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:

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 22.172 (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 22.172.020.G. 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.B (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 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 Public Works, where 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 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 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 Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by 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 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 22.114.050.C, signs within this CSD shall not display more than two sign faces;

3. Notwithstanding the provisions of Section 22.114.050.K, the height of signs within this CSD shall be measured from the average finished grade at the base of the sign; and

4. Sections 22.114.090 (Business Signs-In Agricultural and Special Purpose Zones) through 22.114.210 (Temporary Subdivision Sales, Entry, and Special-Feature 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 22.114.120.D (Location of Signs);

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 22.114.120.D (Location of Signs) 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 22.114.190 (Directional and/or 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 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 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 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 22.80.080 (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. 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 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 Parks and Recreation; and

d. If a subdivision project proposes to modify an existing trail easement, the subdivider shall seek 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 Parks and Recreation determines that no other location would be suitable. In the event that 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 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 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 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 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 22.104 (Hillside Management Areas), where a subdivision project proposes to create more than four lots 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, small-scale solar energy systems, and small-scale wind energy systems, shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline; and

2. Any modification to Subsection H.1, above, shall require a Conditional Use Permit (Chapter 22.158), in compliance with Section 22.304.090 (Modification of Development Standards).

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.B (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 22.140.170 (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

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 22.112.040.C (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 be subject to a Variance (Chapter 22.194) application;

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;

3. Modification of the development standards specified in Section 22.304.070.H (Significant Ridgeline Protection) shall be subject to the provisions of Subsection D, below; and

4. Modification of all other development standards in this Chapter shall be subject to a Conditional Use Permit (Chapter 22.158) application.

B. Notification 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. Modification of Yard Requirements.

1. Applicability. Modification to Section 22.304.070.A.2 (Yard Requirements) shall be subject to a Yard Modification (Chapter 22.196) application and this Subsection C.

2. Notification. The application shall comply with all noticing requirements as required by a Yard Modification (Chapter 22.196) application, except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll.

3. Additional 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 this CSD that warrant the requested yard modification; and

b. 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).

D. Modification of Significant Ridgelines.

1. Applicability. Modification to Section 22.304.070.H (Significant Ridgeline Protection) shall be subject to a Conditional Use Permit (Chapter 22.158) application and this Subsection D.

2. Additional Findings.

a. 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. 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.

FIGURE 22.304-A: AGUA DULCE CSD BOUNDARY

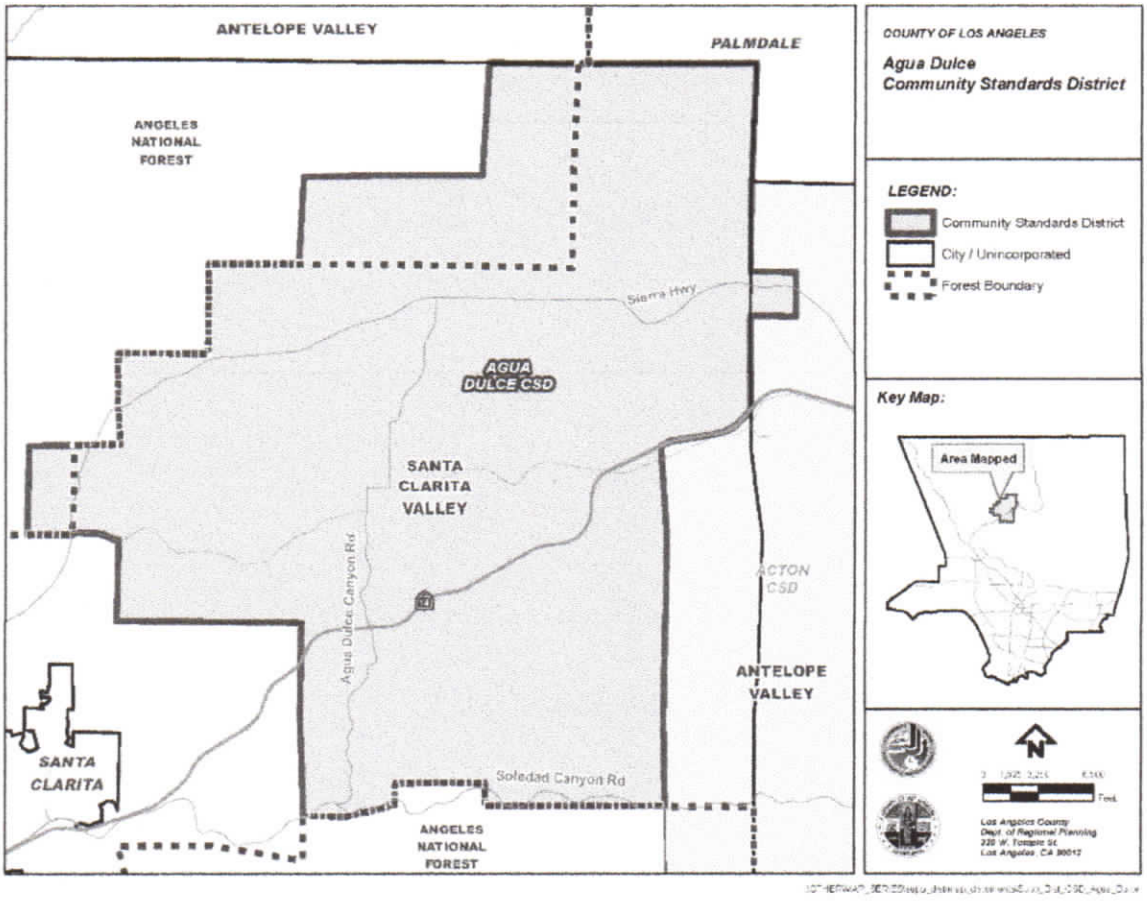
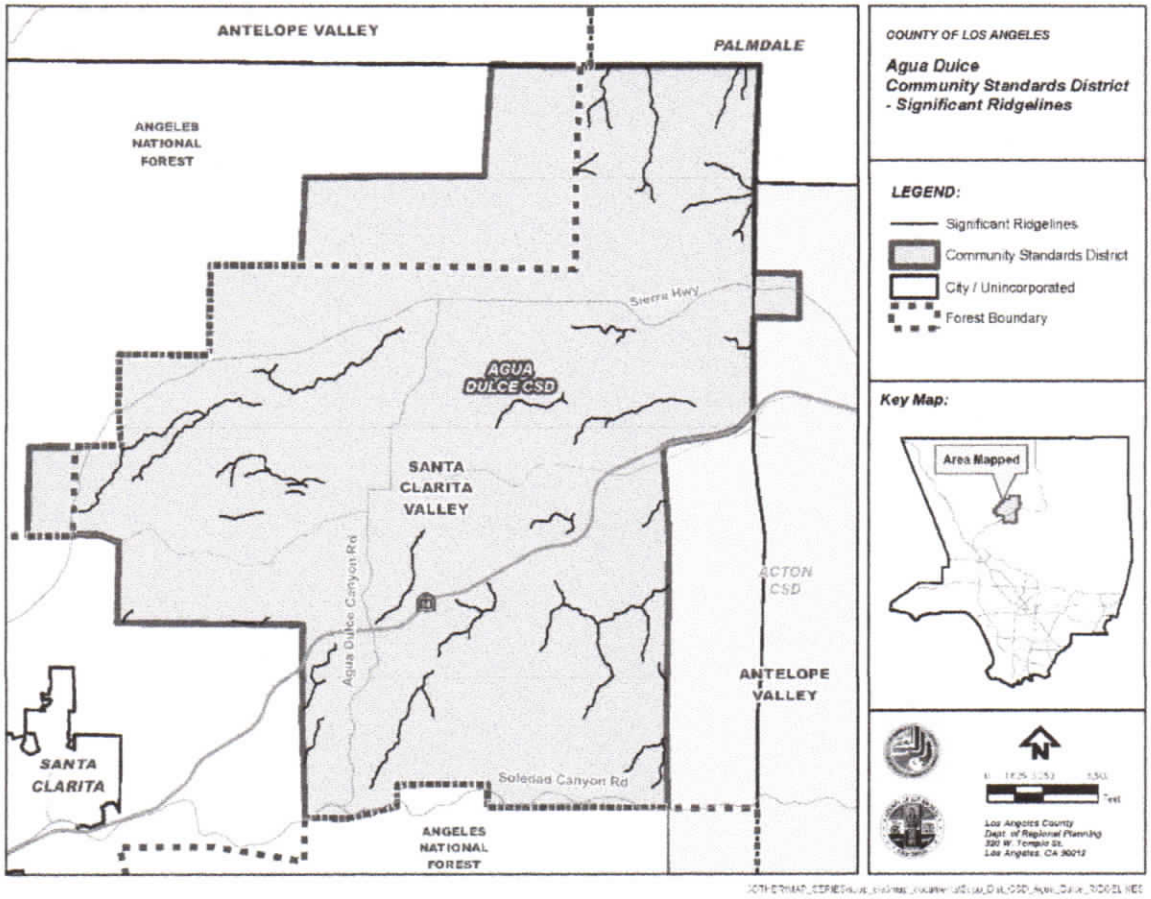


FIGURE 22.304-B: SIGNIFICANT RIDGELINES



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.