

Regional Habitat Linkages Project

STAKEHOLDER GROUP PRESENTATION – AUGUST 14, 2018

VENTURA COUNTY PLANNING DIVISION



Project Purpose and Intent

The purpose of the project is to preserve and enhance habitat connectivity, which is characterized by the degree to which regional landscapes, encompassing a variety of natural, semi-natural, and developed areas, are conducive to wildlife movement and to sustain ecological processes.

The intent of the project is to ensure that development is designed and constructed to allow wildlife and plant species to move or migrate between natural lands, while protecting individual property rights.

Project Objectives

Based on January 2017 Board action, General Plan policies and zoning standards were developed to address four project objectives:

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

Draft General Plan Amendment

- ❖ Adds Regional Habitat Linkages discussion to Biological Resources Section (Section 1.5 of Goals, Policies, Programs)
- ❖ Adds Regional Habitat Linkages Map and Critical Wildlife Passage Areas Maps
- ❖ Adds policy stating that development within the Habitat Linkages are subject to provisions and standards of Regional Habitat Linkages Overlay Zone in the Non-Coastal Zoning Ordinance

Regional Habitat Linkages Ordinance

Creates Two Overlay Zones in the Non-Coastal Zoning Ordinance:

- ❖ Regional Habitat Linkages (RHL) Overlay Zone
- ❖ Critical Wildlife Passage Areas (CWPA) Overlay Zone

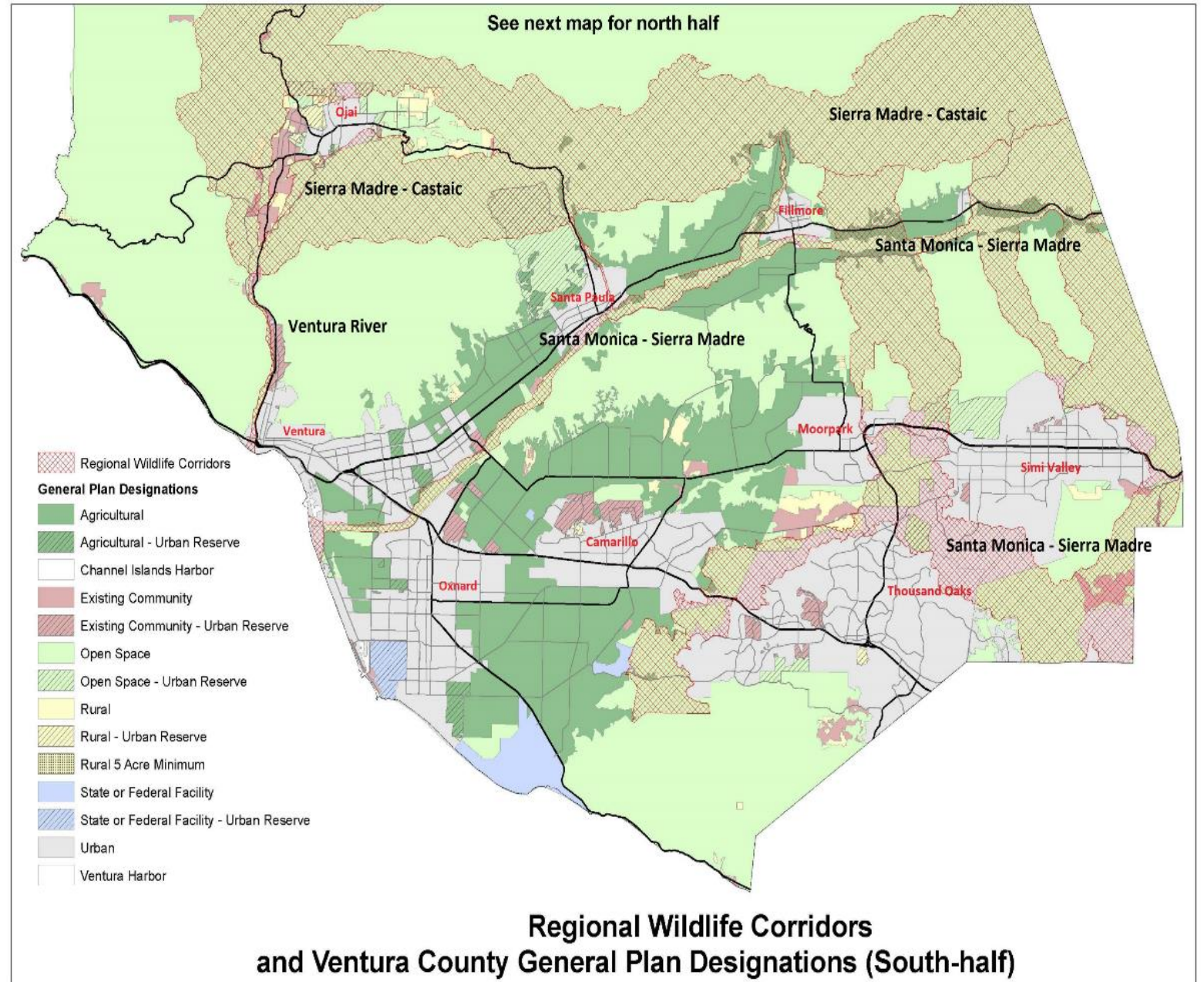
Regional Habitat Linkages Overlay Zone

Corridors in South-half:

- Santa Monica – Sierra Madre
- Sierra Madre- Castaic
- Ventura River

Integrated into Initial Study Assessment Guidelines (ISAGs)

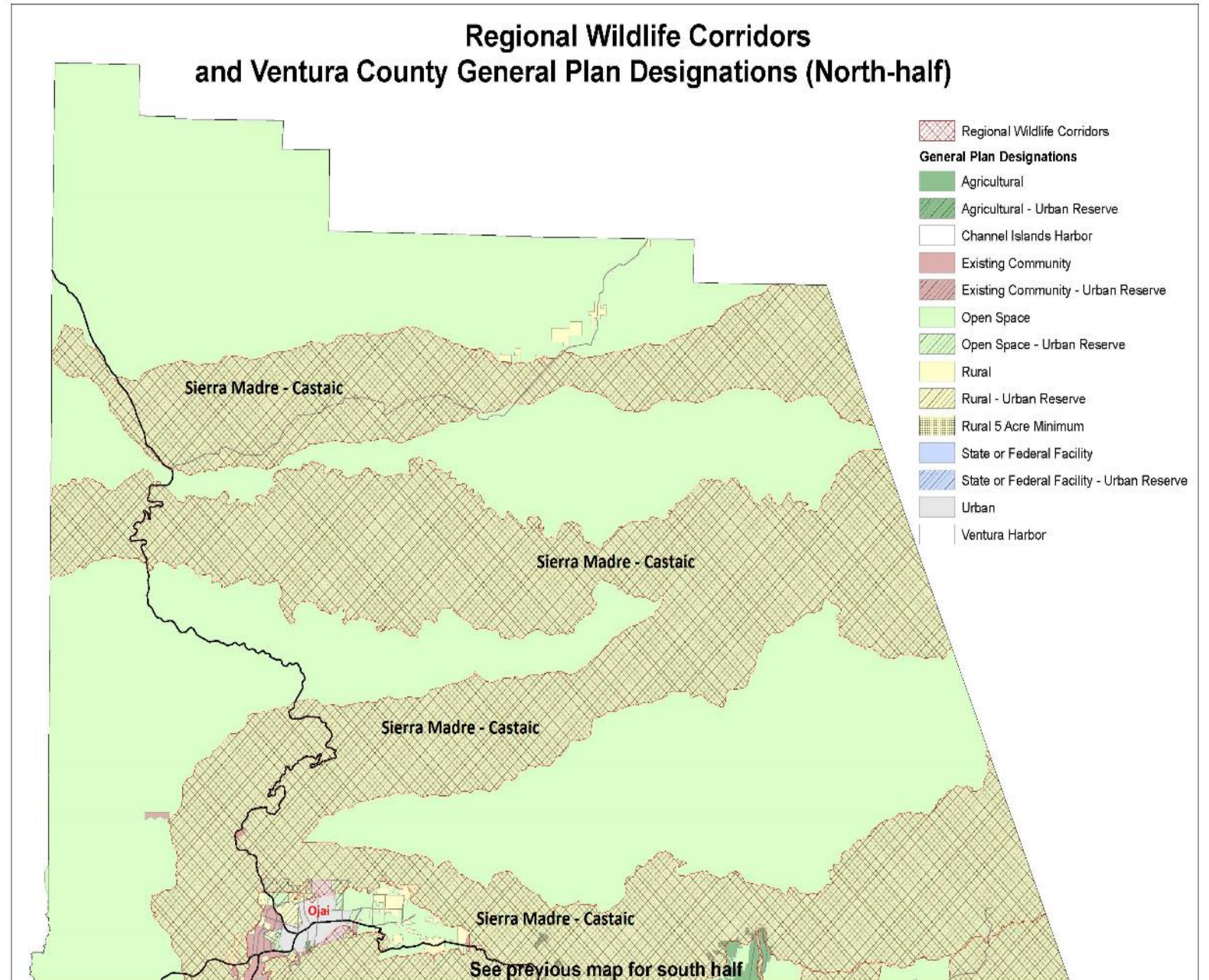
North/south corridors are considered the most vulnerable



Regional Habitat Linkages Overlay Zone

Corridor in North-half of the County includes Sierra Madre- Castaic

Integrated into Initial Study Assessment Guidelines (ISAGs)



Regional Habitat Linkages (RHL) Overlay Zone Development Regulations

- ❖ Outdoor night-time lighting (Minimize Indirect Barriers)
- ❖ Buffers around Surface Water Features (Minimize vegetation loss and fragmentation of habitat)
- ❖ Buffers around Wildlife Crossing Structures (Minimize vegetation loss and fragmentation of habitat)
- ❖ No intentional planting of invasive species (Minimize vegetation loss)
- ❖ Limits on Impermeable Fencing (Minimize Direct Barriers)

RHL Overlay Zone Regulations

Outdoor Night-Time Lighting - § 8109 – 4.8.3

- ❖ Generally consistent with Dark Sky Ordinance (PC recommended approval on 7/26/18)
- ❖ Applies to new and replacement lighting
- ❖ Existing, nonconforming lighting does not need to be replaced for one year, after which it must be turned off between 10:00 p.m. and sunrise.
- ❖ Fully-shielded; downward facing; limited output of 850 lumens per luminaire; controlling for “color temperature.”

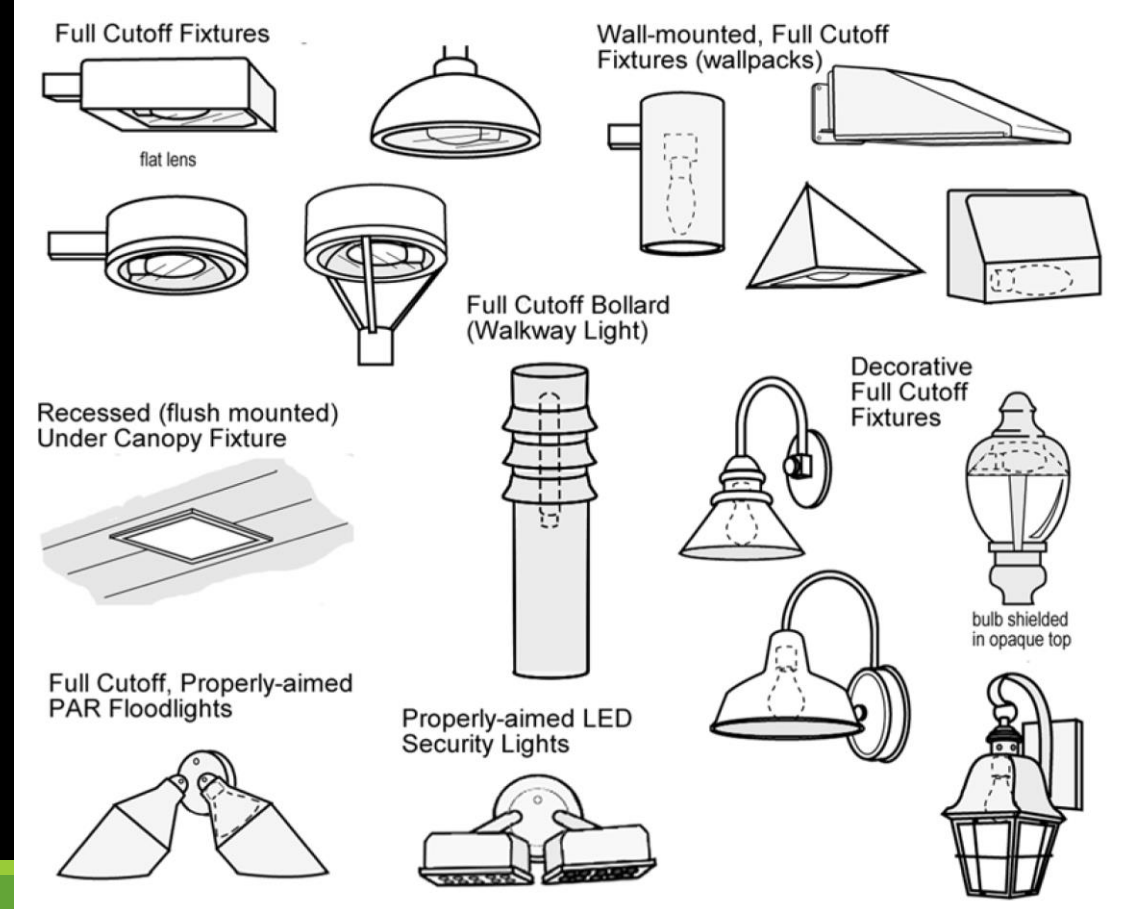
RHL Overlay Zone Regulations

Outdoor Night-Time Lighting - § 8109 – 4.8.3

- ❖ Brighter security lighting (2,600 lumens) allowed if on motion sensor
- ❖ Requires techniques for blocking light from greenhouses after 10:00 p.m.
- ❖ Walkway and driveway lighting is limited to 100 lumens per luminaire
- ❖ Includes regulations for public and private recreation facilities
- ❖ Perimeter lighting prohibited; No new uplighting for aesthetic purposes

Fully-Shielded Luminaires

*A luminaire constructed and installed in such a manner that **ALL** light emitted by the fixture is projected below the horizontal plane through the fixture's lowest light-emitting part.*



Fully-Shielded Luminaires



Partially-Shielded Luminaires

- ◆ Porch lights and under-eave lights may be *partially-shielded*



KELVIN

(CORRELATED COLOR TEMPERATURE)

2700K

Warm White

- 2700-3000K
- Most similar to incandescents
- Inviting, relaxing

3000K

Bright White

- 3500-4100K
- Energetic, lively
- Good for kitchens workspaces

6500K

Lighting Science Group
lighting facts^{CM}
A Program of the U.S. DOE

Light Output (Lumens)	850
Watts	18
Lumens per Watt (Efficacy)	47

Color Accuracy	85
Color Rendering Index (CRI)	



All results are according to IESNA LM-79-2009: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: R31N-YZTSD6
Model Number: DFN 38 WW FL 120
Type: Replacement lamps

CORRELATED COLOR TEMPERATURE (CCT) LUX

Outdoor Recreational Facility Lighting

Public and Private

- ◇ Use appropriate lighting levels in the Lighting Handbook by IESNA (*i.e. can be higher than 850 lumens and 3000 K*)
- ◇ Use *partially-shielded luminaires* and employ *directional lighting* methods
- ◇ No lighting between 10:00 p.m. to 6:00 a.m., unless to complete play



RHL Overlay Zone Regulations

Outdoor Night-Time Lighting

Exemptions:

- ❖ Temporary/intermittent agriculture uses that require outdoor night lighting
- ❖ Short-term lighting authorized by a temporary use permit
- ❖ Legal, permitted signage
- ❖ Public rights of way
- ❖ Emergency lighting
- ❖ Lighting subject to preemptive state or federal standards
- ❖ Temporary Seasonal/festive lighting

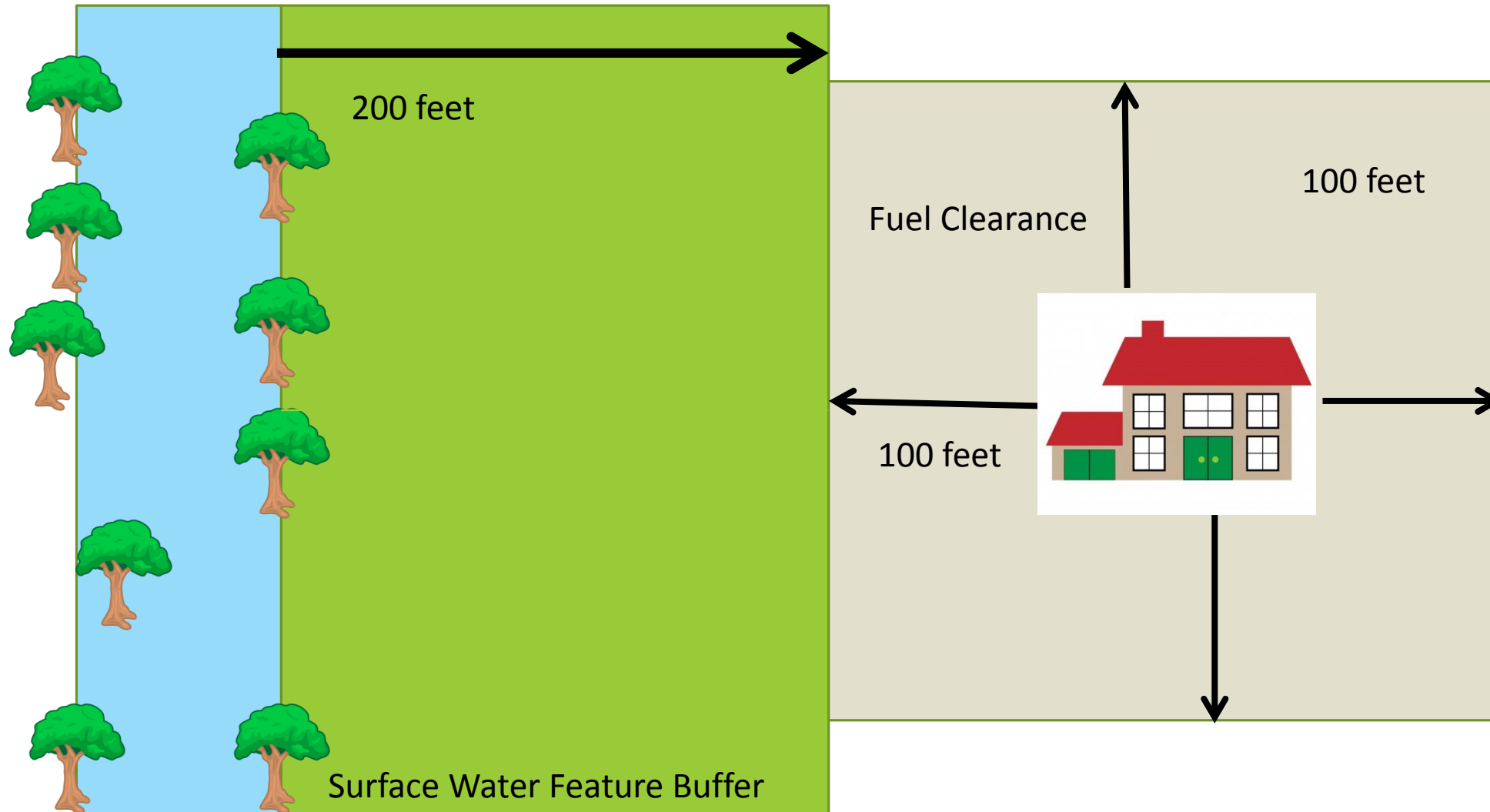
RHL Overlay Zone Regulations

Surface Water Features - § 8109 – 4.8.4

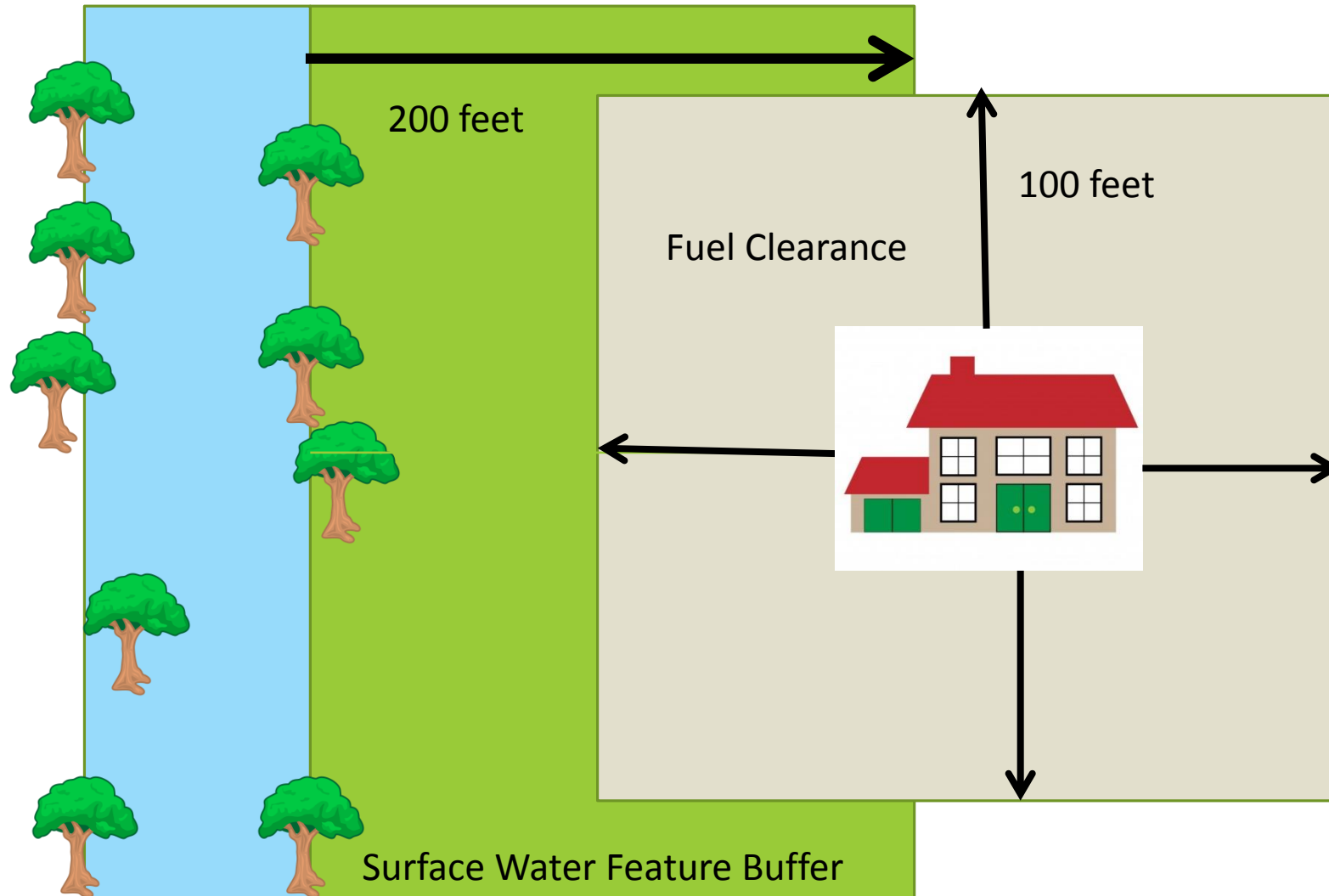
Waters depicted on the *National Wetlands Inventory Dataset*, as amended. Data consists of mapped wetlands and riparian areas. Freshwater ponds, lakes and agricultural water impoundments are excluded from definition. Buffer distances are measured from the farthest extent of both the mapped wetland and riparian areas.

- ❖ Proposed 200-foot buffer on either side of a “mapped surface water feature.”
- ❖ New structures/uses within buffer would require a discretionary permit, including structures/uses that are now Exempt or Ministerial.
- ❖ Vegetation removal within buffer would require a discretionary permit.

A structure with fuel clearance that does NOT encroach within a Surface Water Feature Buffer would require a Ministerial Zoning Clearance



A structure with fuel clearance that DOES encroach within a Surface Water Feature Buffer would require a Discretionary Permit



RHL Overlay Zone Regulations

Surface Water Features

Exemptions:

A Planned Development permit is not required for the following:

Any addition to an existing legally established *structure*, or any new *accessory structure* within a mapped *surface water feature* *200-foot buffer area*, provided the addition will not result in any *vegetation* modification within the buffer area that would require additional fuel modification required by the Ventura County Fire Protection District (VCFPD).

RHL Overlay Zone Regulations

Surface Water Features

Exemptions Continued:

- ❖ Grading or excavation of cumulative area of 500 sq. ft. or smaller, or grading to improve drainage within 50 feet of any existing *structure*, not otherwise regulated by Appendix J of the Ventura County Building Code;
- ❖ Restoration of land and improvements to their prior condition following natural disasters;
- ❖ Construction of any *structure* pursuant to Sec. 8113-6;
- ❖ Planting of crops or orchards that will be commercially sold.
- ❖ Removal of *vegetation* on previously cultivated agricultural land that may have been left uncultivated for up to ten 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 associated with 1.) Agricultural crops, 2.) livestock grazing, and 3.) Construction and maintenance of driveways or roads internal to the lot.

RHL Overlay Zone Regulations

Surface Water Features

Exemptions Continued:

- ❖ *Vegetation* removal authorized by a public agency;
- ❖ Vegetation removal on land owned by a conservation organization or on land in which a Conservation Organization or on land in which a Conservation Organization maintains a recorded ownership interest;
- ❖ Removal of *vegetation* that has been intentionally planted as a landscape;
- ❖ *Vegetation* modification required by the Ventura County Fire Protection District (VCFPD) for legally permitted structures
- ❖ *Vegetation* removed by a public agency to protect public health and safety.

RHL Overlay Zone Regulations

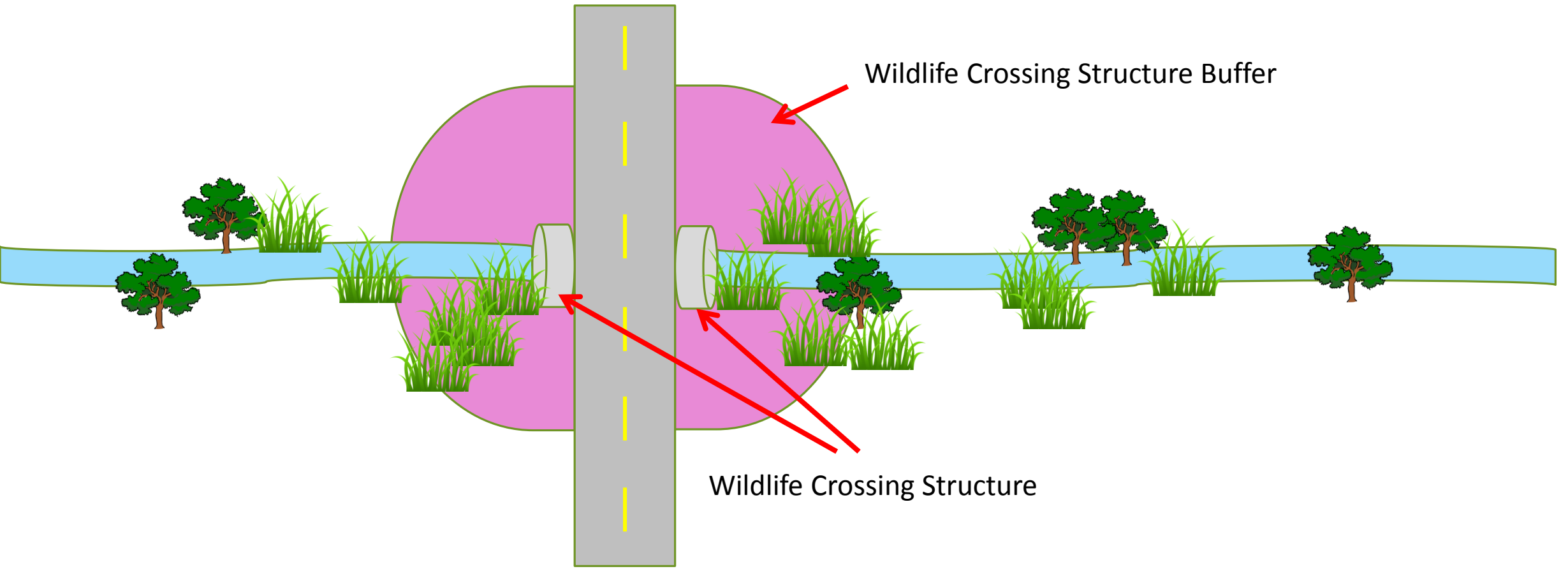
Wildlife Crossing Structures § 8109 – 4.8.5

Wildlife Crossing Structure: Structures that allow animals to cross human-made barriers safely, such as culverts, bridges, and underpasses.

Planning Director-approved Planned Development permit required for vegetation removal or new *structures* on private property outside of the Caltrans or County right-of-way if within the following:

- ❖ 300 feet of the entry and exit of a *HF wildlife crossing structure*; or
- ❖ *100 feet of the entry and exit of a MF wildlife crossing structure.*

Wildlife Crossing Structure Diagram



RHL Overlay Zone Regulations

Wildlife Crossing Structures -continued

Highly Functional and Moderately Functional Wildlife Crossing Structures – Depends on the number of features present that support increased use by wildlife including:

- ❖ Vegetation that provides cover located near entrances
- ❖ The “openness” of a crossing, a function of its height, width, and length
- ❖ Landscape features such as drainages that lead wildlife to a crossing
- ❖ Suitable wildlife habitat is located nearby

RHL Overlay Zone Regulations

Wildlife Crossing Structures

Exemptions:

- ❖ Maintenance required to clean out soils, debris and overgrowth consistent with all regulations and permits;
- ❖ Additions to legally established structures or new accessory structures if no additional vegetation modification is required by the Fire District;
- ❖ Grading or excavation that involves a cumulative area of 500 square feet or smaller, or grading to improve drainage within 50 feet of any existing *structure*, not otherwise regulated by the Ventura County Building Code.

RHL Overlay Zone Regulations

Wildlife Crossing Structures

Exemptions Continued:

- ❖ Restoration of land and improvements to their prior condition following natural disasters;
- ❖ Construction of any *structure* pursuant to Sec. 8113-6; (Destruction)
- ❖ Planting of crops or orchards that will be commercially sold;
- ❖ Removal of *vegetation* on previously cultivated agricultural land that may have been left uncultivated for up to ten 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 associated with 1.) Agricultural crops, 2.) livestock grazing, and 3.) Construction and maintenance of driveways or roads internal to the lot.

RHL Overlay Zone Regulations

Wildlife Crossing Structures

Exemptions Continued:

- ❖ *Vegetation* removal authorized by a public agency;
- ❖ Vegetation removal on land owned by a conservation organization or on land in which a Conservation Organization or on land in which a Conservation Organization maintains a recorded ownership interest;
- ❖ Removal of *vegetation* that has been intentionally planted as a landscape;
- ❖ *Vegetation* modification adjacent to existing legally permitted buildings as required by the Ventura County Fire Protection District; and
- ❖ *Vegetation* removed by a public agency as required by, or consistent with regulations to protect public health and safety.

RHL Overlay Zone Regulations

Wildlife Crossing Structures (& Surface Water Features)

Deviations:

- ❖ The Planning Director or designee may approve a deviation from the *vegetation* removal standards.
- ❖ A deviation request for a proposal to remove vegetation shall be granted provided that at least 60 percent of the vegetated area to be removed comprises *invasive plants*.

RHL Overlay Zone Regulations

Invasive Plant Prohibition §8109 – 4.8.6

The intentional planting of *invasive plants* is prohibited throughout the *RHL overlay zone*, except those planted as commercial agricultural crops or grown as commercial nursery stock.

No additional exemptions

RHL Overlay Zone Regulations

Wildlife Impermeable Fencing § 8109-4.8.7

Fencing that prevents various species of wildlife (including amphibians, reptiles, mammals, birds), from freely passing through a fence with little or no interference.

- ❖ Applies to any portion of a new or replacement fence (except gates), which forms an enclosure.
- ❖ *Wildlife impermeable fencing* includes one or more of the following features:
 - Higher than 60 inches above grade, including any wire strands that are placed above a top rail of a fence.
 - Electric *fences* comprised of any material or number of electrified strands.
 - Wrought iron, plastic mesh, woven wire, razor wire, chain link, and any solid wall (e.g., brick, cinderblock) or *fence* (e.g., wood or vinyl).

Applicability

- ❖ On lots zoned Open Space (OS) or Agricultural Exclusive (AE) only
- ❖ In all zones, any *fence* installed or replaced as part of a new discretionary permit or major permit modification shall be reviewed as part of the whole discretionary entitlement to minimize impacts to wildlife movement.

RHL Overlay Zone Regulations

Wildlife Impermeable Fencing - Permits

❖ Ministerial Permit

For lots with no *existing wildlife impermeable fencing*, the cumulative area enclosed by the proposed *fencing* shall not exceed ten percent of the gross lot area; or

For lots with *existing wildlife impermeable fencing* the cumulative area enclosed by the proposed *fencing* shall not exceed ten percent of the gross lot area, excluding the cumulative area already enclosed by *existing wildlife impermeable fencing*.

RHL Overlay Zone Regulations

Wildlife Impermeable Fencing - Permits

❖ Discretionary Permit

For lots with no *existing wildlife impermeable fencing*, the cumulative area enclosed by the proposed fencing is greater than ten percent; or

For lots with *existing wildlife impermeable fencing*, the cumulative area enclosed by the proposed *fencing* is greater than ten percent of the gross lot area excluding the cumulative area already enclosed by existing *wildlife impermeable fencing*.

RHL Overlay Zone Regulations

Wildlife Impermeable Fencing

Exemptions:

- ❖ Any WI fence in a Residential zone
- ❖ Any WI fence installed prior to the effective date of the ordinance amendment
- ❖ Any WI fence necessary to enclose commercially grown agricultural products, defined as any plant product (including food, plant fiber, feed, ornamentals, or forest), that will be commercially sold.
- ❖ Any WI fence that is required by any federal or state law or local regulation
- ❖ Any WI fence within 50 feet from the exterior walls of any dwelling or a principal structure related to agriculture

RHL Overlay Zone Regulations

Wildlife Impermeable Fencing

Exemptions:

- ❖ Any WI fence on lots with an area of 10,000 square feet or less
- ❖ Any WI fence associated with a water well or pump house, no larger than 500 sqft.
- ❖ Any WI fence installed by or for a public agency for the sole purpose of restricting wildlife from entering a road right-of-way or directing wildlife toward road crossing structures.
- ❖ Wildlife impermeable fencing or wall spans that do not form an enclosure.
- ❖ Any wildlife impermeable fencing used for habitat protection/restoration by a conservation organization, or public agency.

RHL Overlay Zone Regulations

Wildlife Impermeable Fencing

Prohibited Fencing:

- ❖ *Wildlife impermeable fencing* on any lot that has no *principal use or structure*.

- ❖ *Wildlife impermeable fencing* around the perimeter of a lot, unless otherwise exempt.

Critical Wildlife Passages Overlay Zone

§8109 – 4.9

- ❖ Portions of Oak View
- ❖ Tierra Rejada Valley
- ❖ Simi Hills

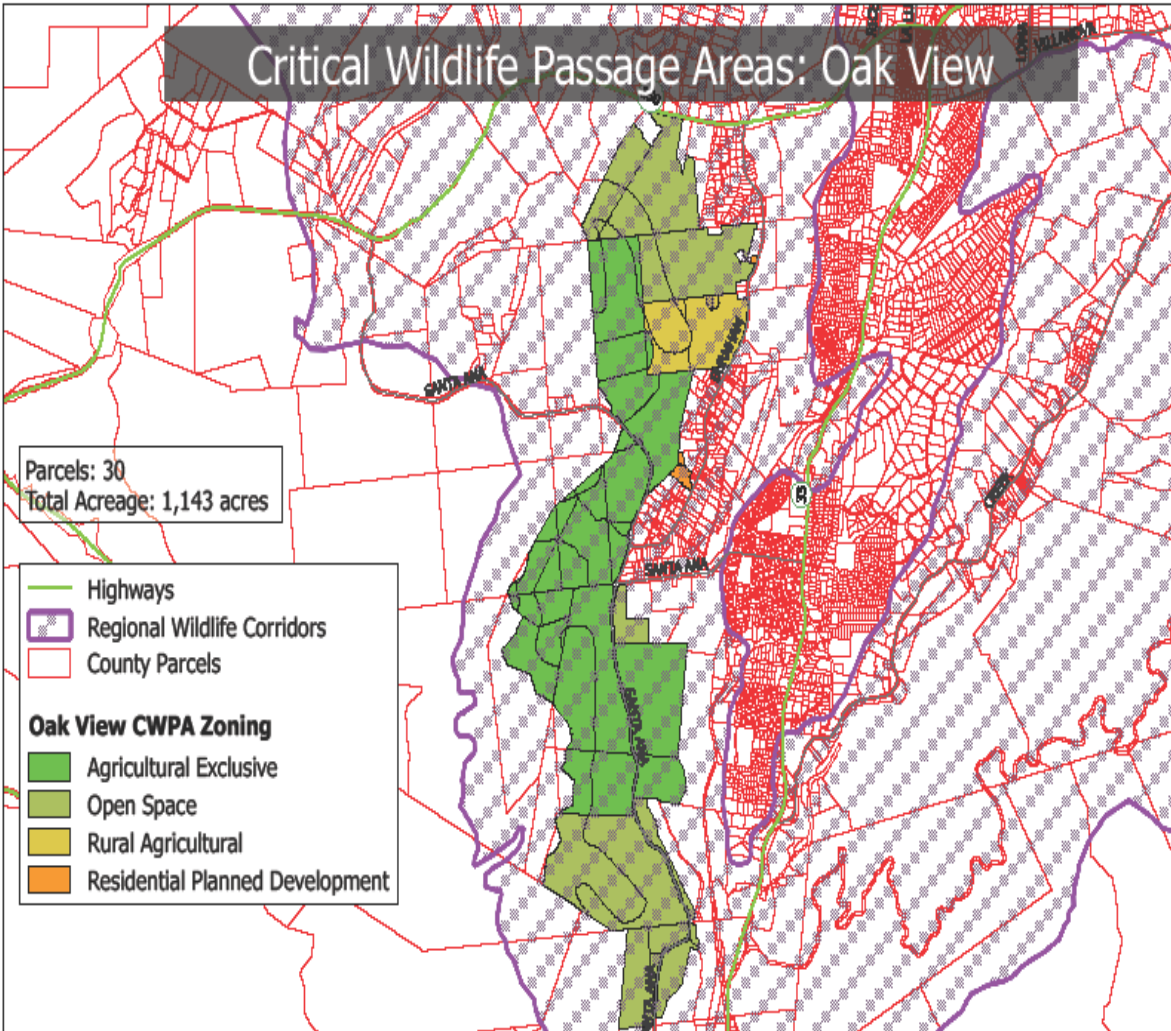
Critical Wildlife Passage Area Overlay Zone

§ 8109-4.9

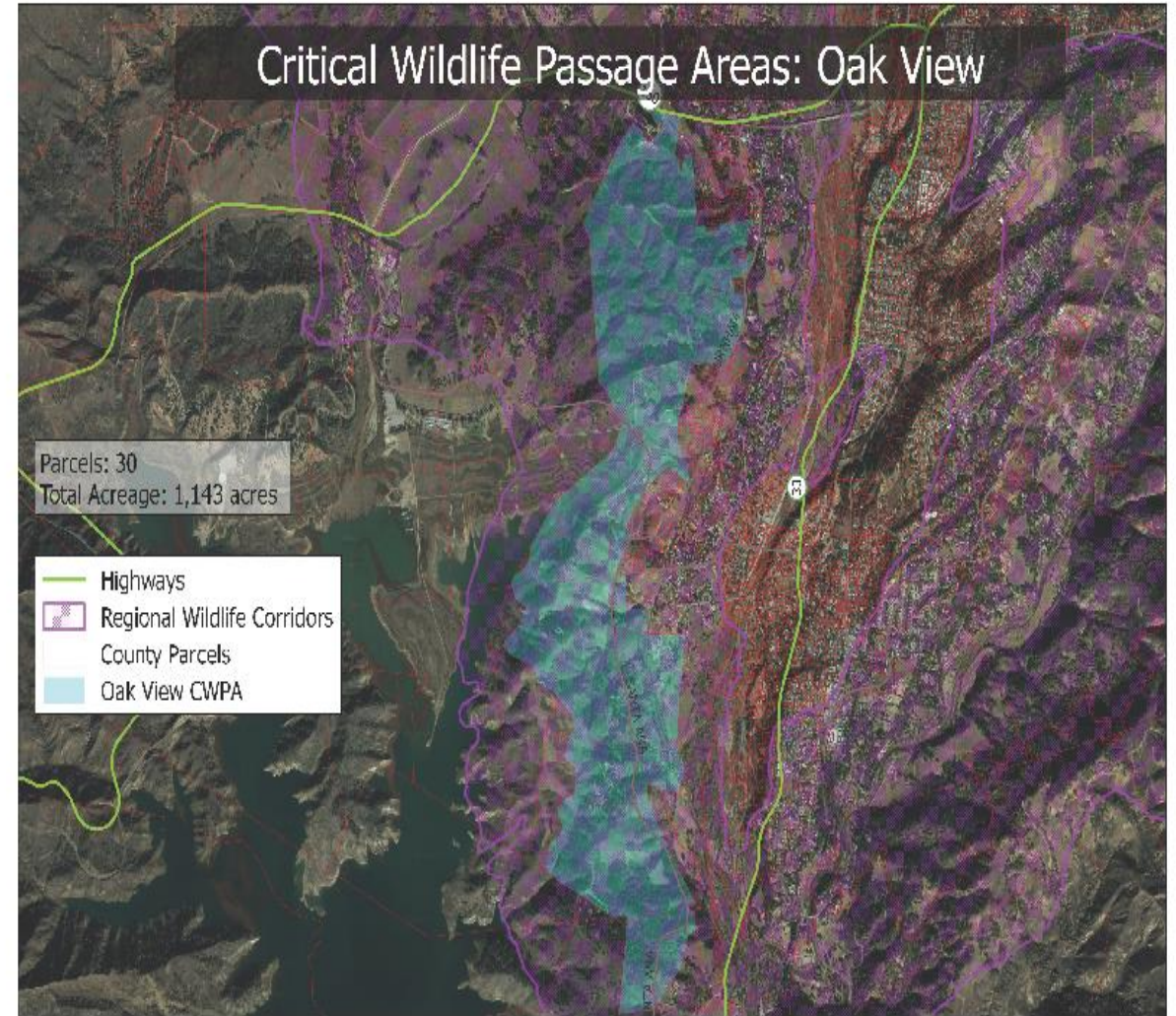
Areas determined to be particularly critical for wildlife movement due to:

- ❖ Intact, native habitat or higher habitat values;
- ❖ Proximity to water bodies or ridgelines;
- ❖ Proximity of critical roadway crossings;
- ❖ Likelihood of encroachment by future development, and within which wildlife movement and plant dispersal could be easily disturbed by development;
- ❖ Presence of undeveloped lands within a geographic location that connects core habitats at a regional scale.

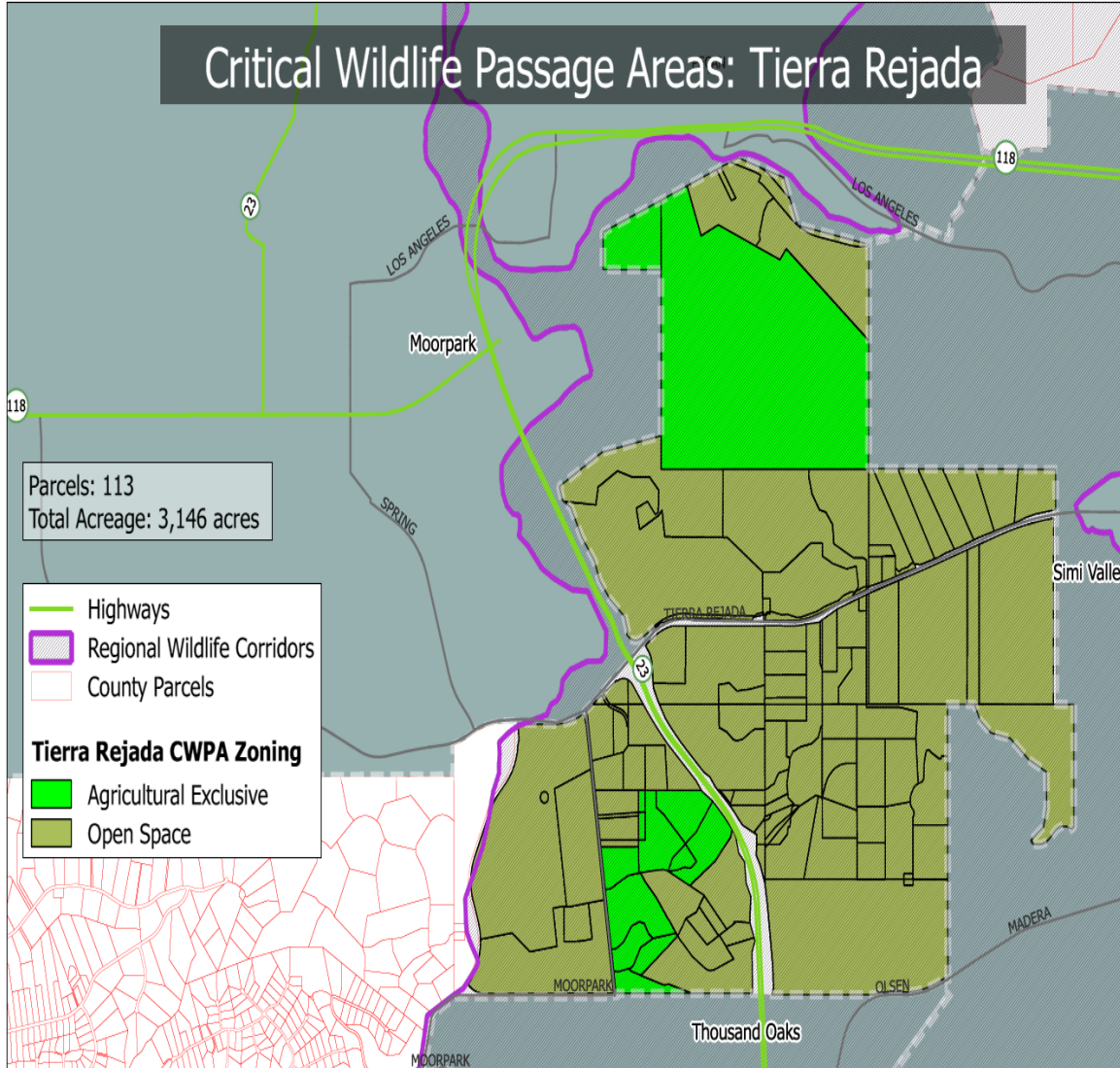
Critical Wildlife Passage Areas: Oak View



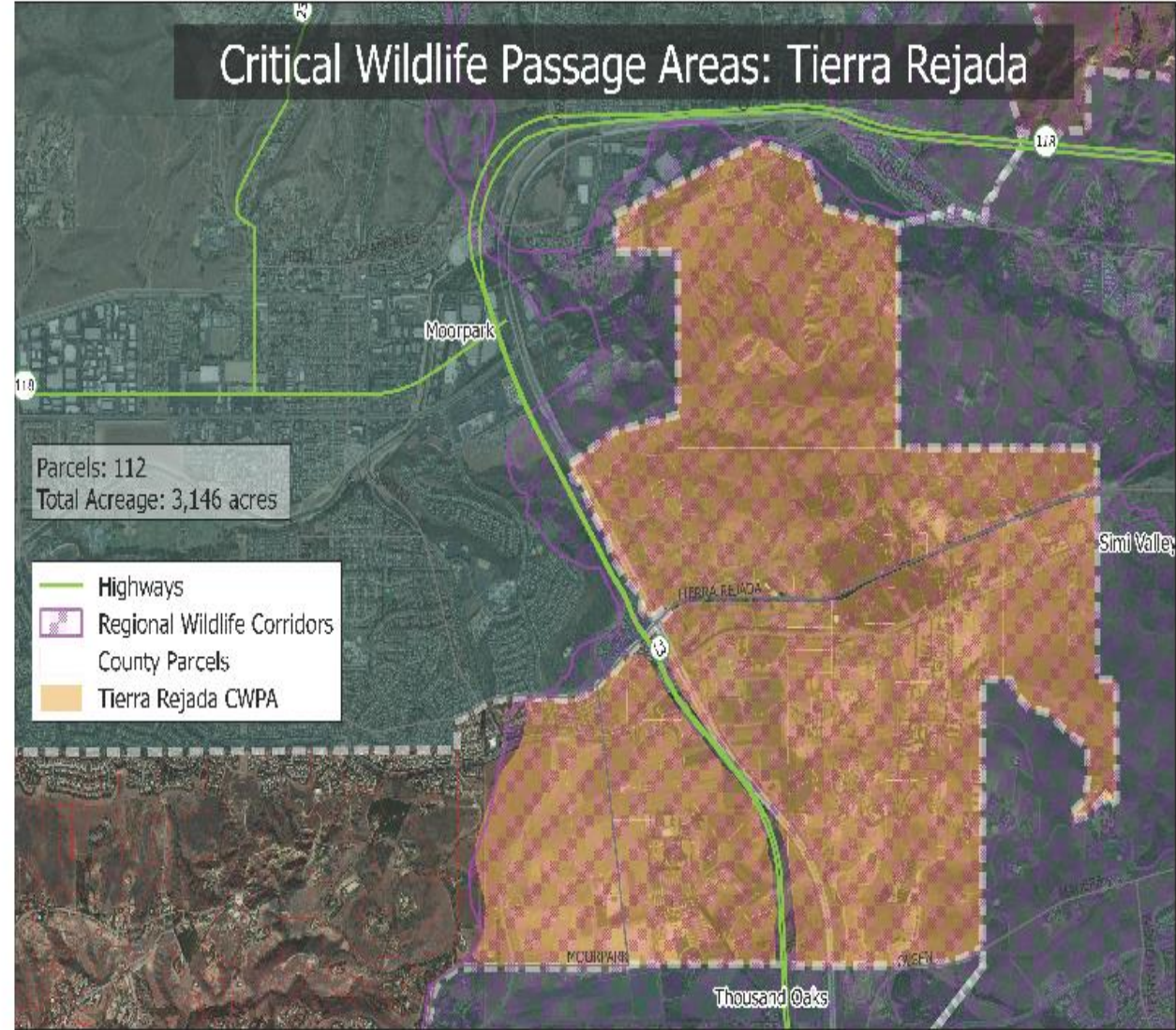
Critical Wildlife Passage Areas: Oak View



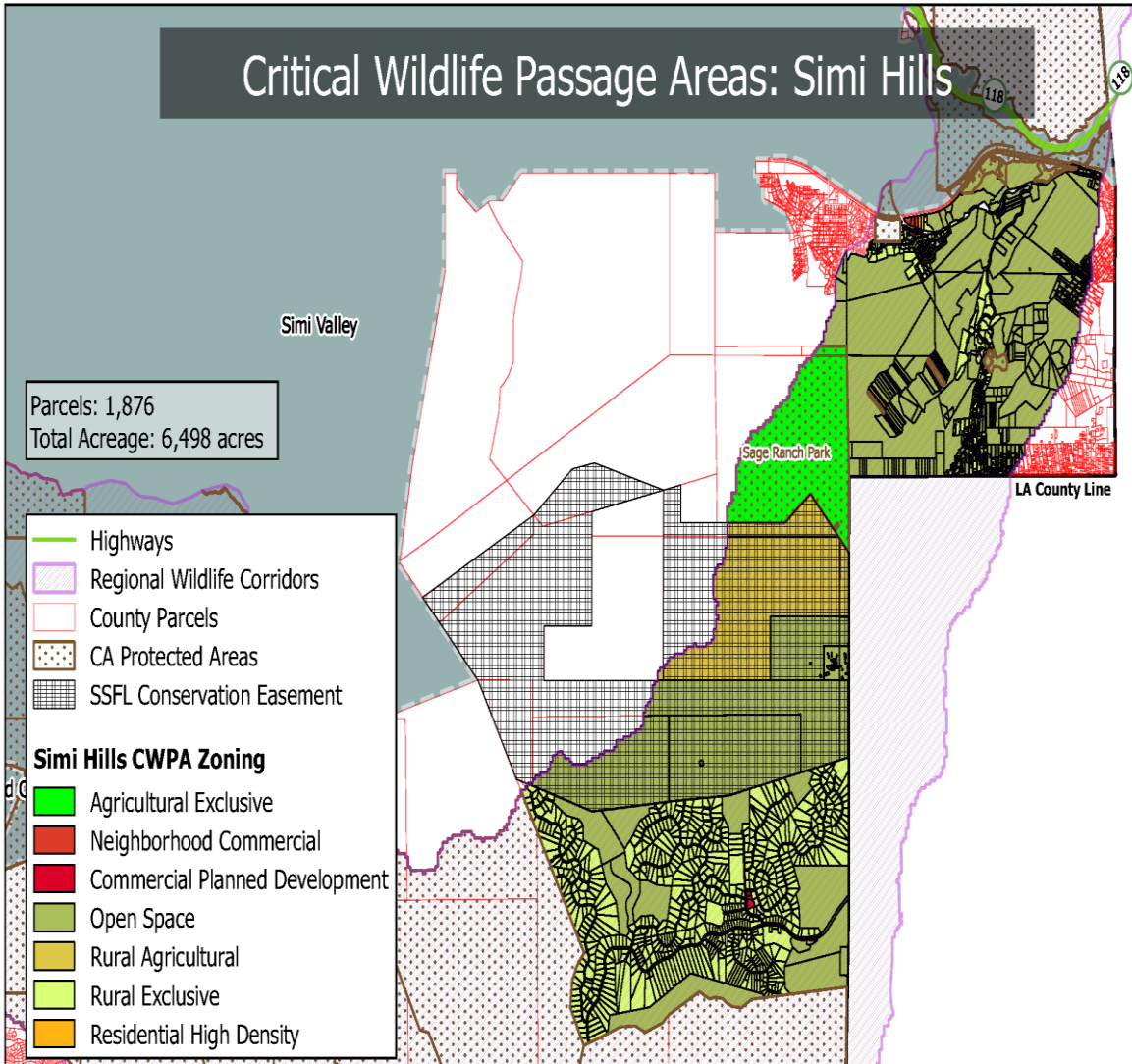
Critical Wildlife Passage Areas: Tierra Rejada



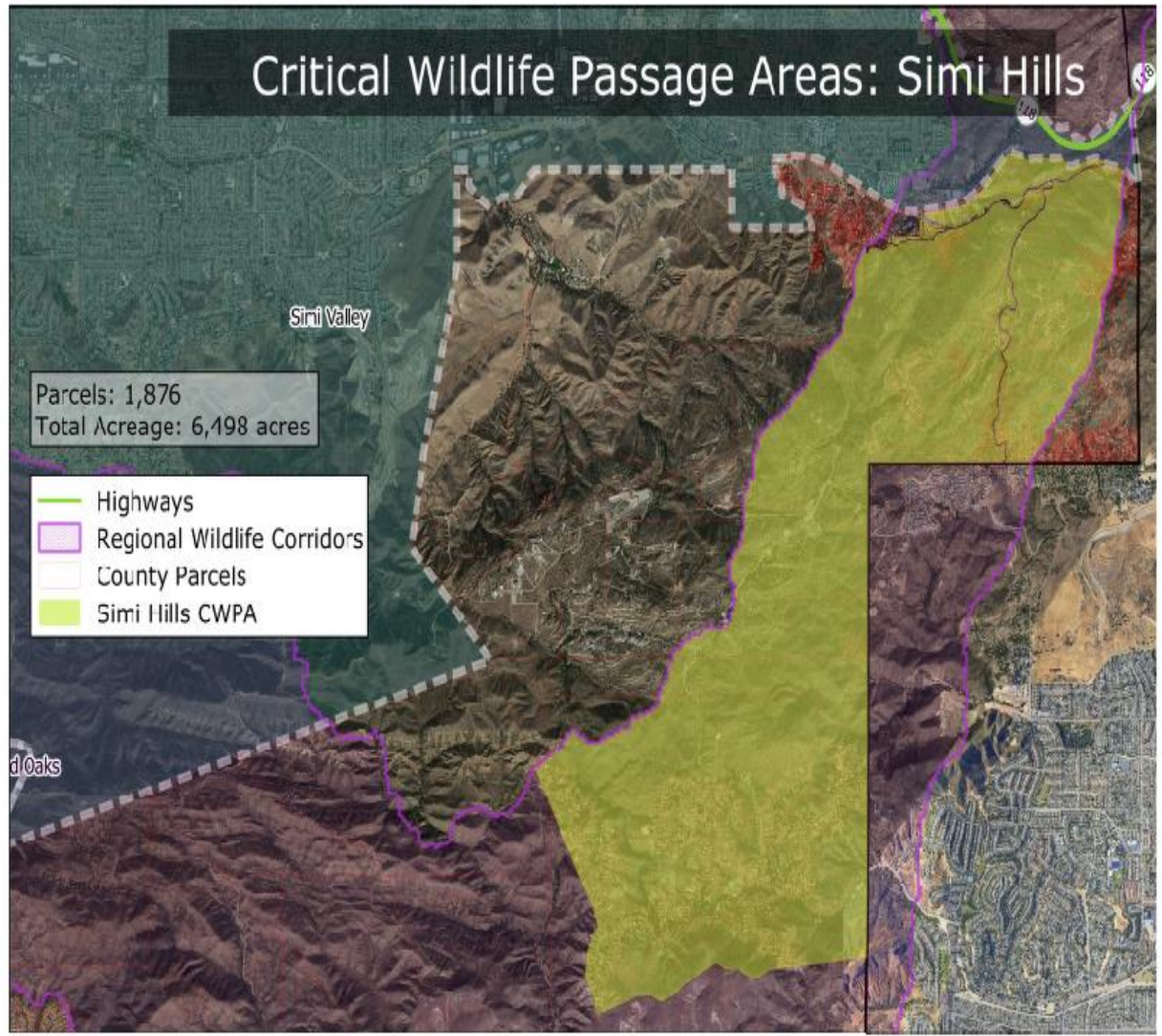
Critical Wildlife Passage Areas: Tierra Rejada



Critical Wildlife Passage Areas: Simi Hills



Critical Wildlife Passage Areas: Simi Hills

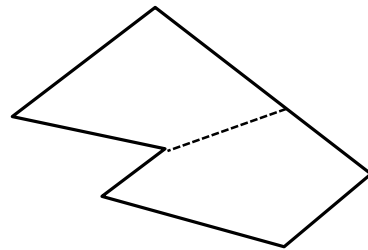
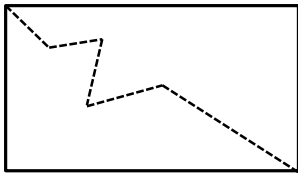
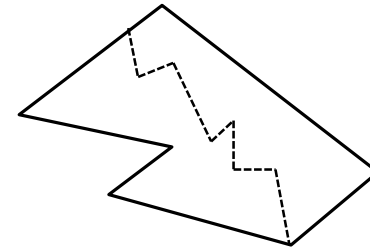
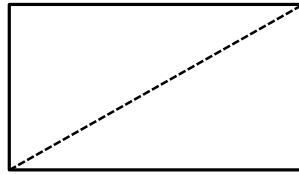
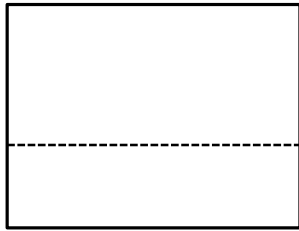


CWPA Overlay Zone Regulations

Compact Development Siting Standard

- ❖ The purpose of the *CWPA overlay zone* is to address habitat fragmentation by siting *structures* in a *compact development* pattern within individual lots, thereby preserving more undeveloped, open areas for native plants and wildlife to move.
- ❖ Any proposed *structure* or use shall be sited exclusively in one of the two contiguous areas created by a line bisecting a single lot into two sections of equal areas (halves).

Examples of Lines Bisecting Lots into Two Sections of Equal Area



CWPA Overlay Zone Regulations

Compact Development Siting Standard

- ❖ If any existing *structure* or use is present within both halves, any new *structure* or use must be sited in the half with the largest relative cumulative area of existing building coverage.
- ❖ Once the location of the bisecting line for a lot is approved by the Planning Division, it shall not be modified and shall be the basis of siting any future *structure* or use pursuant to this section.

CWPA Overlay Zone Regulations

Compact Development - Applicability

Applies in all *critical wildlife passage areas* to any *structure*, use, or *wildlife impermeable fencing*, on lots meeting the following zoning and size criteria:

- ❖ Lots zoned Open Space (OS), Agricultural Exclusive (AE), Commercial (CPD), Industrial (M1, M2, or M3), or Timber Preserve (TP) and larger than one acre; or
- ❖ Any proposed *structure* or use on vacant lots zoned as Residential (RA, RE, RO, R1, R2, RPD, RHD) and larger than one acre; or
- ❖ Any addition to any *existing structure* or modification to any existing use on lots zoned as Residential (RA, RE, RO, R1, R2, RPD, RHD) that are larger than two acres.

CWPA Overlay Zone Regulations

Compact Development - Permits

For a proposed structure or use, the type of permit required (ministerial or discretionary) depends on whether it complies with any of the following:

- ❖ The compact siting standard; or
- ❖ Located within 50 feet of an existing legally established *structure*, use, public road or street, or driveway; or
- ❖ Located within 50 feet of an agricultural access road necessary to support the production of *commercially grown agricultural products*. For purposes of this section, *commercially grown agricultural products* are defined as any plant or animal agricultural product (including food, feed, fiber, ornamentals, or forest), that will be commercially sold, including livestock raised for commercial production.

CWPA Overlay Zone Regulations

Compact Development

Exemptions:

- ❖ Lots where only a portion is within the CWPA overlay zone
- ❖ Any structure or use that is on property zoned Commercial or Industrial
- ❖ Grading or excavation within 50 feet of an existing structure to improve drainage
- ❖ Planting of crops and orchards that will be commercially sold

Proposed Revisions

Ordinance sections proposed for revision since release of public draft dated August 6, 2018. All subsection references below are in Section 8109.

- Ordinance Title and Definitions
- 4.8.1.b (5), (6), (7), (9)
- 4.8.3d
- 4.8.3.1e (4) and g(5)
- 4.8.4 1a and c
- 4.8.5
- 4.8.7
- 4.8.7.1, and 4.8.7 1a
- 4.8.7.2 a(5)
- 4.8.7.3 b(2)
- 4.8.7.4
- 4.8.8
- 4.9.1
- 4.9.6

Tentative Hearing Dates

- ❖ Planning Commission – September 6, 2018
- ❖ Board of Supervisors – October 30, 2018

<https://www.vcrma.org/habitat-connectivity-and-wildlife-movement-corridors>