Regional Planning in the amount of $50,000.00 to be used to compensate the Department of Regional Planning for all reasonable expenses incurred while inspecting and monitoring the Universal Studios Specific Plan area for compliance with the applicable provisions of this Specific Plan. The fee shall be placed in a performance fund that shall be used exclusively to compensate the Department of Regional Planning for reasonable expenses incurred by the Department of Regional Planning or third-party consultants retained by the Department of Regional Planning to inspect the property to determine compliance with the provisions and conditions of this Specific Plan. If during the inspection and monitoring process, actual costs or expenses reasonably incurred by the Department of Regional Planning reach 80 percent of the amount on deposit, the Universal Studios Specific Plan area property owner(s) shall deposit additional funds sufficient to bring the balance up to the initial deposit amount if requested by the Department of Regional Planning. There is no limit to the number of supplemental deposits that may be required throughout the life of this Specific Plan. If there are multiple Universal Studios Specific Plan area property owners in the future, such deposits and costs shall be proportionally paid by each Universal Studios Specific Plan area property owner.

F. Community Outreach and Feedback.

1. Community Advisory Panel. A Community Advisory Panel ("CAP") shall be established to foster communication about ongoing operations within the Universal Studios Specific Plan area and to allow the community representatives to provide input to the County and the Applicant concerning ongoing operations within the Universal Studios Specific Plan area.

a. CAP Members. The CAP shall include two (2) representatives from each of the following community organizations:

- Cahuenga Pass Neighborhood Association
- Cahuenga Pass Property Owners Association

- Hollywood Knolls Community Club
- Studio City Residents Association
- Toluca Estates Drive Homeowners Association
- Toluca Lake Homeowners Association

The CAP shall also include a representative of the Supervisorial District (currently Third District) and one representative for each of the City of Los Angeles City Council Districts adjacent to the Universal Studios Specific Plan area (currently 2nd and 4th Districts).

b. CAP Meetings. The CAP shall meet quarterly each year. The first quarterly meeting of each year shall be open to all members of the community organizations represented by the CAP as an annual community meeting to provide updates to the community on operations within the Universal Studios Specific Plan area. Notice of all CAP meetings shall be sent the CAP members, the applicable Supervisorial and Los Angeles City Council Districts and the Department of Regional Planning. The Department of Regional Planning may attend the CAP meetings.

c. Documents Provided to the CAP. A notice of availability of all monitoring and compliance reports prepared by the County pursuant to Subsection 16.F of this Specific Plan shall be provided to all CAP members. Copies of the monitoring and compliance reports shall be provided to CAP members upon request except to the extent information therein may not be legally disclosed. Prior to each CAP meeting, the County shall provide to the CAP a list of any violations of the provisions of Section 16 this Specific Plan that have occurred since the last CAP meeting.

2. Community Hotline. The Universal Studios Specific Plan area property owner(s) shall maintain a community hotline and dedicated email address for community members to file comments or complaints concerning the Universal Studio Specific Plan area operations ((anonymously, if preferred) – (818) 622-2995 and Community.Hotline@nbcuni.com which may be updated, the Community Hotline shall be answered by a live person 24 hours / 7 days a week.

3. Ombudsperson(s). The Universal Studios Specific Plan area property owner(s) shall designate an employee or employees to serve as ombudsperson(s) to respond to questions and concerns regarding operations including noise within the Universal Studios Specific Plan area. The ombudsperson(s) shall be familiar with all operational provisions of this Specific Plan. It shall be the further responsibility of the ombudsperson(s) to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to individual and community concerns regarding operations within the Universal Studios Specific Plan area. The

name, title, email address, and telephone number of the ombudsperson(s) shall be posted on the Universal Studios Specific Plan area web site, prominently displayed in the newsletter distributed annually pursuant to Subsection 19.F.7 below, and provided to any other persons requesting such information. The ombudsperson(s) also shall meet at reasonable times with interested parties in an attempt to resolve issues regarding operations within the Universal Studio Specific Plan area. The ombudsperson(s) shall have authority to initiate a response on behalf of the Universal Studios Specific Plan area property owner(s) in matters relating to operations within the Universal Studio Specific Plan area.

4. Comments and Complaints.

   a. The Universal Studios Specific Plan area property owner(s) shall be required to maintain a written log of all calls to the Community Hotline number and emails registering comments or complaints regarding Universal Studios Specific Plan area operations. The log shall include the date, time, nature of the comment or complaint, and the response or resolution offered. A copy of the log shall be provided to the Director and the CAP on a quarterly basis and updated on the Universal Studios Specific Plan area web site on an on-going basis.

   b. The ombudsperson(s) designated pursuant to Subsection 19.F.3 above shall be called promptly to assist in resolving reported conditions regarding Universal Studios Specific Plan area operations.

   c. Each call or email comment or complaint shall be responded to within 24 hours or the next business day, as applicable, with an update on the Applicant's actions to address the comment or complaint.

5. Community Meetings. The Universal Studios Specific Plan area property owner(s) shall hold a community meeting open to all members of the community organizations represented by the CAP on an annual basis at the first quarterly CAP meeting as provided pursuant to Subsection 19.F.1 above to provide updates on operations within the Universal Studio Specific Plan area.

6. Universal Studios Specific Plan Area Web Site. The Universal Studios Specific Plan area property owner(s) shall maintain and update on a regular basis a Universal Studios Specific Plan area web site that shall include information on operations within the Universal Studios Specific Plan area.

a. All monitoring and compliance reports prepared by the County pursuant to Subsection 16.F of this Specific Plan (except to the extent they contain information that may not legally be disclosed) shall be posted promptly on the Universal Studios Specific Plan area web site in PDF format. CAP members shall be given password-protected access to all monitoring and compliance reports on the Universal Studios Specific Plan area web site.

7. Newsletter. The Universal Studios Specific Plan area property owner(s) shall publish an informational newsletter annually, which shall contain updated information on operations within the Universal Studio Specific Plan area and any related effects on the surrounding community. The newsletter shall be mailed by the Universal Studios Specific Plan area property owner(s) to all owners of property within 500 feet of the perimeter of the Universal Studios Specific Plan area as shown in the records of the County assessor's office and to any person or entity who has filed a written request with the Director. The Universal Studios Specific Plan area property owner(s) also shall make these newsletters available on the Universal Studios Specific Plan area web site. The web site address shall be publicized in each newsletter.

Section 20. Substantial Conformance Review

A. General. Except for the activities exempted under Subsection 5.C of this Specific Plan, no grading permit, foundation permit, building permit, or land use permit, including a change of use, shall be issued for a Project until a Substantial Conformance Review application has been approved pursuant to the procedures set forth in this Section.

B. Director's Authority. The Director shall have the authority to review each Project for substantial compliance with the applicable requirements of this Specific Plan and applicable provisions of the Zoning Code not addressed by this Specific Plan. The Director may consult with other County Departments as necessary, including, but not limited to, the Department of Public Works and the Los Angeles County Fire Department. If the Project is in substantial compliance with the applicable requirements of this Specific Plan, the Director shall grant a Substantial Conformance Review determination conditioned upon the applicable requirements of this Specific Plan and the applicable provisions of the Zoning Code not addressed in this Specific Plan. If the Project fails to be in substantial compliance with the applicable requirements of this Specific Plan, the Director shall deny the application for a Substantial Conformance Review determination.

C. Procedures. A Substantial Conformance Review application shall be filed by the Applicant using the Ministerial Site Plan Review application form with associated fees from Section 22.60.100 of the Zoning Code. The Substantial Conformance Review application shall be deemed complete within thirty (30) calendar days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within sixty (60)

calendar days of the receipt of a complete application, as determined by the Director, the Director shall either approve the Substantial Conformance Review application or deny the application and indicate how the Substantial Conformance Review application is not in substantial compliance with this Specific Plan or any applicable Zoning Code regulations not addressed in this Specific Plan, unless the time limit is extended by the mutual consent of the Applicant and the Director. The decision of the Director shall be final and not appealable.

D. Applications. In addition to the forms that may be required under Subsection 20.C above, the following information and documents shall be submitted with an application for Substantial Conformance Review:

1. All applications for Substantial Conformance Review shall contain the following information: name, signature and address of the Applicant and of all persons owning any or all of the property included in the application; evidence that the Applicant is the owner of the property involved or has written permission of the owner(s) to make such application; location of subject property; legal description of property; and description of the proposed facility or use.

2. A site plan, in such quantities or electronic form as determined by the Director, illustrating the proposed use, type of operation, and construction boundaries of the Project. Site plans must be drawn to a scale and sufficient detail satisfactory to the Director.

3. An updated Conceptual Site Plan that identifies the Project that is the subject of the Substantial Conformance Review application and for informational purposes only the existing structures and uses, and other proposed conceptual development distinguished from existing uses and the Project. Each Conceptual Site Plan submitted to the Director shall be numbered sequentially and dated.

4. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing an inventory of actual cumulative to date and proposed quantities in cubic yards of earth import and export relative to the total 530,000 cubic yards of import or export, and maximum On-Site grading quantities allowed by Subsections 12.A and 12.D. of this Specific Plan. The Director shall use said report to compare with the current inventory on file with the Department of Regional Planning to monitor compliance with the provisions of Section 12 of this Specific Plan.

5. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing a table, in the format shown on Table 20-1, with an inventory of Floor Area for each Land Use Category as follows:

a. Total Existing Development (square feet);

b. Proposed Project Demolition (square feet);

c. Proposed Project Gross New Development (square feet);

d. Proposed Project Net New Development (square feet); and

e. Total Development including Proposed Project (square feet).

The Director shall use said report to compare with the current inventory on file with the Department of Regional Planning to monitor compliance with the Total Permitted Floor Area provisions of Subsection 5.B of this Specific Plan. The Director shall advise the Department of Public Works, Building and Safety Division, in writing, whether the proposed Project would be in compliance with the Total Permitted Floor Area provisions of this Specific Plan.

6. In addition to filing the Substantial Conformance Review application required according to Subsection 20.C above, pursuant to the following Sections and Subsections of this Specific Plan, additional procedures and/or information may be required as applicable:

a. Landscape design plan for the following:

i. Projects utilizing landscaping as visual screening: Subsections 6.E.1, 6.E.2, 6.E.3;

ii. Projects as may be required by Subsection 6.G.1;

iii. Projects directly facing Lankershim Boulevard: Subsection 6.G.2;

iv. Parking facilities: Subsections 14.H.1, 14.H.2 and 14.H.4;

v. Communication Facilities: Subsection 18.C.3;

vi. As may otherwise be required by this Specific Plan;

b. Land Use Equivalency: Subsection 7.B;

c. Historic Resources: Section 8;

d. Oak Tree removal: Subsections 11.C and 11.D;

e. Parking: Subsection 14.A.2;

f. Shared Parking: Subsection 14.J;

g. Alcohol Use Approval: Subsections 10.A, 10.B and 10.C;

h. Sign Conformance Review: Subsection 17.D.1;

i. New Communication Facility: Subsection 18.B;

j. Grading Project, Off-Site Transport: Subsections 12.C and 12.D;

k. Temporary Use Review: Subsection 6.C.3; and

l. Internal Sign Review: Subsection 17.D.2.

m. Other information that the Director deems necessary to process the application.

Table 20-1

Substantial Conformance Review Floor Area Inventory

Land Use Category	**Total Existing Development** (Sq. Ft.)	**Proposed Project Demolition** (Sq. Ft.)	**Proposed Project Gross New Development** (Sq. Ft.)	**Proposed Project Net New Development** (Sq. Ft.)	**Total Development including Proposed Project** (Sq. Ft.)
Studio Use					
Studio Office					
Office					
Hotel					
Entertainment Use					
Entertainment Retail Use					
Amphitheater					
TOTAL					

E. Ministerial Review. The Substantial Conformance Review shall be a ministerial review of the applicable provisions of this Specific Plan and the applicable provisions of the Zoning Code not addressed in this Specific Plan and determination whether a Project is in substantial compliance with the applicable provisions of this Specific Plan and applicable provisions of the Zoning Code not addressed in this Specific Plan.

F. Decision and Re-application. If the Director denies an application for a Substantial Conformance Review, the Director shall set forth the specific reasons for denial in the determination letter. Following a denial, the Applicant may file without prejudice at any time a new application for a Substantial Conformance Review with a revised Project addressing the Director's reasons for denial. Review of the new Substantial Conformance Review application shall be in accordance with Subsections 20.A through 20.F.

G. Expiration date of unused Substantial Conformance Review Approval.

1. A Substantial Conformance Review approval issued pursuant to the provisions of Subsection 20.E above that is not used within two (2) years after the granting of the Substantial Conformance Review approval becomes null, void and of no effect at all.

2. In all cases of an expiration per Subsection 20.G.1 above, the Director may extend such time for a period of not to exceed one (1) year, provided an application in writing with payment of the application fee requesting such extension is filed prior to such expiration date.

3. A Substantial Conformance Review approval shall be considered used, within the intent of this Subsection, when construction or other development authorized by such permit has commenced that would be prohibited if no Substantial Conformance Review had been granted.

Section 21. Specific Plan Boundaries, Exhibits and Tables Following LAFCO Action

A. As of the effective date of this Specific Plan, the boundaries of the Universal Studios Specific Plan area shall be as shown on Exhibit 1-A and the applicable exhibits, tables and figures for this Specific Plan shall be Exhibits 1-A, 1-C, 2-A, 2-C, 2-D, 2-E, 3-A, 4, 5, 6, 7-A, 8-A, 8-B, 8-C, 9-A, 9-C and 10-A, Tables 5-1, 7-1, 17-1 and 20-1, and Figures 6-1, 6-2, 16-1, 17-1, 17-2 and 17-3.

B. If the Local Agency Formation Commission for the County of Los Angeles approves the annexation and detachment actions shown on Exhibit 1-C, then the Universal Studios Specific Plan area shall encompass those areas shown on Exhibit 1-B and the applicable exhibits, tables and figures for this Specific Plan shall be Exhibits 1-B, 1-C, 2-B, 2-C, 2-D, 2-E, 3-B, 4, 5, 6, 7-B, 8-A, 8-B, 8-C, 9-B, 9-C and 10-A, Tables 5-2, 7-1, 17-1 and 20-1, and Figures 6-1, 6-2, 16-1, 17-1, 17-2 and 17-3. If the Local Agency Formation Commission for the County of Los Angeles modifies the annexation and detachment areas shown on Exhibit 1-C, the boundaries of the Specific Plan area shall be modified consistent with the Local Agency Formation Commission's action and the Director is authorized to modify Exhibits 1-B, 2-B, 3-B, 7-B, and 9-B and Table 5-2 of this Specific Plan to be consistent with the Local Agency Formation Commission's action without an amendment to this Specific Plan.

C. No further Regional Planning Commission or Board of Supervisors action shall be required to modify the boundaries of the Specific Plan area and Exhibits 1-B, 2-B, 3-B, 7-B, 9-B and Table 5-2 of this Specific Plan to be consistent with the Local Agency Formation Commission's action. These boundary, exhibit and table modification procedures shall apply only to modifications for consistency with the Local Agency Formation Commission's action. All other boundary adjustments, exceptions, amendments and interpretations to this Specific Plan shall follow the applicable procedures set forth in the Zoning Code.

Section 22. Interpretations

Whenever any ambiguity or uncertainty exists related to the uses permitted by this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by the Applicant, issue written interpretations of this Specific Plan requirements consistent with the purpose and intent of this Specific Plan. The Director may consult with County Counsel and other County Departments as necessary in evaluating and issuing such interpretations.

Section 23. Severability

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

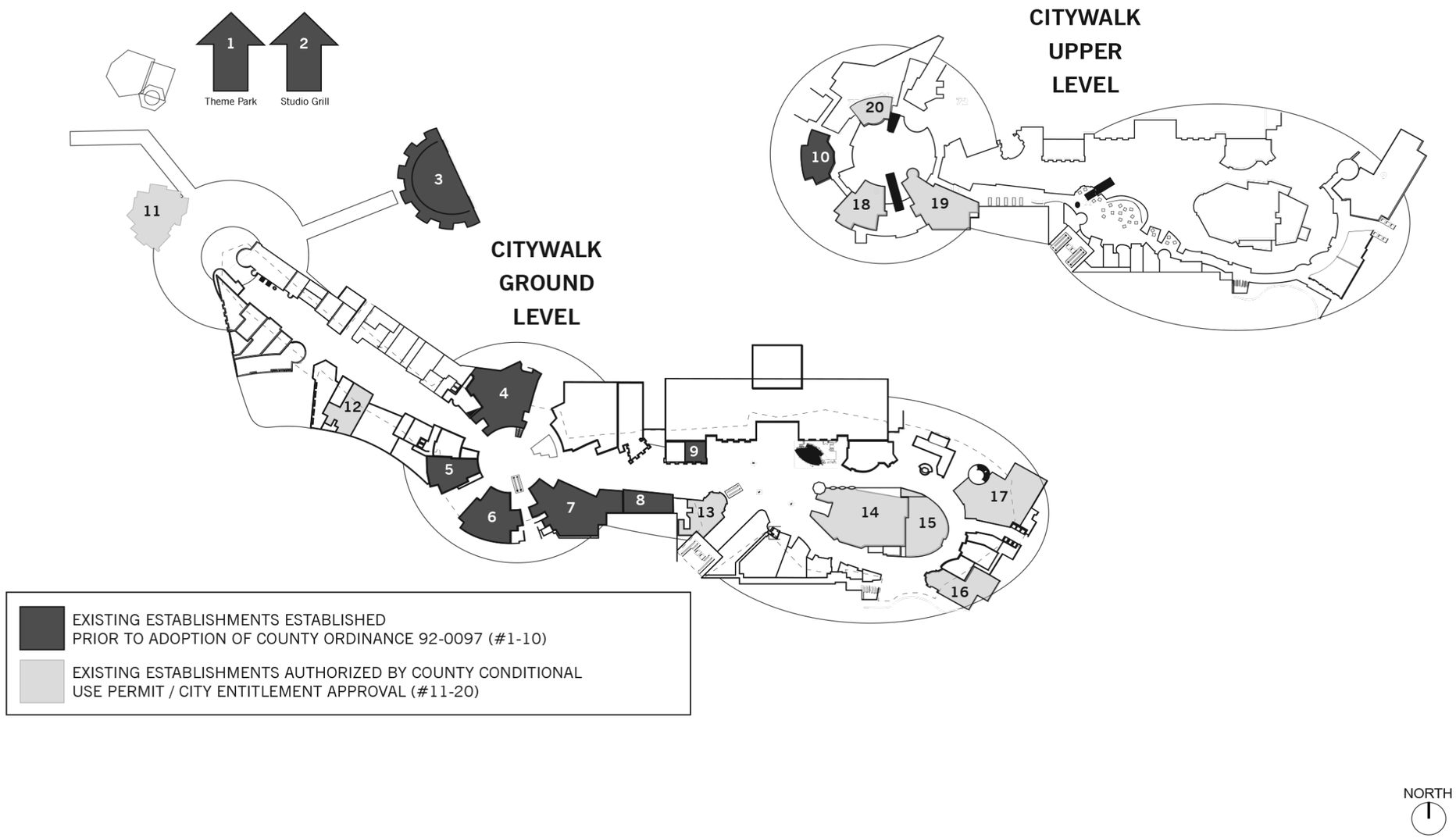


EXHIBIT 8-A – Locations of Existing Establishments That Sell and/or Serve Alcoholic Beverages

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EXHIBIT 8-B

Conditions for Establishments That Sell and/or Serve Alcoholic Beverages for On-Site Consumption

1. The sale of alcoholic beverages shall be limited to on-site consumption within the establishment boundaries only.

2. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

3. The Universal Studios Specific Plan area property owner shall coordinate with the Los Angeles County Sheriff's Substation located within the boundaries of the Universal Studios Specific Plan area in order to monitor and patrol areas and prohibit loitering where establishments selling alcoholic beverages are located during the operating hours of the establishments.

4. The permittee shall maintain the property in a neat and orderly fashion at all times.

5. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

6. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the permittee shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

7. The permittee shall ensure each employee of said establishment/permit who sells or serves alcoholic beverages shall attend training classes in the sale and service of alcoholic beverages within 60 days of the start of employment or opening of the establishment. Such training classes shall be either those provided by the Universal Studios Specific Plan area property owner or permittee, in coordination with the Los Angeles County Sheriff's Department, or shall be a training class approved by the Los Angeles County Sheriff's Department and/or the State Department of Alcoholic Beverages Control. Training shall be renewed annually and record of training shall be maintained on premises and available to Planning Staff upon request.

8. Posted signs shall include the following information:

    a. No alcohol beyond establishment boundaries;

    b. Contact information for the Sheriff's Substation and Department of Regional Planning;

c. Complimentary non-alcoholic beverages available to designated drivers; and

d. Hours of alcohol service.

9. The permittee shall provide adequate lighting above the entrance of the premises. The lighting shall be of sufficient power to illuminate and make easily discernible persons entering or exiting the premises.

10. A copy of these conditions shall be retained on the premises in each establishment which serves alcoholic beverages and shall be made available upon request by the Director of Planning or County Sheriff.

11. Restaurants/Cafes/Dinner Theaters.

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 9:00 a.m. – 2:00 a.m. All alcoholic beverage service and sales must cease thirty (30) minutes prior to closing of the restaurant.

b. The premises shall be maintained as a bonafide restaurant and shall provide a menu containing an assortment of foods. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and non-alcoholic beverages during the same period.

c. The perimeter of outdoor eating areas shall be defined by physical barriers and shall be designed to prevent the unrestricted flow of persons to and from the establishment boundaries.

12. Night Club Establishments/Comedy Clubs/Music Clubs:

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 11:00 a.m. – 2:00 a.m. All alcoholic beverage service and sales must cease thirty (30) minutes prior to closing of the night club.

13. Cinemas:

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 11:00 a.m. – 2:00 a.m.

b. Food items shall also be offered for sale where alcoholic beverages are sold.

c. Restricted areas for sale and dispensing. Alcoholic beverages may be sold and dispensed only within a restricted area located within concession areas of the cinema, as determined by the Alcohol Use

Approval review. Said area shall be physically separated (via ropes or similar devices) from other circulation areas of the cinema/theater. A uniformed cinema/theater employee shall be stationed at the entrance to any restricted areas.

d. Theater auditorium use.

i. At all times that alcoholic beverage sales, dispensing, and consumption is available to the general public, all access to the designated theaters and balconies shall be restricted to patrons who have purchased a reserved and designated seat. Patrons shall provide staff with sufficient identification to confirm that patrons with alcoholic beverages are 21 years of age or older at the entry locations to each theater.

ii. No sales or dispensing of alcoholic beverages shall take place within any theaters, except that patrons may carry their alcoholic beverages from the restricted areas to the designated theaters and balconies, and for patrons requiring or requesting assistance, servers may transport patrons' alcoholic beverages from the restricted areas to the designated theaters and balconies for them.

iii. During the period from the initiation of seating until the commencement of the feature presentation (which interval shall not be shorter than 10 minutes), ambient light in the designated theaters shall remain at a level sufficient to allow a reasonable person to observe patrons who may be consuming alcoholic beverages.

e. There shall be no requirement for an admission charge or a cover charge, nor shall there be a requirement to purchase a minimum number of drinks.

f. All servers providing alcoholic beverage service within the restricted areas shall be at least 21 years of age.

g. At such times as a theater is utilized for a private function, alcoholic beverages may be sold, dispensed and consumed in the presence of persons under 21 years of age.

h. The sale of distilled spirits by the bottle for same day or future consumption is prohibited.

14. Hotel:

    a. Hours of sales. Alcoholic beverages may be sold as part of banquet or meeting room activities, within lobby, pool and similar guest areas, within restaurants/cafes or night clubs which are physically located within the Hotel or are physically/operationally connected to the Hotel; during the following hours: 7 days a week, 9:00 a.m. – 2:00 a.m. Mini-bars located within hotel guest rooms and room service shall not be limited in the hours of alcohol service.

15. Theme Park:

    a. The Theme Park shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages at various locations within the boundaries of the Theme Park.

    b. Hours of sales. Alcoholic beverages may be sold during Theme Park operational hours, 7 days a week. All alcoholic beverage service and sales must cease at 2:00 a.m.

    c. Venues that sell and/or serve alcoholic beverages within the Theme Park shall be subject to conditions outlined in this Exhibit.

    d. Alcoholic beverages sold within the Theme Park shall be consumed on-site and shall not be taken or consumed outside the boundaries of the Theme Park.

16. Amphitheater/Performance Venue

    a. An Amphitheater/performance venue shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages.

    b. Hours of sales. Alcoholic beverages may be sold during operational hours of the Amphitheater or performance venue, 7 days a week. All alcoholic beverage service and sales must cease at 2:00 a.m.

    c. Alcoholic beverages sold within the Amphitheater/performance venue shall be consumed on-site and shall not be taken or consumed outside the boundaries of the establishment.

EXHIBIT 8-C

Conditions for Establishments That Sell Alcoholic Beverages for Off-Site Consumption

1. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

2. Consumption on the premises of alcoholic beverages sold for off-site consumption is prohibited unless same establishment also has a license for on-site consumption.

3. Universal Studios Specific Plan area property owner shall coordinate with the Los Angeles County Sheriff's Substation located within the boundaries of the Universal Studios Specific Plan area in order to monitor and patrol areas and prohibit loitering where establishments selling alcoholic beverages are located during the operating hours of the establishments.

4. The permittee shall maintain the property in a neat and orderly fashion at all times.

5. The permittee shall maintain free of litter all areas of the premises over which permittee has control.

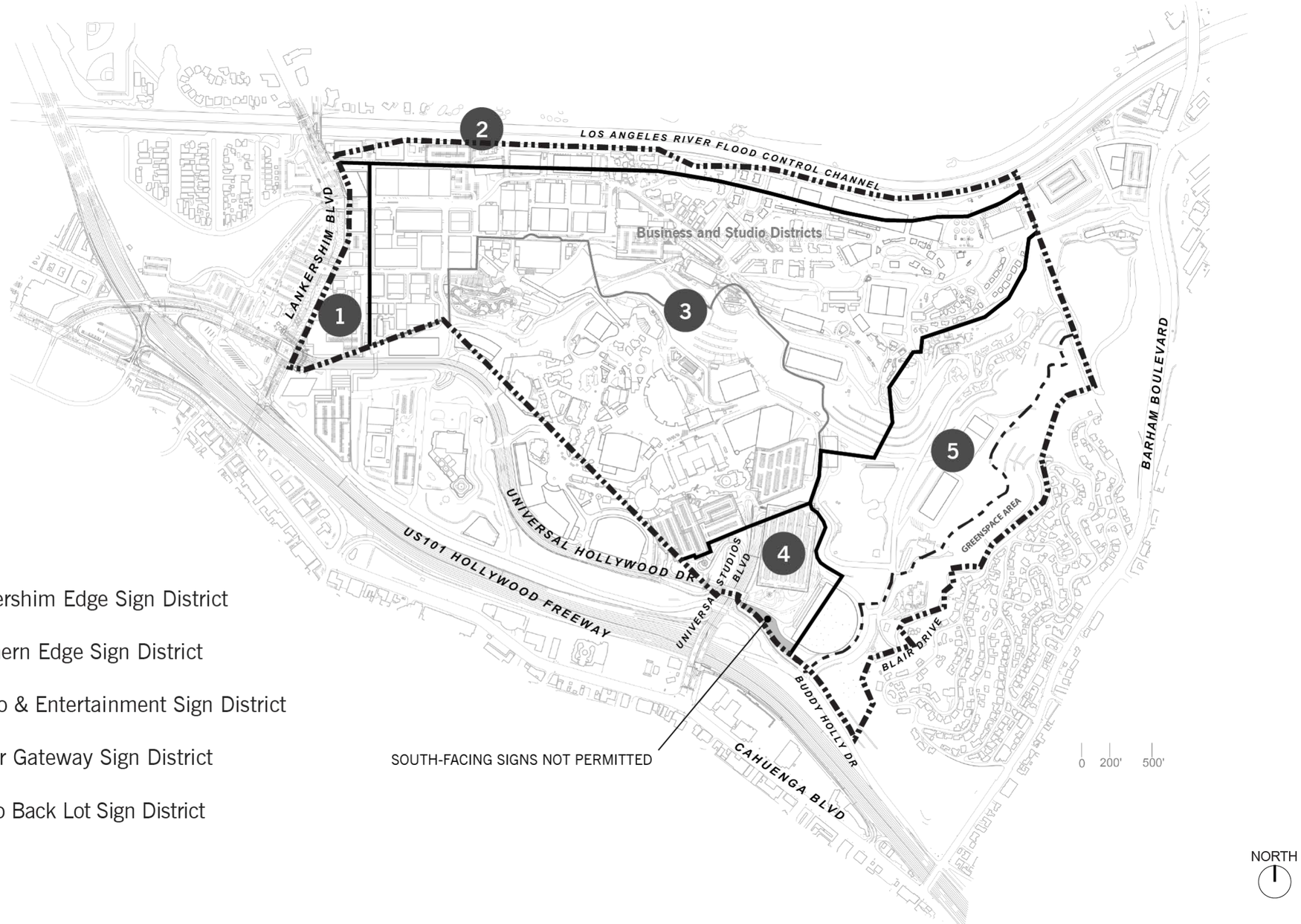
6. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the permittee shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces

7. The permittee shall ensure each employee of said establishment/permit who sells alcoholic beverages shall attend training classes in the sale of alcoholic beverages within 60 days of the start of employment or opening of the establishment. Such training classes shall be either those provided by the Universal Studios Specific Plan area property owner or permittee, in coordination with the Los Angeles County Sheriff's Department, or shall be a training class approved by the Los Angeles County Sheriff's Department and/or the State Department of Alcoholic Beverages Control. Training shall be renewed annually and record of training shall be maintained on premises and available to County Staff upon request.

8. Sale of alcoholic beverages from drive-up or walk-up windows is prohibited.

9. Hours of sales. Alcoholic beverages may be sold 7 days a week between the hours of 9:00 a.m. and 2:00 a.m.

10. A copy of these conditions shall be retained on the premises in each establishment which sells alcoholic beverages and shall be made available upon request by the Director or County Sheriff.



1. Lankershim Edge Sign District
2. Northern Edge Sign District
3. Studio & Entertainment Sign District
4. Visitor Gateway Sign District
5. Studio Back Lot Sign District

EXHIBIT 9-A – Sign District Map Prior to Annexation/Detachment

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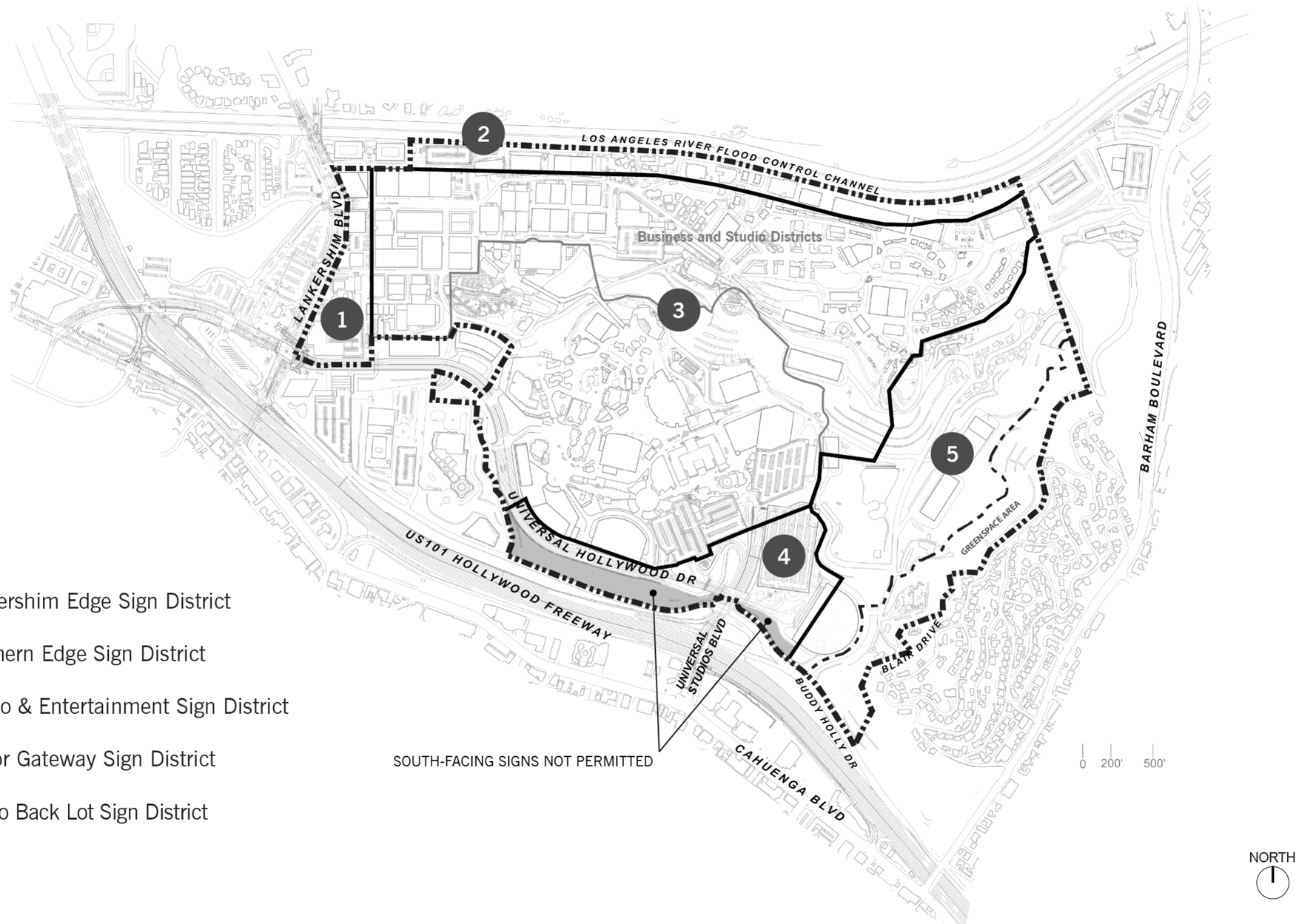

EXHIBIT 9-B – Sign District Map After Annexation/Detachment

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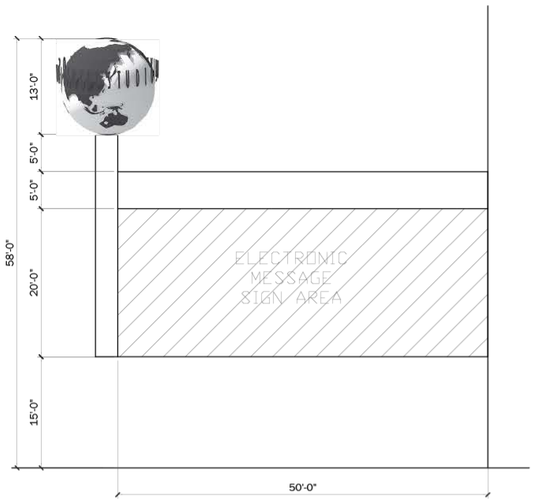
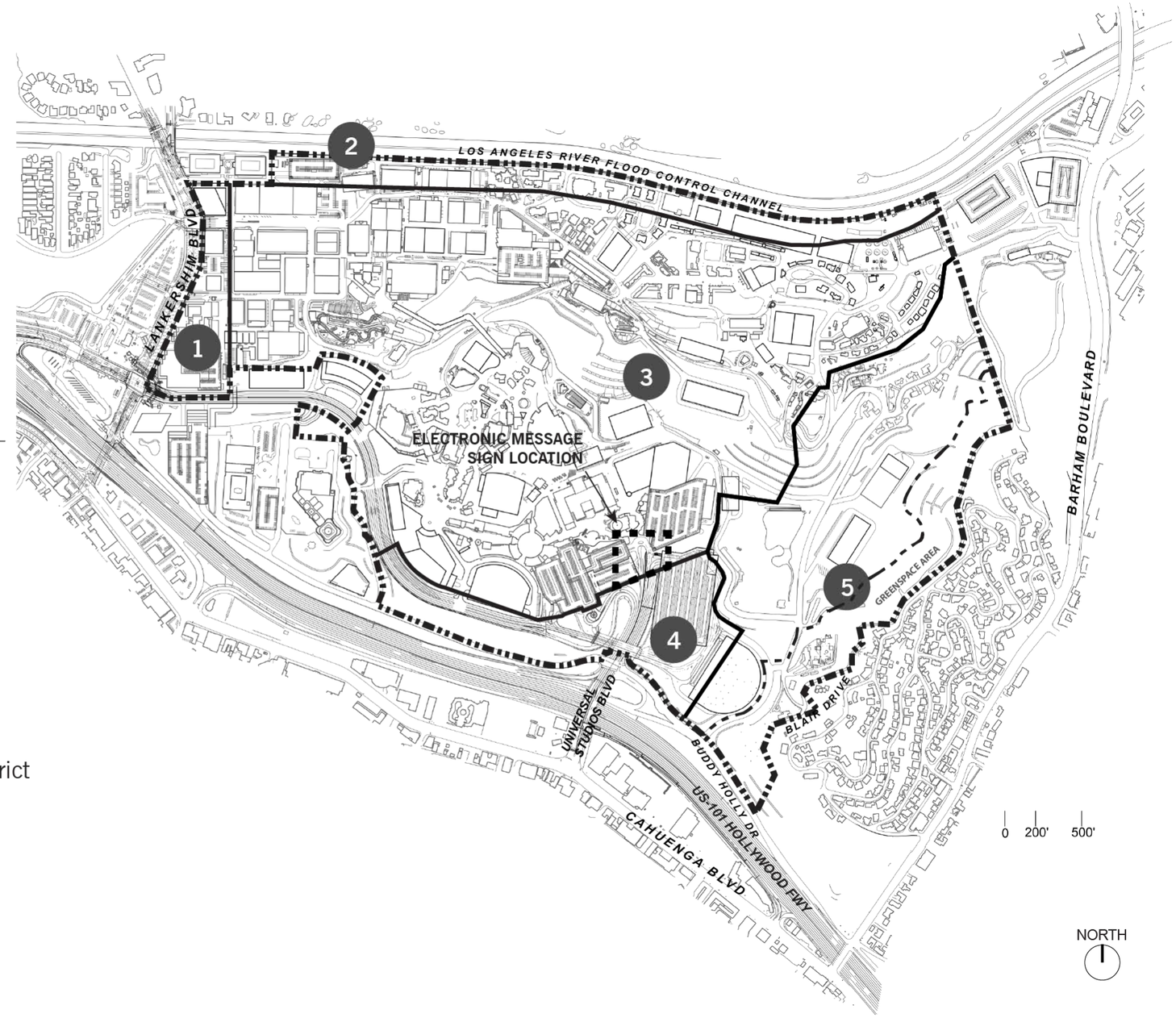


SOUTH ELEVATION



1 Lankershim Edge Sign District

2 Northern Edge Sign District

3 Studio & Entertainment Sign District

4 Visitor Gateway Sign District

5 Studio Back Lot Sign District

EXHIBIT 9-C – Proposed Area Identification Sign with Electronic Message Sign in Studio and Entertainment Sign District

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EXHIBIT 10-A

Form of Affidavit of Acceptance

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Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: PROJECT NO. TR068565-(3)
SPECIFIC PLAN NO. 200700001
100 Universal City Plaza, Universal City, CA 91608
APN(S): 2424-043-019, 2424-043-020, 2424-043-021, 2424-043-022, 2424-043-024, 2424-044-009, 2424-044-023, 2424-045-009

_____ hereby states:

Universal Studios LLC is the owner of the property described above. Universal Studios LLC is aware of and accepts the provisions of the Universal Studios Specific Plan (Ordinance No. _____) as those provisions were set forth in the Universal Studios Specific Plan adopted on, April 30, 2013. Nothing in this affidavit shall limit the Universal Studios Specific Plan property owner(s) from challenging or defending the application of any provision of the Universal Studios Specific Plan, or challenging the constitutionality or enforceability of any amendment or modification to the initially adopted Universal Studios Specific Plan.

Executed this _____ day of _____ 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Signature must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Owner's Name: _____

Address: 100 Universal City Plaza, 1280-8

City, State, Zip: Universal City, CA 91608

Signature: _____

22.46.2230 Appendix

All references to Title 22 are to the version of Title 22 (Planning and Zoning Code) of the County Code in effect at the time of this Specific Plan's adoption, which is applicable through April 30, 2038.

22.46.2990 East Los Angeles Third Street Form Based Code Introduction

A. The East Los Angeles Third Street Form Based Code in Section 22.46.3001 (Establishment of Form-Based Code.) through Section 22.46.3013 (Severability).

B. This East Los Angeles Third Street Form Based Code was adopted by the Board of Supervisors on November 12, 2014.

EAST LOS ANGELES THIRD STREET FORM-BASED CODE SPECIFIC PLAN

Chapter 22.46 Part 5

22.46.3000 Establishment of Form-Based Code

22.46.3001 Intent and Purpose

22.46.3002 Applicability

22.46.3003 Administration

22.46.3004 Project Review Procedures

22.46.3005 Definition of Uses and Terms

22.46.3006 Transect Zones

22.46.3007 General Standards

22.46.3008 Required Form and Articulations

22.46.3009 Transect Zone Standards

22.46.3010 Building Type Standards

22.46.3011 Frontage Type Standards

22.46.3012 Signs

22.46.3013 Block and Subdivision Guidelines

22.46.3000 Establishment of Form-Based Code.

This Form-Based Code Specific Plan (Form-Based Code or ordinance) is established as the primary means to implement the East Los Angeles Third Street Plan, which is

applicable to the area shown on the Plan Map (Figure 1) ("Plan Area") set forth in Section 22.46.3006, and may be cited as the Third Street Form-Based Code.

22.46.3001 Intent and Purpose.

This Form-Based Code is established to:

A. Update development standards, add prescriptive evaluation standards, and provide implementing options for the Plan Area to ensure that new development exhibits high standards of urban design, architecture, and landscaping.

B. Establish allowable uses and provide procedures for implementing requirements for these uses. The requirements contained herein provide the necessary flexibility to accommodate future development and to achieve compatibility between land uses.

C. Identify comprehensive principles, standards, implementing options, and procedures to ensure the orderly development of the Plan Area into a mixed-use and multi-modal community, with residences, offices, entertainment, dining, and retail venues. These mixed uses will allow for the creation of business and job opportunities in the Plan Area so as to enhance the economic vitality of the County consistent with the intent, purpose, and goals of the Countywide General Plan.

D. Allow for expansion of residential and commercial uses within the Plan Area by increasing the commercial floor area and dwelling units allowed.

22.46.3002 Applicability.

1. General Applicability. This Form-Based Code shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations. Complete applications that were filed before the effective date of this Form-Based Code shall comply with the regulations and applicable Title 22 provisions that were in effect at the time that the respective complete applications were filed.

2. Additions, Repairs, or Modifications to Existing Development. The provisions of this Form-Based Code shall apply to any addition, repair, or modification to existing development, or to any new use proposed for existing development, except as otherwise provided for in this section C.2. When an addition, repair, or modification to existing development is subject to this Form-Based Code, only the actual addition, repair, or modification shall be required to comply with this Form-Based Code.

The following types of additions, repairs, or modification to existing development shall be exempt from the provisions of this Form-Based Code.

a. Projects involving the normal maintenance or repair to an existing building or structure that is necessary to ensure its safe and habitable condition for ordinary and intended use;

b. Projects involving the remodeling of interior space of a structure that do not cause any of the structure's windows to be removed, and also do not increase the gross square footage of the structure's nonresidential floor area, the number of hotel rooms if the structure is a hotel, or the number of dwelling units in the structure;

c. Projects involving a modification to a property that, as of the effective date of this Form-Based Code, has an associated conditional use permit ("CUP") that is valid and the applicant holding the CUP is in good standing under the CUP. For these modifications, the applicant shall comply with the CUP provisions for carrying out such modifications.

d. Projects involving the repair or restoration of a designated historic landmark, however such a project shall be subject to a Director's review.

3. Non-Conforming Uses, Buildings, or Structures.

a. Except as otherwise provided for in this subsection 3, the nonconforming use and structure provisions in Section 22.56.1500, et seq., of Title 22 shall apply to all uses and structures in the area governed by this Form-Based Code that were legally established or built prior to the effective date of this Form-Based Code.

b. The application of the nonconforming use and structure provisions as described in subsection 3.a shall be limited as follows:

i. The termination period or periods set forth in Section 22.56.1540 that would otherwise apply to residential dwelling units shall not apply;

ii. Section 22.56.1510.H shall not apply to any alteration to a nonconforming building or structure that is due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building Code) of the Los Angeles County Code; and

iii. Buildings originally constructed as a Neighborhood Market in an underlying residential zone that were legally established prior to the effective date of this Form-Based Code may be made a legally conforming use pursuant to a Specific Plan Substantial Conformance Review under Section 22.46.3003.D of this Form-Based Code.

D. Existing CUP Structures and Uses. Existing structures or uses established through a CUP or otherwise authorized by a nonconforming use permit under a previous regulation in Title 22 shall be deemed a lawful conditional or nonconforming use upon the effective date of this Form-Based Code. Any such conditional or non-conforming use shall be subject to all the conditions of approval in its respective permit.

22.46.3003 Administration.

A. Other Requirements May Apply. No provision in this Form-Based Code shall eliminate the need for: obtaining any other permit, approval, or entitlement required by the County, or any other applicable special district or agency, or the State or federal government or their agencies; or otherwise comply with applicable State and federal regulations or laws.

B. Prohibited Uses and Facilities. Any uses or facilities not listed or defined in Section 22.46.3005 of this Form-Based Code as allowed uses or facilities are prohibited.

C. Severability. If any provision of this Form-Based Code or the application thereof to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the other Form-Based Code provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause, or application, and to this end the provisions and clauses of this Form-Based Code are declared to be severable.

D. Relationship to other provisions of Title 22.

1. The provisions contained in this Form-Based Code shall be considered to be in combination with the other applicable provisions of Title 22.

2. Where provisions of this Form-Based Code conflict with any other provision of Title 22, this Form-Based Code shall govern.

3. Where provisions of this Form-Based Code are silent, the other applicable provisions of Title 22 shall govern.

E. In this Form-Based Code, the term "shall" means the related action is required; "should" means the related action is recommended; and "may" means the related action is optional.

F. Capitalized terms used throughout this Form-Based Code are defined herein or in Chapter 22.08 of Title 22.

G. The metrics contained herein are an integral part of this Form-Based Code. However, the diagrams and illustrations that accompany these metrics should be considered guidelines. When in conflict, numerical metrics shall take precedence over graphic metrics.

H. Encroachments into the Public Right-of-Way. All design features described in this Form-Based Code, including, but not limited to, canopies, awnings, overhanging roofs, ornamental light fixtures, columns, or any other architectural element, that would encroach into the public right-of-way shall be subject to the applicable provisions of Title 16 (Highways) and Title 26 (Building Code) of the Los Angeles County Code.

22.46.3004 Project Review Procedures.

A. No new development or use shall be established under this Form-Based Code, and no grading or building permits shall be issued for these uses, until an application has been approved for the required permit type listed in Section 22.46.3009 and pursuant to

the applicable procedures set forth in subsections B through E. If the new development or use is not covered by this Form-Based Code, the applicable provisions of Title 22 shall apply to the application.

B. Ministerial Site Plan Review.

1. Review Authority. The Director shall have the authority to review projects subject to a Ministerial Site Plan Review for compliance with this Form-Based Code and other provisions of Title 22.

2. Application Requirements. A Ministerial Site Plan Review application shall include all information required by the form provided by the Department, and the payment of the required fee set forth in Part 2 of Chapter 22.60.

3. Determination. If the project complies with the provisions of this Form-Based Code and other applicable provisions of Title 22, the Director shall grant the Ministerial Site Plan Review approval. Otherwise, the Director shall deny the application for a Ministerial Site Plan Review.

C. Modification Review.

1. Review Authority. The Hearing Officer shall have the authority to review projects requesting a modification to the development standards identified in subsection 4 below, for substantial compliance with the applicable requirements of this Form-Based Code and other provisions of Title 22.

2. Application Requirements. A modification application shall include all information required by the form provided by the Department, and the payment of the required fee set forth in Part 2 of Chapter 22.60.

3. Procedures. A modification request shall be subject to the public hearing procedures and requirements set forth in Part 4 of Chapter 22.60.

4. Determination. If the Hearing Officer determines that the request for a modification is consistent with the principles and standards of Section 22.56.1690, the Hearing Officer may approve the modification. Nothwithstanding the foregoing, only the following development standards may be modified pursuant to this subsection C:

Requirement	Maximum Modification
Lot Width	10%
Setback	15%
Building Height	10%
Building Size/Massing	15%
Open Space Area/Landscaping	15%
Sign Height/Width/Area	10%
Parking Spaces	10%
Loading Areas	May be modified or waived.

Table 1, Modifications

5. Appeals. The decision of the Hearing Officer may be appealed or called up for review pursuant to the procedures and requirements of Part 5 of Chapter 22.60.

6. Revisions to Modification. Revisions to a modification grant may be approved by the Director if the revisions do not affect the intent of the original approval. Revisions that would deviate from the intent of the original approval shall require approval of a new modification.

D. Specific Plan Substantial Conformance Review.

1. Review Authority. The Hearing Officer shall have the authority to review projects subject to a Specific Plan Substantial Conformance Review for substantial compliance with the applicable standards and implementing options of this Form-Based Code and other applicable provisions of Title 22.

2. Application Requirements. A Specific Plan Substantial Conformance Review application shall include all information required by the form provided by the Department, and the payment of the fee set forth in Part 2 of Chapter 22.60.

3. Procedures. A Specific Plan Substantial Conformance Review shall be subject to the public hearing procedures and requirements set forth in Part 4 of Chapter 22.60.

4. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer that:

a. Approval of the project conforms with the applicable provisions of this Form-Based Code and other applicable provisions of Title 22;

b. Approval of the project is in the interest of the public health, safety, and general welfare;

c. Site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences are designed to provide a desirable environment within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses;

d. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are designed to ensure

compatibility of the development with the Form-Based Code and the character of the neighborhood;

e. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment for the public. The project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas;

f. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development; and

g. Lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

5. Appeals. The decision of the Hearing Officer for the Substantial Conformance Review may be appealed or called up for review pursuant to the procedures and requirements of Part 5 of Chapter 22.60 of Title 22.

6. Revisions to Specific Plan Substantial Conformance Review. Revisions to the Substantial Conformance Review may be approved by the Director if the revisions do not affect the intent of the original approval. Revisions that would deviate from the intent of the original approval shall require the approval of a new Specific Plan Substantial Conformance Review.

E. Conditional Use Permit. When a conditional use permit is required under this Form-Based Code or otherwise required under Title 22, the review procedures for a conditional use permit shall be the same as those prescribed in Part 1 of Chapter 22.56, except that in addition to the required burden of proof in Section 22.56.040, the burden of proof for a Substantial Conformance Review set forth in subsection 22.46.2004.D.4 shall also apply.

22.46.3005 Definitions of Uses and Terms.

The following definitions shall apply in this Form-Based Code.

A. Definitions of Uses.

1. Alcoholic Beverage Sales: Alcoholic Beverage Sales means a place of business selling alcoholic beverages for on-site or off-site consumption, and where the sale of food may be incidental to the sale of such beverages. This includes any establishment that has a valid alcoholic beverage license from the State. Alcoholic beverage sales businesses may include, but are not limited to, restaurants, bars, taverns, liquor stores, cocktail lounges, nightclubs, and supper clubs.

2. Artisan/Craft Product Manufacturing: Artisan/Craft Product Manufacturing means an establishment that manufactures and/or assembles small products primarily by hand, including jewelry, pottery, and other ceramics, as well as small glass and metal art and craft products, where any retail sales, if any, are incidental to the manufacturing activity.

3. Auto-Related, Commercial: Auto-Related, Commercial means a place of business serving auto-related needs including, but not limited to, car rental; car wash; gas

station; mechanic offering routine minor maintenance, such as fluid replacement, wiper blade replacement, flat tire repair, or similar activities that produce minimal noise, vibration, or fumes and that exclude activities listed under the definition of "auto-related industrial establishment" in this subsection; consumer retail auto parts; and indoor vehicle sales. Excluded from this definition are auto-related commercial storage facilities and drive-through establishments.

4 Auto-Related, Industrial: Auto-Related, Industrial means a facility conducting activities associated with: the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment; paint and body work; major overhaul of engine or engine parts; vehicle impound or wrecking yard; outdoor vehicle sales, storage, or repair; and government vehicle maintenance facilities. This definition includes auto-related uses not otherwise allowed within the Auto-Related, Commercial category.

5. Commercial, General: Commercial, General means a use where the place of business provides the sale and display of goods or sale of services directly to the consumer with goods available for immediate purchase and removal by the purchaser. General commercial goods include, but are not limited to, clothing, food, furniture, pharmaceuticals, books, antiques, and art. General commercial service includes, but is not limited to, a barber/beauty shop, bicycle rental, travel agency, retail store, bank, retail dry cleaning with limited equipment, express delivery service, photo studio, repair service establishment, employment office, and a veterinary clinic. Excluded from this definition are drive-through establishments.

6. Commercial, Restricted: Commercial, Restricted means a use which, because of its characteristics or location, may be suitable only in specific locations

and only if such uses are designed or arranged on the site in a particular manner. For such uses, the Hearing Officer may impose conditions to ensure the purpose and intent of this Form-Based Code are satisfied including conditions related to, but not limited to, location, construction, maintenance, operation, site planning, traffic control, and time limits for the use. Restricted Commercial may include, but not be limited to, a tobacco shop, cigar bar, hookah bar, nail salon, dry cleaning plant, mortuary, tattoo and body piercing, massage parlor, check-cashing store, bail bond, pawn shop, and a food and beverage processing use.

7. Community Facility: Community Facility means a non-commercial facility established primarily for the benefit and service of the general public of the community in which it is located. Such facilities may include, but are not limited to, community centers, County field offices, police and fire stations, and cultural facilities, such as libraries and museums.

8. Community Residence: A Community Residence includes, but is not limited to, the following:

– Adult day care facility.

– Adult residential facility.

– Child care center.

– Dormitory.

– Family child care home, large.

– Family child care home, small.

– Foster family home.

– Group home, children, having seven or more children.

– Group home, children, limited to six or fewer children.

– Homeless shelter.

– Juvenile hall.

– Small family home, children.

9. Community Support Facility: Community Support Facility means a facility providing basic services for the benefit and service of the population of the community in which it is located. Such facilities may include, but not be limited to, extended care facilities, nursing homes, convalescent homes, continuing care facilities, and assisted living facilities.

10. Designated Historic Landmark: Designated Historic Landmark is a property that is either of the following:

a. Listed in the National Register of Historic Places as defined in section 1.191-2(b) of Title 26 of the Code of Federal Regulations; or

b. Listed in any State or County official register of historical or architecturally significant sites, places, or landmarks.

11. Entertainment, Major: Entertainment, Major means a place of business serving the amusement and recreational needs of the community with an occupant load of 200 people or more. This category may include, but not be limited to, cinemas, billiard parlors, cabarets, teen clubs, dance halls, or game arcades.

12. Entertainment, Minor: Entertainment, Minor, means a place of business serving the amusement and recreational needs of the community with an occupant load of less than 200 people. This category may include, but not be limited to, cinemas, billiard parlors, cabarets, teen clubs, dance halls, or game arcades.

13. Food Service: Food Service means a place of business dedicated to the preparation and sale of food and beverage for immediate consumption on or off-site.

14. Infrastructure and Utilities: Infrastructure and Utilities means facilities or structures related to the provision of roads, transit facilities, water and sewer lines, electrical, telephone and cable transmission, wireless telecommunication facilities, and all other utilities and communication systems necessary to the functioning of a community.

15. Learning Center: Learning Center means a facility offering training, tutoring, or instruction to students in subjects including, but not limited to, languages, music, fine arts, or dance. Instruction may include the provision of electronic testing and distance learning.

16. Major Facility: Major Facility means a facility of an institutional nature including, but not limited to, a hospital, public health and social service facility, medical clinic, research facility, shelter, judicial building, jail, juvenile hall, detention facility, cemetery, mausoleum, ambulance service, pharmaceutical laboratory, human testing, animal husbandry, and an incinerator.

17. Manufacturing and Processing Facility: Manufacturing and Processing Facility means a facility primarily engaged in the manufacturing, processing, repair, or assembly of goods.

18. Office: Office means a building or portion thereof used for conducting a business, profession, service, or government function. This category may include, but not be limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices. A facility for manufacturing activities shall be excluded from this definition.

19. Place of Assembly: Place of Assembly means a facility for public assembly including, but not limited to, arenas, auditoriums, banquet halls, conference facilities, convention centers, exhibition halls, major sports facilities, theaters, and performing arts centers.

20. Products and Services Facility: Products and Services Facility means a public or private facility providing industrial and other services to individuals or businesses. This category may include, but is not limited to, laundry/dry cleaning plants, and metal, machine, or welding shops. This category may also include special services such as, but not limited to, pharmaceutical laboratories, animal kennels, government maintenance facilities, and solid waste facilities.

21. Public Parking: Public Parking means a non-accessory parking facility available to the general public for parking motor vehicles, including parking lots or parking structures. This use does not include parking located in the public right-of-way.

22. Recreational, Commercial: Recreational, Commercial means a place of business providing group leisure activities, often requiring equipment, and open to the public with or without entry or activity fees. This category may include, but not be limited to, game courts, skating rinks, bowling alleys, and commercial golf facilities, gyms, or sports rooms.

23. Recreational, Non-Commercial: Recreational, Non-Commercial means a non-commercial facility, primarily an open space, serving the recreational needs of the general public. This category may include, but not be limited to, golf courses, parks, playfields, and playgrounds.

24. Religious Facility: Religious Facility means a facility used for regular organized religious worship and related activities.

25. Research Facility: Research Facility means a facility used primarily for research and development that does not involve the use of human testing, animal husbandry, incinerators, heavy equipment, mass manufacturing, fabrication, processing, or sale of products.

26. Schools: Schools means any public, parochial, private, charitable or non-profit school, college, or university, other than trade or business schools, which may include instructional or recreational uses, living quarters, dining rooms, restaurants, heating plants, or other incidental facilities for students, teachers and employees. Examples of schools include: boarding schools, charter schools, pre-schools, elementary schools, middle schools, high schools, colleges, and universities.

27. Special Training/Vocational: Special Training/Vocational means a facility offering instruction or training in trades or occupations such as secretarial, paralegal, business, beauty, barber, bartender, acupuncture, massage, or other similar vocations. This category excludes training or education for any activity that is not otherwise allowed in the zone.

28. Storage and Distribution Facility: Storage and Distribution Facility means a facility providing long-term or short-term storage, and the selling or distribution of merchandise. This category includes, but is not limited to, container yards, crating, packing and shipping service, heavy equipment sales, service and storage, warehousing or distribution establishments, public storage facilities, commercial storage facilities, or outdoor storage of building materials.

B. Definitions of Terms.

1. Attic: Attic means the space between the ceiling joists and roof rafters of a structure. Attics may be accessible by a staircase or other means.

2. Arcade: See Frontage Type Standards for Arcade (Section 22.46.3011).

3. Awning Sign: See Sign Standards for Awning Sign (Section 22.46.3012).

4. Bulkhead: Bulkhead means a low partition wall located between the grade and window opening(s) used for the display of merchandise.

5. Cabinet Sign: Cabinet Sign means a sign in which a removable sign face (usually with translucent sign graphics) is enclosed on all edges by a metal cabinet. A Cabinet Sign may also be multi-sided.

6. Civic Space: Civic Space means an open area dedicated for public use, typically for community gatherings.

7. Clearly Visible From the Street: When a project is "clearly visible from the street," the street includes its sidewalks, squares, plazas, civic greens, parks, and all public space except alleys. A building element more than 30 feet from the building line or street is considered not Clearly Visible From the Street. A common wall is considered not Clearly Visible From the Street.

8. Colonnade: Colonnade means a series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.

9. Compatible: Compatible means that the characteristics of different uses or activities or designs, allow them to be located near or adjacent to each other so as

to be in harmony and to avoid abrupt or severe differences. Some elements affecting compatibility include height, scale, mass, and bulk of structures. Other elements affecting compatibility include pedestrian or vehicular traffic routes, circulation, access, parking impacts, landscaping, lighting, noise, odor, and architecture. Compatible does not mean "the same as," but rather, refers to the sensitivity of development proposals in maintaining the character of existing development.

10. Court: See Building Type Standards for Court (Section 22.46.3010).

11. Creative Sign: Creative Sign means a sign that meets the requirements of Section 22.46.3012.F of this Form-Based Code and has a Creative Sign permit.

12. Curb, Curb Line: Curb, Curb Line means a stone, concrete, or other improved boundary, marking the edge of the roadway or paved area.

13. Drive-through Establishment: Drive-through Establishment means a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines (ATMs), banks, pharmacies, and food service establishments.

14. Duplex/Triplex: See Building Type Standards for Duplex/Triplex (Section 22.46.3010).

15. Façade: Façade means the exterior wall of a building that is set along a frontage line that supports the public realm, and is subject to frontage requirements.

16. Flex Block: See Building Type Standards for Flex Block (Section 22.46.3010).

17. Flex Space: Flex Space means a ground-level floor area that is structurally built to accommodate both residential and non-residential uses, such as that in a live-work building.

18. Forecourt: See Frontage Type Standards for Forecourt (Section 22.46.3011).

19. Front Yard/Porch: See Frontage Type Standards for Front Yard/Porch (Section 22.46.3011).

20. Gallery: See Frontage Type Standards for Gallery (Section 22.46.3011).

21. Half-Story: Half-Story means a partial story located above a full story and underneath a sloping roof, where the roof planes intersect two opposite exterior walls at a height of no more than three feet above the half-story floor level.

22. House: See Building Type Standards for House (Section 22.46.3010).

23. Hybrid Court: See Building Type Standards for Hybrid Court (Section 22.46.3010).

24. I-710: I-710 refers to Interstate Highway 710, also known as the Long Beach Freeway.

25. Lined Block: See Building Type Standards for Lined Block (Section 22.46.3010).

26. Main Entrance: A main building entrance is the widest entrance to a building and the one that most pedestrians are expected to use. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level

circulation space. When a multi-tenant building does not have a lobby or ground level interior circulation space, there shall be no main entrance for purposes of this definition. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

27. Neighborhood Market: Neighborhood Market means a neighborhood-serving retail store with merchandise, oriented to daily convenience shopping needs, and sell items such as fresh foods and produce. A Neighborhood Market shall not sell used merchandise.

28. Projecting Sign: See Sign Standards for Projecting Sign (Section 22.46.3012).

29. Relief: Relief means an architectural element in which forms or figures are distinguished from a surrounding plane surface or wall. Typical relief may include projecting detail or carved or molded ornamentation that projects from a flat surface.

30. Rowhouse: See Building Type Standards for Rowhouse (Section 22.46.3010).

31. Setback, Setback Line: Setback, Setback Line means the area of a lot measured from a lot line to a building façade or elevation that must be maintained clear of permanent structures except for an encroachment allowed by an encroachment permit issued in compliance with Title 16 and Title 26 of the Los Angeles County Code.

32. Shared Parking: Shared Parking means parking space that is available to more than one use.

33. Shop Front: See Frontage Type Standards for Shop Front (Section 22.46.3011).

34. Stoop: See Frontage Type Standards for Stoop (Section 22.46.3011).

35. Story: Story means a habitable level within a building from finished floor to finished ceiling. Attics and raised basements are not considered part of a story for purposes of determining building height when measured in stories.

36. Street, Front: Street, Front means a street that is predominately bordered by front lot lines and which the front façade of a structure would normally face.

37. Street, Side: Street, Side means a street or right-of-way that is not a front street or an alley.

38. Terrace: See Frontage Type Standards for Terrace (Section 22.46.3011).

39. Transect Zone: Transect Zone means a designated area governed by the regulations set forth in this Form-Based Code.

40. Wall Sign: See Sign Standards for Wall Sign (Section 22.46.3012).

41. Yard Sign: See Sign Standards for Yard Sign (Section 22.46.3012).

22.46.3006 Transect Zones.

A. Purpose. This section identifies the eight Transect Zones within the Specific Plan Area, as delineated on the Plan Map in Figure 1:

- 3rd Street (TOD)
- Cesar E. Chavez Avenue (CC)
- 1st Street (FS)
- Atlantic Boulevard (AB)

- Neighborhood Center (NC)
- Low-Medium Density Residential (LMD)
- Civic (CV)
- Open Space (OS)

COUNTY OF LOS ANGELES

FORM - BASED CODE SPECIFIC PLAN

TRANSECT ZONES

0 400 800 Feet

- Metrolink Stations
- Metro Rail Stations
- Metrolink
- Transitways
- Light Rail - Existing
- Light Rail - Proposed
- Light Rail - Under Construction
- Specific Plan Boundary
- 3rd Street (TOD) Zone
- Cesar Chavez Avenue (CC) Zone
- 1st Street (FS) Zone
- Atlantic Boulevard (AB) Zone
- Neighborhood Center (NC) Zone
- Low-Medium Density (LMD) Zone
- Civic (CV) Zone
- Open Space (OS) Zone

Date: 11/4/2014

VICINITY MAP:

22.46.3007 General Standards.

A. Purpose. This section establishes the general standards and regulations that apply to all Transect Zones.

B. Standards for Non-Residential Uses. The following standards are applicable to non-residential uses:

1. Mechanical Equipment and Utility Standards. Mechanical equipment, including air conditioning, piping, ducts, and conduits external to a building, shall be concealed from view from adjacent buildings and the street level by use of landscaping, grills, screens, or other enclosures.

2. Outdoor Lighting. Outdoor lighting, as defined in Section 22.44.510.K, shall confine glare and reflections to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way.

3. Operational Standards. All non-residential uses shall be conducted and located within an enclosed building, except that the following uses may be conducted outside an enclosed building:

a. Outdoor dining;

b. A bicycle sharing station;

c. Seasonal outdoor sales of plants, trees, or produce no more than twice a year for a maximum of five consecutive weeks for each sales period; and

d. Other outdoor uses allowed by this Form-Based Code within a specific Transect Zone.

4. Outdoor Structures Allowed. Outdoor fixtures such as tables, chairs, umbrellas, landscape pots, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, and waste receptacles are allowed in connection with all non-residential uses.

5. Outdoor Structures Prohibited. The following outdoor structures are prohibited when located outdoors of a non-residential use and clearly visible from the street: donation boxes for collecting goods; machines such as, but not limited to, photo booths, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving parts, make noise, and/or have flashing lights; inanimate figures such as statues or sculptures of horses, kangaroos, bears, gorillas, or similar animals, and mannequins, cartoon figures, or human figures.

C. Parking.

1. Purpose. This subsection regulates parking for motor vehicles and bicycles, and provides options to adjust parking requirements in a Transect Zone. These regulations ensure that the parking needs of new land uses and development are met, while ensuring that parking spaces are provided in a manner that promotes the development of a walkable community.

2. General Parking Standards.

a. The minimum number of parking spaces required by the applicable Transect Zone (See Section 22.46.3009) shall be provided, except as follows:

i. There shall be no minimum non-residential use parking for a property located within 500 feet from any Metro rail station, as measured

from that property's closest property line to the rail station's property line, along a thoroughfare right-of-way;

ii. Accessory outdoor dining shall require no additional parking spaces;

iii. For changes in land use, as long as the gross square footage of an existing building or structure is the same or less than the preexisting land use, no new parking or loading spaces are required for that change of land use. In the event that the gross floor area of the building or structure is increased by the change in land use, required parking and loading spaces shall be provided only as they relate to the increased gross floor area.

b. Off-Site Parking, Non-Residential. Required parking for non-residential uses may be provided off-site if all of the following requirements are met:

i. The required parking is provided in an off-street parking facility on another site within 500 feet of the site proposed for development, as measured from that parking facility's and the closest property line to the development, along a thoroughfare right-of-way;

ii Pedestrian access between the site and the off-site parking area is via concrete or paved sidewalk or walkway; and

iii. The owners of the development site and the off-site parking area enter into, and record, a parking agreement or covenant in a form approved by the Director reflecting the terms of the agreement, including, but not limited to, identifying the number of spaces provided, length of time of the agreement, and hours the parking is available, and any time limits on the parking.

3. Shared Parking, Non-Residential. The shared use of parking spaces may occur where two or more non-residential uses located on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times of the day or because parking demands can be managed in a Shared Parking facility. This shared use of non-residential parking is subject to a Specific Plan Substantial Conformance Review, the application for which shall include all of the following:

a. The names and addresses of the uses and of the owners or tenants that will share the parking;

b. The number of parking spaces that will be shared;

c. Evidence, provided by the applicant, that location of the parking is no more than 500 feet from each use as measured from the parking site's closest property line to the proposed use, along a thoroughfare right-of-way;

d. An analysis, provided by the applicant, showing that the peak parking times for the separate uses occur at different times of the day and that the amount of available parking spaces shall be sufficient for each use;

e. A covenant between the property owners that guarantees access to the parking for all of the shared uses;

f. Any operational limitations on the Shared Parking, including but not limited to, the time limits or hours of the day for the parking; and

g. Any designated signage and parking space markings for the shared parking.

4. Landscaping and Screening for Parking Lots. Parking lots shall be screened for the purpose of minimizing views of parked vehicles from the nearby public

right-of-way. If the requirements of this subsection are determined to be technologically infeasible or impractical, a different landscape configuration or the use of alternative materials may be used, at the discretion of the Hearing Officer, subject to a Specific Plan Substantial Conformance Review.

a. Adjacent to Residential Zone. Where a parking lot is located on property adjoining a residential zone, in addition to the requirements of this subsection, the applicable provisions of Section 22.52.1060.D shall apply;

b. Trees. Parking lots with more than 12 parking spaces shall contain a minimum of one 24-inch box canopy shade tree for every six parking spaces. The required trees shall be evenly spaced on the lot and distributed in an "orchard" configuration (placement of trees in uniformly-spaced rows) within the interior parking lot area, and shall be planted within raised curbed planter islands that are at least four feet wide on all sides;

c. Landscaped Setback and Screening. All required setbacks for parking areas shall be landscaped with living plant material and screened with a continuous landscaped hedge, masonry or stone wall, landscaped berm, or any combination thereof, so that views of parked vehicles are minimized and shielded. The screening of parking areas shall meet the following requirements:

i. At the time of installation, the screening shall be at least 30 inches in height, and any walls or fences used shall not exceed 36 inches in height;

ii. Any plant screening established as a screen shall reach a height of 36 inches within two years of planting;

iii. Walls used for screening shall have the same architectural treatment on both sides of the wall;

iv. When a wall is used for screening, the wall shall be placed on the interior line of the required setback and the setback shall be landscaped with living plant material and a continuous hedge;

v. Wood and chain link fences are prohibited for screening parking areas; and

vi. Irrigation. A permanent and automatic irrigation system shall be installed and maintained for all landscaped areas.

5. Lighting. Parking lot lighting shall comply with the following:

a. Outdoor light fixtures for parking lot lighting shall be limited to a maximum height of 15 feet; and

b. Parking lot lighting, as defined in Section 22.44.510.K, shall confine glare and reflections to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way;

6. Materials.

a. All parking lots and driveways shall be surfaced with materials approved by the Director of the County Department of Public Works.

b. The use of pervious or semi-pervious parking area surfacing materials including, but not limited to "grasscrete," or recycled materials such as glass, rubber, used asphalt, brick, block, and concrete, may be approved by the Director for vehicular surface area on a site, provided such area is properly maintained. Where possible, such materials should be used in areas in proximity to, and in combination with, on-site stormwater control devices.

7. Parking Canopy Structures. The installation of solar photovoltaic, hot water systems on canopies, green roofs, or other structures over parking areas is encouraged. Setback and height restrictions shall apply to such structures, and fire apparatus access lanes shall not be obstructed by such structures. Canopies or similar structures that provide coverage like a roof shall be included in building coverage calculations. Freestanding solar structures that do not provide roof-like coverage, such as solar structures designed as "trees," shall not be included in building coverage calculations for purposes of this subsection.

22.46.3008 Required Form and Articulations.

A. Purpose. This section establishes the building forms and articulations for each Transect Zone.

B. Applicability. All buildings types, except the building types for a house and duplex or triplex, used exclusively for residential uses, shall be subject to the provisions of this section.

C. Architectural Character.

1. Required Form. Refer to Sections 22.46.3010 (Building Types) and 22.46.3011 (Frontage Types) for the required form related to architectural character.

2. Architectural Implementation. To implement the building form requirement in subsection C.1, proposed buildings should be compatible with the architectural characteristics of surrounding buildings, and allow for a range of architectural expressions that complement the existing urban fabric. The proposed

building design should be based upon, and reflect, a thorough analysis of the surrounding patterns with regard to the following:

a. Building orientation;

b. Horizontal and vertical building articulation;

c. Architectural style;

d. Building scale and proportion;

e. Roof line and form;

f. Window pattern and detailing;

g. Architectural detailing;

h. Exterior finish materials and colors; and

i. Lighting and landscape patterns.

Where there is no consistent architectural character or pattern found in the surrounding area, building design and massing should complement the architectural characteristics of neighboring buildings that are consistent with this Form-Based Code. In some cases, where the existing context is not well-defined, or may be undesirable, a proposed project may establish an architectural character and pattern for which future development in the area should be compatible.

D. Building Massing.

1. Required Articulation.

a. Façade Height Articulation Elements. Each building, or portions of a building, with more than one story shall have, at minimum, a distinctive building base, a building middle and building top (eave, cornice, and/or parapet line), all that complement and balance one another.

See Figure 2, Façade Height Articulation Elements below.

Figure 2, Façade Height Articulation Elements

b. Main building entrances shall be easily identifiable and distinguishable from other ground floor entries. Such main building entrances shall be at least one of the following:

i. Marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface;

ii. Located in the center of the façade, as part of a symmetrical overall composition;

iii. Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;

iv. Marked or accented by a change in the roofline or change in the roof type; or

v. If a corner building, they shall provide prominent corner entrances for shops or other activity-generating uses.

2. Building Massing Implementation. To implement to the building massing requirement in subsection D.1, the following principles shall be considered.

a. Articulation. Horizontal articulations are recommended and may be produced by material changes or applied Façade elements. Vertical

articulations should be produced by variations in rooflines, window groupings, applied façade elements such as piers or pilasters, bay windows, balconies, entrance stoops, porches, or subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements should break up long, monolithic building façades along the street.

b. Building base. A building base articulation may consist of a small projection of the wall surface and/or a different material or color. For a building of two or more floors, a building base may be heavier or of a thicker design treatment than the rest of the building, or be setback from the upper floors.

c. Building middle. The building middle articulation may be created using façade offsets, consisting of slight recesses in the wall plane. This articulation should include multiple architectural rhythms derived through step backs, changes in plane, changes in materials or colors, window types, window sizes, pairing, multiple windows, or other detailing.

d. Building top. The building top should consist of a horizontal decorative molding that crowns the building, and should be aesthetically differentiated from the building middle. The differentiation may be significant or subtle, and possible approaches from this differentiation and include variations in color, materials, ornamentation, or shape.

e. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage components should be incorporated into the architectural composition of the façade and roof. The haphazard placement of such features should be avoided. Downspouts should be concealed within walls.

E. Wall Surface Materials.

1. Required Articulation. Building walls Building walls shall be constructed of durable materials, such as brick, natural stone, terra cotta, decorative concrete, metal, glass, or other similar materials.

i. Standards for using decorative concrete block, stucco or other similar troweled finishes in non-residential, mixed-use, and multi-family residential buildings are:

(1) Decorative concrete block. Decorative concrete block shall be limited to a maximum of 50 percent of the street façade. When decorative concrete blocks are used for the street façade, the building shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth stone can create distinctive patterns. Cinder block (concrete masonry unit) is not allowed as an exterior finish.

(2) Stucco or other similar troweled finishes shall: (a) be smooth to prevent the collection of dirt and surface pollutants; (b) be trimmed or combined with wood, masonry, or other durable material and be limited to a maximum of 50 percent of the street façade; and (c) not extend below two feet above grade of the street façade. Concrete, masonry, natural stone, or other durable material shall be used for wall surfaces within two feet above grade of the street façade.

(3) If clearly visible from the street, side and rear building façades shall have a level of trim and finish compatible with the front façade;

(4) Blank wall areas without windows or doors are only allowed on internal-block, side-property line walls. Any blank exterior wall shall also be treated with a graffiti-resistant coating;

(5) Building walls shall have contrasting trim colors. For example, dark colors and saturated hues for accent and ornamental colors may be used with neutral or light walls; white or light window and door trim may be used on a medium or dark building wall; and medium or dark window and door trim may be used on a white or light building wall. Other contrasting wall and trim combinations may also be used.

(6) All building elements that project from the building wall by more than 16 inches, including but not limited to decks, balconies, porch roofs, and bays, shall be visibly supported by pilasters, piers, brackets, posts, columns, or beams that correspond in size to the structure above. This requirement does not apply to cantilevered elements that are typical for a specific style.

2. Wall Surface Implementation. To implement the wall surface requirement in subsection E.1, the following principles shall be considered.

a. Change in wall surface materials should be used to articulate building elements such as base, body, parapets caps, bays, arcades, and structural elements. Not all building elements require a change in material. Change in materials should be integral with building façade and structure, rather than an application.

b. If the building mass and pattern of windows and doors are complex, simple wall surfaces should be used (such as stucco, terra-cotta veneer, or metal/cement paneling); if the building mass and the pattern of windows and doors are simple, additional wall texture and articulation should be employed (such as bricks or blocks, ornamental reliefs, pilasters, columns, and/or cornices).

c. Internal blank walls. Wall articulation or surface reliefs, decorative vines, architectural murals (trompe l'oeil), or other surface enhancements should be considered for internal walls and may be approved by the Director.

d. Bright colors for wall surfaces should be used sparingly to allow display windows and merchandise to catch the eye and stand out in the visual field. Typical and appropriate application of bright colors would be for fabric awnings.

e. A secondary color for wall surfaces may be used to give additional emphasis to the walls and to architectural features such as a building base (like a wainscot), plaster, cornice, capital, and a band.

F. Wall Openings.

1. Required Articulation.

a. For Shop Front frontages, upper stories shall generally have a window to wall area proportion that is less than that of ground floor shop fronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard;

b. Window Inset. Glass shall be recessed or projected at least three inches from the exterior wall surface to add relief to the wall surface. Glass curtain walls or portions of glass curtain walls are exempt from this standard;

c. Glazing. Reflective glazing shall not be used on windows.

2. Wall Opening Implementation. To implement the wall opening requirement in subsection F.1, the following principles shall be considered.

a. Glazing. Clear glazing is strongly recommended for windows. If tinted glazing is used, the tint shall be kept as light as possible. Green, gray, and blue glazing are recommended.

b. Shop Fronts, Clerestory Windows. Clerestory windows are vertical panels of glass arranged in a row between the first and second story of a storefront. These windows reflect a traditional element of "main street" buildings, and are recommended for all new or renovated shop fronts. Clerestory windows are acceptable locations for neon, painted-window, and other non-obtrusive types of signs.

c. Shop Front, Recessed Entries. Recessed entries are recommended as another traditional element of a main street storefront. Recommended treatments for this element include:

i. Special paving materials, such as ceramic or mosaic tile;

ii. Ornamental ceilings, such as coffering; or

iii. Decorative light fixtures.

G. Roofs.

1. Required Articulation.

a. To differentiate the roofline from the building and to add visual interest, a horizontal articulation shall be applied at the top of the building by projecting cornices, parapets, lintels, caps, or other architectural expression to cap the building.

b. Flat roofs are acceptable if a cornice and/or parapet wall is provided.

c. Metal seam roofing, if used, shall be anodized, fluorocoated, or painted. Copper and lead roofs shall be natural or oxidized.

2. Roof Implementation. To implement the roof requirement in subsection G.1., the following principles shall be considered.

a. Roof forms should complement the building mass and match the principal building in terms of style, detailing, and materials.

b. Parapet walls should have cornice detailing or a distinct shape or profile, such as a gable, arc, or raised center.

22.46.3009 Transect Zone Standards.

A. Purpose. This section establishes the allowable uses and the development standards for each Transect Zone.

B. Applicability. The standards of this section shall be considered in combination with the standards and requirements of Sections 22.46.3007 (General Standards), 22.46.3008 (Development Requirements and Implementing Options), 22.46.3010 (Building Type Standards), and 22.46.3011 (Frontage Type Standards).

C. Permissible Land Uses and Permit Requirements. Permissible uses for each Transect Zone and the type of review required are identified below in Table 2. Land uses are defined in the Transect Zones specified. Section 22.46.3004 sets forth the review procedures for obtaining project approval.

LAND USE TYPES AND PERMITS REQUIRED BY TRANSECT ZONE								
Land Use Type	TOD	CC	FS	AB	NC	LMD	CV	OS
RESIDENTIAL								
Community Residence	1	1	1	1	1	2	x	x
Residence, Apartment House	P	P	P	P	P	x	x	x
Residence, Single-Family	x	P	x	x	P	P	x	x
Residence, Two-Family	x	P	P	x	P	P	x	x
Second-Unit	x	P	x	x	P	P	x	x
LODGING								
Hotel	P	P	P	P	P	x	x	x
Motel	x	x	x	x	x	x	x	x
OFFICE								
Office	P	P	P	P	P	x	SCR	SCR
COMMERCIAL								
Alcoholic Beverage Sales	CUP	CUP	CUP	CUP	CUP	x	CUP	CUP
Auto-Related, Commercial	SCR	SCR	SCR	SCR	SCR	x	x	x
Commercial, General	P	P	P	P	P	x	x	x
Commercial, Restricted	SCR	SCR	SCR	SCR	SCR	x	x	x
Entertainment, Major	SCR	SCR	SCR	SCR	SCR	x	CUP	CUP
Entertainment, Minor	P	P	P	P	P	x	SCR	SCR
Food Service	P	P	P	P	P	x	SCR	SCR
Place of Assembly	SCR	SCR	SCR	SCR	SCR	x	x	x
Recreational, Commercial	SCR	SCR	SCR	SCR	SCR	x	SCR	x
COMMUNITY								
Community Facility	SCR	SCR	SCR	SCR	SCR	CUP	SCR	SCR
Recreational, Non-Commercial	SCR	SCR	SCR	SCR	SCR	CUP	SCR	SCR
Religious Facility	P	P	P	P	P	CUP	SCR	x
COMMUNITY SUPPORT								
Community Support Facility	P	P	P	P	P	CUP	CUP	x
Infrastructure and Utilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Major Facility	SCR	SCR	SCR	SCR	SCR	x	CUP	x
Public Parking	SCR	SCR	SCR	SCR	SCR	SCR	SCR	SCR
EDUCATION								
Learning Center	P	P	P	P	P	x	x	x
Research Facility	P	P	P	P	P	x	x	x
Schools	P	P	P	P	P	CUP	CUP	x
Special Training/Vocational	P	P	P	P	P	x	x	x
INDUSTRIAL								
Artisan/Craft Production Manufacturing	P	P	P	P	P	x	x	x
Auto-Related, Industrial	x	x	x	x	x	x	x	x
Manufacturing and Processing	x	x	x	x	x	x	x	x
Products and Services Facility	x	x	x	x	x	x	x	x
Storage and Distribution Facility	x	x	x	x	x	x	x	x

Permit Requirements Key	
x = Not a permissible use	CUP = Conditional Use Permit (22.46.3004.E)
P = A permissible use	1 = Permissible pursuant to Part 5 of Chapter 22.28 of Title 22
SCR = Specific Plan Substantial Conformance Review (22.46.3004.D)	2 = Permissible pursuant to Part 2 of Chapter 22.20 of Title 22

Key to Transect Zone Names			
TOD	3rd Street	NC	Neighborhood Center
CC	Cesar E. Chavez Avenue	LMD	Low-Medium Density Residential
FS	1st Street	CV	Civic
AB	Atlantic Boulevard	OS	Open Space

Table 2, Land Use Types and Permits Required by Transect Zone

D. Transect Zone Standards. This subsection D specifies the requirements of each Transect Zone.

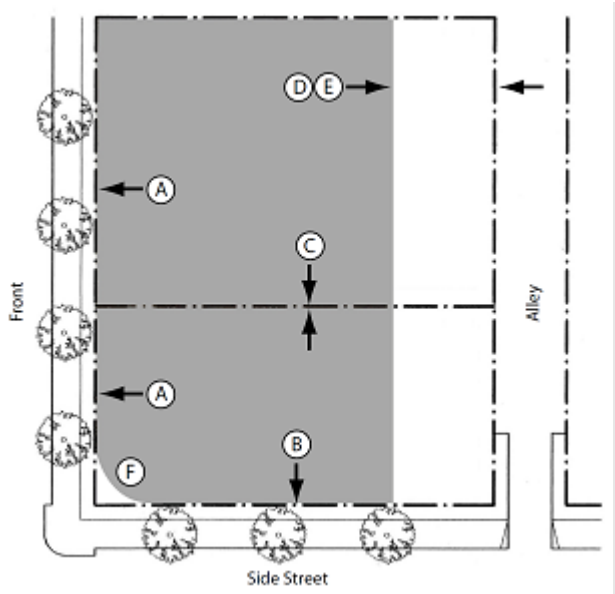
1. 3rd Street (TOD).

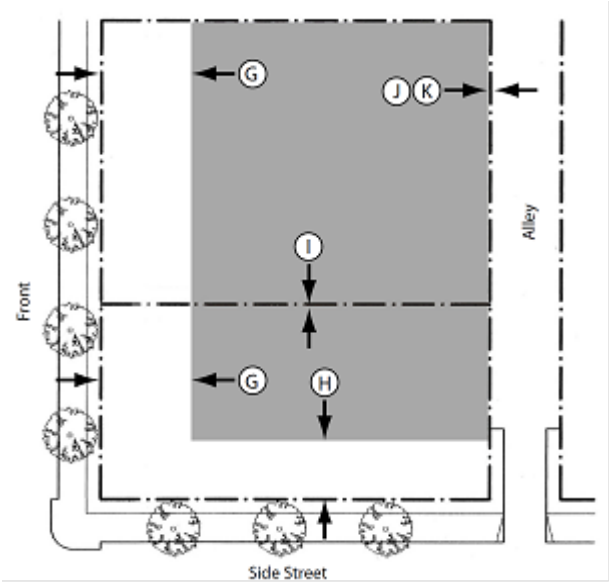
Property in the TOD Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the application requirements for frontage types.	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Stoop	22.46.3011.E
Terrace	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery (Allowed only east of I-710)	22.46.3011.I
Arcade (Allowed only east of I-710)	22.46.3011.J

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 40 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff as required by Sec. 22.48.210		Ⓕ

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No spaces required	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

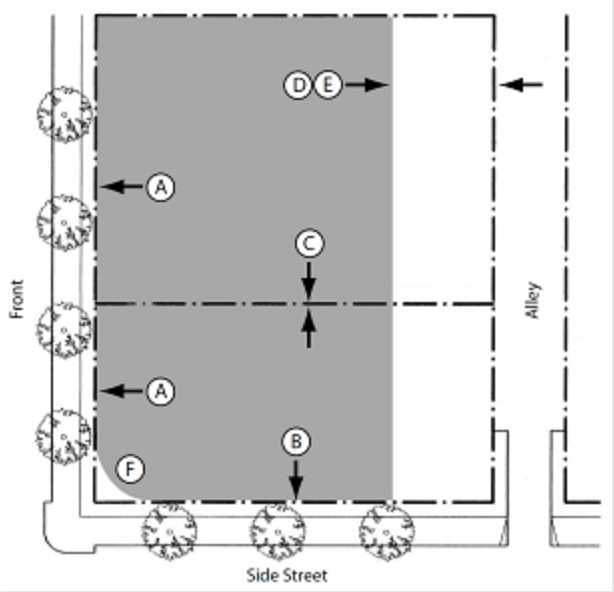
2. Cesar E. Chavez Avenue (CC).

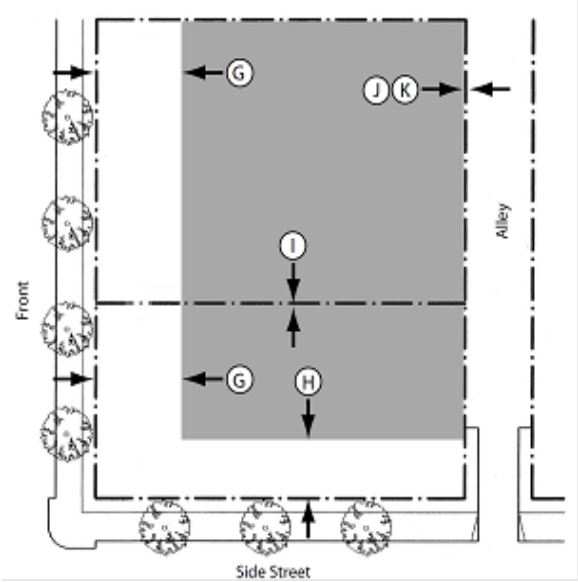
Property in the CC Transect Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court (Allowed only west of I-710)	22.46.3010.H
Lined Block (Allowed only west of I-710)	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Stoop	22.46.3011.E
Terrace	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.	
Maximum density is 30 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff as required by Sec. 22.48.210		Ⓕ

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses	1 per unit	
For other parking and landscape requirements, see Section 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet deep from the street.		
Driveways may be shared by adjacent parcels.		

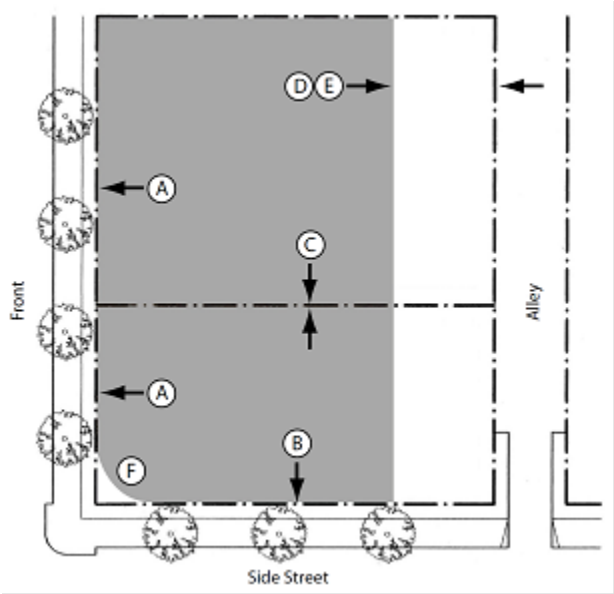
3. First Street (FS).

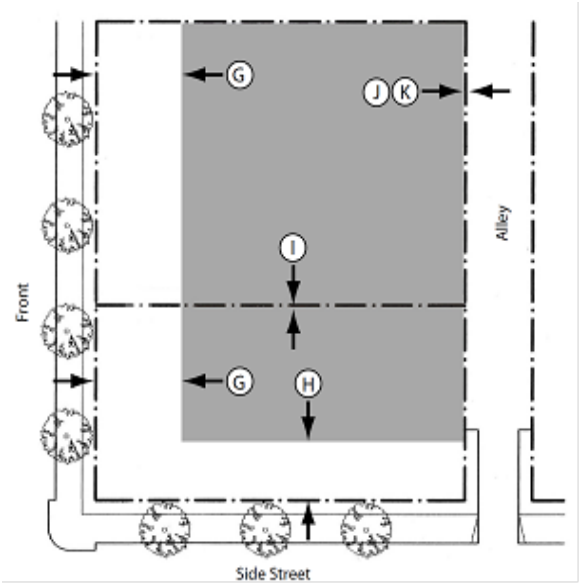
Property in the FS Transect Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Stoop	22.46.3011.E
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 30 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff per Sec. 22.44.210		

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street		
Driveways may be shared by adjacent parcels		

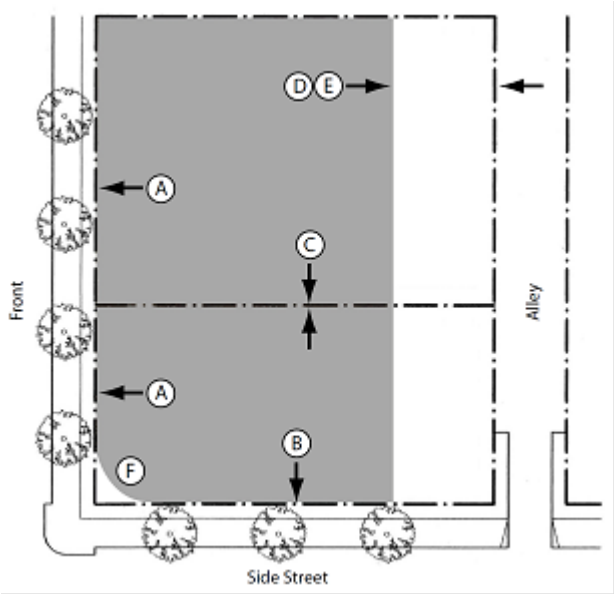
4. Atlantic Boulevard (AB).

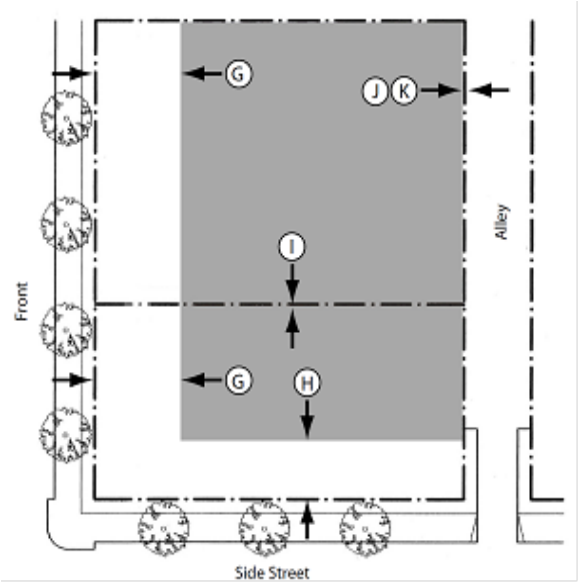
Property in the AB Transect Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I
Arcade	22.46.3011.J

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.	
Maximum density is 30 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff as required by Sec. 22.48.210		Ⓕ

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use	1 per unit	
For other parking and landscape requirements, see Section 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

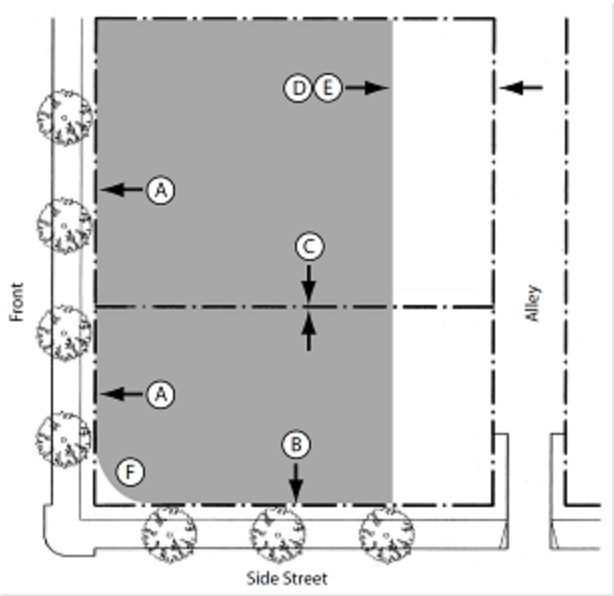
5. Neighborhood Center (NC).

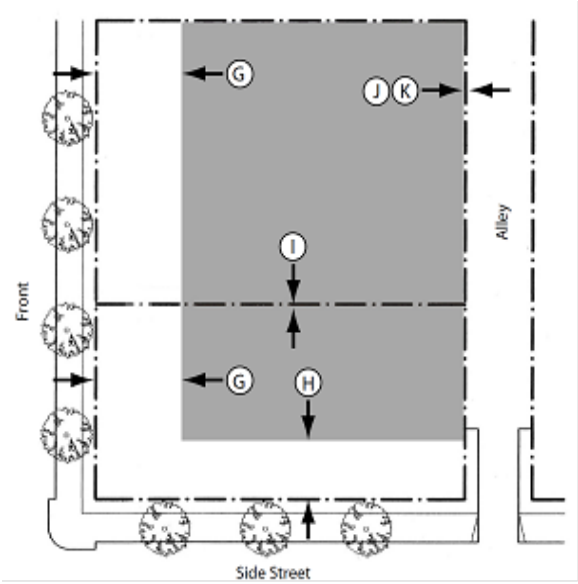
Property in the NC Transect Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Terrace	22.46.3011.E
Stoop	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 30 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff as required by Sec. 22.48.210		Ⓕ

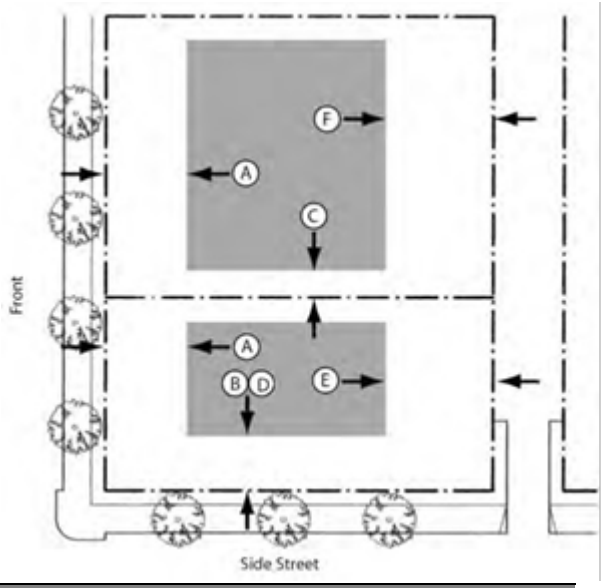
e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

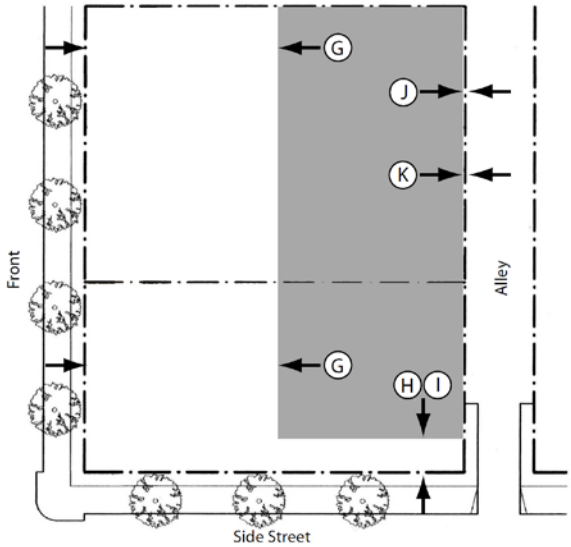
6. Low-Moderate Density Residential (LMD). Property in the LMD shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Terrace	22.46.3011.F

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	35 ft. max.
Accessory Structures	See Sec. 22.48.140
Lot Coverage	
Lot Coverage	60% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 17 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition.)		
Front	15 min, 25 ft. max.	Ⓐ
Side Street	5 min., 10 ft. max.	Ⓑ
Interior Side	5 ft.	Ⓒ
Reverse Corner Side	10 ft. min.	Ⓓ
Rear		
No Alley	10 ft. min.	Ⓔ
With Alley	3 ft. min.	Ⓕ

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses		
Single-Family residence	2 per unit	
Other *dwelling* units	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C.		
Location		
Front Setback	15 ft. min.	Ⓖ
Corner Side Setback	5 ft. min.	Ⓗ
Reverse Corner Side Setback	10 ft. min.	Ⓘ
Rear		
No Alley	0 ft. min.	Ⓙ
With Alley	5 ft. min. (26 ft. backup space min.)	Ⓚ
Miscellaneous		
Driveways may be shared by adjacent parcels.		

7. Civic Space (CV).

The regulations for the Civic Space Transect Zone shall be the same as those for the Institutional Zone as prescribed in Part 14 of Chapter 22.40, except as specifically provided for herein.

8. Open Space (OS).

The regulations for the Open Space Transect Zone shall be the same as those for the Open-Space Zone as prescribed in Part 9 of Chapter 22.40, except as specifically provided for herein.

22.46.3010 Building Type Standards.

A. Purpose. This section establishes the building types allowed within the Plan Area and the standards applicable to each building type.

B. Applicability. The requirements of this section shall apply to all development and uses within the Transect Zones, and shall be considered in combination with the standards for the applicable Transect Zone in Section 22.46.3009 (Transect Zone Standards).

C. Building Type Overview. Figure 3, Building Types Plan and Diagram below provides an illustrative overview of the permissible building types.

- House
- Duplex/Triplex
- Rowhouse
- Court
- Hybrid Court
- Lined Block

- Flex Block

Figure 3, Building Types Plan and Diagram

D. House. This subsection specifies standards for development of the House building type.

General note: The drawing above and photos below are examples of the House form and are illustrative only.

Example of 1-story House with a Front Yard/ Porch.

Example of a 2-1/2-story House with a raised Front Yard and wrap-around Porch.

1. Description	
House. A building designed as a single-family dwelling unit, and may be used for non-residential purposes where allowed by the Transect Zone.	
2. Transect Zones where permissible	
CC, NC, LMD	
3. Number of Units	
Units per parcel	1 max.
4. Building Size and Massing	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
5. Pedestrian Access	
Main Entrance shall face the street.	
6. Vehicle Access and Parking	
Parking may be accessed from the alley or side street, and from the front when there is no adjacent alley or side street.	
Street-facing garages shall be set back at least 5 feet behind the house Façade facing the street and shall not accommodate more than 2 cars side-by-side.	
Garage doors that face a street shall not exceed 10 feet in width. Double-loading garage doors are not permitted to face the street.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
The following required open space shall be located behind the House:	
Width	15 ft. min. (so long as minimum area requirement is met)
Depth	15 ft. min (so long as minimum area requirement is met)
Area	300 sq. ft. min.
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.	
8. Accessory Buildings	
Accessory building locations and types permissible pursuant to Section 22.48.140.	

E. Duplex/Triplex. This subsection specifies standards for development of the Duplex/Triplex building type.

General note: The drawing above and photos below are examples of the Duplex/Triplex form and are illustrative only.

Example of a Duplex/Triplex with a Front Yard/ Porch.

Example of a Duplex/Triplex with a Front Yard/Porch.

1. Description			
Duplex/Triplex. A building containing two or three dwelling units where each dwelling unit is accessed directly from the street, and may be used for non-residential purposes where allowed by the Transect Zone.			
2. Transect Zones where permissible			
CC, NC, LMD			
3. Number of Units			
Units per structure	2 min.; 3 max.		
One structure per parcel			
4. Building Size and Massing			
Height			
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)			
Massing			
The structure type and mass shall be a single-family house derivative with the overall composition made up of various House forms. Allowed ratio of each floor in percentage of the ground floor:			
Story	**1**	**2 to 2-1/2**	**3**
Ratio	100%	100%	75%
5. Pedestrian Access			
At least one unit shall have an individual entry facing the street.			
6. Vehicle Access and Parking			
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.			
Street-facing garages shall be set back at least 5 feet behind the residential structure's façade facing the street and shall not accommodate more than 2 cars side-by-side.			
Garages doors that face a street shall not exceed 10 feet in width. Double-loading garage doors are not permitted to face the street.			
Parking spaces may be enclosed, covered, or open.			
7. Open Space and Landscape			
The following required open space must be located behind the House:			
Width	15 ft. min. (so long as the minimum area requirement is met)		
Depth	15 ft. min (so long as the minimum area requirement is met)		
Area	300 sq. ft. min.		
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.			
8. Accessory Buildings			
Accessory building locations and types are permissible pursuant to Section 22.48.140.			

F. Rowhouse. This subsection specifies standards for development of the Rowhouse building type.

General note: The drawing above and photos below are examples of the Rowhouse form and are illustrative only.

Example of an asymmetrical Rowhouse form with roof articulation.

Example of a Rowhouse form with wall and roof articulation

1. Description	
Rowhouse. A residential building that is an attached structure that shares a common party wall with another of the same type and is arranged side by side. The front elevation and massing design may be symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of a private yard is evident.	
2. Transect Zones Where Permissible	
TOD, CC, FS, NC	
3. Number of Units	
Units that may be connected	2 min.; 6 max.
4. Building Size and Massing	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
Unit Width	
Width	18 ft. min; 36 ft. max
Massing	
Units shall be delineated by at least one of the following methods: varied massing, wall articulation, frontage type placement, or roof line articulation.	
At least two sides of each dwelling shall be exposed to the outdoors.	
5. Pedestrian Access	
Each unit shall have an individual entry facing the street.	
6. Vehicle Access and Parking	
Parking shall be accessed from the alley.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
The following required open space shall be located behind the main body of each unit.	
Width	8 ft. min. (so long as minimum area requirement is met)
Depth	8 ft. min (so long as minimum are requirement is met)
Area	100 sq. ft. min.
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per unit shall be provided, and may be located in the front yard or required open space.	
8. Accessory Buildings	
Accessory building locations and types are allowed pursuant to Section 22.48.140.	

G. Court. This subsection specifies standards for development of the Court building type.

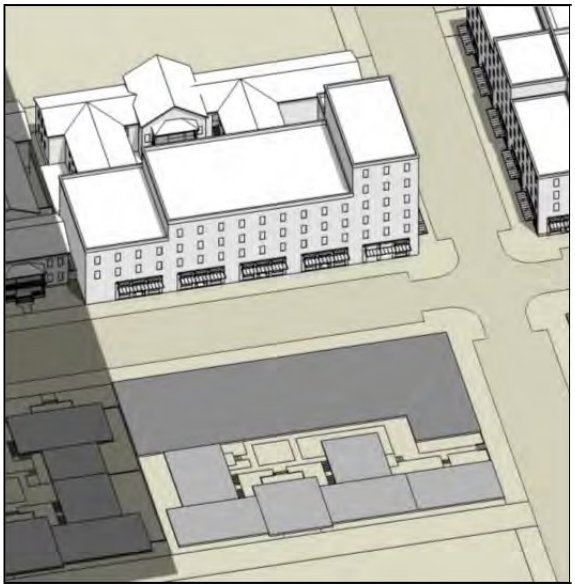
General note: The drawing above and photos below are examples of the Court form and are illustrative only.

Example of Court form with a Stoop frontage type configuration.

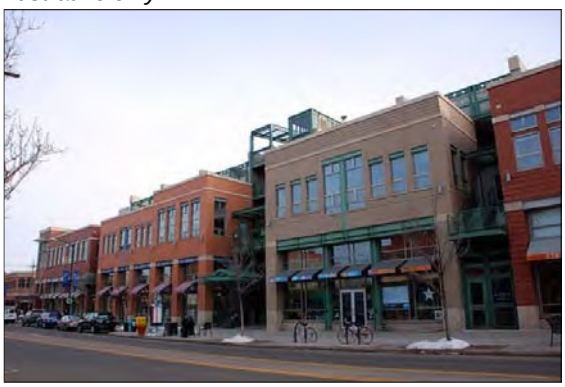
Example of a landscaped interior courtyard defined by two story buildings.

1. Description	
A building comprised of attached and/or stacked dwelling units arranged around a shared, landscaped courtyard that is visible from the street. Dwelling units face and are directly accessed from the street or courtyard via Stoops, porches, or other allowed frontage types. In qualifying Transect Zones, Court buildings may accommodate ground floor non-residential uses.	
2. Transect Zones Where Permissible	
TOD, CC, FS, AB, NC	
3. Number of Units	
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)	
4. Building Size and Massing	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
At least two sides of each dwelling shall be exposed to the outdoors.	
5. Pedestrian Access	
Each ground floor unit shall have an individual entry facing a street or courtyard.	
6. Vehicle Access and Parking	
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
Courtyard Dimension	
Width	30 ft. min.(so long as the minimum area requirement is met)
Depth	20 ft. min (so long as the minimum area requirement is met)
Area	600 sq. ft. min.
Landscape	
Courtyard area shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.	
8. Accessory Buildings	
Accessory building locations and types are allowed pursuant to Section 22.48.140.	
9. Miscellaneous	
Courtyard areas may be located on a podium no more than one story above street level.	
Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podiums hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.	

H. Hybrid Court. This subsection specifies standards for development of the Hybrid Court building type.



General note: The drawing above and photos below are examples of the Hybrid Court form and are illustrative only.

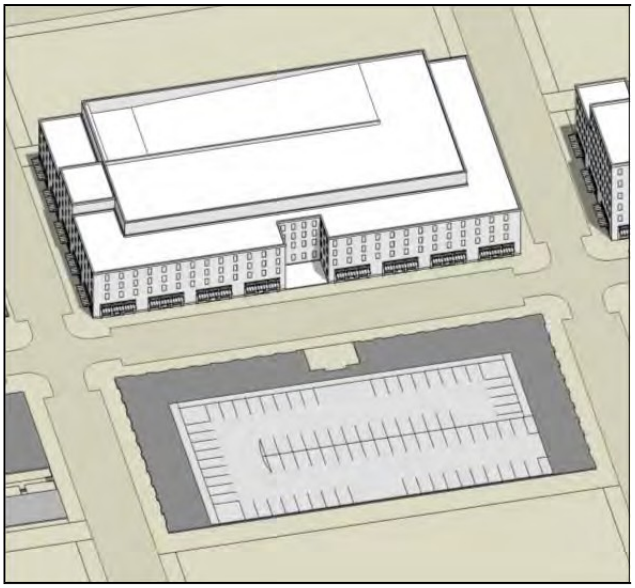


Example of two- and three-story massing Hybrid Court form with a Shop Front configuration.

Example of a three story massing Hybrid Court with Shop Front configuration.

1. Description	
A building that is a combination of the Court and Flex Block buildings designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences that combines stacked dwelling units with the Court housing types. May contain horizontal mixed uses.	
2. Transect Zones Where Permissible	
TOD, CC (Allowed west of I-710 only), NC	
3. Number of Units	
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)	
4. Building Size and Massing	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
5. Pedestrian Access	
Upper floor units shall be accessed by a common entry along the front street.	
Ground floor units may have individual entries along the front or side street.	
6. Vehicle Access and Parking	
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
Courtyard Dimension	
Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.
Landscape	
Courtyards shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.	
Required Setback shall include landscaping, which may be in pots or planters.	
8. Accessory Buildings	
Accessory building locations and types are allowed pursuant to Section 22.48.140.	
9. Miscellaneous	
Courtyard areas may be located on a podium of no more than one story above street level.	
Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podium's hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.	

I. Lined Block. This subsection specifies standards for development of the Lined Block building type.



General note: The drawing above and photos below are examples of the Lined Block form and are illustrative only.

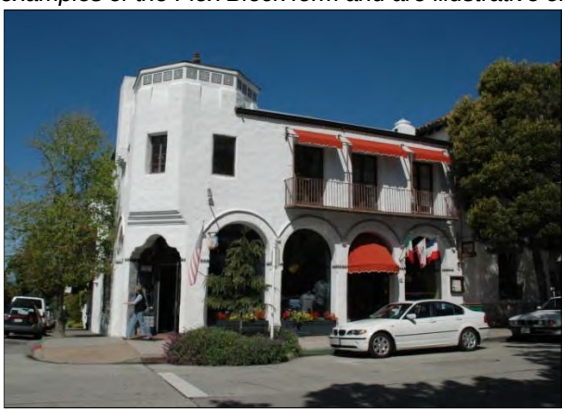
Example of two-story Lined Block form with Shop Front configuration.

Example of a three-story Lined Block form with Shop Front configuration.

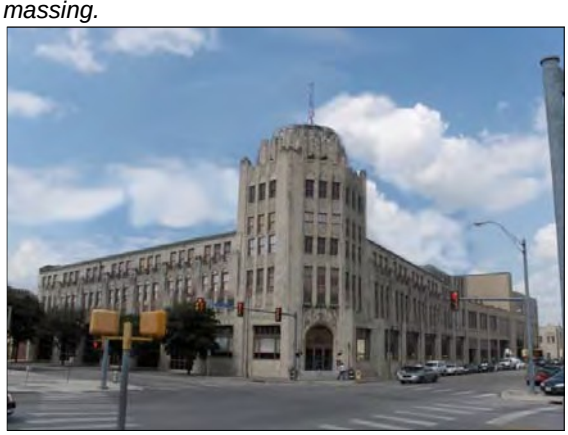
1. Description
A building that conceals a larger structure such as a public structure or "big box store" and which is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.
2. Transect Zones Where Permissible
TOD, CC (Allowed only west of I-710), FS, AB
3. Number of Units
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)
4. Building Size and Massing
Height
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)
5. Pedestrian Access
Upper floor units shall be accessed by a common entry along the front street.
Ground floor units may have individual entries along the front or side street.
6. Vehicle Access and Parking
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.
On-site parking shall be in a structured garage or underground, or combination thereof.
7. Open Space and Landscape
Private patios may be provided at balconies, terraces, and roof gardens.
Required Setback shall include landscaping, which may be in pots or planters.
8. Accessory Buildings
Accessory building locations and types are allowed pursuant to Section 22.48.140.

J. Flex Block. This subsection specifies standards for development of the Flex Block building type.

General note: The drawing above and photos below are examples of the Flex Block form and are illustrative only.



Example of two-story Flex Block with single-volume massing.



Example of three-story Flex Block with secondary-volume massing and corner feature.

1. Description
A building that is one to three stories tall and designed for occupancy by retail, service, and/or office uses on the ground floor; and when present the upper floors are also configured for those uses or for dwelling units. May contain horizontal mixed uses.
2. Transect Zones Where Permissible
TOD, CC, FS, AB, NC
3. Number of Units
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)
4. Building Size and Massing
Height
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)
5. Pedestrian Access
Upper floor units shall be accessed by a common entry along the front street.
Ground floor units may have individual entries along the front or side street.
6. Vehicle Access and Parking
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.
On-site parking may be underground, or in a landscaped lot behind the building, or combination thereof.
7. Open Space and Landscape
Private patios may be provided at balconies, terraces, and roof gardens.
Required Setback shall include landscaping, which may be in pots or planters.
8. Accessory Buildings
Accessory building locations and types are allowed pursuant to Section 22.48.140.

22.46.3011 Frontage Type Standards.

A. Purpose. This section establishes the frontage types allowed within each Transect Zone and the standards applicable to these frontage types. Frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building).

B. Applicability. The standards in this section shall be considered in combination with the standards found in Section 22.46.3009 (Transect Zone Standards) and Section 22.46.3010 (Building Types Standards) and are applicable to the development or alteration of all frontages within the Transect Zones.

C. Frontage Type Overview. Figure 4, Frontage Types Illustrative Diagram below provides an illustrative overview of the allowed frontage types.

- Front Yard/Porch
- Terrace
- Stoop
- Forecourt
- Shop Front
- Gallery
- Arcade

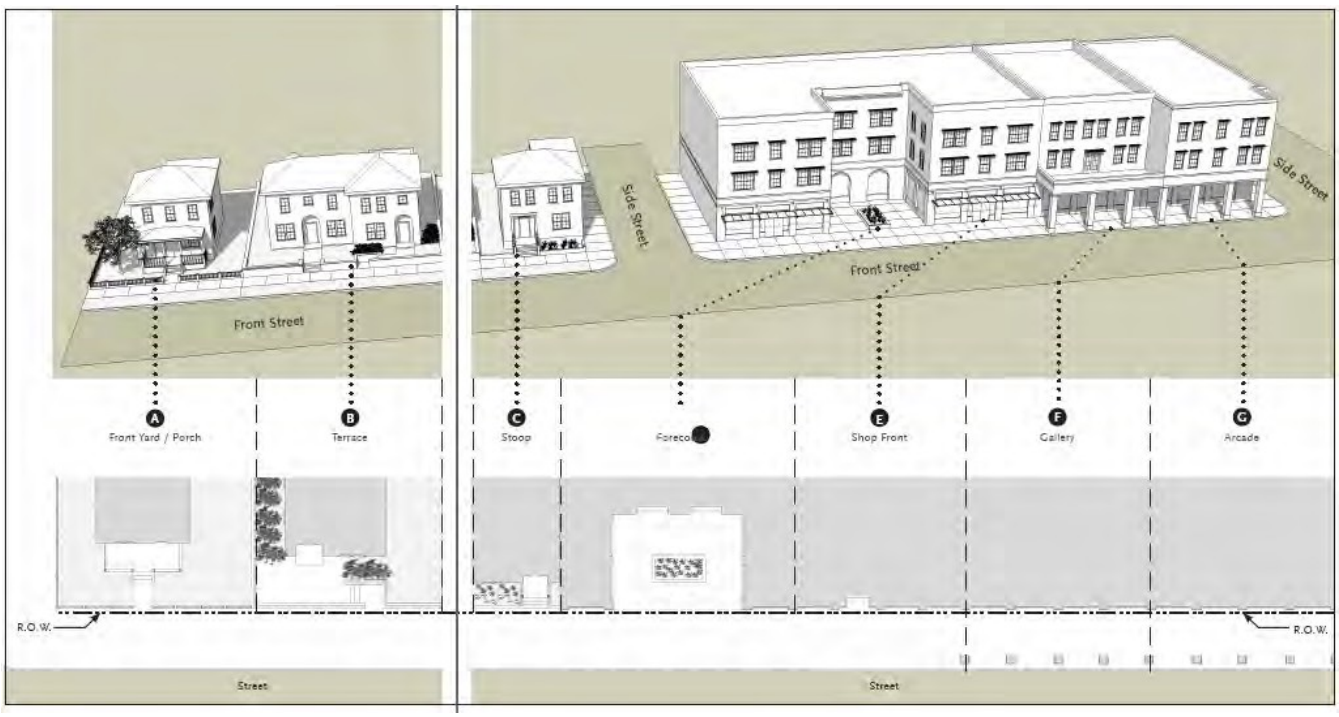
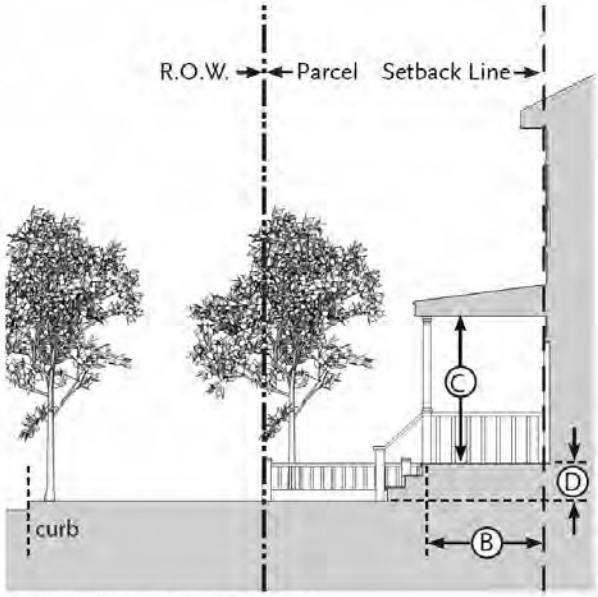
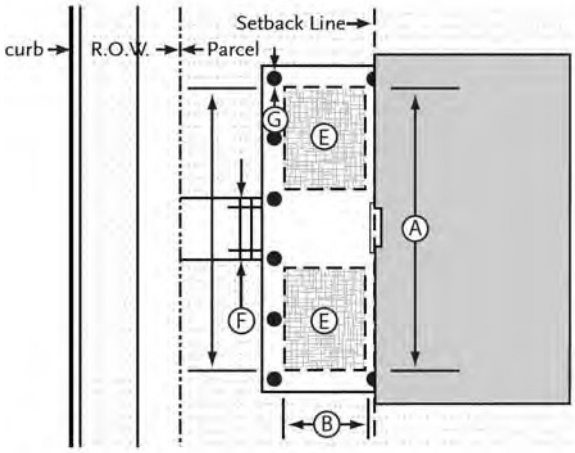


Figure 4, Frontage Types Illustrative Diagram

D. Front Yard/Porch. This subsection specifies standards applicable to the Front Yard/Porch frontage type.



Section Diagram: Frontyard / Porch



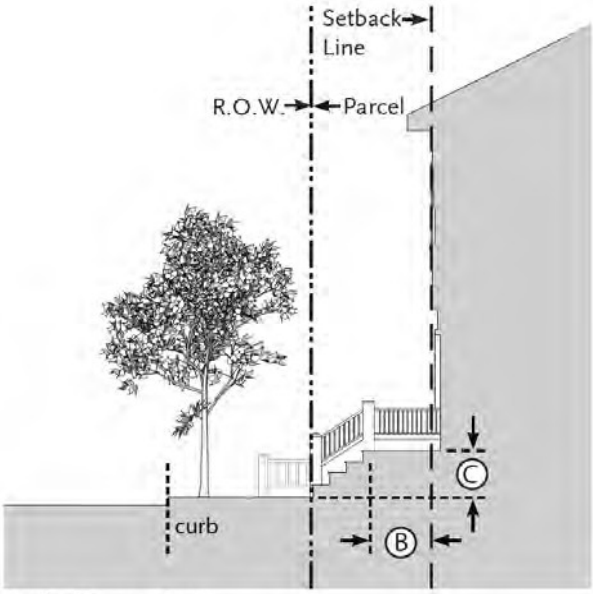
Plan Diagram: Frontyard / Porch

1. Description		
Front yards provide a physical transition from the sidewalk to the building. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard. A raised porch may be combined with the front yard as shown in the photo example.		
2. Transect Zones Allowed		
CC, NC, LMD		
3. Size		
Width, Clear	12 ft. min. centered entry 10 ft. min asymmetrical entry	Ⓐ
Depth, Clear	7 ft. min.	Ⓑ
Height, Clear	8 ft. min.	Ⓒ
Finish Level above Grade	3 ft. max.	Ⓓ
Floor Area, Clear	4 ft. x 6 ft. min.	Ⓔ
Path of Travel	3 ft. wide min.	Ⓕ
Width, Support Pillars	1 ft. max.	Ⓖ
4. Miscellaneous		
Porch must be open on at least three sides and have a roof.		
Porch may project a maximum of four feet into front yard Setback.		
Where required, access compliant with the Americans with Disabilities Act shall also be provided.		

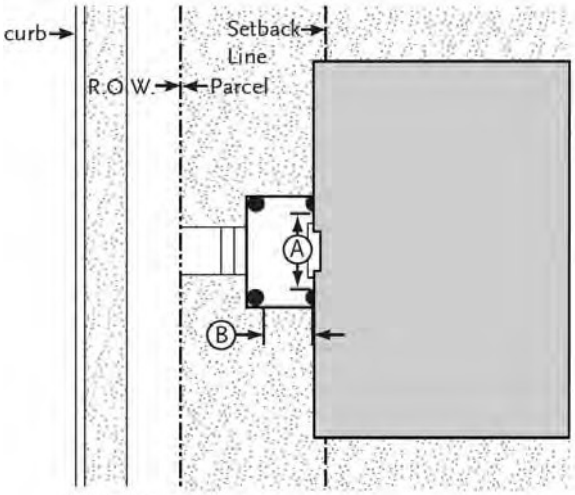
Example of one-story House with Front Yard/Porch.

Example of 1-1/2 story House with wrap-around Porch and raised Front Yard.

E. Stoop. This subsection specifies standards applicable to the Stoop frontage type.



Section Diagram: Stoop



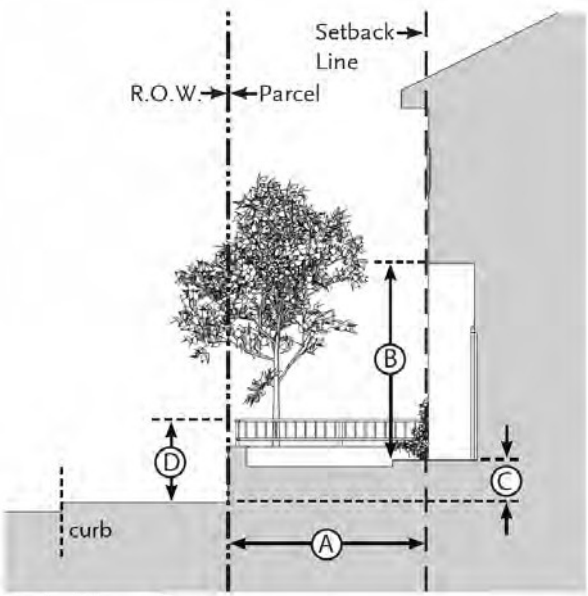
Plan Diagram: Stoop

1. Description		
Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short Setbacks. This type may be interspersed with the Shop Front frontage type.		
2. Transect Zones Allowed		
TOD, CC, FS, NC		
3. Size		
Width, Clear	4 ft. min. 8 ft. max.	Ⓐ
Depth, Clear	4 ft. min. 8 ft. max.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
4. Miscellaneous		
May project a maximum of 4 feet into front yard Setback.		
Stairs may be perpendicular or parallel to the building Façade.		
Ramps shall be parallel to the Façade or along the side of the building.		
Covered or recessed entry doors are encouraged. Entry doors shall face the street.		
Where required, access compliant with the Americans with Disabilities Act shall also be provided.		

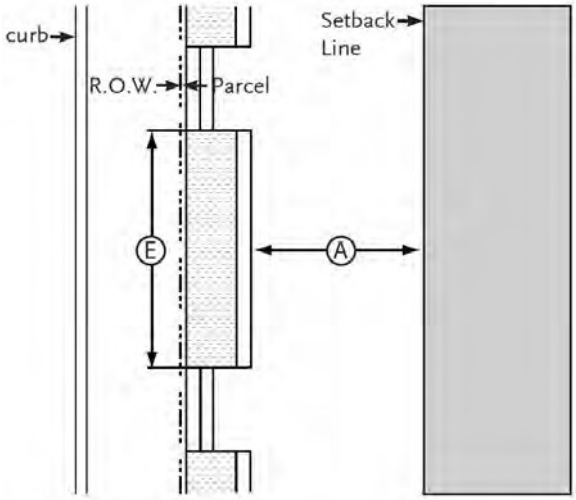
Example of covered Stoop serving a commercial use.

Example of Stoop serving two residential entries.

F. Terrace. This subsection specifies standards applicable to the Terrace frontage type.



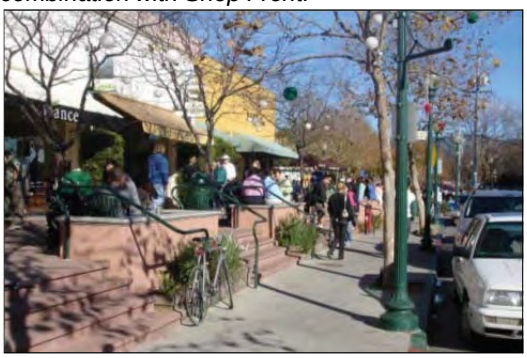
Section Diagram: Terrace



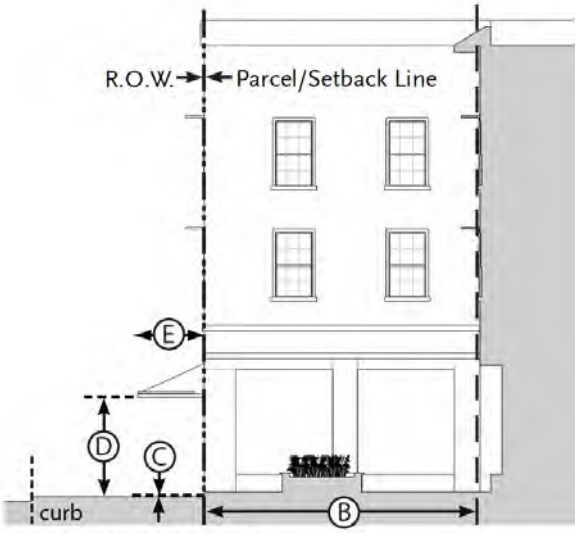
Plan Diagram: Terrace

1. Description		
A Terrace separates the Façade from the sidewalk and the street. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes where such a use is allowed by the Transect Zone.		
2. Transect Zones Allowed		
TOD, CC, NC, LMD		
3. Size		
Depth, Clear	7 ft. min.	Ⓐ
Height, Clear	8 ft. min.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
Height, Perimeter Wall	4 ft. max.	Ⓓ
Distance between Stairs	50 ft. max.	Ⓔ
Length of Terrace	150 ft. max.	
4. Miscellaneous		
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Terrace frontage standards shall govern.		
Low walls used as seating are encouraged.		
Where required, access compliant with the Americans with Disabilities Act shall also be provided.		

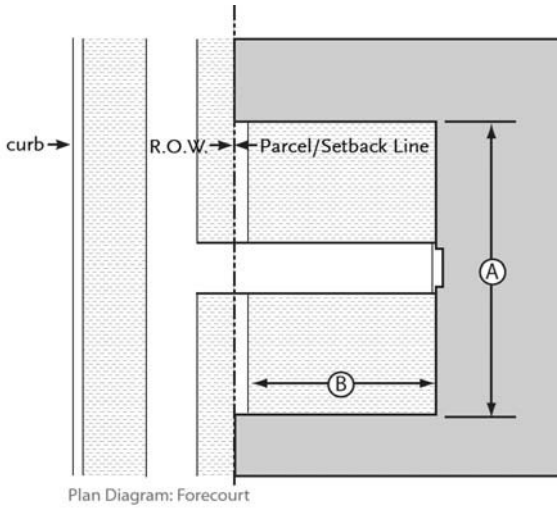
Example of covered Terrace used to accommodate change in grade and used in combination with Shop Front.


Example of Terrace with seating areas used in combination with Shop Fronts and awnings.

G. Forecourt. This subsection specifies standards applicable to the Forecourt frontage type.

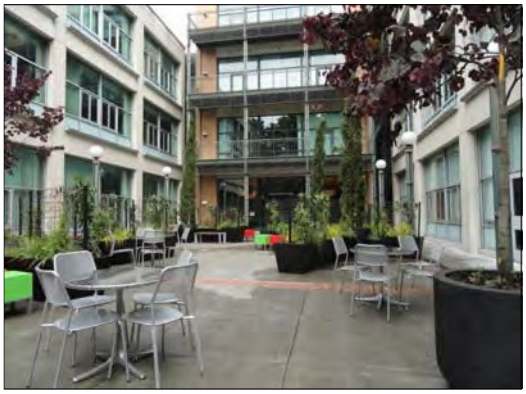


Section Diagram: Forecourt



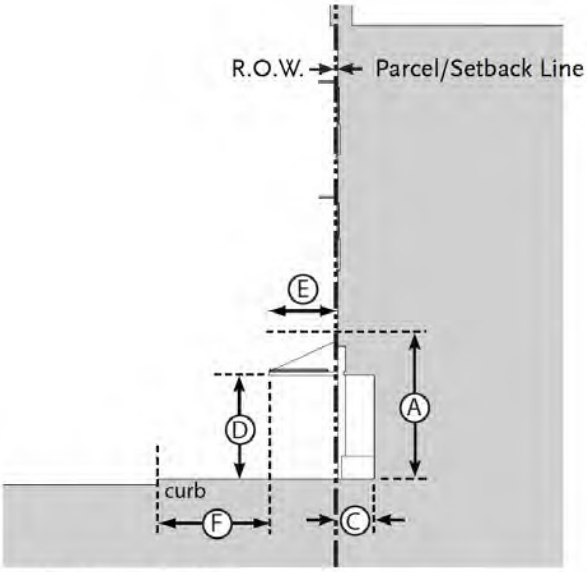
Plan Diagram: Forecourt

1. Description		
A Forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or civic use.		
2. Transect Zones Allowed		
TOD, CC, FS, AB, NC		
3. Size		
Width, Clear	10 ft. min. 60 ft. max.	Ⓐ
Depth, Clear	20 ft. min. 60 ft. max.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
Ground Floor Transparency	65% min.	
4. Awning		
Height, Clear	8 ft. max.	Ⓓ
Depth	4 ft. min.	Ⓔ
5. Miscellaneous		
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Forecourt frontage standards shall govern.		
Encroachments, such as balconies, awnings, and signage are allowed in the Forecourt and shall be located at least 8 feet above finish level.		
The proportions and orientation of Forecourt space should be carefully considered for solar orientation and user comfort.		
Access compliant with the Americans with Disabilities Act shall be provided.		

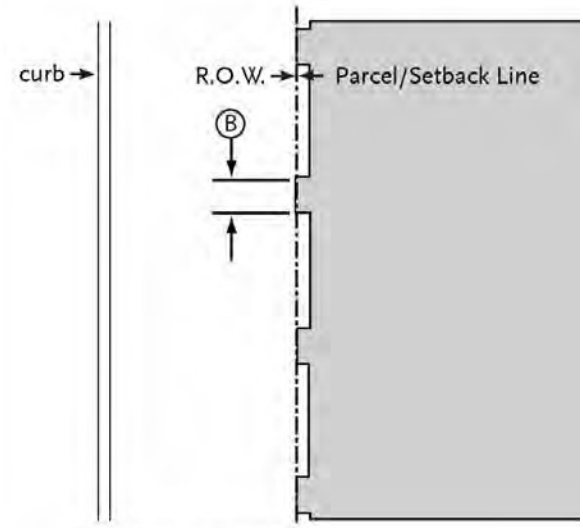

Example of Forecourt interior space with seating and landscape in planters and pots.

Example of small Forecourt area used in combination with Shop Front.

H. Shop Front. This subsection specifies standards applicable to the Shop Front frontage type.



Section Diagram: Shopfront



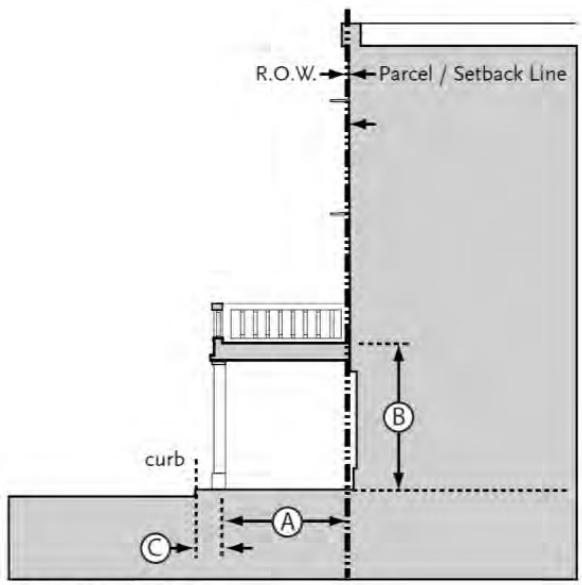
Plan Diagram: Shopfront

1. Description		
Shop Fronts are large glazed openings in a Façade, filled with doors and transparent glass in a storefront assembly.		
2. Transect Zone Allowed		
TOD, CC, FS, AB, NC		
3. Size		
Height, Shop Front Opening	11 ft. min.	Ⓐ
Distance Between Glazing	2 ft. max.	Ⓑ
Depth of Recessed Entries	10 ft. max.	Ⓒ
Ground Floor Transparency	65% min.	
4. Awning		
Height, Clear	8 ft. min.	Ⓓ
Depth	4 ft. min.	Ⓔ
Setback from Curb	2 ft. min.	Ⓕ
5. Miscellaneous		
Operable retractable awnings are encouraged.		
Open-ended awnings are encouraged.		
Rounded, hooped, or bubble awning are discouraged.		
Shop Fronts with accordion-style doors/windows or other windows that may be opened to allow the space to open to the street are encouraged.		
Access compliant with the Americans with Disabilities Act shall be provided.		

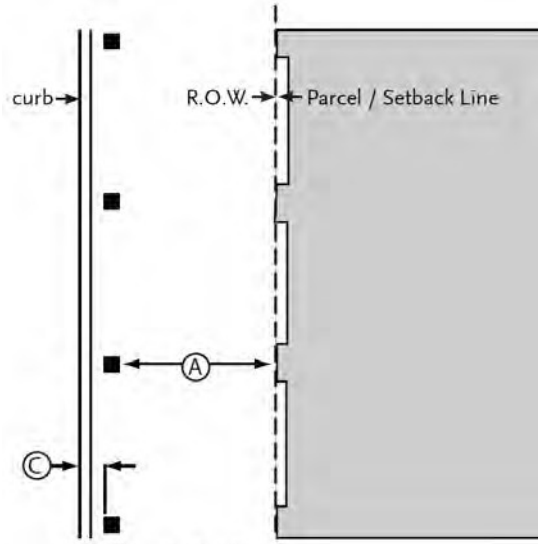
Example of a series of Shop Fronts.

Example of Shop Front with covered corner entry.

I. Gallery. This subsection specifies standards applicable to the Gallery frontage type.



Section Diagram: Gallery



Plan Diagram: Arcade

1. Description
A Gallery is a roof or deck projecting from the Façade of a building, supported by columns that may be located behind the curb. Galleries shelter the sidewalk, but the space above the gallery is unenclosed. Galleries may be one to three stories in height as allowed by the Transect Zone, such that they may provide covered or uncovered porches at the second and third floors.
2. Transect Zones Allowed
TOD (Allowed only east of I-710), CC, FS, AB

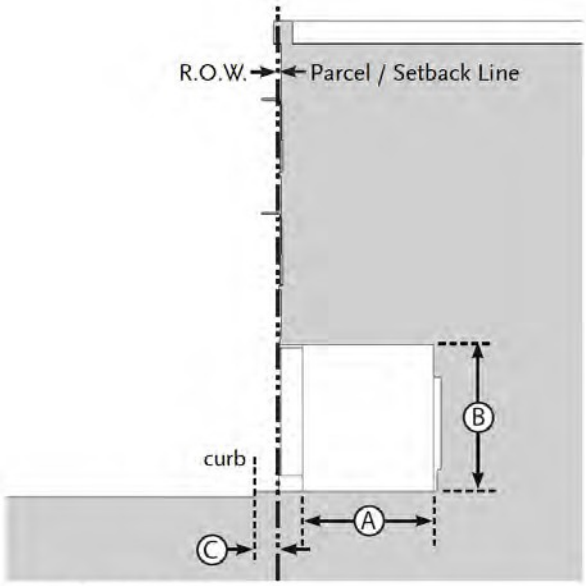
3. Size		
Depth, Clear	12 ft. min.	Ⓐ
Ground Floor Height, Clear	14 ft. min.	Ⓑ
Setback From Curb	2 ft. min.	Ⓒ

4. Miscellaneous
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Gallery frontage standards shall govern.
Colonnades shall not screen from public view more than 25 percent of the ground floor façade.
Sidewalks adjacent to, or under a Gallery, shall comply with the Americans with Disabilities Act.

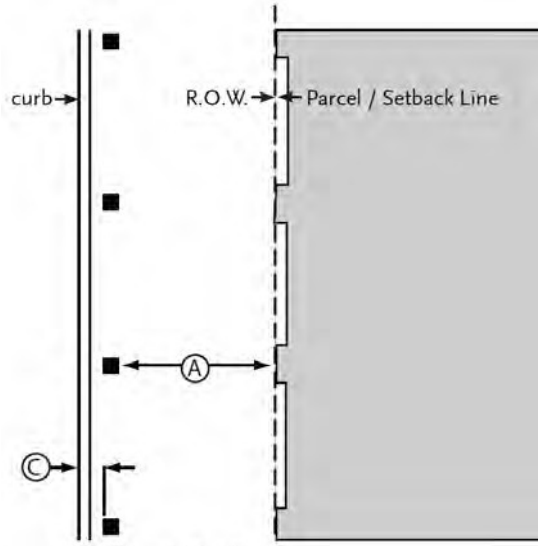
Example of Gallery abutting the curb and covering the pedestrian walkway.

Example of Gallery Setback from curb and located along the sidewalk line.

J. Arcade. This subsection specifies standards applicable to the Arcade frontage type.



Section Diagram: Arcade



Plan Diagram: Arcade

1. Description
Arcades are Façades with an attached Colonnade that is covered by upper stories. The arcade should extend far enough from the building to provide adequate protection and circulation for pedestrians and shall allow access as required by the Americans with Disabilities Act. This type is intended for buildings with ground floor non-residential uses.
2. Transect Zones Allowed
TOD (Allowed only east of I-710), AB
3. Size

Depth, Clear	12 ft. min.	Ⓐ
Ground Floor Height, Clear	12 ft. min.	Ⓑ
Setback From Curb	2 ft. min.	Ⓒ

4. Miscellaneous
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Gallery frontage standards shall govern.
Colonnades shall not screen from public view more than 25 percent of the ground floor Façade.
Sidewalk within an Arcade frontage shall comply with the Americans with Disabilities Act.

Example of Arcade Setback from curb used in combination with Shop Front.

Example of Arcade located at curb and covering the pedestrian walkway; used in combination with Shop Front.

22.46.3012 Signs.

A. Purpose. The purpose of these sign regulations is to:

1. Allow property owners and occupants an opportunity to have effective signage in all Transect Zones subject to reasonable conditions related to identifying goods sold or produced, or services rendered.

2. Maintain and enhance the quality of the community's appearance by:

a. Regulating the size, location, and design of temporary and permanent signs so that the appearance of such signs will reduce sign clutter, be aesthetically harmonious with their surroundings, and enhance the overall appearance of the built environment;

b. Preserving and perpetuating uncluttered views, and significant architectural and cultural resources; and

c. Protecting residential neighborhoods from adverse impacts of excessive signage.

3. Ensure that signs are located and designed to:

a. Maintain a safe and orderly pedestrian and vehicular environment; and

b. Reduce potentially hazardous conflicts between commercial or identification signs and traffic control devices and signs.

B. Applicability.

1. The requirements of this section apply to all on-site signs in the Transect Zones.

2. Signs regulated by this Form-Based Code shall not be erected or displayed unless a building permit is first obtained, unless the sign is exempt as set forth in subsection C below.

C. Exempt Signs. In addition to the exception for signs described in Section 22.52.810, the following types of signs are exempt from this Form-Based Code, provided the signs conform to the following and are located in the TOD, CC, FS, AB, or NC Transect Zones.

1. Future tenant signs. Temporary signs that identify the name of future businesses. Only one such sign is allowed per street frontage of the building with a maximum of 32 square feet of sign area. Such a sign may only be displayed after tenant improvements for the site have begun and may not be displayed after the first occupancy of the tenant space.

2. Grand opening sign. A temporary promotional sign used by newly established businesses to inform the public of their location and services. Such signs are permitted only until 90 days after initial occupancy of the new business and shall be removed no later than the 91st day after such initial occupancy. One such sign is allowed per street frontage with a maximum of 32 square feet of sign area. A "Grand Opening" sign does include an annual or occasional promotion by a business.

3. Window sign. Two window signs per tenant are allowed consisting of permanently fixed individual lettering and/or logos not exceeding six inches in height and a total maximum sign area of three square feet. If illuminated, a window sign shall only be externally illuminated.

4. Temporary window sign. In addition to the signage allowed in subsection C.3 above, a tenant may display one additional temporary window sign,

provided the sign does not exceed 25 percent of the area of any single window or adjoining windows on the same street frontage. Display of such temporary window sign shall not exceed 30 days and there shall be a minimum of 30 days between use of temporary window signs. Temporary window signs are permitted a maximum of four times per calendar year, and, if illuminated, shall only be externally illuminated.

5. Directory Sign. A directory sign for a building providing a list of the names of business establishments within the building or series of buildings is allowed provided the sign area for the directory sign is no larger than six square feet. Such directory sign may be wall mounted, provided it is no higher than eight feet from the finished level. The directory sign may also be freestanding, provided it is no higher than three feet from the finished level, and does not cause entrances and walkways to violate ADA.

6. Affiliation Sign. Affiliation signs that provide notice of services within an establishment (e.g., credit cards accepted, trade affiliations, etc.) are allowed provided such signs shall not exceed one square foot in area for each sign, and no more than three such signs shall be allowed for each business. If illuminated, affiliation signs shall only be externally illuminated.

D. Prohibited Signs. Signs prohibited by Section 22.52.990 of Title 22 and any sign type or sign size not expressly provided for in this Form-Based Code are prohibited.

E. Permitted Signs.

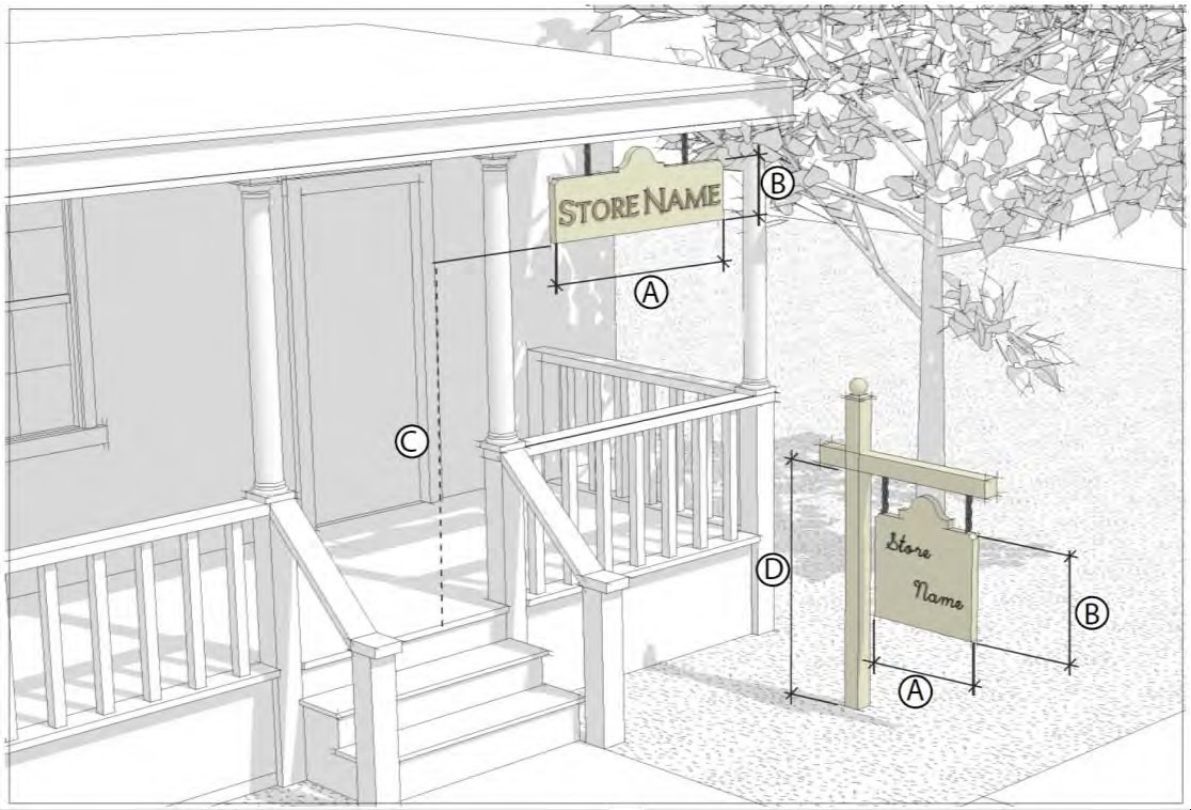
1. The signs identified in Sections 22.52.910, 22.52.940, 22.52.950, and 22.52.980 are permitted, subject to the requirements of those sections.

2. The signs described in subsections 22.46.3012.E.3 through 22.46.3012.E.6 shall be permitted in the TOD, CC, FS, AB, and NC Transect Zones, subject to the following procedures:

a. Application Requirements. A sign application shall be submitted and shall include all information, materials, and fees required by Section 22.46.3004.B of this Form-Based Code;

b. Review and Approval. The application shall be subject to the review and approval of the Director under a Ministerial Site Plan Review pursuant to Section 22.46.3004.B.

3. Yard Sign. This subsection specifies standards for Yard Signs.



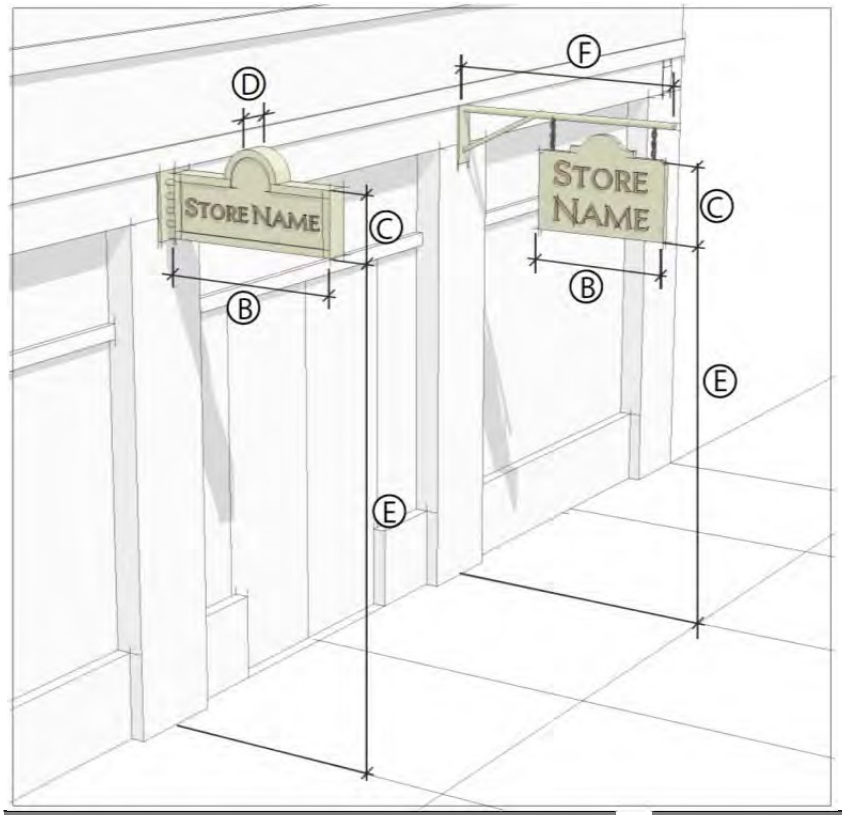
a. Description
Yard sign. The Yard Sign type is a sign mounted on a porch or in a yard between the public right-of-way and the building Façade. Yard signs mounted on a porch are placed parallel to the building's Façade. Yard signs mounted in a yard are placed parallel or perpendicular to the right-of-way.

b. Size		
Signable Area		
Area	8 sq. ft. max.	
Width	3 ft. max. (so long as compliant with maximum sign square footage area)	Ⓐ
Height	3 ft. max. (so long as compliant with maximum sign square footage area)	Ⓑ

c. Location		
Clear Height		Ⓒ
Mounted on Porch	6 ft. 8 in min.	
Mounted in Yard	1 ft. min.	
Overall Height	5 ft. max.	Ⓓ
Signs per Building		
Mounted on Porch	1 max.	
Mounted in Yard	1 max.	

d. Miscellaneous
Yard signs may not be located within the public right-of-way.
Yard signs shall be parallel or perpendicular to the public right-of-way.

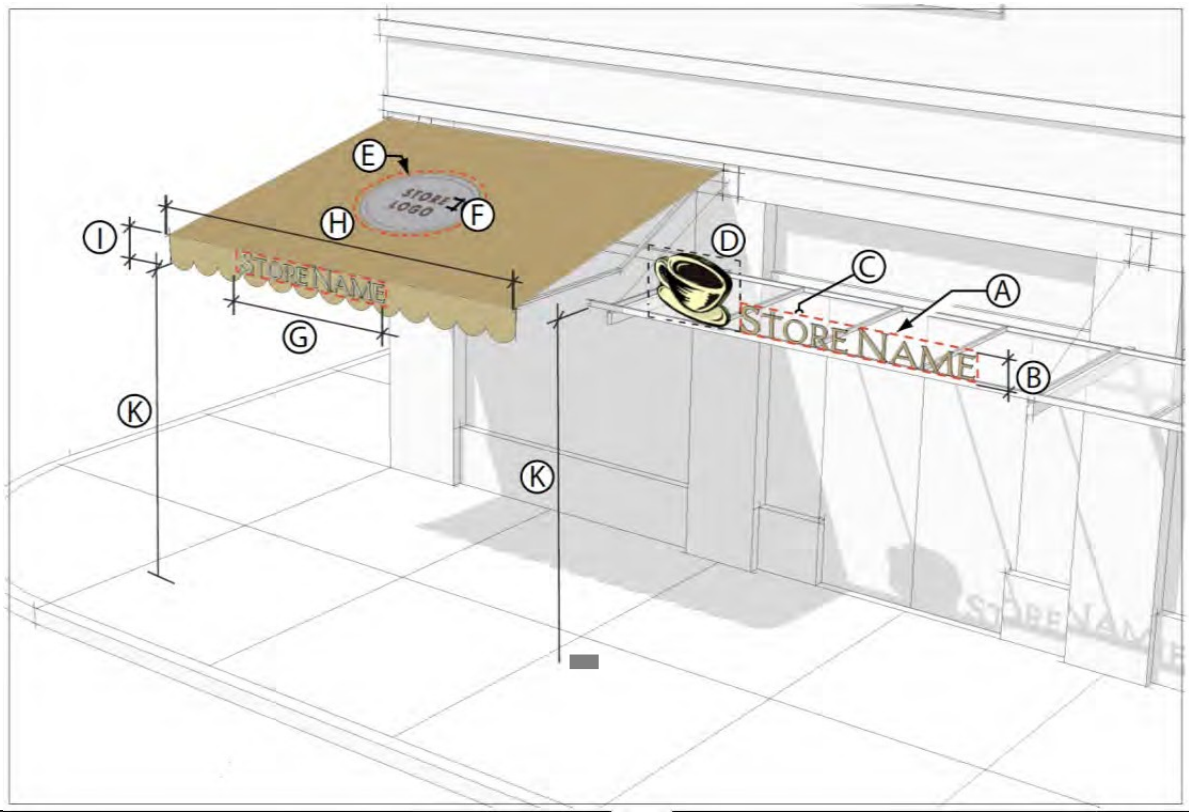
4. Projecting Sign. This subsection specifies standards for Projecting Signs.



a. Description
Projecting sign. The Projecting Sign type is mounted perpendicular to a building's Façade from decorative metal brackets or mounted on the building wall. Projecting Signs are small, pedestrian scaled, and easily read from both sides.

b. Size		
Sign Area	6 sq. ft. max. per side; 12 sq. ft. max. total	Ⓐ
Width	4 ft. max. (so long as compliant with maximum square footage area)	Ⓑ
Height	3 ft. max. (so long as compliant with maximum square footage area)	Ⓒ
Thickness	4 in. max.	Ⓓ
c. Location		
Clear Height	8 ft. min.	Ⓔ
Projection	5 ft. max.	Ⓕ
Signs Per Building	1 per entry door max.	

5. Awning Sign. This subsection specifies standards for Awning Signs.



a. Description
Awning Sign. The Awning Sign type is a traditional shop front element and can be used to protect merchandise, and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant identification signs or logos may be painted, screen printed, or appliquéd on the awnings.

b. Size		
Projecting Awning		
Signable Area	1 sq. ft. per linear ft. of shop front max.	Ⓐ
Lettering Height	12 in. max.	Ⓑ
Lettering Thickness	6 in. max.	Ⓒ
Feature/Logo	2-1/4 sq. ft. max.	Ⓓ
Sloping Awning		
Signable Area	25% coverage max.	Ⓔ
Lettering Height	18 in. max.	Ⓕ

Size (continued)		
Valance		
Signable Area	75% coverage max.	Ⓖ
Width	Shop front width max.	Ⓗ
Height	8 in. min; 12 in. max.	Ⓘ
Lettering Height	8 in. max.	Ⓙ

c. Location		
Clear Height	8 ft. min.	Ⓚ
Signs Per Awning	1 projecting; or 1 valance and 1 sloping max.	

d. Miscellaneous
Only the tenant's store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.
Open-ended awnings are encouraged.
Vinyl or plastic awnings are discouraged.

6. Wall Sign. This subsection specifies standards for Wall Signs.

a. Description
Wall Sign. The Wall Sign type lies flat against the Façade consisting of individual cut letters applied directly to the building, raised letters on a panel, or painted directly on the surface of the building. Wall Signs are placed above shop fronts and often run horizontally along the entablature of traditional buildings, decorative cornice of a building or sign band at the top of the building.

b. Size		
Signable Area		
Area	1 sq. ft. per linear foot of shop front width up to 30 sq. ft. max.	Ⓐ
Width	Shop front width, max.	Ⓑ
Height	1 ft. min., 3 ft. max.	Ⓒ

Size (continued)		
Lettering		
Width	75% of signable width max.	Ⓓ
Height	75% of signable height, max.; 3 ft. max., whichever is less	Ⓔ

c. Location	
Projection	8 inches max.
Signs Per Building	1 per establishment max.

d. Miscellaneous
Changeable copy signs are only allowed for gasoline price signs, directory signs listing more than one tenant, signs advertising restaurant food specials, and films and live entertainment which change on a regular basis.
Internally illuminated signs are discouraged.
Cabinet Signs are prohibited.
Wall Signs shall not protrude beyond the roof line or cornice of a building, or the building wall.

F. Creative Signs.

1. Purpose. This subsection establishes standards and procedures for the design, review, and approval of Creative Signs to encourage the use of signs with unique design that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit, and that make a positive visual contribution to the overall image of East Los Angeles.

2. Applicability. A property owner or applicant may request a Creative Sign Permit to authorize an on-site creative sign that employs standards that differ from the other provisions of this Section 22.46.3012, but otherwise comply with the provisions of this subsection 22.46.3012.F.

3. Application Requirements. A Creative Sign permit application shall include all information, materials, and fees as required for a Substantial Conformance Review pursuant to Section 22.46.3004.D of this Form-Based Code.

4. Review and Approval. The Hearing Officer may approve a Creative Sign permit under a Specific Plan Substantial Conformance Review pursuant to Section 22.46.3004.D of this Form-Based Code, except that the burden of proof findings for a Specific Plan Substantial Conformance Review set forth in Section 22.46.3004.D.4 of this Form-Based Code shall not be required.

5. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer all of the following:

a. Design Quality. That the sign:

i. Constitutes a substantial aesthetic improvement to the site and has a positive visual impact on the surrounding area;

ii. Is of unique design, and exhibits a high degree of thoughtfulness, imagination, inventiveness, and spirit; and

iii. Provides strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

b. Contextual Criteria. That the sign meets at least one of the following criteria:

i. It is composed in a classic historic design style;

ii. It includes a creative image reflecting current or historic character of the community; or

iii. It reflects an inventive representation of the use, name, or logo of the structure or business.

c. Architectural Criteria. That the sign:

i. Utilizes or enhances the architectural elements of the building; and

ii. Is placed in a logical location in relation to the overall composition of the building's façade, not covering any key architectural features or details of the façade.

d. Neighborhood Impact Criteria. That the sign is located and designed so as to not cause light and glare impacts on neighboring residential uses.

6. Revisions to Creative Sign Permit. Revisions to a Creative Sign permit may be approved by the Director if the intent of the sign's original approval is not affected. Revisions to a creative sign permit that would deviate from the intent of the sign's original approval shall require a new Creative Sign permit.

G. Master Sign Program. This subsection allows for a master sign program within the Plan Area.

1. Purpose. A master sign program is intended to:

a. Integrate the design of multiple signs proposed for a development project with the design of the project's structures so that the multiple signs create a unified architectural statement; and/or

b. Provide a means for applying common sign regulations for multi-tenant projects and to allow latitude in the design and display of multiple sign for the projects. A master sign program is intended to achieve, not circumvent, the intent of this Form-Based Code and the vision of the East Los Angeles Third Street Plan.

2. Applicability. A master sign program permit shall be required whenever any of the following circumstances exist:

a. The property owner or applicant requests a master sign program;

b. A project is proposed to include four or more non-exempt signs on the same lot or parcel or building; or

c. A non-exempt sign is proposed at a location where a non-conforming sign exists on the property, and the property has four or more tenants or tenant spaces.

3. Application Requirements. A master sign program application shall include all information, materials, and fees required for a Substantial Conformance Review application pursuant to Section 22.46.3004.D of this Form-Based Code.

4. Review and Approval. The Hearing Officer may approve a master sign program under a Specific Plan Substantial Conformance Review pursuant to Section 22.46.3004.D of this Form-Based Code, except that the burden of proof findings for a Specific Plan Substantial Conformance Review set forth in Section 22.46.3004.D.4 of this Form-Based Code shall not be required.

5. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer all of the following:

a. That the master sign program is consistent with the purposes of this Form-Based Code and the overall intent and vision of the East Los Angeles Third Street Plan;

b. That the master sign program enhances the overall development, is harmonious with, and relates visually to, other signs included in the master sign program, to the structures or developments they identify, and to surrounding development; and

c. That the master sign program accommodates future revisions that may be required because of changes in use or tenants in the development.

6. Revisions to Master Sign Programs. Revisions to a master sign program may be approved by the Director if the intent of the program's original approval is not affected. Revisions to a master sign program that would deviate from the intent of the sign's original approval shall require the approval of a new master sign program.

H. Sign Design Recommendations. While the County does not regulate the message content, or copy, of a sign, the following principles of copy design and layout can enhance the readability and attractiveness of signs and are therefore encouraged.

1. Sign copy should relate only to the name and/or nature of the business or building.

2. Permanent signs that advertise information such as continuous sales, special prices, or include phone numbers, should be avoided.

3. Information on signs should be conveyed briefly or by logo, symbol, or other graphic manner. The intent of the sign should be to increase the readability of the sign and thereby enhance the identity of the business.

I. Sign Maintenance Requirements. A sign that is not properly maintained or is dilapidated shall be deemed a public nuisance, and shall be abated in compliance with Part 6 of Chapter 22.60.

J. Non-conforming Signs.

1. Applicability. The provisions of this subsection shall apply to all nonconforming signs.

a. In addition to all other applicable provisions of this Section 22.46.3012, nonconforming signs shall not be:

i. Modified, relocated, replaced, repaired or re-established unless the sign is brought into conformance with the provisions of this Section 22.46.3012;

ii. Re-built or re-constructed after damage or destruction of more than 50 percent of the replacement value of the sign prior to said damage or destruction.

2. Removal and Amortization Schedule. Any sign which is nonconforming due to the requirements of this Form-Based Code or to the requirements

of Title 22, shall be removed or made to comply with this Form-Based Code within 15 years from the effective date of this Form-Based Code.

22.46.3013 Block and Subdivision Guidelines.

A. Purpose. This section establishes guidelines for maintaining the existing interconnected street and block network in the Plan Area as well as for subdividing blocks into pedestrian-scaled blocks. These guidelines are intended to generate an urban infrastructure of small-scale, walkable blocks defined by an interconnected street network that is punctuated by a variety of public open space types.

B. Applicability. An applicant for any new development that exceeds two acres in area should review and consider the guidelines in this section.

C. Design Objectives and Subdivision Guidelines for Existing Blocks. Each site subject to this section should be designed to:

1. Maintain the existing street network.

2. Enhance circulation and access.

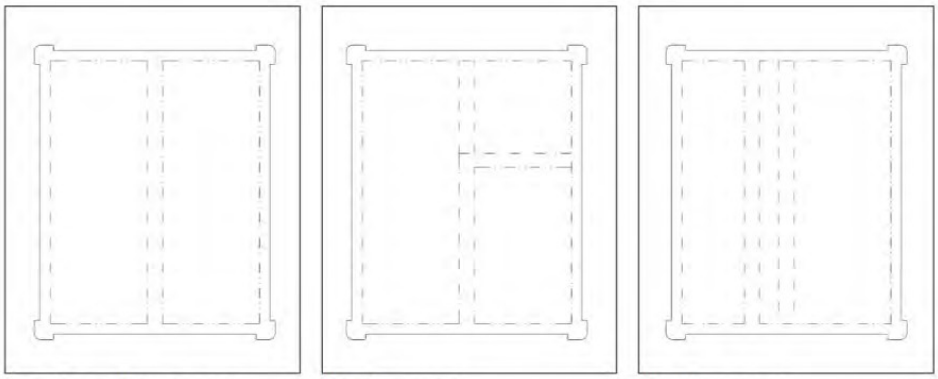
3. Develop lots within the block that facilitate pedestrian-oriented building design.

4. Develop buildings with their entrances facing bordering streets.

D. Existing Right-of-Way and Alley Guidelines.

1. Realignment of Right(s)-of-Way. Existing rights-of-way may be realigned provided that the resulting block and private property meet the guidelines of this section and the applicable building type standards of Section 22.46.3010 of this Form-Based Code.

2. Existing Alley-Access. In all cases, blocks with alleys should maintain alley access. Existing alley-access may be modified through realignment (shift, deflection, etc.) provided the realigned alley results in a minimum of 100 feet of net lot depth on both sides of the realigned alley.



Existing alley access | Realignment - Deflected Alley | Realignment - Shifted Alley

E. Design Objectives and Subdivision Guidelines for New Blocks. Each site should be designed to be divided into smaller blocks with:

1. Internal streets, where appropriate, to connect with off-site streets and/or to create a series of smaller, walkable blocks.

2. Service alleys within the new blocks.

3. Lots established within the block(s) for the purpose of facilitating pedestrian-oriented building design so that buildings can have their main entrances on the front street, rather than the side street.

4. Corner buildings with a frontage on both streets may have entrances on both streets.

F. Proposed New Block Guidelines. The dimensional and required lot width guidelines are summarized below:

1. Orthogonal Block Guidelines. Orthogonal blocks are rectilinear and consist of square or rectangular designs. The following apply to such proposed blocks:

a. Block Length. Orthogonal blocks of various designs and functions are allowed as diagrammed in this section and pursuant to the following guidelines implementation options. Minimum length of the block is 150 feet. Maximum length of the block is 400 feet.

b. Lot Width. All buildings shall be designed to a lot with a minimum width of 50 feet or as allowed by building type, whichever is less. Maximum lot width is 300 feet.

Note: The lot is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, parcel maps and/or tract maps.

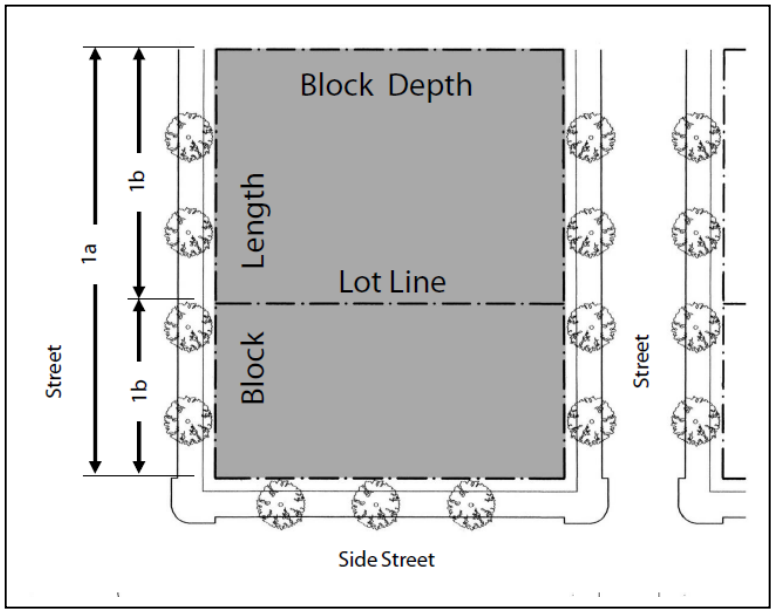


Figure 5 Orthogonal Block Guidelines Diagram

2. Trapezoidal Block Implementation Options. Trapezoidal blocks are irregular in shape and consist of various designs. Blocks of various designs and functions are allowed as identified in the diagram below and pursuant to the following guidelines.

a. Block Length. Minimum length/width of a block is 100 feet. Maximum length of a block is determined by allowing an average of 500 feet for the two longest sides of the block.

b. Block Width. All buildings should be designed with a minimum width of 50 feet or as allowed by building type, whichever is less. Maximum width of a lot is 300 feet.

Note: The lot is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, parcel maps and/or tract maps.

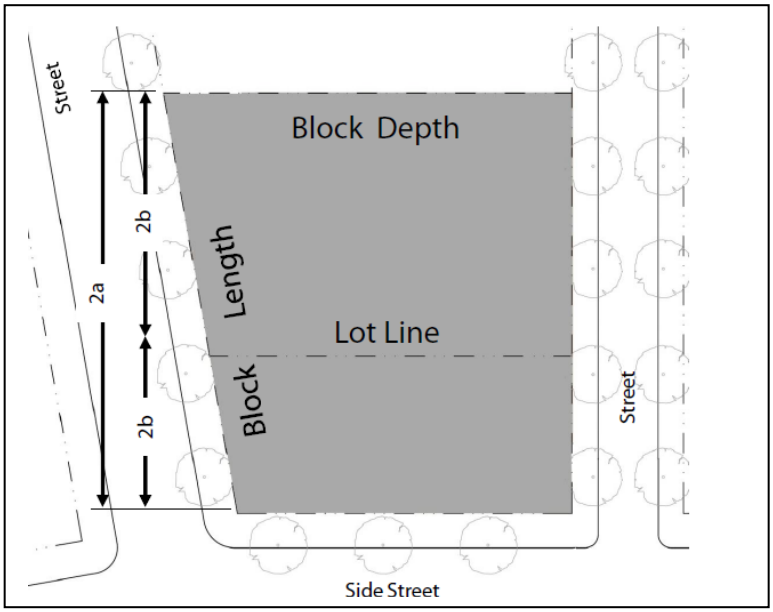


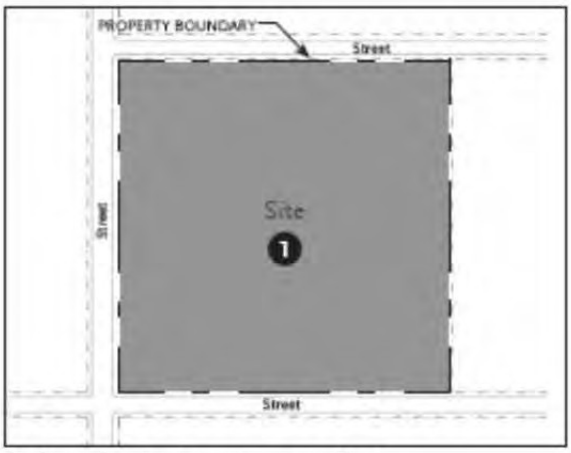
Figure 6 Trapezoidal Block Guidelines Diagram

3. Streets/Rights-of-Way. All blocks should be designed to support a pedestrian-oriented environment pursuant to the goals and policies of the East Los Angeles Third Street Plan.

G. Illustrative Sequence: Applying Subdivision Guidelines to Achieve Pedestrian-Scaled Buildings. The series of diagrams below identifies the sequence of creating and maintaining walkable and multi-modal blocks to be developed in a variety of ways pursuant to the provisions of this Form-Based Code. This information illustrates the

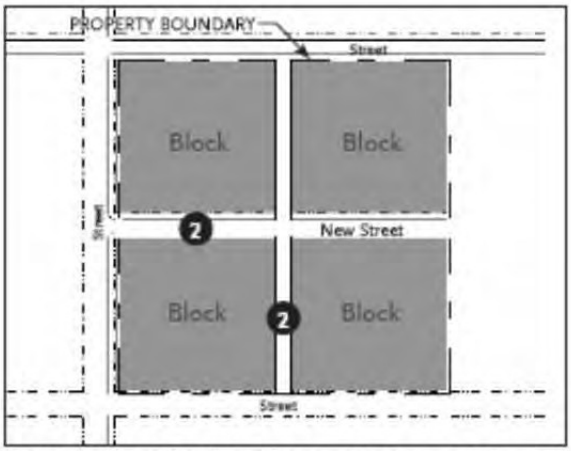
intent of the subdivision guidelines of this Section 22.46.3013, combined with the building type standards of Section 22.46.3010. Title 21 of the Los Angeles County Code provides direction and options regarding subdividing large lots.

Step 1: Existing Site. Sites larger than two acres should be subdivided further to create additional blocks. For sites less than two acres in size the requirements to introduce streets and alleys do not apply.



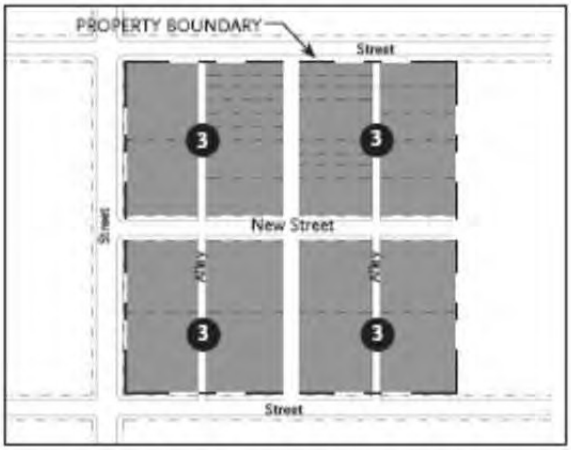
Existing site prior to creating new blocks

Step 2: Introduce Streets. Sites being subdivided into additional blocks should introduce pedestrian-scaled streets and comply with applicable block-size requirements.



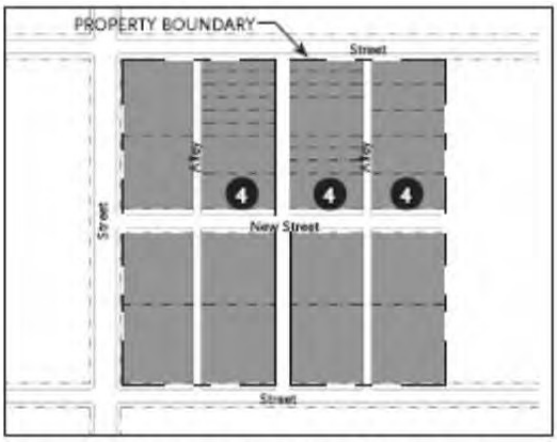
Streets are introduced to acheive pedestrian-scaled environment

Step 3: Introduce Alleys. Vehicular and pedestrian access to blocks and their individual lots is allowed only by alley/lane, side street, or in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.



Alleys are introduced to provide service and vehicular access

Step 4: Introduce Lots. Based on the type(s) of blocks created and the thoroughfare(s) that they front, for the purposes of design, lot(s) are introduced on each block to accommodate allowable building types. Lots should reflect the minimum area needed to effectively design allowable building types. These lot/lot lines need not be permanent at this initial stage.



Lots are introduced per the width and depth requirements.

Step 5: Introduce Projects. Undertake design of the lots to support building(s) and building configurations for the allowed building types in the applicable Transect Zone. The allowable building types are combined with the allowable frontage types, per the Transect Zone in which the lot is located.

Projects/Buildings are introduced per the applicable requirements:

22.46.3014 Appendix

A. **References**

1. Table 22.46.1987-A, below, identifies outdated references to Title 22 used in the East Los Angeles Third Street Form Based Code and the following equivalent references in this Title 22.

TABLE 22.46.3014-A:REFERENCE KEY TO TITLE 22		
Specific Plan Page No.	***Code Reference in Specific Plan***	***Title 22 Code Reference***
3	22.56.1500, et seq.	Chapter 22.174
	22.56.1540	22.174.050
	22.56.1510.H	22.174.020.H
4, 5, 6	Part 2 of Chapter 22.60	22.222.080
5, 6	Part 4 of Chapter 22.60	Chapter 22.222
5	22.56.1690	22.228.040
5, 7	Part 5 of Chapter 22.60	Chapter 22.242
7	Part 1 of Chapter 22.56	Chapter 22.158
7	22.56.040	22.222.200
16, 19	22.44.510.K	Division 2 "Rural Outdoor Lighting District"
18	22.52.1060.D	22.112.100.E
25	Part 5 of Chapter 22.28	Chapter 22.20
25	Part 2 of Chapter 22.20	Chapter 22.18
27, 29, 31, 33, 35	22.48.210	22.116.040
28, 30, 32, 34, 36, 39-45	22.48.140	22.110.030
38	Part 14 of Chapter 22.40	22.54.660-710
38	Part 9 of Chapter 22.40	Chapter 22.16
54	22.52.810	22.114.050
55	22.52.990	22.114.060
	22.52.910	22.114.160
	22.52.940	22.114.180.C
	22.52.950	22.114.190.A
	22.52.980	22.114.180.A-B
62	Part 6 of Chapter 22.60	Chapter 22.244

2. Unless specified in Subsection A.1 above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. **Terms.** Table 22.46.1987-B, below, identifies terms used in the East Los Angeles Third Street Form Based Code and the following equivalent terms in this Title 22.

TABLE 22.46.3014-B:TERMS		
Page	***Term in Specific Plan***	***Equivalent Term in Title 22***
3	Director's review	Discretionary Site Plan Review
6, 7, 60, 61	burden of proof	findings
61	parcel	lot

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 16, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner
Ordinance Studies Section

TECHNICAL UPDATE TO TITLE 22
PROJECT NO. R2011-00518-(1-5)
ADVANCE PLANNING CASE NO. 201100007
APRIL 22, 2015 – AGENDA ITEM #6
(Continued from December 10, 2014; September 17, 2014; August 20, 2014; July 30, 2014; and June 18, 2014)
ADDITIONAL HEARING MATERIALS

An updated file for Volume III of the Technical Update to Title 22 is attached. The CD attached to the memo dated April 9, 2015 contained a version of Volume III that omitted the following specific plans: La Vina, Northlake, Newhall Ranch, Universal Studios, and East Los Angeles Third Street Form-Based Code. Staff updated Volume III and posted it on the Department website by 5:30 p.m. on April 9, 2015.

BD:AN

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 9, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner
Ordinance Studies Section

TECHNICAL UPDATE TO TITLE 22
PROJECT NO. R2011-00518-(1-5)
ADVANCE PLANNING CASE NO. 201100007
April 22, 2015 – AGENDA ITEM #6
(Continued from December 10, 2014; September 17, 2014; August 20, 2014; July 30, 2014; and June 18, 2014)

Introduction

The fourth public hearing on the Technical Update to Title 22 (Technical Update) will take place on April 22, 2015. This hearing will present a complete draft of the Technical Update to the Regional Planning Commission. The primary objectives for the Technical Update are to:

- Reorganize, clarify, and simplify countywide standards and procedures.
- Combine logical information into sections, chapters, and divisions.
- Correct errors and omissions.
- Add tables and figures to illustrate complex information and add or modernize maps.

The Technical Update evolved from a separate project, the Zoning Ordinance Update Program, in 2010. The Zoning Ordinance Update Program envisioned a comprehensive overhaul of Title 22, with revised zones, uses, standards, and permits. After concluding the Zoning Ordinance Update Program could not be completed in a manageable time frame, the Department split the Zoning Ordinance Update Program into two parts: (1) the Technical Update and (2) topic- or policy-specific updates to Title 22.

With a new, more limited scope of work, OS Staff began the "comprehensive review" phase of the Technical Update in January 2011. After meeting twice a month with the Focus Group, a team of Department planners, OS Staff wrote drafts for each Division in Volume I and presented them as discussion items to your Commission from February 2011 to October 2012. After October 2012, OS Staff focused solely on revising drafts and managing an internal review program for the drafts. In June 2014, OS Staff began the "general regulations" phase, including internal review of updated drafts for Volume I and public hearings with your Commission. After December 2014, OS Staff began the "CSDs and specific plans" phase. The table below summarizes the scope of work and objectives for each set of Divisions organized by public hearing date.

Public Hearing Date	***Scope Of Work And Objectives***
June 18, 2014	Volume I - Divisions 8 and 9 • Centralize permits and reviews into Division 8 (Permits). • Streamline administrative and case processing into Division 9 (Administration). • Remove repetitive application requirements. • Convert "Director's Review" into "Discretionary Site Plan Review".
July 30, 2014	Volume I - Divisions 3 and 7 • Organize zones into logical chapters and consolidate use lists into tables in Division 3 (Zones). • Consolidate repetitive or difficult to locate use standards in Division 7 (Standards for Specific Uses).
September 17, 2014	Volume I - Divisions 1, 2, 4, 5 and 6 • Reorganize, clarify, and simplify code language. • Combine information that is spread across Title 22 into specific Divisions.
December 10, 2014	Volume I - Divisions 1-9 • Summary of Volume I. • Progress report of internal review of Volume I.
April 22, 2015	Volume I • Additional testing and corrections. Volume II • Reorganize CSDs into a standard format. • Update references, terms, and permits with the changes in Volume I. • Modernize maps. • Development standards and application requirements remain unchanged. Volume III • Insert Specific Plans that were adopted separately from Title 22. • Add term and reference key tables for outdated terms and references.

April 22, 2015 Public Hearing

Since the December 10, 2014 public hearing, Ordinance Studies Section Staff (OS Staff) continued to test and correct Volume I and completed the scope of work for Volume II and Volume III. This section summarizes progress since December 2014.

Volume I – Countywide Provisions

In order to further ensure that it is equivalent to the existing Title 22, OS Staff continued to test and correct Volume I of the Technical Update. OS Staff also inserted updated figures and tables and consulted with County Counsel for final advisement. Since December, two notable edits are proposed for Volume I.

In June 2014, OS Staff presented that the Technical Update would convert the application for "Director's Review" from the existing Title 22 into "Discretionary Site Plan Review" and "Discretionary Site Plan Review with Notification". Upon further review and consistent with state law requirements, all "Discretionary Director's Review" applications should include public notification as part of review procedures. After discussing with the Department's Advance Planning and Current Planning Divisions, we determined that notification will increase the application fee by about $400 and Current Planning expects that their workload will not significantly increase as a result of this clarified procedure. The Technical Update now proposes to convert the application for "Director's Review" into "Discretionary Site Plan

Review" and will require a minimum notification radius of 300 feet, unless a greater radius is required by the existing Title 22.

Upon request of the Land Use Regulation Division, OS Staff edited the regulation for signs in the public right-of-way. As your Commission is aware, Title 22 regulates private property and does not regulate the public right-of-way, such as sidewalks, roads, or streets. OS Staff edited the regulation to apply to private property only, as follows:

"Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device calculated to attract the attention of the public ~~which any person posts, prints, sticks, stamps, tacks or otherwise affixes, or causes the same to be done to or upon any street, right-of-way, public sidewalk, crosswalk, curb, lamppost, hydrant, tree, telephone pole or lighting system, or upon any fixture of the police or fire alarm system of the county, with the exception of public transportation signs~~, unless specifically permitted by this ~~Part 10~~ Title 22".

Volume II – Community Standards Districts

A complete draft of Volume II of the Technical Update is presented today. Because each of the 28 community standards districts (CSDs) was written with extensive input and collaboration with the respective CSD community, OS Staff applied a limited scope of work to the CSDs. OS Staff also provided outreach in numerous CSD communities.

The scope of work for Volume II was limited to (1) replacing "Director's Review" with "Discretionary Site Plan Review", (2) reorganizing the structure of all CSDs into a nine part standard format, (3) updating references to Volume I, (4) removing repetitive application requirements, (5) documentation of each proposed edit, and (6) modernization of CSD boundary maps. The Technical Update does not propose to change development standards or required applications within CSDs. Modifications to development standards or required applications may be addressed as part of a future update to an individual CSD.

Volume III – Specific Plans

A complete draft of Volume III of the Technical Update is presented today. The scope of work for specific plans in the Technical Update is to incorporate all adopted specific plans into Title 22. The Technical Update does not propose to change language or content in any specific plan, but will add an introduction and appendix. The introduction provides the adoption date for each specific plan and the appendix provides a term and reference key, since references to Title 22 within each specific plan will become outdated once the Technical Update is adopted. This information will improve and facilitate the ease of use for each specific plan.

In the existing Title 22, specific plans are located in Chapter 22.46. All ordinances adopted by the California Coastal Commission (CCC) are maintained in the Technical Update with the same section numbers and the same language as they exist in Title 22 today. Santa Catalina Island and Marina del Rey were adopted by the CCC, necessitating that the Technical Update keep specific plans in Chapter 22.46. In order to maintain the section numbers, the Technical Update will move Chapter 22.46 to Volume III. Three specific plans, La Vina, Newhall Ranch, and Northlake Specific Plans, - were previously adopted by the Board separate from Title 22 and are now being incorporated unchanged into Chapter 22.46 of Title 22 through this Technical Update amendment process.

Volume III also provides a framework to move all specific plans into a new Chapter series in Volume III as they are individually amended or adopted. Future specific plans, such as the Willowbrook Specific Plan, will be assigned Chapter numbers in the 22.400 series. Chapter 22.400 is reserved for introductory statements and any specific plans adopted post Technical Update will be numbered starting with Chapter 22.402.

Department Collaboration

The Technical Update was a highly collaborative process, with planners participating from Current Planning, Advance Planning, Land Use Regulation, and Information and Fiscal Services Divisions. OS Staff met twice a month with the Focus Group, a select group of planners, whom provided invaluable review and input throughout the entire process. In addition, numerous individual planners provided valuable expertise on specific topics and general questions. OS Staff also met regularly with County Counsel, usually once per month or more, for advice on a wide range of topics.

From June to December of 2014, OS Staff managed an internal review program consisting of planners from across the Department. Fifteen planners participated in this evaluation program, generating more than 2,100 comments in Volume I. These planners also researched and responded to comments generated by their peers. OS Staff verified the results and made corrections to Volume I, where necessary.

OS Staff also consulted with County agencies on specific questions, including the Fire Department and the Departments of Public Works, Animal Care and Control, and Public Health.

Public Outreach

Throughout the Technical Update, OS Staff provided multiple opportunities for outreach to the public. In addition to the minimum requirement of publishing the public hearing notice in the newspaper, OS Staff also provided courtesy notice through email and presentations to community and advisory groups.

Emails were sent for each discussion item and public hearing to a list of 1,400 persons. This list was generated from past projects, contacts from the 88 incorporated cities in LA County (CA OPR Planner's Book of Lists, 2011), and community groups with email addresses on file with the Department.

At the December 2014 hearing, OS Staff planned to meet with at least three CSD community groups regarding the Technical Update. As noted in the Table below, OS Staff exceeded it's goal. In addition to meeting with community groups, OS Staff also contacted and spoke with representatives from the communities of Altadena, East Pasadena-East San Gabriel, and West Athens. Overall, the communities were supportive of the Technical Update objectives and the minimal modifications for the CSDs. A list of community outreach events where OS Staff presented the Technical Update is summarized in the table below:

Date	***Location***
January 8, 2015	La Crescenta Town Council, Land Use Committee
February 25, 2015	Association of Rural Town Councils
March 4, 2015	Concerned Citizen's of Willowbrook
March 10, 2015	Acton Town Council, Land Use Committee
March 11, 2015	Agua Dulce Town Council
March 18, 2015	Castaic Town Council
April 9, 2015 *(Scheduled)*	Val Verde Civic Association
April 13, 2015 *(Scheduled)*	Rowland Heights Community Coordinating Council
April 20, 2015 *(Scheduled)*	Del Aire Homeowner's Association

Environmental Document

This project is categorically exempt from CEQA requirements per State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and per Guidelines Section 15061(b)(3). The project is administrative in nature and has no physical effect on the environment.

Public Notification

On May 16, 2014 notice of public hearing was published in the Antelope Valley Press and the LA Times. On May 17, 2014 and May 20, 2014, notice of public hearing was published in LA Opinion. On May 19, 2014, OS Staff sent a courtesy public hearing notice to 1,800 emails. These emails include community groups, the 88 cities in incorporated Los Angeles County, and the contact list from the Green Building Program. On June 18, 2014 and at subsequent public hearings, the Commission continued the public hearing to dates certain. On July 21, 2014, OS Staff sent a courtesy public hearing notice to 1,600 emails. On September 4, 2014, OS Staff sent a courtesy public hearing notice to 1,000 emails. On November 25, 2014, OS Staff sent a courtesy public hearing notice to 1,000 emails. On April 9, 2015, OS Staff sent a courtesy public hearing notice to 1,000 emails.

Public Comments

No public comments were received between the previous hearing date and to the time of this report.

Draft Documents

Draft documents for the Technical Update are in the attached compact disc. A printed version is available for your Commission's review in the Commission lounge.

Staff Recommendation

In consideration of the facts presented, OS Staff recommends that your Commission close the public hearing, authorize OS Staff to amend the Technical Update as needed, adopt the resolution to recommend that the Board of Supervisors conduct a public hearing and consider the adoption of Project R2011-00518-(5).

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT PROJECT NUMBER R2011-00518, THE TECHNICAL UPDATE TO TITLE 22, IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION TO RECOMMEND THAT THE BOARD OF SUPERVISORS CONDUCT A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE TECHNICAL UPDATE TO TITLE 22.

Attachments:
Technical Update to Title 22
Draft Regional Planning Commission Resolution
Draft Ordinance

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

November 25, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner
Ordinance Studies Section

SUBJECT: TECHNICAL UPDATE TO TITLE 22
PROJECT NO. R2011-00518-(1-5)
ADVANCE PLANNING CASE NO. 201100007
December 10, 2014 – AGENDA ITEM #5
(Continued from September 17, 2014, August 20, 2014; July 30, 2014; and June 18, 2014)

Since June, the Ordinance Studies Section Staff (OS Staff) has conducted a series of public hearing and presented your Commission with a complete draft of Volume I – Countywide Provisions, of the Technical Update. Today, OS Staff presents the project's status since the last public hearing. At the conclusion of today's public hearing, OS Staff recommends that your Commission continue the public hearing to April 22, 2015, where we will conclude the public hearing for the entire project by presenting all three volumes in the Technical Update: Volume I – Countywide Provisions Standards, Volume II – Community Standards Districts and Volume III – Specific Plans.

December 10, 2014 Technical Update Public Hearing

Volume I – Countywide Provisions

Since the September 17, 2014 public hearing, OS Staff has focused on three goals for Volume I: (1) County Counsel preliminary review, (2) testing and (3) updated diagrams.

Volume I was referred to County Counsel for preliminary review. Ordinance projects, such as the Technical Update, are usually reviewed by County Counsel after your Commission refers it to the Board of Supervisors for their consideration of approval. Due to the extensive volume of materials in the Technical Update, OS Staff requested this preliminary review in order to obtain early input on the project. OS Staff requested that County Counsel focus the review on Divisions 3 (Zones), 7 (Standards for Specific Uses), 8 (Permits, Reviews and Legislative Actions) and 9 (Administration) because these four Divisions best exemplify the objectives of the Technical Update and best reflect the technical changes to Title 22. County Counsel provided preliminary comments on those four divisions and OS Staff will incorporate these comments in to the Technical Update draft for the next public hearing. County Counsel will conduct a complete review of the Technical Update after your Commission refers the project to the Board of Supervisors.

Previous tests confirmed that Technical Update language was correct and retained the intent of the existing code. After presenting a complete draft of Volume I to your Commission, OS Staff organized a new round of tests in order to verify that *application review and processing* under the Technical Update was consistent with the existing code. Department planners from the Current Planning and Land Use Regulation Divisions completed mock reviews by testing Volume I with recently submitted applications. The reports from the Department planners were positive, stating that application review in the Technical Update is consistent with the existing code and that the review went smoothly.

Since the last public hearing, additional diagrams were requested by Department planners. OS Staff is working with Systems Analysis to refine the diagrams. OS Staff will insert the diagrams in to the Technical Update draft for the next public hearing.

Volume II – Community Standards Districts

Because each of the 28 community standards districts (CSDs) was written with extensive input and collaboration with the respective CSD community, OS Staff proposes a limited scope of work for Technical Update edits to the CSDs. The scope of work is generally limited to: (1) replacement of Director's Review with either "Discretionary Site Plan Review" or Discretionary Site Plan Review with Notification", (2) reorganization of the structure and format to make all CSDs consistent, (3) update to references, (4) removal of repetitive application requirements and (5) documentation of each proposed edit.

The Technical Update will not make changes to development standards or required applications for CSDs. Edits in these categories may be addressed as part of a future project to modify an individual CSD. The Technical Update will standardize the format and structure of CSDs and OS Staff will prepare recommendations and guidelines for the Department for future CSD projects. The draft scope of work and a sample of a CSD with documented edits are attached to this report.

Beginning in January 2015, OS Staff will contact each CSD community and inform them of the edits proposed as part of the Technical Update. OS Staff will provide each community with a draft of their CSD with documented edits. OS Staff plans to schedule at least three meetings with the CSD communities and will be available to meet individually with any CSD community, at their request.

Volume III – Specific Plans

The stated objective for specific plans in the Technical Update is to incorporate all adopted specific plans in to Title 22. Three specific plans have not been incorporated in to Title 22 – La Vina, Newhall Ranch and Northlake Specific Plans. OS Staff will incorporate these three specific plans using scanned copies of the plans. Because no edits are proposed, the references to the rest of Title 22 in each specific plan will become outdated. In order to address this, OS Staff proposes to add appendices to each specific plan with a reference chart indicating old to new references.

<u>Environmental Document</u>

This project is categorically exempt from CEQA requirements per State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and per Guidelines Section 15061(b)(3). The project is administrative in nature and has no physical effect on the environment.

Public Notification

On May 16, 2014 notice of public hearing was published in the Antelope Valley Press and the LA Times. On May 17, 2014 and May 20, 2014, notice of public hearing was published in LA Opinion. On May 19, 2014, OS Staff sent a courtesy public hearing notice to 1,800 emails. These emails include community groups, the 88 cities in incorporated Los Angeles County, and the contact list from the Green Building Program. On June 18, 2014, the Commission continued the public hearing to July 30, 2014, a date certain. On July 21, 2014, OS Staff sent a courtesy public hearing notice to 1,600 emails. On September 4, 2014, OS Staff sent a courtesy public hearing notice to 1,000 emails. On November 25, 2014 OS Staff sent a courtesy public hearing notice to 1,000 emails

Public Comments

No public comments were received for the status of the project update at the time of this report.

Staff Recommendation

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

OS Staff recommends that the public hearing on the Technical Update to Title 22, referred to as Project Number R2011-00518(1-5), be continued to April 22, 2015.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THIS PUBLIC HEARING TO APRIL 22, 2015.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 4, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner
Ordinance Studies Section

SUBJECT: TECHNICAL UPDATE TO TITLE 22
PROJECT NO. R2011-00518-(1-5)
ADVANCE PLANNING CASE NO. 201100007
September 17, 2014 – AGENDA ITEM #5
(Continued from August 20, 2014; July 30, 2014; and June 18, 2014)

At the June 18, 2014 public hearing, Ordinance Studies Section Staff (OS Staff) presented your Commission with Division 8 and Division 9 of the Technical Update to Title 22. At the July 30, 2014, OS Staff presented Division 3 - Zones and Division 7 - Standards for Specific Uses. Today, OS Staff will present the five remaining Divisions for Volume I:

- Division 1 - Introductory Provisions
- Division 2 - Definitions
- Division 4 - Combining Zones, Supplemental Districts and Publicly Owned Property
- Division 5 - Special Management Areas
- Division 6 - Development Standards

At the conclusion of today's public hearing, OS Staff recommends that your Commission continue the public hearing until December 10, 2014, or to a later date certain, for status of the project.

<u>September 10, 2014 Technical Update Public Hearing</u>

Divisions 1, 2, 4, 5 and 6 are reorganized, clarified and consolidated per the Technical Update parameters. The updated standards and regulations included in these Divisions have not modified the intent of the standards and regulations in the existing Title 22. A modification to the intent of any standards or regulations is outside the scope of the Technical Update. Noteworthy changes for the five Divisions are summarized below:

Division 1 - Introductory Provisions

Division 1 consolidates, clarifies and expands on introductory provisions in the existing Title 22 and deletes obsolete provisions. Specific details include:

- "Rules for Language" consolidates existing rules for language into one location and standardizes references to County Departments, days and titles.

- "Rules for Measurement" consolidates measurements for fractions, distance, height, gross floor area, floor area ratio and lot coverage.
- Lists of Zones, Combing Zones, and Supplemental Districts have been retained.
- Zoned Districts and Setback Districts that have been entirely incorporated into cities are deleted from the respective list of districts. The latest zone change adoption dates from the Zoned Districts list are deleted because the Department replaced this information with a more comprehensive history through GIS-Net mapping.

Division 2 - Definitions
The Technical Update consolidates definitions into Division 2. In the existing code, a majority of the definitions are found in one chapter. However, many chapters and sections have additional definitions that apply only to those specific chapters and sections. Consolidating definitions into one division results in a more concise and comprehensive set of definitions. References to where definitions apply are standardized. Obsolete definitions were removed and several definitions were added in order to clarify existing procedures.

Division 4 - Combining Zones, Supplemental Districts and Publicly Owned Property
Division 4 contains zone regulations in addition to the basic zones found in Division 3. Instructions for creation and adoption of Combining Zones and Supplemental Districts are added. Use Tables are added to Transit Oriented Districts.

Division 5 - Special Management Areas
Division 5 contains Hillside Management and Significant Ecological Areas, both of which are proposed to be substantially revised as part of the pending General Plan 2035. Because of the upcoming revisions, the Technical Update limited the scope of revisions to updating titles and references per Best Practices. OS Staff will incorporate the revisions to Hillside Management and Significant Ecological Areas if the General Plan 2035 is adopted before your Commission provides a final recommendation on the Technical Update.

Division 6 - Development Standards
Division 6 contains standards and regulations that apply across multiple zones. This Division reorganizes and clarifies standards and regulations while keeping the intent essentially the same as the existing code. Both the Parking and Signs Chapters are reorganized, with general standards and exemptions placed at the beginning of each Chapter. Parking and signs requirements were clarified and placed into tables. Accessible parking, which is 30 years out of date, is updated to reflect current practice.

Additional Notes for Divisions 1, 2, 4, 5 and 6
Since September 2012, when your Commission last saw the preliminary drafts of Divisions 1, 2, 4, 5 and 6, OS Staff made the following revisions:

1. Division 1
    - The purpose statement for Title 22 is replaced with language from the existing code.
    - "Structure of Zoning Regulations" and "Rules for Provisions" are removed from the Technical Update. Both will be placed into a user's guide and kept separate document from Title 22.

2. Division 2
    - Most of the "new" definitions that were in the previous drafts are removed. OS Staff may include these "new" definitions as part of a separate Comprehensive Ordinance Review (COR) Project.
    - Definitions from recently adopted ordinances have been added, including Ambulance Services, Rural Outdoor Lighting District, etc.

3. Division 4
    - The Malibu Coastal Program District remains in Chapter 22.44 because it was adopted by the California Coastal Commission (CCC). The Santa Monica Mountains Local Coastal Plan (SMMLCP), which was approved by the Board of Supervisors on August 26, 2014, will rescind this Chapter. OS Staff will remove this Chapter once the SMMLCP is certified by the CCC.
    - Chapter 22.46 is set aside for Specific Plans because it contains Santa Catalina Island and Marina del Rey Specific Plans, which were adopted by the CCC. The two plans will be placed in Volume III, which will be presented to your Commission in early 2015.
    - Tables are added to better organize and to clearly convey information in the Equestrian Districts and Transit Oriented Districts.

4. Division 6:
    - The Chapters for Parking and Signs are moved to the beginning of the Division.
    - The Chapter for General Site Regulations is reorganized for ease of use.
    - The Accessory Buildings Section is relocated from Division 7 to this Division.
    - Bicycle parking requirements from the Healthy Design Ordinance are incorporated into the Parking Chapter.
    - Standards for vehicle and bicycle parking are clarified.
    - In the Signs Chapter, individual tables in appropriate chapters and sections replaces the "master table" in order to clearly convey standards and regulations.

5. Graphics
    - OS Staff collaborated with the Systems Analysis to create standardized graphics.
    - Updated graphics were added to these Divisions.

Environmental Document

This project is categorically exempt from CEQA requirements per State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and per Guidelines Section 15061(b)(3). The project is administrative in nature and has no physical effect on the environment.

Public Notification

On May 16, 2014 notice of public hearing was published in the Antelope Valley Press and the LA Times. On May 17, 2014 and May 20, 2014, notice of public hearing was published in LA Opinion. On May 19, 2014, OS Staff sent a courtesy public hearing notice to 1,800 emails. These emails include community groups, the 88 cities in incorporated Los Angeles County, and the contact list from the Green Building Program. On June 18, 2014, the Commission continued the public hearing to July 30, 2014, a date certain. On July 21, 2014, OS Staff sent

a courtesy public hearing notice to 1,600 emails. On September 4, 2014, OS Staff sent a courtesy public hearing notice to 1,000 emails.

Public Comments

No public comments were received on Divisions 1, 2, 4, 5, or 6 at the time of this report.

Staff Recommendation

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

OS Staff recommends that the public hearing on the Technical Update to Title 22, referred to as Project Number R2011-00518(1-5), be continued to December 10, 2014, for status on the project.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THIS MATTER, THE TECHNICAL UPDATE TO TITLE 22, TO DECEMBER 10, 2014, FOR STATUS OF THE PROJECT.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 17, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner
Ordinance Studies Section

SUBJECT: TECHNICAL UPDATE TO TITLE 22
PROJECT NO. R2011-00518-(1-5)
ADVANCE PLANNING CASE NO. 201100007
July 30, 2014 – AGENDA ITEM #6
(Continued from June 18, 2014)

At the June 18, 2014 public hearing, Ordinance Studies Section Staff (OS Staff) presented your Commission with Division 8 and Division 9 of the Technical Update to Title 22. Today, OS Staff presents Division 3 - Zones and Division 7 - Standards for Specific Uses. At the conclusion of today's public hearing, OS Staff recommends that your Commission continue the public hearing until August 20, 2014 or to a later date certain, where the remaining portions of the Technical Update will be presented.

<u>July 30, 2014 Technical Update Public Hearing</u>

The overall objective of the Technical Update is to reorganize, clarify, and simplify the existing code. Division 3 and Division 7 achieve this objective by:

1. Consolidating the lengthy lists of individual uses from the existing code into easy-to-read use tables;
2. Centralizing standards for specific uses; and
3. Clearly identifying when development standards apply for an individual use in a zone.

Division 3

Division 3 consolidates the voluminous lists of individual uses from the existing code and reorganizes them into easy-to-read use tables. In the existing code, most of the zones list each individual use that is allowed and, across zone groups, additional uses are permitted as the zones become more intensive. These result in volumes of repetition among the zones across the zone group. For example there are 330 individual uses in the Commercial Zone Principal Use Regulation Table. The chart, below, calculates the number of repeated use listings across selected Commercial Zones.

Zone	Number of Uses Allowed	Number of Additional Uses from Previous Zone	Number of Uses Repeated from Previous Zone
C-1	174	-	-
C-2	186	12	174
C-3	265	79	186
C-M	308	43	265
Number of Repeated Uses Removed by the Use Table			625

The Technical Update introduces 11 use categories to the use tables in Division 3. The existing code has 800+ specific uses, typically listed in alphabetical order. While lists of uses provide certainty to whether or not a use is allowed, these lists require that the exact phrase be located. For example, optical good manufacture is listed as an allowed use, however eye glasses or glasses manufacture is not. In the Technical Update manufacturing uses would be located in the Industrial use category. That category can be scanned to see where the use is permitted. Incorporating use categories facilitates a more user-friendly format for finding individual uses in the use tables.

By converting the lists of individual uses into use tables and incorporating use categories, the Technical Update reduces repetition and provides a clear representation of the uses allowed in and compared to similar zones.

Division 7

Division 7 centralizes standards for specific uses. In the existing code, individual uses with additional development standards or operating regulations are distributed across Title 22. The standards are currently located in (1) general regulations for each zone group, (2) a specific zone, (3) a specific use or (4) a specific permit. For example:

Use	Location of Standards
Large Family Child Care Homes	Residential Zone Group General Regulations
Secondhand Stores	Zone C-2
Automobile Dismantling Yards	Regulations for Specific Uses
Alcohol Sales	Conditional Use Permit

By centralizing standards for specific uses, the result is a more user-friendly Title 22 for both the Department and the public.

Relation Between Division 3 and Division 7

Together, Division 3 and Division 7 clearly identify when development standards apply for a specific use in a specific zone. The use tables in Division 3 refer to an exact section in Division 7 in the “Additional Regulations” column. The corresponding section in Division 7 states which zones the development and/or operating standards apply. Even where not explicitly stated in Division 3 or Division 7, the Technical Update maintains the Department’s current flexibility to apply standards for specific uses for discretionary reviews.

Additional Notes for Division 3 and Division 7

In order to streamline Title 22, the Technical Update proposes to delete several zones: Zones A-C (Arts and Crafts), A-2-H (Heavy Agriculture Including Hog Ranches), Zone P-O (Unlimited Residence – Professional Office) and M-4 (Unlimited Manufacturing). Although parcels were mapped with these zones in the past, those parcels have since been rezoned. Because they

are no longer mapped in unincorporated Los Angeles County, they are recommended for deletion.

Since May 12, 2012, when your Commission last saw a full draft of "Zones" and "Standards for Specific Uses", OS Section updated the drafts per the following:

1. Existing language for use listings in Division 3 was restored. Any changes to existing use listing language are for clarification.
2. Applicability subsections were added for uses in Division 7 in order to clarify which zones the standards apply to.
3. Definitions relating to a specific use have been moved to Definitions chapter (Division 2).
4. Standards from recent ordinances (Ambulance Services, Tasting Rooms, and Secondhand Stores) have been added.
5. Application materials that are required for specific uses have been removed; they will be on separate checklists.
6. Fonts in charts were changed for easier readability.
7. The number of use categories was reduced from 15 to 11.

Environmental Document

This project is categorically exempt from CEQA requirements per State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and per Guidelines Section 15061(b)(3). The project is administrative in nature and has no physical effect on the environment.

Public Notification

On May 16, 2014 notice of public hearing was published in the Antelope Valley Press and the LA Times. On May 17, 2014 and May 20, 2014, notice of public hearing was published in LA Opinion. On May 19, 2014, OS Staff sent a courtesy public hearing notice to 1,800 emails. These emails include community groups, the 88 cities in incorporated Los Angeles County, and the contact list from the Green Building Program. On June 18, 2014, the Commission continued the public hearing to July 30, 2014, a date certain. On July 17, 2014, sent a courtesy public hearing notice to 1,600 emails.

Public Comments

No public comments were received on Division 3 or Division 7 at the time of this report.

Staff Recommendation

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

OS Staff recommends that the public hearing on the Technical Update to Title 22, referred to as Project Number R2011-00518(1-5), be continued to August 30, 2014 and that the focus of that hearing be Divisions 1, 2, 4, 5 and 6.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THIS MATTER, THE TECHNICAL UPDATE TO TITLE 22, TO August 30, 2014 AND THAT THE FOCUS OF THAT HEARING BE DIVISIONS 1, 2, 4, 5 and 6.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 5, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner
Ordinance Studies Section

SUBJECT: TECHNICAL UPDATE TO TITLE 22
PROJECT NO. R2011-00518-(1-5)
ADVANCE PLANNING CASE NO. 201100007
JUNE 18, 2014 – AGENDA ITEM #6

Project Summary
The Technical Update to Title 22 (Technical Update) is a project to reorganize, clarify, and simplify Title 22 – Planning and Zoning. The Technical Update will not add or modify uses or development standards and will not incorporate policy memos. The Project Summary contains a more detailed description of the Technical Update (attached).

Public Hearing Format
The Technical Update proposes to divide the existing code in to three Volumes: Volume I – Countywide Provisions, Volume II – Community Standards Districts, and Volume III – Specific Plans. This phase of the Technical Update focuses on Volume I - Countywide Provisions. Given the extent and quantity of materials to consider, Ordinance Studies Section Staff (OS Staff) divided the nine Divisions in Volume I into a series of four presentations for your Commission's review. A tentative schedule is listed below.

Tentative Volume I Public Hearing Schedule	
Public Hearing Date	*Divisions Scheduled for Review*
June 18, 2014	Divisions 8 and 9
July 30, 2014	Divisions 3 and 7
August 20, 2014	Divisions 1, 2, 4, 5 and 6
October 29, 2014	Divisions 1-9

Divisions 3, 7, 8, and 9 best exemplify the Technical Update's objectives and reflect the project's most dramatic changes. At the conclusion of today's public hearing, OS Staff recommends that your Commission continue the public hearing until July 30, 2014 or to a later date certain.

The next phase of the Technical Update will focus on Volume II and Volume III. A public hearing to review these Volumes is scheduled for January 2015.

June 18, 2014 Technical Update Topics

Summary of Division 8 and Division 9

Back in January 2012, OS Staff presented to your Commission an early draft of the Technical Update. That draft proposed to streamline and standardize each permit in the existing code in to one of five uniform "Type Permits" and consolidated administrative processing procedures, all within a single Division. After extensive review and commentary by Department Staff and County Counsel, OS Staff determined that implementing "Type Permits" would require extensive changes to Title 22 and administrative processing procedures, both of which are out of the scope of the Technical Update.

In response, OS Staff developed a new proposal and informed your Commission in March 2013. The new proposal retained most of the permits in the existing code and replaced "Type Permits" with "Type Reviews". This proposal also maintained the project objective, to consolidate administrative processing procedures, by assigning one of five "Type Reviews" or a set of specific "Administrative Procedures" to process applications. OS Staff presented a revised draft, including Division 8 - Permits, Reviews, and Legislative Actions and Division 9 – Administration, to your Commission in October 2013.

Since October 2013, OS Staff further revised Division 8 and Division 9 (attached) based on input from Department Staff. Although the Technical Update retained most of the permits in the existing code, it modified the nomenclature of seven procedures:

- Site Plan Review
- Discretionary Site Plan Review
- Discretionary Site Plan Review with Notification
- Revised Exhibit "A"s
- Special Events Permits
- Ordinance Amendments
- Plan Amendments

These seven procedures are based on both the existing code and long-standing Department practice. For example, in the existing code, "Director's Review" represents one of any three review processes – ministerial, discretionary, or discretionary with notification. The Technical Update clarifies "Director's Review" by removing the term from Title 22 and designating it as either "Site Plan Review", "Discretionary Site Plan Review", or "Discretionary Site Plan Review with Notification" based on the administrative processing procedures in the existing code. Modifying nomenclature and designating a specific review procedure provides certainty to the Department and the applicant and sets expectations as to what requirements and procedures will be needed to file and process the application.

Individual Notes on Division 8

Division 8 contains 24 permits and reviews. Modifications include:

- Application filing requirements were removed from Title 22 and transferred to individual application checklists.
- Application review, public hearing, and notification procedures were moved from individual permits and reviews and centralized and standardized in Division 9.
- Findings statements were uniformly converted to positive statements (application shall be approved if the findings are made) instead of negative statements (application shall be denied if the findings are not made).
- References to County Departments were updated.

- References to the number of days were standardized:
    - Working days were converted to calendar days.
    - Months were converted to 30 day increments.

Modifications to specific permits in Division 8 include:

- Director's Review was replaced with three specific review procedures - "Site Plan Review", "Discretionary Site Plan Review", or "Discretionary Site Plan Review with Notification".
- Lot Line Adjustments were updated to include both ministerial and discretionary review processes, at the request of the Department.
- Minor Conditional Use Permits were updated to clarify the processes for denial and request of a public hearing.
- Parking Permits were updated to remove the errors and inconsistencies that occurred when Minor Parking Deviations were added to Title 22.
- Zone Changes and Amendments were split in to three parts (1) Ordinance Amendments, (2) Plan Amendments, and (3) Zone Changes.
- Adult Business Permits and Nonconforming Uses, Buildings and Structures were updated with standard processing procedures through references to Division 9.
- Coastal Development Permits retained the same section numbers and were not updated because any updates would require approval by the California Coastal Commission.

Individual Notes on Division 9

Division 9 contains information on Title 22 administrative procedures, including:

- The roles and responsibilities of the officials (Board of Supervisors, Regional Planning Commission, Director of Planning, Hearing Officer, and Hearing Examiner) that administer the Zoning Ordinance.
- Administrative Procedures and Type Reviews.
- Procedures for ordinance amendments, appeals, revocations, modifications, and enforcement.
- Procedures for the collection and administration of fees for library and law enforcement facilities.

For more detailed information on permits and Type Review assignments, please refer to Chapter 22.164 (Type Reviews and This Title 22) in Division 9.

<u>Collaboration</u>

Throughout the entire project, OS Staff emphasized collaboration with Department Staff. Collaboration ensured that the Technical Update remained true to its objectives and that the project had broad support from Department Staff. In addition to seeking input on specific questions from Department Staff and answers for legal and technical questions from County Counsel, OS Staff obtained general and specific input from both the Technical Update Focus Group and volunteers from Department Staff.

The Technical Update Focus Group was the "backbone" of this project's collaborative efforts. The Technical Update Focus Group, comprised of representatives from the Department's four operating divisions, poured over volumes of material to provide guidance and direction for the

project. The Technical Update Focus Group was the primary decision maker for questions identified by OS Staff during the course of this project. When significant, any decisions made by the Technical Update Focus Group were cleared with County Counsel.

OS Staff also sought out additional volunteers from Department Staff. These volunteers reviewed the entire draft Technical Update and commented on the accuracy and merits of the project. This review generated over 2,000 comments on Volume I, and those comments have been archived and documented for additional scrutiny as the project proceeds through the adoption process. These volunteers also tested the Technical Update, such as ensuring that Division 8 and Division 9 were compatible and functioned smoothly and properly. Testing also helped OS Staff determine if Technical Update modifications were comparable to existing practice.

Environmental Document

This project is categorically exempt from CEQA requirements per State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and per Guidelines Section 15061(b)(3). The project is administrative in nature and has no physical effect on the environment.

Public Notification

On May 16, 2014 notice of public hearing was published in the Antelope Valley Press and the LA Times. On May 17, 2014 and May 20, 2014, notice of public hearing was published in LA Opinion. On May 19, 2014, OS Staff sent a courtesy public hearing notice to 1,800 emails. These emails include community groups, the 88 cities in incorporated Los Angeles County, and the contact list from the Green Building Program.

Public Comments

OS Staff received two comments. The first comment requested that OS Staff review Chapter 22.180 on Modifications and Revocations for an omission. OS Staff determined that a section had been omitted from the existing code and that OS Staff would update the draft. The second comment requested information on how the Technical Update would affect a specific property. Since the Technical Update will not add new uses, standards, nor incorporate policy memos, the specific property is not affected.

Staff Recommendation

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

OS Staff recommends that the public hearing on the Technical Update to Title 22, referred to as Project Number R2011-00518(1-5), be continued to July 30, 2014 and that the focus of that hearing be Division 3 - Zones and Division 7 – Standards for Specific Uses.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THIS MATTER, THE TECHNICAL UPDATE TO TITLE 22, TO JULY 30, 2014 AND THAT THE FOCUS OF THAT HEARING BE DIVISION 3 - ZONES AND DIVISION 7 – STANDARDS FOR SPECIFIC USES.