

# Habitat Connectivity and Wildlife Corridors

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VENTURA COUNTY PLANNING COMMISSION HEARING

JANUARY 31, 2019

VENTURA COUNTY PLANNING DIVISION



# Presentation

## Project Background/Purpose

## Project Components

- Maps / Overlay Zones
- Non-Coastal Zoning Ordinance Revisions, including zoning map revisions (NCZO Article 18)
- General Plan Amendments
- CEQA Exemption

## Staff Recommendations

# What is a Wildlife Corridor?

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- Natural habitat areas or largely undeveloped lands that can facilitate movement, migration, foraging, breeding and dispersal of multiple animal or plant species.
- The degree to which these lands support wildlife movement depends on both the physical setting and the behavioral response of plants and animals to the physical setting.

# Why do Corridors Matter?

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## **Movement through habitats is essential for wildlife and native plant survival**

- Protect Ventura County's biological diversity (plants and animals)
- Allow animals to find food, shelter, establish home ranges
- Protect against die-off due to diseases, periodic loss of food resources, and inbreeding
- Provide crucial habitat after fires (riparian areas are key for post-fire survival)



# Direction from Board of Supervisors

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- 2011** BOS approved Initial Study Assessment Guidelines (ISAGs) updates that require evaluation of potential impacts to wildlife movement / corridors for discretionary projects. Cites *South Coast Missing Linkages Report* as a source for identifying wildlife corridors.
- 2015** BOS approved consultant contract for General Plan Update that included wildlife corridors program, but ultimately elected to prioritize project ahead of GPU.
- 2017** BOS approved scope of work to establish project objectives and support development of most comprehensive set of regulatory tools.

# Stakeholder Outreach and Input

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## Project Input:

- **Sought input from:** farmers, ranchers, property owners, interest groups, non-profits, oil and gas industry representatives, state and federal agencies, cities within the County, County agencies, experts on wildlife movement and corridors, academic researchers, the general public.
- Hosted three stakeholder meetings to present project direction and regulatory options.
- Maintained project website throughout course of project.
- Toured local ranches and oil and gas development sites.
- **Several modifications to the ordinance were made based on input:** fencing regulations, added exemptions, parcel size thresholds used for the compact siting standards, refinements to the crossing structure identification methodology, standards for essential lighting and security lighting, and allowances made for invasive plants that are grown for commercial agricultural purposes.

# PROJECT:

## Purpose

## Intent

## Objectives

**Purpose** – Preserve and enhance habitat connectivity.

**Intent** - Ensure that development is designed and constructed to allow native wildlife and plant species to move or migrate between natural lands, while protecting individual property rights.

### **Objectives**

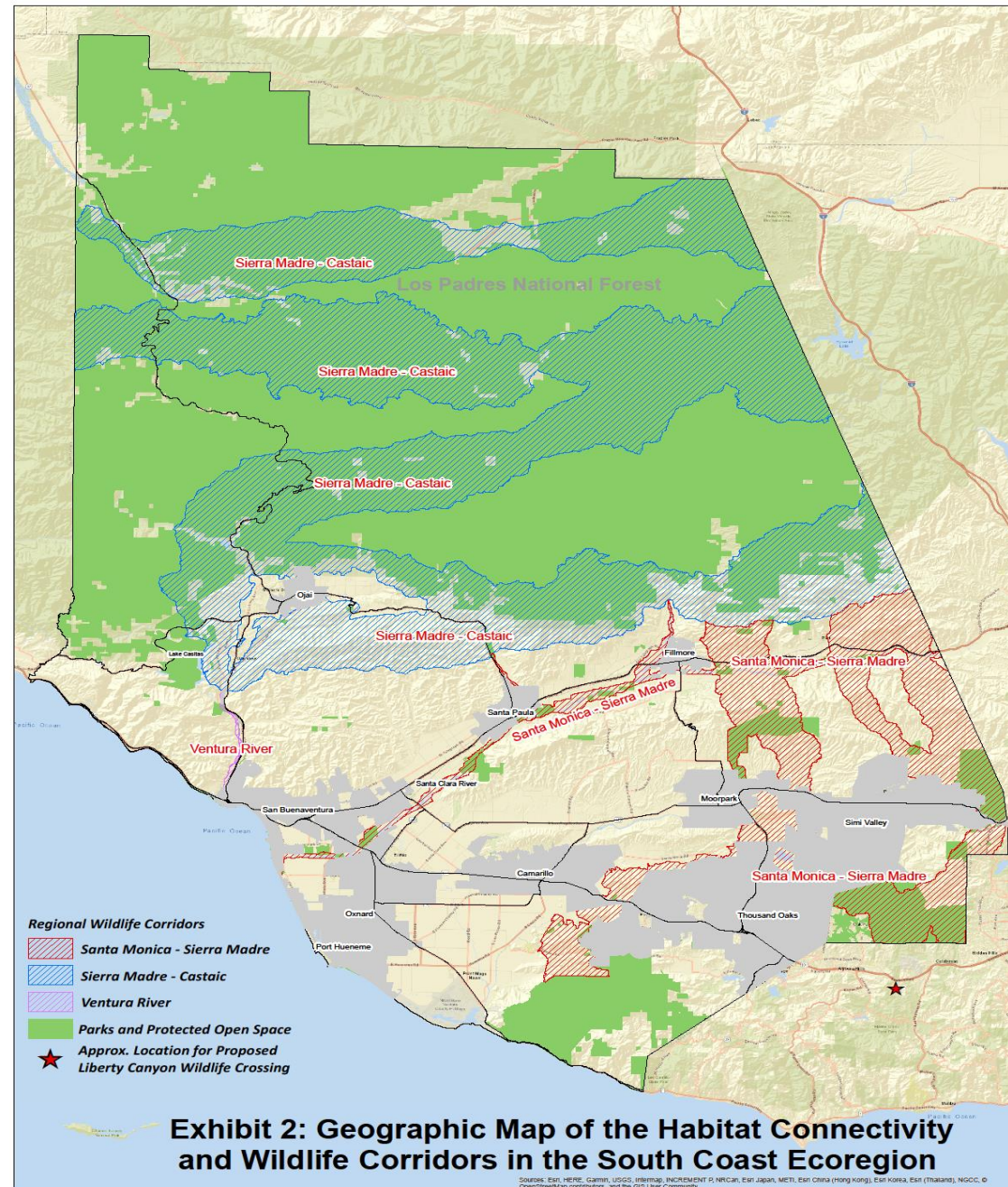
- Minimize Indirect Barriers
- Minimize Direct Barriers
- Minimize Vegetation Loss and Habitat Fragmentation
- Protect/Enhance Chokepoints

# Habitat Connectivity and Wildlife Corridor Map

Sierra Madre - Castaic  
(East/West)

Santa Monica – Sierra Madre  
(North/South; includes Simi Hills and Santa Clara River)

Ventura River







# Delineating Corridors – South Coast Missing Linkages Project

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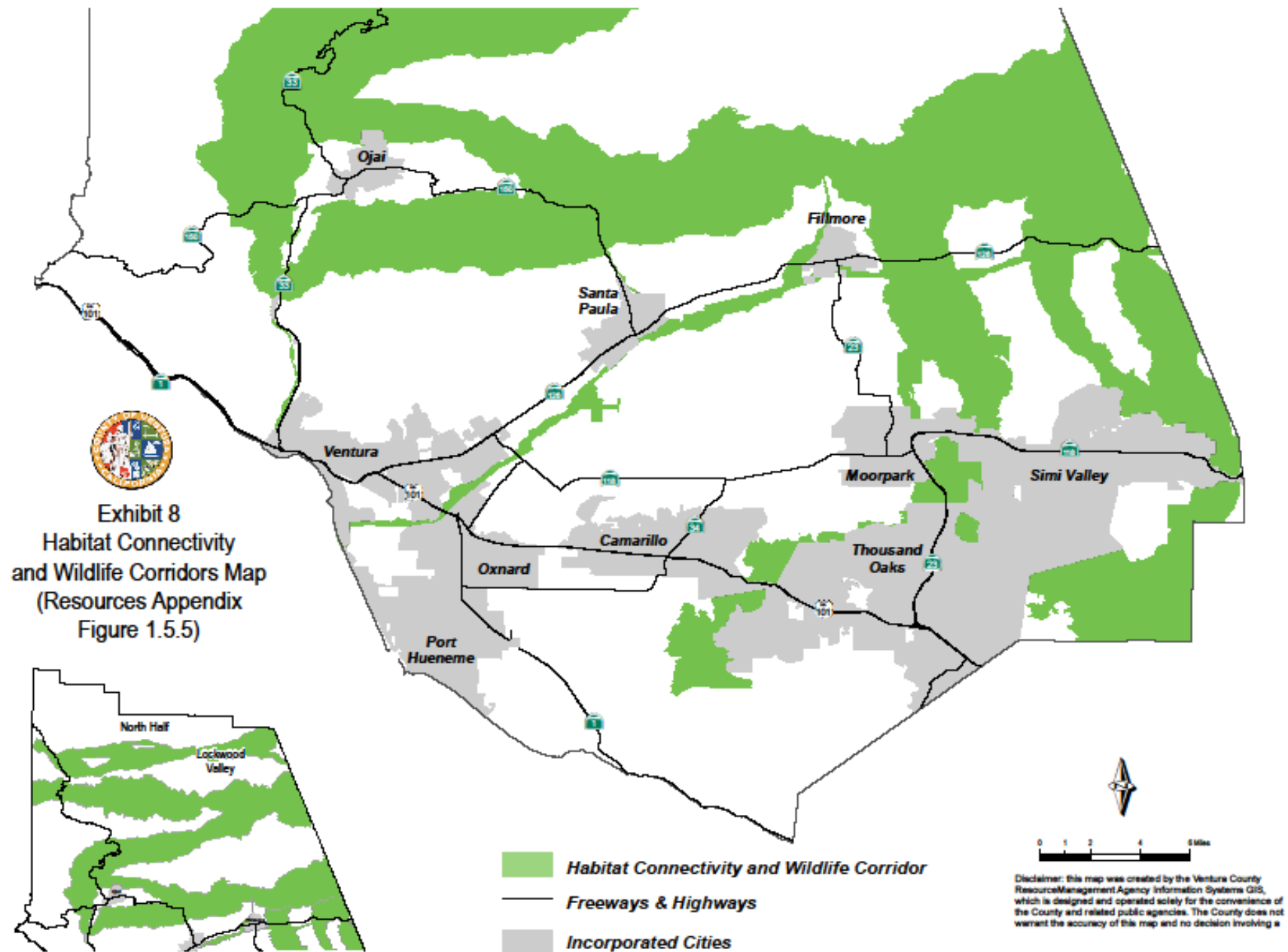
- Large group of scientists, regulators, academics, land managers, private property owners, businesses, and non-profits worked together to select animal and plant species to represent a diversity of habitat needs and movement patterns. (“Focal species”)
- SC Wildlands (a science-based nonprofit focusing on connectivity) conducted GIS analyses and field work based on this information to delineate linkage designs.
- Identified best potential movement routes to support “live-in” and “move-through” habitats between the targeted areas for the selected focal species.
- Reports/Linkages were completed in 2005-06. More recently (2010), Caltrans and CA Dept. of Fish and Wildlife conducted a state-wide connectivity analysis and linkage results were almost identical to the ones generated by the SCML Project. Other very recent mapping efforts (TNC/2018) also show similar results.

# South Coast Missing Linkages Project

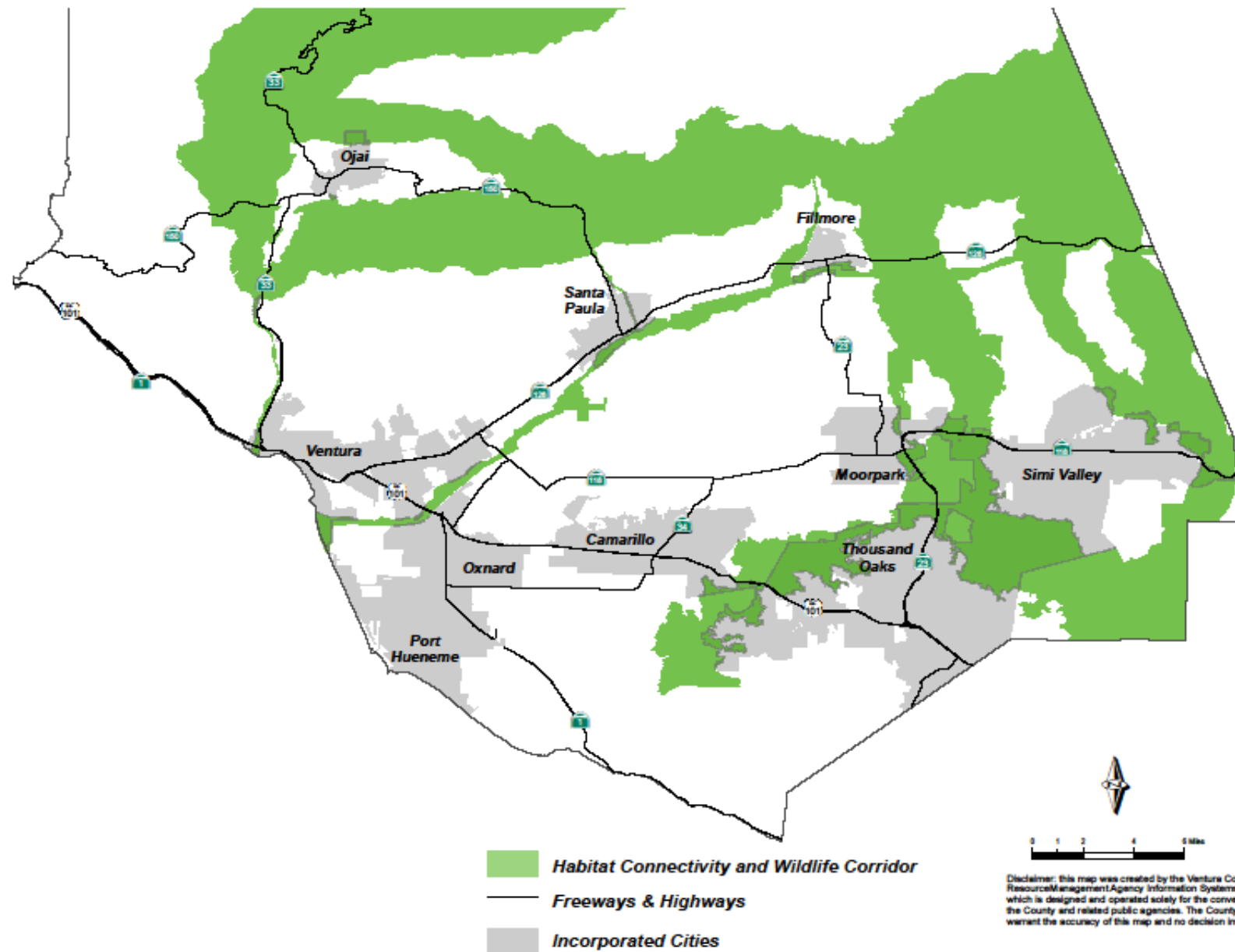
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**Linkage maps from SCML Project have been used by other jurisdictions and public agencies throughout California**

- *California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California* by **Caltrans and the California Department of Fish and Game**. (2010) This project mapped habitat connectivity throughout the entire state.
- The **County of Los Angeles** has included the Simi Hills/Santa Susana area (as well as other areas mapped by the SCML project) as part of its Significant Ecological Areas (SEAs) program.
- **Southern California Association of Governments** has incorporated the SCML maps into its open space planning for the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy.
- The **four Southern California National Forests** (Los Padres, Angeles, San Bernardino, and Cleveland) have incorporated the SCML into their Resource Management Plans.







# Corridor Map Details

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## **Corridor Map / Overlay Zones proposed as part of this project (HCWC Overlay Zone):**

- Santa Monica – Sierra Madre (North/South; includes Simi Hills and Santa Clara River)
- Sierra Madre – Castaic (East / West)
- Ventura River
  - Included as part of Initial Study Assessment Guidelines since 2011
  - Cited in General Plan as a resource that provides for migration corridors
  - Federal and state environmental documents note importance as a corridor
  - Penrod/SCML clarification regarding absence from 2008 report
  - Referenced in January 2017 Board letter as a corridor to be included in project scope

# Corridor Statistics – Unincorporated Area

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- 7,380 parcels (Errata)
- 397,535 acres (Errata)
- Three zones make up 88 % of the parcels, but two zones account for almost all the acreage :
  - Open Space Zone – 43% of parcels / 86% of acreage
  - Rural Exclusive/Single Family Estate – 32% / 0.70% of acreage
  - Agricultural Exclusive – 13% / 12% of acreage
- 20% of total parcels are owned by a public agency
- ~ 100,000 acres (23%) of land within the Corridors are within the burn areas of the Thomas, Hill, and Woolsey fires

# Critical Wildlife Passage Areas

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**Three subareas identified within larger corridor – Areas at high risk of functional connectivity loss.**

- Depicted as separate Overlay Zones

Portions of Oak View

Simi Hills

Tierra Rejada Valley

# Regional Context

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**Dr. Seth Riley –National Park Service, Wildlife Ecologist and adjunct professor at UCLA**

He is an expert on the impacts of urbanization and fragmentation on wildlife.

# Project Components

Based on BOS direction, the project includes a General Plan Amendment and NCZO revisions.

Regulatory Mechanisms in Zoning Ordinance	Project Objective
Limits on outdoor night lighting	Minimize indirect barriers
Buffers around Surface Water Features	Minimize Vegetation Loss and Habitat Fragmentation
Buffers around road crossings	Minimize Vegetation Loss and Habitat Fragmentation
Limits on impermeable fencing	Minimize direct barriers
Encourage Compact Siting in CWPAs	Minimize Vegetation Loss and Habitat Fragmentation, Protect/Enhance Chokepoints
Prohibit intentional planting of invasive plants	Minimize Vegetation Loss and Habitat Fragmentation

# Regulatory Approach

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Two potential regulatory approaches for the ordinance were considered:

- Develop flexible standards to apply on a case-by-case basis through a discretionary permit OR “One size fits all” (hard rules) that require specific development standards to be followed.
- Proposed ordinance: Uses flexible approach.
- Prohibitions are very limited: Intentional planting of invasive plants, prohibitions on certain types of lighting, (e.g., strobe lights and blinking lights), and uncapped fence posts to keep small birds and animals from falling in and dying.

# Rebuilding After Fire

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The proposed ordinance allows for rebuilding structures and fences after fire.

## **Thomas Fire and Woolsey-Hill Fire Areas**

Structures affected may be rebuilt to their original state if a complete building permit application is submitted to the Building and Safety Division before the application deadline in the NCZO. (ERRATA)

## **For structures and fences involuntarily destroyed by fire (and other natural disasters)**

Owners may rebuild to original state if less than 50% of the structure was damaged or destroyed. If more than 50% is damaged or destroyed, the Corridor regulations would apply. This standard is based on the existing language in the zoning ordinance. Owners have three years to complete the building permit application. (ERRATA)



# Lighting

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- ❑ **Intent of regulations** – To minimize potential impacts of outdoor night lighting on wildlife behavior. (Board of Supervisors objective: To minimize indirect barriers)
  
- ❑ **Why it matters / Relationship to wildlife movement**
  - Artificial lights can cause disorientation for nocturnal animals and insects, including pollinators
  - Disrupts feeding, mating, movement, predator-prey interactions
  
- ❑ **Aligns closely with recently-adopted Dark Sky Ordinance**
  - Lighting terms - Definitions (Exhibit 18 of packet)
  - Many identical provisions (greenhouse regulations, outdoor sporting events, essential lighting, security lighting)

# Lighting - Exemptions

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- Lighting for facilities, equipment, or activities that is subject to preemptive state or federal regulations
- Lighting in the road right-of-way installed by a public agency
- Temporary emergency lighting
- Intermittent lighting needed for nighttime agricultural activities and oil and gas exploration
- Seasonal or festive lighting
- Lighting for a home swimming pool or legally-authorized camp. (Errata)
- Lighting that is 60 lumens or less

# Lighting

## General Regulatory Approach:

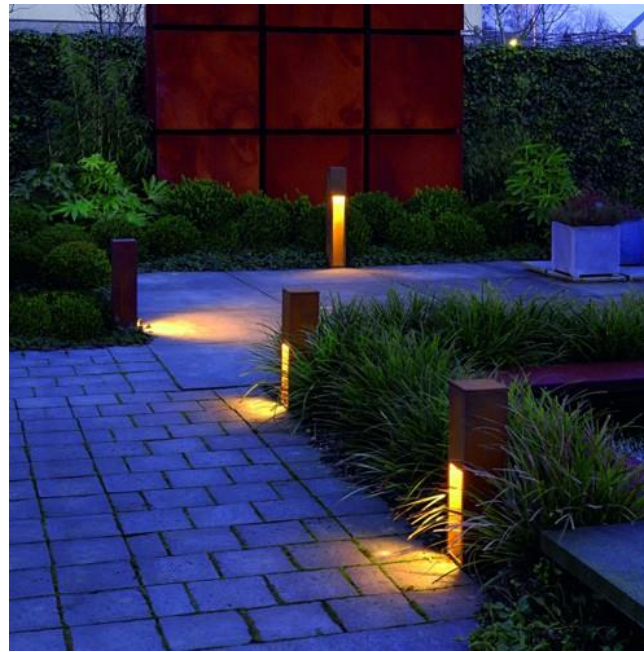
Shield, direct downward and away from natural areas

Limit brightness

Limit fixture heights

Require “warmer” color lights

Night lighting for enclosed agricultural operations



Fully Shielded



Porch lights and under-eave lights may be partially shielded



# Lighting

## General Regulatory Approach:

Shield, direct downward and away from natural areas

Limit brightness

Limit fixture heights

Require “warmer” color lights

Night lighting for enclosed agricultural operations

WATTS vs. LUMENS	
(ENERGY USED) (BRIGHTNESS)	
Traditional Bulb (10lm/watt)	LED Bulb (100lm/watt)
40w 0-450 lumens	2-5w 0-450 lumens
60w 500-850 lumens	6-9w 500-850 lumens
75w 900-1150 lumens	11-14w 900-1150 lumens
100w 1200-1650 lumens	15-17w 1200-1650 lumens

LEDs use significantly less watts (energy) to emit the same brightness (lumens) as your traditional incandescent bulb.



Security lighting – Motion sensors are required if brighter than 850 lumens.

## Lumens - Lighting Intensity

Max. 850 lumens, except:

- Security lighting (2,600 lumens)
- Outdoor recreational lighting (2,600 lumens)
- Walkway/Driveway (100 lumens)
- *Essential Luminaire* - Used for safety purposes, security lighting, to illuminate walkways, driveway, building entrance; Can remain on if used for circulation areas and building entrances.





All path lights shown are 90 lumens or less and cost less than \$30 each.

# Lighting

## General Regulatory Approach:

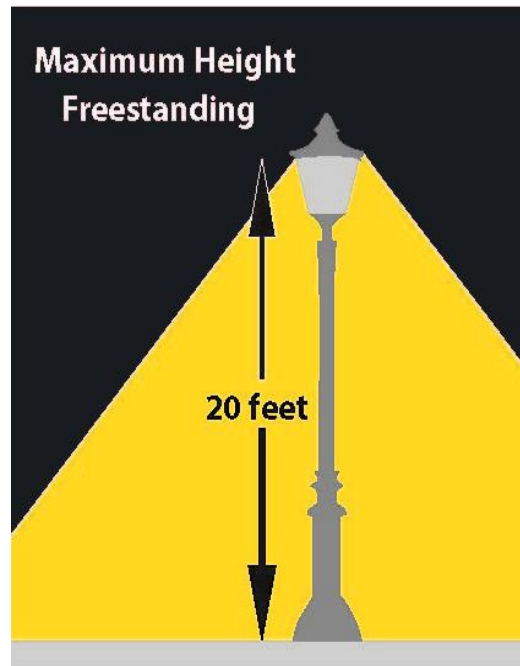
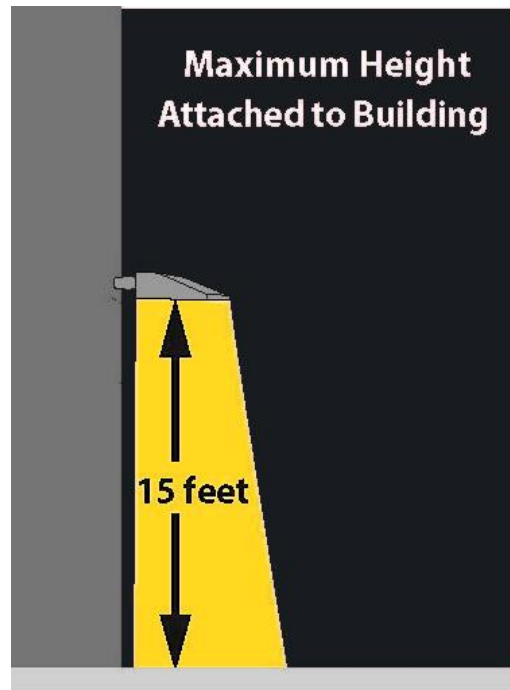
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Require “warmer” color lights

Night lighting for agricultural operations



## Maximum Height Allowance

### Attached to -

Structures = 15 feet max.

Fences = no higher than height of fence

### Freestanding –

For walkways, driveways, or hardscaping = 2 feet max.

All other freestanding = 20 feet max., unless specified by permit

# Lighting

## General Regulatory Approach:

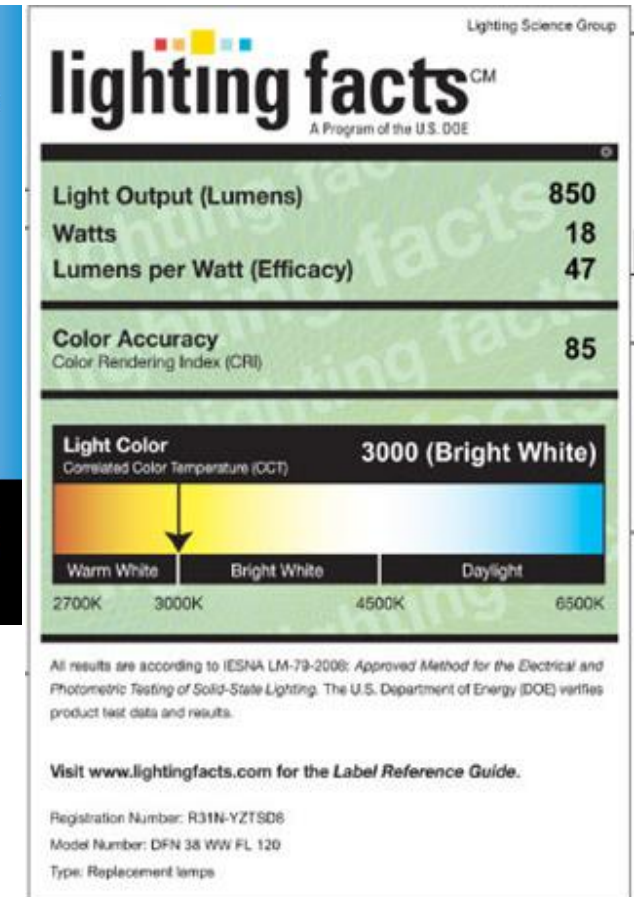
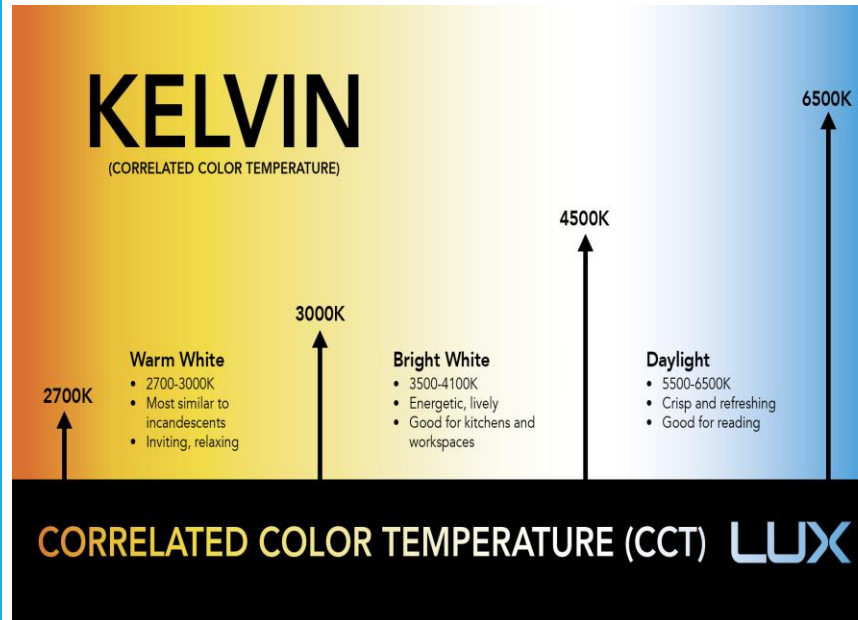
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Limit fixture heights

Require “warmer” color lights

Night lighting for enclosed agricultural operations





# Lighting

## General Regulatory Approach:

Shield, direct downward and away from natural areas

Limit brightness

Limit fixture heights

Require “warmer” color lights

Night lighting for agricultural operations



Applies when night lighting is installed within new and retrofitted transparent or translucent structures (e.g., greenhouses)

- From 10:00 p.m. to sunrise:
  - Fully- or partially-shielded directional lighting; and
  - Blackout screening for walls and roof



# Prohibited Lighting

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- Permanently installed lights that blink, flash, rotate, strobe
- Perimeter lighting except for security lighting that complies with security lighting standards, (motion sensor)
- If lights exceed 60 lumens, uplighting of landscapes, or for aesthetic purposes between 10:00 p.m. and sunrise is not allowed.
- Existing prohibited lighting must comply with ordinance one year after the ordinance effective date.

Type of Lighting	Timing	Notes
<b>Newly-installed or replacement lighting</b>	Ordinance effective date	
<b>Existing lighting</b> (not otherwise prohibited or permitted as part of a discretionary permit)	May remain in place; but must comply with certain standards as noted one year after effective date.	Non-conforming lighting (not considered “essential”) turned off betw. 10 p.m. and sunrise, or when people are no longer present. All lighting should be directed downward, if possible.
<b>Existing lighting</b> (approved and installed as part of active discretionary permit)	At least three years after ordinance effective date	Non-conforming lighting must be modified or replaced on approval of a minor or major permit modification. Replacement lighting may be phased in within a reasonable time after the three-year period.
<b>Existing Prohibited Lighting</b>	One year after ordinance effective date	Existing aesthetic uplighting can still be used by must be turned off between 10 p.m. and sunrise.

# Lighting Misconceptions

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The ordinance will not allow people to enjoy their property at night if they do not replace light fixtures with those that comply with new regulations.

**Existing lights can remain on if people are still present in the area being illuminated.**

Walkway and driveway lumen limit will promote accidents for people in back yards, patios and passage ways.

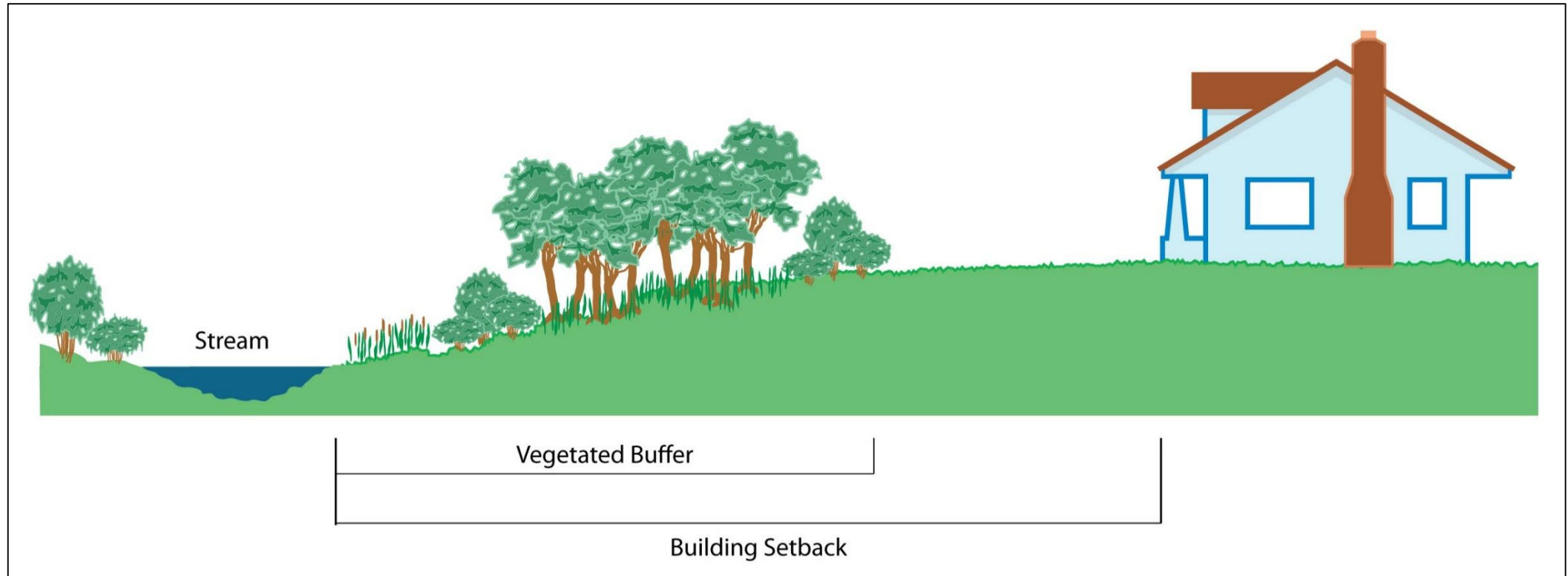
**Lights with 850 lumens can be used in backyards and patios to allow for brighter lighting. Proposed regulations do not limit the number or spacing of walkway /driveway fixtures that can be installed.**

I can't use security lights to keep my property and family safe.

**Security lighting with up to 2,600 lumens can be installed with motion sensors. *Essential luminaires* can be left on if used to light up circulation area or building entrances. Security lighting used for agricultural uses on AE/OS/RA-zoned lots and **oil/gas facilities** are not subject to motion sensor requirement. (ERRATA)**

# Surface Water Features

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# Buffers for Surface Water Features

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- ❑ **Intent of Regulations** – Minimize impacts to riparian areas and disturbances to wildlife in riparian areas by limiting the amount of vegetation removed within these areas. (Board of Supervisors objective: Minimize Vegetation Loss and Habitat Fragmentation)
- ❑ **Why it matters / Relationship to wildlife movement** – Surface water features, including drainages that are dry most of the year, can provide plants and wildlife with a path to move through a landscape.
  - SWFs provide food and areas for breeding and resting
  - Local research shows SWFs are especially important for post-fire survival.
- ❑ **Applicability** - SWFs throughout the HCWC Overlay Zone; based on National Wetlands Inventory; Does not include agricultural ponds or “human-made” ponds, marshes, etc.

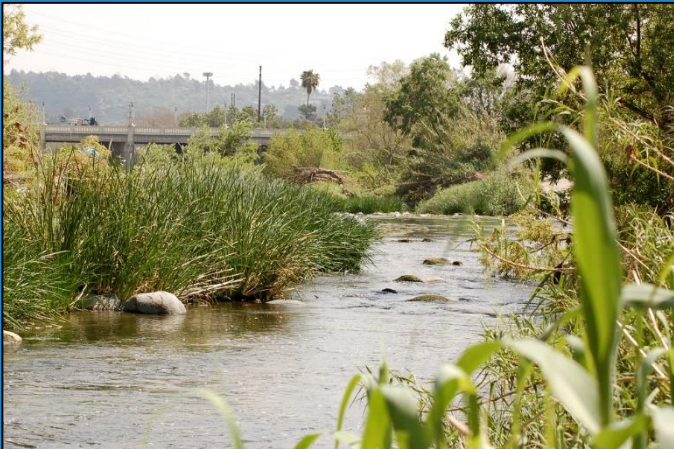
# Surface Water Feature Exemptions

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## **Types of vegetation modification and development within buffer areas that are exempt:**

- Planting/harvesting of crops or orchards that will be commercially sold
- Livestock grazing
- Conducted to comply with a condition of an existing County-approved land use entitlement, for existing legally-established structures
- Conducted to comply with any federal, state or local law or regulation, or performed by a public agency on publicly owned- or maintained-property
- Conducted on land owned or maintained by a conservation organization for the purpose of maintaining or enhancing functional connectivity
- Development within a public road right-of-way
- Development that is dependent on being located within a surface water feature setback (e.g., in-stream mining);
- Modification of intentionally planted landscaping
- Repair or maintenance of an existing, legally-established structure or fence

# Buffers for Surface Water Features – Regulatory Approach



- Limit the amount of vegetation removal within these areas
- Establish a 200-foot wide buffer (setback) around surface water features
- Require a Planning Director-approved permit for new development, installation of wildlife impermeable fencing, and vegetation modification within the buffer area /setback
- Limited vegetation modification allowed annually and is exempt
- Remove invasive plants with a zoning clearance
- Allow “reconsideration” of SWF by Planning Director

# Surface Water Feature Misconceptions

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Surface water features are identified using “antiquated and unreliable satellite imagery”...[T]he maps have “no basis in reality”; Will cause confusion for property owners who won’t be able to determine extent.

- Based on the National Wetlands Inventory (NWI), which provides detailed information on the abundance, characteristics, and distribution of wetlands and vegetation communities that support wetland habitats.
- Produced, maintained, and supported by the United States Fish & Wildlife Service and the Federal Geographic Data Committee, incorporates data from USGS/National Hydrography Dataset
- NWI uses historic hard copy maps, aerial imagery, and deep water and wetland spatial data that are updated.
- RMA has used NWI data to determine potential impacts for discretionary projects for many years.
- Surface water features, (including 200-ft boundary) will already be identified and mapped.
- Ordinance allows for “reconsideration” by Planning Director.



# Road Crossing Structures

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- ❑ **Intent of Regulations** – To facilitate wildlife movement under and across roads by maximizing the amount of vegetative cover for animals using crossing structures. (Board of Supervisors objective: Minimize Vegetation Loss and Habitat Fragmentation)
- ❑ **Why it matters / Relationship to wildlife movement** – Roads can be harmful to wildlife. Many animals die after being struck by cars; roads can disrupt normal animal movements.
  - Crossing can allow for safer passage by animals.
  - Limiting the amount of vegetation removal around crossings can increase their use by animals.
- ❑ **Applicability** - 100 crossing structures (culverts and bridges) throughout the HCWC.

# Road Crossing Structures - Exemptions

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**Types of vegetation modification and development within buffer areas that are exempt:**

- Planting/harvesting of crops or orchards that will be commercially sold
- Livestock grazing
- Conducted to comply with a condition of an existing County-approved land use entitlement, for existing legally-established structures
- Conducted to comply with any federal, state or local law or regulation, or performed by a public agency on publicly owned-or maintained-property
- Conducted on land owned or maintained by a conservation organization for the purpose of maintaining or enhancing functional connectivity
- Development within a public road right-of-way
- Development that is dependent on being located within a crossing structure (e.g. bridge)
- Modification of intentionally planted landscaping
- Repair or maintenance of an existing, legally-established structure or fence

# Evaluation of Crossing Structures

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- Staff evaluated over 400 state and local road crossings (culverts, bridges, overpasses) that are within the HCWC.
- 100 structures were identified as having “high connectivity value” for wildlife passage and would be subject to the regulations. Evaluation criteria included:
  - Presence of vegetation
  - Light visibility at entrances
  - Openness Ratio
  - Suitable habitat nearby
- Consulted with biologists for National Park Service, Caltrans, and the staff from County’s Transportation Division.

# Buffers for Road Crossings— Regulatory Approach



- Limit the amount of vegetation removal within these areas.
- Establish a 200-foot wide buffer (setback) from entry or exit point of a crossing structure.
- Requires a Planning Director-approved permit for new development, additions to existing structures, installation of wildlife impermeable fencing, and vegetation modification within the buffer area /setback.

# Vegetation Modification and Fire Protection

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- Ordinance includes a general exemption for vegetation modification conducted to comply with Ventura County Fire Department rules, ordinances, and protection plans. It applies to both the surface water feature and crossing structure provisions. (Sec. 8109-4.8.3.2 (j))

***Vegetation modification* including *fuel modification* as required by the Fire Protection District (VCFPD) pursuant to the VCFPD ordinance; or pursuant to a Community Wildfire Protection Plan, as amended, or similar fuel modification/wildfire protection plan adopted by the VCFPD; or pursuant to a burn permit approved by the VCFPD. (Errata )**

# Vegetation Modification - Misconceptions

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Rules limiting brush clearance will increase fire danger and they show a lack of consideration for health and safety of county residents.

The Fire Protection District reviewed the proposed ordinance and based on the most recent revisions to the exemption related to VCFPD rules and ordinances, the District believes there are **“sufficient accommodations and exemptions in the ordinance to allow VCFPD the ability to maintain vegetation management and fuel treatments in the proposed wildlife corridors.”**

**(Fire Chief Lorenzen – Exhibit 19)**



# Invasive Plants



Pampas Grass

- ❑ **Intent of regulations** – Limit the spread of invasive plants – limit degradation of habitat within HCWC Overlay Zone. (Board of Supervisors objective: Minimize Vegetation Loss and Habitat Fragmentation)
- ❑ **Why it matters / Relationship to Wildlife Movement** –Invasive plants can increase fire frequency, reduce habitat quality, clog creeks and river systems, outcompete natives for water. All of this can impact functional connectivity and wildlife movement.
- ❑ **Applicability** – Applies throughout the HCWC Overlay Zone
- ❑ **General Requirements** – Intentional planting of invasive plants is prohibited unless planted as a commercial crop or grown as commercial nursery stock.
- ❑ Based on California Invasive Plant Council Invasive Plant Checklist for California Landscaping.

# Fencing

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- ❑ **Intent of regulations** – To minimize barriers to food, water, and shelter; to enhance opportunities for reproduction necessary to sustain genetic diversity. (Board of Supervisors objective: To minimize direct barriers)
  
- ❑ **Why it matters / Relationship to wildlife movement**
  - Movement between protected habitats to access food and water and/or access potential mates can be blocked by impermeable fencing.
  - Larger animals, including birds, can become entangled in impermeable fencing.
  - Smaller animals can become trapped in cavities within open-top (noncapped) fence posts.



# Fencing

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Wildlife Impermeable Fencing – A *fence* or wall, other than a retaining wall, that prevents various species of wildlife including amphibians, reptiles, mammals, birds, from freely passing through with little or no interference. Except for gates and associated gate support components, all portions of a *fence* that include one or more of the following design features is considered *wildlife impermeable fencing*:

- 1) Any *fence* that is higher than 60 inches above grade, inclusive of any wire strands placed above a top rail of a *fence*.
- 2) Electric *fences* comprised of any material or number of electrified strands.
- 3) Any *fence* that is constructed of wrought iron, plastic mesh, woven wire, razor wire, chain link or that consists entirely of a solid surface, such as cinderblock.

# Fencing

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**Applicability** – New or replacement wildlife impermeable fencing **that forms an enclosed area** on lots zoned Open Space (OS) or Agricultural Exclusive (AE), including installation of wildlife impermeable fencing to facilitate livestock grazing.

The standards and requirements of Sec. 8106-8.1 (Fences, Walls and Hedges), as may be amended, also apply.



# Fencing

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An enclosed area is one that is enclosed by wildlife impermeable fencing regardless of whether the fence or wall contains one or more gates or doors that can be opened to allow access. Wildlife impermeable fencing that includes unobstructed vertical gaps of at least 24 inches at intervals of 50 linear feet or less does not form an “enclosed area.”

# Fencing – General Standards

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## Zoning Clearance

- For OS or AE lots with **no wildlife impermeable fencing** as of the ordinance effective date:
  - Up to 10 percent of the cumulative area may be enclosed by impermeable fencing.
  - **Example:** On a 20-acre lot, up to two acres could be enclosed with impermeable fencing with a zoning clearance.
- For OS or AE lots with **existing wildlife impermeable fencing** installed as of the ordinance effective date:
  - Up to 10 percent of the lot area net of the area enclosed by existing wildlife impermeable fencing .

# Fencing – General Standards

## Discretionary Permit

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### Planning Director-Approved Planned Development Permit :

- On OS or AE lots with **no wildlife impermeable fencing** as of the ordinance effective date:
  - Greater than 10 percent of the cumulative area enclosed by impermeable fencing.
  - **Example:** On a 20-acre lot, more than two acres of impermeable fencing would require a PD Permit).
- On OS or AE lots with **existing wildlife impermeable fencing** installed as of the ordinance effective date:
  - Greater than 10 percent of the lot area net of the area enclosed by existing wildlife impermeable fencing.





# Impermeable Fencing Enclosures

Examples of Fencing and Walls Subject to Regulations

Applicable to:

- Habitat Connectivity and Wildlife Overlay Zone on Lots Zoned OS or AE Only
- Critical Wildlife Passage Areas Overlay Zone on Lots Zoned OS or AE Only



All examples are no higher than 60 inches above grade.



## Woven Wire



## Impermeable Fencing Enclosures

Examples of Fencing and Walls Subject to Regulations

Applicable to:

- Habitat Connectivity and Wildlife Overlay Zone on Lots Zoned OS or AE Only
- Critical Wildlife Passage Areas Overlay Zone on Lots Zoned OS or AE Only

All examples are no higher than 60 inches above grade.

## Chain Link and Solid Panels



## Impermeable Fencing Enclosures

Examples of Fencing and Walls Subject to Regulations

Applicable to:

- Habitat Connectivity and Wildlife Overlay Zone on Lots Zoned OS or AE Only
- Critical Wildlife Passage Areas Overlay Zone on Lots Zoned OS or AE Only

All examples are no higher than 60 inches above grade.



## Electrified Fencing



## Impermeable Fencing Enclosures

Examples of Fencing and Walls Subject to Regulations

Applicable to:

- Habitat Connectivity and Wildlife Overlay Zone on Lots Zoned OS or AE Only
- Critical Wildlife Passage Areas Overlay Zone on Lots Zoned OS or AE Only

All examples are no higher than 60 inches above grade.

Assumes entire enclosure is electrified



*Northern Flicker; Fence lizard*



*Cement cap*

On lots zoned OS or AE, new *fence* posts, corner posts, or gate uprights with open, vertical pipes on that could trap small birds or other animals shall be entirely filled with concrete, sand, gravel, or other material, or covered with commercial caps

## Pipe Panel Enclosures



## Impermeable Fencing Enclosures

Examples of Fencing and Walls  
**NOT** Subject to Regulations



All examples are no higher than 60 inches above grade.



## Split Rail / Ranch Rail



## Impermeable Fencing Enclosures

Examples of Fencing and Walls  
**NOT** Subject to Regulations

All examples are no higher than 60 inches  
above grade.



## Wire Strand – Smooth or Barbed



## Impermeable Fencing Enclosures

Examples of Fencing and Walls  
**NOT** Subject to Regulations

All examples are no higher than 60 inches  
above grade.



# Impermeable Fencing Exemptions

- Fencing that forms an enclosed area all of which is located within 50 feet of an exterior wall of a legally-established dwelling or *structure* related to an agricultural use.
- Repair or Maintenance of Existing, Legally Established Impermeable Fencing.



Retaining Walls Do Not Meet the Definition of Impermeable Fencing

Not regulated by this ordinance

# Fencing – Additional Exemptions

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Used to enclose commercially grown agricultural crops or products.

Used to enclose a water well or pump house and does not enclose more than 500 square feet.

Installed on publicly-owned or -maintained property for the purpose of restricting wildlife from entering a road right-of-way or directing wildlife toward a *wildlife crossing structure*.

Used for habitat protection or a restoration project when specified by a habitat preservation plan, habitat restoration plan or similar plan, or a condition of approval or mitigation measure associated with a land use entitlement, that is approved by a public entity; or it is constructed with a grant of public funds or by a *conservation organization*.

Installed on a lot that has an area of 10,000 square feet or less in size, regardless of base zoning.

Installed to control access to outdoor shooting ranges.



# Critical Wildlife Passage Areas

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**Intent of regulations** – Compact siting standards are intended to consolidate future development on individual lots to maximize areas of undeveloped space. Areas of relatively natural open space are essential for many native wildlife to move between protected habitats for the purpose of accessing food, water, and potential mates. Likewise, natural open areas are necessary for the long-term reproductive success of most native plants.

**Why it matters / Relationship to Wildlife Movement** - Protect key areas within regional wildlife linkages that face potential loss of connectivity due to future development which, in turn, lead to the creation of further barriers to wildlife movement and plant dispersal as lands continue to be developed, vegetation clearing, fragmentation of open space, narrowing of corridor.

**Board of Supervisors objective: Minimize Vegetation Loss and Habitat Fragmentation**

# Critical Wildlife Passage Area Methodology

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- Staff laid out 4 wildlife corridor project objectives in 2017 when it went before the Board. One of those objectives was **to protect and enhance corridor chokepoints**.
- Chokepoints (ISAGs): Narrow or otherwise tenuous wildlife movement corridor.
- Areas that are vulnerable to functional connectivity loss can be influenced by numerous factors, and can often play a larger role than corridor width.



# Critical Wildlife Passage Area Factors

CWPA Factor	Description
Government Jurisdiction	CWPAs may only be located in unincorporated lands
Configuration of Protected Lands	Provide high quality habitat areas where wildlife moves.
Proximity to, extent of urban development	Narrow areas near cities or urbanized development were generally considered higher priorities. Areas with few roads, existing development, or access to services were considered lower priorities
Habitat Value	Areas with intact native vegetation, and to a lesser extent any vegetative cover were considered higher priority
Proximity to Major Water Bodies or Water Courses	Areas between or among water bodies were considered high priorities
Proximity to Roadway Crossings	Areas with functioning crossings were considered higher priorities
Existing Land Uses	Current land uses and their intensity of use were considered e.g. grazing, mining, etc.
Land Use/Zoning Designation	Allowed uses and minimum lot size were used as factors

# Expert Input on CWPA Analysis

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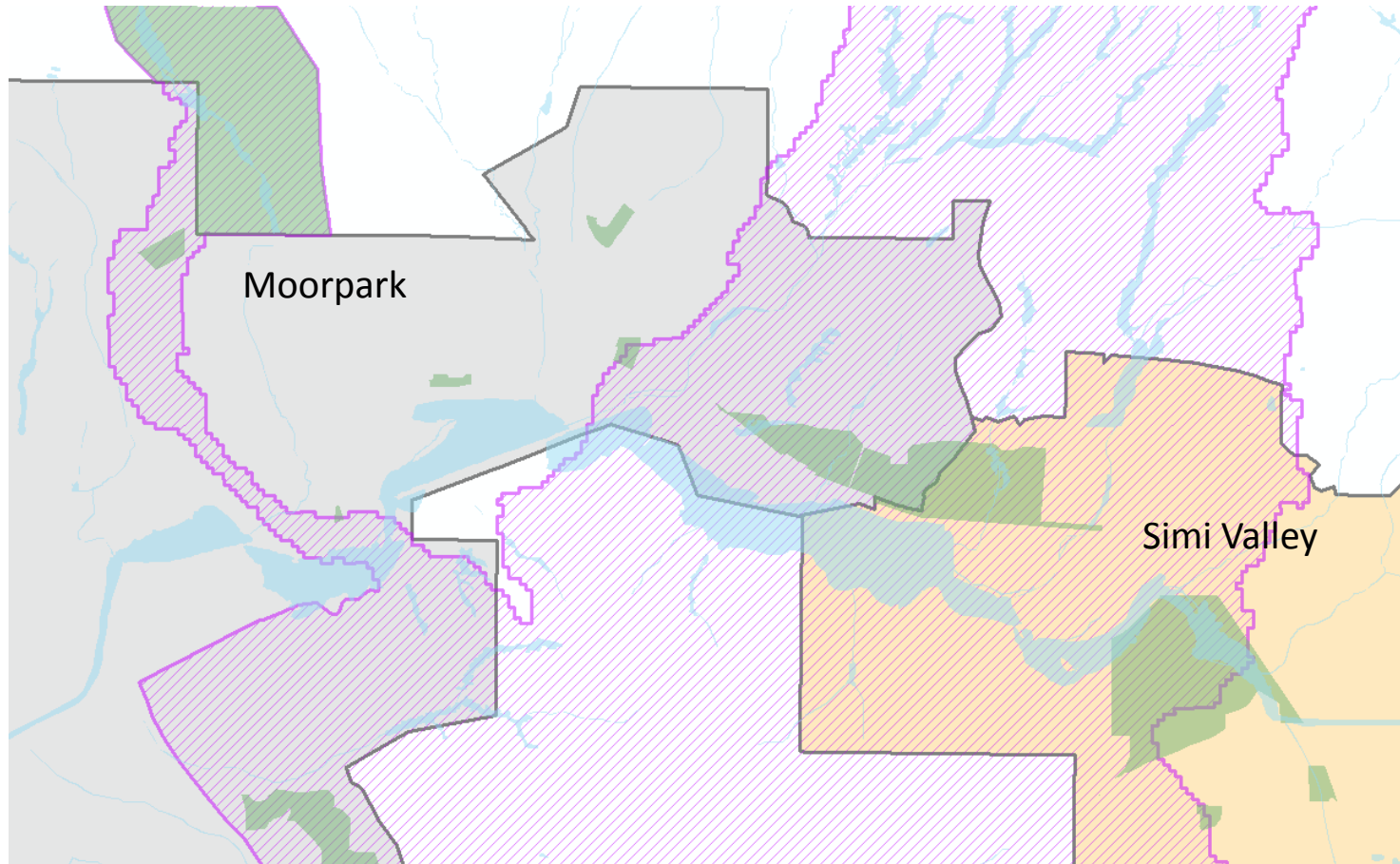
- Discussed the concepts of chokepoints and minimum widths with wildlife biologists and conservation experts.
- Reviewed literature for aspects of CWPA analysis including appropriate “minimum width” and other factors that influence and potentially prevent wildlife movement.
- Discussed CWPA analysis and received input from wildlife and conservation experts including local, state, and federal natural resource managers and planners at Linkage Implementation Alliance meetings.

# Identification of Vulnerable Corridor Areas

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- Approximately 15 areas within the corridors were initially identified as potential CWPAs based on a review of geographically narrow or critically important regions.
- Three areas were ultimately selected as the most critical CWPAs, while 12 potential CWPAs were excluded for a variety of reasons.

# Critical Wildlife Passage Area Analysis



## Areas Not Identified as CWPA

### Government Jurisdiction

Some narrow or potentially vulnerable areas of the corridors are located within cities where County regulations do not apply.

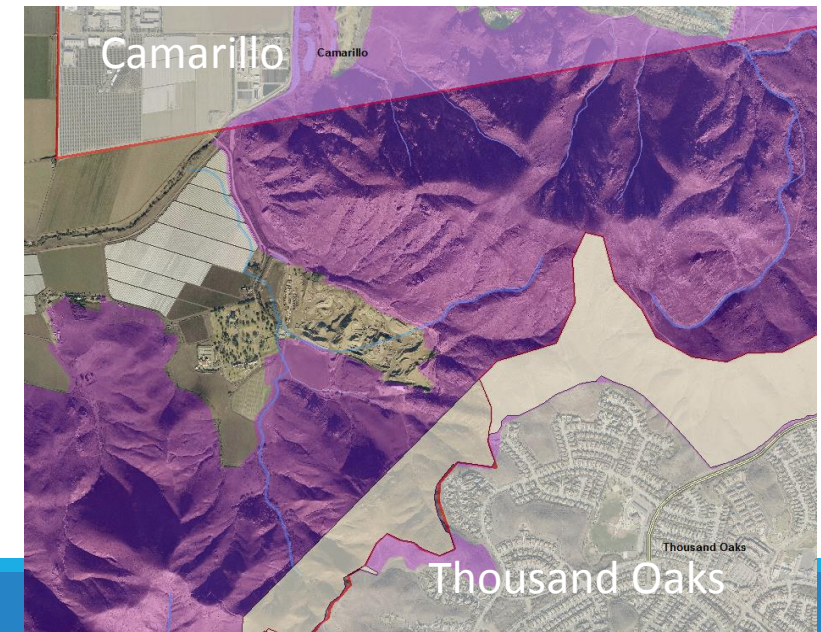
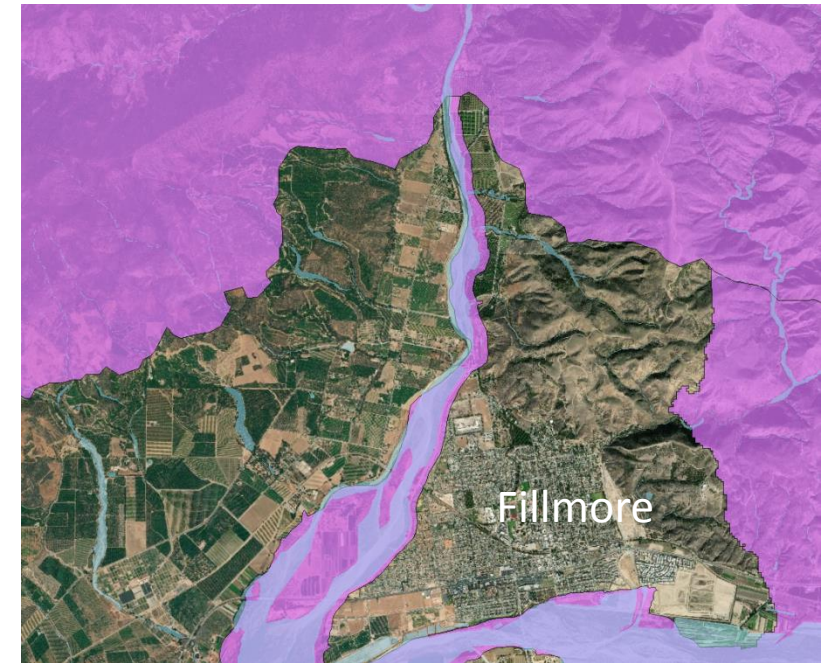
# Critical Wildlife Passage Area Analysis

## Areas Not Identified as CWPA

### Sufficient Regulatory Protections or Discretionary Review

The Santa Paula and Sespe Creek Corridors would be subject to regulations for surface water features and were dismissed.

Two existing mining operations within the corridors (the Pacific Rock Quarry Mine near Camarillo, and the P. W. Gillibrand Sand Quarry near Simi Valley) operate under existing CUPs. Future modifications to these operations would be subject to a discretionary review of impacts to wildlife movement.





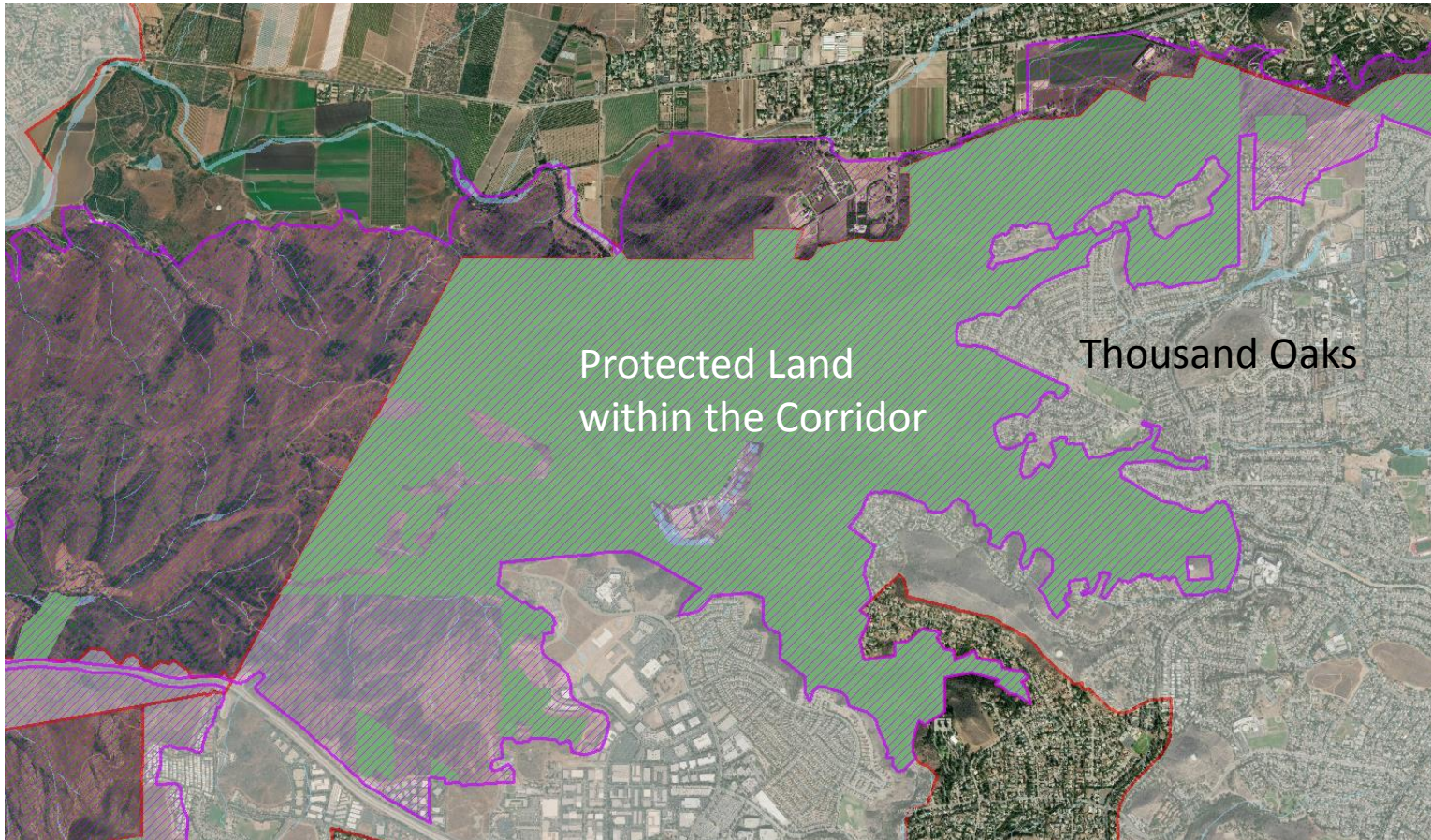
# Critical Wildlife Passage Area Analysis

## Areas Not Identified as CWPA

### Sufficient Protected Open Space

In the vicinity of Mt. Clef Ridge a substantial portion of the corridor is located within the City of Thousand Oaks and is owned by COSCA, the Conejo Open Space Conservation Agency.

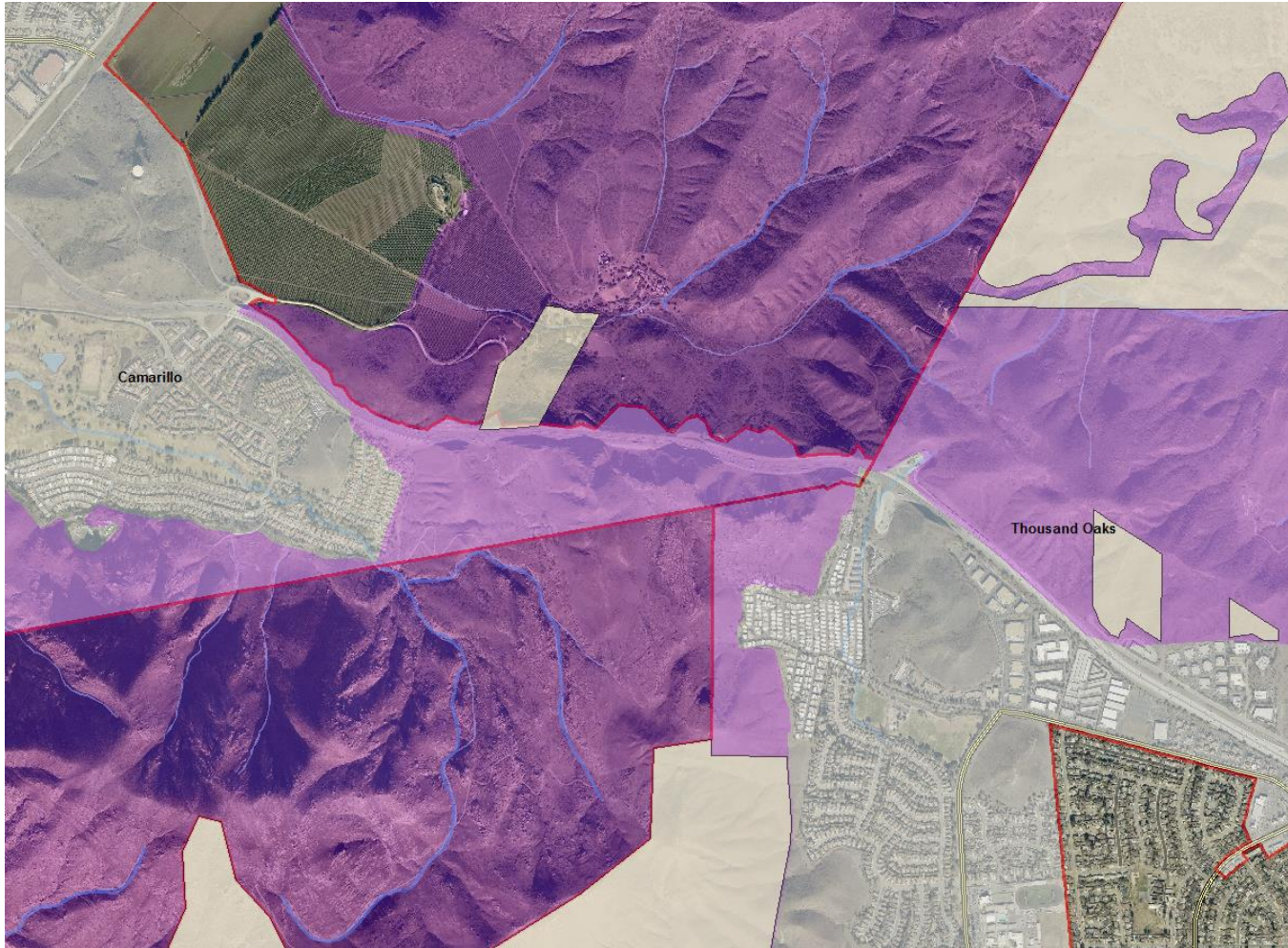
These protected lands form a large contiguous open space area sufficient to support wildlife movement



Mt. Clef Ridge Area



# Critical Wildlife Passage Area Analysis



Conejo Grade

## Areas Not Identified as CWPA

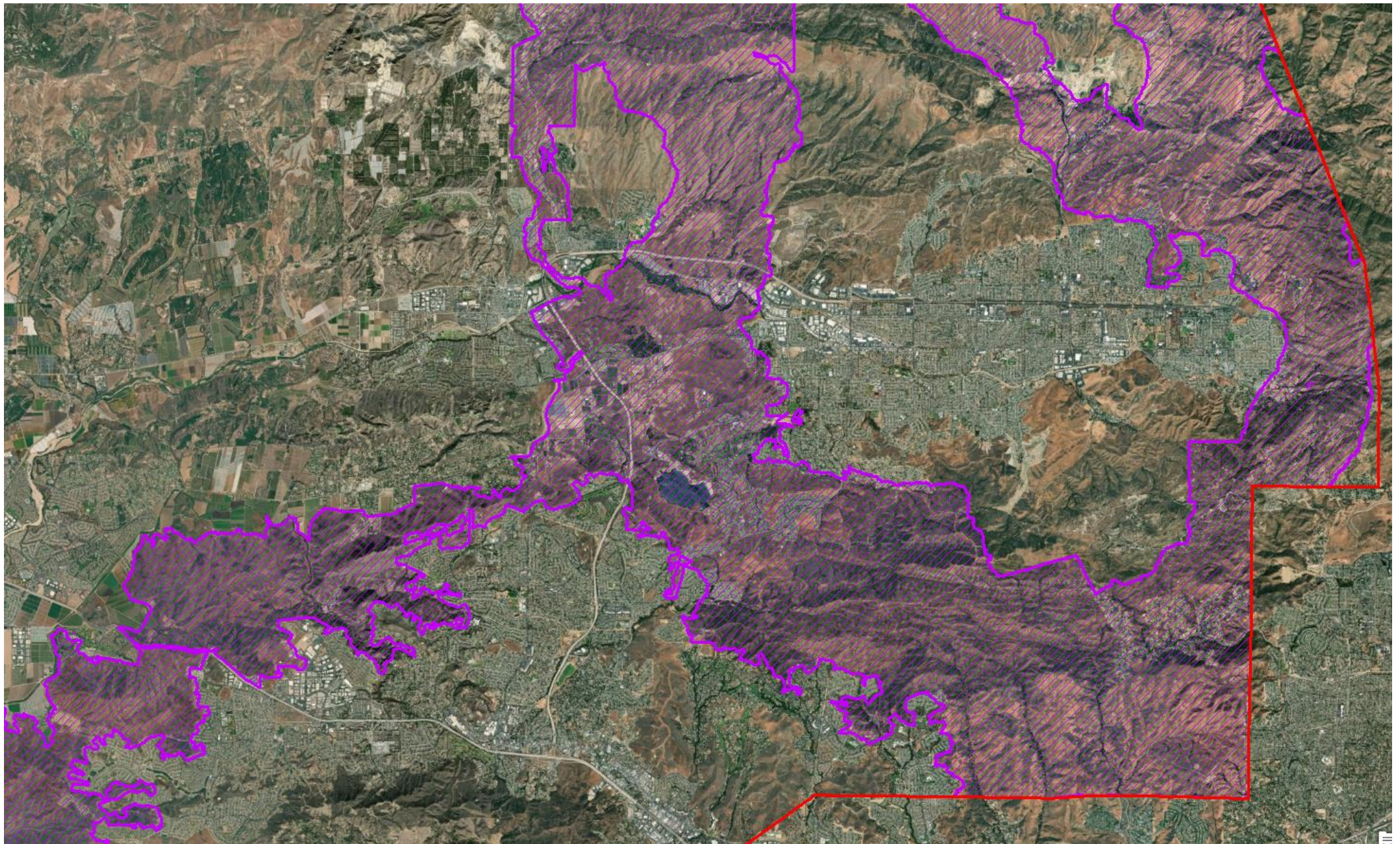
### Variety of Reasons

Southern portion lies within City of Camarillo

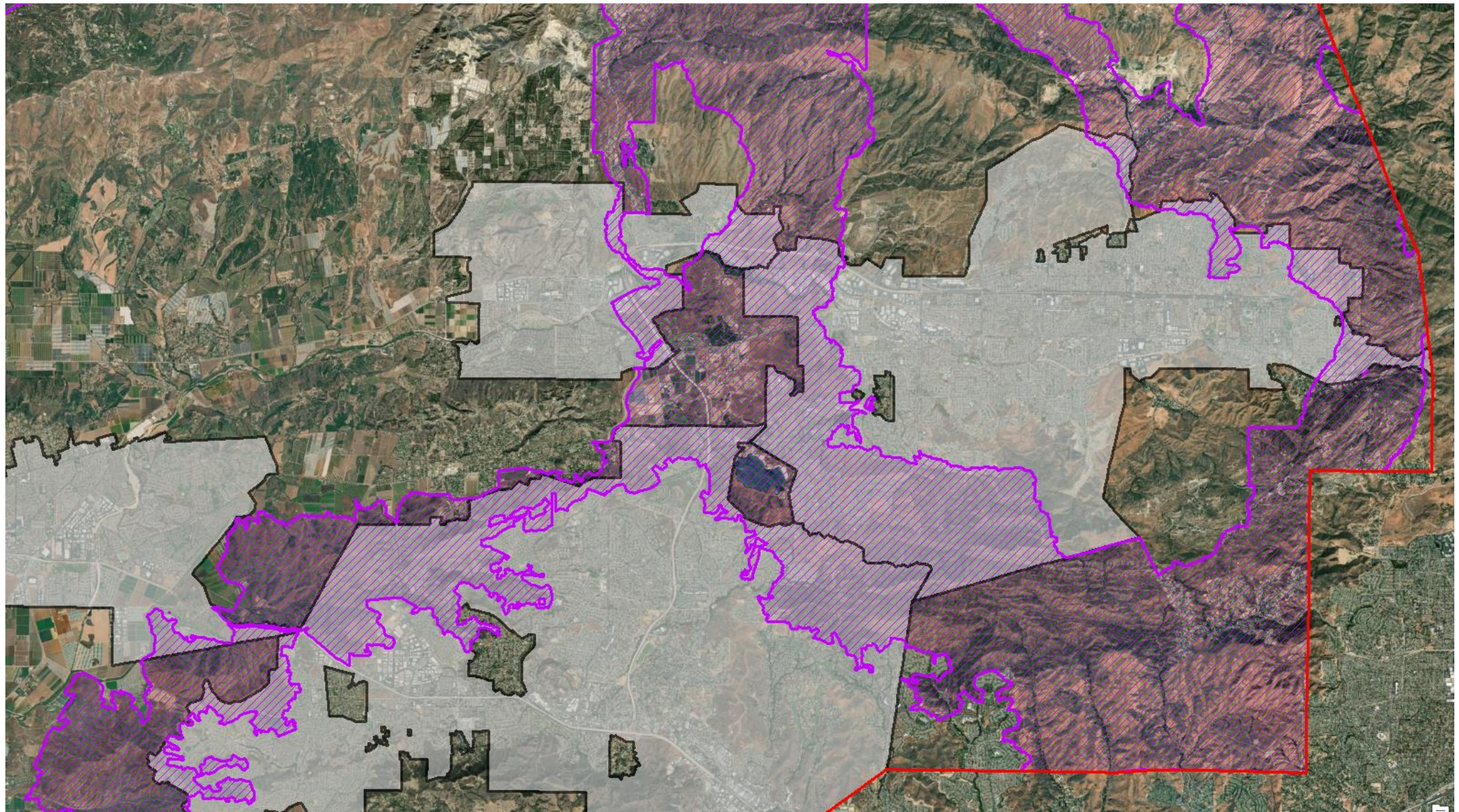
Few roads, services, and little development within this area.

Recent Open Space and Wildlife Habitat Land Conservation Act contract that applies to a large portion of the land north of the Conejo Grade.

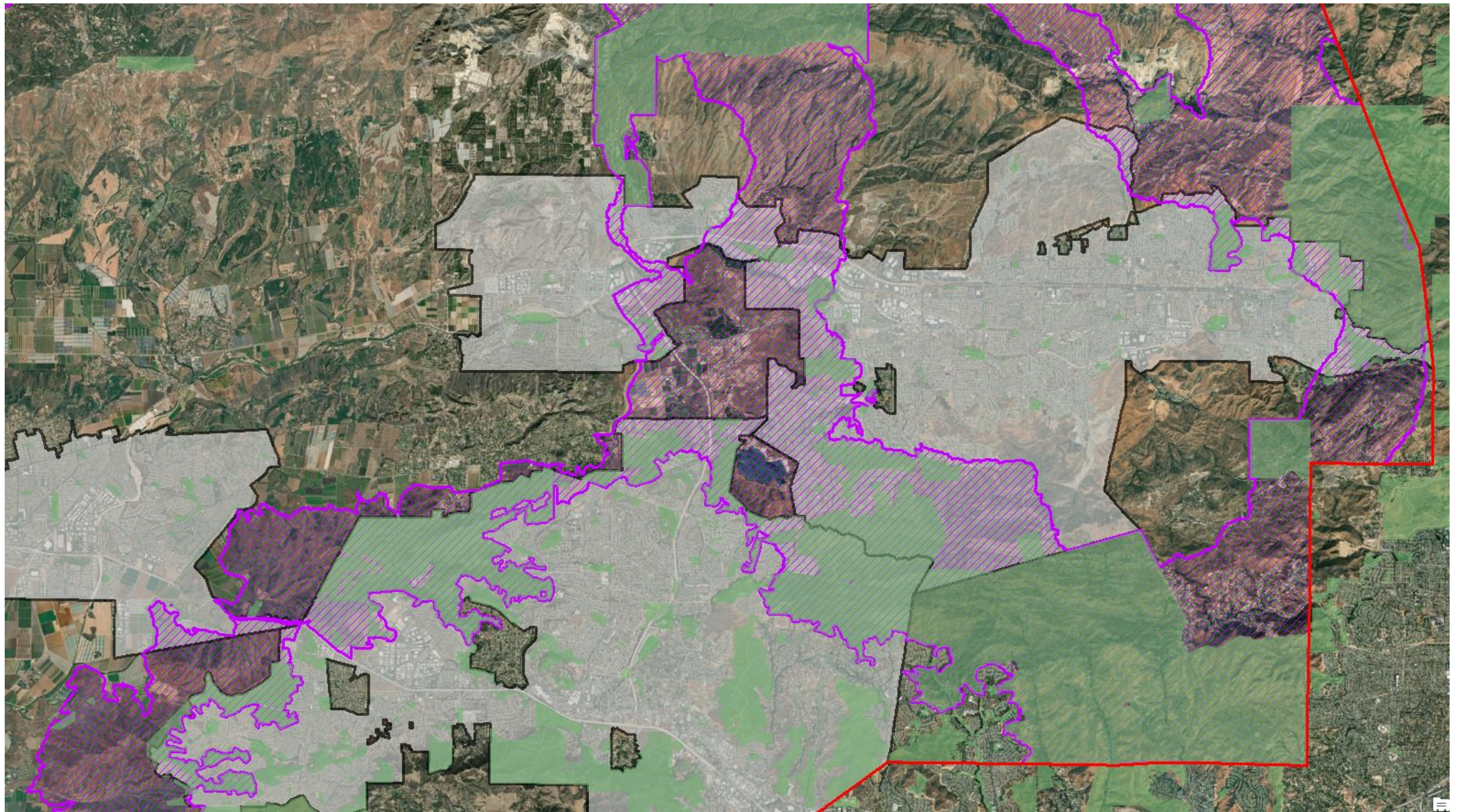




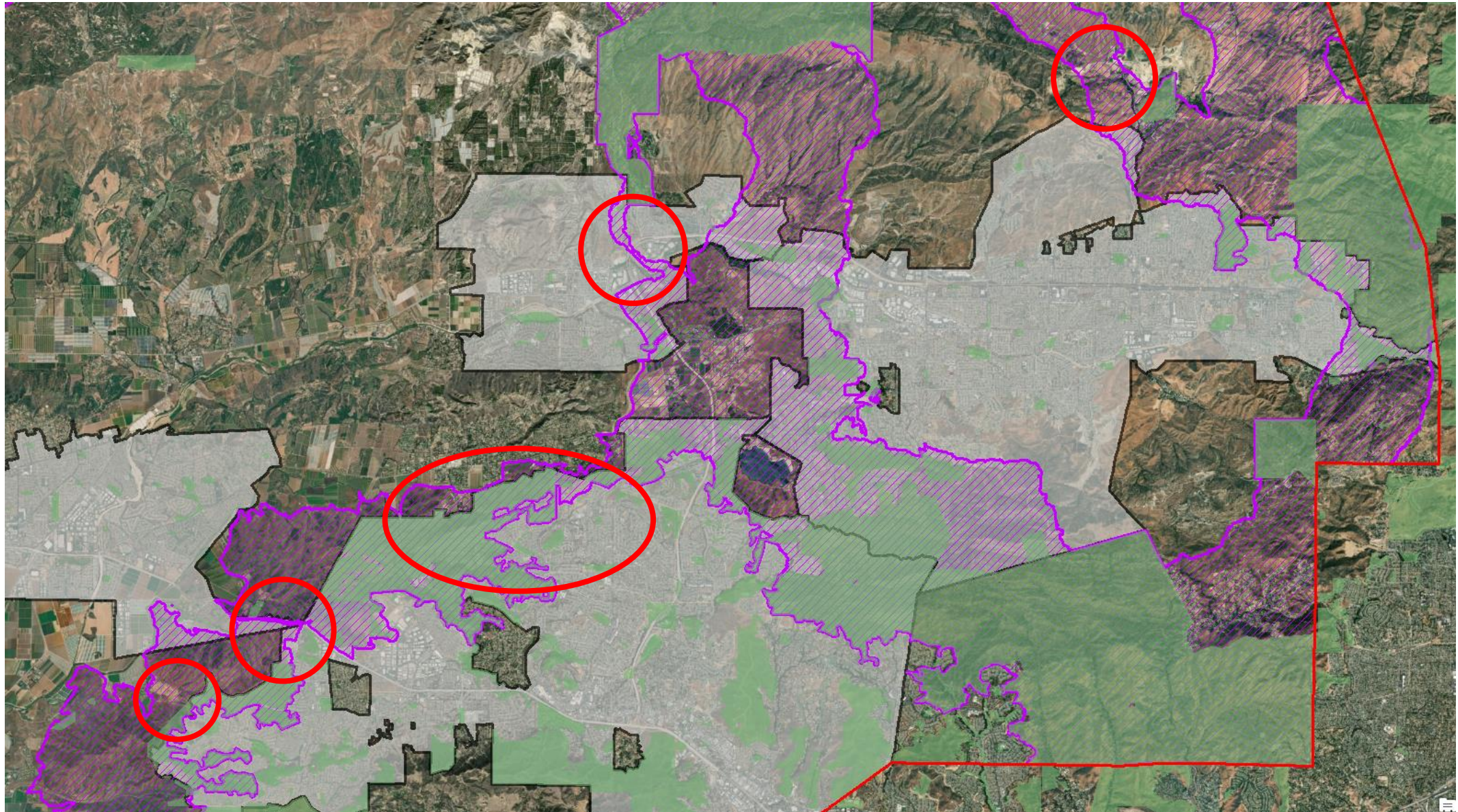




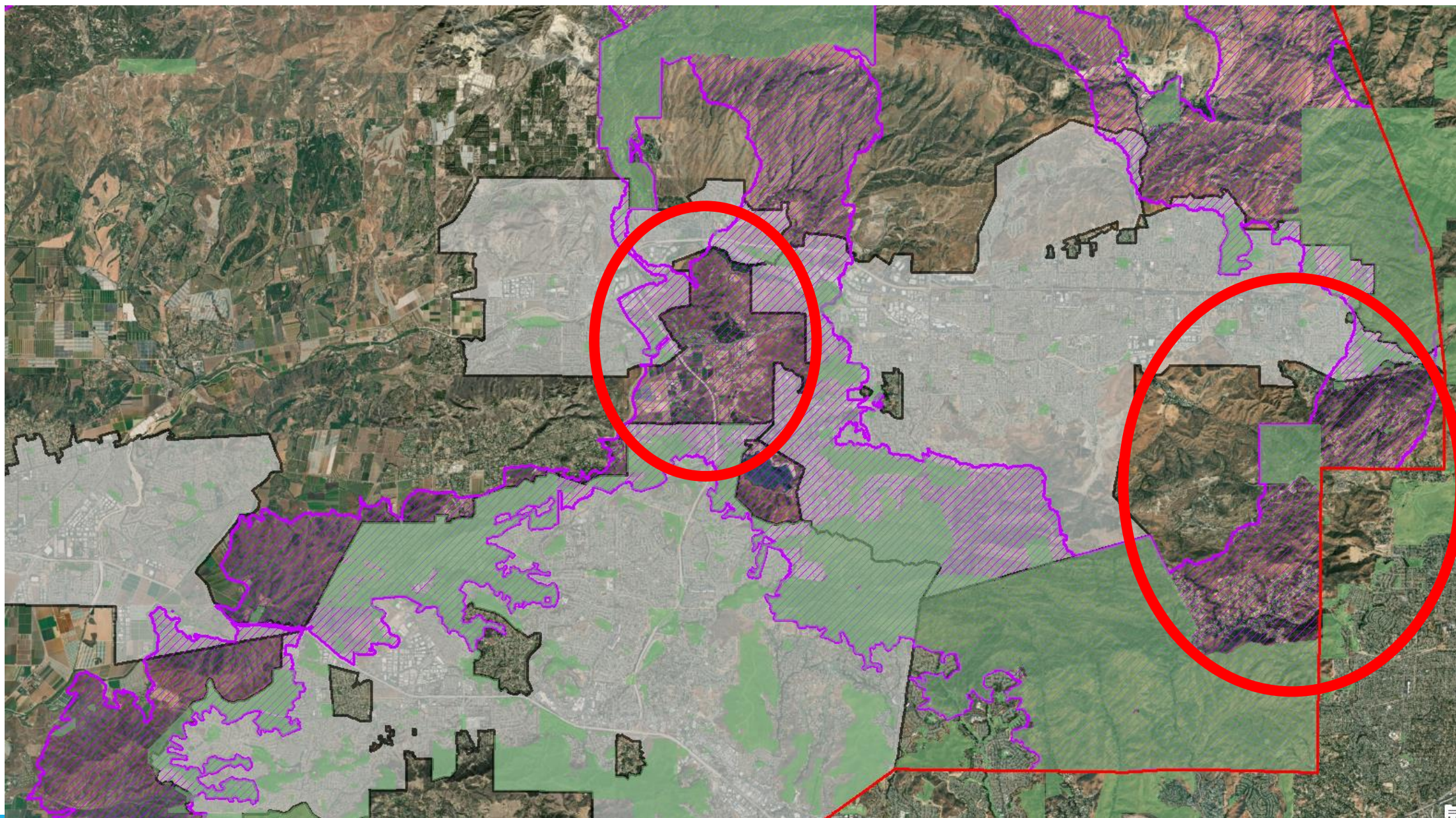




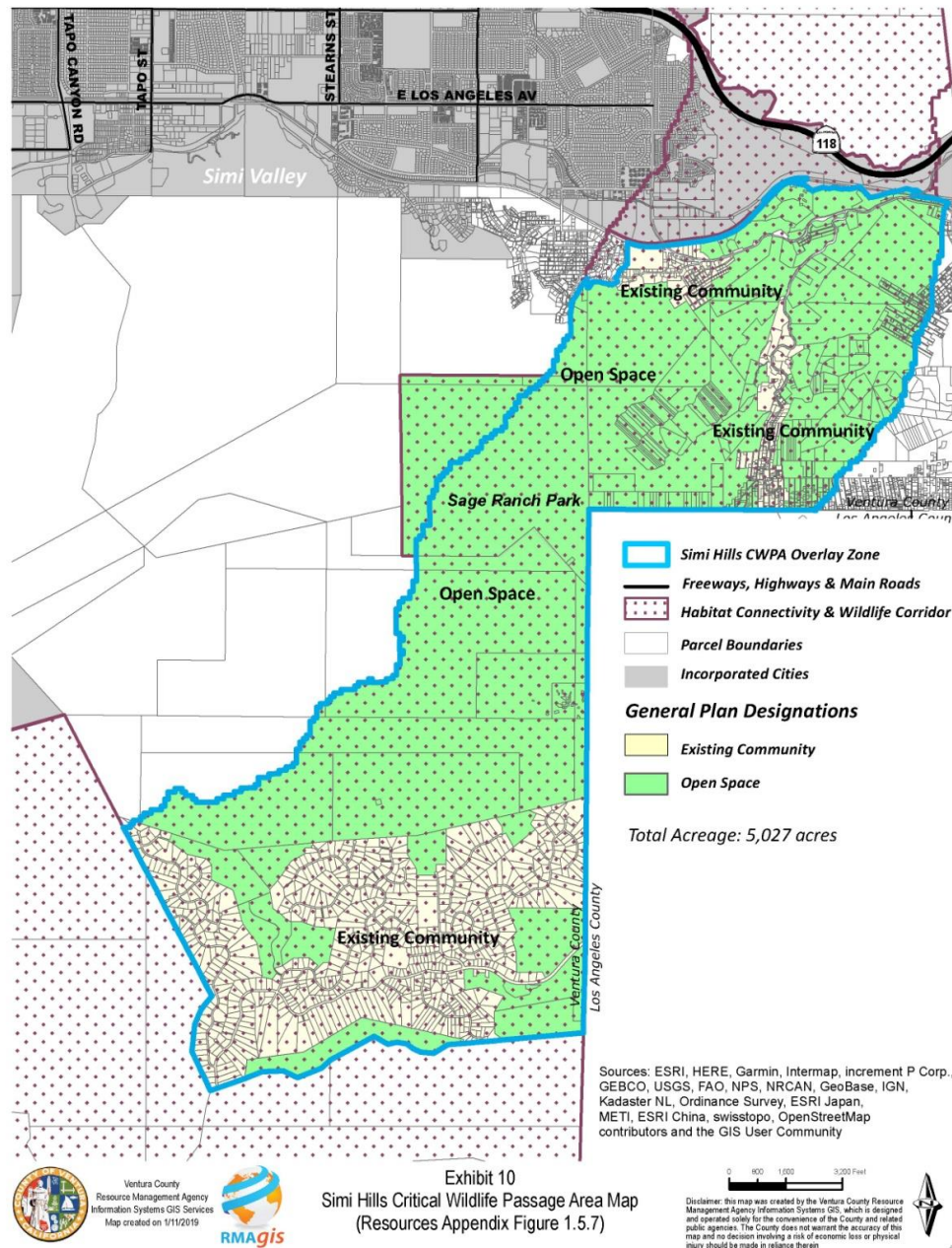








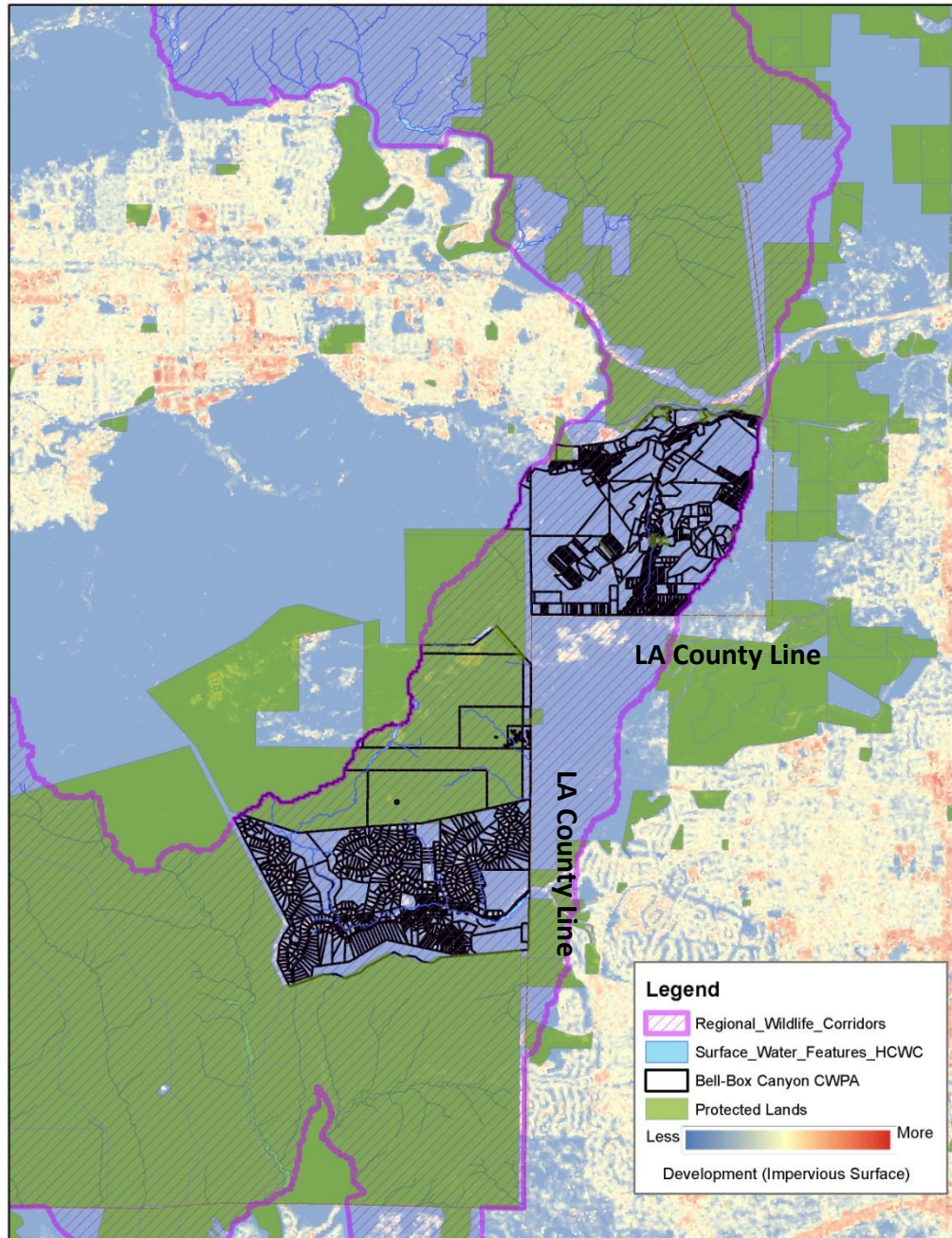




## Simi Hills COWPA

- Includes Bell Canyon, the eastern portion of the Santa Susana Field Lab, Sage Ranch Park, Box Canyon, and a portion of the Santa Susana Knolls.

- A significant portion of the corridors that move north-south through this area is in Los Angeles County, leaving a relatively narrow portion within the jurisdiction of Ventura County.



## Simi Hills CWPA

- Flanked by urban development to the west in the City of Simi Valley and to the east by dense urban development in LA County.
- Critical in connecting preserved open space lands to the north and south such as Rocky Peak Park and the Los Padres National Forest.



**Telemetry Locations**

Species: (Number of locations)

- P01 (8,328)
- P02 (3,888)
- P03 (2,334)
- P04 (1,492)
- P05 (5,507)
- P06 (4,488)
- P07 (3,612)
- P08 (2,832)
- P09 (3,218)
- P10 (3,931)
- P11 (1,300)
- P12 (2,897)
- P13 (3,247)
- P14 (3,779)
- P15 (3,905)
- P16 (3,143)
- P18 (166)
- P19 (5,493)
- P22 (190)

Legend:

- National Recreation Area
- Existing Protected Areas

Scale: 0 1 2 3 4 (miles)

North Arrow

Map of the San Francisco Peninsula showing telemetry locations for various bird species. The map includes a legend for 'Telemetry Locations' with a list of species and their counts, a scale bar, and a north arrow. A red rectangle highlights a specific area in the central part of the peninsula.

**National Park Service  
U.S. Department of the Interior**





### Telemetry Locations

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2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 26

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| • P01 (0.328) | • P11 (1.300) |
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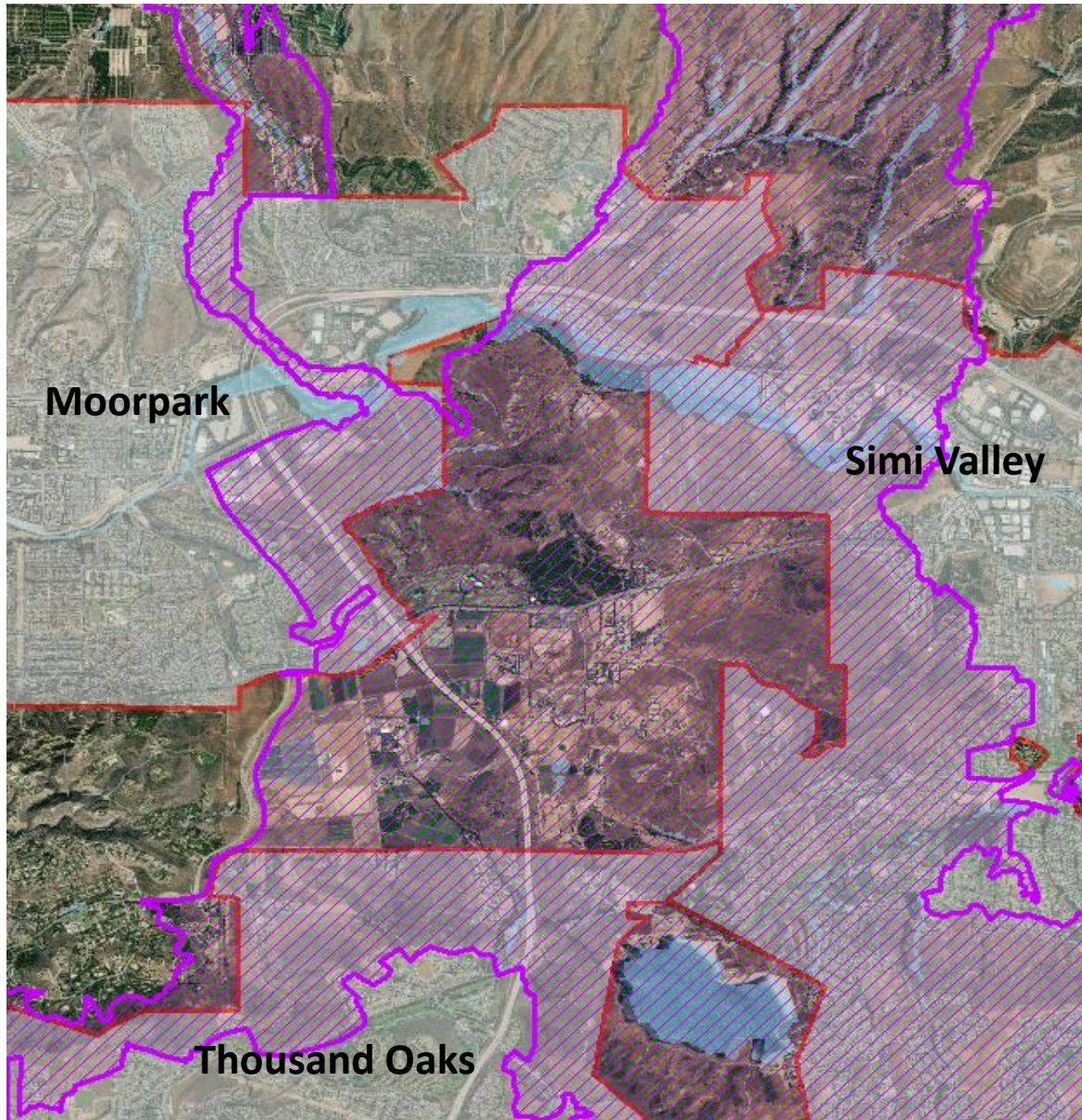
-  National Recreation Area  
 Existing Protected Areas



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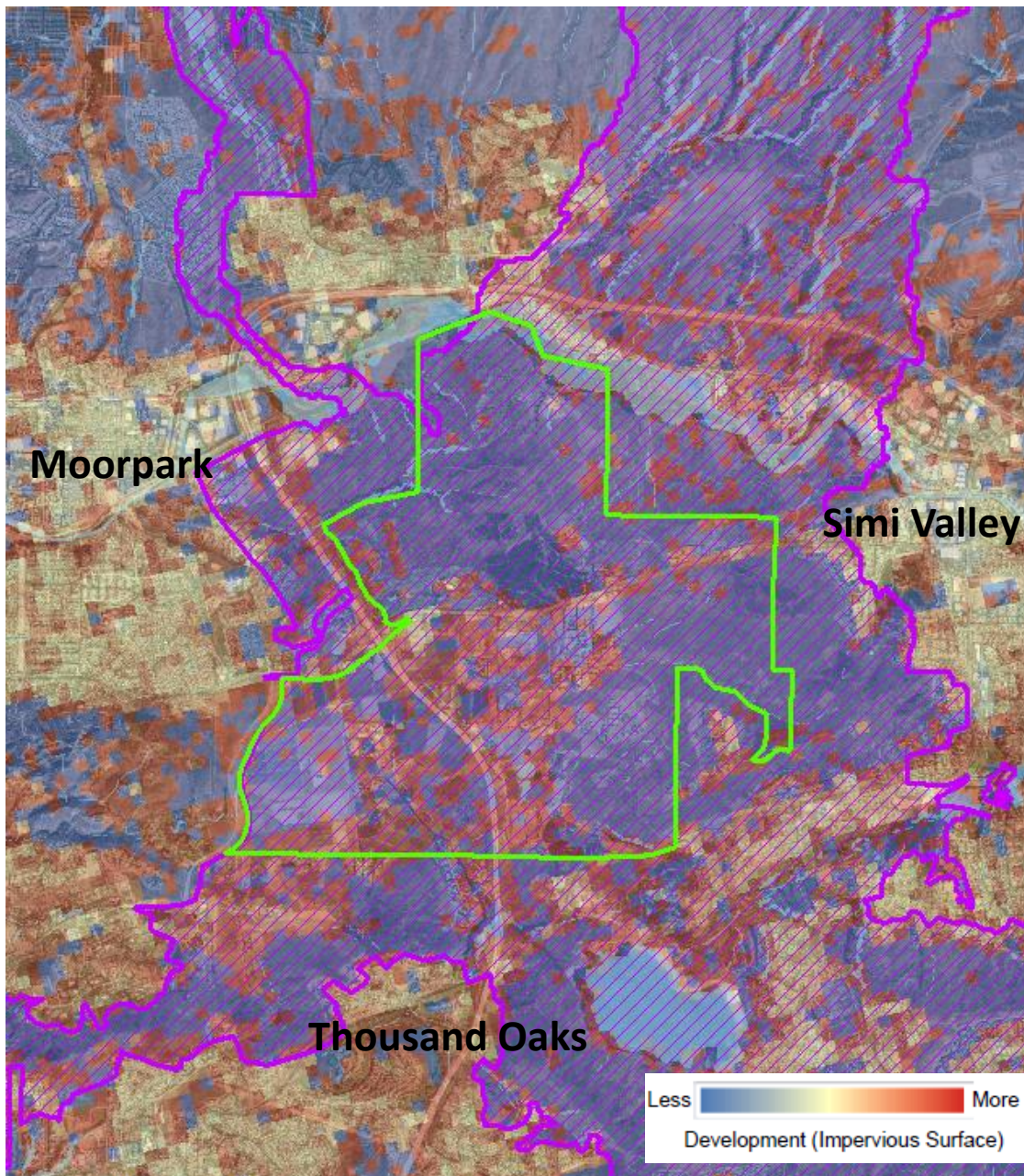




# Tierra Rejada Valley

The mapped Corridor is constrained by the corridor boundary in addition to the city boundaries of Moorpark, Simi Valley, and Thousand Oaks

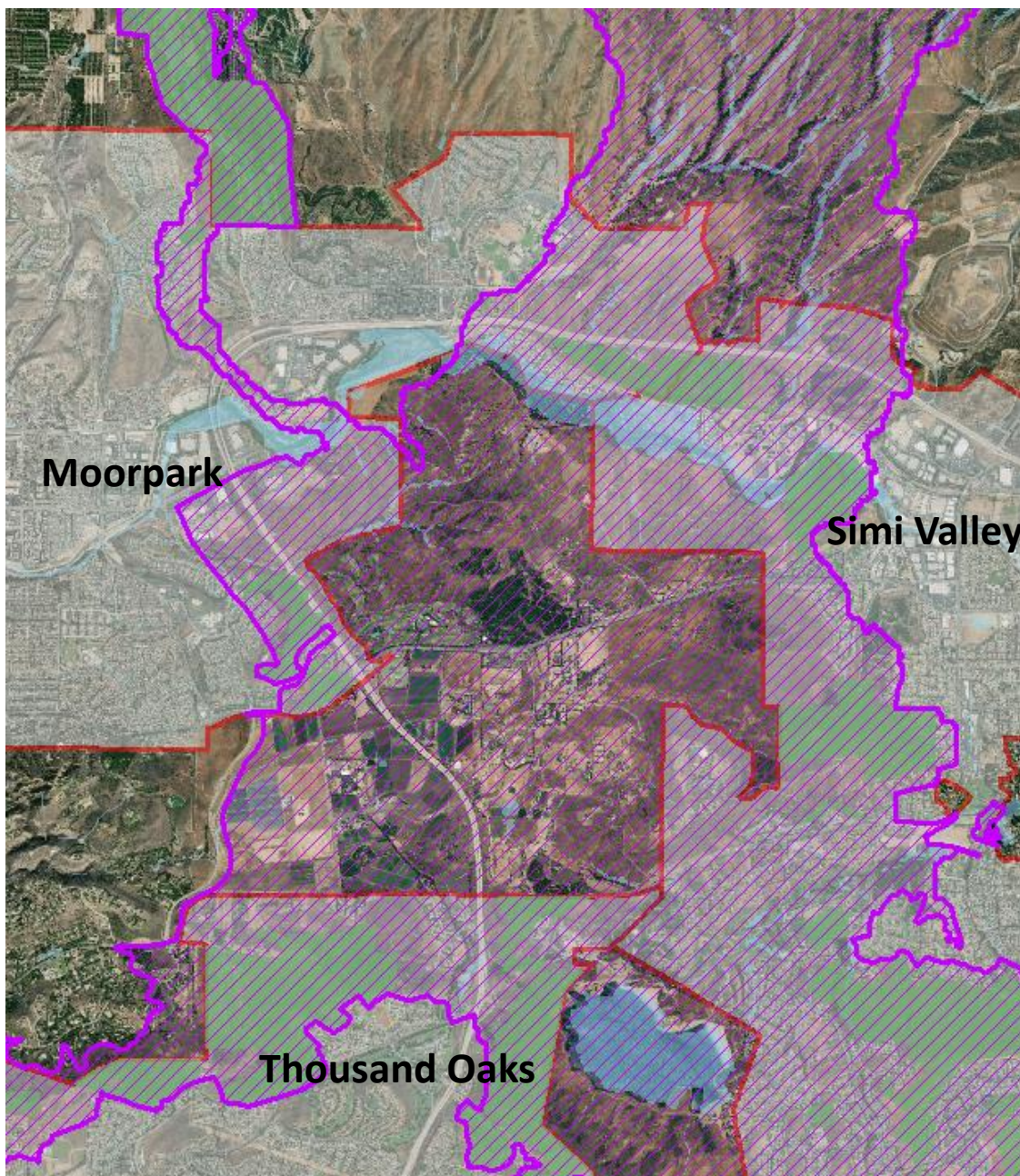




## Tierra Rejada Valley

- Despite the dense development in the surrounding cities, development density within the Tierra Rejada Valley is relatively low.
- With minimum lot sizes typically between 10 to 40 acres, this area is particularly important to maintain functional connectivity.

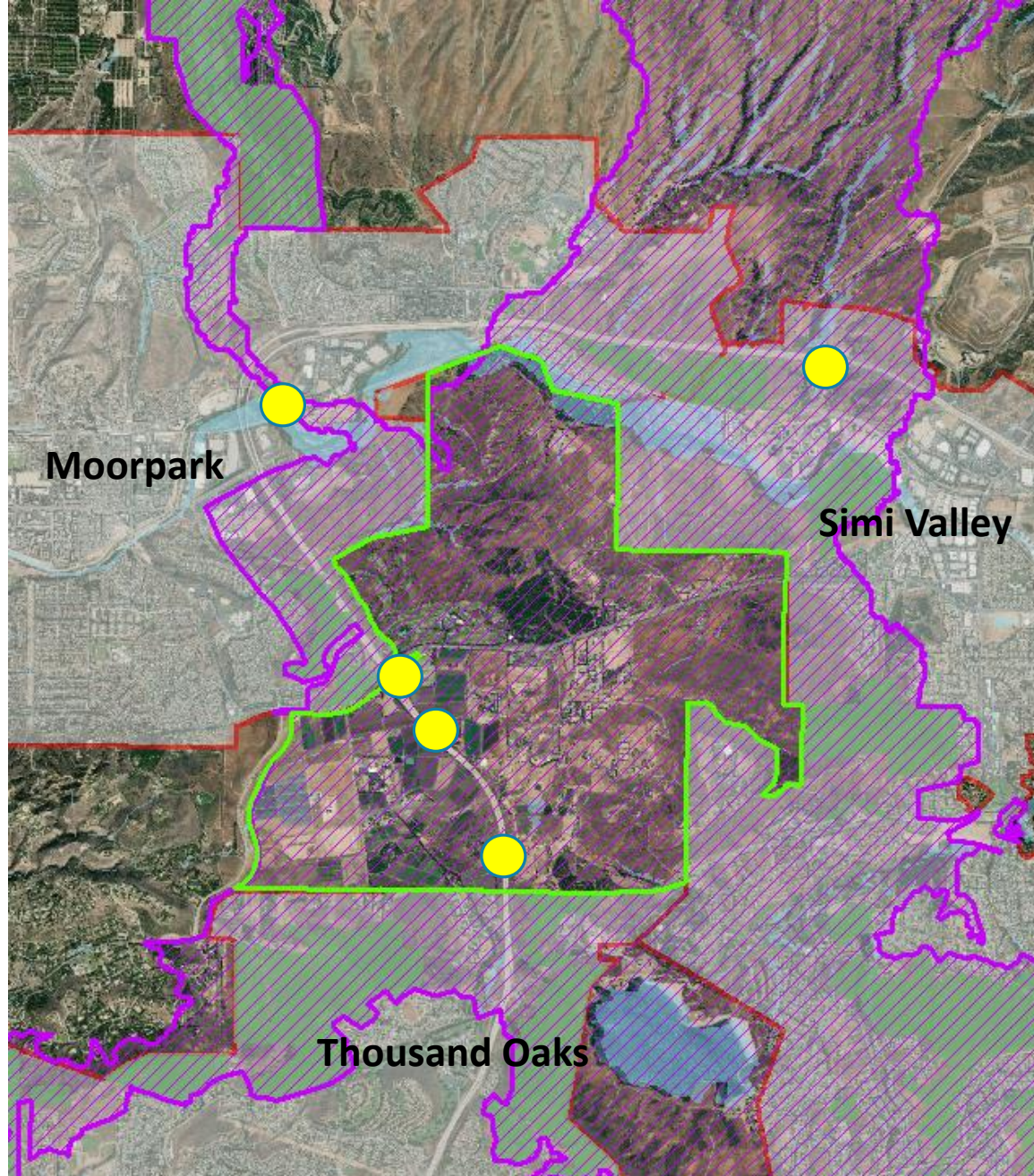




## Tierra Rejada Valley

- Regional wildlife movement is aided by a patchwork of protected open space outside the CWWA boundaries.
- The Tierra Rejada Valley lacks protected areas but largely consists of non-urbanized, low-intensity development through which wildlife may move.

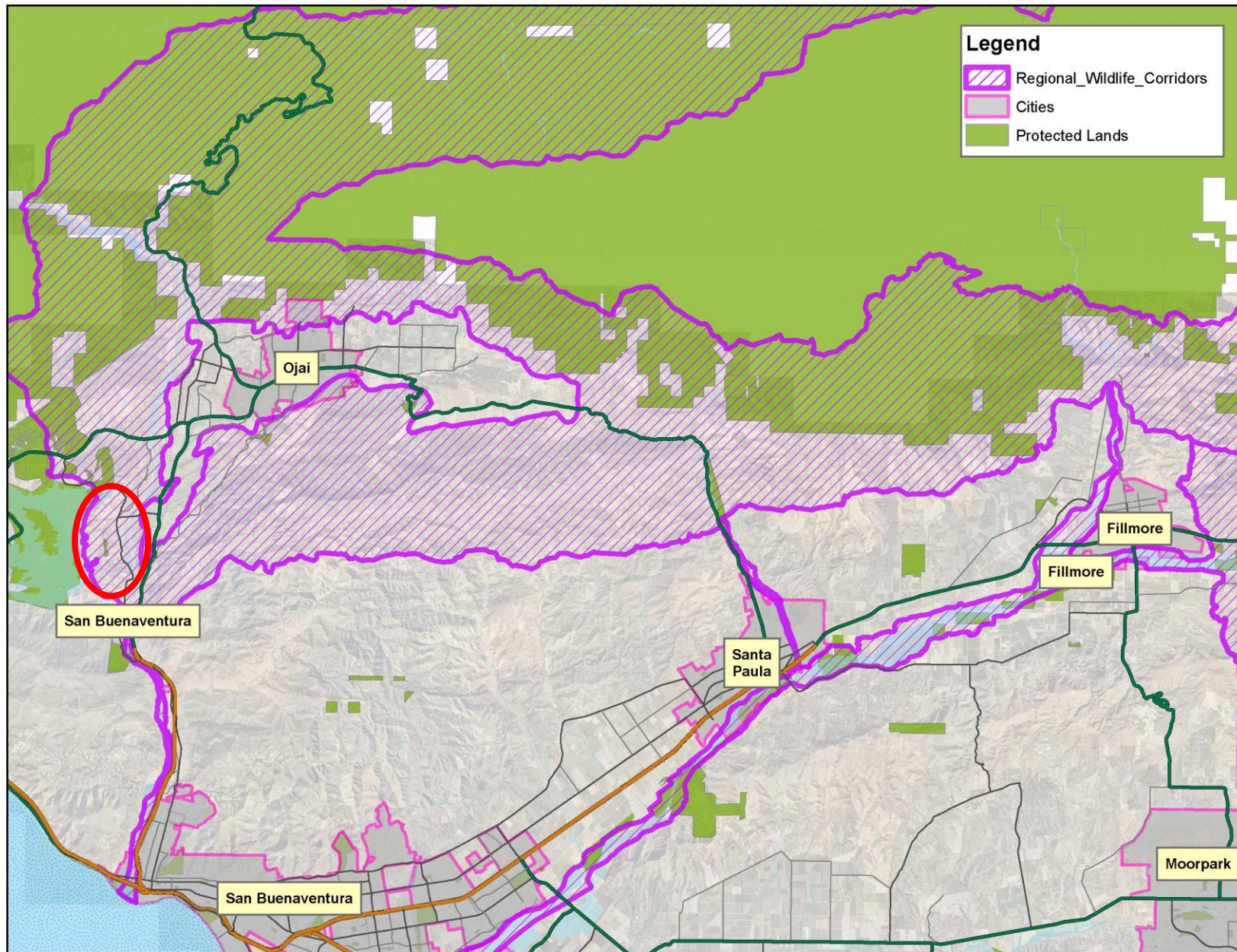




## Tierra Rejada Valley

- The Arroyo Simi lies just north of the important habitat for both resident and migrating wildlife.
- The TRV contains substantial barriers including SR-23, SR-118, and to a lesser extent, Tierra Rejada Road.
- Wildlife movement studies completed to date indicate that wildlife are successfully traversing SR-23 and SR-118 at critical roadway crossings.

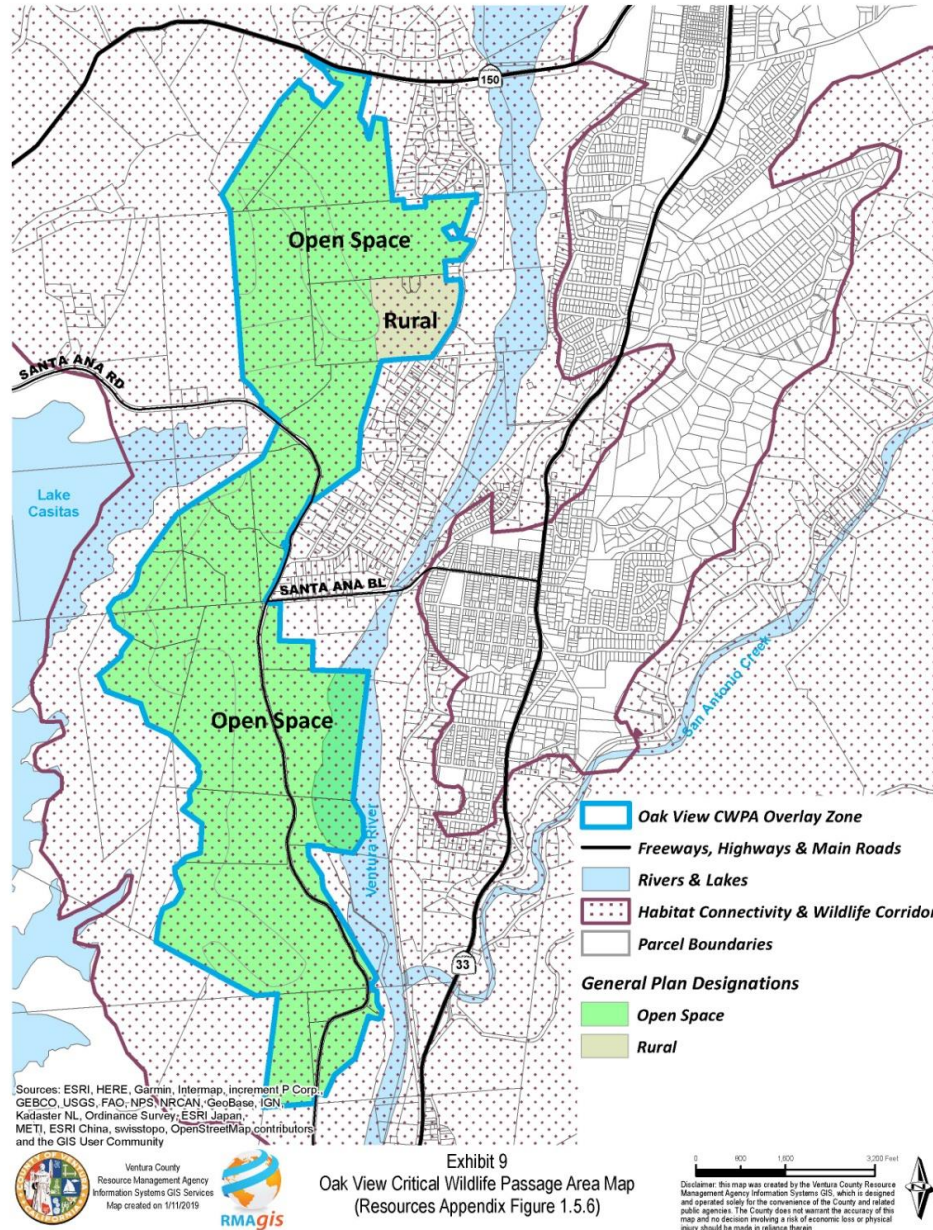




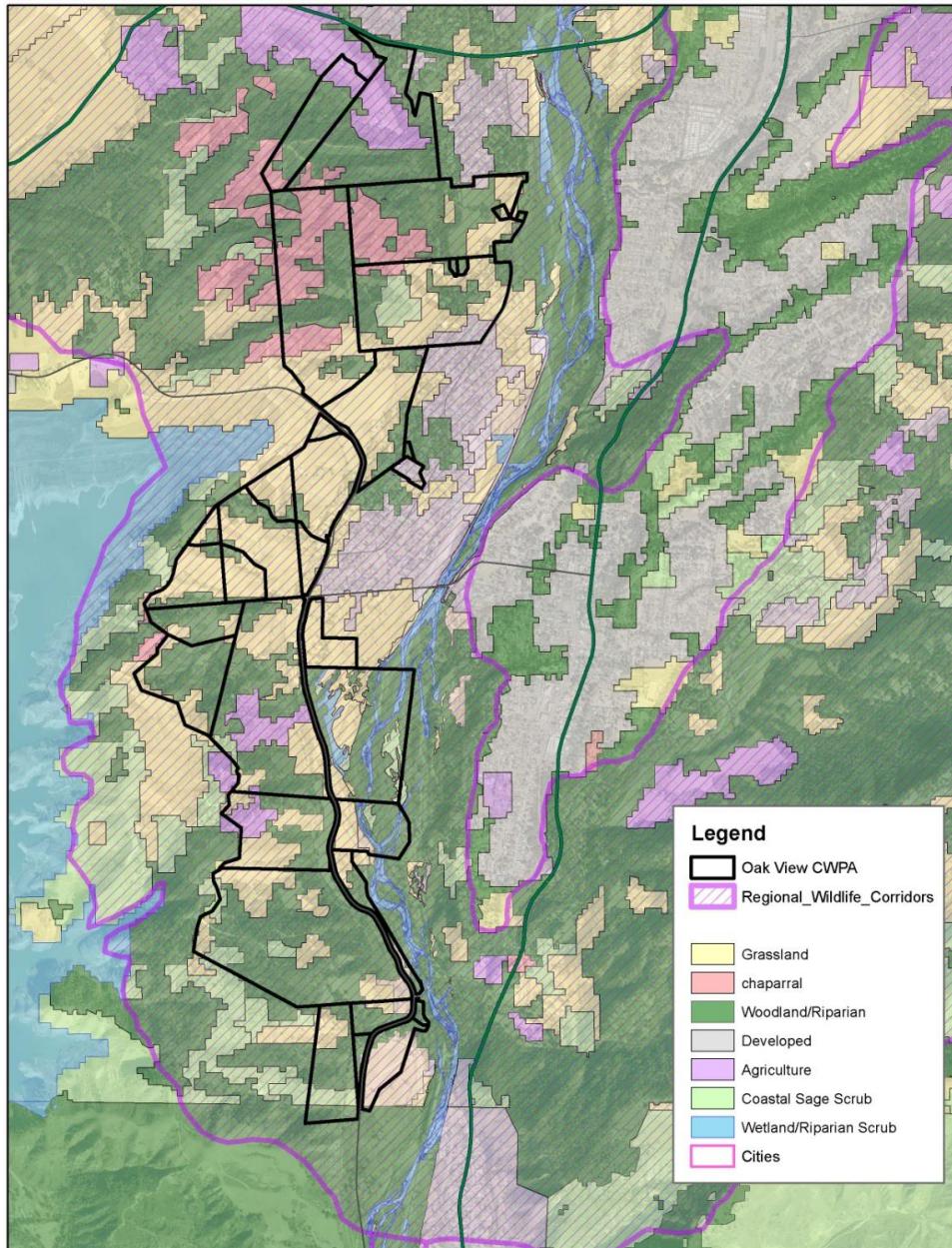


# Oak View CWPA

Narrow north-south linkage that is constrained by Lake Casitas to the west and the urbanized areas of Oak View to the east.



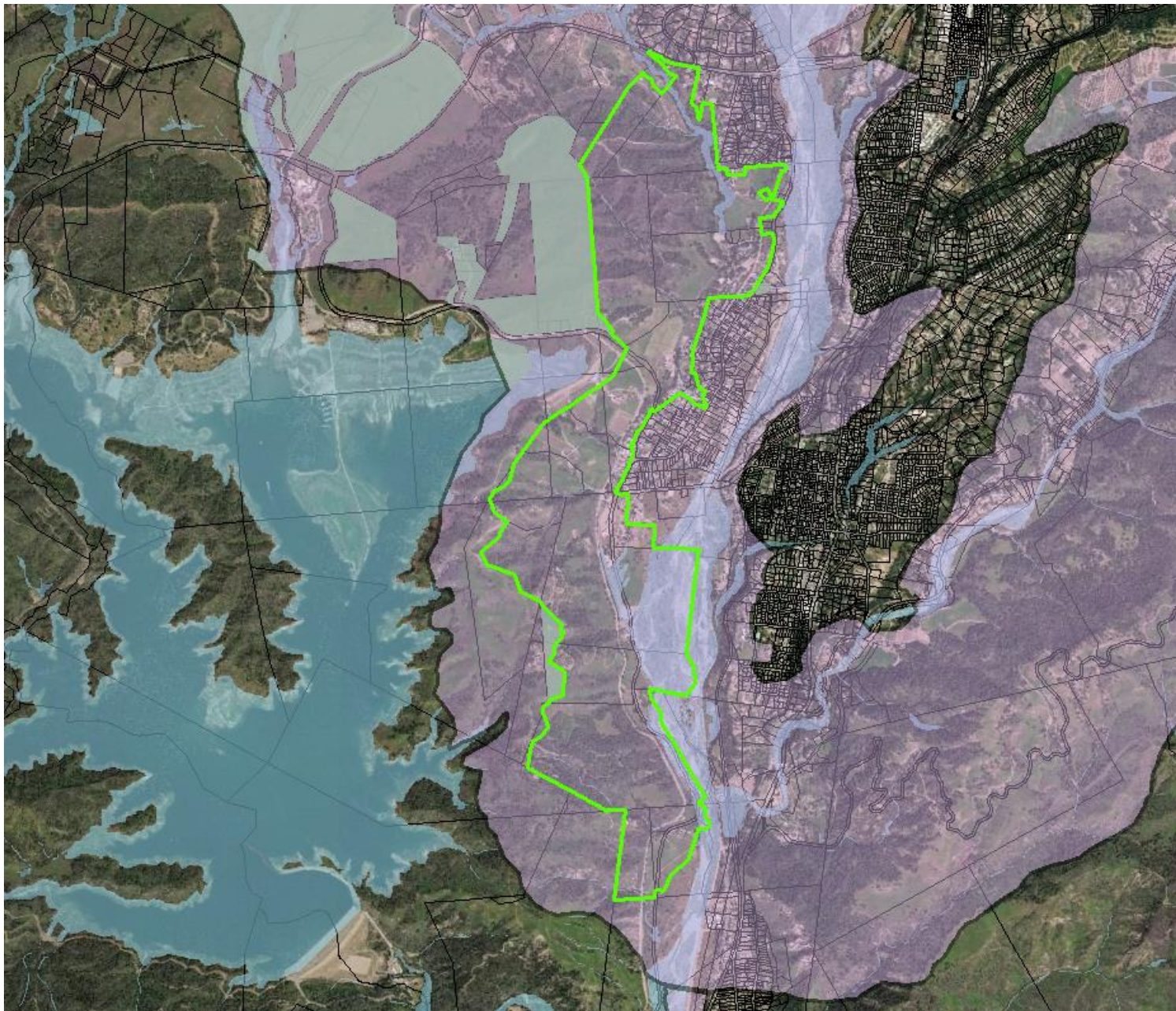




## Oak View

- The area is largely undeveloped with large areas supporting woodland, shrubland, and grassland habitats that can serve as high quality wildlife habitat.

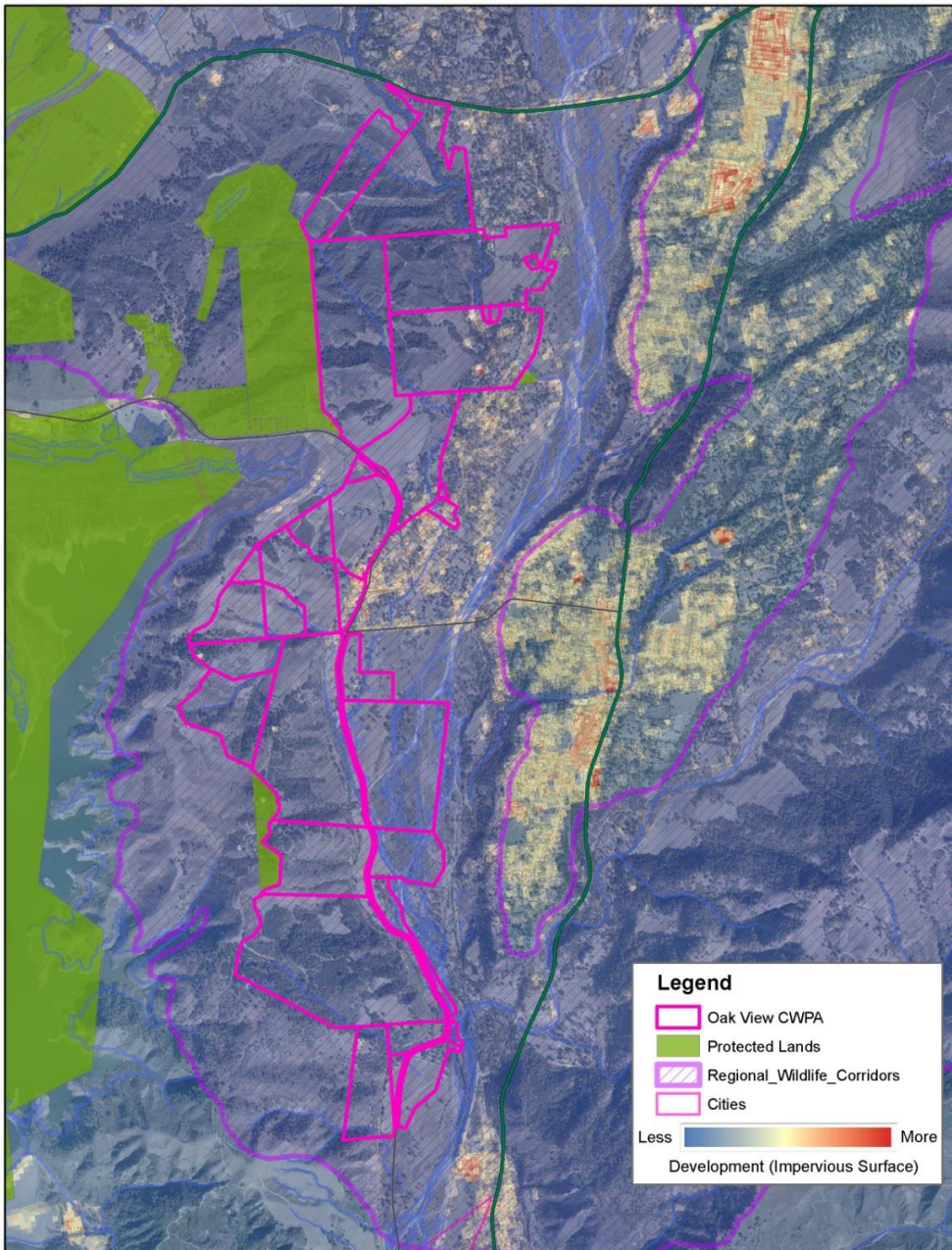




# Oak View

- Lake Casitas and the Ventura River provide high quality aquatic and riparian habitat that provide resources to wildlife with large home ranges.
- Lands inundated by the Lake and those located north of the lake are protected open space under the Lake Casitas Recreation Area Management Plan. Those lots west of the lake are not protected.





## Oak View

- Located in close proximity to more dense urbanized development.
- Existing development includes low density development and agricultural uses.

# Critical Wildlife Passage Areas - Applicability

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Regulations apply to parcels 2 acres or greater in all zones except Commercial and except Residential in the Simi Hills CWWPA as follows:

- Construction of any new structure or addition to an existing structure that requires a Zoning Clearance or other permit.
- Initiation of a new land use (except for specified exemptions) that requires a Zoning Clearance or other permit.
- Installation of wildlife impermeable fencing that forms an enclosed area on lots zoned Open Space (OS) or Agricultural Exclusive (AE).

# Critical Wildlife Passage Areas - Applicability

Applicability of CWPA Regulations (non-exempt* land uses and structures)	Oak View	Simi Hills	Tierra Rejada Valley
Lots Over 2 Acres	✓	✓	✓
Commercial Zoned Lots Exempt	✓	✓	✓
Residential Zoned Lots Exempt		✓	
Wildlife Impermeable Fencing Regulations Applicable Solely in OS and AE Zones	✓	✓	✓

## Wildlife Corridor Regulations Applicable to the Tierra Rejada CWSA

Regulatory Component	Applicable?
CWSA Permitting Requirements, including Compact Development Siting Standard	<ul style="list-style-type: none"> <li>Only parcels 2 acres or larger. *</li> <li>Compact Development Siting Standard applies only to undeveloped parcels.</li> </ul>
Surface Water Features/Vegetation Modification	<ul style="list-style-type: none"> <li>New structures or additions greater than 120 sq. ft. within a surface water feature require a discretionary permit unless an exemption applies.</li> <li>Vegetation modification within a surface water feature that exceeds 10% of the area of the parcel within a surface water feature requires a discretionary permit.</li> <li>Vegetation modification for fuel modification; wildfire prevention/ protection (including prescribed burns) as required by County Fire is exempt.</li> <li>Vegetation modification associated with burns conducted pursuant to burn permits approved by County Fire are exempt.</li> </ul>
Wildlife Crossing Structures	YES - 8 crossing structures.
Wildlife Impermeable Fencing	<ul style="list-style-type: none"> <li>YES – All parcels</li> <li>New open vertical posts in OS or AE zones must be filled or capped.</li> </ul>
Lighting Regulations	YES - All parcels



## Wildlife Corridor Regulations Applicable to the Portion of the Oak View Area within the Oak View CWSA

Regulatory Component	Applicable?
CWSA Permitting Requirements, including Compact Development Siting Standard	Only those parcels 2 acres or larger. * Compact Development Siting Standard applies only to undeveloped parcels.
Surface Water Features/Vegetation Modification	Only on lots over 2 acres. New structures or additions greater than 120 sq. ft. on parcels 2 acres or larger within a surface water feature require a discretionary permit unless an exemption applies. Vegetation modification within a surface water feature that exceeds 10% of the area of the parcel within a surface water feature requires a discretionary permit. Vegetation modification for fuel modification; wildfire prevention/ protection (including prescribed burns) as required by County Fire is exempt. Vegetation modification associated with burns conducted pursuant to burn permits approved by County Fire are exempt.
Wildlife Crossing Structures	YES - 2 crossing structures on Santa Ana Road
Wildlife Impermeable Fencing	Only to OS and AE zoned parcels 2 acres or larger.
Lighting Regulations	Yes - All parcels

# Wildlife Corridor Regulations Applicable to the Communities of Bell Canyon, Box Canyon, and Eastern Santa Susana

Regulatory Component	Applicable?
CWPA Permitting Requirements, including Compact Development Siting Standard	<ul style="list-style-type: none"> <li>• Only OS and AE zoned parcels 2 acres or larger.</li> <li>• Compact Development Siting Standard applies only to undeveloped OS and AE zoned parcels.</li> <li>• Residential and Commercial parcels in the Simi Hills CWPA are Exempt from CWPA regulations.</li> </ul>
Surface Water Features/Vegetation Modification	<ul style="list-style-type: none"> <li>• New structures or additions greater than 120 sq. ft. within a surface water feature require a discretionary permit unless an exemption applies.</li> <li>• Vegetation modification within a surface water feature that exceeds 10% of the area of the parcel within a surface water feature requires a discretionary permit.</li> <li>• Vegetation modification for fuel modification; wildfire prevention/ protection (including prescribed burns) as required by County Fire is exempt.</li> <li>• Vegetation modification associated with burns conducted pursuant to burn permits approved by County Fire are exempt.</li> </ul>
Wildlife Crossing Structures	<ul style="list-style-type: none"> <li>• Bell Canyon – NO (no regulated crossing structures)</li> <li>• Box Canyon (2 crossing structures on Box Canyon Road) -YES</li> <li>• E. Santa Susana – NO (no regulated crossing structures)</li> </ul>
Wildlife Impermeable Fencing	<ul style="list-style-type: none"> <li>• Only to OS and AE zoned parcels.</li> <li>• Residential and Commercial parcels in the Simi Hills CWPA are Exempt from wildlife impermeable fencing regulations.</li> </ul>
Replacement of Land/ Fences/Improvements/Structures Lost in the Woolsey Fire	Exempt from Wildlife Corridor regulations
Lighting Regulations	Yes - All parcels

# Critical Wildlife Passage Areas

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## Permitting Requirements – **New Uses or Structures on a Previously Developed Parcel**

If consistent with 1 or more of the following standards below, a Zoning Clearance is required.

If not consistent with 1 or more of the following standards below, a Discretionary Permit is required.

- Located entirely within 100 feet of the centerline of a public road;
- The development is located entirely within 100 feet of any portion of and on the same lot as (i) an existing, legally-established *structure*, or (ii) ~~the centerline of a driveway leading to an existing, legally-established structure, or (iii) the~~ centerline of a publicly-accessible trail; or **[Errata]**
- The development is located entirely within 100 feet of and on the same lot as the centerline of an agricultural access road that supports the production of commercially grown agricultural products. For purposes of this Sec. 8109-4.9.3, the phrase “commercially grown agricultural products” means any plant or animal agricultural product (including food, feed, fiber, ornamentals, or forest), that will be commercially sold, including livestock raised for commercial production.



# Critical Wildlife Passage Areas

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## Permitting Requirements – **New Uses or Structures on an Undeveloped Parcel**

- Consistent with Compact Siting Standard – Zoning Clearance
- Inconsistent with Compact Siting Standard – Planning Director Planned Development Permit

# CWPAs

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## Compact Siting Standard

Development complies with the compact development siting standard if all proposed *structures*, uses and ~~open storage~~ enclosed areas formed by wildlife impermeable fencing constituting development under this Sec. 8109-4.9 are sited exclusively in one of the two contiguous areas created by a line bisecting the subject lot into two sections of equal areas (halves). The bisecting line may consist of a single, straight line segment or a series of connected, non-intersecting line segments that do not form a straight line. Each of the two endpoints of a bisecting line shall coincide with any two lot boundary lines. [Errata]

- Consistent with Compact Siting Standard – Zoning Clearance
- Inconsistent with Compact Siting Standard – Planning Director Planned Development Permit

# CWPAs

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## Exempted Uses:

- Aboveground pipelines or transmission lines.
- Facilities for the production, generation, storage, transmission, or distribution of water, including *wildlife impermeable fencing* required to protect such facilities.
- *Agricultural shade/mist structures*, animal shade structures authorized by Sec. 8107-34, and above-ground fuel storage as an *accessory use*.
- Construction and maintenance of driveways or roads internal to a lot.
- *Structures* or improvements that are *temporary* or are located entirely or substantially underground (e.g., pipelines, cables, individual sewage disposal systems).
- Repair or maintenance of an existing, legally-established structure or fence.



# CWPAs

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## Exempted Uses (CONTINUED):

Animal Keeping and Animal Husbandry, Apiculture, Aquaculture, Vermiculture, Agricultural Promotion Uses, Home Occupations, Cemeteries, Cultural/Historic Uses, Filming Activities, Firewood Operations, Drilling for Temporary Geologic Testing, Botanic Gardens and Arboreta, Athletic Fields, Golf Courses, Parks, Wholesale Nurseries for Propagation **EXCEPT FOR...**

- Any associated **structures**, regardless of whether a structure itself requires a Zoning Clearance or other permit.
- Any associated **wildlife impermeable fencing** if such fencing qualifies as development pursuant to the ordinance.

# CWPAs - Misconceptions

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The County is forbidding landowners from building new structures (such as homes or barns) or establishing new uses (such as pools and landscaping) on half of their property, without a discretionary permit requiring an expensive environmental analysis.

- **A zoning clearance is required for new structures built on parcels with existing development (accessory dwellings, pools, barns, etc.) if they are sited within 100 feet of an existing legal structure, public road, agricultural access road, or trail.**
- **The Compact Siting standard applies to undeveloped parcels, of which there are a total of 655 within the CWPAs. Development on more than one-half of these lots would require a discretionary permit.**
- **Total building coverage allowed will not change (5% building lot coverage allowed in OS and AE zones).**

# CWPAAs – Misconceptions, Continued

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These designated areas are not “choke points” or narrow areas of the corridors and it is unclear how they were chosen based on biological principles.

- **The staff report explains how these areas were chosen and discusses principles used in the analysis, such as existing habitat value, proximity to water courses, proximity to road crossings, extent of urban development, and proximity to protected lands.**



## Agricultural Uses - Exemptions

Planting or harvesting of crops or orchards that will be commercially sold, including vegetation modification necessary to construct or maintain a driveway or road internal to a lot that is utilized for such a commercial agricultural activity.

Vegetation modification on previously cultivated agricultural land left uncultivated for up to 10 years, or on land classified as “Prime,” or “Statewide Importance,” “Unique,” or “Local Importance,” or “Grazing” by the California Department of Conservation Important Farmlands Inventory, that is associated with the cultivation of agricultural crops.

### Wildlife Impermeable Fencing Around Commercial Crops/Orchards

Fencing located within 50 feet of an exterior wall of a structure related to an agricultural use

Fencing used to enclose a water well or pump house that does not enclose more than 500 square feet.

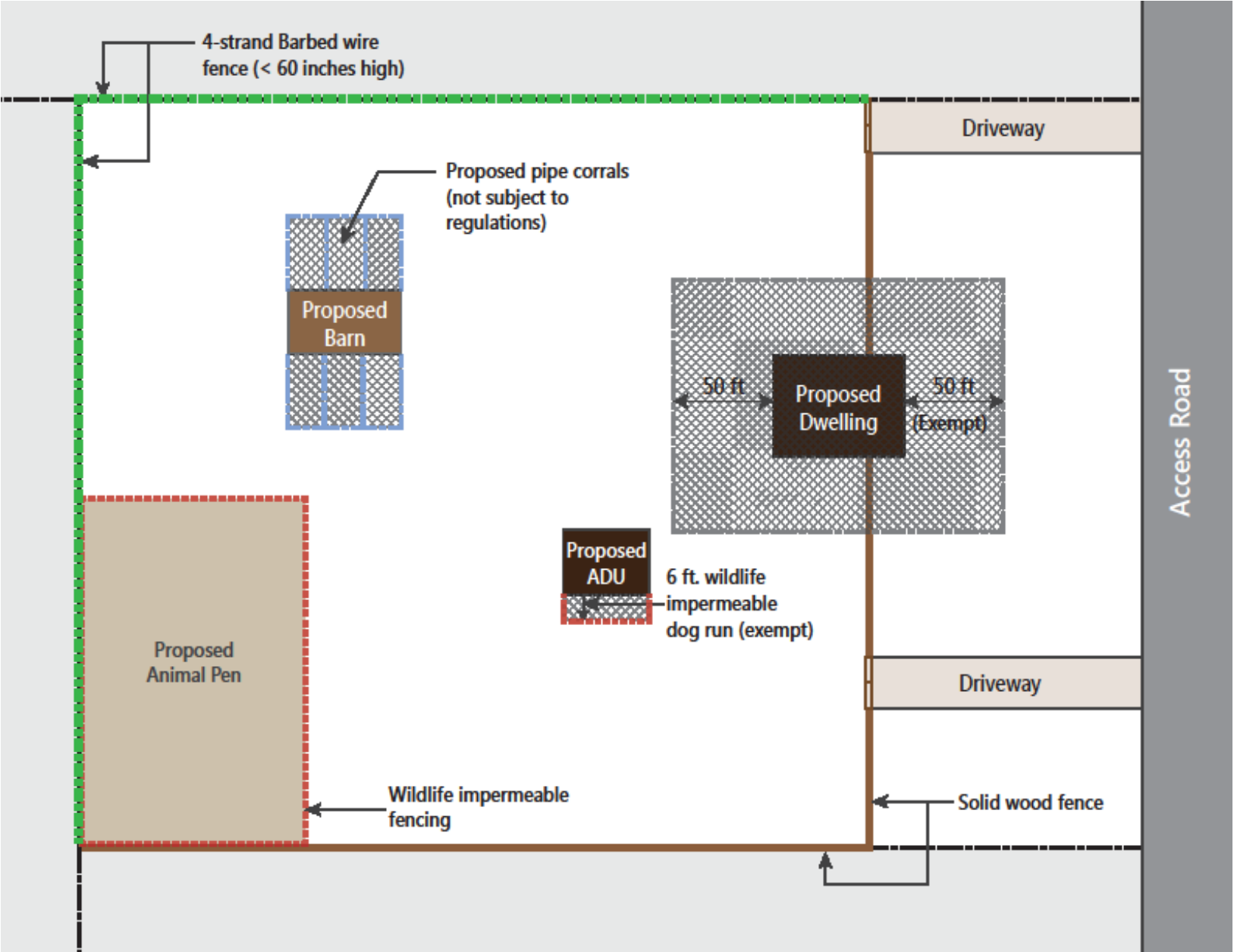
Facilities for the production, generation, storage, transmission, or distribution of water, including wildlife impermeable fencing required to protect such facilities.

Agricultural shade/mist structures, animal shade structures, and above-ground fuel storage as an accessory use.

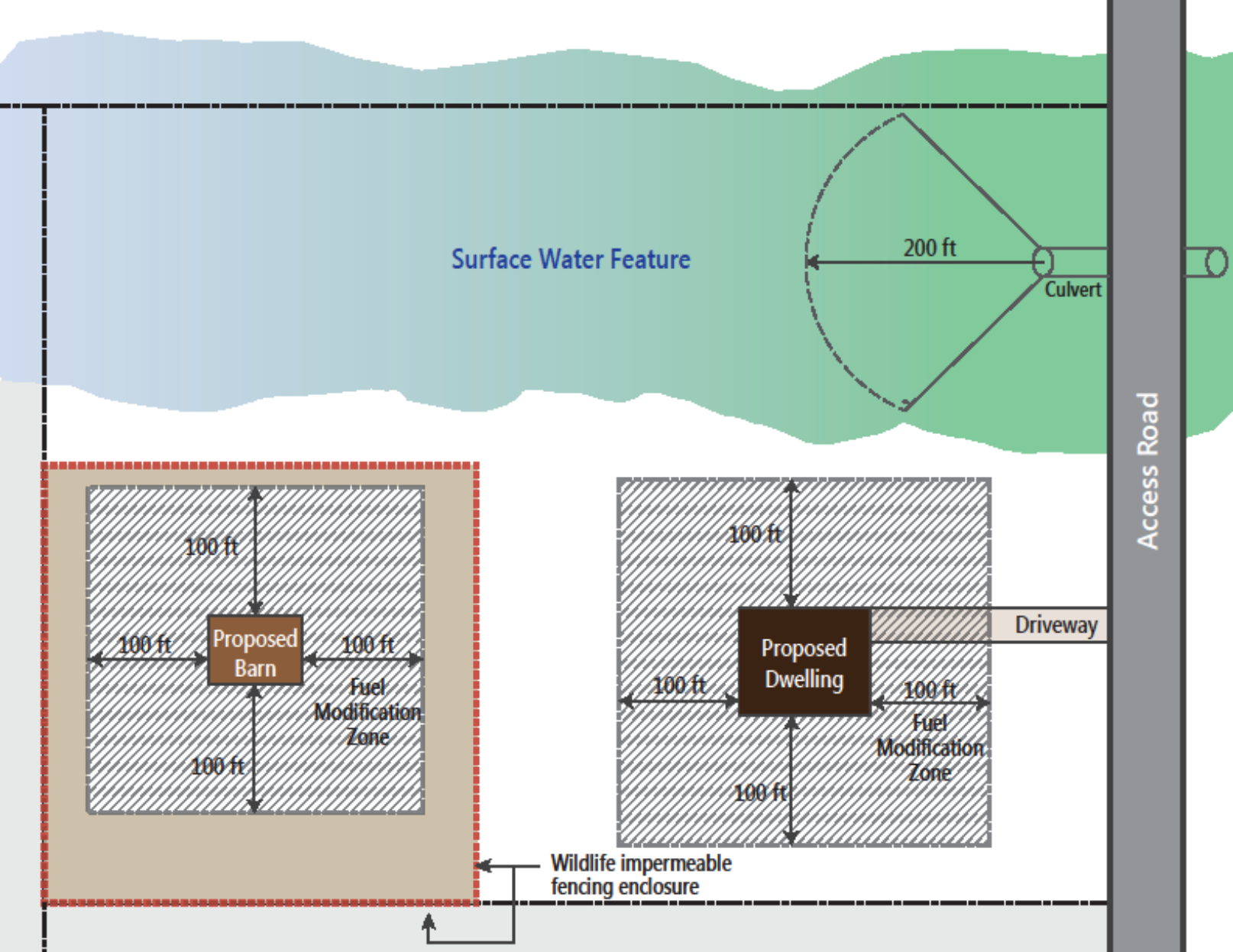
Livestock grazing

Construction and maintenance of driveways or roads internal to a lot.

# Case study 1

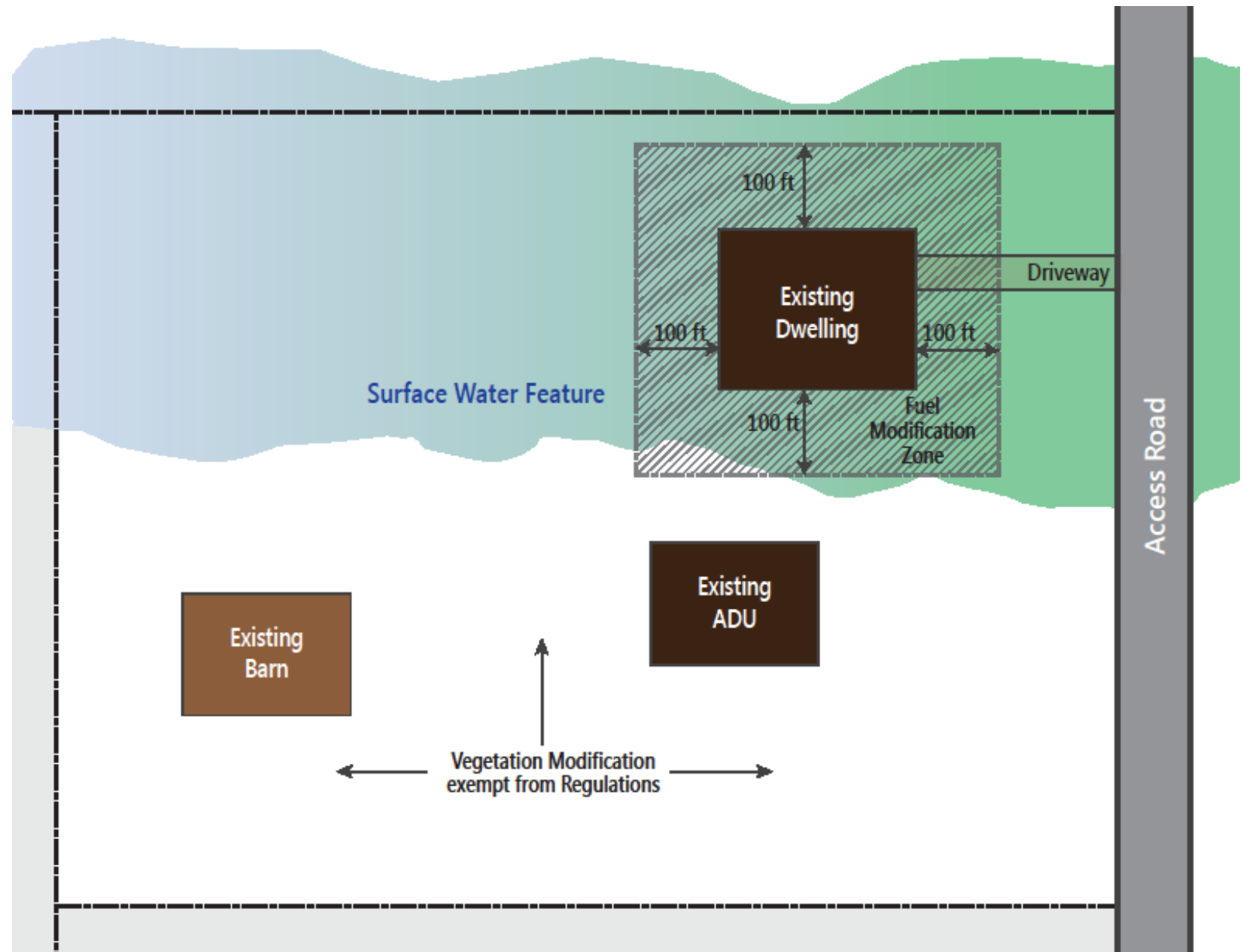


Case study 2

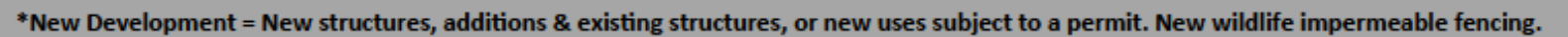




## Case study 3

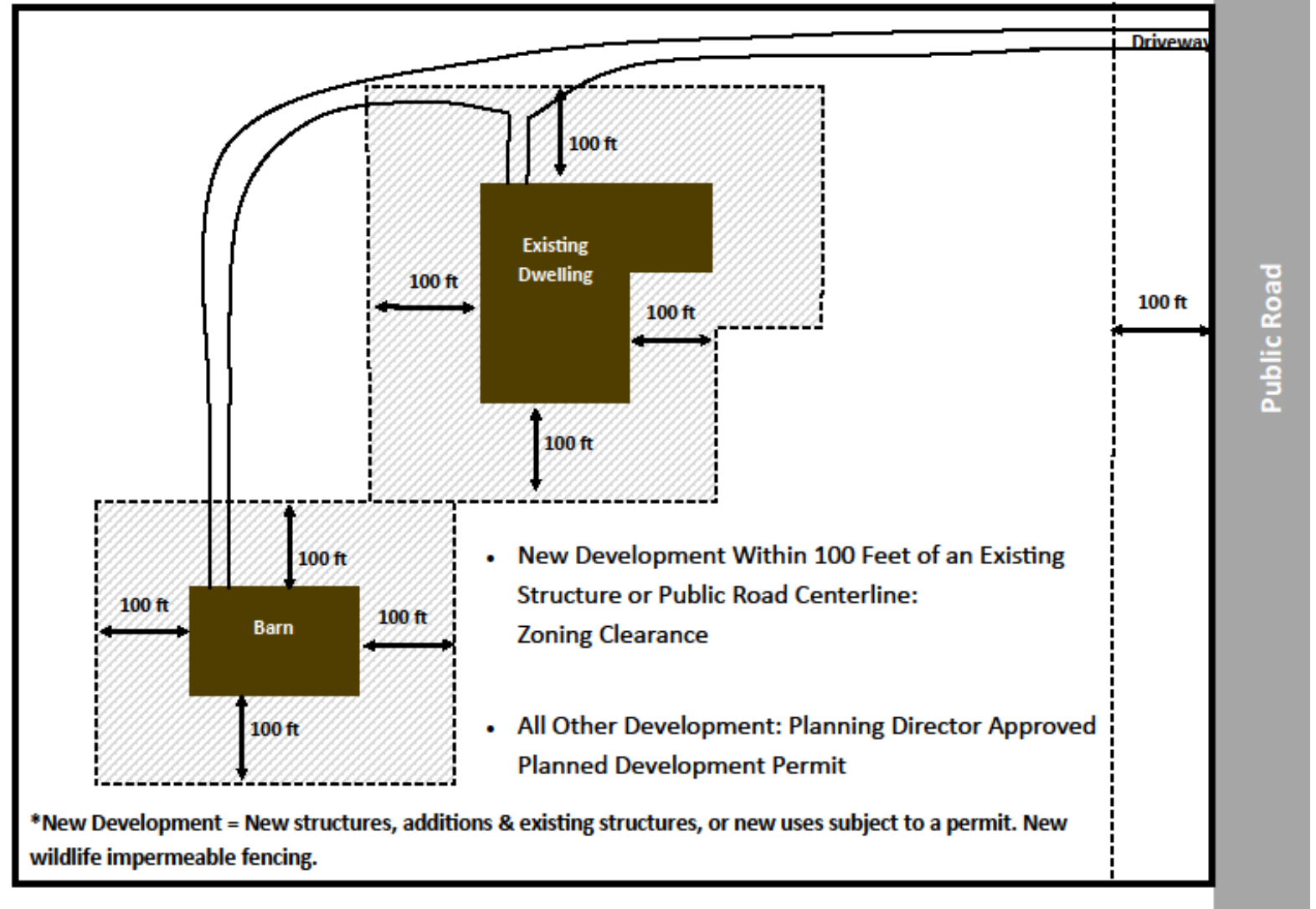


# Case study 4



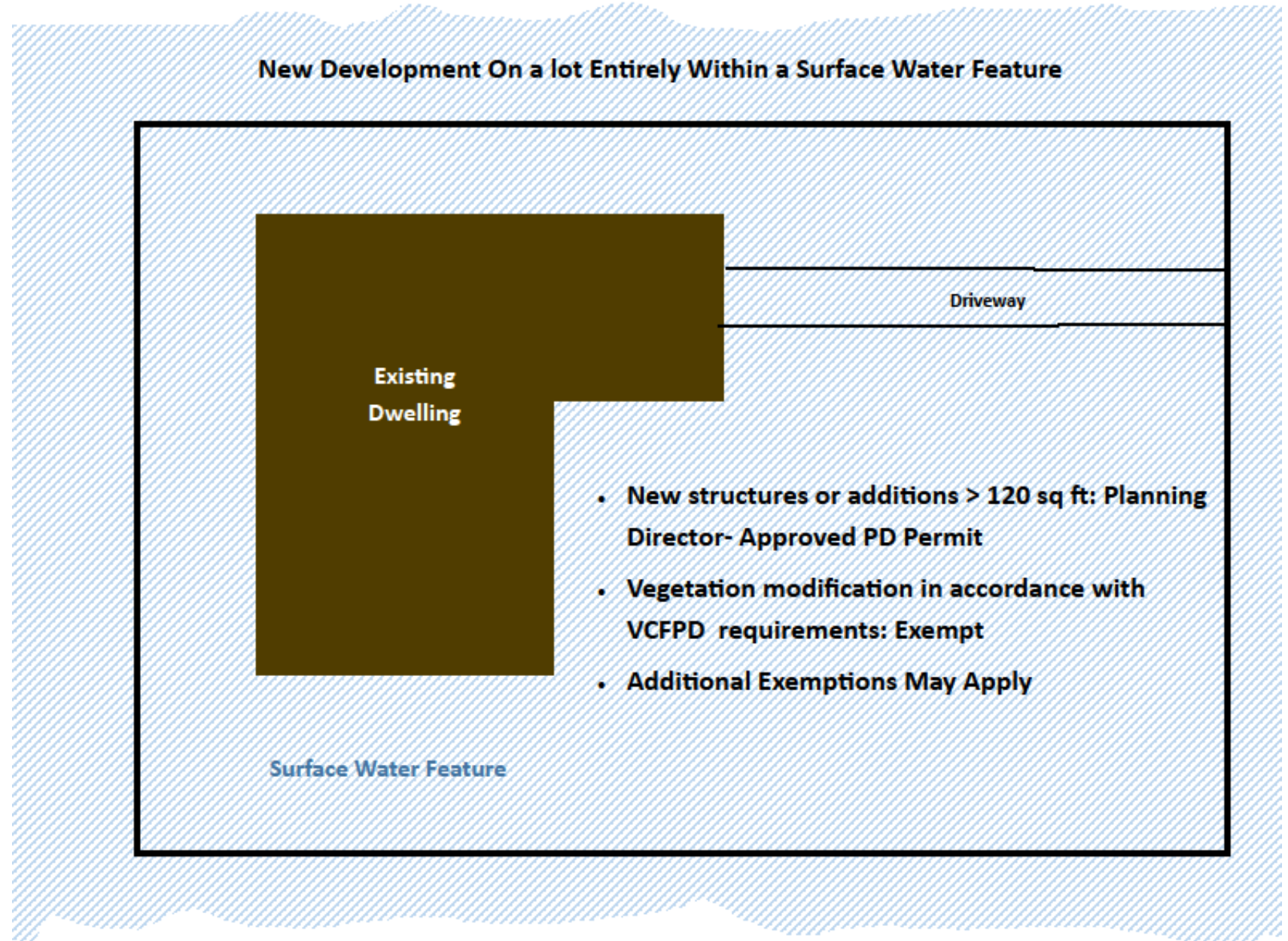
## Case study 5

### Critical Wildlife Passage Area





## Case study 6



# What are other jurisdictions doing?

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## Los Angeles County

- Fencing that is non-wildlife permeable [i.e., impermeable] 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.
- Except as otherwise provided, for animal containment facilities, such as corrals and stables, and facilities such as riding rings, fencing shall ...be wildlife permeable.
- **Perimeter fencing of a parcel is prohibited.**
- All fencing shall be sited and designed to not restrict wildlife movement, except where temporary fencing is required to keep wildlife away from habitat restoration areas. **Gates, walls, fences....that prevent the movement of wildlife through developed areas to access adjacent open space resources are prohibited.**

# What are other jurisdictions doing?

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## Napa County

...**Uses within [watercourse] setback** area shall be limited to habitat restoration/mitigation, landscaping, pedestrian/bicycle improvements, storm-water retention/detention facilities or similar uses that do not adversely affect habitat values, wildlife movement or flood water storage.

## Butte County

Preserve riparian vegetation and protect wildlife habitat and wildlife corridors along natural drainage ways.

## Santa Cruz County

Lighting shall be prohibited within the designated riparian corridor. **Regulations otherwise encourage “low-level walkway lighting, motion detector security lighting, hooded entry lighting, and lighting directed away from watercourses.”**



# General Plan Amendment

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## **Proposed General Plan amendment (Exhibit 13) includes:**

- Added information related to habitat connectivity and wildlife movement to both the Goals, Policies, and Programs (GPP) and the Resources Appendix;
- The HCWC and Critical Wildlife Passage Area Maps to the Resources Appendix;
- Updates to the GPP Glossary to add relevant terms; and
- Minor revisions to goals and policies related to biological resources.

**The existing General Plan provides the necessary framework for these amendments, as it already explicitly recognizes the importance of biological resources and the need to facilitate habitat connectivity.**

# Goal Revision

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## 1.5.1 Goal

Identify, preserve and protect significant biological resources in Ventura County from incompatible land uses and development. Significant biological resources include *endangered, threatened or rare species* and their habitats, *wetland habitats, coastal habitats, wildlife migration corridors* that facilitate habitat connectivity and wildlife movement, and *locally important species/communities*.

# Policy Revisions

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## 1.5.2 - Policies

6. Based on the review and recommendation of a qualified biologist, the design and maintenance of road and floodplain improvements, including culverts and bridges shall incorporate all feasible measures to accommodate wildlife passage.

7. When considering proposed *discretionary development*, County decision-makers shall consider the development's potential project-specific and cumulative impacts on the movement of wildlife at a range of spatial scales including local scales (e.g., hundreds of feet) and regional scales (e.g., tens of miles).

8. Development within the Habitat Connectivity and Wildlife Corridors and the Critical Wildlife Passage Areas shown in Figures 1.5.5 – 1.5.8 of the Resources Appendix, shall be subject to the provisions and standards of the Habitat Connectivity and Wildlife Corridor overlay zone (HCWC overlay zone) and the Critical Wildlife Passage Areas overlay zone (CWPA overlay zone) as set forth in the Non-Coastal Zoning Ordinance.



# CEQA

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## Project is considered exempt from CEQA

- It can be seen with certainty that there is no possibility the project may cause a significant effect on the environment. **CEQA Guidelines section 15061(b)(3)** . “Significant effect on the environment” is expressly defined by the California Public Resources Code as that which effects “a substantial, potentially substantial, *adverse* change in the environment.” (Cal. Pub. Resources Code, § 21068)
- Because the project consists of regulations intended to benefit the environment, it is also exempt pursuant to **CEQA Guidelines sections 15307 and 15308**, *Actions by Regulatory Agencies for Protection of Natural Resources*, and *Actions by Regulatory Agencies for Protection of the Environment*.
- There is no reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. (**CEQA Guidelines section 15300.2**)

# Public Notice and Public Comment

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- Sent a one-page letter to all affected property owners 2 weeks prior to the hearing. (~ 4,400)
- Emailed interested parties more than 2 weeks prior to the hearing (~ 140 people)
- Provided project materials online 17 days prior to hearing (standard is 7 days)
- Placed newspaper ads in Lockwood Valley, Ojai Valley, Ventura County Star 2 weeks prior to hearing (standard is one week)
- Received 183 public comments, (as of January 28 at 12:00 p.m.):

# Recommended Actions

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Based upon the analysis and information provided above, Planning Division staff recommends that the Planning Commission take the following actions:

1. **CERTIFY** that the Commission has reviewed and considered this staff report and all exhibits hereto, and has considered all other materials and public comments received during the public comment and hearing processes; and
2. **ADOPT** a resolution (Exhibit 12) recommending that the Board of Supervisors take the following actions regarding the amendments to the Ventura County General Plan and the Non-coastal Zoning Ordinance:
  - a. **CERTIFY** that the Board has reviewed and considered the Board letter and all exhibits hereto, the Planning Commission staff report and all exhibits thereto, and has considered all other materials and public comments received during the public comment and hearing processes;



# Recommended Actions - Continued

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**2b. FIND** on the basis of the entire record and as set forth in Section B of this Planning Commission staff report that the adoption of the proposed amendment to the Ventura County General Plan (Exhibits 8 – 11, and 13), adoption of the proposed ordinance amending the Non-Coastal Zoning Ordinance (Exhibit 14), and adoption of the proposed ordinance amending the zoning maps contained in Article 18 of the Ventura County Non-Coastal Zoning Ordinance (Exhibit 15) to add a habitat connectivity wildlife corridor overlay zone and critical wildlife passage area overlay zone are exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility the project may cause a significant effect on the environment; **FIND** that because the project consists of regulations intended to benefit the environment, it is also exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308; and **FIND** that there is no reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances pursuant to State CEQA Guidelines section 15300.2;

# Recommended Actions - Continued

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**2c. FIND** based on the substantial evidence set forth in Sections A, B, C, D, E and F of the Planning Commission staff report, the public testimony received, and the entire record, that the General Plan amendment (Exhibits 8 – 11, and 13) is in the public interest, and has the potential to benefit the general welfare, and is consistent with good planning practice;

**2d. FIND** based on the substantial evidence set forth in Sections A, B, C, D, E and F of the Planning Commission staff report, the public testimony received, and the entire record, that the ordinances amending Articles 2, 3, 4, 5 and 9 of the Ventura County Non-Coastal Zoning Ordinance (Exhibit 14) and adoption of the zoning maps contained in Article 18 of the Ventura County Non-Coastal Zoning Ordinance (Exhibit 15), are in interest of public health, safety or general welfare and good zoning practice, and is consistent with the Ventura County General Plan;

# Recommended Actions - Continued

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**2e. ADOPT** a resolution (Exhibit 12) approving the proposed amendment to the Ventura County General Plan and the Resources Appendix, goal 1.5.1, policies 1.5.2-1 and 1.5.2-2 (Exhibit 13) and to add four maps. (Exhibits 8, 9, 10, and 11.)

**2f. ADOPT** the proposed ordinance amending Articles 2, 3, 4, 5, And 9 of the Ventura County Non-Coastal Zoning Ordinance to create the habitat connectivity and wildlife corridor overlay zone and critical wildlife passage areas overlay zones (Exhibit 14);

**2g. ADOPT** the proposed ordinance amending the zoning maps contained in Article 18 of the Ventura Non-Coastal Zoning Ordinance (Exhibit 15); and

**2e. SPECIFY** the Clerk of the Board of Supervisors at 800 S. Victoria Avenue, Ventura, CA 93009 as the location and custodian of the documents and materials that constitute the record of proceedings upon which these decisions are based.





# Habitat Connectivity and Wildlife Corridors

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## QUESTIONS