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RAYMOND G. FORTNER, JR.
County Counsel

November 17, 2004

Agenda No. 10
03/23/04

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

Re: Castaic Community Standards District

Dear Supervisors:

On March 23, 2004, your Board instructed our office to prepare an ordinance to amend Title 22 of the County Code to establish a community standards district for the Castaic area community. As instructed, enclosed are the analysis and ordinance for your consideration and adoption.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
County Counsel

LLH:di

Enclosure

HOA.268980.1

ANALYSIS

This ordinance amends Title 22 - Planning and Zoning of the Los Angeles County Code to add the Castaic Area Community Standards District ("CSD"). The CSD establishes standards to protect the rural character, unique appearance, and natural resources of the Castaic Area communities. The standards also ensure that new development in the area will be compatible with existing neighborhoods and with the goals of the Santa Clarita Valley Area Plan.

OFFICE OF THE COUNTY COUNSEL

By
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Public Works Division

LLH:di

10/13/04 (requested)
11/8/04 (revised)

ORDINANCE NO. _____

An Ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code to establish the Castaic Area Community Standards District.

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

SECTION 1. Section 22.44.110 of the Code is amended to add the Castaic Area Community Standards District as follows:

22.44.110 List of districts.

The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
. . .	. . .	. . .	. . .
29	Castaic Area	_____	_____

SECTION 2. Section 22.44.137 is hereby added to read as follows:

22.44.137 Castaic Area Community Standards District.

A. 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. The 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, the 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.

B. Description of the CSD Boundary. The 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 the CSD are shown on the official Castaic Area CSD map on file in the offices of the county department of regional planning, and on the map following this Section.

C. Exemptions. This CSD shall not apply to:

1. Areas within the CSD governed by a specific plan or development agreement that was approved prior to the effective date of 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 this CSD:

a. Building permits;

b. Tentative tracts and parcel maps;

c. General plan and/or area plan amendments; and

d. Zoning permits, zone changes, conditional use permits, variances, site plan reviews, or any other zoning permits.

3. Existing buildings or structures, or any additions thereto, provided that:

a. Any change to such building or structure after the effective date of 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 this CSD shall not cumulatively increase its existing floor area by more than 25 percent.

D. Community-wide Development Standards.

1. Signs. In addition to the signs prohibited by Section 22.52.990, the following signs shall be prohibited:

a. Projecting business signs; and

b. Roof signs.

2. 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 county department of public works and the county fire department:

a. Local streets shall have a maximum paved width area of 28 feet, excluding any inverted shoulder or concrete flow line;

b. Curbs, gutters, and sidewalks are prohibited unless otherwise deemed necessary for public safety purposes;

c. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for public safety; and

d. Regardless of lot size, street lights shall:

i. 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 county department of public works and the local electric utility serving the area under consideration; and

ii. Be placed the maximum distance apart with the minimum lumens allowable by the county department of public works.

3. Trails.

a. In general. Except as provided in subsection 3.d 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 county department of parks and recreation ("parks department") 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 hearing officer and/or commission in reviewing land divisions. Trail construction shall be completed and approved by the parks department prior to the recordation of the final map for the land division.

b. Trail standards. Trails built pursuant to this subsection D.3 shall satisfy the following minimum standards:

i. 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;

ii. Multipurpose use. The trails shall accommodate both pedestrian and equestrian uses; and

iii. Equestrian trails. In addition to the trails otherwise required by this subsection D.3, 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 parks department, 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.

c. Trail maintenance. All trails and access routes that are not required to be maintained by the parks department shall be maintained, subject to approval by the parks department, 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 D.3.c, the trails and access routes that must be constructed so as to be suitable for acceptance

and maintenance by the parks department 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;

d. 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 H, 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 parks department.

4. Neighborhood Parks.

a. Subject to Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the hearing officer and/or commission 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.

b. In complying with subsection 21.24.350.B for land divisions that contain more than 50 lots, the hearing officer and/or commission shall, to the greatest extent possible, require the subdivider to provide park space rather than in-lieu park fees.

c. Neighborhood park space provided pursuant to this subdivision D.4, shall be maintained either by the parks department, or by a Landscaping and Lighting Act District, as determined by the parks department.

5. Hillsides. In addition to the applicable requirements of Section 22.56.215, the following standards shall apply to development within a "hillside management area," as defined in Section 22.08.080:

a. Contour grading shall be used to present a rounded appearance that blends with the natural terrain;

b. Curvilinear street design and other improvements shall be used to minimize grading alterations and emulate the natural contours of the hillsides;

c. 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;

d. Terraced slopes resulting from grading shall be landscaped with locally indigenous vegetation, as described in subsection D.8, below;

e. In addition to the requirements of subsection D.6, 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

f. Grading and brushing on slopes with a 50 percent or greater steepness shall be prohibited, except for:

i. Clearance brushing for fire safety or for controlling soil erosion or flood hazards;

ii. Grading or brushing for vegetation clearance by a public utility from its right-of-way;

iii. Grading or brushing to remove invasive or noxious weeds that pose health and safety hazard to humans or animals; or

iv. Grading or brushing approved under a hillside management conditional use permit pursuant to Section 22.56.215.

6. Significant Ridgeline Protection.

a. 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 in the offices of the county department of regional planning and on the map, not drawn to scale, following this Section.

b. Development restrictions on significant ridgelines. Except as provided in subsection D.6.c, below, no development, grading, construction, or improvements shall be allowed on:

i. A significant ridgeline;

ii. Within a 50-foot radius from every point on the crest of a primary ridgeline; or

iii. Within a 25-foot radius from every point on the crest of a secondary ridgeline.

c. Significant ridgeline exemptions. Provided an approval is obtained pursuant to subsection D.6.d, 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:

i. Accessory buildings or structures;

ii. Additions and/or modifications to an existing single-family residence;

iii. New single-family residences where not more than one such residence is proposed to be built by the same person on contiguous parcels of land;

iv. Open spaces, conservation areas, parks, recreation areas, and/or trails;

v. Water tanks or transmission facilities;

vi. 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

vii. Roads providing access to any of the structures or uses described in subsections D.6.c.iv, D.6.c.v., or D.6.c.vi.

d. Significant ridgeline exemption approval.

i. No exemption under subsection D.6.c shall be allowed unless the applicant obtains:

(A). A director's review and approval pursuant to subsection G, below, for structures or uses described in subsection D.6.c.i, D.6.c.ii, and D.6.c.iii; or

(B). A conditional use permit, as provided in Part 1, Chapter 22.56, for structures or uses described in subsections D.6.c.iv, D.6.c.v, or D.6.c.vi. The application for the conditional use permit must contain the information either required by or described in Sections 22.56.030, 22.56.040 and, where applicable, subsections D and E of Section 22.56.215.

ii. In addition to any information required by subsection D.6.d.i, an application for a significant ridgeline exemption approval shall also demonstrate that the proposed use:

(A). Is compatible with adjacent uses, the character of the neighboring community, and the goals and policies of the general plan;

(B). Will leave the crest of the significant ridgeline in its natural state;

(C). Is designed to minimize the amount of grading necessary and will use landscaping to minimize the visual impact of the project;

(D). Will not be materially detrimental to the visual character of the neighborhood or the Castaic communities;

(E). Will not impede the normal and orderly development of surrounding properties and will not promote encroachments on significant ridgelines; and

(F). Will not degrade the visual integrity of the significant ridgeline, as verified through submission of a precise illustration and depiction.

7. Clustering.

a. Except in the Hasley Canyon Area and Violin Canyon Area, as described in Sections F.2 and F.3, respectively, clustering may be allowed in this CSD under the conditions described in subsection D.7.b below, provided the applicant obtains a conditional use permit as set forth in Part 1, Chapter 22.56, and in accordance with Section 22.56.205.

b. Clustering is allowed within this CSD only if findings are made that clustering can:

i. Reduce grading alterations;

ii. Preserve native vegetation;

iii. Preserve unique land features;

iv. Preserve open space;

v. Enhance recreational areas; and/or

vi. Protect view corridors and view sheds.

c. If clustering is permitted pursuant to this subsection D.7, the provisions of subsection E.2.a, below, shall not apply.

8. Locally indigenous vegetation. The removal or destruction of locally indigenous vegetation is prohibited on a parcel of land one acre or greater in size, where the area of removal or destruction is greater than ten percent of the parcel. For purposes of this subsection, locally indigenous vegetation is defined as the vegetation listed on the Castaic Area List of Indigenous Plants, prepared and maintained by regional planning. This subsection shall not apply to the removal or destruction of locally indigenous vegetation:

a. That is necessary to comply with county regulations relating to brush clearance for fire safety or is otherwise required by the county fire department;

b. On a publicly owned right-of-way;

c. By a public utility on its own property or right-of-way or on land providing access to such property or right-of-way;

d. For work performed under a permit issued to control erosion or flood hazards; or

e. That poses a hazard to persons or property, as determined by the county fire department.

9. Fences. Fences along any public or private road shall comply with the applicable provisions of Section 22.48.160 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 subsection G.1.c.iv, below.

10. Lighting. Exterior lighting shall be designed to prevent off-site illumination and glare upon adjacent parcels, public areas, environmentally sensitive areas, and the night sky.

11. 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 D.8, above. The selection of appropriate native vegetation and fast growing tree species shall be subject to the director's approval. Water tanks shall also be painted to match, as near as possible, the color of the surrounding landscaping or trees used to screen them.

12. Wireless telecommunication facilities shall be subject to the following standards:

a. Ground-mounted facilities shall be required to co-locate and shall be designed to resemble trees; and

b. Building-mounted facilities shall be required to co-locate and match, as near as possible, the color of the building and its architecture.

13. 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 subsection F.1, below, and subject to the standards contained therein.

14. 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:

a. Appropriate mitigation measures are implemented, as approved by the county departments of regional planning and public works, 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;

b. The channels are maintained with soft bottoms;

c. The channel sides slope downward such that, at each cross-section along the length of the channel, the channel has a trapezoidal configuration;

d. Channel bank materials are matched with local soils and stone for color and texture compatibility;

e. Adequate setbacks are incorporated to allow for the preservation or replanting of locally indigenous vegetation, as defined in subsection D.8, above; and

f. To the greatest extent possible, watercourses shall flow naturally within the full width of the improved natural flood plain.

15. Oak Tree Protection. Notwithstanding the exemptions from publishing and hearing contained in subsection C of Section 22.56.2130 and Section 22.56.2160, respectively, 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 Part 16 of Chapter 22.56.

16. Town Council Notification. The county department of regional planning 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 the CSD that involve consideration of a:

a. Zone change;

b. Land division;

c. Conditional use permit;

d. General plan amendment;

e. Variance; or

f. A freeway-oriented sign exceeding 25 feet in height.

E. Zone-specific Development Standards.

1. Residential and Agricultural Zones.

a. Lot Size. Except in the Hasley Canyon Area and Violin Canyon Area, as described, respectively, in subsections F.2 and F.3, below, single-family residential lots created by a new land division shall:

i. Contain a minimum area of 7,000 square feet;

ii. Have an average lot size of at least 10,000 square feet for the subdivision, except as provided in subsection iv, below. In calculating the average lot size, an open space lot, which for the purposes of this subsection 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 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 A

O.S Lot			**O.S Area**
% Slope	Acreage		Counted
Sl.	O.A.		OSC
0 - 24.99%	O.A.		100%
25 - 49.99%	O.A.		50%
50%<	O.A.		0%

iii. Have no more than 43 percent of the lots with the minimum size of 7,000 square feet.

iv. Subsection 2.a.ii, above, shall not apply to new land divisions that are in an urban land use plan classification and adjacent to the I-5 transportation corridor, as shown in the Santa Clarita Valley Area Plan.

b. Buffer areas.

i. Buffer areas shall exist between:

(A). Single-family residential uses and multi-family residential uses;

(B). Single-family residential uses and condominium uses; and

(C). 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.

ii. For purposes of this subsection, buffer areas can consist of natural features, such as hills, creeks, or rivers, or they can consist of berms, parks, green belts, or trees.

2. Commercial and Industrial Zones.

a. Business Signs. Except as herein modified, all business signs shall conform to Part 10 of Chapter 22.52.

i. 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 this CSD.

ii. Pole signs shall be prohibited.

iii. 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:

(A). A wall sign area no larger than 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

(B). 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.

iv. 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:

(A). 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;

(B). 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

(C). A minimum setback of three feet from any street or public right-of-way.

v. Incidental business signs. Incidental business signs as described in Section 22.52.910 shall be allowed but shall be subject to the following limitations:

(A). Every business shall be allowed only one incidental business sign;

(B). Incidental business sign shall be wall-mounted below the roofline; and

(C). Incidental business signs shall have a maximum face area of two square feet.

vi. Freeway-oriented signs. Freeway-oriented signs shall be allowed only on parcels of land 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 parcel of land. Freeway-oriented signs shall have:

(A). A maximum of two sides;

(B). A maximum face area of 200 square feet per side; and

(C). 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 subsection H.4.a.i of Section 22.52.890.

vii. Shopping center signs.

(A). 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 E.2.a.vii.(B), 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.

(B). For purposes of this subsection E.2.a.vii, 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.

b. Architectural standards.

i. All commercial buildings, except those in an industrial park, shall have Spanish, Southwestern, or Mediterranean architecture, with a tile roof.

ii. Mirrored glass shall be prohibited on outside building surfaces.

c. Circulation areas.

i. Paving. Pedestrian circulation areas and driveway entrances on private property shall be paved with brick or paver tiles;

ii. 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.

d. Setbacks. Except as provided in subsection F.4.c.ii for the Val Verde Area, the following setback standards shall apply in commercial and industrial zones:

i. 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;

ii. 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

iii. Structures that adjoin or face any non-industrially or non-commercially zoned parcel, or adjoin or face a parcel containing a non-industrial or non-commercial use, shall:

(A) Have a minimum setback of 25 feet from any property line(s) adjoining or facing such parcel. 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 parcel, 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 subsection G.1.c.iv, below.

(B). Locate vehicle access, circulation, parking, and loading areas as far as possible from adjoining residential uses.

e. 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.

f. 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.

g. 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.

F. Area-specific Development Standards.

1. Area 1 – Trucking District.

a. 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.

b. Area Description. The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading

"Trucking District." A small depiction of this area is also shown on the map following this Section.

c. Prohibited Uses. Residential uses shall be prohibited in the Trucking District.

d. Parking. In addition to the applicable requirements of Part 11 of Section 22.52, 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:

i. 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 section, businesses shall share a common area to meet their off-street tractor-truck parking requirements;

ii. Size. Each tractor-truck parking space shall have a minimum size of 10 feet by 75 feet;

iii. Paving. All tractor-truck parking areas shall be paved with a hard, durable surface material, as required by subparagraph A of Section 22.52.1060;

iv. 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;

v. 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;

vi. 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 subsection D.8, 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 subsection G.1.c.iv, below; and

vii. Nonconforming uses. All legally existing nonconforming parking spaces shall be brought into compliance with this subsection F.1.d upon a change in ownership or control of the principal business using such parking spaces, or within three years from the effective date of this CSD, whichever occurs first.

2. Area 2 – Hasley Canyon Area.

a. 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.

b. Area Description. The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading Hasley Canyon. A small depiction of this area is also shown on the map following this Section.

c. Clustering. Density transfer or clustering shall be prohibited in this area.

d. 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.

e. Setbacks. New residential lots and existing legal lots as of the effective date of 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.

3. Area 3 – Violin Canyon Area.

a. 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.

b. Area Description. The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading Violin Canyon. A small depiction of this area is also shown on the map following this Section.

c. Development Standards. The standards prescribed for the Hasley Canyon Area in subsection F.2, above, shall also apply to the Violin Canyon Area.

4. Area 4 – Val Verde Area.

a. 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.

b. Area Description. The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading Val Verde. A small depiction of this area is also shown on the map following this Section.

c. Zone-specific Development Standards.

i. Residential and Agricultural Zones. New residential land divisions shall comply with the following standards:

(A). Street improvements. Regardless of lot size, local streets shall be allowed to use inverted shoulders with concrete flow line design where possible; and

(B). Street lights. In addition to the requirements in subsection D.2.d, above, 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 county department of public works and the local electric utility serving the area under consideration.

ii. 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 subsection E.1.d of this Section, the following standards shall be substituted for the standards described therein:

(A). The structure shall have a minimum front setback of 5 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

(B). 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 F.4.c.ii.(A) of this Section; and

(2). If the landscaped setback described in subsection F.4.c.ii.B.(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 subsection G.1.c.iv, below.

5. Area 5 – Castaic Creek Area.

a. 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.

b. Area Description. The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading Castaic Creek. A small depiction of this area is also shown on the map following this Section.

c. Creek Protection. In addition to complying with subsection D.14, above, all development in this area shall require a conditional use permit in the same manner, and under the same terms and conditions, as development in a significant ecological area would require under Section 22.56.215. of this Code.

6. Area 6 and Area 7– Newhall Ranch and Northlake Areas.

a. Area Description. The boundaries of these areas are shown on the official Castaic Area CSD Map maintained at regional planning under the headings Newhall Ranch and Northlake, respectively. A small depiction of these areas is also shown on the map following this Section.

b. Exemption. Development in these areas shall be governed by the Newhall Ranch Specific Plan and the Northlake Specific Plan, respectively, including any amendments thereto. Parcels 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 parcels.

G. Director's Review.

1. Except as provided in subsection 2 below, applications for development within this CSD shall require a director's review and approval pursuant to Part 12 of Chapter 22.56 in order to determine if the proposed development complies

with the provisions of this CSD. In addition to the requirements of Section 22.56.1680, the application must contain the following information:

a. A description of the property, with a map showing the topography of the land and the location of any drainage courses;

b. 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

c. Where landscaping is required by this CSD or by any other provision of this Code, a landscaping plan that is approved by regional planning. The landscaping plan shall include:

i. A layout and list of existing plants, including their current condition, and any plants intended to be removed or added;

ii. A description of the property's existing soil types so that the feasibility of re-vegetation can be assessed;

iii. A re-vegetation plan, which primarily shall require use of locally indigenous vegetation, as defined in subsection D.8;

iv. 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

v. A description of a long-term maintenance program for all landscaping in the plan, with an emphasis on re-vegetated areas.

2. Exceptions. An application for director's review pursuant to subsection 1 above shall not be required if:

a. A different approval would be required by another provision of this CSD or the Code, provided the application in such other process contains sufficient information to determine compliance with this CSD;

b. The project is a single-family residence, provided the creek preservation and maintenance provisions in subsection D.14, above, are inapplicable; or

c. The review would otherwise be necessary only to determine compliance with the exterior lighting standard described in subsection D.10, above.

H. Minor Variations.

1. The director may permit minor variations from the community-wide development standards specified in subsections D.3.d, D.5 through D.13 and the zone-specific development standards specified in subsections E.1.b and E.1.c, 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 H.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 director's review except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, 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 1,000 feet from the exterior boundaries of the subject property. If, in using this 1,000-foot radius, the list does not include at least four property owners, excluding the applicant, the radius shall be expanded so that the list includes at least four names, excluding the applicant;

b. Two sets of mailing labels for the above-stated owners;

c. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

d. A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in Community Standards District.

3. Notice. Not less than 20 days prior to the date an action is taken, the director shall send notice by first-class mail of the pending application to the following individuals or groups indicating that any individual opposed to the granting of such minor variation may express such opposition by written protest to the director within 15 days after receipt of such notice:

a. The neighboring property owners on the list provided by the applicant pursuant to subsection H.2.a, above;

b. 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;

c. 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 the CSD; and

d. Such other persons as the director deems appropriate whose property could be affected by the minor variation.

4. Decision.

a. The director shall approve an application for minor variation where no more than two letters of opposition are received pursuant to subsection H.3, above, where the application complies with the provisions of Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection H.1, above. If the director approves the application, the director shall notify the applicant and all persons identified in subsections H.3.a through H.3.d 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 calendar 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 H.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 calendar days after the applicant receives such notice. If the applicant files an appeal, the applicant shall pay the additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review for Director's Review for Modification of Development Standards in Community Standards Districts.

I. 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, by meeting the burden of proof provided in Part 1, Chapter 22.56, and further demonstrates that the project satisfies the following:

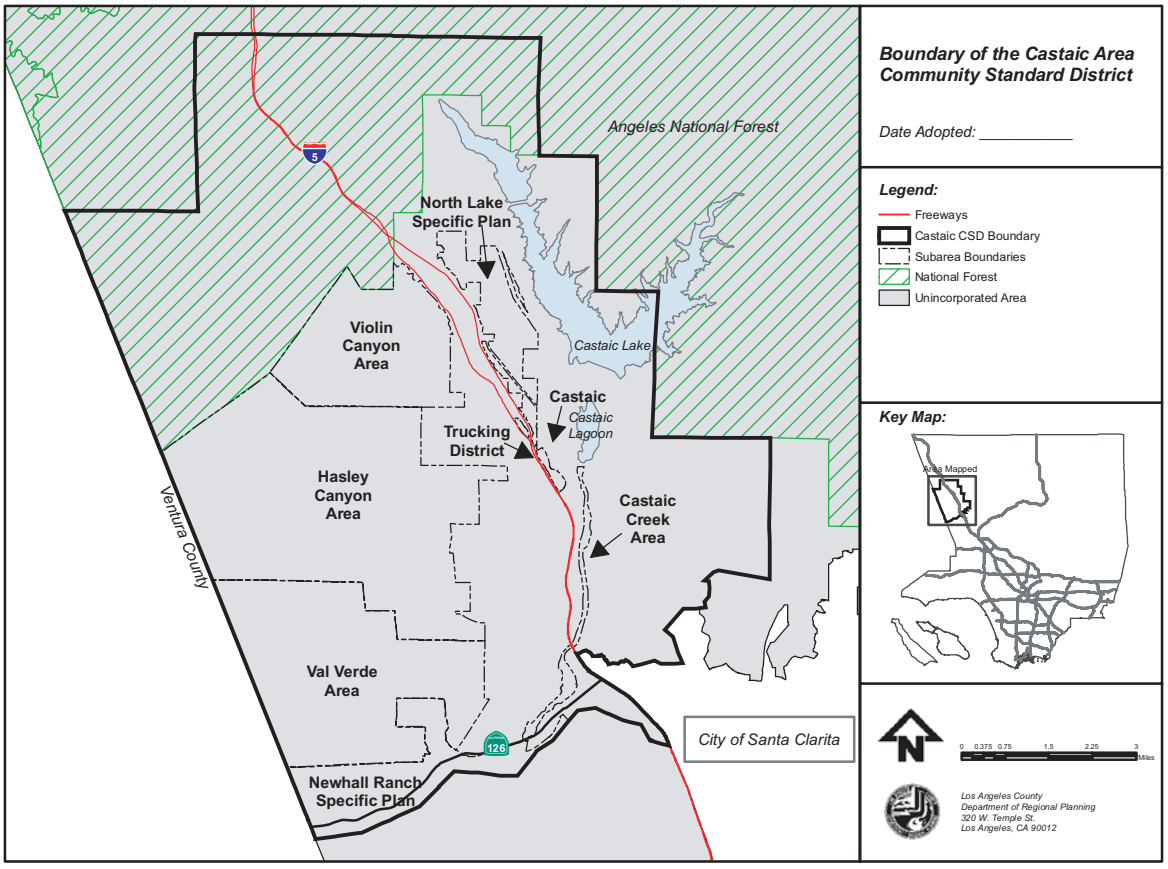
1. Compatibility. The project must be compatible with existing adjoining land uses;

2. Significant public benefit. The project must provide significant public benefit beyond that already required by some other provision of this Code. 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 subsection D.6, above.

[2244137LHCOC]


Boundary of the Castaic Area Community Standard District
Date Adopted: _____
Legend:
Freeways
Castaic CSD Boundary
Subarea Boundaries
National Forest
Unincorporated Area
Key Map:
Area Mapped
Angeles National Forest
North Lake Specific Plan
Violin Canyon Area
Castaic Lake
Castaic
Castaic Lagoon
Trucking District
Hasley Canyon Area
Castaic Creek Area
Ventura County
Val Verde Area
City of Santa Clarita
Newhall Ranch Specific Plan
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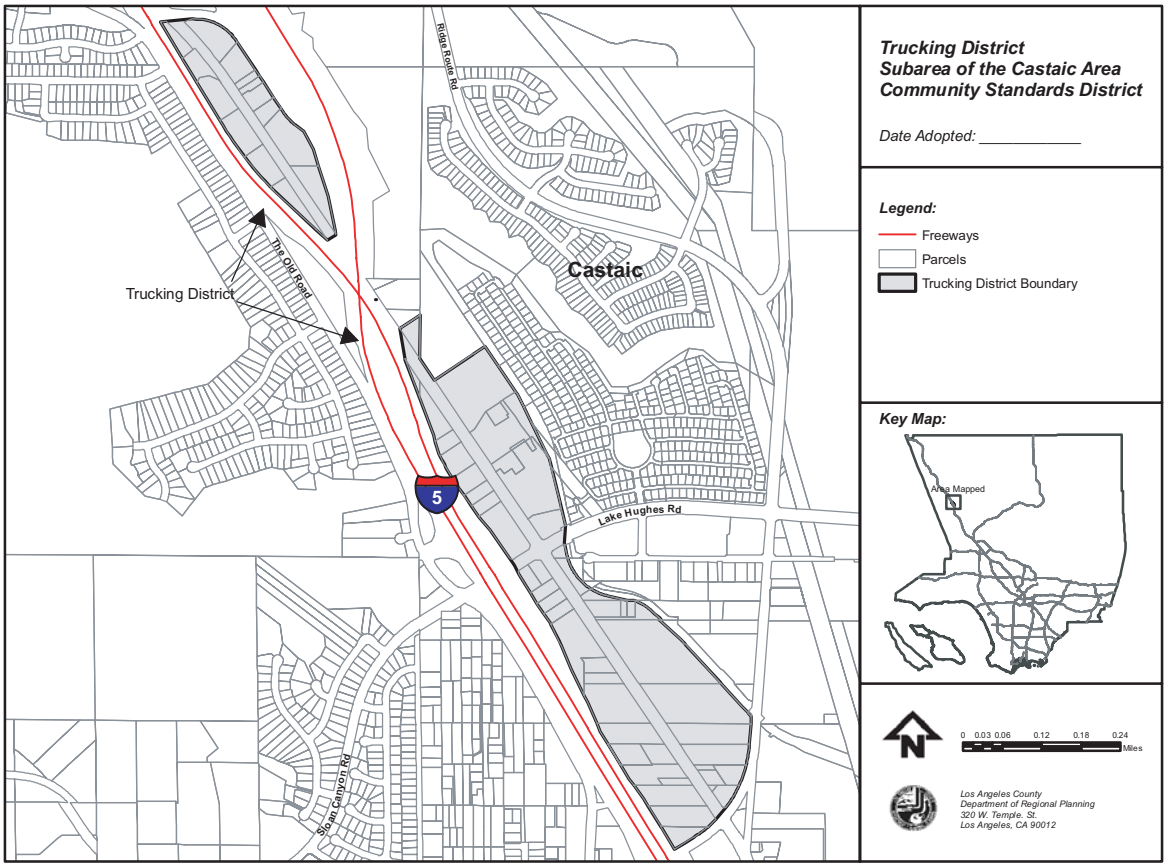
Miles
Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012


Trucking District
Subarea of the Castaic Area
Community Standards District
Date Adopted: _____
Legend:
Freeways
Parcels
Trucking District Boundary
Key Map:
Area Mapped
Trucking District
The Old Road
Ridge Route Rd
Castaic
5
Lake Hughes Rd
Sloan Canyon Rd
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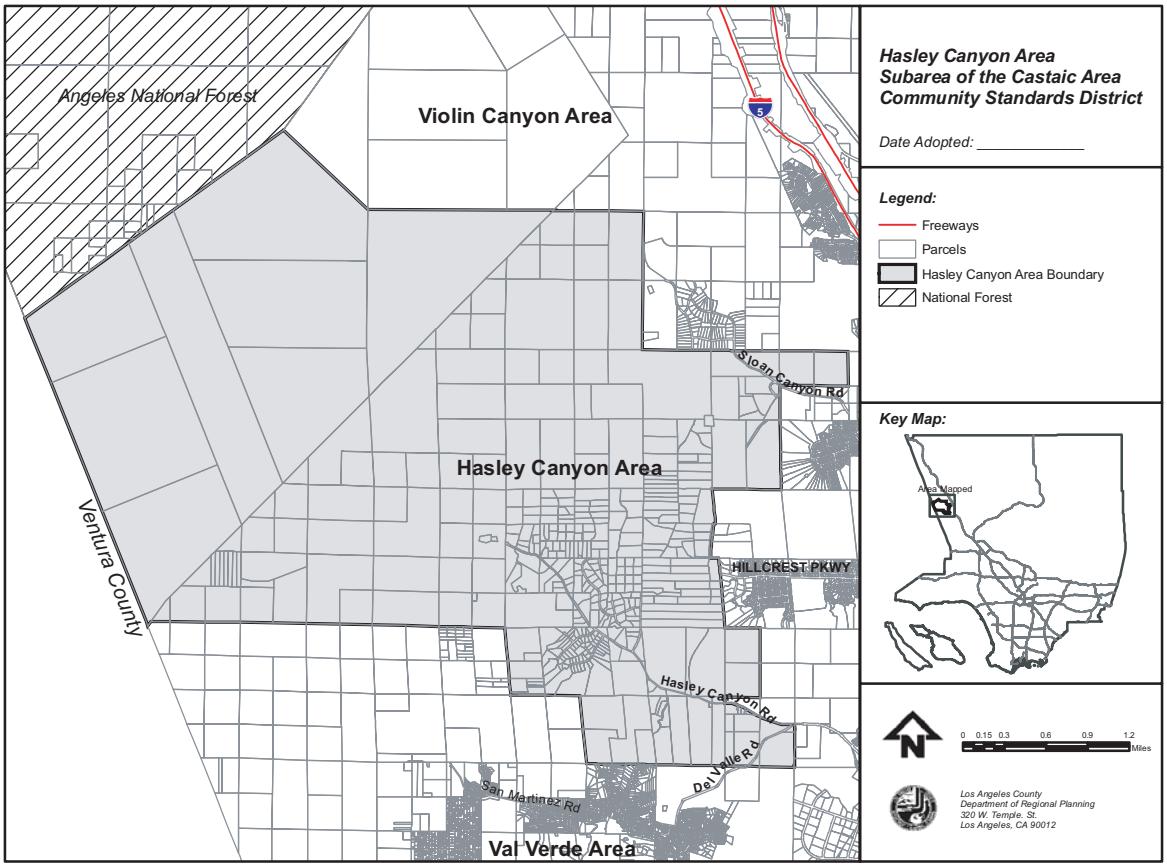
Miles
Los Angeles County
Department of Regional Planning
320 W. Temple. St.
Los Angeles, CA 90012


Angeles National Forest
Violin Canyon Area
Hasley Canyon Area
Ventura County
Val Verde Area
Sloan Canyon Rd
HILLCREST PKWY
Hasley Canyon Rd
Del Valle Rd
San Martinez Rd
5
Hasley Canyon Area
Subarea of the Castaic Area
Community Standards District
Date Adopted: _____
Legend:
Freeways
Parcels
Hasley Canyon Area Boundary
National Forest
Key Map:
Area Mapped
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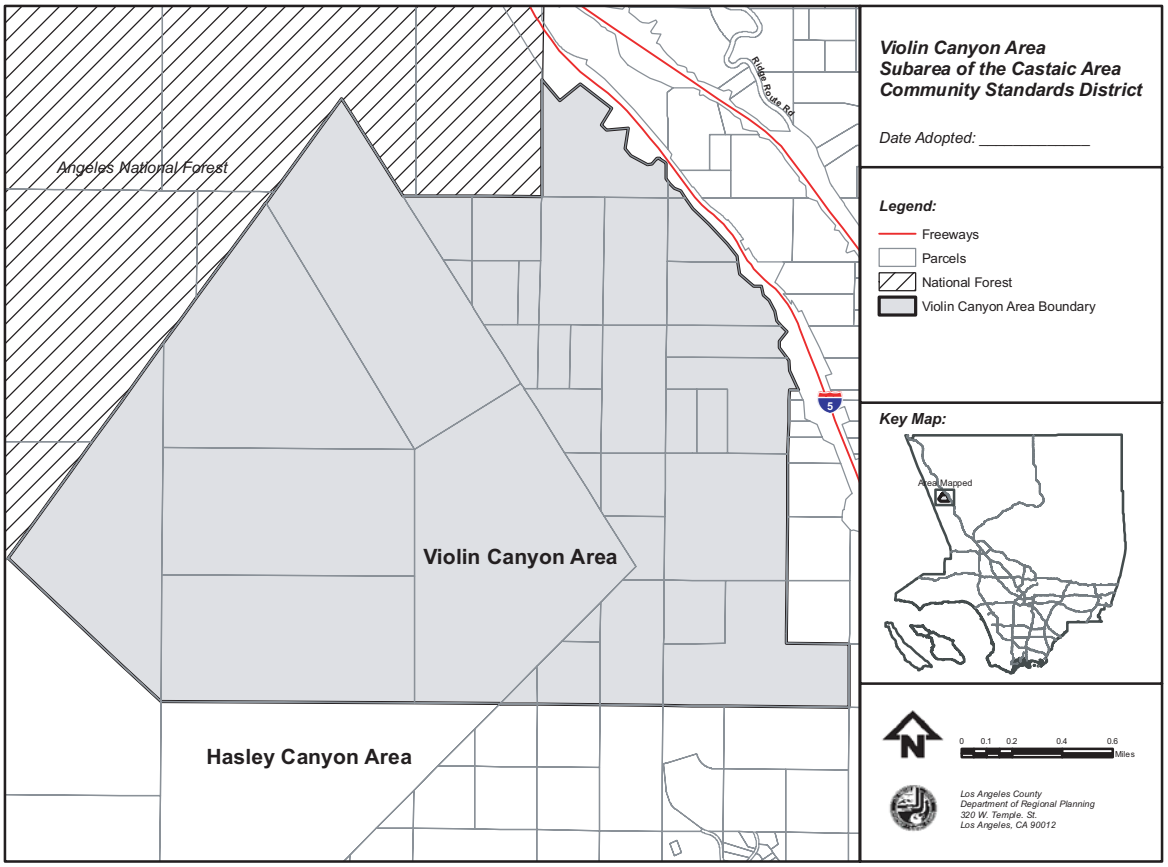
Miles
Los Angeles County
Department of Regional Planning
320 W. Temple. St.
Los Angeles, CA 90012


Angeles National Forest
Ridge Route Rd.
5
Violin Canyon Area
Hasley Canyon Area
Violin Canyon Area
Subarea of the Castaic Area
Community Standards District
Date Adopted: _____
Legend:
Freeways
Parcels
National Forest
Violin Canyon Area Boundary
Key Map:
Area Mapped
N
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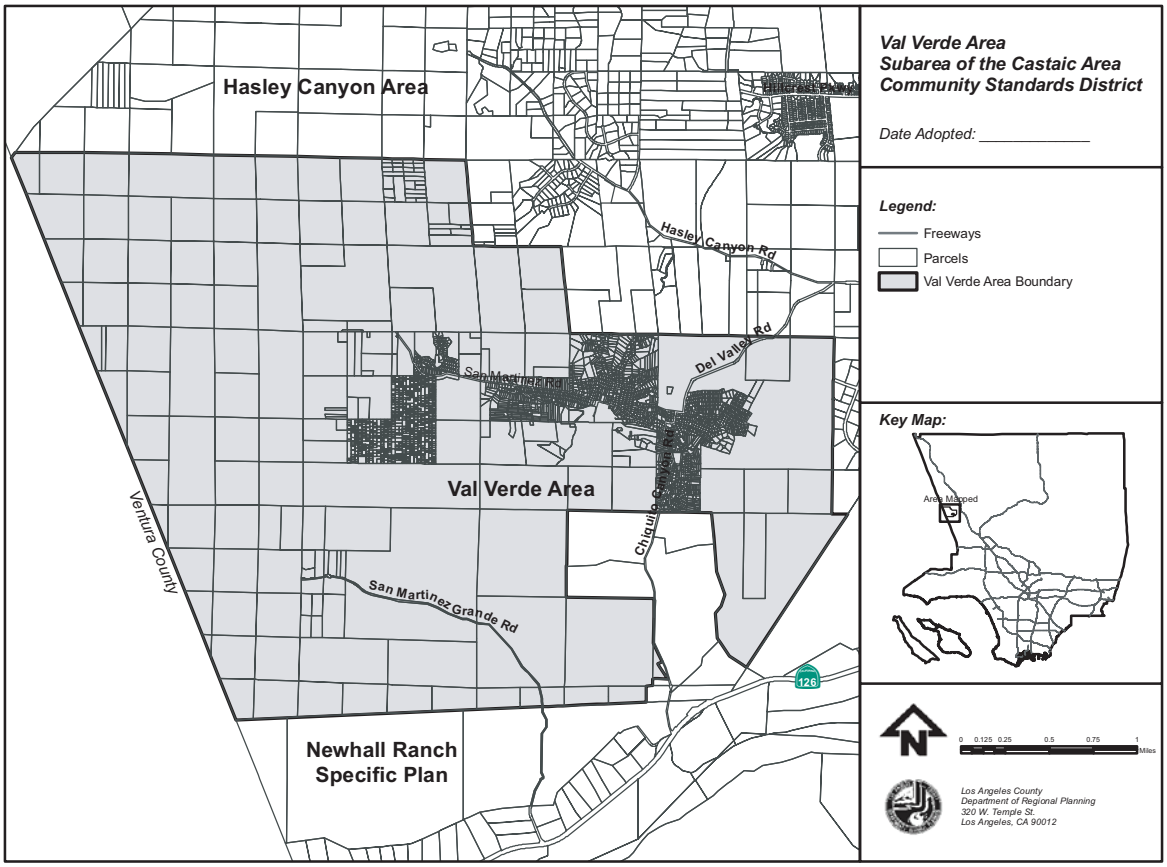
Miles
Los Angeles County
Department of Regional Planning
320 W. Temple. St.
Los Angeles, CA 90012


Hasley Canyon Area
Val Verde Area
Newhall Ranch
Specific Plan
Ventura County
Hasley Canyon Rd
Del Valle Rd
San Martinez Grande Rd
Chiquito Canyon Rd
126
Val Verde Area
Subarea of the Castaic Area
Community Standards District
Date Adopted: _____
Legend:
Freeways
Parcels
Val Verde Area Boundary
Key Map:
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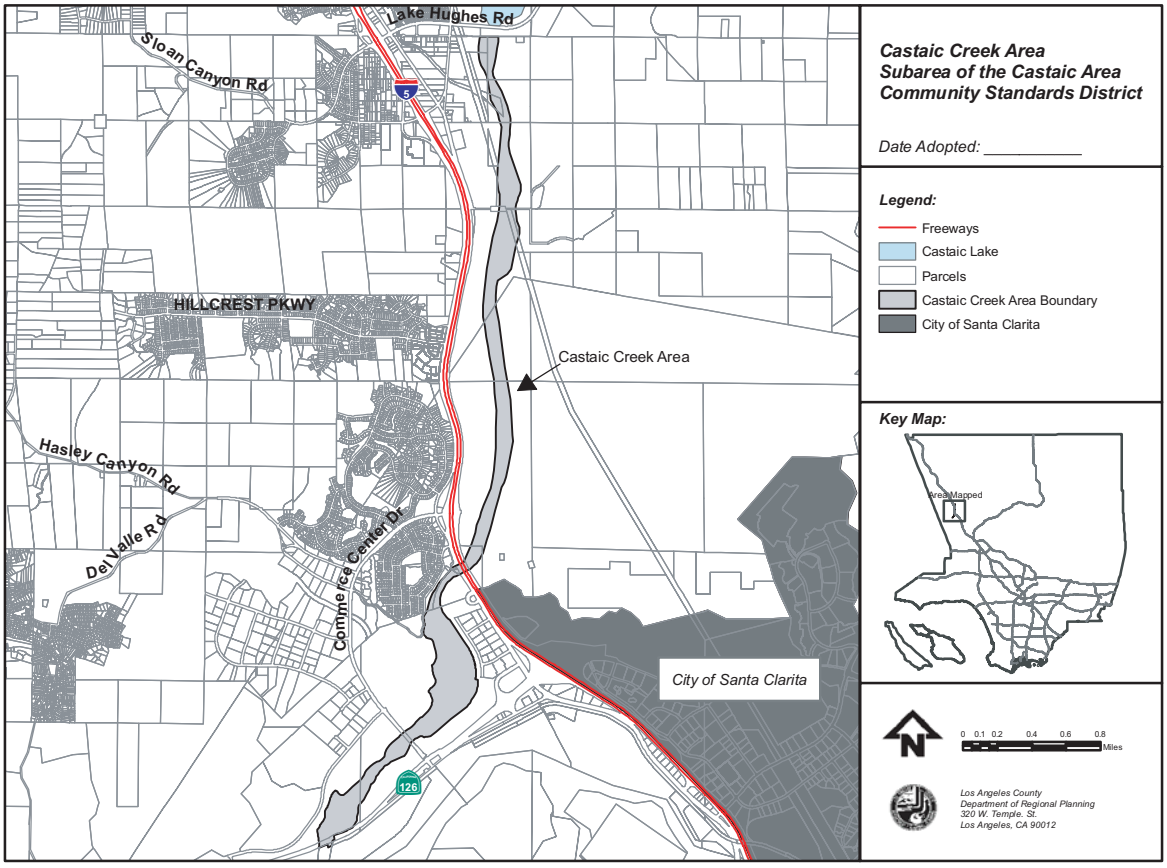
Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012


Lake Hughes Rd
Sloan Canyon Rd
5
HILLCREST PKWY
Castaic Creek Area
Hasley Canyon Rd
Del Valle Rd
Commerce Center Dr
City of Santa Clarita
126
Castaic Creek Area
Subarea of the Castaic Area
Community Standards District
Date Adopted: _____
Legend:
Freeways
Castaic Lake
Parcels
Castaic Creek Area Boundary
City of Santa Clarita
Key Map:
Area Mapped
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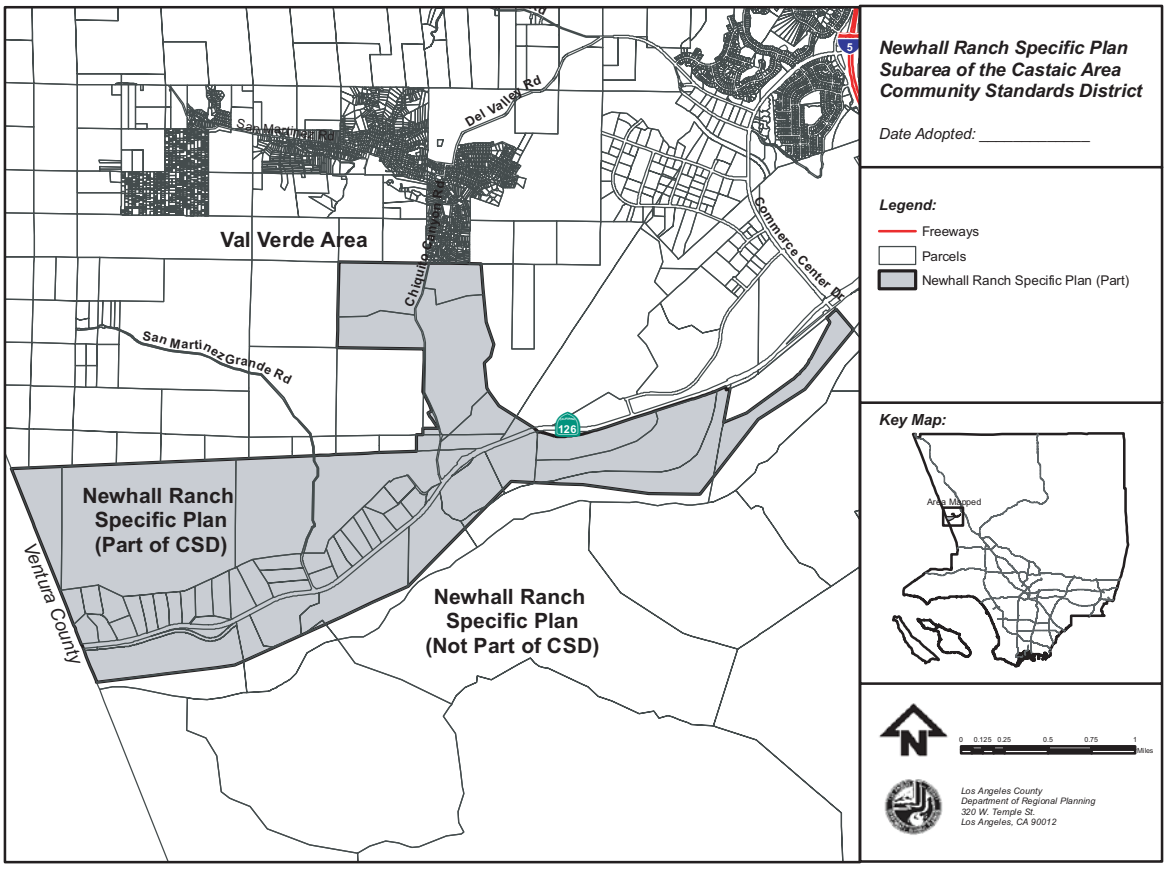
Miles
Los Angeles County
Department of Regional Planning
320 W. Temple. St.
Los Angeles, CA 90012


Newhall Ranch Specific Plan
Subarea of the Castaic Area
Community Standards District
Date Adopted: _____
Legend:
Freeways
Parcels
Newhall Ranch Specific Plan (Part)
Key Map:
Area Mapped
Val Verde Area
Del Valle Rd
San Martinez Grande Rd
Commerce Center Dr
Newhall Ranch
Specific Plan
(Part of CSD)
Newhall Ranch
Specific Plan
(Not Part of CSD)
Ventura County
5
126
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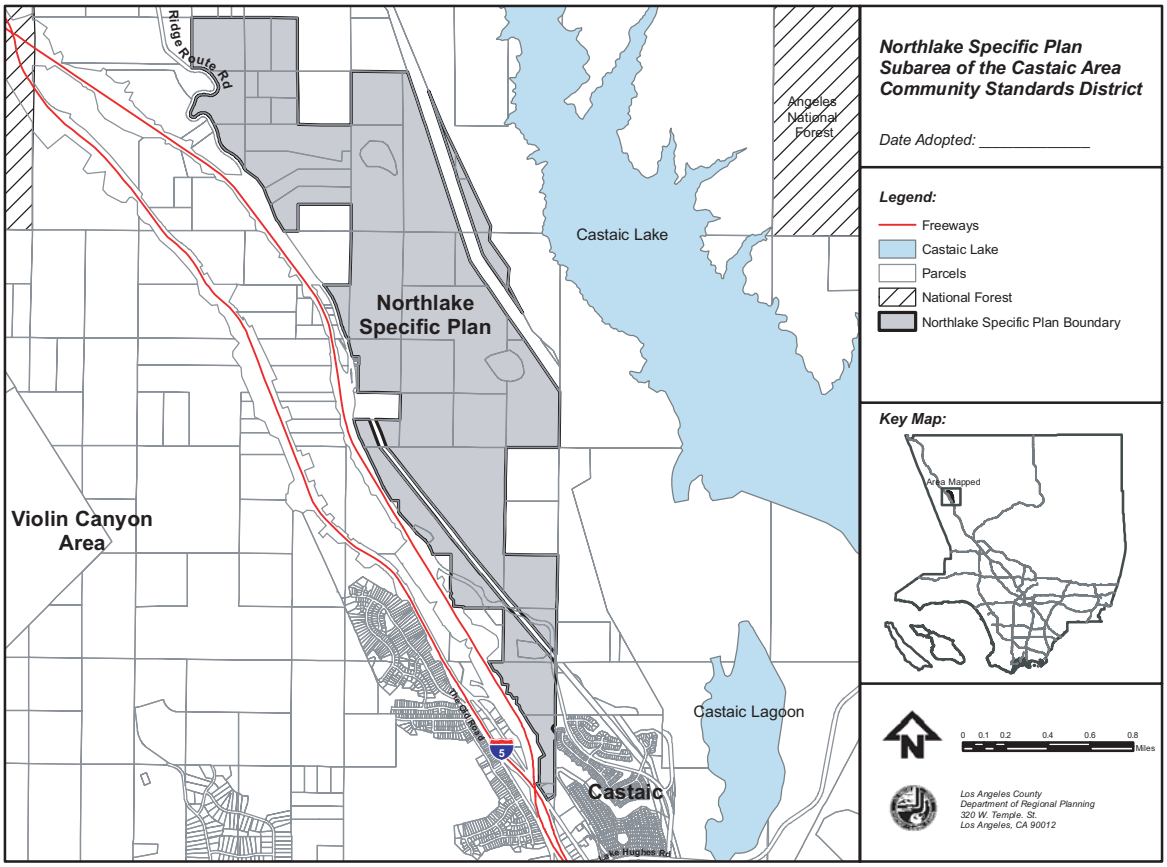
Miles
Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012


Ridge Route Rd
Angeles National Forest
Castaic Lake
Northlake Specific Plan
Violin Canyon Area
Castaic Lagoon
Castaic
Lake Hughes Rd
5
Northlake Specific Plan Subarea of the Castaic Area Community Standards District
Date Adopted: _____
Legend:
Freeways
Castaic Lake
Parcels
National Forest
Northlake Specific Plan Boundary
Key Map:
Area Mapped
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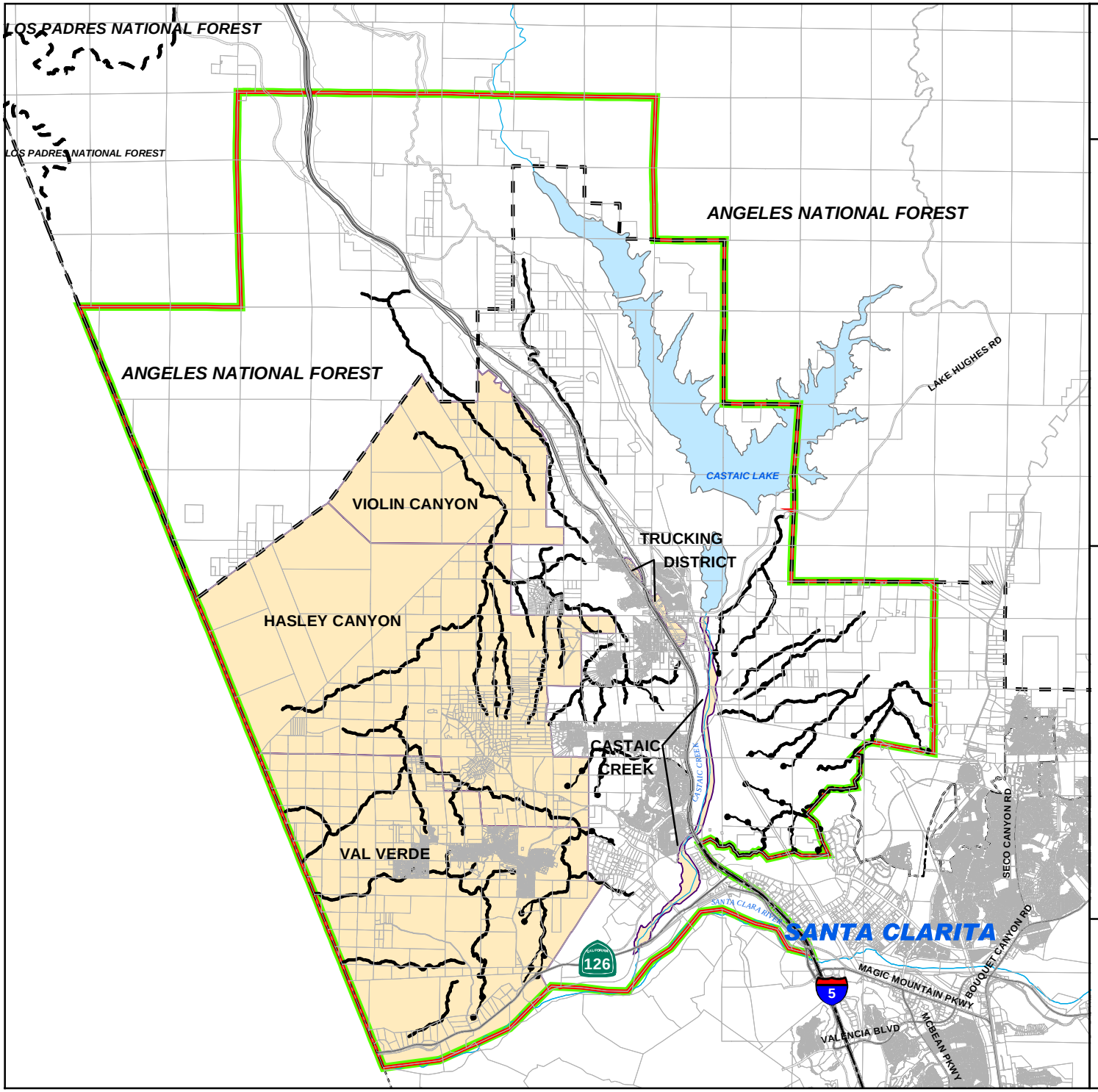
Los Angeles County
Department of Regional Planning
320 W. Temple. St.
Los Angeles, CA 90012



CASTAIC AREA

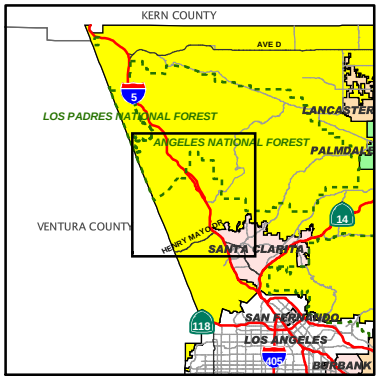
Community Standards District

Significant Ridgelines

LEGEND:

- Town Council Boundary
- Proposed CSD Boundary
- Area Specific Standards
- Significant Water Bodies
- Parcel Boundary
- City Boundary
- Forest Boundary
- Primary Ridgeline
- Secondary Ridgeline
- Freeways
- Highways
- Arterials
- Selected Streams

VICINITY MAP



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Scale: 1 inch = 2 miles

Map prepared by DRP GIS Section on 6/30/03