

## **COMMUNITY-WIDE DEVELOPMENT STANDARDS**

### **22.44.1200 Coastal Zone Boundary.**

When parcels are divided by the Coastal Zone boundary, the use of that portion of a parcel within the Coastal Zone shall be consistent with the LCP and the use of that portion outside the Coastal Zone shall be consistent with the Santa Monica Mountains North Area Plan and Community Standards District. If a use-structure crosses the Coastal Zone boundary, the use-structure shall be consistent with the LCP.

### **22.44.1210 Applicability.**

The provisions of this LIP shall not apply to a new development project that meets the following criteria:

- A. Prior to the date on which this LIP is certified by the California Coastal Commission, a CDP has been issued by the California Coastal Commission.
- B. Said CDP was issued and remains valid at the time the first grading, building or other permit allowing construction is issued.

### **22.44.1220 Nonconforming Uses, Buildings, and Structures.**

- A. This section shall apply to the following:
  - 1. Any existing and lawfully established or lawfully authorized use of land or any existing and lawfully established or lawfully authorized buildings and other structures that do not conform to the policies and development standards of the certified LCP, or any subsequent amendments thereto, and
  - 2. Development that is not exempt from the CDP requirements pursuant to Section 22.44.820 of the LIP. Development that occurred after the effective date of the Coastal Act or its predecessor, the Coastal Zone Conservation Act, if applicable, that was not authorized by a CDP or otherwise authorized under the Coastal Act, is not lawfully established or lawfully authorized development, is not subject to the

G. Measurement of Fence and Wall Height. 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. To allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided, however, that in no event shall the average height of such fence or wall exceed the maximum height specified.

H. Notwithstanding the other provisions of this section, the director may permit fences or walls within any required yard on flag lots to a height not to exceed six feet.

I. Fencing may surround the immediate development and extend no further than the outer extent of Fuel Modification Zone A (typically 20 feet from structures that require fuel modification), and shall be solely for safety purposes. Fencing shall be no more than six feet in height.

J. Except as otherwise provided, Ffor animal containment facilities, such as corrals and stables, and facilities such as riding rings, fencing shall meet all requirements of this section.

K. Perimeter fencing of a parcel is prohibited.

L. All fencing shall be sited and designed to not restrict wildlife movement.

M. Fencing within H1 habitat area, or within 100 feet of H1 habitat area, is prohibited, except where necessary for public safety or habitat protection or restoration. Development permitted within H2 habitat may include fencing consistent with the requirements of Section 22.44.1800 et seq.

N. Fences and walls shall not be constructed of or topped with spikes, wire, barbs, razors, or any other similar material.

O. Fences, gates, and walls shall minimize impacts to public views of scenic areas and shall be compatible with the character of the area.

c. The width of all access roads shall be the minimum required by the Fire Department for that development project.

**22.44.1450 Livestock Management.**

New and/or expanded livestock facilities shall require an Administrative CDP as long as the development is in compliance with the provisions of Section 22.44.1800 et seq. All other development of new and/or expanded livestock facilities shall require a CDP as provided in this LIP.

Property in Zones R-C and R-R may be used for the raising and keeping of horses and other equine, cattle, sheep, goats, llamas, and alpacas, and boarding of horses and other equine, provided that the requirements and measures identified below are utilized for all facilities, whether new or existing:

A. Animal containment facilities shall not be located within drainage courses.

B. Animal containment facilities, such as corrals and barns, and accessory structures shall be a minimum of 100 feet from H1 habitat area. These facilities shall be a minimum of 100 feet from the outer edge of any riparian habitat or a natural drainage course that is not designated H1.

C. Fencing for the direct containment of animals, such as for stalls, shall be no more than six feet in height. Fencing that may encompass the greater area of an animal containment facility, such as for paddocks and grazing areas, shall be no more than six feet in height and shall be consistent with the provisions of Section 22.44.1940.

~~Fencing for animal containment facilities shall be wildlife-permeable fencing.~~

D. The following Best Management Practices shall be incorporated into animal containment facilities to minimize direct loading of animal waste, fertilizers, chemicals, and other agricultural products, runoff, and sediments:

structures that require fuel modification). Fencing shall be no more than six feet in height and shall be wildlife-permeable. Perimeter fencing of a parcel, and barbed-wire and chainlink fencing, are prohibited.

3. Where confined animal facilities are allowed pursuant to these Biological Resources provisions, fencing may be allowed for pasture, corrals, stables, and riding rings if such fencing is no more than six feet in height ~~and wildlife-permeable.~~

C. Access roads and trails.

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

a. No more than one access road or driveway with one hammerhead-type turnaround area providing access to the one approved development area may be permitted as part of a development permitted in H2 Habitat or H2 "High Scrutiny" Habitat unless the Fire Department determines that a different access arrangement is necessary in the interests of public safety.

b. An access road or driveway shall only be permitted concurrently with the use it is intended to serve, except for the approval of geologic testing roads pursuant to Section 22.44.1430.

c. Grading, landform alteration, and vegetation removal for access roads and driveways shall be minimized to the greatest extent feasible. The length of the one access road or driveway shall be the minimum necessary to provide access to the one approved building site area on a legal parcel. The alignment and design of the access road or driveway shall avoid impacts to H1 and H2 habitat, or if avoidance is not feasible, shall minimize such impacts. In no case shall new on-site or

an exemption from the CDP requirements. Continued growing of existing, lawfully established, crops is allowed where such crops meet all of the limitations and conditions found in Section 22.44.1300.

**22.44.1940                      Confined Animal Facilities.**

A.        Development permitted within the required fuel modification for the principal permitted use in H2 or H3 Habitat may include accessory confined animal facilities limited to stables, barns, shelters, tack rooms, corrals, turnout pens, hay storage structures, loafing sheds, non-irrigated arenas and pens, manure management facilities, water troughs, horse trailer storage, covered equipment storage, non-irrigated pastures, wash rack, mounting blocks, tie racks, and ~~wildlife permeable~~ fencing associated with any of the above, in accordance with this section and Section 22.44.1450. Night lighting for these facilities is prohibited, except as set forth in subsection E.3 of Section 22.44.1920.

B.        Within H3 Habitat areas, accessory equestrian facilities allowed by Subsection A above may be located within or outside of the fuel modification area required by the Fire Department for the principal permitted use, subject to all provisions of this LIP, including Sections 22.44.1270, 22.44.1450 and 22.44.1910, and all required water quality BMPs consistent with subsection D of Section 22.44.1450.

C.        In areas of H2 habitat, accessory confined animal facilities allowed by subsection A above may be allowed within the fuel modification area that is required by the Los Angeles County Fire Department (Zones A, B, and/or C if required) for the principal permitted use structure(s), in addition to the building site. Such uses may be located only on natural slopes of 3:1 (horizontal:vertical) or less steep, and may include the minimum grading necessary to establish such facilities. All such facilities must be constructed of non-flammable materials. These facilities shall be established subject to

the approval of an administrative CDP unless another form of CDP is required due to other provisions of this LIP. Facilities shall be clustered to the maximum extent feasible to minimize the area disturbed and to avoid or minimize expansion of the required fuel modification area for the principal permitted use.

D. Expansion to the required fuel modification area beyond what is required for the principal permitted use as a result of accessory confined animal facilities constructed within that area shall be avoided where feasible in the H2 Habitat area, but may be permitted if approved pursuant to a major CDP. However, the additional fuel modification area required shall not exceed a maximum of five percent of the total parcel size, or two acres, whichever is less. The CDP approving development subject to this section shall include a condition requiring habitat impact mitigation for the additional fuel modification area, in accordance with Section 22.44.1970.

E. In areas of H2 Habitat or H1 Quiet Zone outside of the fuel modification zone for the principal permitted use, equestrian pasture comprised of only fenced areas for turnout (~~all fencing shall be wildlife permeable~~), water troughs, and other minor improvements for which the Fire Department does not require fuel modification may be permitted outside of the fuel modification area required for the principal permitted use, if approved pursuant to a major CDP, only when located on slopes no steeper than 4:1. Such pasture facilities shall not exceed an area more than five percent of the total parcel size, or two acres, whichever is less. Lighting and irrigation are not allowed in these areas. No locally-indigenous vegetation may be removed except as incidental and necessary to the setting of posts for fencing, fencing and gates. The CDP approving development subject to this section shall include a condition requiring habitat impact mitigation, in accordance with Section 22.44.1970. If the Quiet Zone is located within the fuel modification area for the principal permitted use, those uses set forth in

- one-third the parcel depth, whichever is less, unless the County finds, based on substantial evidence, that a variance of this standard is warranted.
- e. The width and grade of an access road or driveway and the size of the hammerhead turnaround approved shall be the minimum required by the Fire Department for that development project.
- CO-80 New development shall be sited and designed to minimize the amount of grading, consistent with the grading requirements of the LCP. Cut and fill slopes shall be minimized by the use of retaining walls, where consistent with all other provisions of the LCP.
- CO-81 Fencing or walls shall be prohibited within riparian, bluff, or dune habitat, except where necessary for public safety or habitat protection or restoration.
- CO-82 Fencing within H1 habitat, or within 100 feet of H1 habitat, is prohibited, except where necessary for public safety or habitat protection or restoration. Permitted fencing shall be wildlife-permeable, except where temporary fencing is required to keep wildlife from habitat restoration areas. Development permitted within H2 or H3 habitat may include fencing, if necessary for safety, limited to the immediate building site area, and extending no further than the outer extent of Fuel Modification Zone B (100 feet from structures that require fuel modification). Fencing shall be wildlife-permeable. Perimeter fencing of a parcel, or barbed-wire or chainlink fencing, is prohibited.
- CO-83 Where animal containment facilities are allowed pursuant to the LCP, fencing may be allowed for pasture, corrals, stables, and riding rings. Notwithstanding any other provision of the LUP, fencing for animal containment facilities shall not be required to be wildlife-permeable.
- CO-84 Wells, test pits, and other excavations and pipes must be covered during construction and permanently capped to prevent adverse impacts to wildlife.
- CO-85 The County shall coordinate with the California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, National Marine Fisheries Service, and other resource management agencies, as applicable, in the review of development applications in order to ensure that impacts to SERAs, including rare, threatened, or endangered species, are avoided and minimized.
- CO-86 Unavoidable impacts to H1 habitat from the provision of less than a 100-foot H1 habitat buffer, and to H2 habitat from direct removal or modification, shall be mitigated by the following, at a minimum.
- a. The County will administer a Resource Conservation Program ("RCP"), which shall consist of the expenditure of funds to be used for the acquisition of land containing substantial areas of habitat identified on the Biological Resources Map as H1 or H2 habitat or other properties in the coastal zone of the Santa Monica Mountains that contain critical habitat and/or wildlife linkages or other significant habitat values for the Santa Monica Mountains as determined by the County. The County commits to