

EXHIBIT 4

Proposed Non-Coastal Zoning Ordinance
Amendments, Clean Version
Case No. PL19-0088

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ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA
AMENDING DIVISION 8, CHAPTER 1, ARTICLES 2 AND 6 OF THE VENTURA
COUNTY ORDINANCE CODE, NON-COASTAL ZONING ORDINANCE TO
ESTABLISH SETBACKS FROM 14 WILDLIFE CROSSING STRUCTURES LOCATED
IN THE NORTHERN PORTION OF THE VENTURA COUNTY UNINCORPORATED
AREA**

The Board of Supervisors of the County of Ventura ("County") ordains as follows:

Section 1

**ARTICLE 2:
DEFINITIONS**

Article 2, Sec. 8102-0 – Application of Definitions, of the Ventura County Ordinance Code is hereby amended by revising the following existing definition to read as follows:

Wildlife Crossing Structure—A *structure* (such as a culvert, bridge or underpass) containing features that enhance its suitability for use by wildlife (terrestrial or aquatic) to safely cross human-made barriers (such as flood plain facilities, roadways and highways). Examples of such features include the presence of *vegetation* providing cover or habitat near the entrances and/or natural light visible at the opposite entrance. The locations of the *wildlife crossing structures* are shown on the "Wildlife Crossing Structures" map layer within the County of Ventura, Resource Management Agency, County View Geographic Information System (GIS), as may be amended by the *Planning Director*. The definition of wildlife crossing structure does not include cattle guards.

Section 2

**ARTICLE 6:
LOT AREA AND COVERAGE, SETBACKS, HEIGHT
AND RELATED PROVISIONS**

Article 6, Sec. 8106-6.5 within Sec. 8106-6 – Miscellaneous Setback Regulations is hereby added to the Ventura County Ordinance Code to read as follows:

Sec. 8106-6.5 – Wildlife Crossing Structures and Setback Areas (Northern Unincorporated Area)

The purpose of this Section 8106-6.5 is to establish setbacks for certain development, land uses, and activities adjacent to *wildlife crossing structures* in the northern portion of the Ventura County unincorporated area to improve *functional connectivity* for terrestrial and aquatic wildlife across road barriers in the landscape by preserving vegetation cover and minimizing disturbances immediately adjacent to the entry and exit points of *wildlife crossing structures*.

Sec. 8106-6.5.1 – Wildlife Crossing Structures

The regulations within this Section 8106-6.5 shall apply to *wildlife crossing structures* identified in Tables 1 and 2 (below), and the 200-foot setback area set forth in Section 8106-6.5.4.

Table 1 – Ventura County Wildlife Crossing Structures Located Within the Northern Portion of the Ventura County Unincorporated Area.

Agency	Culvert/Bridge ID	Road Name	Latitude (N)	Longitude (W)
Ventura County	69112-1-1	Gridley Road	34.468831	119.224146
	322		34.46688	119.224354
	50825-3-14	Lockwood Valley Road	34.740338	119.087179
	50825-4-14		34.740637	119.086688

Table 2 – California Department of Transportation (Caltrans) Wildlife Crossing Structures Located Within the Northern Portion of the Ventura County Unincorporated Area.

Agency	Bridge ID	Location	Road Name	Latitude	Longitude
Caltrans	52 0092	07-VEN-033-50.70	State Route. 33, Maricopa Highway	344236	1192236
	52 0088	07-VEN-033-51.78		344318	1192300
	52 0086	07-VEN-033-48.69		344118	1192130
	52 0043	07-VEN-033-15.52		342912	1191812
	52 0044	07-VEN-033-15.82		342918	1191818
	52 0066	07-VEN-033-17.41		343024	1191736
	52 0067	07-VEN-033-17.84		343036	1191712
	52 0173	07-VEN-033-16.13		342930	1191818
	52 0087	07-VEN-033-50.91		344248	1192248
	52 0042	07-VEN-033-14.58		342806	1191706

Sec. 8106-6.5.2 – Prohibited Development, Structures, Land Uses and Activities

Unless otherwise exempt by Section 8106-6.5.3, or excepted pursuant to Section 8106-6.5.5, the following types of new development, *structures*, land uses, and activities constructed or occurring after [the effective date of these amendments] shall be prohibited from occurring within the 200-foot setback area described in Section 8106-6.5.4 of any *wildlife crossing structure* identified in Tables 1 and 2 of Section 8106-6.5.1 above.

- a. Any new *structure*, land use, or activity that requires a Zoning Clearance or other permit under Article 5, including any associated new *fuel modification* authorized or required by the Ventura County Fire Protection District.
- b. Any expansion or enlargement of an existing *structure* that requires a permit under Article 5, including any associated new *fuel modification* authorized or required by the Ventura County Fire Protection District.
- c. New or replacement *wildlife impermeable fencing* within the bank or bed of a stream or river.
- d. Any *vegetation modification*.
- e. New or modified *landscape areas*.
- f. New or replacement *outdoor lighting*.
- g. New indoor *luminaires* within translucent or transparent enclosed structures for agricultural operations.

Sec. 8106-6.5.3 – General Exemptions

The following types of development, land uses, *structures* and activities are not subject to Section 8106-6.5.

- a. *Vegetation modification* that is:
 - (1) Required to comply with any federal or state law, or requirement of any permit, approval or order issued by a federal or state agency.
 - (2) Carried out as part of a habitat preservation, restoration or enhancement project when specified by an agency approved mitigation plan, habitat conservation plan, or similar plan.
 - (3) Conducted by a *conservation organization* for the purpose of maintaining or enhancing biological habitat or wildlife movement.
 - (4) Reasonably required to maintain, repair or replace existing transportation, utility, and public safety infrastructure performed by a public agency or contracted designee. Examples include roads, bridges, pipelines, utility lines, flood control improvements, and drainage and utility ditches.
 - (5) Performed by a public agency on publicly owned or maintained property.
 - (6) Associated exclusively with vegetation that has been intentionally planted within a *landscape area*.
 - (7) Conducted in accordance with one or more of the following: (i) as required or authorized by the Ventura County Fire Protection District (VCFPD) pursuant to VCFPD Fire Code, as may be amended; (ii) pursuant to a Community Wildfire Protection Plan or similar *fuel modification*/wildfire protection plan adopted and/or amended by VCFPD; or (iii) pursuant to a burn permit approved by VCFPD.
 - (8) Conducted to construct or maintain a driveway or road internal to a legal lot that is utilized to plant or harvest a crop or orchard that will be commercially sold.

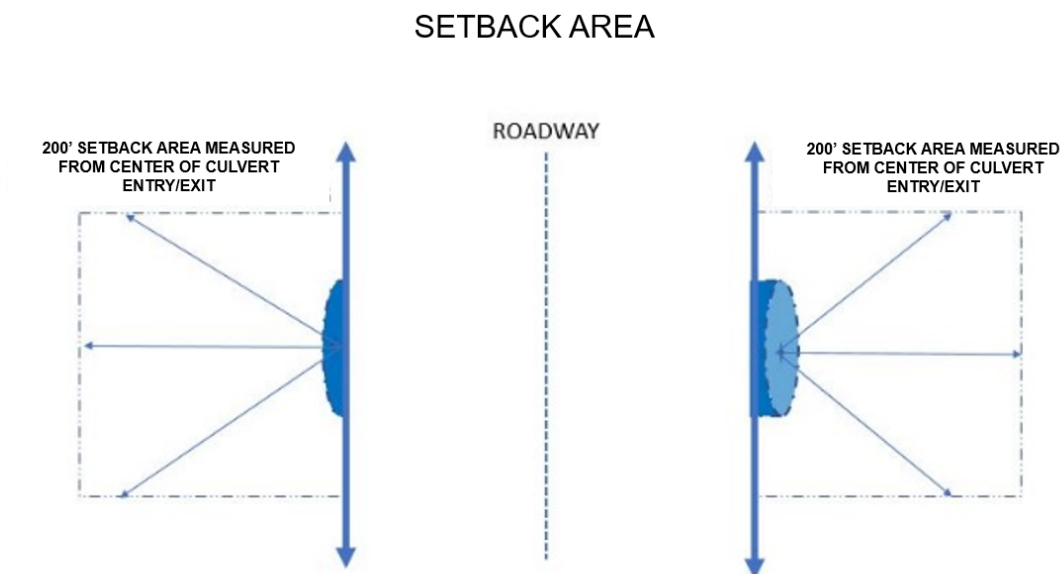
- b. The following *structures*, development, land uses, and activities:
- (1) Repair or maintenance of an existing, legally established *structure* or fence.
 - (2) The installation of *wildlife impermeable fencing* that is required to comply with any federal or state law, or any condition or requirement of any permit, approval or order issued by a federal or state agency.
 - (3) *Structures* involuntarily damaged or destroyed by fire, flood, landslide, or natural disaster rebuilt to their original state and in their original location if (i) less than 50 percent of the *structure* is damaged or destroyed and (ii) a complete building permit application is submitted to the County within three years of the date that the damage occurred, and the permit once approved is diligently pursued to completion prior to expiration. Notwithstanding any other provision of this Chapter, the rebuilding of *structures* following fire, flood, landslide or natural disaster not meeting the above requirements shall comply with the requirements of this Section 8106-6.5.
 - (4) Land, *fences*, or improvements other than *structures* involuntarily damaged or destroyed by fire, flood, landslide, or natural disaster restored or rebuilt to their original state and in their original location if a complete building permit application is submitted to the County within three years of the date that the damage occurred, and the permit once approved is diligently pursued to completion prior to expiration, or if no permit is required, the rebuilding commences within the aforementioned three-year period and is diligently pursued to completion. Notwithstanding any other provision of this Chapter, the restoration of land, or rebuilding of *fences*, or improvements following fire, flood, landslide or natural disaster not meeting the above requirements shall comply with the requirements of this Section 8106-6.5.
 - (5) *Structures*, *wildlife impermeable fencing* or improvements that are *temporary*, or are located entirely or substantially underground (e.g., pipelines, cables, individual sewage disposal systems). Pools are considered to be in-ground, not underground and do not qualify for this exemption.
 - (6) Planting or harvesting of crops or orchards that will be commercially sold.
 - (7) Livestock grazing.
 - (8) Bee hives used for apiculture activities.
 - (9) Surface mining operations, including but not limited to associated structures, fuel modification, fencing and lighting, that are authorized by an approved conditional use permit.
 - (10) Structures, development, land uses and activities which are protected by vested right or to the minimum extent necessary to avoid a constitutional taking of property, provided they comply with the following to the maximum extent feasible:
 - (1) are sited the furthest distance from the entry or exit points of a wildlife crossing structure; and
 - (2) any outdoor lighting is fully-shielded, directed downward, and maintained in such a manner to avoid light trespass beyond the bank of a stream or river. If light trespass occurs beyond the bank of a stream or river, the lighting shall be operated by motion sensor or a timer switch and shall be programmed to turn off no more than five minutes after activation.
- c. The following *outdoor lighting* and related activities:
- (1) *Temporary* lighting for road and utility construction.
 - (2) *Temporary* emergency lighting.
 - (3) *Temporary lighting associated with a* use authorized by this Chapter or a permit granted pursuant to this Chapter.

- (4) *Temporary* or intermittent *outdoor night lighting* necessary to conduct agricultural activities including *outdoor lighting* used during weather events such as frosts, and *temporary* or intermittent *outdoor night lighting* used for oil and gas exploration and production regardless of the location or number of lights used. As used in this Section 8106-6.5.3, the term "intermittent" means a period of between 31 and 90 calendar days within any 12- month period. For example, the use of intermittent lighting in cases where it is used simultaneously to illuminate multiple, discreet facilities (well sites, multiple tanks, etc.) is not limited provided that each individual location is illuminated no longer than 90 calendar days within any 12-month period.
- (5) Seasonal or festive lighting.
- (6) *Outdoor lighting* with a maximum output of 60 *lumens* or less that is fully shielded and directed downward, including solar lights.
- (7) *Outdoor lighting* on public and private streets.
- (8) *Outdoor lighting* used for any facility, equipment, or activity that is required to comply with any federal or state law, or any condition or requirement of any permit, approval or order issued by a federal or state agency.
- (9) Replacement of outdoor *essential luminaires* for existing legally permitted *structures* that utilize the minimum output necessary for safety and security purposes, with a *correlated color temperature* of 2700 *Kelvin* or less, that are directed downward and *fully shielded* to the maximum extent possible, and controlled by a motion detector and timer that are programmed to turn off no more than five minutes after activation.

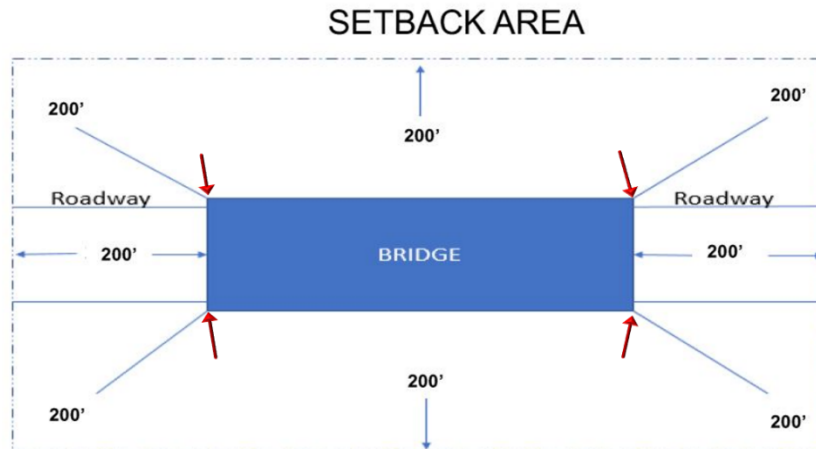
Sec. 8106-6.5.4 – Wildlife Crossing Structure Setback Area

The 200-foot-setback area surrounds the entry and exit point of each identified *wildlife crossing structure* and shall be measured as follows:

- a. The setback for culverts that span less than or equal to 10 feet in diameter or width shall be measured from the center of the entry and exit point, as shown in the diagram below;



- b. The setback for bridge *structures* and culverts with widths or diameters greater than 10 feet, shall be measured from the outside perimeter of the opening, as shown by the red arrows in the diagram below.



Sec. 8106-6.5.5 – Nonconforming Structures

Section 8113-1 shall apply to nonconforming *structures* located partially or wholly within the 200-foot setback area that existed as of [effective date of these amendments]. For purposes of Section 8113-1, an expansion or enlargement of a nonconforming *structure* shall be deemed in conformance with this Section 8106-6.5 if the expansion or enlargement, including any associated new *fuel modification*, is located completely outside of the 200-foot setback area or does not increase the footprint of the nonconforming structure, provided that the expansion does not increase any nonconformity with the prohibitions set forth in Section 8106-6.5.2, subdivisions (c) through (g).

Section 3

If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Ventura County Board of Supervisors hereby declares that it would have passed and adopted this ordinance, and each and all provisions hereof, irrespective of the fact that any one or more provisions may be deemed invalid or unconstitutional.

Section 4

This ordinance shall become effective and operative 30 days after adoption.

PASSED AND ADOPTED this ___ day of _____, 2023, by the following vote:

AYES: Supervisors _____

NOES: Supervisors _____

ABSENT: Supervisors _____

CHAIR, BOARD OF SUPERVISORS

ATTEST:

DR. SEVET JOHNSON

Clerk of the Board of Supervisors

County of Ventura, State of California

By _____

Deputy Clerk of the Board