

VENTURA COUNTY COASTAL ZONING ORDINANCE

**DIVISION 8, CHAPTER 1.1
OF THE
VENTURA COUNTY ORDINANCE CODE**

LAST AMENDED BY BOARD OF SUPERVISORS: 10-19-2021

LAST CERTIFICATION BY COASTAL COMMISSION: 9-9-2022

LEGALLY EFFECTIVE: 9-9-22

VENTURA COUNTY PLANNING DIVISION

To purchase the Ventura County Coastal Zoning Ordinance:

Call 805/654-2478 or 805/654-2805

Go to the Resource Management Agency Planning Division
3rd floor of the Government Center Hall of Administration
800 S. Victoria Avenue, Ventura, CA

(We can no longer provide free supplements as the ordinance is updated.)

This Zoning Ordinance is also available on our website:

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DISCLAIMER

The Coastal Zoning Ordinance is Chapter 1.1 of Division 8 (Planning & Development). This version was produced by the Planning Division. The “Official” version of this ordinance is held by the Clerk of the Board of Supervisors. The Planning Division coordinates closely with the Clerk’s Office to ensure the accuracy of the Ordinance’s contents, even if its format may differ from the one produced by the Clerk’s Office. Informational notes may appear in *italics* that are not a part of the adopted ordinance, but provide clarification.

BACKGROUND AND HISTORY

The Ventura County Zoning Ordinance was enacted on March 18, 1947, by Ordinance No. 412. Each formal action by the Board of Supervisors to establish or amend the code is done by enacting an "ordinance." These actions are numbered sequentially. For example, the creation of the first County Zoning Ordinance was the 412th ordinance action taken by the Supervisors. It should be noted that the Zoning Ordinance falls within Division 8 of the total Ventura County Ordinance Code and is specifically referenced as Chapter 1 of Division 8. The discussion that follows is intended to provide the reader with a general understanding of the Zoning Ordinance's evolution and *structure*. It is not a definitive analysis.

The Zoning Ordinance was adopted at the same time as the Uniform Building Code and collectively established the initial regulatory scheme for *structures* and land *uses*. The Zoning Ordinance provided little regulation, but it did establish the initial zoning of land. This initial Zoning Ordinance bears little resemblance to modern-day zoning ordinances and has undergone numerous amendments since 1947.

Amendments during the 1950s added significantly to the Ordinance and by 1962 it was necessary to "reorder" it into a more coherent format. Another major reformatting occurred in 1968. By the late 1960s, numerous individual zoning districts (e.g. M-1 Industrial, RBH Residential Beach Harbor) had been created and most of the basic regulatory provisions of the present code had been established.

During the 1970s, environmental laws and legal decisions, particularly those requiring consistency between zoning and the General Plan, led to further expansions of the Ordinance. The 1980s saw amendments that enhanced the County's ability to regulate oil and mining activities, and recover costs for permit processing and abatement of violations.

The cumulative additions to the Ordinance since the 1960s led to an unwieldy document that once again needed restructuring. This was addressed through the re-codification of 1983 (Ordinance No. 3658). The restructured code appeared in "letter-size" format and introduced a "matrix" to depict *uses* allowed in each zone. It also reduced the number of separate zones and centralized *development* standards. The general format established at this time is still in use today.

1983 was also the year that the Zoning Ordinance was divided into the Coastal Zoning Ordinance (Ordinance No. 3654) for coastal areas and the Non-coastal Zoning Ordinance that covers all areas outside the *coastal zone*. The two codes are structured in parallel, but differ in many detailed ways. Over the years they have grown apart as the Non-coastal Zoning Ordinance has undergone more frequent amendments which were not simultaneously incorporated into the Coastal Zoning Ordinance.

Phased Amendments - From 2011 through 2022, a series of phased amendments to the LCP were undertaken as part of a Board-directed project that was primarily funded under the federal Coastal Impact Assistance Program (CIAP) and that comprised the largest set of modifications to the LCP since its certification in the 1980s. The LCP was updated through a series of amendments as follows:

- Certified by the *Coastal Commission* in February 2013, the Phase 1 amendments included regulatory clarifications and minor policy changes that brought many *Coastal Zoning Ordinance* regulations into conformance with federal/state standards.
- Certified by the *Coastal Commission* on May 11, 2017, the Phase 2A amendments included revisions to the Coastal Area Plan Introduction and Summary of Coastal Act Policies and addressed seven topic areas: archaeological/paleontological

resources, filming, parking, public noticing, signs, tree protection and water efficient landscaping.

- Certified by the *Coastal Commission* on June 7, 2017, the Phase 2B amendments addressed three topic areas: California Coastal Trail, wireless communication facilities, and civil administrative penalties.
- Certified by the *Coastal Commission* on September 9, 2022, the Phase 2C amendments addressed three topic areas: *Environmentally Sensitive Habitat Areas (ESHA)*, Dark Sky *outdoor lighting* provisions for the Santa Monica Mountains, and the deletion of the Harbor Planned Development zone. These amendments helped establish a consistent set of regulations for the coastal portion of the Santa Monica Mountains in Ventura County, the City of Malibu, and Los Angeles County.

Prior to July of 2002 the Ordinance was published solely by the County Clerk's Office. Beginning in mid-2002 the Planning Division began publishing an "un-official" version of the *Coastal Zoning Ordinance* that is electronically indexed and located on the Division's website. Every possible effort has been made to ensure that the contents of the Planning Division's version are consistent with the Clerk's version which is published by an outside contractor. The Planning Division's version differs in format and style to facilitate its incorporation onto the internet. The Planning Division's version of the *Coastal Zoning Ordinance* includes a footer on each page that identifies when the code was last amended. An index of amendments by section number will be added so one can determine where amendments have occurred in the code.

The Clerk of the Board of Supervisors keeps the only official record of each individual amendment to the Zoning Ordinance. The Planning Division keeps copies of the milestone versions of the codified *Zoning Ordinance*, e.g. the versions from 1968, 1983, and 1995, among others. These documents may be useful if one wants to research various amendments. Changes since 1983 can be tracked by noting the parenthetical dates and ordinance numbers at the end of a given code section or following the heading of a given Article in the *Zoning Ordinance*. These notations indicate when the Section or Article was added or last amended. Where no note appears, the language typically dates from the re-codification of 1983, although some wording may have been carried forward from preceding versions of the code.

Individuals who purchase the *Coastal Zoning Ordinance* can up-date it by consulting the Planning Division's website <https://vcrma.org/divisions/planning> and downloading the current version, or portions of it. The Planning Division no longer provides up-dated pages for previously purchased Ordinances. Entire copies of the *Coastal Zoning Ordinances* can be ordered through the Planning Division at (805) 654-2478 or (805) 654-2805.

DIVISION 8 - PLANNING AND DEVELOPMENT
CHAPTER 1.1 - ZONING (COASTAL)

(REP. & REEN. ORD. 4492 - 6/21/2016; 06/01/2017; 10/19/2021)

ARTICLE 1:
AUTHORITY, PURPOSE, AND APPLICATION OF CHAPTER

Sec. 8171-1 - Adoption and Title of Chapter

This chapter is adopted pursuant to the authority vested in the County of Ventura by the State of California, including, but not limited to, the Government Code and the Public Resources Code. This Chapter shall be known as the "Zoning Ordinance for the *Coastal Zone*."

Sec. 8171-2 - Purpose of Chapter

The text, *use* matrix, and zoning maps of this Chapter constitute the comprehensive zoning plan and regulations for the unincorporated *coastal zone* of the County of Ventura. This Chapter is adopted to protect and promote the public health, safety, and general welfare; and to provide the environmental, economic, and social advantages that result from an orderly, planned *use* of resources; and to protect public and private property, wildlife, marine fisheries, and other ocean resources, and the natural environment, by protecting the ecological balance of the *coastal zone* and preventing its destruction and deterioration. This Chapter shall implement the objectives and policies of Ventura County's General Plan including the LCP Land Use Plan. (AM.ORD.4451-12/11/12)

Sec. 8171-3 - Application

This Chapter applies to all *development* undertaken and proposed be undertaken by *persons* (including the County, any utility, any federal, state, or local government, or any special district or agency thereof) in the unincorporated portions of the *coastal zone* of Ventura County, except as provided for elsewhere in this Chapter.

Sec. 8171-3.1 - Unusual Development

Many types of "*development*" not usually found in a *zoning ordinance* are regulated by this ordinance in addition to those *uses* specified herein. Examples of such *developments* are: subdivisions; *fill* and deposition of dredged materials; *public works* projects; changes in intensity of the *use* of water or *access* thereto; and grading.

Sec. 8171-3.2 - Standards and Conditions

All standards and conditions stated in this Chapter are considered to be minimums only. Any decision-making body has the right to impose more restrictive standards or conditions than those stated in this Chapter for any permit involving a *discretionary decision*.

Sec. 8171-4 - General Prohibitions

Sec. 8171-4.1

No *structure* shall be moved onto a site, erected, reconstructed, added to, enlarged, advertised on, structurally altered or maintained, and no *structure* or land shall be used for any purpose, except as specifically provided and allowed by this Chapter, with respect to land *uses*, *building heights*, *setbacks*, minimum *lot area*, maximum percentage of *building*

coverage and *lot* width, and with respect to all other regulations, conditions and limitations prescribed by this Chapter as applicable to the same zone in which such *use, structure* or land is located. (AM.ORD.4055-2/1/94)

Sec. 8171-4.2

No *person* shall use or permit to be used, any *building, structure*, or land or erect, structurally alter or enlarge any *building* or *structure*, contract for advertising space, pay for space, or advertise on any *structure* except for the *uses* permitted by this Chapter and in accordance with the provision of this Chapter applicable thereto.

Sec. 8171-4.3

No permit or entitlement may be issued or renewed for any *use*, construction, improvement or other purpose unless specifically provided for or permitted by this Chapter.

Sec. 8171-4.4

No permit or entitlement shall be issued for any *use* or construction on a *lot* that is not a *legal lot*. (ADD.ORD.4055-2/1/94, AM.ORD. 4451-12/11/12)

Sec. 8171-4.5

No permit or entitlement shall be issued for the following prohibited uses:

- a. The operation of medical cannabis dispensaries, and the manufacturing, processing, storage or sales of medical cannabis or medical cannabis products. This prohibition does not apply to the delivery and transport of medical cannabis and does not apply to uses by a qualified patient or primary caregiver for which a permit is not required pursuant to Business and Professions Code section 19319. The definitions in Business and Professions Code section 19300.5 shall apply to this subparagraph.
- b. The cultivation of medical cannabis as those terms are defined in Business and Professions Code section 19300.5 for which a license is required pursuant to Health and Safety Code section 11362.777.

Sec. 8171-5 - Severability

If any portion of this Chapter is held to be invalid, that holding shall not invalidate any other portion of this Chapter.

Sec. 8171-6 - Local Coastal Program (LCP)

The LCP for Ventura County consists of this Chapter and the certified Coastal Land Use Plan for the *coastal zone*. Both documents shall be used when analyzing *development* requests. Many policy statements found only in the Land Use Plan will, nevertheless, have a significant impact on *development* decisions. If there is a conflict between policy statements in the Land Use Plan, and *uses* or standards in this Chapter, or just between standards in this Chapter, the most restrictive requirement shall take precedence. (AM.ORD.4451-12/11/12)

Sec. 8171-7 - Vested Rights

The authority to make a determination on a claim of vested rights within the *coastal zone* rests with the Coastal Commission.

Sec. 8171-8 - Interpretation and Ambiguities

The provisions of this Chapter shall be held to be the minimum requirements for the promotion of the public health, safety, and welfare. If ambiguity arises concerning the appropriate classification or particular *use* within the meaning and intent of this Chapter, or if ambiguity exists with respect to matters of *height*, *setback*, or area requirements, it shall be the duty of the *Planning Director* to ascertain all pertinent facts and make a determination on said ambiguity. (AM.ORD.4451-12/11/12)

Sec. 8171-9 - Establishment of Use Zones

In order to classify, regulate, restrict and segregate the *uses* of land and *buildings*; to regulate the *height* and size of *buildings*; to regulate the area of *setbacks* and other open spaces around *buildings*; and to regulate the density of population, the following classes of *use* zones are established along with their abbreviations and minimum *lot areas*. Alternative minimum *lot areas* may be established pursuant to Section 8171-9.1 et seq. Minimum *lot area* requirements are expressed in "gross" area for land *uses* and *structures*. The minimum *lot area* for subdivision purposes is expressed in "net" area for *parcels* of less than 10 acres, and "gross" area for *parcels* of 10 acres or more. (AM.ORD.4451-12/11/12, AM.ORD.4586-10/19/21)

Zoning District Base Zones	Abbreviation	Minimum Lot Area
Coastal Open Space	COS	10 Acres
Coastal Agriculture	CA	40 Acres
Coastal Rural	CR	1 Acre
Coastal Rural Exclusive	CRE	20,000 sq. ft
Coastal Single-Family Residential	CR1	7,000 sq. ft
Coastal Two-Family Residential	CR2	7,000 sq. ft
Residential Beach	RB	3,000 sq. ft.
Residential Beach Harbor	RBH	*
Coastal Residential Planned Development	CRPD	As Specified by Permit
Coastal Commercial	CC	20,000 sq. ft.
Coastal Industrial	CM	10 Acres

Overlay Zones	Abbreviation	Minimum Lot Area
Santa Monica Mountains	M /	Not Applicable

*See Section 8175-2 for specifics. (AM.ORD.4055-2/1/94, AM.ORD. 4451-12/11/12, AM.ORD.4586-10/19/21)

Sec. 8171-9.1 - Lot Area Suffix

Lot areas larger than the minimum specified by the Coastal Land Use Plan and this Chapter may be determined by a suffix number following the base zone designation on a given zoning map. The application of said suffixes shall be consistent with the Area Plan for the *coastal zone* and Article 5 of this Chapter. All other requirements of the base zone contained in this Chapter shall apply to the respective zone designated by a suffix. The suffix numbers shall only be assigned in 1,000-square-foot increments for *lots* less than one acre in area (i.e., CRE-30 means: Coastal Rural Exclusive, 30,000 square foot minimum *lot size*), and in

increments of one acre for *lots* of one acre or larger area (i.e., CRE 5Ac means: Coastal Rural Exclusive, Five-Acre Minimum *lot* size). The application of suffix numbers shall not create *lot areas* smaller than the minimum area specified for the various base zones established by Section 8171-9. Where no suffix number appears, it is understood that the minimum *lot area* specified in Section 8171-9 for that zone shall apply. (AM.ORD.4451-12/11/12)

Sec. 8171-9.2 - Suffix Designators and Maximum Density for the CRPD Zone

A designator suffix shall be assigned to each CRPD zone. The suffix shall indicate the maximum number of *dwelling units* per gross acre (excluding dedications for major thoroughfares and flood control channel rights-of-way), followed by the letter "U"; for example, CRPD-25U shall mean a maximum of 25 *dwelling units* per acre. The designator suffix may be any number between 1U and 30U. A CRPD zone without a designator suffix shall allow a maximum of 30 *dwelling units* per acre. The maximum density permitted for any property in the CRPD zone shall be established on the basis of LCP Land Use Plan compatibility, topography, orderly *development* principles, and infrastructure available to serve the *development*. (AM.ORD.4451-12/11/12)

Sec. 8171-10 - Adoption of Zoning Maps

The Board of Supervisors hereby adopts the Ventura County Coastal Zoning Maps as the official zoning maps pursuant to the following findings:

Sec. 8171-10.1

Prior to the enactment of Ordinance 3654 in 1983, amending this Chapter of the Ventura County Ordinance Code, a zone classification was established on all land in the *coastal zone* in the unincorporated area of the County of Ventura. Said comprehensive zoning was effected by ordinance and included in the Ventura County Zoning Maps, Coastal Codification, that were contained in the previous Coastal Zoning Ordinance, Article 9, Section 8179 and graphically depicted on portions of the Ventura County Assessor map books 8, 60, 80, 138, 183, 188, 206, 231, 234, 694, 700 and 701.

Zoning designations, locations, and boundaries are set forth and indicated in the "Ventura County Coastal Zoning Maps," which are referenced in Article 9, Section 8179.

Adoption of the Ventura County Coastal Zoning Maps does not change the zone classification of any land. In the event of any error in the transmission of the zoning classifications from the previous zoning maps to the new Coastal Zoning Maps, the zone classification of the land as shown on the 1983 certified zoning maps, as amended, shall prevail, and the new coastal zoning maps shall be changed to correct the error.

The Ventura County Coastal Zoning Maps are on file in the office of the Clerk of the Board of Supervisors. (AM.ORD.4451-12/11/12)

Sec. 8171-11 - Uncertainty of Zone Boundaries

Where uncertainty exists as to the boundaries of any zone district, indicated in the Ventura County Coastal Zoning Maps, the following rules of construction shall apply:

Sec. 8171-11.1 - Boundaries Following Lot Lines

Where such zone boundaries are indicated as approximately following street and *alley* lines or *lot lines*, such lines shall be construed to be such boundaries.

Sec. 8171-11.2 - Boundary by GIS Technology

Where a zone boundary divides a *lot*, the locations of such boundaries, unless indicated by dimensions, shall be determined by the use of *GIS* tools and/or datasets.(AM.ORD.4451-12/11/12)

Sec. 8171-11.3 - Boundary Upon Street Abandonment

Where a *public street* or *alley* is officially vacated or abandoned, the zoning regulations applicable to *abutting* property on each side of the center line of the vacated or abandoned street or *alley* shall apply to the property located within the vacated or abandoned street or *alley* . (AM.ORD.4451-12/11/12)

Sec. 8171-11.4 - Determination of Uncertainties

The *Planning Director* shall resolve uncertainties as to zone district boundary locations, and any challenge to his determination shall be resolved as provided in Sec. 8181- 9.1. Any uncertainty as to the location of the *coastal zone* boundary shall be referred to the *Coastal Commission* for resolution in accordance with *coastal zone* maps adopted by the State legislature.

Sec. 8171-12 - Terms Not Defined

Terms not defined in this Chapter shall be interpreted as defined in conventional dictionaries in common use.

Sec. 8171-13 - Misinformation

Information erroneously presented by any official or employee of the County does not negate or diminish the provisions of this Chapter pertaining thereto.

Sec. 8171-14 - Quantity

The singular includes the plural, and the plural includes the singular.

Sec. 8171-15 - Number of Days

Whenever a number of days are specified in this Chapter, or in any permit, condition of approval, or notice issued, or given as set forth in this Chapter, such number of days shall be deemed to be consecutive calendar days, unless otherwise specified.

Sec. 8171-16 - Rounding of Quantities

Whenever application of this Chapter results in required parking spaces or other standards being expressed in fractions of whole numbers, such fractions are to be rounded to the next higher whole number when the fraction is .5 or more, and to the next lower whole number when the whole number when the fraction is less than .5, except that a) calculation for the number of permitted animals shall be in accordance with Article 5; b) quantities expressing areas of land are to be rounded only in the case of square footage, and are not to be rounded in the case of acreage.

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ARTICLE 2: DEFINITIONS

Sec. 8172-1 - Application of Definitions

Terms defined in Article 2 below are italicized whenever they appear in the main text of this ordinance.

Unless the provision or context otherwise requires, the definitions of words and term as follows shall govern the construction of this Chapter. Additional definitions may be found in Appendix 7 of the LCP Land Use Plan appendices.

Definitions - A

A-Frame Structure - A *structure* shaped in the configuration of the letter A, with angled exterior walls that also serve as a roof to the *structure* and that meet at the top ridge. (AM.ORD.4451-12/11/12)

Abut - To touch physically, to border upon, or to share a common property line with. *Lots* that touch at corners only shall not be deemed abutting. Adjoining and contiguous shall mean the same as abutting. (AM.ORD.4451-12/11/12)

Access - The place or way by which pedestrians and/or vehicles shall have safe, adequate, usable ingress and egress to a property or *use* as required by this Chapter.

Accessory Structure - A detached *structure* containing no *kitchen* or cooking facilities, and located upon the same *lot* as the *building* or *use* to which it is accessory, and the *use* of which is customarily incidental, appropriate and subordinate to the *use* of the principal *building*, or to the *principal use* of the land. (AM.ORD.4451-12/11/12)

Accessory Use - A *use* customarily incidental, appropriate and subordinate to the *principal use* of land or *buildings* located upon the same *lot*.

Acquisition Area - Biologically significant areas that are identified for permanent conservation protection within planning documents of a *natural resource agency* or *conservation organization*. (ADD.ORD.4586-10/19/21)

Adjacent - A *building*, *lot* or geographic area that is nearby or in proximity to another *building*, *lot* or geographic area. Also, may be used to mean *abut* or adjoin (see "*abut*"). (ADD.ORD.4586-10/19/21)

Agency - Any federal, state or local governmental *agency* created by statute or official action. (ADD.ORD.4586-10/19/21)

Agricultural activity, operation, or facility - Includes but is not limited to, the cultivation and tillage of the soils, dairying, the production, irrigation, frost protection, cultivation, growing, pest and disease management, harvesting and field processing of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or market, or delivery to carriers for transportation to market.

Agriculture - Farming, including *animal husbandry* and the production and management of crops (including aquatic crops) for food, fiber, fuel and ornament.

Aircraft - Includes helicopters, all fixed wing airplanes, hang-gliders and ultra-light aircraft.

Airfields and Landing Strips, Private - An *aircraft* landing strip or heliport for agricultural crop dusting or personal *use* of the property owner or tenants, not available for public *use*, and with no commercial operations.

Albedo - A measure of a material's ability to reflect sunlight on a scale of zero to one, with a value of 0.0 indicating the surface absorbs all solar radiation (e.g. charcoal) and a value of 1.0 representing total reflectivity (e.g. snow).

Alley - A private way permanently reserved as a secondary means of vehicular *access* to adjoining property. (AM.ORD.4451-12/11/12)

Alluvial Scrub Habitat - A distinctive and rare plant community found mainly on the alluvial fans and floodplains (a mass of sediment, especially silt, sand, and gravel deposited by water) emanating from the coastal side of the Transverse ranges and in certain portions of the Peninsular ranges. See Appendix AE-1.2.3 for a more detailed description of the plant communities within *ESHA* Alluvial Scrub Habitat. (ADD.ORD.4586-10/19/21)

Alluvium - A deposit of clay, silts, sand, and gravel left by flowing *streams* in a river valley or delta but may be deposited at any point where the river overflows its banks. Loose alluvial material that is deposited or cemented into a lithological unit, or lithofied, is called an alluvial deposit.

Alternatives Analysis - The evaluation of a range of alternatives (e.g., strategies) with the objective of selecting the least environmentally damaging *feasible* alternative.

Amortize - To require the termination of (a *nonconforming use* or *structure*) at the end of a specified period of time.

Animal Caretaker - A *person* employed full time on the same property for activities associated with *animal husbandry* or *animal keeping*. (ADD.ORD. 4451-12/11/12)

Animal Husbandry - A branch of *agriculture* for the raising or nurturing and management of animals, including breeding, pasturing or ranching for such purposes as animal sales, food production, fiber production, ornament, or beneficial *use* (e.g., insectaries). (AM.ORD.4451-12/11/12)

Animal Keeping - The keeping of animals other than for husbandry or pet purposes, with or without compensation; including such activities as boarding, stabling, pasturing, rehabilitating, training of animals and lessons for their owners, and recreational riding by the owners of the animals; but excluding such activities as the rental *use* of the animals by people other than the owners, and excluding events such as organized competitions, judging and the like. (ADD.ORD. 4451-12/11/12)

Animals, Pet - Domesticated animals such as dogs, cats, and rabbits, which are customarily kept for pleasure rather than *animal husbandry* or *animal keeping*. (AM.ORD.4451-12/11/12)

Animals, Wild - Animals that are wild by nature and not customarily domesticated. This definition does not include birds, small rodents or small, nonpoisonous reptiles commonly used for educational or experimental purposes, or as pets. (AM.ORD.4451-12/11/12)

Antenna - A whip (omni-directional *antenna*), panel (directional *antenna*), disc (parabolic antenna), or similar device used for transmission or reception of radio waves or microwaves. Devices used to amplify the transmission and reception of radio waves, such as remote radio units, are not included. (AM.ORD.4498-07/01/17)

Apiculture - Beekeeping, which includes one or more hives or boxes, occupied by bees (hives or boxes includes colonies), but does not include honey houses, extraction houses, warehouses or appliances.

Applied Water - The portion of water supplied by the irrigation system to the *landscape area*.

Aquaculture - A form of agriculture devoted to the propagation, cultivation, maintenance, and harvesting of aquatic plants and animals in marine, brackish, and fresh water. "Aquaculture" does not include species of ornamental marine or freshwater plants and animals not utilized for human consumption or bait purposes that are maintained in closed systems for personal, pet industry, or hobby purposes.

Appeal, Development Subject to Appeal - A *development* whose approval or denial by the County of Ventura may be appealed to the Coastal Commission. In compliance with Public Resources Code Section 30603(a), *development* subject to appeal consists of the following:

1. *Development* approved by the County between the sea and the first *public road* paralleling the sea, or within 300 feet of the inland extent of any beach, or within 300 feet of the *mean high tide line* of the sea where there is no beach, whichever is the greater distance.
2. *Development* approved by the County that is not included within paragraph 1 above and is located on *tidelands*; submerged lands, public trust lands; within 100 feet of any *wetland, estuary, or stream*; or within 300 feet of the top of the seaward face of any *coastal bluff*.
3. Any *development* approved by the County that is not designated as the *principally-permitted use* under this Ordinance.
4. Any *development* that constitutes a *major public works project* or a *major energy facility*.

(AM.ORD.4451-12/11/12, AM.ORD.4586-10/19/21)

Aquaculture - A form of agriculture devoted to the propagation, cultivation, maintenance, and harvesting of aquatic plants and animals in marine, brackish, and fresh water. "Aquaculture" does not include species of ornamental marine or freshwater plants and animals not utilized for human consumption or bait purposes that are maintained in closed systems for personal, pet industry, or hobby purposes.

Archaeological Resource - The material remains (artifacts, *structures*, refuse, etc.) produced purposely or accidentally by members of human cultures predating the 19th century with one or more of the following characteristics:

1. Possessing a special quality such as oldest, best example, largest, or last surviving example of its kind;
2. Are at least 100 years old; and possessing substantial stratigraphic integrity;
3. Are significant to Chumash or Native American prehistory or history;
4. Are significant to the maritime history of California including European exploration, Spanish Colonial and Mission period, Mexican period, and United States statehood.
5. Contain sacred, burial ground, traditional ceremonial material gathering sites, or other significant artifacts;
6. Relate to significant events or persons;
7. Are of specific local importance;
8. Have yielded, or may be likely to yield, information in prehistory or history;
9. Can provide information that is of demonstrable public interest and is useful in addressing scientifically consequential and reasonable research questions; or

10. Involve important research questions that historical research has shown can be answered only with archaeological methods.

Archaeologist, Qualified Consultant – A consultant who meets one or more of the following professional qualifications in archeology, subject to approval of the Planning Director:

1. Holds an advanced degree from an accredited institution (M.A., M.S., Ph.D.) in Archaeology, Anthropology, or related discipline;
2. Holds a B.A. or B.S. degree including 12 semester units in supervised archaeology field work experience; or
3. Has at least five years of relevant research in field work experience or presents evidence of professional certification or listing on a Register of Professional Archaeologists (ROPA) as recognized by the Society for American Archaeology (SAA), Society of Professional Archeologists (SOPA), the Society for Historical Archaeology (SHA), and the governing board of the Archaeological Institute of America (AIA).

Artificial Fill - A layer of well-graded soil material that is designed and compacted to engineered specifications in order to support a roadbed, building, or other improvement or structure.

Artificial Turf - A man-made surface manufactured from synthetic materials which simulate the appearance of live *turf*, grass, sod, or lawn.

Assembly Use – A *building* or *structure* where groups of individuals voluntarily meet to pursue their common social, educational, religious, or other interests. For the purpose of this definition, assembly *uses* include but are not limited to libraries, schools and hospitals, and do not include Temporary *Outdoor Festivals* or *Outdoor Sporting Events*.

Average Slope - The mean *slope* of an entire *parcel* of land before grading has commenced. Average *slope* is measured by the formula detailed in the Coastal Open Space (COS) or Coastal Agricultural (CA) Zones in this Chapter, and, in part, determines minimum *parcel* size(s) for proposed subdivisions. (AM.ORD.4451-12/11/12)

Aviary - Any *lot* or premises on which *domestic birds* are kept for commercial purposes.

Definitions - B

Backflow Prevention Device - A safety device used to prevent contamination of the drinking water supply system due to the reverse flow of water from the irrigation system.

Bathroom - A room with a sink, a toilet, and a bathtub and/or shower. (AM.ORD.4451-12/11/12)

Beach Erosion - The removal and wearing away of the beach area by wave, wind or storm action.

Beach Grooming - The removal of driftwood, debris and *beach wrack* from beaches, which may include leveling sand. (ADD.ORD.4586-10/19/21)

Beach Wrack - Organic material (e.g., kelp, seagrass, and wood) that is cast up onto the beach by surf, tides, or wind. (ADD.ORD.4586-10/19/21)

Bed-and-Breakfast Inn – A single family *dwelling* with guest rooms where lodging and one or more meals are offered for compensation to overnight guests. (AM.ORD.4451-12/11/12)

Bed rock – The relatively solid, undisturbed rock in place either at the ground surface or beneath superficial deposits of *alluvium*, colluvium and/or soil.

Best Management Practices (BMPs) - A practice, or combination of practices, that constitute an effective and practicable means of conducting *development* in a manner that prevents or reduces impacts on the environment. (ADD.ORD.4586-10/19/21)

Biodiversity - The variety of life and its processes. Biodiversity includes the variety of living organisms, the genetic differences among them, and describes the variability within species, between species, and between the *ecosystems* in which they occur. Implicit in the concept of biodiversity is the interrelationship among organisms and the *ecological functions* they collectively perform such as pollination, seed dispersal, and decomposition. (ADD.ORD.4586-10/19/21)

Biogeographic Regions - The grouping of similar plants and wildlife species and their spatial distribution on earth. Ventura's *Coastal Zone* contains seven biogeographic regions (listed north to south): Rincon Mountain, Red Mountains, Lower Ventura River, Pierpont Bay, Santa Clara River, Oxnard Plain, and the Santa Monica Mountains (See mapped regions at right). (ADD.ORD.4586-10/19/21)



Biogeographic Regions (Part)
(Credit: David Maqney)

Biologist, Qualified - A person who graduated from an accredited college or university with a bachelor or higher degree in biology, botany, wildlife biology, natural resources, ecology, conservation biology or environmental biology, and who also possesses at least four years of professional experience with the preparation of biological resources assessments. The County's staff biologist serves as a qualified biologist with the authority to review permit application materials prepared by other qualified biologists.

Bioretention - A *water quality best management practice* that consists of a depressed area that utilizes soil and plants to slow *runoff* velocity, remove pollutants, and temporarily retain stormwater to increase infiltration into the ground.

Bird-Safe Glazing/Window Treatments - Treatments that reduce the reflectivity of glass, windows or other similar surfaces to eliminate or significantly reduce bird mortality associated with birds striking the surface in flight. (ADD.ORD.4586-10/19/21)

Board and Care of Horses - The keeping, feeding, exercising, etc., of horses owned by others, for compensation.

Boardinghouse - A *dwelling unit* wherein two or more rooms are rented to residents for whom daily meals are furnished.

Boarding Schools - Schools providing lodging and meals for the pupils.

Boatel - A *building* or *buildings* containing guest rooms or *dwelling units* that are used wholly or in part for the accommodation of boat transients, and are located near or *abutting* a river, lake or ocean. (AM.ORD.4451-12/11/12)

Botanic Gardens and Arboreta - An area managed by a scientific or educational institution for the purpose of advancing and diffusing knowledge and appreciation of plants, and that meets all of the following criteria:

1. The area functions as an aesthetic display, educational display, or research site that may be open to the public;

2. Plant records are maintained for the area. At least one staff member (paid or unpaid) experienced in horticulture that maintains and manages the area; and
3. Visitors can identify plants at the area through labels, guide maps, or other interpretive materials.

Breeding Colony – An aggregation of breeding animals, of one or more species, which may include large numbers of individual animals. Also, referred to as a rookery (birds) or nursing site (bats). (AM.ORD.4586-10/19/21)

Buffer Zone – An area that provides distance between two incompatible *uses* to protect *coastal resources*. A *buffer zone* that protects *ESHA* is a transitional *habitat* between human activity or *development* and either an *environmentally sensitive habitat area (ESHA)* or a protected parkland/open space area acquired by *natural resource agencies* or *conservation organizations* for *habitat* protection. Buffer zones are sized and designed to protect the sensitive *habitat/species*, or protected parkland/open space area, from significant disruption or degradation. (ADD.ORD.4586-10/19/21)

Buffer Area – (DEL.ORD. 4586-10/19/21)

Building - Any *structure* having a roof supported by columns or walls, and intended for the shelter, housing or enclosure of *persons*, animals, or personal property of any kind.

Building Envelope - (AM.ORD.4451-12/11/12; DEL.ORD. 4586-10/19/21)

Building Site – The primary, developed area of a *legal lot* that contains all *structures* for a residential, commercial, agricultural, or industrial use, including but not limited to the building pad, all primary *structure(s)* and *accessory structures/uses* (e.g., animal enclosures, barns, deck/patio, garages, parking areas, swimming pool, storage sheds, water storage tank). For example, the building site for industrial use includes oil/gas drilling operations (e.g., drilling pad, equipment storage areas, processing facilities, pumps or well sites, associated equipment). For agricultural use, the building site includes equipment storage areas, greenhouses, sales facilities, farmworker housing, row crops, and orchards. The building site is included in the *development envelope*. (See definition for *development envelope*). (ADD.ORD.4586-10/19/21)

Definitions - C

California Natural Diversity Database (CNDDDB) – The program and associated *GIS* database through which the California Department of Fish and Wildlife inventories the status and locations of rare and special status plants and animals in California. (ADD.ORD.4586-10/19/21)

Camp - A rural facility with permanent *structures* for overnight accommodation and *accessory structures* and *buildings*, which is used for temporary leisure, recreational or study purposes, and provides opportunities for the enjoyment or appreciation of the natural environment. (AM.ORD.3882-12/20/88)

Campground - A rural facility without permanent *structures* for overnight accommodation, but with limited *accessory structures* and *buildings*, which is used for temporary leisure or recreational purposes and provides opportunities for the enjoyment or appreciation of the natural environment. (ADD.ORD.3882-12/20/88)

Campground, Low-Impact – A *campground* consisting of camping sites that do not significantly alter the physical setting nor disturb the overall function of the surrounding *ecosystem*. Low-impact camping sites are used for carry-in, carry-out tent camping accessed by foot and have no access roads, no permanent *structures*, and few or no support facilities or services (e.g., picnic areas, trash removal, restrooms). (ADD.ORD.4586-10/19/21)

Caretaker - An employee who must be on the property for a substantial portion of each day for security purposes or for the vital care of people, plants, animals, equipment or other conditions of the site.

Certificate of Completion - A document provided by the Planning Division to the permittee that confirms the *landscape area* was planted, and irrigation was installed, as applicable, in accordance with the approved *landscape documentation package*.

Certification - Written documentation signed by an appropriate expert (as determined by the *Planning Director*) which states, in a manner consistent with this Chapter, his/her opinion that there is no reasonable and appropriate alternative to *altering* or *removing* a given *tree*. The term "certification" may also mean that a written statement is true or correct or that something or someone has met certain standards or requirements.

Chaparral Habitat - A vegetation type common to coastal areas of central and southern California that is dominated by drought-tolerant, woody shrubs with evergreen leaves adapted to the region's Mediterranean climate. See Appendix AE-1.2.3 for a more detailed description of the plant communities within *ESHA* Chaparral Habitat. (ADD.ORD.4586-10/19/21)

Check Valve - A valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system and prevent drainage from sprinkler heads when the sprinkler is off.

Chokepoint - A narrow, impacted, or otherwise tenuous wildlife movement corridor or linkage (like the *chokepoint* of an hourglass). See photo to right, which depicts an example of a *chokepoint* (the bridge over the freeway is a narrow point in the *habitat connectivity corridor*). (ADD.ORD.4586-10/19/21)



Example of chokepoint

Class 1 Pathway - A right-of-way which is completely separated from the paved portion of the road (i.e. travel-way, parking and shoulder) for use by bicyclists, pedestrians, and other non-motorized forms of transportation (e.g. equestrians). (AM.ORD.4498-07/01/17)

Class 2 Bike Lane - A striped lane within the road right-of-way for one-way travel by bicyclists. Also includes "Bike Lane" signage. (AM.ORD.4498-07/01/17)

Clear Sight Triangle - The area of unobstructed visibility at street intersections or driveways that allows a driver to see approaching vehicles. (ADD.ORD. 4451-12/11/12)

Clubhouse - Any *building* or premises used by an association of *persons*, whether incorporated or unincorporated, organized for some common purpose, but not including a *gun club* or an association or group organized to render, purchase or otherwise make *use* of a service customarily carried on as a commercial enterprise.

Coastal Access - The ability of the public to reach, use or view the shoreline, coastal waters, coastal recreation areas, inland public recreation areas or public trails, and other significant coastal resource areas such as natural open space and *habitats*. Coastal access includes all such public access areas within the *coastal zone* and is not limited to shoreline locations. (ADD.ORD.4586-10/19/21)

Coastal Access Parking - Parking areas that facilitate the ability of the general public to reach, use or view coastal resource areas including, but not limited to, the shoreline, coastal waters, public open space or recreation areas, and trails. These parking areas may be dedicated for coastal access purposes or may be available for general public use.

Coastal Bluff – An escarpment or steep face of rock, decomposed rock, or soil that is near or *adjacent* to the ocean and is caused by erosion, earthquake faults, or folding of the land mass. A coastal bluff is 10 feet or more in height, and the toe is subject to marine erosion (or was subject to erosion within the last 200 years). See Appendix AE-1.2.3 for a more detailed description of the plant communities within *ESHA* Coastal Bluff Habitat. (ADD.ORD.4586-10/19/21)

Coastal-Dependent Development or Use - Any *development* or *use* which requires a site on, or *adjacent* to, the sea to be able to function at all.

Coastal Development Permit – A discretionary permit required pursuant to this chapter or subdivision (a) of Section 30600 of the Coastal Act. Conditional Use Permits, *Planned Development Permits* and Public Works Permits are *Coastal Development Permits*. (ADD.ORD. 4451-12/11/12)

Coastal-Related Development or Use - Any *development* or *use* which is dependent on a *coastal-dependent development or use*.

Coastal Resources – Areas that include but are not limited to: public access facilities and opportunities; recreation areas and recreational facilities and opportunities (including for recreational water-oriented activities); visitor serving opportunities; scenic resources; public views; natural landforms; marine resources; water quality; watercourses (e.g., rivers, *streams*, creeks, etc.) and their related corridors; water bodies (e.g., *wetlands*, estuaries, lakes, etc.), and uplands; ground water resources; biological resources; *environmentally sensitive habitat areas*; *wetlands*; agricultural lands; and archaeological and paleontological resources.

Coastal Sage Scrub (CSS) Habitat – A vegetation type found in discontinuous coastal areas of central and southern California dominated by semi-woody, low-statured, drought-tolerant, aromatic shrubs with drought-deciduous leaves adapted to the region's Mediterranean climate. See Appendix AE-1.2.3 for a more detailed description of the plant communities that are included within *ESHA* Coastal Sage Scrub Habitat. (ADD.ORD.4586-10/19/21)

Coastal Zone - That portion of the land and water area of Ventura County as shown on the "*Coastal Zone*" maps adopted by the California Coastal Commission.

Colonial Roost – An area used as a resting location by a group of animals of one or more species, such as birds, bats, or insects (e.g., Monarch butterfly). Animals may also breed in aggregations of many individuals, which is known as a *breeding colony* or *nesting colony*. (AM.ORD.4586-10/19/21)

Commercial Vehicle – A motor vehicle designed or regularly used for the transportation of persons for hire, compensation, or profit or that is designed and maintained to carry freight or merchandise, whether loaded or empty, including buses. This definition does not include vehicles used for *emergency* purposes, vanpools, or recreational vehicles operating under their own power. Examples of a commercial vehicle include the following:

- Any single vehicle with a gross vehicle weight rate (GVWR) greater than 10,000 pounds.
- A vehicle designed to transport 10 or more passengers including the driver.
- A van or bus designed to transport 15 or more passengers including the driver.
- Any size vehicles which requires hazardous material placards or is carrying materials listed as a select agent or toxin in Title 42, Code of Federal Regulations (CFR), Part 73.

Commission – The California Coastal Commission.

Community Center - A meeting place where people living in the same community may carry on

cultural, recreational, or social activities, but excluding any facility operated as a business or for commercial purposes.

Conference Center/Convention Center - An urban facility for the assembly of *persons* for study and discussion, which includes permanent *structures* for dining, assembly and overnight accommodation. (ADD.ORD.3882-12/20/88)

Conservation Easement - A legally-binding instrument that retains the land predominantly in its natural, scenic, agricultural, forested, or open space condition or that preserves and protects native plants, animals and biotic communities. A conservation easement creates an interest in real property, is recorded in a deed and granted to a third party by, or on behalf of, the landowner and is binding upon successive owners of such land. Conservation easements must be held by a *natural resource agency*, a County-approved *conservation organization*, or the County of Ventura. (ADD.ORD.4586-10/19/21)

Conservation Instrument - A legal mechanism used to ensure the protection of *coastal resources* from *development* in the form of a deed restriction executed by, or on behalf of, the owner of the land that is binding upon successive owners of the land. Such instruments shall contain a written description of the legal arrangements - including site ownership, management, and enforcement of any use restrictions - and be legally sufficient, enforceable, properly recorded in the chain of title, and able to ensure the protection of the coastal resource in perpetuity. (ADD.ORD.4586-10/19/21)

Conservation Organization - A *natural resource agency* or a private, non-profit organization, whose primary purpose is the *preservation* and protection of land in its natural, scenic, historical, recreational or open space condition. Qualifying private, non-profit organizations must be chartered under the U.S. Code, Title 26, Part 501(c)(3) and must operate as an international, national, or statewide organization or, if the organization operates as a local or community-based organization, then its membership must include at least 500 individuals and/or businesses. Qualifying private, non-profit organizations also must have owned or managed natural resource/open space property, at least 50 acres in area, for at least one year and must have the institutional and economic ability to conserve and maintain property. (ADD.ORD.4586-10/19/21)

Conversion Factor - The conversion factor of 0.62 required to convert acre-inches-per-acre-per-year to gallons-per-square-foot-per-year in the calculation of the *Maximum Applied Water Allowance (MAWA)*.

Core Habitat Areas - Extensive areas of *habitat*, usually containing more than one *habitat* type and supporting multiple wildlife species. (ADD.ORD.4586-10/19/21)

Correlated Color Temperature (CCT) - A measure in degrees Kelvin (K) of the warmth or coolness of light. Lamps with a CCT of less than 3,000 K are yellowish and considered warm. Lamps with a CCT greater than 4,000 K are bluish-white and considered cool. (ADD.ORD.4586-10/19/21)

Critical Life Stage - A stage in the life cycle of a species where the species is vulnerable to disturbance. Disturbance to an individual animal/plant during its *critical life stage* can decrease its reproductive success or threaten its survival. (ADD.ORD.4586-10/19/21)

Cultural Heritage Site - An improvement, natural feature, site, or *district* that has completed the legally-required procedures to have it designated by the Ventura County Cultural Heritage Board or the Ventura County Board of Supervisors, as a District, Landmark, Site of Merit, or Point of Interest.

Cumulative Effect – A term used to describe the incremental environmental effects of an individual project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. (ADD.ORD.4586-10/19/21)

Definitions - D

Day Care Center – Any child care facility licensed by the State of California, except for a *Family Day Care Home*, such as infant centers, preschools, care of the developmentally disabled, and child extended care facilities.

Decision, Discretionary - *Discretionary decisions* involve cases that require the exercise of judgment, deliberation, or decision on the part of the *decision-making authority* in the process of approving or disapproving a particular activity, as distinguished from situations where the *decision-making authority* merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations. Examples of cases requiring *discretionary decisions* to be made by the Board of Supervisors, Planning Commission and *Planning Director* include all those not classified as "ministerial" such as: Conditional Use Permits, Variances, Zone Changes, *Planned Development Permits*, Tentative Subdivision Maps and Time Extensions thereto, General Plan Amendments; and appeals, modifications and revocations, where applicable, of the above referenced decisions. (AM.ORD.4451-12/11/12)

Decision, Ministerial - *Ministerial decisions* are approved by a decision-making authority based upon a given set of facts in a prescribed manner in obedience to the mandate of legal authority. In such cases, the authority must act upon the given facts without regard to its own judgment or opinion concerning the property or wisdom of the act although the statute, ordinance or regulation may require, in some degree, a construction of its language by the decision-making authority. In summary, a *ministerial decision* involves only the *use* of fixed standards or objective measurements without personal judgment. (AM.ORD.4451-12/11/12)

Decision-Making Authority - An individual or body vested with the authority to make recommendations or act on application requests. The final *decision-making authority* is the one that has the authority to act on a request by approving or denying it. (AM.ORD.4451-12/11/12)

Development - Shall mean, on land or in or under water, the placement or erection of any solid material or *structure*; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of *use* of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including *lot* splits, except where the *land division* is brought about in connection with the purchase of such land by a public *agency* for public recreational *use*; change in the intensity of *use* of water, or of *access* thereto; construction, reconstruction, demolition, or alteration of the size of any *structure*, including any facility of any private, public, or municipal utility; and the removal or harvesting of *major vegetation* other than for agricultural purpose, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Act of 1973 (commencing with Section 4511).

As used in this section, "*structure*" includes, but is not limited to, any *building*, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Development Envelope – The full extent of allowable *development* on a *legal lot*. In addition to *structures* or other *development* within a *building site*, the *development envelope* may include, but is not limited to, driveway or road, fire department turnarounds, *fuel modification zone*,

water tanks (firefighting), entry gate/*fences*, utility trenches and other site grading, septic systems, wells, and drainage improvements. (See definition for *Building Site*.) (ADD.ORD.4586-10/19/21)

Development, Upland - See "*Upland Development*."

Diffused Light/Illumination - Soft light reflected from an *adjacent* surface or projected through a semi-transparent material, such as frosted light bulbs.

District - An area possessing a significant concentration, linkage, or continuity of sites, *buildings*, *structures*, or objects united historically or aesthetically by plan or physical *development*.

Domestic Birds - Doves, finches, mynah birds, parrots and similar birds of the psittacine family, pigeons, ravens and toucans.

Drilling, Temporary Geologic - Bona fide temporary search and sampling activities that, in the case of oil-related testing, use drilling apparatus smaller than that used in oil production. (AM.ORD.4451-12/11/12)

Drip Irrigation - An irrigation method that minimizes water use through the application of water that drips slowly to the roots of plants, either onto the soil surface or directly into the root zone, through a network of valves, pipes, tubing, and emitters.



Drive Aisle - A driving area within a parking area or parking *structure* used by motor vehicles to maneuver, turn around, and/or access parking spaces.

Dune, Habitat - A fragile *habitat* that contains accumulations of sand in ridges, hummocks, or mounds that may be supported and stabilized by native and/or non-native species of vegetation that is associated with the immediate coastal environment. Also called "coastal dune habitat". Sand accumulations on privately owned inland properties within an existing community (i.e., *lots* that do not *abut* a beach in Rincon Point, Mussel Shoals, Seacliff, Faria, Solimar, Hollywood-by-the-Sea, Silverstrand, and Solromar) are not defined as a coastal *dune habitat*. See Appendix E1, Section AE-1.2.3 for additional information on the definition of a coastal *dune habitat*. (ADD.ORD.4586-10/19/21)

Dwelling - A *building* or portion thereof designed for or occupied exclusively for residential purposes.

Dwelling, Animal Caretaker - A *dwelling unit* occupied by *animal caretaker(s)*, and their families, employed full time and working on the same *lot* on which the *dwelling unit* is located, or on other land in Ventura County that is under the same ownership or lease as the subject *lot*. (ADD.ORD.4451-12/11/12)

Dwelling, Caretaker - A *dwelling unit* occupied by a *caretaker*, and his or her *family*, employed full time and working on the same *lot* on which the *dwelling unit* is located or on other land in Ventura County that is under the same ownership or lease as the subject *lot*. (AM.ORD.4451-12/11/12)

Dwelling, Farm Worker - A *dwelling unit* occupied by *farm worker(s)*, and their families, employed full time and working on the same *lot* on which the *dwelling unit* is located or on other land in Ventura County that is under the same ownership or lease as the subject *lot*. (AM.ORD.4451-12/11/12)

Dwelling, Multi-Family - A *building*, or portion of a *building* containing three or more *dwelling units*.

Dwelling, Single-Family - A *building* constructed in conformance with the Uniform Building Code, or a *mobilehome* constructed on or after June 15, 1976, containing one principal *dwelling unit*. (AM.ORD.4451-12/11/12)

Dwelling, Two-Family - A *building* containing two principal *dwelling units*. (AM.ORD.4451-12/11/12)

Dwelling Unit - One or more rooms in a dwelling, with internal *access* between all rooms, that provide complete independent living facilities for one *family*, including permanent provisions for living, sleeping, eating, cooking and sanitation, but contain only one *kitchen*. (AM.ORD.4451-12/11/12)

Dwelling Unit, Accessory - A *dwelling unit* that is accessory to a principal *dwelling*. An attached or detached residential *dwelling unit*, or a unit within the existing space of a principal *dwelling unit*, which provides complete independent living facilities for one or more persons, with no means of internal access to the principal *dwelling*. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the principal *dwelling*. An *accessory dwelling unit* also includes the following:

- (a) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code; and
- (b) A manufactured home, as defined in Section 18007 of the Health and Safety Code. (AM.ORD.4451-12/11/12; AM. 4520-02/27/18)

Definitions - E-F

Ecological Integrity - The long-term capacity of an *ecosystem* to support and maintain its biological diversity, natural resources, and the full range of *ecosystem function*. (ADD.ORD.4586-10/19/21)

Economically Beneficial Use - A level of economic use or *development* of real property that would not otherwise constitute a nuisance or be prohibited pursuant to other background principles of property law and that is limited to the minimum necessary to avoid an unconstitutional taking of private property without just compensation under applicable law. This definition is not intended to increase or decrease the rights of any property owner under the U.S. or California Constitutions. (ADD.ORD.4586-10/19/21)

Ecosystem - An ecosystem is the combination of all living organisms (biotic) and the nonliving (abiotic) physical features of their environment (e.g., air, water and soil), which work or interact together as a system. An *ecosystem* is defined by the network of interactions among its organisms, and between those organisms and their environment. The biotic and abiotic components of an ecosystem are linked together through nutrient cycles and energy flows. While an ecosystem can be of any size, it usually comprises a specific geographic area.

Ecosystem Function - The interaction between the components (e.g., plants, animals, water, air, and soil) or processes (e.g., water cycle, nutrient cycle) of an *ecosystem*. Ecosystem function is measured through changes in the types, numbers, and distribution of plants and animals that occupy the *ecosystem* and by changes to the water quality/quantity and soil types within the *ecosystem*. Also referred to as "ecological function" or "ecologically functional". (ADD.ORD.4586-10/19/21)

Ecosystem Services - *Ecosystem functions* provide environmental services to human communities and are grouped into four broad categories: (1) provisioning (e.g., production of food, water, raw materials, genetic resources, minerals); (2) regulating (e.g., carbon sequestration, pollination, pest and disease control, waste decomposition and detoxification, air

and water purification); (3) supporting (e.g., soil formation, water cycling); and (4) cultural (e.g., recreational, scientific and educational benefits). (ADD.ORD.4586-10/19/21)

Emergency – A sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services. This may include such occurrences as fire, flood, and earthquake or other soil or geologic movements. (AM.ORD.4451-12/11/12)

Energy Facility - Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other sources of energy (See also “*Major Public Works Project and Energy Facility*”). (AM.ORD.4451-12/11/12)

Environmentally Sensitive Habitat Area (ESHA) - Any area in which plant or animal life or their *habitats* are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and *development*. (For a definition of *habitats* classified as ESHA, see Section 8178-2.4). (ADD.ORD.4586-10/19/21)

ESHA Vegetation Management Plan – A plan that identifies the location of protected *ESHA* and *buffer zones* that remain within fuel clearance areas of a permitted *development*. Current and future property owners are required to protect and maintain the retained *ESHA* for the life of the entitlement unless the Plan is amended by the Planning Division. See Appendix E2, Section AE-2.4. (ADD.ORD.4586-10/19/21)

ESHA Mitigation Plan – A plan that summarizes all *ESHA* compensatory mitigation requirements associated with a permitted *development* that includes a *Habitat Mitigation Plan*, and one or more of the following components depending on the compensatory mitigation type: 1) *Habitat Restoration Plan*; 2) *Habitat Maintenance and Monitoring Plan*; or 3) *Habitat Management Plan*. See Appendix E2, AE-2.1 ESHA Mitigation Plan Requirements. (ADD.ORD.4586-10/19/21)

Established Landscaping – The level of plant growth or coverage specified in the approved *landscape documentation package* that satisfies the *landscape plan performance criteria*.

Estimated Total Water Use (ETWU) - The annual total amount of water estimated to keep plants in a healthy state. ETWU is calculated from the *evapotranspiration rate*, the size of the *landscaped area*, plant water demand, and the efficiency of the irrigation system within each *hydrozone*.

Estuary - A partially enclosed coastal body of brackish water, with one or more rivers or *streams* flowing into it, that is connected to the open sea. Estuaries form a transition zone between river and maritime environments. They are subject to riverine influences (e.g., influx of fresh water and sediment) and marine influences (e.g., tides, influx of saline water). The inflows of both sea water and fresh water provide high levels of nutrients, making estuaries among the most productive natural *habitats* in the world. (ADD.ORD.4586-10/19/21)

Evapotranspiration - The loss of water from a vegetated surface through the combined processes of soil evaporation and plant transpiration.

Exterior Storage - The outdoor placement or keeping of materials in an area not fully enclosed by a storage *structure*. (Also see Section 8175-5.1(j).) (AM.ORD.4451-12/11/12)

Family - An individual, or two or more *persons* living together as a single housekeeping unit in a *dwelling unit*. Includes residents and operators of a residential facility under the Community Care Facilities Act.

Family Day Care Home – A home licensed by the State of California to provide care, protection, and supervision for periods less than 24 hours per day for 14 or fewer children, including children under the age of 10 years who reside at the provider’s home.

Farm Plan – A plan for new agriculture in text and map form which includes but is not limited to information on irrigated crop types, crop locations, and phased implementation.

Farm Worker - A *person* principally employed for *agriculture* or agricultural operations. (AM.ORD.4451-12/11/12)

Feasible - Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Fence - Any type of fence, wall, hedge or thick growth of shrubs used as screens, but not including windbreaks for the protection of orchards or crops.

Fence, See-Through - A *fence*, such as the chain link type, that permits at least 50 percent open visibility throughout the *fence*. (AM.ORD.4451-12/11/12)

Field, Athletic - A level, open expanse of land intended to be used for organized team sports such as baseball, football and soccer.

Fill - Earth or any other substance or material, including pilings placed for the purposes of erecting *structures* thereon, placed in a submerged area.

Film, Base Camp – An area where trailers, vehicles, equipment, and catering services are located during *film production activities*.

Film Location – Each contiguous or noncontiguous *parcel* used for *film production activities*. Each *film location* may contain multiple *film permit areas*.

Film Permit - The written authorization issued by the Planning Division that allows the permit holder to conduct *film production activities*. *Film permits* may be issued as *Zoning Clearances* or *Planned Development Permits* as provided herein.

Film Permit Area – Areas that are temporarily dedicated to *film production activities*. Such areas include the *film base camp* and *film set*.

Film Production Activities - All *uses, structures* and activities including but not limited to *film production preparation, film production striking, film base camp*, and aviation services, that are related to the production of motion pictures, television programming, music and corporate videos, advertisements, web production, and *film still photography* for sale or use for a commercial purpose. For the purposes of this definition, *film production activities* do not include permanent film studios.

Film Production, Preparation - Onsite work or activities preceding *film production activities* including but not limited to the transportation of trailers, vehicles, equipment, catering services, and film crew to the *film permit area(s)*; the installation of equipment (lighting, audio, cameras, etc.); construction of the *film set*; and rigging for stunts/*film special effects*.

Film Production, Striking – Onsite work or activities following *film production activities* including but not limited to dismantling film production equipment; un-rigging stunts/*film special effects*; and removing trailers, vehicles and equipment from the *film permit area*.

Film Production, Temporary – *Film production activities* of limited duration which do not exceed 180 days and which do not involve permanent *structures*.

Film Pyrotechnics – The use of explosive materials during film production activities. The term “explosive” refers to incendiary devices or ingredients that ignite by fire, friction, or detonation to cause visual and/or auditory effects. Film pyrotechnics include but are not limited to dynamite and fireworks that require a state explosives license from the California State Fire Marshall.

Film Set - The geographic areas used for filming, which include scenery and props arranged for *film production activities*. The *film set* and *film base camp* constitute the two areas used for *film production activities*.

Film Special Effects - An image or sound created during *film production activities*. *Film special effects* include but are not limited to snow, rain, wind, fog, smoke, fire, firearms, blank cartridges, and bullet hits (squibs).

Film, Still Photography - Taking photographs of people or objects for sale or commercial publication with assistance from a production crew and equipment used in photography (e.g., lighting, wardrobe, makeup, etc.). Still photography also includes a person who photographs a film production for purposes related to the film production.

Financial Assurance - A cash-equivalent deposit posted with the County by a permittee to ensure that required mitigation measures (or other conditions of approval) will be implemented in the event the permittee fails to do so. *Financial assurances* can be cash deposits, certifications of deposit, escrow accounts, irrevocable letters of credit, or other mechanisms approved by the County. (ADD. ORD. 4187 - 5/25/99; AM. ORD. 4377 - 1/29/08 -Grammar; AM.ORD.4586-10/19/21)

Fire Frequency - The average interval between fires in an *ecosystem* or area of *habitat*. Plant species in naturally, fire-prone landscapes are evolutionarily adapted to a particular fire frequency, and their survival and reproduction may be adversely affected when fire frequency is altered by human actions. (ADD.ORD.4586-10/19/21)

Fire Resistant Plants - Plants that do not readily ignite from a flame or other ignition source. These plants can be damaged or even killed by fire, but their foliage and stems do not significantly contribute to the fuel load or the fire's intensity. Also referred to as "fire-resistant vegetation." (AM.ORD.4586-10/19/21)

Forb - An herbaceous flowering plant (not woody like a shrub or tree) that is not a grass. (ADD.ORD.4586-10/19/21)

Friable - A soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.

Fuel Modification - A method of modifying fuel load by reducing the amount of non-fire resistive vegetation or altering the type of vegetation to reduce the fuel load.

Fuel Modification Plan - A site plan depicting and stating a permittee's requirements to minimize and mitigate fire hazards associated with permitted *development*. (ADD.ORD.4586-10/19/21)

Fuel Modification Zone - The area around a legally established *structure* where the existing vegetation is altered (e.g. brush or vegetation *removal*, including thinning) to reduce fuel load for fire protection purposes. (AM.ORD.4586-10/19/21)

Fuel Modification Zone, Mandatory - The minimum area of vegetation removal around *legally established structures* located in the *building site* that is required by the Ventura County Fire Protection District Ordinance. The standard width of the *mandatory fuel modification zone* is 100 feet, as measured from each side and from the front and rear of the *legally established structure*. Under unique site-specific conditions, the Ventura County Fire Protection District may determine that it is necessary to expand the *mandatory fuel modification zone* for new *development* up to 200 feet if needed to protect life and property from wildland fires. (ADD.ORD.4586-10/19/21)

Fuel Modification Zone, Expanded - The area of expanded vegetation thinning for fire protection around *legally established structures* located in the *building site* that is beyond the standard

mandatory fuel modification zone. The maximum width of the *expanded fuel modification zone* is 300 feet from a *legally established structure* or to the property line, whichever distance is shorter, if it is determined by the Ventura County Fire Protection District that the *expanded fuel modification zone* is necessary to protect life, property, and natural resources from unreasonable risks associated with wild land fires. (ADD.ORD.4586-10/19/21)

Functional Connectivity – Describes the degree to which a physical setting facilitates or impedes the movement of organisms. *Functional connectivity* is a product of both the features of the physical setting (e.g., vegetation and physical *development*) and the response of plants and animals to these physical features. (ADD.ORD.4586-10/19/21)

Definitions - G-H

Geotechnical and Soils Testing – Exploratory borings and excavations conducted under the direction of a Soils Engineer or Engineering Geologist, but excluding the construction of *access roads* or pads for exploratory excavations. (ADD.ORD. 4451-12/11/12)

GIS – Geographic Information System; within the *coastal zone*, the digital data system that includes zoning and land *use* data that conforms to the zoning and land *use* maps officially certified by the California Coastal Commission. (ADD.ORD. 4451-12/11/12)

Grade – *Adjacent* ground level. For purposes of *building height* measurement, *grade* is the average of the finished ground level along the walls of a *building*. In the case where walls are parallel to and within five feet of a sidewalk, the finished ground level is measured at the sidewalk. (AM.ORD.4451-12/11/12)

Graywater - Untreated wastewater that has not been contaminated by toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers.

Graywater System - A system of tanks, valves, filters, and pumps designed to collect and transport *graywater* for distribution to a landscape irrigation system.

Gross Floor Area - The area included within the surrounding exterior walls of all floors or levels of a *building*, exclusive of unenclosed shafts and courtyards, or, if the *structure* lacks walls, the area of all floors or levels included under the roofed/covered area of a *structure*. (AM.ORD.4451-12/11/12)

Groundcover – Any low-growing plant that grows over an area of ground and is used to provide protection from erosion and to improve its aesthetic appearance by concealing bare soil. *Groundcover* does not include *turf*.

Groundwater - Water that occurs beneath the land surface and fills the pore spaces of the *alluvium*, soil, or rock formation in which it is situated. It excludes soil moisture, which refers to water held by capillary action in the upper unsaturated zones of soil or rock. (ADD.ORD.4586-10/19/21)

Gun Club - Any *building* or premises where there are facilities of any sort for the firing of handguns, rifles or other firearms.

Habitat - The natural environment of a plant or animal species.

Habitat Connectivity Corridor – An area of contiguous natural *habitats* of sufficient width to facilitate the movement, migration, foraging, breeding, and dispersal of multiple animal or plant

species between two or more *core habitat areas*. *Habitat connectivity corridors* facilitate important *ecological functions* such as seed and wildlife dispersal or pollination. *Riparian habitats, streams, canyons, and wooded ridgelines* function as *habitat connectivity corridors* and in some cases, areas of natural vegetation within developed areas may function as a movement corridor for certain species. (ADD.ORD.4586-10/19/21)

Habitat Fragmentation – The process by which *habitat* loss results in the division of large, continuous *habitats* into smaller, more isolated remnants. (ADD.ORD.4586-10/19/21)

Habitat Maintenance and Monitoring Plan – A component of an *ESHA Mitigation Plan* that provides a detailed description of the required activities during the maintenance and monitoring period associated with the *restoration, enhancement, or establishment* of *ESHA* to help ensure the success of the mitigation actions. (ADD.ORD.4586-10/19/21)

Habitat Management Plan – A component of an *ESHA Mitigation Plan* that establishes the steps necessary to acquire and permanently preserve and maintain an undeveloped *lot(s)* containing intact *ESHA*, including the details of the *conservation instrument or conservation easement*. (ADD.ORD.4586-10/19/21)

Habitat Restoration Plan – A component of an *ESHA Mitigation Plan* that describes how physical alterations to *ESHA* will be implemented to ensure the success of the proposed mitigation action. (AM.ORD.4586-10/19/21)

Habitat Mitigation Plan – A required component of an *ESHA Mitigation Plan* that provides a summary of all compensatory mitigation measures required for the permitted *development*. (ADD.ORD.4586-10/19/21)

Habitat Value - An area's ability to support one or more species, including both the physical and biological features necessary to support the existence of a plant or animal - such as suitable temperature and moisture levels, food, water, shelter, protection from predators, and mates. (ADD.ORD.4586-10/19/21)

Harbor Uses - (DEL.ORD.4586-10/19/21)

Hardscape – Paved areas (*pervious* or non-pervious), patios, walls, decks, *water features*, walkways and other nonliving or human-made fixtures of a planned landscape. For the purpose of Section 8178-8, *hardscapes* do not include parking lots.

Hazard Fire Area – Private- or publicly-owned land that is covered with grass, grain, brush, or forest that is so situated or is of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion. Such areas, which are designated by the fire code official, typically include any location within 500 feet of a forest, brush, grass, or grain covered land.

Hazardous Waste - A waste product, or combination of waste products, that because of its quantity, concentration, or physical, chemical or infectious characteristics may do any of the following:

1. Cause, or significantly contribute to, an increase in mortality.
2. Increase serious irreversible, or incapacitating reversible, illness.
3. Pose a substantial present or potential future hazard to human health or environment due to factors including, but not limited to, carcinogenicity, acute toxicity, chronic toxicity, bio-accumulative properties, or persistence in the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Unless expressly provided otherwise, the term "*hazardous waste*" shall be understood to also include extremely *hazardous waste* and acutely *hazardous waste*. (ADD.ORD. 3946- 7/10/90, AM.ORD. 4451-12/11/12)

Hazardous Waste Facility - All contiguous land and *structures*, other appurtenances, and improvements on the land used for the treatment, transfer, storage, resource recovery disposal, or recycling of *hazardous waste*. A *hazardous waste* facility may consist of one or more treatment, transfer, storage, resource recovery, disposal, or recycling *hazardous waste* management units, or combinations of those units. (ADD.ORD. 3946- 7/10/90)

Height - The vertical distance from the *adjacent grade* or other datum point to the highest point of that which is being measured.

High Fire Hazard Areas - Certain areas in the unincorporated territory of the County classified by the County Fire Protection District and defined as any areas within 500 feet of uncultivated brush, grass, or forest-covered land wherein authorized representatives of said District deem a potential fire hazard to exist due to the presence of such flammable material.

High-Value Habitat - A *habitat* that exhibits a high ecological value due to its physical and biological features. *Habitat value* is measured by species diversity and abundance, biological productivity, size, and *ecosystem services*. For example, *wet environments* are considered high-value *habitats* because of their overall biological productivity and *ecosystem services*. (ADD.ORD.4586-10/19/21)

Historic Resource - A resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources, the Ventura County Historical Landmarks & Points of Interest, or in an adopted local historic register. A *historic resource* has one or more of the following characteristics:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Examples of a historic resources include but are not limited to an object, *building*, *structure*, site, area, place, record, or manuscript which the Ventura County Cultural Heritage Board determines is historically or archaeologically important in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Home Exchange - A practice in which the owner of a dwelling allows the use of that dwelling in exchange for the use of another person's dwelling for a limited time period with no rent exchanged. (ADD.ORD.4522-06/12/18)

Homeshare - A dwelling which is the primary residence of an owner who possesses at least a twenty percent ownership interest in the subject parcel, with any portion of the dwelling rented for a period less than thirty consecutive days when said owner is physically present in the same dwelling, with no meals or food provided to the renter or renters. A homeshare is not considered a home occupation under this Chapter. Use of a dwelling for occasional home exchange is not considered a homeshare. (ADD.ORD.4522-06/12/18)

Home Occupation - Any commercial activity that is clearly incidental and secondary to the residential *use* of a *dwelling* and does not change the character thereof. (AM.ORD.4451-12/11/12)

Home Range - A biological term used to indicate the estimated area in which an animal lives and moves. *Home range* size is determined by the spatial distribution of the population and by the type/quality of resources required for that organism to survive. (ADD.ORD.4586-10/19/21)

Hostel - Overnight sleeping accommodations that provide lodging for travelers, and that may provide *kitchen* and eating facilities. Occupancy is generally of a limited duration. (AM.ORD.4451-12/11/12)

Hotel - A *building* with one main entrance, or a group of *buildings*, containing guest rooms where lodging with or without meals is provided for compensation. (AM.ORD.4451-12/11/12)

Hydromulch - A method for erosion prevention whereby water and a mixture of other ingredients (a combination of wood/cellulose fiber *mulch*, seed mix, and bonding agents) is sprayed through a hose onto disturbed soils.

Hydrozone - A portion of the landscaped area that contains plants with similar water needs and root depth. A *hydrozone* may be irrigated or non-irrigated.

Definitions - I-L

Important Bird Area (IBA) - An area designated by the American Bird Conservatory and the National Audubon Society as being globally important for the conservation of bird populations. (ADD.ORD.4586-10/19/21)

In-lieu Fee - A payment to the County, a *natural resource agency* (state, federal, or local) or a County-approved *conservation organization* for implementation of *compensatory mitigation*. The in-lieu fee is used to satisfy *compensatory mitigation* requirements for a *Coastal Development Permit*. (ADD.ORD.4586-10/19/21)

Inoperative Vehicle - A vehicle that is not fully capable of movement under its own power, or is not licensed or registered to operate legally on a public right-of-way. (AM.ORD.4451-12/11/12)

Integrated Pest Management (IPM) - An *ecosystem*-based strategy that focuses on long-term prevention of pests or their damage through a combination of techniques such as biological control, habitat manipulation, modification of cultural practices, etc. Pesticides are used only after monitoring the implementation of the integrated pest management plan and the observations indicate they are needed according to established guidelines, and treatments are made with the goal of removing only the target organism. Pest control materials are selected and applied in a manner that minimizes risks to human health, beneficial and nontarget organisms, and the environment. (ADD.ORD.4586-10/19/21)

Interpretive Center - A site, with or without *structures*, that is used for the display of architecture, art or other artifacts associated with the site and which may also depict the cultural and social history and prehistory of Ventura County.

Intertidal Area - The transition zone between land and sea, which is defined as the area between the ocean's highest high tide and its lowest low tide. (ADD.ORD.4586-10/19/21)

Inundation - Temporary flooding of normally dry land area caused or precipitated by an overflow or accumulation of water on or under the ground, or by the existence of unusual tidal conditions. (AM.ORD.4451-12/11/12)

Invasive Plants - Species of plants not indigenous to Ventura County that can thrive and spread aggressively with potentially negative effects on native species and *ecosystems*. Also referred to as "invasive species", "invasive tree", or "invasive vegetation". Also see *invasive watch-list invasive plant species*. (AM.ORD.4586-10/19/21)

Invasive Plants, Watch List - Any species of plant that has been classified by the California Invasive Plant Council to be at a high risk to become invasive in California in the future. Also referred to as a "invasive watch list tree species" or "invasive watch list species". (ADD.ORD.4586-10/19/21)

Kelvin - A unit of measure used to describe the hue (or *correlated color temperature*) of a light source. (ADD.ORD.4586-10/19/21)

Kennel - Any *lot* or premises where five or more dogs or cats (or any combination thereof) of at least four months of age are kept, boarded or trained, whether in special *buildings* or runways or not.

Kitchen - Any room in a *dwelling* designed or used as a place for food preparation and cooking, and containing two or more of the following: (a) a counter sink; (b) a stove, hotplate, or conventional or microwave oven; (c) a refrigerator of more than four cubic feet capacity. (ADD.ORD. 4451-12/11/12)

Lagoon - A shallow body of water close to the ocean but separated from it by other shoreline features such as a sand bar, rocks, or a narrow strip of land. Coastal lagoons are partly or entirely enclosed, and many show variations of salinity throughout the year. Lagoons can be a shallow pond or lake close to a larger lake or river but separated from it by a barrier, such as a levee. (ADD.ORD.4586-10/19/21)

Land Division - The division of improved or unimproved land including subdivisions (e.g., *parcel* or tract maps, parcel map waivers), *lot line adjustments*, and any other divisions of land. including but not limited to *lot* splits, re-divisions, mergers, reversions to acreage, and legalization of *lots* purported to be created by a method that was not in compliance with applicable laws. (ADD.ORD.4586-10/19/21)

Landmark - A *building* or place that has been designated by either the County Cultural Heritage Board or the Board of Supervisors and satisfies one of the following criteria:

1. It exemplifies special elements of the County's social, aesthetic, engineering, architectural or natural history;
2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;
3. It is associated with the lives of persons important to Ventura County or its cities, California, or natural history;
4. It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California, or the nation.

Landscape Area - Areas on a *lot(s)* that are required to be landscaped as part of *development* pursuant to Section 8178-8.

Landscape, Licensed Architect - A person who is licensed to practice landscape architecture in the State of California.

Landscape Contractor - A *qualified landscape designer* who holds a C-27 (*landscaping contractor*) license issued by the State of California to construct, maintain, repair, install, or subcontract the *development* of landscape systems.

Landscape Documentation Package - The complete set of documents required to be submitted to the Planning Division pursuant to Section 8178-8.

Landscape Plan - A component of the *landscape documentation package* that includes a plan of the project site drawn to scale and superimposed on a plan sheet that includes, but is not limited to, the location of all landscaped areas, a plant list, and a planting plan.

Landscape, Qualified Designer - An individual who, through a combination of education, training, licenses and certificates for professional proficiency, and work experience, can demonstrate to the satisfaction of the *Planning Director* that the individual possesses the necessary skills and abilities to design a *landscape screen* or other minor landscape improvements.

Landscape Screen - Materials used to: 1) hide or minimize views of a *development* or land use to promote visual compatibility with surrounding areas; 2) provide privacy or security; 3) mitigate environmental conditions such as wind, noise, dust, and light. Screening may consist of fencing, walls, plant materials, earthen mound, or any combination thereof.

Lateral Access - A recorded dedication or easement granting to the public the right to pass and repass over dedicatory's real property generally parallel to, and up to 25 feet inland from, the *mean high tide line*, but in no case allowing the public the right to pass nearer than ten feet to any living unit on the property.

Lattice Tower - A *structure*, guyed or freestanding, erected on the ground, which generally consists of metal crossed strips or bars to support *antennas* and equipment. (AM.ORD.4498-07/01/17)

Legally Established Structure - *Structure* or *development* established before the effective date of the Coastal Act (January 1, 1977) in conformity with all applicable local laws in effect at the time, or *development* established after the effective date of the Coastal Act and authorized by an effective *coastal development permit* or other required *Local Coastal Program* approval. (ADD.ORD.4586-10/19/21)

Light Fixture - A complete lighting unit that includes the lamp and all components directly associated with the distribution, positioning and protection of the lighting unit. Also referred to as a *luminaire*. (ADD.ORD.4586-10/19/21)

Light Fixture, Fully-Shielded - A *luminaire* or *light fixture* 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. (ADD.ORD.4586-10/19/21)

Light Fixture, Partially-Shielded - A *luminaire* constructed and installed such that most light emitted by the fixture is projected below the horizontal plane through the fixture's lowest light-emitting part. Light emitted above the horizontal plane arises only from decorative elements or diffusing materials such as frosted/colored glass or plastic. (ADD.ORD.4586-10/19/21)

Lighting, Essential - A *light fixture* used for safety or security purposes. Safety lighting are outdoor *light fixtures* used by pedestrians to navigate safely along walkways between *building* entries, parking areas, and other *legally established structures* within the *building site*. Security lighting are *light fixtures* found at entry gates, *building* entries, and in parking areas that are primarily intended to deter or detect intrusions or other unwanted activity. Also referred to as "Essential *Light fixture*". (ADD.ORD.4586-10/19/21)

Lighting, Glare – The sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted causing annoyance, discomfort, or loss in visual performance and visibility. (ADD.ORD.4586-10/19/21)

Lighting, Outdoor - Any *light fixture* or *luminaire* that is installed outside the interior of a *structure*. The *luminaire* could be mounted to the exterior of a *structure*, mounted to poles, *fences* or other freestanding *structures*, or placed so as to provide direct illumination on any exterior area, object or activity. *Outdoor lighting* includes but is not limited to *luminaires* used for porches, *hardscapes*, landscapes, *security lighting*, driveways and walkways, parking areas, and *outdoor recreation areas*. (ADD.ORD.4586-10/19/21)

Lighting, Seasonal or Festive – Temporary lighting installed and operated in connection with holidays, traditions or festivities. (ADD.ORD.4586-10/19/21)

Lighting, Security – A *light fixture* that is primarily intended to deter or detect intrusions or other unwanted activity. Also see the definition for “Lighting, Essential”. (ADD.ORD.4586-10/19/21)

Light Trespass or Light Spillover - Light emitted from a *light fixture* or *luminaire* that shines beyond the boundaries on which it is sited. (ADD.ORD.4586-10/19/21)

Littoral Drift - Longshore transportation of sediments by wave action.

Living Space - Any room other than a *bathroom*, closet, or stairwell.

Local Coastal Program (LCP) - The County's certified Coastal Land Use Plan, *zoning ordinances*, and zoning district maps.

Lot - An area of land.

Lot Area - The total area, measured in a horizontal plane, within the *lot lines* of a *lot*. For determining minimum *lot* size for subdivisions, the following areas shall be used: for *lots* 10 acres or larger, *use gross area*; for *lots* less than 10 acres, *use net area*.

Lot, Corner - A *lot* situated at the intersection of two or more streets or highways, which streets or highways have an angle of intersection of not more than 135 degrees.

Lot Depth - The horizontal distance between the front and *rear lot lines*, measured in the mean direction of the *side lot lines*.

Lot, Interior - A *lot* other than a *corner lot*.

Lot, Legal - A *lot* which met all local, Subdivision Map Act, and California Coastal Act of 1976 requirements when it was created, and which can be lawfully conveyed as a discrete unit separate from any contiguous *lot*. A *legal lot* is also a *lot* which has been issued a *Coastal Development Permit* pursuant to the *Coastal Zoning Ordinance*, and a certificate of compliance pursuant to the Subdivision Map Act and the Ventura County Subdivision Ordinance, and which can lawfully be conveyed as a discrete unit separate from any contiguous *lot*. A lot for which only a conditional certificate of compliance has been issued, pursuant to the Subdivision Map Act and County Subdivision Ordinance, is not defined as a legal lot under the Ventura County *Local coastal program* (see Sections 8174-4.4 and 8181-2). (AM.ORD.3788- 8/26/86, AM.ORD.4586-10/19/21)

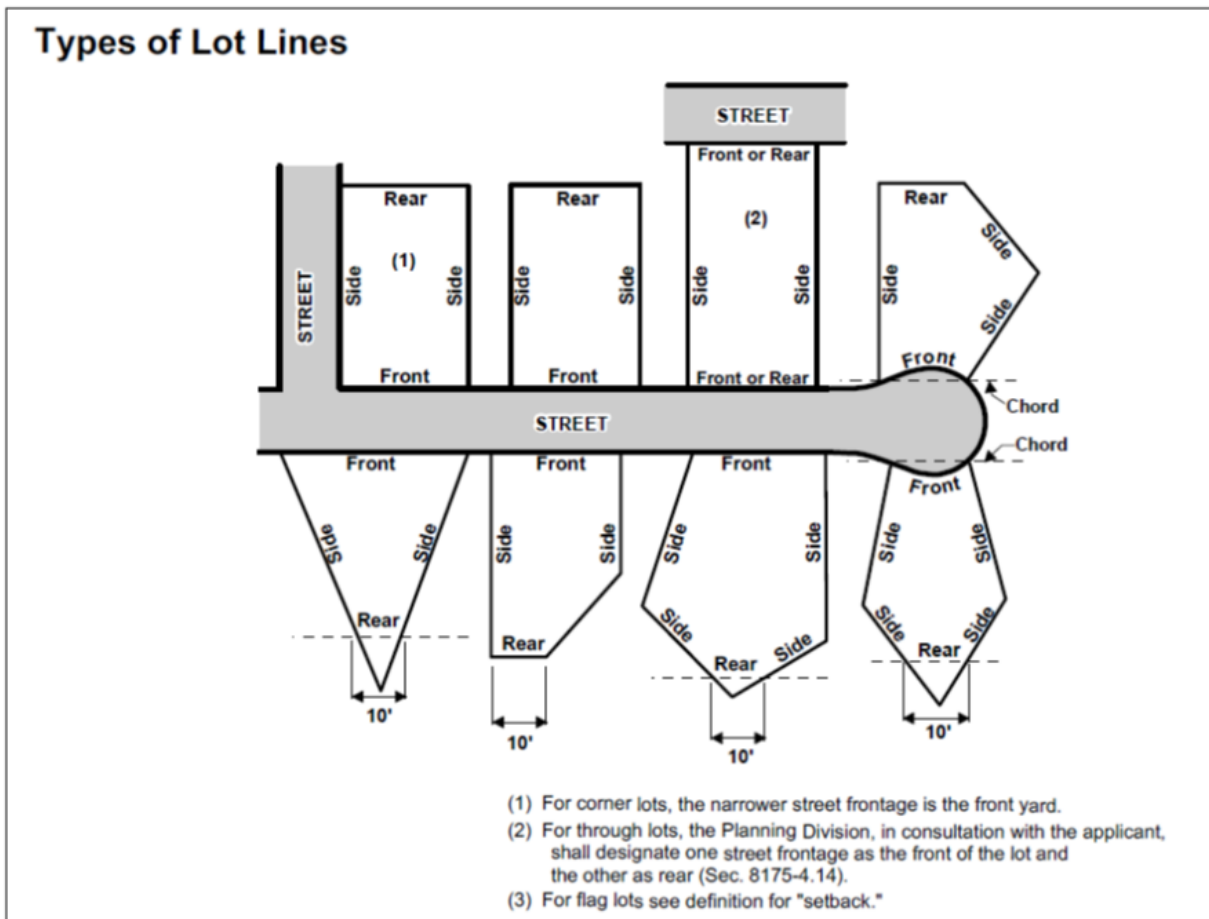
Lot Line

Front – A line separating an interior *lot* from the street, or a line separating the narrower street frontage of a *corner lot* from the street, except for flag *lots* (see “*setbacks*”). (AM.ORD.4451-12/11/12)

Side – Any *lot* boundary line that is not a front line or a *rear lot line*. (AM.ORD.4451-12/11/12)

Rear – A *lot line* that is opposite and most distant from the *front lot line*. For a triangular or irregular-shaped *lot*, the *rear lot line* shall mean a line ten feet in length within the *lot* that is parallel to the *front lot line*, or parallel to the chord of a curved *front lot line*, and at the maximum distance from the front *lot line*. (AM.ORD.4451-12/11/12)

See illustration below:



Lot Line Adjustment – A lot reconfiguration that includes the modification of one or more lines that form the boundary(ies) between two or more *adjacent* lots, where the number of lots remains the same or is fewer than existed prior to the *lot line adjustment*. (ADD.ORD.4586-10/19/21)

Lot, Reverse-Corner – A *corner lot*, the rear of which *abuts* the side of another *lot*. Interior *lots adjacent* to flag *lots* are not considered *reverse-corner lots*. (AM.ORD.4451-12/11/12)

Lot, Through – A *lot*, other than a *corner lot*, having frontage on two parallel or approximately parallel streets. (AM.ORD.4451-12/11/12)

Lot Width - The horizontal distance between the *side lot lines*, measured at the *front setback*.

Low-Intensity Vegetation Removal Techniques - Techniques to remove vegetation (e.g., hand-pulling, mowing, mulching) that do not disturb the surrounding *habitat* or *ecosystem* when compared to alternative techniques, such as grazing or the use of heavy equipment that can compact or disturb soils or *ESHA*. (ADD.ORD.4586-10/19/21)

Lumen - Unit of measure used to quantify the amount of light produced by a lamp or emitted from a *luminaire* (as distinct from a "watt," which is a measure of power consumption). (ADD.ORD.4586-10/19/21)

Luminaire - See definition of *light fixture*. (ADD.ORD.4586-10/19/21)

Definitions - M-O

Major Public Works Project and Major Energy Facility - Any *public works* project or *energy facility* that costs more than one hundred thousand dollars (\$100,000) with an automatic annual increase in accordance with the Engineering News Record Construction Cost Index*, except for those governed by the provisions of Sections 30610, 30610.5, 30611 or 30624 of the Public Resources Code.

In addition, a *major public works project* also means a publicly financed recreational facility that serves, affects, or otherwise impacts regional or statewide *use* of the coast by increasing or decreasing public recreational opportunities or facilities. (AM.ORD.4451-12/11/12)

Major Vegetation - Grassland, coastal scrub, *riparian* vegetation, and *native* and *nonnative trees*, other than landscaping with *development*.

Master Valve - An electrical valve that controls all water flow into the irrigation system.

Maximum Applied Water Allowance - A calculated maximum annual volume of water allowed to be applied per-acre or per-square-foot of an *established landscaped area*.

Mean High Tide Line - A line representing the intersection of a particular shoreline with the average *height* of all high waters over a 18.6-year lunar cycle. The *mean high tide line* may vary in location (or "ambulate") over time as a result of climatic and other influences.

Mechanical Parking Lifts - Automated or manual, indoor or outdoor, lift systems designed to stack one or more motor vehicles vertically.

Microclimate - The climate of a small, specific area that may contrast with the climate of the overall *landscape area* due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.

Micro-spray Irrigation - Micro-spray Irrigation - A type of low-pressure irrigation system with outlets that include one or more openings that operate at a flow rate of less than 30 gallons per hour at a pressure of 30 psi. *Microspray irrigation* may include but is not limited to microbubblers, microspinners and micro-spray jets.



* Data from the Construction Cost Index is available from Coastal Commission staff or online at . This definition is consistent with Code of Regulations § 13012(a), which became effective in January 1983. Construction costs of \$100,000 in 1983 were equal to \$208,771.04 as of December 2008.

Minor Development - A *development* that satisfies all of the following requirements:

1. The *development* is consistent with the County of Ventura Certified LCP;
2. The *development* requires no discretionary approvals other than a Public Works Permit or a *Planned Development Permit*; and
3. The *development* has no adverse effect either individually or cumulatively on *coastal resources* or public access to the shoreline or along the coast.

(ADD.ORD. 4451-12/11/12)

Mitigation Bank - A *mitigation bank* is a natural resource area that has been *restored, established, enhanced, or* (in certain circumstances) *preserved* for the purpose of providing off-site compensation for unavoidable impacts to a similar resource. A *mitigation bank* may be created when a government *agency*, corporation, nonprofit organization, or other entity undertakes these activities under a formal agreement with the California Department of Fish and Wildlife, US Fish and Wildlife, or US Army Corps of Engineers. (ADD.ORD.4586-10/19/21)

Mitigation, Enhancement - The manipulation of the physical, chemical or biological characteristics of an existing *habitat* to heighten, intensify, or improve a specific *ecosystem function(s)*. Examples of *enhancement* activities include fencing to restrict access and protect from erosion, or controlling non-native or *invasive* or *invasive watch list plant species*. *Enhancement* results in improvements to specific *ESHA* functions, but it does not result in increased acreage of *ESHA*. (ADD.ORD.4586-10/19/21)

Mitigation, Establishment - The manipulation of the physical, chemical, or biological characteristics of a site to create *ecologically functional habitat* where it did not previously exist. When used as compensatory mitigation, the *establishment* of new *ESHA* may result in an increase in *ESHA* acreage. (ADD.ORD.4586-10/19/21)

Mitigation, In-kind - The replacement of adversely impacted *habitat* with similar *habitat* of equal or higher quality containing the same plant and animal species/communities and providing similar *ecological functions* as the impacted *habitat*. (ADD.ORD.4586-10/19/21)

Mitigation, Preservation - The protection of existing *ESHA* in perpetuity using legal instruments such as a *conservation easement*. (ADD.ORD.4586-10/19/21)

Mitigation, Restoration - The manipulation of the physical, chemical, and biological characteristics of a site to bring back the site's original natural or historic *habitat, species, and ecological functions*. May include the re-establishment of *habitat* at sites where *ecological function* was wholly or partially lost or degraded. (ADD.ORD.4586-10/19/21)

Mixed Use Development - A *development* project that includes a mixture of two or more of the following *uses* on the same site: residential, commercial, institutional, and industrial use.

Mobilehome - A *structure*, transportable in one or more sections, designed and equipped to be used as a *dwelling unit*, but not including a *recreational vehicle*, commercial coach, or factory-built housing.

Monarch Butterfly Roost Sites or Habitat - Groves of native or non-native trees, water sources, and associated understory plants, occupied by groups of monarch butterflies typically during the October through March overwintering period. Roosts are typically (but not always) occupied every year, although the number of butterflies may fluctuate from year to year or during the overwintering season dependent upon microsite characteristics. Also referred to as "overwintering habitat" or "overwintering roost habitat". (ADD.ORD.4586-10/19/21)

Monopole – A *structure* composed of a single spire or pole used to support *antennas* and connecting appurtenances for a *non-commercial antenna* or a *wireless communication facility*. (AM.ORD.4498-07/01/17)

Motel - *Building(s)* that provide lodging in guest rooms primarily for tourists traveling by automobile. *Motel buildings* typically have direct *access* from the rooms to the outdoors. *Motels* include auto courts, motor lodges, and tourist courts. (AM.ORD.4451-12/11/12)

Mulch – A layer of material applied to the surface of an area of soil or mixed with the soil. Its purpose is to conserve moisture, improve the fertility and health of the soil, reduce weed growth, and enhance the visual appeal of the area. A mulch is usually but not exclusively composed of organic material such as leaves, grass clippings, weeds, yard trimmings, wood waste, branches, stumps, and whole plants or trees that are mechanically reduced in size. Mulch can be used as a ground cover or as a soil conditioner. Mulch may be permanent or temporary, and it may be applied to bare soil or around existing plants. Mulches of manure or compost will be incorporated naturally into the soil by the activity of worms and other organisms.

Native Vegetation – Vegetation that is indigenous to Ventura County. Native vegetation includes, but is not limited to, oak woodland, *coastal sage scrub*, *chaparral*, perennial grassland, California annual grassland, *riparian* and *alluvial scrub habitats*. Native vegetation does not include ruderal vegetation *invasive* or *invasive watch list plant species*. In addition, native vegetation does not include ornamental, landscape or crop vegetation, including sod and lawn grasses and actively managed fallow farmland. (AM.ORD.4586-10/19/21)

Natural Disaster – Natural disasters are catastrophic events with atmospheric, geological, hydrological, and/or biological origins (e.g., droughts, earthquakes, floods, typhoons, landslides, wildfires, disease and pest epidemics) that can cause fatalities, property damage, and the significant disruption to the current status of society and the environment. (ADD.ORD.4586-10/19/21)

Natural Resource Agency – Any federal, state or local governmental *agency* created by statute or official action to protect natural resources. Such agencies include, but are not limited to, the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), State Parks, Regional Water Quality Control Board, and the Ventura County Watershed Protection District. (ADD.ORD.4586-10/19/21)

Nest, Active/Occupied – The nest of a bird that is under construction or that contains eggs or young. Nests which are critical to the life history of the individual (e.g. individuals of species that exhibit site fidelity, colonial nesters, and *raptors*) are considered an Active Nest year-round.

Nest, Inactive – An abandoned bird nest once occupied by nestlings or fledglings that are no longer dependent on the nest.

Net Area - The total land area of a *lot* exclusive of: (a) areas within an existing or proposed public or private street, road, or easement used for ingress or egress, and (b) the area within an existing or proposed easement where the owner of the *lot* or *parcel* is prohibited from using the surface of the ground. Included in the "*net area*" is the area lying within public utility easements (except as otherwise provided in Section 8241 of Chapter 2 of this code), sanitary sewer easements, landscaping easements, public service easements, and *tree* maintenance easements. (AM.ORD.4451-12/11/12)

Noise Sensitive Receptors – Within *ESHA*, this includes wildlife species sensitive to noise disruption (bird, mammal, insect, etc.) or locations that contain or support species that elicit a negative biological response to specific types or levels of noise. (ADD.ORD.4586-10/19/21)

Non-Commercial Antenna – A device for transmitting or receiving radio signals. *Non-commercial antennas* are used to operate amateur radios, such as HAM radios and citizen band *antennas*, for purposes of the non-commercial exchange of messages, including *emergency* response training and operations. (AM.ORD.4498-07/01/17)

Nonconforming Structure - A *structure*, or portion thereof, that was lawfully erected or altered and maintained, but that no longer conforms with *development* standards, including standards for *lot* coverage, *setbacks*, *height*, parking, and *buffer zones* for *environmentally sensitive habitat areas*, solely because of revisions made to *development* standards of this Chapter, including standards for *buffer zones*, *lot* coverage, *lot area per structure*, *height*, and *setbacks*. (AM.ORD.4451-12/11/12)

Nonconforming Use - A *use* that was lawfully established and maintained but that, because of revisions made to this Chapter is (1) no longer permitted in the zone in which it is located or, (2) no longer in conformance with the parking requirements of the *use* in the zone in which it is located. (AM.ORD.4451-12/11/12)

Nonprime Agricultural Land - Agricultural lands not defined as Prime that are suitable for *agriculture*. (AM.ORD.4451-12/11/12)

Off-Site Parking - Parking provided at a site other than the site on which the use served by such parking is located.

Oil and Gas Exploration and Production - The drilling, extraction and transportation or subterranean fossil gas and petroleum, and necessary attendant *uses* and *structures*, but excluding refining, processing or manufacturing thereof.

Ornithologist – A type of zoologist who studies ornithology, the branch of science devoted to birds.

Outdoor Festivals - Events such as amusement rides, animal and art shows, concerts, craft fairs, and itinerant shows. (AM.ORD.4586-10/19/21)

Outdoor Sporting Events - Recreational events or activities, other than spectator-type animal events, that require a natural environment, are carried on by one or more groups of people, and do not involve *structures*, motorized vehicles, *aircraft* or firearms.

(ADD.ORD.3787-8/26/86, AM.ORD. 4451-12/11/12)

Oversized Vehicle – An oversized vehicle is defined as one of the following:

- Any single vehicle that exceeds 25 feet in length, 6 feet 8 inches in width, or 6 feet 10 inches in height, exclusive of projecting lights or devices.
- Boat and cargo trailers.
- Recreational vehicles including but not limited to fifth-wheel travel trailers and travel coaches.

Overspray – Irrigation water that is delivered outside of the *landscape area*.

Definitions – P-Q

Paleontological Resource, Important – The fossilized remains or indications of once-living plant or animal life that are found in geologic formations and have one or more of the following characteristics:

1. The fossils are well preserved;

2. The fossils are identifiable;
3. The fossils are type/topotypic specimens;
4. The fossils are age diagnostic, or can be used as index fossils in a biostratigraphic context;
5. The fossils are useful in environmental reconstruction;
6. The fossils represent rare and/or endemic taxa;
7. The fossils represent a diverse assemblage;
8. The fossils represent associated marine and non-marine taxa.

Paleontological Resources, Significant Fossils – Identified sites or geologic deposits containing individual fossils or assemblages of fossils that are unique or unusual, diagnostically or stratigraphically important, and add to the existing body of knowledge in specific areas, stratigraphically, taxonomically, or regionally.

Paleontologist, Qualified Consultant – A professional geologist licensed by the State of California or other person determined by the *Planning Director* to be qualified. An un-licensed person may be considered to be a *qualified paleontologist consultant* by the *Planning Director* if he or she meets all of the following standards:

1. Holds a Bachelor of Science (B.S.) degree in paleontology, geology, or related discipline;
2. Has a minimum of five years of experience performing paleontological, geological, or related studies;
3. Can demonstrate expertise in local and regional vertebrate and invertebrate paleontology;
4. Has experience in fossil collection, curation and report preparation; and
5. Can demonstrate professional experience and competency with paleontological resource mitigation procedures and techniques.

Parcel - For the purposes of this Chapter, the word "*parcel*" shall have the same meaning as the word "*lot*." (AM.ORD.4451-12/11/12)

Parking Lot – An improved, off street parking facility containing four or more parking spaces and that is designed and used primarily for the parking of operable motor vehicles and bicycles. Parking lots may be located at *grade*, above-ground, or below-ground. Parking lots include parking spaces, drive aisles, loading areas, and required landscaping and screening. Parking lots do not include individual residential garages, parking spaces/areas for single-family or two-family dwelling units, including those used for *caretaker* or farmworker housing.

Parkway – The portion of a public road right-of-way that is typically reserved for public utility facilities, street trees or landscaping, and pedestrian access facilities (e.g. sidewalks or trails). The *parkway* is located between the outside edge of the road right-of-way and the road pavement (i.e. shoulder and travel-way), a boundary that is often defined by a curb and gutter. (AM.ORD.4498-07/01/17)

Passive Restoration – Passive restoration allows natural succession to occur in an *ecosystem* after removing a source of disturbance. (ADD.ORD.4586-10/19/21)

Performance Criteria – An expectation of interim or final results, stated in the *landscape documentation package* or other plan requiring County approval, that identifies benchmarks for vegetative growth and coverage against which performance is measured.

Perimeter Landscaping – The area located within the required setbacks of a lot when such setbacks must be set aside and used primarily for landscaping.

Permitted Use - A *use* listed in Section 8174-5 as a *permitted use*, which may be allowed subject to obtaining the necessary permits and compliance with all applicable provisions of the LCP. (ADD.ORD. 4451-12/11/12)

Person - Any individual, organization, partnership, or other business association or corporation, including any utility and any federal, state, local government or special district, or any *agency* thereof.

Pervious Pavement - A porous surface that allows the passage of water through the material and into the underlying soil. *Pervious pavement* is used to decrease the volume of stormwater *runoff* and to increase the infiltration of water into the ground.

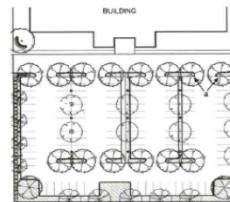
Planned Development Permit – A *Coastal Development Permit* based upon a discretionary decision that is required prior to initiation of specified *uses* and *development* which are subject to site plan review and which may be conditioned in order to assure compliance with the requirements of the *Local Coastal Program*. (ADD.ORD.4586-10/19/21)

Planning Director - The Deputy Director, Ventura County *Resource Management Agency*, for the Planning Division , or his or her designee. (AM.ORD.4451-12/11/12)

Plant Factor - A factor used in the *water budget calculation* to estimate the amount of water needed for plants. *Plant factors* range from 0.1 to 0.9 and are divided into four categories: very low < 0.1; low 0.1 - 0.3; moderate 0.4 - 0.6; and high 0.7 - 0.9.

Planter, Finger – A *landscape planter* located at the end of a parking aisle that defines *parking lot* circulation aisles and that provides a place to plant trees within the parking lot.

*Examples of Finger
Planters*



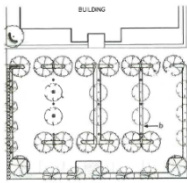
Planter, Landscape – An area devoted to plants that is defined with a raised curb or other material that separates the *landscape area* from *adjacent uses*.

*Examples of Landscape
Planters*



Planter, Landscape Strip – A long, narrow *landscape planter* located in front of or between rows of parking spaces or *adjacent* to a property line that borders a public sidewalk or street.

Landscape strip planters are typically used to reduce storm-water *runoff* or to visually screen parking lots from public walkways or streets.



Examples of Landscape Strip Planters

Point of Interest - The location of, or site of, a former improvement or natural feature or of an event possessing historical or cultural characteristics.

Pony - A small or young horse under 58 inches high at the shoulders.

Preliminary Processing - Basic activities and operations instrumental to the preparation of agricultural goods for shipment to market, excluding canning or bottling.

Prime Agricultural Land - Means any of the following:

- All land which qualifies for rating as Class I or Class II in the Natural Resource Conservation Service land *use* capability classifications.
- Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of *Agriculture*.
- Land planted with fruit- or nut-bearing *trees*, vines, bushes or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.

(AM.ORD.4451-12/11/12)

Principal Use/Principal Structure - The primary *use*(s) or primary *structure*(s) on a *lot* to which other *uses* and *structures* are *accessory*. This term is unrelated to the definition of "*principally-permitted use*," which indicates *development* that is not appealable to the *Coastal Commission*, unless located within an appealable area (see definition of "*Principally-Permitted Use*"). (ADD.ORD. 4451-12/11/12)

Principally-Permitted Use - The primary *use* of land that clearly carries out the land *use* intent and purpose of a particular zone, as specified in Section 8174-5. Where a land *use* is identified as a *principally-permitted use*, the County's approval of a *Coastal Development Permit* for that *development* is not appealable to the *Coastal Commission* unless it otherwise meets the definition of "*Development Subject to Appeal*." See definition of "*principal use/principal structure*" for *development* that is the primary *use* or primary *structure* on a *lot*. (ADD.ORD. 4451-12/11/12)

Produce Stand - A *structure* used to sell raw, unprocessed fruits, nuts and seeds, and vegetables, flowers and ornamental plants.

Public Art - Art that is located in publicly-accessible places (e.g., government *buildings*, schools, public parks and waterfront areas), not including temporary arts activities or events such as street theatre, open-air music, or pavement artists.

Public Road or Street - Any road or street or thoroughfare of whatever nature, publicly maintained and open to the *use* of the public for the purpose of vehicular travel.

Public Viewing Areas - Public areas that afford views of scenic resources. Such views may be fleeting or expansive as experienced from individual locations or along transportation corridors. *Public viewing areas* include, but are not limited to, beaches, coastal *streams* and waters used for recreational purposes, coastal trails and accessways, highways, public parklands, public roads, public sidewalks or trails, scenic overlooks, vistas and vista points.

Public Viewshed - A geographical area that is visible from a *public viewing area*.

Public Works - Means the following:

- a. All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by a utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.
- b. All public transportation facilities, including streets, roads, highways, public *parking lots* and *structures*, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.
- c. All publicly-financed recreational facilities, all projects of the State Coastal Conservancy, and any *development* by a special district.
- d. All community college facilities.

See also "*Major Public Works Project and Major Energy Facility*." (AM.ORD.4451-12/11/12)

Qualified Storm Water Designer - A licensed civil engineer, Qualified Stormwater Pollution Prevention Plan (SWPPP) Practitioner (QSP), Qualified SWPPP Developer (QSD), or Certified Erosion and Sediment Control Specialist (CPESC). (ADD.ORD.4586-10/19/21)

Definitions - R

Rain Garden - A planted area that captures stormwater *runoff*. A *rain garden* is designed to withstand moisture and concentrations such as nitrogen and phosphorus found in rainwater *runoff* from impervious urban areas like roofs, driveways, walkways, and *parking lots*.

Raptor - Birds in the biological order called Falconiformes, which includes eagles, hawks, falcons, and ospreys and any bird dependent on consumption of other animals for food, including scavengers such as vultures and condors.

Rebuild - A rebuild or reconstruction occurs when extensive changes or repairs are made to the exterior envelope of any *structure*. (ADD.ORD. 4451-12/11/12)

Reclaimed Water - Treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and *water features*. This water is not intended for human consumption and must be appropriately identified with colored pipes and signage, if appropriate.

Recreational Area - Areas designed for shoreline/beach, water oriented, passive, and commercial recreation, including but not limited to, multiple-use paths and trails, natural or wilderness parks, and developed parks. Recreational areas include "public" and "privately-operated" recreational opportunities that are available to the general public.

Recreational Vehicle - A vehicle of any size that (a) is self-propelled or is towed by another vehicle, (b) is not designed to be used as a permanent *dwelling*, (c) has self-contained plumbing, heating and electrical systems that may be operated without connection to outside utilities and, (d) does not meet the definition of a *structure*. *Recreational vehicles* do not fall within the definition of *mobilehomes*. (AM.ORD.4451-12/11/12)

Recreational Vehicle Park - Any area of land developed primarily for temporary *use* by *recreational vehicles* for which utility connections (sewer, water, electricity) are provided. (AM.ORD.3881-12/20/88)

Rehabilitated Landscape - Any re-landscaping or landscaping modification project that would change 50 percent or more of the total *landscape area*, and that requires the issuance of a new or modified discretionary permit.

Remodel - A *remodel* is an interior alteration to an existing approved, permitted and inspected *structure* where the foundation, exterior walls and *roof structure* remain in place without modification. (ADD.ORD. 4451-12/11/12)

Rent - The terms rent, rented and rental mean allowing use of a dwelling or property, or any portion thereof, in exchange for consideration in any form. (ADD.ORD.4522-06/12/18)

Residential Care Facility - A nonmedical facility providing any of the following services on a 24-hour basis: care for the mentally ill, handicapped, physically disabled, elderly, dependent or neglected children, wards of the Juvenile Court, and other *persons* in need of personal services, supervision, or assistance essential for sustaining the activities of everyday living or for protection of the individual. Included within this definition are "intermediate care facilities/developmentally disabled-nursing" and "intermediate care facilities/developmentally disabled-habilitative" with six or fewer beds, and congregate living health facilities, pursuant to the Health and Safety Code. A facility is considered nonmedical if the only medication given or provided is the kind that can normally be self-administered. (AM.ORD.4451-12/11/12)

Residential (or "R") Zone - A base zone classification under this Chapter that contains the letter "R" in its abbreviation. (AM.ORD.4451-12/11/12)

Resource-Dependent Uses - A use that is reliant on the resource (i.e., *ESHA*) to function. Resource-dependent *uses* include nature observation, research/education, and passive recreation, including low-impact camping and hiking. (ADD.ORD.4586-10/19/21)

Rest Home - A licensed facility where lodging and meals, and nursing, dietary and other personal services are rendered for nonpsychiatric convalescents, invalids, and aged *persons* for compensation. Excludes cases of contagious or communicable diseases, and surgery or primary treatments such as are customarily provided in sanitariums and hospitals.

Restoration Specialist - A County-approved, *qualified biologist* that has the knowledge and demonstrable experience to plan and implement a *habitat restoration, establishment, or enhancement* project for the *environmentally sensitive habitat area (ESHA)*. (ADD.ORD.4586-10/19/21)

Retail Trade - Businesses engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. Examples of *retail trade* businesses are: bakeries, delicatessens, grocery stores and meat markets; retail stores for the sale of books, cameras, clothing, flowers, hardware, jewelry, pets, shoes, sporting goods and toys; bait and fishing tackle rental; drug stores; gift shops, hobby shops and music stores. (AM.ORD.4451-12/11/12)

Ridgeline - A ridge or mountain ridge is a geological feature consisting of a chain of mountains or hills that form a continuous elevated crest for some distance. A ridgeline is the line along the crest of this geological feature, which is formed by the highest points, with the terrain dropping down on either side of the ridgeline. (ADD.ORD.4586-10/19/21)

Riding Stable - A facility where there are stables for horses that are rented to members of the public for recreational purposes, including riding lessons, whether or not the facility is advertised

or promoted as such, and whether or not the riding occurs on the property on which the horses are kept. (AM.ORD.4451-12/11/12)

Riparian Habitat – A zone of transitional *habitat* between terrestrial and aquatic *ecosystems* dependent on the existence of perennial, *intermittent*, or *ephemeral* surface or subsurface water. The riparian vegetation community is located in an area *adjacent* to a natural watercourse, such as a perennial or intermittent *stream*, lake or other body of fresh water, where related vegetation and associated animal species live or are located. See Appendix E1, AE1.2.3(h)(8) for a more detailed description of the plant communities within riparian habitat/vegetation. (AM.ORD.4586-10/19/21)

Rocky Outcrop Habitat – An outcropping of rock that provides *habitat* to many specialized and endemic species that are adapted to persist on generally dry, nutrient poor soils or that require rocky formations for different *critical life stages*. A visible exposure of bedrock or ancient superficial deposits on the surface of the earth that forms a natural topographic feature of scenic or historic value. See Appendix AE-1.2.3 for a more detailed description of the plant communities within *ESHA* Rocky Outcrop Habitat. (ADD.ORD.4586-10/19/21)

Roof Structures – Structures located on the roof of a building for the housing of elevators, stairways, tanks, ventilating fans and similar equipment required to operate and maintain the building; fire or parapet walls, safety rails, skylights, towers, flagpoles, chimneys, smokestacks, solar collectors, residential satellite, and digital T.V. dishes less than one meter in diameter, T.V. antennas and similar structures. A *wireless communication facility* is not included in the definition of *roof structures*. (AM.ORD.4498-07/01/17)

Rooming House – A *dwelling unit* with one *family* in permanent residence wherein two to five bedrooms, without meals, are offered for compensation.

Roosting Sites – Sites used by birds or other winged animals for nesting, breeding, resting, or sleeping. (ADD.ORD.4586-10/19/21)

Runoff – Water that flows across the earth's surface rather than being infiltrated into the ground or transpired by plants.

Definitions – S

Sandy Beach Area – A public or privately-owned sandy area fronting on coastal waters, regardless of the existence of potential prescriptive rights or a public trust interest.

Scenic Highway – A route or byway that is officially designated as a *scenic highway* pursuant to State law which travels through an area comprised primarily of scenic and natural features.

Scenic Highway Corridor – The visible area outside the right-of-way of an eligible or designated *scenic highway* comprised primarily of scenic and natural features.

Scenic Resources – The landscape patterns and features which are visually or aesthetically pleasing and which are visible from a *public viewing area*, including but not limited to the beach or ocean, coastline, mountains, canyons, *ridgelines*, significant hillsides and open space, estuaries, *wetlands* and *lagoons*, other unique natural or manmade features such as the Channel Islands Harbor.

Season, Breeding/Nesting (Bird) – January 1 through September 15 of each calendar year. Times during the calendar year when bird species nest and breed. While the breeding/nesting season

varies for different species of birds, January through Mid-September of each calendar year is generally considered the breeding/nesting season for birds within Ventura County.

Season, Non-Breeding/Non-Nesting – September 16 through December 31 of each calendar year. Times during the calendar year when bird species are not nesting or breeding. While this period varies for different species of birds, Mid-September through December of each calendar year is generally considered the non-breeding/nesting season for birds within Ventura County. (AM.ORD.4586-10/19/21)

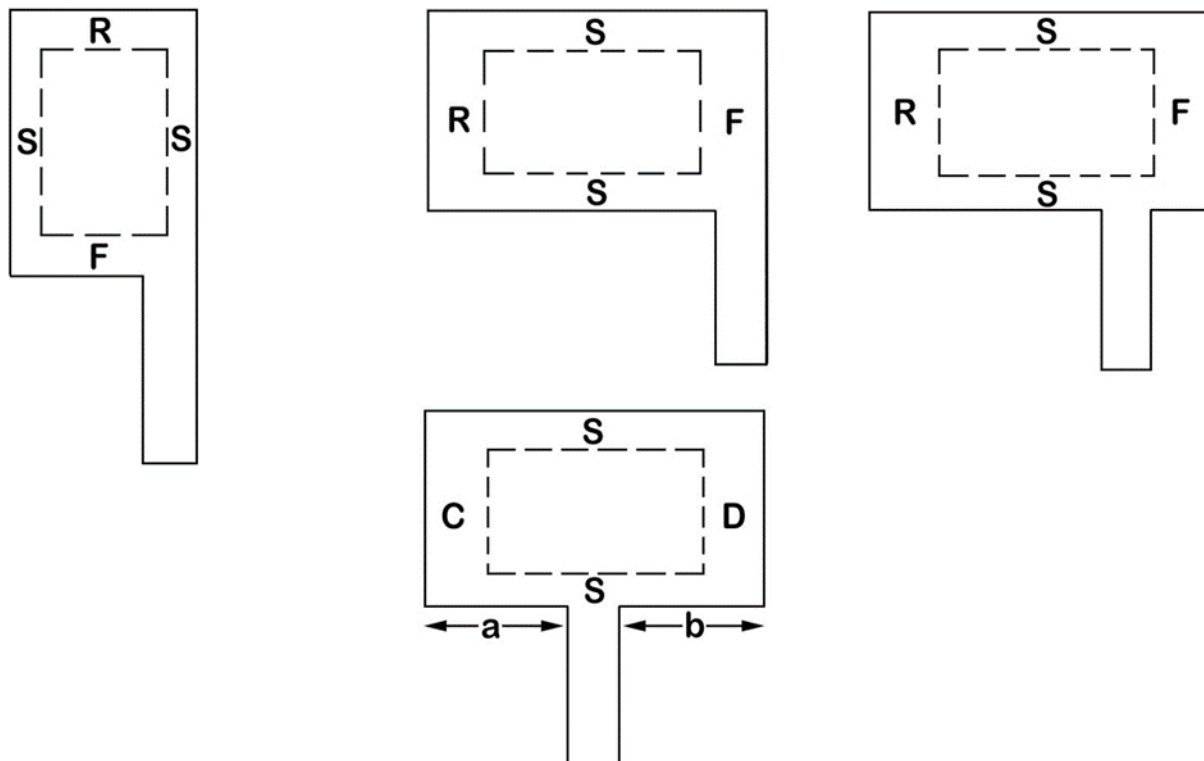
Second Dwelling – See Dwelling, Second. (AM.ORD.4451-12/11/12)

Second Generation Rodenticides – Products used to poison certain types of rodents (e.g. rats, mice) containing the active ingredients brodifacoum, bromadiolone, difethialone, and difenacoum. (ADD.ORD.4586-10/19/21)

Service Infrastructure - Roads, electrical cable lines, water wells or pipes, sewer pumps and leach fields, and other *development* that provides essential services to a *structure* or facility. (ADD.ORD.4586-10/19/21)

Setback - The distance on an individual *lot* that is intended to provide an open area measured from a property line or other boundary line to a *structure* or *use*, and includes front (F), rear (R) and side (S) *setbacks*. (AM.ORD.4451-12/11/12)

In the case of "flag" lots, the setbacks shall be measured from the applicable front, rear and sides of the lot as designated in the following diagram.



If a = b, applicant designates C or D as front.

Setback, Front - An open area that extends between *side lot lines* across the front of a *lot*, the depth of which is the required minimum horizontal distance between the *front lot line* and a line parallel thereto on the *lot*. (ADD.ORD. 4451-12/11/12)

Setback, Rear - An open area that extends across the rear of the *lot* between the inner *side lot lines* that is the required minimum horizontal distance between the *rear lot line* and a line parallel thereto on the *lot*. (ADD.ORD. 4451-12/11/12)

Setback, Side - An open area that extends from the *front setback*, or the *front lot line* where no *front setback* is required, to the rear yard; the width of the required side setback shall be measured horizontally from the nearest part of the *side lot line*. (ADD.ORD. 4451-12/11/12)

Shall and May - "Shall" is mandatory; "May" is permissive.

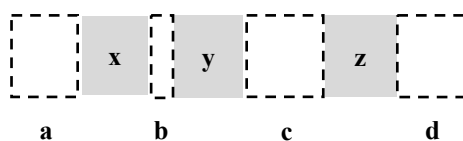
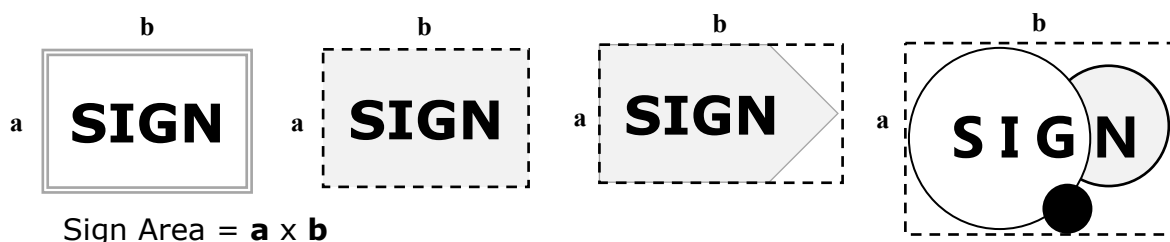
Shared Parking - Shared parking is a means by which *adjacent* property owners share their parking areas and thereby reduce the number of parking spaces that each would provide on their individual properties. Shared parking is commonly applied when land *uses* have different parking demand patterns and are able to use the same parking spaces/areas throughout the day.

Shorebird Colony - A large congregation of shorebirds of one or more species that nest or roost in proximity at a particular location. See definition for *Colonial Roost*. (ADD.ORD.4586-10/19/21)

Shoreline Protective Devices - Seawalls, revetments, breakwaters and other such construction that alter natural shoreline processes. (AM.ORD.4451-12/11/12, ADD.ORD.4586-10/19/21)

Sign - A communication device using words or symbols, *illuminated* or non-illuminated, that is visible from any public place or is located on private property and exposed to the public and that directs attention to a product, service, place, activity, person, institution, business or solicitation, including any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, placard or temporary display designed to advertise, identify or convey information.

Sign Area - The total area within the physical or visual frame of the *sign*, or the sum of the total area of graphical elements where there is no frame. For *double-faced signs*, the *sign area* is the total area of a single side of the *sign*. Time and temperature devices without advertising *copy* are not included in the *sign area*. See Section 8175-5.13.9.1, to determine maximum *sign area*. (AM.ORD.4586-10/19/21)



Area x + area y + area z =
 $1.5 \times (\text{avg. of area of } a, b, c \text{ \& } d)$
 Sign Area = area a + area b +
 area c + area d

Sign, Attached – Any *sign* posted, painted on, or constructed or otherwise attached to the wall, façade, canopy, marquee, or other architectural part of a *building*.

Sign, Canopy - Any *sign* attached to, or constructed in or on, a canopy or marquee.



Sign or Message/Content, Commercial - A *sign* or message that relates primarily to economic interests such as the exchange of goods and services. Different types of *commercial signs* are more particularly defined in this Article.

Sign, Construction – A *temporary, on-site sign* directly related to a construction project.

Sign Copy - The words and/or graphics printed on a *sign*.

Sign, Directional - Any *on-site sign* that serves solely to designate entrances or exits, or the location or direction of any onsite area.

Sign, Double-faced - A *sign structure* with messages on both sides of a *sign* board or panel; or a *sign structure* with two attached parallel faces.

Sign, Freestanding - Any *sign* that is anchored directly to the ground or is supported from the ground and detached from any *building* or *structure*.



or

Sign, Incidental – An *on-site sign* providing non-advertising information about a location or business such as hours of operation, contact information, and whether or not the location business is open or has vacancy.

Sign, Identification - An *on-site sign* that only indicates the name of the occupant, business and/or address.

Sign, Illuminated – A *sign* that is illuminated by a light source that is contained inside the sign.

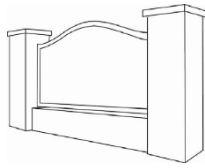
Sign, Interpretive – A *sign* that explains the meaning, origin, or purpose of an historical, natural, or cultural resource or site.

Sign, Legal Nonconforming – A *sign* that does not conform to the current applicable *development* standards of this Chapter but was lawfully in existence and in use prior to and at the time the provisions of this Chapter with which it does not conform became effective. (see Sec. 8175-5.13.11).

Sign, Light Emitting Diodes (LED) – An internally illuminated *sign* that utilizes light-emitting diodes, or similar technology, and colored lens assembled in single and tri-color matrixes instead of incandescent light bulbs, neon, or fluorescent tubes. Does not include electronic variable message *signs* that would allow for images that appear to move with video-like quality such as but not limited to electronic message boards and marquee *signs*.

Sign, Locational – A *sign* that informs the public about the location of noncommercial destinations such as coastal access points, trailheads, parks and *campgrounds*, government facilities and other points of interest, and that is maintained by a public *agency*.

Sign, Monument - A *freestanding sign* detached from a *building* sitting directly on the ground or near ground level and having a solid support *structure* as opposed to being supported by poles or similar support *structures*.



Sign, Mural - A painting or other work of art executed directly on a wall.

Sign Message/Content, Noncommercial - A *sign* or message which is not of a *commercial* nature.



Such *signs* or messages typically relate to politics or public policy, civics, art, science, public service, social issues, religion, or spirituality.

Sign, Off-site - A *sign* that displays content related to property, goods, activities, or services not found on, or related to, the lot on which the *sign* is located.

Sign, On-site - A *sign* located on the same site as the occupant, business, trade or profession to which it relates.

Sign, Open House - A *temporary, off-site sign* providing direction to residential real property during the period it is on public display for sale or lease.

Sign, Permanent - A *sign* intended to be displayed and maintained for a period of more than 60 consecutive days.

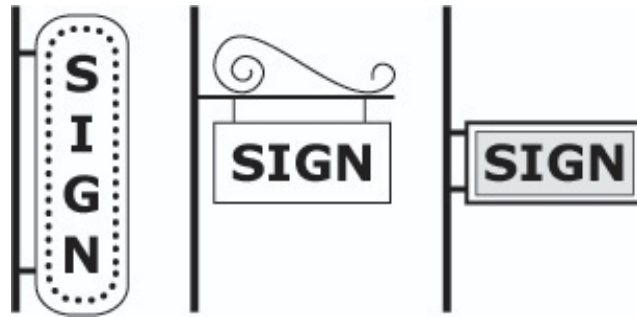
Sign Permit - The written authorization issued by the Planning Division that allows the permit holder to place, erect, modify, alter, repaint or maintain a *sign*. *Sign permits* may be issued as *Zoning Clearances* or *Planned Development Permits* as provided herein.

Sign, Political - A *temporary sign* with *noncommercial content* pertaining to an election for public office or to a ballot measure to be placed before voters in a federal, state, or local election.

Sign, Portable - A *temporary sign* that can be moved from one location to another. The term portable sign includes signs mounted on a trailer or other moveable object and towed by a motor vehicle. Such *signs* do not include a *sign* that is attached or magnetically affixed to the body or other integral part of the vehicle.

Sign Program - A plan that includes a range of *sign* types and styles that support the overall continuity of the design of the *signs* that will serve multiple *buildings* or tenants leasing space in a *building(s)* on one or more *parcels*.

Sign, Projecting - An *attached sign* that projects outward perpendicularly or at an angle from a wall or *building face*.



Sign, Promotional Temporary – A temporary on-site sign such as a banner, pennant, or inflatable object located, attached, or tethered to the ground, site, merchandise, or structure.

Sign, Real Estate - A temporary, on-site sign advertising the sale, rental or lease of the property on which it is maintained.



Sign, Residential Subdivision - A temporary sign advertising the sale of two or more lots located within the same subdivision.

Sign, Road – A sign that provides information to control the flow of traffic, warns of hazards ahead, future destinations, or roadway services, and that maintained by the State Department of Transportation or local agency.

Sign, Roof - Any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.



Sign, Symbol – A permanent on-site sign with a graphic representation of goods or services sold or rendered on the premises, or a traditional emblem associated with a trade, and that contains no written content, pictures or symbols such as business logos or trademarks.

Sign, Temporary – A sign displayed for a limited period of time not exceeding 60 consecutive days or such other duration as specified for a particular sign in this Chapter.

Sign, Wall – A sign attached to or erected against the wall of a building or structure with the exposed face of the sign parallel to the plane of such wall.

Sign, Window - A sign attached to, suspended behind, placed or painted upon the window or glass door of a building and is intended for viewing from the exterior of such building. Does not include merchandise offered for sale onsite, when on display in a window.

Site of Merit - Sites of historical, cultural, architectural or aesthetic merit which have not been officially otherwise designated and have been surveyed according to Federal standards and assigned a National Register Status Code of 1 through 5.

Sky glow - The brightness of the night sky caused by artificial lights used for *development*, which is most often noticed as a glowing dome over cities.

Slope - The relationship between the change in elevation (rise) of land and the horizontal distance (run) over which that change in elevation occurs, measured along a straight line. The percent of any given *slope* is determined by dividing the rise by the run on the natural *slope*, and multiplying by 100.



Example of sky glow

Slope/Density Formula - An engineering formula based on the *average slope* of an existing *lot* that is used to determine the minimum *lot area* of all proposed *lots* of a *land division* in the COS zone, and in the CA zone when not *prime agricultural land*. (ADD.ORD. 4451-12/11/12)

Soils Report - A report prepared by a geotechnical engineer or soils engineer licensed by the State of California for one or more of the following purposes: identifying the nature and distribution of existing soils; stating conclusions and recommendations for grading procedures; stating soil design criteria for *structures*, embankments or landscaping; and, where necessary, setting forth slope stability studies.

Sound Measurements, dB and dBA - Measured in decibels, these units on the logarithmic scale are based on the ratio between the actual measured sound pressure and the reference sound pressure. The *dBA* measurement for sound is adjusted to represent the way the human hearing system responds to sound/noise. (ADD.ORD.4586-10/19/21)

Sound Measurements, Leq(h) and L(max) - Measurements for sounds that vary over time. *Leg(h)* is the energy equivalent level of sound within a given time period. *Lmax* is the maximum sound level measured within a given time period. (ADD.ORD.4586-10/19/21)

Special Landscape Area - An area of the project site designated principally for one of the following purposes: (a) the production of food crops such as vegetable gardens or orchards; (b) irrigation with recycled water (i.e. *water features*); and (c) use for active recreation such as golf courses, sports fields, school yards, picnic grounds, or other areas where *turf* provides a playing surface or serves other high-use recreational purposes.

Special Status Species - A term used in the scientific community for species that are considered sufficiently rare that they require special consideration and/or protection. Groups categorized as *special status species* are recognized by federal, state and local *natural resource agencies* as threatened, endangered, rare, candidate species/species of special concern, California fully protected species, or are species listed as of "greatest conservation concern" due to the decline of the species. See Section 8178-2.4 for specific ranks and groups classified as *special status species*. (ADD.ORD.4586-10/19/21)

Stable, Private - An *accessory building* or *structure* used for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

Stepping Stones - Isolated patches of suitable *habitat* used by a species, often only for temporary occupancy, to facilitate movement through the larger landscape. (ADD.ORD.4586-10/19/21)

Stopover/Staging Sites - A stopover area is a site used by birds to rest and feed during migration, while a staging area is a site that contains abundant, predictable food resources that attract large numbers of birds. (ADD.ORD.4586-10/19/21)

Store - An enclosed *building* housing an establishment offering a specified line of goods or services for retail sale.

Stormwater Management Landscaping - Landscape features that make use of vegetation, land forms, soil, or filtering media to provide retention, treatment, *evapotranspiration*, or infiltration of stormwater. Examples include *bioretention* areas, *rain gardens*, *vegetated drainage swales*, *vegetated buffer zones*, *landscape strip planters*, tree box filters, infiltration trenches, and dry swales. (AM.ORD.4586-10/19/21)

Stream - A topographic feature that conveys water over the land perennially, intermittently, or ephemerally through a bed or channel with banks. This term also applies to watercourses having a surface or subsurface flow that support or have supported *riparian* or *alluvial* vegetation. Referred to as "creek", "*drainage*" or "*watercourse*". (AM/ORD.4451-12/11/12, AM.ORD.4586-10/19/21)

Structural Alterations - Any change in roof lines or exterior walls, or in the supporting members of a *building* such as foundations, bearing walls, columns, beams, girders, floor joists, roof joists, or rafters. This includes any physical change that could affect the integrity of a wall, including partial or total removal, moving a wall to another location or expanding the wall in terms of *height* or length. Minor actions such as adding a doorway, walkway, passage or window, or attaching architectural features or adornments, are not considered to be *structural alterations*. (AM.ORD.4451-12/11/12)

Structure - Anything constructed or erected on the ground, or that requires location on the ground, or is attached to something having a location on or in the ground. (AM.ORD.4451-12/11/12)

Subsurface Irrigation - An irrigation system that uses perforated underground pipe to provide water to the plants' root zones.

Definitions - T-V

Tandem Parking - The placement of parking spaces one behind the other, so that the space nearest the driveway or street access serves as the only means of access to the other space.

Third-Party Provider - A *natural resource agency*, County-approved *conservation organization* or specialized business that is contracted to implement compensatory mitigation. (ADD.ORD.4586-10/19/21)

Through Lot - See "Lot, Through."

Tidelands - All lands that are located between the lines of mean high tide and mean low tide. (ADD.ORD. 4451-12/11/12)

Tide Pool - Rocky pools of water on the shoreline that are subject to the ebb and flow of ocean tides and which may exist as isolated pools at low tide or when the ocean recedes. (ADD.ORD.4586-10/19/21)

Topotypic - A specimen from the locality at which the type was first collected.

Townhouse Development - A subdivision consisting of attached *dwelling units* in conjunction with a separate *lot* or *lots* of common ownership, wherein each *dwelling unit* has at least one vertical wall extending from ground to roof dividing it from adjoining units, and each unit is separately owned, with the owner of such unit having title to the land on which it sits.

Trash Enclosure - An area where trash or recyclable material containers or any other type of waste or refuse containers are stored and which may include *fences* or walls to secure the area.

Tree - A perennial palm or plant that includes at least one well-defined stem or trunk that may, at maturity, be kept clear of leaves and branches at least six feet above *grade*.

Tree, Alter - To *prune*, cut, trim, poison, over-water, trench within a tree's roots, or otherwise transform or damage a *tree*.

Tree Canopy - The horizontal projection of a *tree's* limbs, branches, twigs, leaves and buds.

Tree, Certified Arborist - An individual who specializes in the care and maintenance of *trees* and is *certified* by the International Society of Arboriculture.

Tree, Diameter Measurements - The *diameter* of a *tree* trunk measured in inches at a height of 4.5 feet above the ground while standing on level ground or from the uphill side of a *tree*. If a *tree* splits into *multiple trunks* below 4.5 feet, the trunk is measured at its most narrow point beneath the split. Where an elevated *root crown* is encountered which enlarges the trunk at four and one-half feet above *grade*, the trunk shall be measured above the *crown* swell where the normal trunk resumes. The *diameter* of limbs shall be measured just beyond the swell of the branch where the limb attaches to the main trunk or their supporting limbs.

Tree, Dripline - The area created by extending a vertical line from the outermost portion of the limb *canopy* to the ground.

Tree, Emergency - A natural occurrence, disaster, or disease that would jeopardize public health or safety due to a *hazardous tree*.

Tree, Encroachment - The direct or indirect invasion of the *tree protected zone* which may damage or transform any part of a *protected tree* or its *root system* including but not limited to such activities as: trenching; digging; placement of heavy equipment; paving; storing vehicles and other materials; irrigation and landscaping; grading; or placement of *structures*.

Tree, Fell - See *tree removal*.

Tree, Hazardous - A *tree* that has succumbed to disease or pests or a *tree* with one or more structural defects that predispose it to failure. To be defined as *hazardous*, the *tree* must be located in an area where personal injury or damage to private property (e.g. a *structure* such as a house, garage, *fence*, carport, or access leading to such areas) could occur if the *tree*, or a portion of the *tree*, fails.

Tree, Heritage - A non-native, non-invasive or non-invasive *watch list species* of *tree* or group/grove of *trees* that has unique value or is considered irreplaceable because of its rarity, distinctive features (e.g. size, form, shape color), or prominent location with a community or landscape. (AM.ORD.4586-10/19/21)

Tree, Historic - Any *tree* or group of *trees* identified by the County as having historic value to Ventura County, the State or the nation. The County may designate an historic tree as a landmark, or it may be identified on the Federal or California Historic Resources Inventory to be of historic or cultural significance, or otherwise identified as contributing to a site or *structure* of historical or cultural significance.

Tree, Invasive - Any non-native *tree* or group of *trees* that spread into an area where they displace native plants or *native trees* or bring about changes in species composition, community structure, or *ecosystem* function.

Tree, ISA Standards - *Pruning* standards promulgated by the International Society of Arboriculture.

Tree, Multiple Trunk - A *tree* which has two or more trunks forking below 4.5 feet above the uphill side of the *root crown*.

Tree, Native - Any *tree* indigenous to Ventura County not planted for commercial agriculture.

Tree, Non-Native - Any *tree* not indigenous to Ventura County.

Tree Permit – A ministerial *Zoning Clearance*, discretionary *Planned Development Permit*, or *Emergency Coastal Development Permit*, issued by the Planning Division authorizing the *alteration or removal of a protected tree*.

Tree, Protected – Any *tree* that meets the criteria set forth in Section 8178-7.3.

Tree, Protected Zone - The surface and subsurface area in which the loss, disturbance, or damage to any *roots* may adversely affect the *tree's* long-term health and structural stability. See Section 8178-7.4.3 to calculate *Tree, Protected Zone*.

Tree, Protected Zone Buffer – A distance measured from the edge of the *tree protected zone* which allows for future growth. See Section 8178-7.4.3.

Tree Protection, Planting, and Monitoring Plan – A plan required in the event that a protected tree is adversely impacted by proposed *development*. Examples of when a plan would be required, include but are not limited to: the relocation of a protected tree, the planting of replacement trees or the monitoring of a tree encroached upon by the *development*. (ADD.ORD.4586-10/19/21)

Tree, Pruning - *Removal* of all, or portions of, a *tree's* shoots, branches, limbs or *roots*.

Tree, Qualified Consultant - An individual who is a *certified arborist* or an individual who can demonstrate, to the satisfaction of the *Planning Director*, that he or she possesses the necessary *certifications*, experience, and skills to provide competent advice as required by the applicable provisions of this Chapter.

Tree, Qualified Service Company – A tree service company that has a *qualified tree consultant* on staff, holds a California C-61 Limited Specialty D-49 Tree Service License, and maintains current certificates of liability insurance.

Tree, Qualified Trimmer - A qualified tree trimmer shall have a minimum of three years of full-time, practical work experience managing the establishment and maintenance of *trees* and shall be licensed to conduct business in Ventura County.

Tree Removal - The destruction or displacement of a *tree* by cutting, bulldozing, or using a mechanical or chemical method to physically destroy or otherwise cause the death of the tree, including transporting the *tree* from its site without ensuring the health and survivability of the *tree*.

Tree, Root Crown - The area of a *tree* where the trunk(s) meet the *roots*, sometimes called the collar of the *tree*.

Tree, Root System - The non-leaf, non-nodes bearing part of the tree that typically lies below the surface of the soil. The *root system* is responsible for absorbing and storing water and nutrients and anchoring the *tree* to the ground.

Tree Row - A row of *trees* planted and presently used for the purpose of providing shelter from wind for commercial agriculture; also known as a windbreak or windrow.

Tree, Sapling – A young *tree* that is typically no more than three inches in diameter at existing *grade*.

Tree Seedling – A *tree* that is grown from seed and is less than three feet in height.

Tree, Street - A *tree* whose trunk (all or part) is located within the County road right-of-way. The *canopy* of a *street tree* may extend beyond the County road right-of-way.

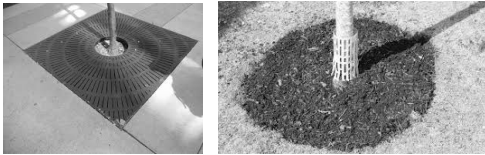
Tree Survey - A report that describes the general condition and health of all onsite *protected tree(s)* and includes but is not limited to identifying tree species, location, trunk *diameter*, extent

of *tree protected zone*, proposed *tree* maintenance and *alteration*, and any necessary *tree* protection measures for *trees* that are to remain.

Tree Topping - *Pruning* the top of a *tree*, also known as the *tree* crown, for the purpose of providing safe and reliable utility service.

Tree, Transplant - The moving of living *trees* from one place to another.

Tree Well - The area around the trunk of a tree that creates a visual boundary between a tree and landscaped area or improved surface.



Examples of Tree Wells

Tribal Cultural Resources - Sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe that are included in one of the following: (a) state register of historical resources or resources determined to be eligible for inclusion in the state register, (b) local register of historical resources, or (c) resources identified by the County (at its discretion) as a tribal cultural resource.

Turf - An area planted with grass.

T.V. Antenna - An *antenna* designed to receive only television broadcast signals. (AM.ORD.4498-07/01/17)

Unbroken, Glass/Glazed - The glass surface of a *fence* or *building* that is not visually (or physically) broken up by mullions or solid *building* materials. (ADD.ORD.4586-10/19/21)

Unique Vegetation - Plants found in the Santa Monica Mountains and elsewhere in the *coastal zone*, which are considered either rare and endangered, rare but not endangered, or rare in California but not elsewhere.

Upland Development - All *development* found in the valleys and mountain areas beyond the coastal shelf.

Use - The purpose for which land or a *building* or *structure* is arranged, designed or intended to be used, or for which it is or may be used, occupied or maintained.

Vegetated Swale - A form of *bioretention* designed as a broad, shallow channel densely planted with a variety of trees, shrubs and/or grasses that attenuate and infiltrate runoff volume from *adjacent* impervious surfaces.

Vegetation, Major - See "*Major Vegetation*."

Vertical Access - A recorded dedication or easement granting to the public the privilege and right to pass and repass over dedicating's real property from a *public road* to the *mean high tide line*.

Visual Qualities - The distinctive visual characteristics or attributes of natural or man-made areas that are visible to the public.

Definitions - W-Z

Waste Treatment and Disposal - Public or private disposal facilities or transfer stations, operated for the purpose of recycling, reclaiming, treating or disposal of garbage, sewage, rubbish, offal, dead animals, oilfield wastes, *hazardous waste*, or other waste material originating on or off the

premises. (ADD.ORD. 3946-7/10/90)

Water Budget - An estimate of the annual volume of water required to irrigate a specific *landscape area*. *Water budget* calculations require measured areas of each irrigated *hydrozone* and reference *evapotranspiration* for the *landscape area*.

Water Feature - A design element within a *landscape area* that performs an aesthetic or recreational function in which water is supplied by plumbing fixtures. *Water features* include but are not limited to manufactured ponds, lakes, waterfalls, fountains, and *streams*.

Water Harvesting - A method for inducing, collecting, storing and conserving local surface runoff for reuse.

Water Quality Best Management Practices - A program, siting criteria, operational method, or engineered system, to prevent or reduce the discharge of pollutants and sedimentation to the County storm drain system and receiving waters.

Water Use Classification of Landscape Species - A publication of the California Department of Water Resources which lists common landscape plants and their water requirements by region, using the categories high, moderate, low, and very low.

Watercourse/Drainage, Ephemeral - A natural watercourse, or portion thereof, which only flows after a rainfall and whose channel is always above the *groundwater* reservoir. An ephemeral watercourse/drainage may also be referred to as a *stream*. (ADD.ORD.4586-10/19/21)

Watercourse/Drainage, Intermittent - A well-defined channel that only flows continuously at certain times of the year. An intermittent watercourse may flow when it receives water from a spring or a ground-water source. A seasonal, intermittent watercourse may flow when water is received from melting snow or winter rains. At low flow, the watercourse may have dry segments that alternate with flowing segments. An intermittent or seasonally intermittent watercourse may also be referred to as a *stream*. (ADD.ORD.4586-10/19/21)

Wet Bar - A bar or counter used for mixing drinks that is located in an area separate from the *kitchen* and includes a sink with running water. (AM.ORD.4451-12/11/12)

Wet Environment - Terrestrial environments that are associated with the presence of water, either perennially or *ephemerally*. *Wet environments* include *wetlands*, rivers, lakes, *streams*, *estuaries*, *lagoons*, seeps, springs, and the vegetative communities associated with these physical settings. Does not include beaches that *abut* the sea, except where the beach includes an *estuary*, *lagoon* or *wetland*. See Appendix AE-1.2.3 for a more detailed description of a wet environment. (ADD.ORD.4586-10/19/21)

Wetland - Land which may be covered periodically or permanently with shallow water. A wetland includes, but is not limited to, saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, vernal pools, and fens. (ADD.ORD.4586-10/19/21)

Wildlife-Permeable Fence - Fencing that allows native wildlife (e.g., deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles and birds) to freely pass through. (ADD.ORD.4586-10/19/21)

Wildlife-Safe Crossings - Structural passages that allow wildlife to move through areas where movement is impeded by a barrier (e.g., roadways, cliffs, water diversion facilities). These crossings, typically located above or below the barrier, are designed to facilitate safe wildlife movement using techniques such as fencing that funnels animals to a safe crossing, tunnels or bridges, and associated *habitat* creation or *restoration* within or *adjacent* to the crossing. (ADD.ORD.4586-10/19/21)

Wireless Communication Facility (or Facilities) - A facility that transmits or receives signals for

television, satellites, wireless phones and data, personal communication services, pagers, wireless internet, specialized mobile radio services, or other similar services. The facility may include, but is not limited to, *antennas*, radio transmitters, equipment shelters or cabinets, air vents, towers, masts, air conditioning units, fire suppression systems, *emergency* back-up generators with fuel storage, *fences*, and *structures* primarily designed to support *antennas*. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Building-Concealed – A *stealth wireless communication facility* designed and constructed as an architectural feature of an existing *building* in a manner where the *wireless communication facility* is not discernible from the remainder of the *building*. Standard *building* architectural features used to conceal a *wireless communication facility* include, but are not limited to, parapet walls, windows, cupolas, clock towers, and steeples. (AM.ORD.4498-07/01/17)

Examples of Building-Concealed Wireless Communication Facilities



Wireless Communication Facility, Collocation – The placement or installation of one or more *wireless communication facilities* on a single tower, mast/pole, *structure*, or *building* with one or more existing *wireless communication facilities*. *Collocated wireless communication facilities* may be separately owned and used by more than one public or private entity. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Data Collection Unit – A *wireless communication facility* used by utility companies to collect data from gas, water or electricity meters. *Data collection units* typically consist of a telemetry device, solar panel, and whip *antennas*. *Wireless communication facilities* operated by a telephone corporation or a commercial mobile telecommunications phone service provider are excluded from this definition. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Faux Tree – A *stealth, ground-mounted wireless communication facility* camouflaged to resemble a tree, including mono-broadleaves, mono-pines, and mono-palms. (AM.ORD.4498-07/01/17)



Examples of Faux Trees (Wireless Communication Facilities)

Wireless Communication Facility, Flush-Mounted – A *stealth wireless communication facility antenna* that is attached directly to the exterior of a *structure* or *building* and that remains close and is generally parallel to the exterior surface of the *structure* or *building*. (AM.ORD.4498-07/01/17)



Examples of Flush Mounted Wireless Communication Facilities

Wireless Communication Facility, Ground-Mounted – A *wireless communication facility* that is placed on the ground, which consists of a *monopole*, *lattice tower*, or any other freestanding *structure* that supports an *antenna*. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Modification – Any physical change to a *wireless communication facility* or a change to operational characteristics for that facility that are subject to existing permit conditions. Modifications do not include repair and maintenance. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Non-Stealth – A *wireless communication facility* that is not disguised or concealed or does not meet the definition of a *stealth facility* or *building-concealed facility*. For the purpose of this ordinance, any facility that exceeds eighty-feet in height is defined as a non-stealth facility. (AM.ORD.4498-07/01/17)



Examples of Non-Stealth Wireless Communication Facilities

Wireless Communication Facility, Prominently Visible – A *wireless communication facility* is considered to be prominently visible if it stands out as an obvious or noticeable feature within its setting when seen from a *public viewing area* without the aid of any magnifying equipment such as cameras, binoculars, etc. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Propagation Diagrams – A set of maps showing the location of the service provider's existing *wireless communication facilities*, existing service coverage area, and the proposed service coverage area at varied *antenna* heights for the proposed facility. A *propagation diagram* also includes a narrative description summarizing how service coverage area changes with height in layman's terms. (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Roof-Mounted – A *stealth wireless communication facility* that is mounted directly on the roof of a *building*. (AM.ORD.4498-07/01/17)

Examples of Roof-Mounted Wireless Communication Facilities

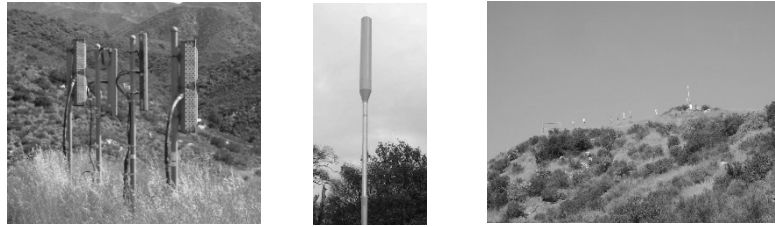
Antenna on roof, concealed behind a parapet



Wireless Communication Facility, Section 6409(a) Modification – A modification of an existing wireless tower or base station that involves the *collocation*, removal or replacement of transmission equipment that does not substantially change the physical dimensions of such wireless tower or base station. Such modifications qualify for approval pursuant to Section 6409(a) of the federal 2012 Middle Class Tax Relief and Job Creation Act (now codified at 47 U.S.C. §1455(a)). (AM.ORD.4498-07/01/17)

Wireless Communication Facility, Slim-Line Pole – A *ground-mounted, stealth wireless communication facility* where the *antenna* is *flush-mounted* on a pole. This type of facility generally does not include a faux design, but rather utilizes distance from *public viewing areas*, location (e.g. facility is hidden by existing *buildings* or trees), coloration, low height, and slim structural profile to blend with the surrounding environment. (AM.ORD.4498-07/01/17)

Examples of Slim-Line Poles



Wireless Communication Facility, Stealth – A *wireless communication facility* that blends into the surrounding visual setting. A *stealth* facility utilizes concealment elements such as design (size, height, color material, and *antenna* type) or siting techniques to camouflage, partially conceal, or integrate the *wireless communication facility* into the design of an existing facility, *structure* or its surrounding visual setting. Examples of *stealth facilities* include but are not limited to the following:

1. Facilities disguised as other objects typically found within a setting, such as *faux trees*, monorocks, and water tanks (photos 1 and 2);
2. Panel *antennas flush-mounted* on existing utility facilities, water tanks, and integrated with *building facades* (see photos under *flush-mounted*);
3. Facilities that are camouflaged or partially concealed by objects within an existing setting, such as a cluster of trees or utility poles (photo 3); or,
4. Whip *antennas* and *slim-line poles* that use simple camouflage techniques, such as size and color, to render them virtually unnoticeable from *public viewing areas* (photo 4). (AM.ORD.4498-07/01/17)



Photo 1



Photo 2



Photo 3



Photo 4

Examples of Stealth Wireless Communication Facilities

Zoning Clearance - A permit that certifies that a proposed *development* and/or *use* of land meets all requirements of the Ventura County Zoning Code and, if applicable, the conditions of any previously approved permit. (AM.ORD.4451-12/11/12)

Zoning Ordinance - An ordinance authorized by Section 65850 of the Government Code or, in the case of a charter city, a similar ordinance enacted pursuant to the authority of its charter.

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ARTICLE 3: PURPOSES OF ZONES

Sec. 8173-1 - Coastal Open Space (COS) Zone

The purpose of this zone is to provide for the preservation, maintenance, and enhancement of natural and recreational resources in the coastal areas of the County while allowing reasonable and compatible *uses* of the land. (AM.ORD.4451-12/11/12)

Sec. 8173-2 - Coastal Agricultural (CA) Zone

The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain *agriculture* as a major industry in the *coastal zone* of Ventura County, and to protect these areas from the encroachment of nonresidential *uses* that, by their nature would have detrimental effects on the *agriculture* industry. (AM.ORD.4451-12/11/12)

Sec. 8173-3 - Coastal Rural (CR) Zone

The purpose of this zone is to provide for and maintain a rural residential setting where a variety of agricultural *uses* are also permitted, while surrounding land *uses* are protected. (AM.ORD.4451-12/11/12)

Sec. 8173-4 - Coastal Rural Exclusive (CRE) Zone

The purpose of this zone is to provide for residential areas with semirural atmosphere, but exclude agricultural *uses* to a great extent and concentrate on residential *uses*. (AM.ORD.4451-12/11/12)

Sec. 8173-5 - Coastal One-Family Residential (CR1) Zone

The purpose of this zone is to provide for, and maintain, areas along the coast for more traditional *single-family developments* and *lots* significantly larger than those permitted in the RB or RBH zones. (AM.ORD.4451-12/11/12)

Sec. 8173-6 - Coastal Two-Family Residential (CR2) Zone

The purpose of this zone is to provide for, and maintain, areas along the coast where single and *two-family dwellings* are allowed, but on *lot* sizes significantly larger than those permitted in the higher density RB and RBH zones. (AM.ORD.4451-12/11/12)

Sec. 8173-7 - Residential Beach (RB) Zone

The purpose of this zone is to provide for the *development* and preservation of small-*lot*, beach-oriented residential communities. (AM.ORD.4451-12/11/12)

Sec. 8173-8 - Residential Beach Harbor (RBH) Zone

The purpose of this zone is to provide for *development* and preservation of unique beach-oriented residential communities with small *lot* subdivision patterns. (AM.ORD.4451-12/11/12)

Sec. 8173-9 - Coastal Residential Planned Development (CRPD) Zone

The purpose of this zone is to provide a method whereby land may be designated and developed as a unit for residential *use* by taking advantage of innovative site planning techniques. (AM.ORD.4451-12/11/12)

Sec. 8173-10 – Coastal Commercial (CC) Zone

The purpose of this zone is to provide for the *development* of retail and service commercial *uses* that are intended to be neighborhood-serving or visitor-serving. (AM.ORD.4451-12/11/12)

Sec. 8173-11 - Coastal Industrial (CM) Zone

The purpose of this zone is to establish an industrial zone consistent with the unique features of the *coastal zone*. The intent is to recognize existing industrial *uses*, and to permit other *uses* compatible with the Coastal Plan, especially *uses* that could be considered *coastal-dependent*. (AM.ORD.4451-12/11/12)

Sec. 8173-12 - Santa Monica Mountains (M) Overlay Zone

The Santa Monica Mountains are a unique coastal resource of statewide and national significance. The mountains provide *habitats* for several unique, rare, or endangered plant and animal species. These *habitats* can be easily damaged by human activities; therefore, the mountains require specific protective measures. The purpose of this overlay zone is to provide these specific protective measures. (AM.ORD.4586-10/19/21)

ARTICLE 4: PERMITTED USES

(REPEALED AND REENACTED ORD. 4451-12/11/12)

Sec. 8174-1 – Purpose

The purposes of this Article are to list the *uses* or types of *uses* allowed in each zone, and to indicate the type of permit required to establish a particular *use* in that zone.

Sec. 8174-2 – Interpretation

Sec. 8174-2.1

Each *use* is subject to all provisions of this Chapter.

Sec. 8174-2.2

Any *use* requested as an *accessory use* that is not listed as such in Section 8174-5, but is listed as a *principal use*, shall be subject to the indicated requirements of the *principal use*.

Sec. 8174-2.3

More than one principal *use* or principal structure may legally exist on a lot (e.g., *agriculture*, oil production, a *wireless communication facility* and/or a residence.) (AM.ORD.4498-07/01/17)

Sec. 8174-2.4

For the purposes of this Article, any *use* listed in matrix form that is indented shall be construed as a subheading of the heading under which it is indented.

Sec. 8174-3 - Original Permit Jurisdiction

Within the areas described below, the *Coastal Commission* retains original permit authority under the Coastal Act. All applicants for *development* proposed within these areas must obtain a *Coastal Development Permit* from the *Coastal Commission* in addition to any permits required by the County.

- a. *Tidelands*;
- b. Submerged lands;
- c. Public trust lands, whether filled or unfilled;
- d. Ports covered by Chapter 8 (commencing with Section 30700) of the Coastal Act (Port Hueneme);
- e. State universities or colleges.

Sec. 8174-4 - Environmentally Sensitive Habitat Areas (ESHA)

Except as allowed by Section 8174-6, a *Coastal Development Permit* is required for *development* in an *environmentally sensitive habitat area (ESHA)* or *buffer zone*. If a lot is determined to be all or in part within an *ESHA* or *buffer zone*, only limited *uses* are permitted, in accordance with Section 8178-2.5. Additionally, lots located within the Santa Monica Mountains Overlay Zone (denoted by /M after the base zoning) are subject to specific *development* standards (see Section 8177-4). Lots in *ESHA* or *buffer zone* also are subject to specific *development* standards (see Section 8178-2). (ADD.ORD.4586-10/19/21)

Sec. 8174-5 – Permitted Uses by Zone

The following zoning matrix (Table 8174-5) establishes the type of permit required for land *uses* permitted in each zoning district as well as the *decision-making authority* for each type of permit. See Sections 8174-4 for permitting requirements in an *ESHA* or *buffer zone* and Section 8178-2.5 for allowable *uses* in an *ESHA* or *buffer zone*.

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
AGRICULTURE AND AGRICULTURAL OPERATIONS (No Retail Except Produce Stands)											
<i>Animal husbandry</i> (see Sec. 8175-5.2)	PDP	PDP									
• <i>Apiculture</i> (see Sec. 8175-5.2.1)	PDP	PDP									
• <i>Structures</i> for up to 25 Animal Units	PDP	PDP									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									
• <i>Structures</i> for More Than 25 Animal Units	CUP	CUP									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									
• More Animals Than Are Permitted By Sec. 8175-5.2.4	CUP	CUP									
Wild Animals	CUP										

E = Exempt*	PDP = PD Permit, Principally-Permitted**	Not Allowed	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
ZC = Zoning Clearance*	PW = Public Works Permit					
PD = Planned Development Permit	CUP = Conditional Use Permit					

*Not Appealable to the Coastal Commission

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Aquiculture	PDP	PDP									
Contractors' Service and Storage Yards and <i>Buildings</i>		CUP									
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5		ZC									
Crop Production	Exempt (See Sec. 9600 et seq. of the Ventura County Ordinance Code for regulations pertaining to industrial hemp cultivation.) (AM. ORD. 4574 – 12/15/20)										
• With Brush or Vegetation Removal	Permit May Be Required. See “Brush or Vegetation Removal”										
• With Grading, Excavation or Fill	Permit May Be Required. See “Grading, Excavation or Fill”										
Growing, Packing, Storage or Preliminary Processing, in <i>Structures</i>											
• Total Floor Area Per Lot											
up to 20,000 sq. ft.	PD	PD	PD								
over 20,000 to 100,000 sq. ft.	PD	PD	CUP								
over 100,000 sq. ft.	CUP	CUP									
• If exempt per Sec. 8174-6.1, 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5											
Total Floor Area up to 100,000 sq. ft.	ZC	ZC	ZC								
Total Floor Area over 100,000 sq. ft.	ZC	ZC									
Improvements to Agricultural <i>Structures</i>	See “Improvements to <i>Structures</i> , Other Than Single Family <i>Dwellings</i> or Public Works Facilities”										
<i>Uses and Structures</i> , Accessory	PD	PD	PD								
• If exempt per Sec. 8174-6.1, 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6	ZC	ZC	ZC								

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
• <i>Dwellings, Farm Worker or Animal Caretaker:</i>											
one on lot meeting the minimum lot size per zone		PDP									
one on lot not meeting the minimum lot size per zone		CUP									
more than one per lot		CUP									
If exempt per Sec. 8174-6.2, 8174-6.3.2, or 8174-6.3.5		ZC									
• <i>Fences and walls</i>	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
If exempt per Sec. 8174-6.1, 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
• <i>Fuel Storage, 10,000 Gallons Maximum</i>		PD									
If exempt per Sec. 8174-6.3.2		ZC									
• <i>Offices</i>		PD									
If exempt per Sec. 8174-6.1, 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5		ZC									
• <i>Packing, Storage or Preliminary Processing of Crops (No Structures)</i>	ZC	ZC									
within a maximum 20,000 sq. ft. <i>structure</i> per lot	PD	PD									
• <i>Produce Stands, Retail, Accessory to Crop Production (Sec. 8175-5.8)</i>		PD									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5		ZC									

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
AIRFIELDS AND LANDING PADS AND STRIPS, PRIVATE	CUP	CUP									CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									ZC
AMBULANCE SERVICES										PD	
ANIMALS, KEEPING OF (See Sec. 8175-5.2)	PDP	PDP									
Apiculture (see Sec. 8175-5.2.1)	PDP	PDP									
<i>Structures:</i>											
• For Up To 25 Animal Units	PDP	PDP									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									
• For More Than 25 Animal Units	CUP	CUP									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									
More Animals Than Are Permitted By Sec. 8175-5.2.4	CUP	CUP									
Wild Animals	CUP										
ART GALLERIES										PDP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
AUTOMOBILE REPAIRING										CUP	
If exempt per Sec. 8174-6.3.4 or 8174-6.3.5										ZC	
AUTOMOBILE SERVICE STATIONS										PD	
If exempt per Sec. 8174-6.3.4 or 8174-6.3.5										ZC	

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
BANKS, SAVINGS AND LOANS AND RELATED OFFICES AND INSTITUTIONS										PD	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
BARBER AND BEAUTY SHOPS										PDP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
BARS, TAVERNS AND NIGHTCLUBS										CUP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
BOARDINGHOUSES, ROOMING HOUSES AND BED-AND-BREAKFAST INNS				CUP	CUP					CUP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5				ZC	ZC					ZC	
BRUSH OR VEGETATION REMOVAL	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
If exempt per Sec. 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
With tree alteration and removal	See Tree Alteration and Removal Below and Sec. 8178-7										
BUS TERMINALS										PDP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
CARE FACILITIES											
Day											
• Care of Six or Fewer Persons	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
If exempt per Sec. 8174-6.2, 8174-6.3.2, or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
• Care of Seven or More Persons			CUP	CUP	CUP	CUP					
If exempt per Sec. 8174-6.2, 8174-6.3.2, or 8174-6.3.5			ZC	ZC	ZC	ZC					

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Residential: Care of Six or Fewer Persons	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
• If exempt per Sec. 8174-6.2, 8174-6.3.2, or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
CARWASHES, SELF-SERVICE OR AUTOMATIC										CUP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
CHURCHES AND OTHER BUILDINGS USED FOR RELIGIOUS WORSHIP			PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5			ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
CLUBHOUSES			CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5			ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
CONFERENCE CENTERS/CONVENTION CENTERS										CUP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
DOG GROOMING										PDP	
DREDGING	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
If exempt per Sec. 8174-6.3.1 or 8174-6.3.2	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
DRILLING, TEMPORARY GEOLOGIC (Testing Only)	PD	PD	PD	PD							PD
DWELLINGS											
Demolition of Single Family <i>Dwellings</i> and <i>Accessory Structures</i>	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
• If exempt per Sec. 8174-6.2 or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Improvements to Residential Structures											
• Improvements to Single Family Dwellings and Accessory Structures	PD	PD	PD	PD	PD	PD	PD	PD	PD		
• If exempt per Sec. 8174-6.2, 8174-6.3.2 or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
• Improvements to Other Dwellings and Accessory Structures	See "Improvements to Structures, Other Than Single Family Dwellings or Public Works Facilities"										
One Single-Family	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
• If exempt per Sec. 8174-6.2, 8174-6.3.2 or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
One Two-Family or Two Single-Family (also see Sec. 8175-3.10)						PDP	PDP	PDP	PDP		
• If exempt per Sec. 8174-6.2, 8174-6.3.2 or 8174-6.3.5						ZC	ZC	ZC	ZC		
Multi-Family									PDP		
• If exempt per Sec. 8174-6.2, 8174-6.3.2 or 8174-6.3.5									ZC		
Mobilehome, Continuing Nonconforming	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP			
DWELLINGS – ACCESSORY USES AND STRUCTURES											
Animals											
Apiculture (see Sec. 8175-5.2.1)	PD	PD									
Aviaries (see Sec. 8175-5.2.2)	PD	PD	PD	CUP	CUP						
Board and Care of Horses on Lots of 10 Acres or More	CUP		CUP								
Farm, Including Private Stables (see Sec. 8175-5.2.4b)	PD	PD	PD								

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Pet Animals (consistent with Sec. 8175-5.2.4a)	E	E	E	E	E	E	E	E	E		
More Than Are Permitted By Sec. 8175-5.2.4	CUP	CUP									
Wild Animals	CUP										
Non-Commercial Antennas, Freestanding, above 40 feet (see Sec. 8175-5.1i). See "wireless communication facilities" for all other antenna facilities.	PD	PD	PD	PD	PD	PD	PD	PD	PD		
• If exempt per Sec. 8174-6.3.4 or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Exterior Storage consistent with Sec. 8174-6.2.5 and 8175-5.1j	E	E	E	E	E	E	E	E	E		
Fences and Walls	PD	PD	PD	PD	PD	PD	PD	PD	PD	See "Uses and Structures accessory to a Commercial or Industrial Use"	
• If exempt per Sec. 8174-6.2, 8174-6.3.5, or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Home Occupations (see Sec. 8175-5.1f)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Mobilehome/RV as Temp. Dwelling During Construction, consistent with standards in Sec. 8175-5.1e	PD	PD	PD	PD							
• If exempt per Sec. 8174-6.3.6	ZC	ZC	ZC	ZC							

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Accessory Dwelling Unit (see Sec. 8175-5.1.1)	PD	PD	PD	PD	PD	PD	PD	PD	PD		
• If exempt per Sec. 8174-6.2, 8174-6.3.2, 8174-6.3.5, or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Septic Systems, Construction or Expansion of	PD	PD	PD	PD	PD	PD	PD	PD	PD		
Short-Term Rental or Homeshare (see Sec. 8175-5.21)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Water Wells, Construction or Expansion	PD	PD	PD	PD	PD	PD	PD	PD	PD		
• Incidental, appropriate and subordinate to a <i>principally-permitted use</i>	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
• With Brush or Vegetation Removal	Permit May Be Required. See "Brush or Vegetation Removal"										
• With Grading, Excavation or Fill	Permit May Be Required. See "Grading, Excavation or Fill"										
Water Wells, Testing to Determine Water Availability	See "Water Facilities"										
Accessory Uses and Structures Not Otherwise Listed	PD	PD	PD	PD	PD	PD	PD	PD	PD		
• If exempt per Sec. 8174-6.2, 8174-6.3.2, 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
ENERGY FACILITIES , Including Energy Production From Renewable Sources	CUP										CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC										ZC
FILM PRODUCTION, TEMPORARY (See Sec. 8175-5.6)											
Lasting up to 14 days per production See Sec. 8175-5.6.1.1 for exceptions that require a PD permit	ZC	ZC	ZC	ZC	ZC	ZC	See Sec. 8175-5.6.5		ZC	ZC	ZC
Lasting 15 to 180 days	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD

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ZC = Zoning Clearance*	PW = Public Works Permit					
PD = Planned Development Permit	CUP = Conditional Use Permit					

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Conducted in beach areas											
<ul style="list-style-type: none"> Lasting up to 14 days per production. See Sec. 8175-5.6.1.2.1 	ZC			ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Conducted with film pyrotechnics as defined in Article 2.	PD	PD	PD							PD	PD
Conducted solely for non-commercial student projects or personal, private, or family use.	E	E	E	E	E	E	E	E	E	E	E
<ul style="list-style-type: none"> Except where Sec. 8175-5.6.1.1 applies. 	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<ul style="list-style-type: none"> Except where Neighborhood Consent is required per Sec. 8175-5.6.5 	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Conducted for purposes of reporting on current news events	E	E	E	E	E	E	E	E	E	E	E
FIRE STATIONS	PD	PD	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP
<ul style="list-style-type: none"> If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5 	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
GRADING, EXCAVATION, OR FILL, Pursuant To Sec. 8175-5.17	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<ul style="list-style-type: none"> If exempt per Sec. 8174-6.3.6 	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
GEOTECHNICAL AND SOILS TESTING											
Without Brush or Vegetation Removal, and Without Grading	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
With Brush or Vegetation Removal	Permit May Be Required. See Brush or Vegetation Removal										
With Grading, Excavation or Fill	Permit May Be Required. See Grading, Excavation or Fill										
HEALTH CLINICS										PDP	
<ul style="list-style-type: none"> If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5 										ZC	

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
HOTELS, MOTELS, AND BOATELS										CUP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
IMPROVEMENTS TO STRUCTURES, OTHER THAN SINGLE FAMILY DWELLINGS OR PUBLIC WORKS FACILITIES	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
KENNELS	PD										
LABORATORIES; RESEARCH, SCIENTIFIC, MEDICAL OR DENTAL										CUP	CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	ZC
LAND DIVISIONS	See Sec. 8178-2.9 for <i>land divisions</i> in <i>ESHA</i> or <i>buffer zone</i> .										
Parcel Map Waivers	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<i>Lot Line Adjustments</i>	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
If exempt per Sec. 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Tentative Maps (TM)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Tentative Parcel Maps (TPM)	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
All other <i>Land Divisions</i>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>
LAUNDRY AND DRY CLEANING ESTABLISHMENTS: 5 OR FEWER EMPLOYEES										PDP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
LIBRARIES			CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5			ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
MAINTENANCE/REPAIRS , No Additions or Enlargements	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
• If exempt per Sec. 8174-6.3.2 or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
MOBILEHOME PARKS (See Sec. 8175-5.5)			CUP	CUP	CUP	CUP	CUP	CUP	CUP		
• If exempt per Sec. 8174-6.2, 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5			ZC	ZC	ZC	ZC	ZC	ZC	ZC		
OFFICES: BUSINESS, PROFESSIONAL AND ADMINISTRATIVE , Excluding Storage, Wholesale Trade and Veterinary Clinics										PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	ZC
OIL AND GAS: EXPLORATION AND PRODUCTION, UNLESS PREEMPTED (See Sec. 8175-5.7)	CUP	CUP								CUP	CUP
Refining, Processing, Manufacture, and Bulk Storage											CUP
• If exempt per Sec. 8174-6.3.2											ZC
PARKING LOTS, PUBLIC										CUP	
PIPELINES AND TRANSMISSION LINES, AND APPURTENANT STRUCTURES	CUP	CUP	CUP								CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC	ZC								ZC
PUBLIC UTILITY FACILITIES											
Without Service Yards	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC

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	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
With Service Yards	CUP		CUP							CUP	CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6	ZC		ZC							ZC	ZC
Offices Only										PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6										ZC	ZC
PUBLIC WORKS FACILITIES (See Sec. 8175-5.9)	See "Wireless Communication Facilities" for antenna installations.										
County Initiated	PW	PW	PW	PW	PW	PW	PW	PW	PW	PW	PW
• If exempt per Sec. 8174-6.3.2 or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Not County-Initiated	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
• If exempt per Sec. 8174-6.3.2 or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
REAL ESTATE TRACT OFFICES, TEMPORARY (See Sec. 8175-5.1k)	PD	PD	PD	PD	PD	PD	PD	PD	PD		
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
RECREATIONAL USES											
<i>Campgrounds</i> (see Sec. 8175-5.3)	CUP		CUP								
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC		ZC								
Camps (see Sec. 8175-5.4)			CUP	CUP							
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5			ZC	ZC							
Community Centers										CUP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Fields, Athletic (Seating: Portable Only, for Not More Than 100 People)			CUP	CUP	CUP	CUP			CUP	CUP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5			ZC	ZC	ZC	ZC			ZC	ZC	
Golf Courses, Except Miniature Golf	CUP										
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC										
Outdoor Festivals, Temporary, and Outdoor Sporting Events	CUP										
Parks and Picnic Grounds	PD		PDP	PDP	PDP	PDP	PDP	PDP	PDP	PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC		ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Recreational Vehicle Parks (see Sec. 8175-5.10)	CUP		CUP								
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC		ZC								
Recreational Uses (as Permitted by This Table), County Initiated	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Caretaker Recreational Vehicle, Accessory, pursuant to the standards in Sec. 8175-5.15	E	E	E	E	E	E	E	E	E	E	
Riding Stables	PD		CUP								
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC		ZC								
• With Accessory Lodging Facilities	CUP										
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC										

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Swimming and Tennis Clubs, and the Like										CUP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
Youth Hostels										PD	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
REPAIR OF PERSONAL GOODS (Such As Jewelry, Shoes And Small Appliances)										PDP	
RESTAURANTS, CAFES, AND CAFETERIAS										PDP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
RETAIL TRADE (See Definitions)										PDP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
Liquor Stores										CUP	
Nurseries										CUP	
SCHOOLS , Public or Private, Nonboarding					CUP		CUP	CUP			
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5					ZC		ZC	ZC			
SHORELINE PROTECTIVE DEVICES (See Sec. 8175-5.12.2)	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
• If exempt per Sec. 8174-6.3.2	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Signs											
Sign, Permanent, Freestanding See Sec. 8175-5.13.6(a)	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
Sign, Illuminated		PD								PD	

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Sign Mural										PD	
Sign Program		PD								PD	PD
Sign, Temporary (in <i>ESHA</i> or <i>buffer zone</i>) See Sec. 8175-5.13.3(c)	PD										
Sign Alterations See Sec. 8175-5.13.5(a)	ZC	ZC								ZC	ZC
Signs Affixed to a <i>Structure</i> See Sec. 8175.5.13.5(b)	ZC	ZC								ZC	ZC
• If exempt per Sec. 8174-6.3.5 Disaster Replacement of <i>Structures</i>	ZC	ZC								ZC	ZC
Signs, Promotional Temporary See Sec. 8175-5.13.5(d)	ZC	ZC								ZC	ZC
Identification Sign & Flags See Sec. 8175-5.13.4(a) & (c)	E	E	E	E	E	E	E	E	E	E	E
Repair and Maintenance Activities See Sec. 8175-5.13.4(d)	E	E	E	E	E	E	E	E	E	E	E
Natural Gas, Chilled Water and Steam Facility Signs See Sec. 8175-5.13.4(e)	E	E	E	E	E	E	E	E	E	E	E
Sign, Temporary (not in <i>ESHA</i>) See Sec. 8175-5.13.4(f)	E	E	E	E	E	E	E	E	E	E	E
Sign, Incidental See Sec. 8175-5.13.4(f)	E	E								E	E
STORAGE OF BUILDING MATERIALS, TEMPORARY (See Sec. 8175-16)	Same permit as <i>principal use</i>										
SUBDIVISIONS	See " <i>Land Divisions</i> ".										
TAILOR SHOPS										PDP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
USES AND STRUCTURES, ACCESSORY TO A COMMERCIAL OR INDUSTRIAL USE										PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	ZC
Brush or Vegetation Removal	Permit May Be Required. See "Brush or Vegetation Removal"										
<i>Dwelling</i> , for Proprietor or Employee (2 ND or 3 rd Floor Only)										PDP	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	ZC
<i>Fences</i> and walls	See " <i>Dwelling – Accessory Uses and Structures</i> "									PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6	See " <i>Dwelling – Accessory Uses and Structures</i> "									ZC	ZC
Game Machines, Three or Fewer										PD	
Grading, Excavation or Fill	Permit May Be Required. See "Grading, Excavation or Fill"										
Improvements to <i>Structures</i>	See "Improvements to <i>Structures</i> , other than Single Family <i>Dwellings</i> or Public Works Facilities"										
Recreational Facilities, Restaurants and Cafes: For Employees Only											PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5											ZC
Repair of Products Retailed										PD	
Temporary <i>Buildings</i> During Construction (see Sec. 8175-5.14)										PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	ZC
USES AND STRUCTURES, ACCESSORY, NOT OTHERWISE LISTED	Same permit as <i>principal use</i>										

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
TREE ALTERATION AND REMOVAL:											
TREE REMOVAL											
Removal or transplantation of a protected tree per Sec. 8178-7.5.1	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
Removal of a non-native or <i>invasive / invasive watch list species</i> of tree pursuant to Sec. 8178-7.5.2	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
TREE ALTERATION											
Tree alteration or encroachment into the tree protected zone of a protected tree, pursuant to Sec. 8178.7.5.1	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
Minor alteration of a non-native, non- <i>ESHA</i> , or <i>invasive / invasive watch list species</i> of tree pursuant to Sec. 8178-7.5.2	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Minor alteration of a protected non- <i>ESHA</i> tree pursuant to Sec. 8178-7.5.2.1 (* inspection required)	ZC*	ZC*	ZC*	ZC*	ZC*	ZC*	ZC*	ZC*	ZC*	ZC*	ZC*
EMERGENCY TREE ALTERATION OR REMOVAL	See Sec. 8178-7.5.4										
VETERINARY CLINICS , Excluding Livestock										CUP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
WASTE TREATMENT AND DISPOSAL	See also "Public Works Facilities"										
Waste Disposal, Including Sanitary Landfills	CUP										CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6	ZC										ZC

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Waste Treatment											CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6											ZC
Recycling Facilities and Centers											CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6											ZC
WATER FACILITIES	See also "Public Works Facilities"										
Water Storage and Distribution Facilities: Private Agencies	PD	PD	PD	PD	PD	PD	PD	PD		PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		ZC	ZC
Water Wells, Testing to Determine Water Availability	PD	PD	PD	PD	PD	PD	PD	PD	PD		
• Incidental, appropriate and subordinate to a <i>principally-permitted use</i>	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
• With Brush or Vegetation Removal	Permit May Be Required. See "Brush or Vegetation Removal"										
• With Grading, Excavation or Fill	Permit May Be Required. See "Grading, Excavation or Fill"										
WIRELESS COMMUNICATION FACILITIES	See "Dwellings – Accessory Uses and Structures", "Antennas, Freestanding" for non-commercial antenna/amateur radios installed as an accessory to a dwelling.										
<i>Stealth</i> facilities, except in the public road right-of-way (see Sec.8175-5.20.3)	CUP	CUP	CUP	CUP	CUP	CUP				CUP	CUP
<i>Stealth</i> facilities exclusively located within the public road right-of-way (see Sec. 8175-5.20.3,4)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
<i>Non-Stealth</i> facilities (see Sec. 8175-5.20.3(b))	CUP	CUP									CUP
<i>Data Collection Units</i> on existing utility poles within the public road right-of-way (see Sec. 8175-5.20.4)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC

E = Exempt*	PDP = PD Permit, Principally-Permitted**	Not Allowed	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
ZC = Zoning Clearance*	PW = Public Works Permit					
PD = Planned Development Permit	CUP = Conditional Use Permit					

*Not Appealable to the Coastal Commission

**Principally-permitted uses are only appealable to the Coastal Commission in accordance with the criteria in Public Resources Code Sec. 30603(a) 1-3 and 5.

Sec. 8174-6 – Statutory Exemptions and Categorical Exclusions

- a. Authority. Pursuant to Sec. 30610 of the Public Resources Code, certain categories of *development* are statutorily exempt from *coastal development permit* (Conditional Use Permit, *Planned Development Permit*, or *Public Works Permit*) requirements. Pursuant to Section 30610(e) of the Public Resources Code, the *Coastal Commission* has approved Categorical Exclusion Order E-83-1, as amended by E-83-1A (effective 9/30/1986, amendment effective 2/25/1987), that provides additional exemptions to *coastal development permit* requirements within Ventura County.
- b. Zoning Clearance Required. Unless exempt from all permit requirements per Section 8174-5 above, a *Zoning Clearance* is required from Ventura County for *developments* exempt from *coastal development permit* requirements pursuant to this Section.

Sec. 8174-6.1 – Agricultural Exclusions

- a. Pursuant to Categorical Exclusion Order E-83-1 (effective 9/30/1986, amendment effective 2/25/1987), the following *uses* are exempt from *coastal development permit* requirements when they meet all of the criteria listed in Section 8174-6.1(b):
 1. The construction or demolition of barns, storage (including equipment storage), and other necessary *buildings* for agricultural purposes, provided the *buildings* are used for the sole purpose of commodities grown on the same *lot*;
 2. The construction of *fences* for farm or ranch purposes, provided:
 - i. No solid *fence* designs are used; and
 - ii. *Fences* do not block existing or proposed public equestrian and/or pedestrian trails;
 3. Greenhouses that do not exceed 400 sq. ft. in total area;
 4. Storage tanks and water distribution lines used for on-site agricultural activities;
 5. Water impoundment projects in canyons and *drainage* areas, provided:
 - i. Canyons and *drainage* areas are not identified as solid or dashed blue line *streams* on the USGS 7½-minute quadrangle maps; and
 - ii. Projects do not exceed two acre-feet either in actual water impounded or in design capacity.
- b. Agricultural *uses* listed in Section 8174-6.1a above are exempt from the requirement for a *coastal development permit* when they meet all of the following criteria:
 1. *Development* is located in the CA or COS zones;
 2. *Development* is located on *lots* exceeding 10 acres;
 3. *Development* is located inland of the following public roadways: U.S. 101 from Rincon Point to the intersection of Harbor Boulevard, Harbor Boulevard south to City of Oxnard corporate boundary at Wooley Road, and Highway 1 on the South Coast; and
 4. *Development* is not located:
 - i. Within *tidelands*, submerged lands, or beaches;

- ii. On a *lot* immediately *adjacent* to the inland extent of the beach, or of the *mean high tide line* of the sea where there is no beach;
 - iii. Within any *stream, wetland, estuary, marsh* or lake, or 100 feet of such areas;
 - iv. Within any area defined as *riparian habitat* or *ESHA*, or 100 feet of such areas;
 - v. On lands or waters subject to, or potentially subject to, the public trust; or
 - vi. Anywhere the policies of the LCP specify a larger geographic area of concern for natural resources, open space, or environmentally sensitive *habitat* than those areas listed in Sections 8174-6.1(b)4i-v above.
- c. The following *uses* are *not* part of this exemption for agricultural *uses*, and may require a *coastal development permit*:
- 1. Water wells;
 - 2. Equestrian facilities, including, but not limited to, boarding stables, riding areas, and polo fields;
 - 3. Greenhouses that exceed 400 sq. ft. in total area;
 - 4. Any *structure* defined as “a qualified historical *building* or *structure*” by Section 18955 of the Health and Safety Code;
 - 5. *Single-family* residences;
 - 6. Agricultural processing facilities, including storage and *accessory structures*;
 - 7. The removal of vegetation on more than one-half acre of land;* and
 - 8. The removal of *major vegetation*, other than for agricultural purposes.*

Sec. 8174-6.2 – Residential Exemptions and Exclusions

Sec. 8174-6.2.1 – Single-Family Dwellings

- a. Pursuant to Categorical Exclusion Order E-83-1 (effective 9/30/1986, amendment effective 2/25/1987), the construction of *single-family dwellings* on existing vacant *legal lots* of record in the following areas[†] is exempt from *coastal development permit* requirements, *with the exception of dwellings* located in the areas listed in Section 8174-6.2.1(b) below:
- 1. Solromar (South Coast Community) – The developed areas inland of the Pacific Coast Highway zoned CRE, CR and CRPD;
 - 2. Silver Strand/Hollywood-by-the-Sea – The entire unincorporated area inland of the first *public road* (Ocean Avenue) to the boundary of the U.S. Naval Construction Battalion Center zoned RBH;
 - 3. Hollywood Beach – The entire unincorporated area inland of the first *public road* (Ocean Avenue) to the city limits of Oxnard zoned RBH; or

* The removal of any amount or type of vegetation may be subject to Coastal Development Permit requirements. See permit requirements for Brush or Vegetation Removal in Sec. 8174-5.

[†]See also Exclusion Maps in Categorical Exclusion Order E-83-1 (effective 9/30/1986, amendment effective 2/25/1987)

4. North Coast Community – Those *lots* inland of the first row of *lots adjacent* to the beach and part of the County Service Area 29 zoned RB.
- b. *Single-Family Dwellings* described in Section 8174-6.2.1(a) above shall require a *coastal development permit* when they are located in the following areas:
 1. *Tidelands*, submerged lands, or beaches;
 2. *Lots* immediately *adjacent* to the inland extent of the beach, or of the *mean high tide line* of the sea where there is no beach;
 3. Lands or waters subject to, or potentially subject to, the public trust;
 4. Within any *stream*, *wetland*, *estuary*, marsh or lake, or 100 feet of such areas; or
 5. Anywhere the policies of the LCP specify a larger geographic area of concern for natural resources, open space, or environmentally sensitive *habitat* than those areas listed in Sections 8174-6.2.1(b)1-4 above.

Sec. 8174-6.2.2 - Improvements to Existing Single-Family Dwellings

- a. Pursuant to Section 30610(a) of the Public Resources Code, improvements to existing, legally-permitted *single-family dwellings* are exempt from *coastal development permit* requirements, with the exception of those *developments* listed in Section 8174-6.2.2(c) below.
- b. For the purposes of this section, the following are considered part of *single-family dwellings*:
 1. All fixtures and other *structures* directly attached to a *dwelling*;
 2. *Structures* on the property normally associated with a *single-family* residence, such as garages, swimming pools, *fences*, and storage sheds; but not including guest houses or self-contained residential units; and
 3. Landscaping on the *lot*.
- c. Pursuant to Section 13250 of Title 14 of the California Code of Regulations, the following improvements to existing *single-family dwellings* require a *coastal development permit* because they involve a risk of adverse environmental effects:
 1. Improvements to a single-family *structure* if the *structure* or improvement is located: on a beach, in a *wetland*, seaward of the *mean high tide line*, in an *ESHA*, in an area designated as highly scenic in a certified land *use* plan, or within 50 feet of the edge of a *coastal bluff*;
 2. Any significant alteration of land forms including removal or placement of vegetation, on a beach, *wetland*, or sand *dune*, or within 50 feet of the edge of a *coastal bluff*, or in *ESHAs*;
 3. The expansion or construction of water wells or septic systems
 4. On property not included in subsection (c)(1) above that is located between the sea and the first *public road* paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant *scenic resources* areas as designated by the *commission* or regional commission, improvement that would result in an increase of 10 percent or more of internal floor area of an existing *structure* or an additional improvement of 10 percent or less where an improvement to the *structure*

had previously been undertaken pursuant to Public Resources Code Section 30610(a), increase in *height* by more than 10 percent of an existing *structure* and/or any significant non-attached *structure* such as garages, *fences*, shoreline protective works or docks;

5. In areas which the *commission* or a regional commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for the protection of *coastal resources* or public recreational *use*, the construction of any specified major water using *development* not essential to residential *use* including but not limited to swimming pools, or the construction or extension of any landscaping irrigation system;
6. Any improvement to a single-family residence where the *development* permit issued for the original *structure* by the *commission*, regional commission, or local government indicated that any future improvements would require a *development* permit.

Sec. 8174-6.2.3 - Improvements to Residential Structures, Other Than Single-Family Dwellings

- a. Pursuant to Section 30610(b) of the Public Resources Code, as it may be amended, improvements to existing legally permitted residential *structures*, other than *single-family dwellings*, are exempt from *coastal development permit* requirements, with the exception of those improvements listed in Section 8174-6.2.3(c) below.
- b. For the purposes of this section, the following are considered part of residential *structures*, other than *single-family dwellings*:
 1. All fixtures and other *structures* directly attached to the *structure*; and
 2. Landscaping on the *lot*.
- c. Pursuant to Section 13253 of Title 14 of the California Code of Regulations, as it may be amended, the following improvements to residential *structures*, other than *single-family dwellings*, shall require a *coastal development permit* because they involve a risk of adverse environmental effect, adversely affect public *access*, or involve a change in *use* contrary to the policy of Division 20 of the Public Resources Code:
 1. Improvement to any *structure* when the *structure* or the improvement is located: on a beach; in a *wetland*, *stream*, or lake; seaward of the *mean high tide line*; in an area designated as highly scenic in a certified land *use* plan; or within 50 feet of the edge of a *coastal bluff*;
 2. Any significant alteration of land forms including removal or placement of vegetation, on a beach or sand *dune*; in a *wetland* or *stream*; within 100 feet of the edge of a *coastal bluff*, in a highly scenic area, or in an *ESHA*;
 3. The expansion or construction of water wells or septic systems;
 4. On property not included in subsection (c)(1) above that is located between the sea and the first *public road* paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resource areas as designated by the *commission* or regional commission an improvement that would result in an increase of 10 percent or more of internal floor area of the existing *structure*, or constitute an additional improvement of 10 percent or less where an improvement to

the *structure* has previously been undertaken pursuant to Public Resources Code Section 30610(b), and/or increase in *height* by more than 10 percent of an existing *structure*;

5. In areas which the *commission* or regional commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for protection of coastal recreation or public recreational *use*, the construction of any specified major water using *development* including but not limited to swimming pools or the construction or extension of any landscaping irrigation system;
6. Any improvement to a *structure* where the *coastal development permit* issued for the original *structure* by the *commission*, regional commission, or local government indicated that any future improvements would require a *development permit*;
7. Any improvement to a *structure* which changes the intensity of *use* of the *structure*; or
8. Any improvement made pursuant to a conversion of an existing *structure* from a multiple unit rental *use* or visitor-serving commercial *use* to a *use* involving a fee ownership or long-term leasehold including but not limited to a condominium conversion, stock cooperative conversion or *motel/hotel* timesharing conversion.

Sec. 8174-6.2.4 – Conversion of Residential Units

Pursuant to Section 30610(h) of the Public Resources Code, the conversion of any existing, legally permitted multiple-unit residential *structure* to a time-share project, estate, or *use*, as defined in Section 11212 of the Business and Professions Code, is exempt from *Coastal Development Permit* requirements. If any improvement to an existing *structure* is otherwise exempt from *coastal development permit* requirements, no *coastal development permit* is required for that improvement on the basis that it is to be made in connection with any conversion exempt pursuant to this Section. The division of a multiple-unit residential *structure* into condominiums, as defined in Section 783 of the Civil Code, shall not be considered a time-share project, estate, or *use* for purposes of this Section.

Sec. 8174-6.2.5 – Residential Accessory Uses and Structures

- a. Pursuant to Categorical Exclusion Order E-83-1 (effective 9/30/1986, amendment effective 2/25/1987) the following *uses* and *structures* accessory to *dwellings* are exempt from *coastal development permit* requirements, except when proposed within a location as described in Sec. 8174-6.2.5(b) below:
 1. Pet *animal keeping* consistent with the standards of Section 8175-5.2.4;
 2. Temporary mobile homes during construction consistent with the standards of Section 8175-5.1(e);
 3. *Exterior storage* consistent with the standards of Section 8175-5.1(j);
 4. Demolition of *single-family dwellings*, and of *accessory structures* such as garages, carports and storage sheds;
 5. *Accessory structures* normally associated with *single-family dwellings*, including garages, swimming pools, *fences* and storage sheds, in accordance with Title 14, California Administrative Code, Section 13250(a) provided that:

- i. The *lot* contains an existing *single-family dwelling*;
 - ii. The *accessory structure* is not used for human habitation;
 - iii. The *accessory structure* does not exceed 400 square feet in aggregate in *gross floor area*; and
 - iv. The *structure* does not conflict with Title 14, California Code of Regulations, Section 13250(b)(6).
- b. Residential *accessory uses* and *structures* described in Section 8174-6.2.5(a) above shall require a *coastal development permit* when they are located in the following areas:
 - 1. *Tidelands*, submerged lands, or beaches, or within 100 feet of such areas;
 - 2. Within any *ESHA*, *riparian habitat*, river, sand *dune*, *stream*, *wetland*, *estuary*, marsh, lake, edge of *coastal bluff*, or 100 feet of such areas;
 - 3. Lands or waters subject to, or potentially subject to, the public trust;
 - 4. *Lots* immediately *adjacent* to the inland extent of the beach, or of the *mean high tide line* of the sea where there is no beach;
 - 5. *Lots* between the *mean high tide line* and the first *public road* parallel to the sea, or within 300 feet of the *mean high tide line* where the nearest *public road* is not parallel to the sea;
 - 6. On *slopes* greater than 20 percent; or
 - 7. Anywhere the policies of the LCP specify a larger geographic area of concern for natural resources, open space, or environmentally sensitive *habitat* than those areas listed in Sections 8174-6.2.5(b)1-6 above.

Sec. 8174-6.3 – General Exemptions and Exclusions

Sec. 8174-6.3.1 – Maintenance Dredging

Pursuant to Section 30610(c) of the Public Resources Code, as it may be amended, maintenance dredging of existing navigation channels or moving dredged material from those channels to a disposal area outside the *coastal zone*, pursuant to a permit from the United States Army Corps of Engineers, is exempt from *coastal development permit* requirements.

Sec. 8174-6.3.2 - Repair or Maintenance Activities*

- a. Pursuant to Section 30610(d) of the Public Resources Code, as it may be amended, repair or maintenance activities that do not result in additions, enlargements or expansions are exempt from *coastal development permit* requirements, with the exception of those activities identified in Sec. 8174-6.3.2(b) below.
- b. Pursuant to Section 13252 of Title 14 of the California Code of Regulations, the following repair and maintenance activities are not exempt and shall require a *coastal development permit* because they involve a risk of substantial adverse environmental impact:
 - 1. Any method of repair or maintenance of a seawall revetment, bluff

*For additional information regarding repair and maintenance activities excluded from coastal permit requirements (including roads, public utilities, parks, industrial facilities, other structures and dredging and beach alteration) see Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements, adopted by the Coastal Commission on Sept. 5, 1978.

retaining wall, breakwater, groin, culvert, outfall, or similar shoreline work that involves:

- i. Repair or maintenance involving substantial alteration of the foundation of the protective work including pilings and other surface or subsurface *structures*;
 - ii. The placement, whether temporary or permanent, of rip-rap, artificial berms of sand or other beach materials, or any other forms of solid materials, on a beach or in coastal waters, *streams*, *wetlands*, estuaries and lakes or on a shoreline protective work except for agricultural dikes within enclosed bays or estuaries;
 - iii. The replacement of 20 percent or more of the materials of an existing *structure* with materials of a different kind; or
 - iv. The presence, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area, bluff, or *environmentally sensitive habitat area (ESHA)*, or within 20 feet of coastal waters or *streams*.
2. Any method of routine maintenance dredging that involves:
 - i. The dredging of 100,000 cubic yards or more within a 12-month period;
 - ii. The placement of dredged spoils of any quantity within an *ESHA*, on any sand area, within 50 feet of the edge of a *coastal bluff* or *ESHA*, or within 20 feet of coastal waters or *streams*; or
 - iii. The removal, sale, or disposal of dredged spoils of any quantity that would be suitable for beach nourishment in an area the *commission* has declared by resolution to have a critically short sand supply that must be maintained for protection of *structures*, *coastal access* or public recreational *use*.
3. Any repair or maintenance to facilities or *structures* or work located in an *ESHA*, any sand area, within 50 feet of the edge of a *coastal bluff* or *ESHA*, or within 20 feet of coastal waters or *streams* that include:
 - i. The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials; or
 - ii. The presence, whether temporary or permanent, of mechanized equipment or construction materials.
- c. All repair and maintenance activities governed by the above provisions are subject to the permit regulations promulgated pursuant to the Coastal Act, including but not limited to the regulations governing administrative and *emergency* permits. The provisions of this section shall not be applicable to methods of repair and maintenance undertaken by the ports listed in Section 30700 of the Public Resources Code, unless so provided elsewhere in the Coastal Act. The provisions of this section shall not be applicable to those activities specifically described in the document entitled Repair, Maintenance and Utility Hookups, adopted by the *Coastal Commission* on September 5, 1978, unless a proposed activity will have a risk of substantial adverse impact on public *access*, *ESHA*, *wetlands*, or public views to the ocean.
- d. Unless destroyed by natural disaster, the replacement of 50 percent or more

of a single-family residence, seawall, revetment, bluff retaining wall, breakwater, groin or any other *structure* is not repair and maintenance under Section 8174-6.3.2, but instead constitutes a replacement *structure* requiring a *coastal development permit*.

Sec. 8174-6.3.3 – Utility Connections

- a. Pursuant to Section 30610(f) of the Public Resources Code, as it may be amended, the installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any *development* approved pursuant to this Chapter is exempt from *coastal development permit* requirements; provided, however, that the County may, where necessary, require reasonable conditions to mitigate any adverse impacts on *coastal resources*, including *scenic resources*.

Sec. 8174-6.3.4 - Improvements to Non-Residential Structures, Other Than Public Works Facilities

- a. Pursuant to Section 30610(b) of the Public Resources Code, as it may be amended, improvements to existing legally permitted non-residential *structures*, other than *public works facilities*, are exempt from *coastal development permit* requirements, with the exception of those improvements listed in Section 8174-6.3.4(c) below.
- b. For the purposes of this section, the following are considered part of non-residential *structures*:
 1. All fixtures and other *structures* directly attached to the *structure*; and
 2. Landscaping on the *lot*.
- c. Pursuant to Section 13253 of Title 14 of the California Code of Regulations, as it may be amended, the following improvements to residential *structures*, other than *public works facilities*, shall require a *coastal development permit* because they involve a risk of adverse environmental effect, adversely affect public access, or involve a change in *use* contrary to the policy of Division 20 of the Public Resources Code:
 1. Improvement to any *structure* when the *structure* or the improvement is located: on a beach; in a *wetland*, *stream*, or lake; seaward of the *mean high tide line*; in an area designated as highly scenic in a certified land *use* plan; or within 50 feet of the edge of a *coastal bluff*;
 2. Any significant alteration of land forms including removal or placement of vegetation, on a beach or sand *dune*; in a *wetland* or *stream*; within 100 feet of the edge of a *coastal bluff*, in a highly scenic area, or in an *ESHA*;
 3. The expansion or construction of water wells or septic systems;
 4. On property not included in subsection (c)(1) above that is located between the sea and the first *public road* paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resource areas as designated by the *commission* or regional commission an improvement that would result in an increase of 10 percent or more of internal floor area of the existing *structure*, or constitute an additional improvement of 10 percent or less where an improvement to the *structure* has previously been undertaken pursuant to Public Resources Code Section 30610(b), and/or increase in *height* by more than 10 percent of an existing *structure*;

5. In areas which the *commission* or regional commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for protection of coastal recreation or public recreational *use*, the construction of any specified major water using *development* including but not limited to swimming pools or the construction or extension of any landscaping irrigation system;
6. Any improvement to a *structure* where the *coastal development permit* issued for the original *structure* by the *commission*, regional commission, or local government indicated that any future improvements would require a *development permit*;
7. Any improvement to a *structure* which changes the intensity of *use* of the *structure*; or
8. Any improvement made pursuant to a conversion of an existing *structure* from a multiple unit rental *use* or visitor-serving commercial *use* to a *use* involving a fee ownership or long-term leasehold including but not limited to a condominium conversion, stock cooperative conversion or *motel/hotel* timesharing conversion.

Sec. 8174-6.3.5 – Disaster Replacement of Structures

- a. Pursuant to Section 30610(g) of the Public Resources Code, as it may be amended, the replacement of any legally permitted *structure*, other than a *public works facility*, destroyed by a disaster is exempt from *coastal development permit* requirements. The replacement *structure* shall conform to applicable existing zoning requirements, shall be for the same *use* as the destroyed *structure*, shall not exceed either the floor area, *height*, or bulk of the destroyed *structure* by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed *structure*.

Sec. 8174-6.3.6 – Other General Exclusions

- a. Pursuant to Categorical Exclusion Order E-83-1 (effective 9/30/1986, amendment effective 2/25/1987), the following activities are exempt from *coastal development permit* requirements, except when proposed within a location as described in Section 8174-6.3.6(b) below:
 1. *Fences* and walls of six feet or less in *height* except when such *fence* or wall may obstruct public *access* to the beach;
 2. The installation of irrigation lines;
 3. *Structures*, or additions thereto, with an aggregate value of \$1,000 or less;
 4. The addition of solar collection systems to existing *structures*;
 5. Grading, excavation or *fill* that involves less than 50 cubic yards of material;
 6. Brush or vegetation removal, other than *major vegetation*, of less than one-half acre;
 7. *Lot Line* Adjustments that do not result in an increase or potential increase in the number of *lots*, number of *building* sites, or density of permitted *development*;
 8. Removal of architectural barriers to facilitate *access* by the physically handicapped;

9. Replacement of *public works facilities*, furnishings, and equipment which shall:
 - i. Be for the same *use* as the *structure* replaced;
 - ii. Not exceed the capacity, surface coverage, *height*, or bulk of the *structure* replaced by more than ten percent;
 - iii. Be sited in the same location on the affected property or right-of-way; and
 - iv. Not include water, sewer and power plants or stations; public transportation stations; oil and gas production, processing or pipelines; and similar *development*.
- b. *Uses* described in Section 8174-6.3.6(a) above shall require a *coastal development permit* when they are located in the following areas:
 1. *Tidelands*, submerged lands, or beaches, or within 100 feet of such areas;
 2. Within any *ESHA*, *riparian habitat*, river, sand *dune*, *stream*, *wetland*, *estuary*, marsh, lake, edge of *coastal bluff*, or 100 feet of such areas;
 3. Lands or waters subject to, or potentially subject to, the public trust;
 4. *Lots* immediately *adjacent* to the inland extent of the beach, or of the *mean high tide line* of the sea where there is no beach;
 5. *Lots* between the *mean high tide line* and the first *public road* parallel to the sea, or within 300 feet of the *mean high tide line* where the nearest *public road* is not parallel to the sea;
 6. On *slopes* greater than 20 percent; or
 7. Anywhere the policies of the LCP specify a larger geographic area of concern for natural resources than those areas listed in Sections 8174-6.3.6(b)1-6 above.

Sec. 8174-6.4 - Procedures for Categorically Excluded Developments

Sec. 8174-6.4.1 - Records

The County shall maintain a record of any other permits that may be required for categorically excluded *development*,* which shall be made available to the *Coastal Commission* or any interested *person* upon request.

Sec. 8174-6.4.2 - Notice

On the first Monday of each month, the County Planning Division shall notify the District Office of the *Coastal Commission*, and any *person* who has requested such notice, of categorical exclusions on a form containing the following information:

- a. Developer's name;
- b. Street address and assessor's *parcel* number of property on which *development* is proposed;
- c. Brief description of *development*;

* See Secs. 8174-6.1, 8174-6.2.1, 8174-6.2.5, and 8174-6.3.6.

- d. Date of application for other local permit(s);
- e. All terms and conditions of *development* imposed by the County in granting its approval of such other permits.

ARTICLE 5:

DEVELOPMENT STANDARDS/CONDITIONS - USES

Sec. 8175-2 – Schedule of Specific Development Standards by Zone

The following table indicates the *lot area*, *lot width*, *setback*, *height*, and *building coverage* standards that apply to individual *lots* in the zones specified. See Articles 6 and 7 for other general standards and exceptions. (AM.ORD.4055-2/1/94, AM.ORD. 4451-12/11/12)

Zone	Minimum Lot Area (a)	Maximum Percentage of Building Coverage	Minimum Lot Width	Required Minimum <i>Setbacks</i> (b)				Maximum <i>Height</i> (b)			
				Front	Side		Rear	<i>Principal Structure</i>	Exceptions (<i>Principal Structure</i>)	<i>Accessory Structure</i>	
					Interior & Corner Lots, Except Reverse Corner	Reverse Corner Lots: Street Side					
COS	10 Acres (c)	See Sec. 8175-2.1	40'	20'	10'	20'	15'	25'	Height May Be Increased to 35' if Each <i>Side setback</i> is at Least 15'	Same as <i>Principal Structure</i>	
CA	40 Acres (c)				5'	10'				15'	
CR	One Acre										20' (d)
CRE	20,000 Sq. Ft.			25'							
CR1	7000 Sq. Ft.				15'						
CR2						15'					
RB	3,000 Sq. Ft. (e)		10'				3'	14' (f)	28'		Height May
RBH	(g)		25'				20' (h)	3' (q)	5'	6' (r)	measured to the highest point of the finished roof (i)
CRPD	As Specified by Permit	See Sec. 8175-2.1	As Specified by Permit				See Sec. 8177-1.3			25'	N/A
CC	20,000 Sq. Ft.			(j)			(k)	(l)	35'		
CM	10 Acres			40'	(m)			(n)			

(AM.ORD.3876-10/25/88, AM.ORD.4055-2/1/94, AM.ORD.4451-12/11/12, AM.ORD.4586-10/19/21)

- (a) See Sections 8175-4.10 through 8175-4.12 for exceptions.
- (b) See Sections 8175-4 and 8175-5 for exceptions.
- (c) For all proposed *land divisions* in the COS and CA zones, the parent *parcel* shall be subject to the following *slope/density formula* for determining minimum *lot area*.

$$S = \frac{(100)(I)(L)}{A} \text{ Where:}$$

S = average slope (%)

I = contour interval (feet)

L = total length of all contour lines (feet)

A = total area of the *lot* (square feet)

Once the *average slope* has been computed, the following table shall be used to determine a minimum *lot* size for all proposed *lots* (numbers should be rounded to the nearest tenth):

COS:	0% - 15% = 10 acres	CA:	0% - 35% = 40 acres
	15.1% - 20% = 20 acres		Over 35% = 100 acres
	20.1% - 25% = 30 acres		
	25.1% - 35% = 40 acres		

Exception (CA): Property with a *land use* designation of "*Agriculture*" in the Coastal Area Plan that is not *prime agricultural land* shall have a *lot area* not less than 200 acres, regardless of *slope*. (AM.ORD.4451-12/11/12)

- (d) *Dwellings* constructed with carports or garages having a curved or "swing" driveway, with the entrances to the garages or carports facing the side property line, may have a minimum *front setback* distance of 15 feet. (AM.ORD.4451-12/11/12)
- (e) Minimum 1500 sq. ft. of *lot area* per *dwelling unit*; maximum two *dwelling units* per *lot*.
- (f) If the *front setback* distance is 20 feet or more, the *rear setback* distance may be reduced to six feet. (AM.ORD.4451-12/11/12)
- (g) 1,750 sq. ft. per *single-family dwelling*; 3,000 sq. ft. per *two-family dwelling*.
- (h) Where there is a two- or three-storied *structure*, such second or third stories may intrude not more than four feet into the required *front setback*. Eaves may extend a maximum of two feet beyond the outside walls of such second or third floor extension. (AM.ORD.4451-12/11/12)
- (i) See also Section 8175-3.13. (AM.ORD.4451-12/11/12)
- (j) Ten feet if the *lot abuts* a *residential zone* on the side; otherwise, as specified by permit.
- (k) Five feet on any side *abutting* a *residential zone*. Also, when the rear of a *corner lot abuts* a *residential zone*, the *side setback* distance from the street shall be at least five feet; otherwise, as specified by permit. (AM.ORD.4451-12/11/12)

- (l) Ten feet if the rear of the *lot abuts a residential zone*; otherwise, as specified by permit.
- (m) From street: the greater of 15 feet or 15% of *lot* width or depth. Interior: the greater of five feet or 10% of *lot* width or depth. The *Planning Director* is authorized to modify or entirely waive the interior *setback* requirements in cases where such reductions are necessary for efficient utilization of property and will not adversely affect the public health, safety or welfare, and rail access is provided to the *lot*.
- (n) No *building* or *structure* located within 100 feet of any property in a *residential zone* shall exceed 60 feet in *height*; otherwise, as specified by permit.
- (o) Exception: Each *dwelling unit* of a *two-family dwelling* may have a zero *side setback* distance if constructed on a *lot* (other than a *through lot*) of at least 3,500 square feet in area created prior to February 26, 1987, if that *lot* is subdivided along a common side wall of the two *dwelling units*. (AM.ORD.4451-12/11/12)
- (p) Exception: Each *dwelling unit* of a *two-family dwelling* may have a zero *rear setback* distance if constructed on a *through lot* of at least 4,000 square feet in area created prior to February 26, 1987, if that *lot* is subdivided along a common rear wall of the two *dwelling units*, and the *front setback* distance of each resulting *lot* is at least 20 feet. (AM.ORD.4451-12/11/12)

(AM.ORD.4586-10/19/21)

Sec. 8175-3.11 - Fences, Walls, and Hedges

The following standards apply to *fences*, walls and hedges within the *coastal zone*. See Section 8178-2.6.14 for standards that apply to *fences* and walls in an *ESHA*, *buffer zone*, and the Santa Monica Mountains (M) overlay zone which, in the event of a conflict, shall take precedence over standards in this Section. (ADD.ORD.4586-10/19/21)

- a. No *fences*, walls or hedges over three feet high may be placed in the required *setback* area *adjacent* to a street. A maximum six-foot-high wall, *fence* or hedge may be located anywhere on the *lot* except in the *clear sight triangle* or required *setback* area *adjacent* to a street. On vacant land in the CC or CM zones, *fences*, walls and hedges are subject to this six-foot *height* limit, to any specific *setback* requirements of Section 8175-2, and to the *clear sight triangle* regulations of Section 8175-3.11a above. On *through lots*, the *setback* regulations given for *structures* in Section 8175-4.1d shall apply to *fences* over three feet in *height*.
- b. A maximum eight-foot-high see-through *fence* may be located on any *lot* zoned COS or CA that contains an agricultural operation, or in a subdivision that *abuts* an agricultural operation in a COS or CA zone, provided that such *fence* is located at or near the boundary line separating such properties.
- c. A maximum twelve-foot-high see-through *fence* may be located around a tennis court anywhere on a *lot*, except in a required *setback* area *adjacent* to a street or within any public view to or along the coast.
- d. When there is a difference in the ground level between two adjoining *lots*, the *height* of any wall or *fence* constructed along any property line may be determined by using the *lot* level line of the higher *lot*, as measured within five feet of the *lot line* separating such *lots*.

- e. The provisions of this Section shall not apply to a *fence* or wall necessary as required by any law or regulation of the United States or State of California or any agency thereof. (AM.ORD.4586-10/19/21)
- f. *Fences* and walls shall not be constructed of, or topped with, spikes, barbs, broken glass, razors, or any other similar material. Barbed-wire fencing is prohibited, except when used to secure permitted telecommunication, industrial or utility facilities. When such fencing is allowed, it shall be sited as close as possible to the secured facility. (ADD.ORD.4586-10/19/21)

(AM.ORD.4451-12/11/12)

Sec. 8175-5.2.4 - Animals and Fowl

Animal husbandry, and the keeping of animals and fowl as accessory to *dwellings*, shall conform to the following standards. NOTE: The offspring of animals are allowed and shall not be counted until they are weanable or self-sufficient age. Dogs and cats shall be counted at four months of age or more.

- a. *Pet Animals* - Each *dwelling unit* is permitted the following (in addition to the animal units permitted under Section 8175-5.2.4b):

COS CA CR CRE CR1	Up to 4 of any combination of the following: Chickens (excluding roosters), cooped Ducks and similar fowl, penned goose or turkey (limit 1), penned	4 dogs and 4 cats	4 rabbits or other domestic animals of similar size at maturity, caged.	<i>Domestic birds</i> (must be kept inside the <i>dwelling</i> ; see also Sec. 8175-5.2.3).			
CR2, RB, CRPD							
RBH		2 dogs and 2 cats*					

*Any combination of dogs and cats totaling not more than four animals.

(AM.ORD.4451-12/11/12)

- b. *Farm Animals* – Farm animals are permitted in accordance with the following table:

Zone	Minimum Lot Area Required (c)	Number of Animals (a)	Minimum Setbacks (b)

Santa Monica Mountains (M) Overlay Zone	1 Acre	Two (2) animal units for first acre, one (1) animal unit for each additional acre, and a maximum of ten (10) animal units per lot.	Farm animals and fowl shall not be housed, stabled, lodged, kept, maintained, pastured or confined within <i>ESHA</i> or 100 feet of <i>ESHA</i> , except as permitted by Sec. 8178-2.6.11 – (Confined Animal Facilities).
CA and COS, except Santa Monica Mountains (M) Overlay Zone	20,000 sq. ft.	<i>Lots</i> of 10 acres or less: one animal unit for each 10,000 sq. ft. of <i>lot area</i> (more with a Conditional Use Permit). <i>Lots</i> over 10 acres: no limit.	Farm animals and fowl shall not be housed, stabled, lodged, kept, maintained, pastured or confined within 40 feet of any school, church, hospital, public place, business, <i>dwelling</i> or other <i>structure</i> used for human habitation, other than the personal residence of the owner or keeper thereof.
CR	20,000 sq. ft.	One animal unit for each 10,000 sq. ft. of <i>lot area</i> .	

(AM.ORD.4586-10/19/21)

Notes to Animal Unit Table

One Animal Unit Equals:

- 1 cow, bull, horse, pony, llama, mule or donkey;
- or 3 sheep and/or female goats (or a combination thereof totaling 3);
- or up to 6 of any combination of geese, swans or turkeys;
- or up to 10 of any combination of chickens, ducks or game hens;
- or 2 miniature horses, pigs, male goats, ostriches, peacocks or guinea fowl (or a combination thereof totaling 2);
- or 20 fur-bearing animals, such as rabbits, and others of a similar size at maturity.

(AM.ORD.4586-10/19/21)

Other Notes

- In calculations for permitted animals, fractional numbers are to be rounded to the lower whole number.
- These separation requirements do not apply to *pet animals*.
- *Abutting lots* that are under unified control, either through ownership or by means of a lease, may be combined in order to meet minimum area requirements for animal-keeping or to keep a larger number of animals, but only for the duration of such common ownership or lease, and only in zones that allow the keeping of animals as a *principal use*.
 - c) Notwithstanding the *nonconforming use* regulations in Section 8182-5, the farm animal regulations for the Santa Monica Mountains (M) overlay zone pursuant to Section 8175-5.2.4 shall only apply to *animal keeping uses* and *structures* that are established after 9-9-2022. Legally-established farm *animal keeping uses* in existence as of 9-9-2022 that do not conform to the

standards in the table above (subsection (b)) may continue until the use is discontinued or the project site is redeveloped. (ADD.ORD.4586-10/19/21)

- d) Within the Santa Monica Mountains (M) overlay zone, or within 500 feet of *habitats* identified as *habitat connectivity corridors* (see Section 8178-2.7.5), the conditions of approval for new *development* shall include a requirement that any small to mid-size animal (e.g. chickens, goats, sheep, and llamas) that is subject to predation from wild animals (e.g., mountain lion, coyote, bobcat) will be kept in a wildlife-proof *structure* approved by the County. The *Planning Director* may grant an exception to this requirement based on a finding supported by substantial evidence that the applicant has proposed and will implement a recognized, alternative method for protecting livestock (e.g., use of Anatolian Shepard Dog). See Section 8178-2.6.11 for additional standards associated with *animal keeping* in *ESHA* or *buffer zones*. (ADD.ORD.4586-10/19/21)

Sec. 8175-5.6.1.2.1 – Temporary Filming on the Sandy Beach

- a. Outside the peak summer months between Memorial Day and Labor Day, *film production activities* on all *sandy beach areas* within the County's permit jurisdiction shall be authorized by a *Zoning Clearance*, provided that all of the following criteria are met:
1. The *film production activities* will be 14 days or less in duration;
 2. The *film production activities* are located at least 100 feet from all tide pools, *coastal dune habitats*, and tributaries that discharge into the ocean;
 3. The *film production activities* are located outside any *ESHA* or *buffer zone*;
 4. *Public access* will be maintained to and along the coast; and
 5. Adequate coastal access parking is available for the general public.
- (AM.ORD.4586-10/19/21)
- b. During the peak summer months between Memorial Day through Labor Day, a *Zoning Clearance* shall only be approved if the *film production activities* meet all of the following criteria:
1. The *film production activities* comply with all requirements of Section 8175-5.6.1.2.1(a) above;
 2. *Film production activities* that occupy a portion of the *sandy beach area* is scheduled on weekdays only, and not on any holiday; and
 3. An off-site *base camp* will provide sufficient space for trailers, vehicles, equipment, catering services, etc.;
 4. To avoid adverse impacts on the federally protected Western Snowy Plover (*Charadrius alexandrinus nivosus*) and California Least Tern (*Sterna antillarum browni*), no filming shall be permitted on Hollywood Beach during the species' breeding season of March 1 through September 31. (ADD.ORD.4586-10/19/21)

Sec. 8175-5.6.4 – Standards for Film Production Activities in all Zones

Film production activities shall be carried out in accordance with the following regulations:

- a. Hours

1. All *film production activities* shall occur between the hours of 7:00 a.m. and 10:00 p.m. on weekdays and between the hours of 8:00 a.m. and 8:00 p.m. on weekends.
2. *Film production activities* that occur outside the hours identified in (1) above require neighborhood consent (see Section 8175-5.6.5).

b. *Film Permit Area*

1. All *film production activities*, including but not limited to the operation of a *film base camp*, film equipment placement and operation, catering, *film production preparation*, *striking*, and filming, shall be confined to the boundaries of the *film permit area*(s) designated on the site plan approved with the *film permit*.
2. Removing, trimming or cutting of native vegetation or protected native and non-native trees is prohibited except where such activities are authorized pursuant to Section 8178-7. (ADD.ORD.4586-10/19/21)
3. *Film production activities* shall not change, alter, modify, remodel, remove or significantly affect any eligible or designated cultural heritage site.
4. *Film production activities* shall not result in permanent alteration to the filming location or surrounding area. The permittee shall restore the filming location to a condition equivalent to its pre-filming condition following *film production*, *striking*.
5. Production vehicles, cast, and crew responsible for the production of a motion picture, television show, music video, advertisement, web production or *film still photography* shall not arrive at the *film location* prior to the hours specified in the permit.
6. All *film production activities*, including but not limited to the *film base camp*, film equipment placement and operation, catering, *film production preparation*, *striking* and filming, shall comply with the provisions of Section 8175-5.6, and all other applicable provisions of this Chapter and the certified *Local Coastal Program*.
7. Film production activities shall not remove or alter vegetation or landforms within *ESHA*, its 100-foot *buffer*, or otherwise adversely impact an *ESHA*.
8. Except where permitted by a *Planned Development Permit*, film production activities shall not occupy a public *recreational area* in a manner that would preclude use by the general public.
9. *Film production activities* conducted at any time between Memorial Day through Labor Day, and located within one mile of the beach, shall not cause traffic delays that exceed three minutes on any public road.
10. *Film production activities* shall maintain public access to and along the coast including areas upcoast and downcoast of the subject *film permit area* and where *feasible*, passage around the site on wet sand or dry sand areas.
11. *Film production activities* shall minimize grading and landform alteration.

c. Noise and Lighting

Noise and lighting shall not create a nuisance upon nor otherwise negatively impact neighboring areas or *ESHA* as follows:

1. *Film pyrotechnics* and *film special effects* that emit sound associated with gunfire or similar devices shall be prohibited in *ESHA* or within 100 feet of *ESHA*.
2. Except as permitted with neighborhood consent (see Section 8175-5.6.5), lighting used for the illumination of *film production activities* (such as perimeter lighting, flood lighting, and external lighting) shall only be permitted when the light source is hooded or shielded so that no direct beams from the *film production activities* fall upon public streets, highways or private property not located within the *film permit area(s)*.
3. Temporary exterior night lighting is prohibited in *ESHA*. Within areas *adjacent* to *ESHA*, temporary exterior night lighting may be allowed if the light source is hooded and shielded so that no *light trespass* from the *film production activities* fall upon *ESHA*. (AM.ORD.4586-10/19/21)

Sec. 8175-5.9 - Public Works Facilities

Public Works facilities are subject to the provisions of this Section and all other provisions of this Chapter and the LCP land use plan. The types of facilities include, but are not limited to, the following: Roads, turnouts for *emergency* vehicles, reservoirs, *drainage* channels, watercourses, flood control projects, pump stations, utility lines, septic systems, water wells and water storage tanks.

- a. New or expanded *public works facilities* (including roads, flood control measures, water and sanitation) shall be designed to serve only the potential population of the unincorporated and incorporated areas within LCP boundaries, and to avoid impacts on *agriculture*, and open space lands to the maximum extent *feasible*, and ensure that environmentally sensitive *habitats (ESHA)* are protected against any significant disruption of habitat values. See Section 8178-2.5.2(c) if such facilities are proposed within *ESHA* or *buffer zone*. (AM.ORD.4586-10/19/21)
- b. New service extensions required beyond the stable urban boundary (as shown on the LCP Land Use Plan maps) must be designed to mitigate any effects on agricultural viability.
- c. Electrical transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the *coastal zone*, especially in scenic rural areas, and to avoid locations that are on or near sensitive *habitats (ESHA)*, or recreational or *archaeological resources*, whenever *feasible*. Scarring, grading, or other vegetative removal shall be repaired and the affected areas revegetated with plants similar to those in the area to the extent that safety and economic considerations allow. (AM.ORD.4451-12/11/12, AM.ORD.4586-10/19/21))
- d. In important scenic areas or *environmentally sensitive habitat areas (ESHA)*, where aboveground transmission line placement would unavoidably affect views or *ESHA*, undergrounding shall be required where it is technically and economically *feasible* unless it can be shown that other alternatives are less environmentally damaging. When aboveground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent that safety and economic considerations allow. (AM.ORD.4586-10/19/21)

For information on permitting requirements for existing *Public Works* Facilities, see Section 8174-6.3.2 and Section 8174-6.3.6(a)(9). For *Public Works* Facilities in *ESHA* or *buffer zone*, also see Section 8178-2. (AM.ORD.4586-10/19/21)

Sec. 8175-5.17 - Grading and Brush/Vegetation Removal

The following standards shall apply to all *development* involving grading and/or vegetation removal unless such activities do not require a *Coastal Development Permit*, pursuant to the General Exclusions set forth in Section 8174-6.3.6. The Public Works Agency and *Resource Management Agency* shall review all *Coastal Development Permit* applications subject to these standards (such permits are referred to as "grading permits" in this Section 8175-5.17) in the *coastal zone* for conformance with the standards. See Section 8178-2 for permitting requirements and standards for grading and brush/vegetation removal in an *ESHA* or *buffer zone*. (AM.ORD.4586-10/19/21)

Sec. 8175-5.17.1

Grading plans shall minimize all areas of earth disturbance. If it is determined that a project is *feasible* with less alteration of the natural terrain than is proposed, that project shall be denied. (AM.ORD.4586-10/19/21)

Sec. 8175-5.17.2

All earth disturbance shall be designed to minimize impacts and alterations of physical features and processes of the site (i.e., geological, soils, hydrological, siltation, water percolation, *runoff*, the spread of *invasive* or *invasive watch list species* and adverse impacts on biological resources), to the maximum extent *feasible*. During the winter rainy season (October 1 – April 15), grading and brush/vegetation removal is prohibited, except when such activities are conducted in accordance with *best management practices*, and the *Planning Director*, in consultation with the Public Works Agency, determines that one or more of the following circumstances apply:

- a. Grading or brush/vegetation removal is necessary to remediate or prevent hazardous geologic conditions that endanger public health and safety.
- b. A grading permit was issued, and grading was initiated prior to the rainy season, but was not completed due to unforeseen circumstances or construction delays, and completion of grading would be more protective of sensitive environmental resources or would reduce erosion and sedimentation.
- c. Identified, *active bird nesting/roosting sites* at the project site prevented grading or brush/vegetation removal during the prior non-rainy season (April 16 – Sept. 30).
- d. Minor grading or brush/vegetation removal is necessary to maintain safe public access on existing roads or trails in public parks managed by the California Department of Parks and Recreation.

If none of the circumstances listed above apply, then grading and brush/vegetation removal activities shall be halted at the onset of the winter rainy season, and installed erosion control measures shall be maintained, in accordance with the approved permit, until grading resumes after the winter rainy season. (See Section 8175-5.17.5 for stormwater protection measures required during winter rainy season.)

(AM.ORD.4586-10/19/21)

Sec. 8175-5.17.3

For permitted grading or brush/vegetation removal operations on hillsides with *slopes* that exceed 20 percent gradient, the smallest practical area of land shall be exposed at any one time during *development*, and the length of exposure shall be kept to the shortest practicable amount of time. All erosion control measures, per the approved permit, shall be installed prior to any on-site grading and brush/vegetation removal activities. (AM.ORD.4586-10/19/21)

Sec. 8175-5.17.4

Sediment containment systems and erosion control methods (e.g., desilting basins or silt traps) shall be installed, per the approved grading permit, on the project site prior to or concurrent with the initial grading operations and maintained by the applicant through the *development* process to capture sediment from *runoff* waters. All captured sediment shall be retained on-site unless removed to an appropriate approved dumping location. (AM.ORD.4586-10/19/21)

Sec. 8175-5.17.5

All stormwater protection measures shall be installed, per the approved grading permit, prior to any grading or brush/vegetation removal and prior to the winter rainy season (October 1 – April 15). All stormwater protection measures shall be maintained to function as designed throughout the winter rainy season. Where construction will extend into the winter rainy season, the following standards shall apply:

- a. Suitable stabilization methods shall be used to protect all areas of disturbance from erosion. The appropriate methods shall be prepared by a *qualified storm water designer* and approved by the Ventura County Public Works Agency.
- b. The smallest practical area of land shall be exposed at any one time during *development*, and the length of exposure shall be kept to the shortest practicable amount of time.
- c. Stormwater quality protection measures for hillsides with *slopes* that exceed 20 percent gradient and for areas with *ESHA* or *buffer zone* shall be consistent with the standards required for "high risk sites".

(AM.ORD.4586-10/19/21)

Sec. 8175-5.17.6

All areas of disturbance shall be fully stabilized at the completion of rough grading. Within 90 days of rough grading, at least 60 percent of the disturbed areas shall be covered with native plantings, and all remaining areas shall be covered with mulch, rock lining, or similar materials to control erosion. Within *ESHA* or *buffer zones*, revegetation planting shall be of native grasses and shrubs, and completed in accordance with Sections 8178-2.7.4.2, 8178-7, and 8178-8. Outside *ESHA* or *buffer zones*, *restoration* planting shall be conducted in accordance with Section 8178-8.4.2.5.1. (AM.ORD.4586-10/19/21)

Sec. 8175-5.17.7

Development shall be designed so that any difference (i.e., increase) in storm flow rate or amount must either be percolated into the ground onsite or released at the undeveloped flow rate from the site. Site discharge shall occur in a manner that avoids adverse impacts downstream (in velocity or duration) as follows:

- a. Grading permit applications must include a hydrology and hydraulics report, prepared by a civil engineer, that includes a map showing the entire *drainage* area and the estimated *runoff* of the area.

- b. The report shall examine several frequencies of storms consisting of 2-year, 10-year, 50-year, and 100-year events, and demonstrate that the proposed site *drainage* design will either retain or detain the difference between the pre-*development* storm flow rate and post-*development* storm flow rate for the storm events listed above.
- c. The civil engineer preparing the hydrology and hydraulics report shall consider alternative, low-impact design methods to handle and improve stormwater quality *runoff*.

All stormwater management practices shall be updated as necessary to prevent erosion and control construction related pollutants from discharging from the site. Erosion and sediment controls shall be maintained in good working order. Erosion control plans shall describe the measures to minimize erosion and control *runoff* such that the transport of sediment from the work site to watercourses, other sensitive *habitat* areas (*ESHA*), and to offsite property is minimized, and to ensure that peak stormwater flow rate/amount does not exceed peak flow rate/amount under the preconstruction conditions.

(AM.ORD.4586-10/19/21)

Sec. 8175-5.17.8

Degradation of the water quality of *groundwater* basins or *wet environments* shall not result from *development* of the site. Pollutants such as chemicals, fuels, lubricants, raw sewage, or other harmful waste shall not be discharged into or alongside coastal *streams*, *wetlands* or other *wet environments* either during or after construction. (AM.ORD.4586-10/19/21)

Sec. 8175-5.17.9

The Ventura County Resource Conservation District and the State Department of Fish and Wildlife shall be consulted for grading of hillsides that exceed 20 percent gradient and brush clearance in excess of one-half acre. In all cases, *best management practices* shall be used.

(Repealed as 8175-5.4 and re-enacted as 8175-5.17 by ORD.3882-12/20/88, AM.ORD. 4451-12/11/12, AM.ORD.4586-10/19/21)

Sec. 8175-5.17.10

When an approved grading permit expires for a construction site, the permittee shall be responsible for the installation and maintenance of permitted, permanent erosion and sedimentation measures. (ADD.ORD.4586-10/19/21)

Sec. 8175-5.20.3 – Development Standards

The following *development* standards apply to all wireless communication facilities. In the event of a conflict between the standards prescribed in this section (Section 8175-5.20.3) and the standards prescribed for the public road rights-of-way (Section 8175-5.20.4), the standards that are most protective of *coastal resources* shall prevail.

- a. **Concealment Requirements:** To minimize visual impacts, the following standards shall apply:
 - 1. Any facility that is 50 feet or less in height shall be designed as a *stealth* facility;
 - 2. Whenever technically *feasible*, any facility that is 51 to 80 feet in height shall be designed as a *stealth* facility; and
 - 3. Any facility that exceeds 80 feet in height shall be defined as a *non-stealth* facility but shall utilize all *feasible* concealment techniques in the facility

design.

Any facility that is not designed as a *stealth* facility, or any facility that exceeds 80 feet in height, is subject to the requirements of Section 8175-5.20.3(b) below. Technical expert review of *propagation diagrams*, alternative sites analysis, and the information provided to satisfy each provision in Section 8175-5.20.3(b) below will be required for a *wireless communication facility* that exceeds 80 feet in height to demonstrate that the height is necessary to meet service coverage needs.

b. **Exceptions to Stealth Facilities:** A *non-stealth wireless communication facility* shall only be authorized where such a facility is required pursuant to federal law as described in Section 8175-5.20.5. Applications for a *non-stealth* facility shall include an alternative sites analysis and written and graphic information that demonstrates each of the following:

1. One or more shorter *stealth facilities* would be technically *infeasible* (i.e. the applicant demonstrates that adequate service coverage cannot be met by one or more *stealth facilities*); and
2. The proposed facility is designed to blend with the environment to the maximum extent *feasible* (see Section 8175-5.20.3(c)); and
3. A *stealth* facility consistent with the height limits in Section 8175-5.20.3(h) would be inconsistent with one or more key provisions of the federal Telecommunications Act (see Section 8175-5.20.5).

c. **Making Wireless Communication Facilities Compatible with the Existing Setting:** *Wireless communication facilities* shall be located and designed to be compatible with the existing setting as follows:

1. Location: To the maximum extent *feasible*, facilities shall be located in areas where existing topography, vegetation, *buildings*, or *structures* effectively screen and/or camouflage the proposed facility;
2. Facility Design: Facilities shall be designed (i.e. size, shape, color, and materials) to blend in with the existing topography, vegetation, *buildings*, and *structures* on the project site as well as its existing setting to the maximum extent *feasible*; and
3. Interference with Access and Transportation: Facilities shall not interfere with public *access* to and along the coast, and shall not alter any method of transportation, conflict with requirements of the Americans with Disabilities Act, block or reduce coastal access, or obstruct clear line-of-sight triangles within the public right-of-way.
4. Military Compatibility: Facilities should be sited and designed for compatibility with military security requirements and frequency spectrum needs to avoid interference with military operations.

d. **Siting Criteria:** The order of priority for siting a *wireless communication facility* is as follows:

1. In a "preferred" location pursuant to subsection (e) below; or
2. In a "neutral" location, which is defined as a site that is not identified as a "preferred", "non-preferred" or "restricted" location; or
3. In a "non-preferred" location pursuant to subsection (f) below; or
4. In a "restricted" location pursuant to subsection (g) below.

With the exception of a “preferred” location, the applicant shall demonstrate, based on substantial evidence provided by an alternative sites analysis (see Section 8175.20.10(j)), that all higher priority locations are *infeasible*. In a restricted location, technical expert review of *propagation diagrams*, alternative sites analysis, and other information will be required for a *wireless communication facility* to demonstrate that the proposed facility is necessary to meet service coverage needs (see Section 8175-5.20.5.1).

e. **Preferred Locations:** The following sites are defined as “preferred” locations:

1. *Collocated* on an existing *wireless communication facility* with adequate height and *structure* to accommodate additional *wireless communication facilities* (see Section 8175-5.20.6), with the exception of locations where a *collocated* facility would degrade the *visual quality* of the area.
2. Flush-mounted on an existing *structure*, pole, or *building* when located in the COS, CA and CM zones.
3. Within the public road rights-of-way along existing developed roadways and mounted on existing overhead utility facilities, streetlight poles, or traffic signals, with the exception of facilities located on scenic or eligible scenic highways.
4. In locations where the existing setting includes features of sufficient height and mass to effectively conceal the *wireless communication facility*, such as settings where the facility can be concealed in an existing *building* or nestled within an existing grove of trees.
5. Located within, contiguous with, or in close proximity to existing *wireless communication facilities*, provided that the clustered facilities will be more protective of *coastal resources* when compared to a non-clustered facility configuration.

f. **Non-Preferred Locations:** The following sites are defined as “non-preferred” locations:

1. On a ridge where the facility is not a silhouette from *public viewing areas*.
2. On a *structure*, site or in a district designated as a local, state, or federal historical landmark (see Section 8175-5.20.3(k)).
3. On *slopes* greater than 20 percent;

g. **Restricted Locations:** The following sites are defined as “restricted” locations:

1. Within an *ESHA* or within an *ESHA buffer zone* (see Section 8175-5.20.3(m)), except where a *wireless communication facility* is allowed within a developed public road right-of-way in a location that is also within an *ESHA buffer zone*, and then it may be processed as a preferred location pursuant to subsection (e) above, provided that no extension of *fuel modification* into *ESHA* results from the facility.
2. On lots between the mean high tide line and the first public road parallel to the sea, with the exception of *building-concealed facilities*.
3. On a ridgetop or a ridge where the facility is a silhouette from *public viewing areas*.

h. **Height:**

1. **How to Measure:** Unless otherwise indicated in this section (Sec. 8175-5.20.3), the height of a ground-mounted *wireless communication facility* shall be measured from the *adjacent*, average existing *grade* to the highest point of the facility (i.e. *antenna*, equipment, concealment elements, *faux structure*, or other component of the facility).
2. **Minimizing Visual Impacts:** The height of a *wireless communication facility* shall be limited to what is necessary to provide adequate service or coverage.
3. **Building-Concealed Facility Height:** *Building-concealed wireless communication facilities* shall not exceed the maximum *building* height limits of the zone in which the *building* is located (see Section 8175-2 for maximum *building* height limits and Section 8175-3.13 for measurement of *building* height) unless one of the following apply:
 - (a) The height standard in Section 8175-5.20.3(h)(4)(d) applies when a *building-concealed facility* is located in a rooftop addition such as a cupola, faux chimney, or similar type of *roof structure* or architectural projection (see Section 8175-4.8). Architectural projections (e.g. steeples or bell towers) which are traditionally attached to assembly use *buildings*, such as community centers or churches, may extend above the height standard if the architectural projection is proportionate to the *structure* to which it is attached.
 - (b) An existing *building* that exceeds the maximum *building* height limit (i.e. a legally non-conforming *structure*) may be used to conceal a *wireless communication facility*.
4. **Stealth Facility Height:** The maximum heights of specific types of *stealth facilities* are as follows:
 - (a) The maximum height of a *faux structure* is defined in Table 1 below or, alternatively, the maximum height may be calculated as the average height of similar (representative) *structures* found in the local setting plus 5 feet, whichever is less.

Table 1
Maximum Height of Faux Structures

Type of Structure	Maximum Height
Faux Water Tank	50 feet
Faux Windmill	50 feet
Faux Flag Pole	50 feet
Faux Light Pole	40 feet
Faux Utility Pole	40 feet

- (b) *Faux trees* shall maintain a natural appearance and shall be similar in height to nearby trees (see i, ii, and iii below). The maximum allowable height of a *faux tree* shall be as follows:

- i. **No Nearby Trees:** Maximum heights in Table 2 apply if there are no trees within a 150-foot radius of the *faux tree*.

Table 2
Maximum Height of Faux Trees*

Type of Structure	Maximum Height
Mono-Broadleaves*	60 feet
Mono-Palm*	65 feet
Mono-Pine*	80 feet

* See Section 8175-5.20.3(r) for tree planting height requirements and Sec. 8178-8.4.1.2 for restrictions on the types of trees which can be planted in the *coastal zone*.

- ii. **Tree Canopy:** The maximum height of a *faux tree* located within, or *adjacent* to, a tree canopy may extend up to 15 feet above the height of the existing tree canopy when both of the criteria listed below are met:

- The applicant demonstrates, to the satisfaction of the *Planning Director*, that a lower *faux tree* height would result in obstructed coverage of the proposed facility due to the existing tree canopy; and
- The average tree height of the canopy is at least 30 feet high, and the nearest tree in the canopy is located within 150 feet of the *faux tree*; and the *faux tree* is sited behind the canopy relative to *public viewing areas*.

Calculations for the height of the existing tree canopy may be increased to include the estimated growth of trees within the canopy at the end of the permit period, provided that such estimates are prepared by a certified arborist.

- iii. **Surrounding Trees (non-canopy):** A *faux tree* may extend up to 5 feet above the maximum height of trees within a 150-foot radius. The maximum height of surrounding trees should be measured using existing tree heights, unless a certified arborist provides an estimated maximum height that includes average growth of the surrounding trees at the end of the permit period.
- (c) *Slim-line pole wireless communication facilities* shall not exceed 50 feet in height.
- (d) *Roof-mounted wireless communication facilities* shall not exceed six

* The maximum height limits for *faux trees* are based on the height of a mature tree for selected species, as established by the U. S. Department of Agriculture, Natural Resources Conservation Service's plants database.

feet in height from the finished roof of the existing *building*.

- (e) *Flush-mounted wireless communication facilities* shall not extend above the finished *building* height. If mounted on a *structure* other than a *building*, such as a pole, then the *antenna* shall not extend more than six feet above the *structure*.

i. Setbacks:

1. All *wireless communication facilities* shall comply with the required minimum front, side, and rear yard setbacks for the zone in which the site is located. No portion of an *antenna* array shall extend beyond the property lines.
2. *Ground-mounted wireless communication facilities* shall be set back a distance equal to the total facility height or 50 feet, whichever is greater, from any offsite *dwelling* unit.
3. Whenever *feasible*, a new *ground-mounted wireless communication facility* shall be set back from a property line to avoid creating the need for *fuel modification zone* clearance on *adjacent* properties.

j. Retention of Concealment Elements: No *modification* of an existing *wireless communication facility* shall be authorized that would defeat the concealment elements of the permitted facility. Concealment elements are defeated if any of the following occur:

1. A *stealth* facility is modified to such a degree that it results in a *non-stealth* facility; or
2. The *stealth* facility no longer meets the applicable development standards for *stealth facilities* in Sections 8175-5.20.3 and 8175-5.20.4(a); or
3. Equipment and *antennas* are no longer concealed by the permitted *stealth* design features; or
4. Proposed modifications to a *stealth* facility, designed to represent a commonly found element in the environment or community (such as a tree, rock, or *building*), result in a facility that no longer resembles the commonly found element due to its modified height, size, or design.

k. Additional Standards for Specific Types of Wireless Communication Facilities:

1. Building-Concealed Facilities:

- (a) *Wireless communication facilities* shall not increase *building* width or create *building* features that protrude beyond the exterior walls of the *building*.
- (b) *Wireless communication facilities* concealed within a *building* addition shall be limited to the area/volume required for the wireless technology and shall not increase habitable floor area, include general storage area, or provide any *use* other than wireless technology concealment. *Building* additions shall only be approved where the addition would otherwise be allowed consistent with all other policies and provisions of the LCP, including zone standards.

2. Roof-Mounted Facilities:

- (a) Shall be hidden by an existing or newly created *building* or architectural feature (such as a parapet), or shall be concealed from

public viewing areas using architectural features, screening devices, or by siting the facility so that it is concealed from offsite viewpoints.

- (b) Shall be compatible with the architectural style, color, texture, façade design, and materials and shall be proportional to the scale and size of the *building*. Newly created architectural features or wireless equipment shall not protrude beyond the exterior walls of the *building*.

3. **Flush-Mounted Facilities:** A *wireless communication facility* may be *flush-mounted* on a *building* or other *structure* pursuant to the following standards:

- (a) Shall be designed as a *stealth* facility and shall be compatible with the architectural style, color, texture, façade, and materials of the *structure*. Panel *antennas* shall not interrupt architectural lines of *building* façades, including the length and width of the portion of the façade on which it is mounted. Mounting brackets, pipes, and coaxial cable shall be screened from view.
- (b) Any light pole, utility pole, or traffic signal with a *flush-mounted wireless communication facility* must exhibit a similar appearance to existing local light poles, utility poles, and traffic signals.
- (c) Should be attached to a vertical surface. However, when *flush-mounting* is *infeasible*, the facility may be mounted atop a light pole, atop a traffic signal pole, or hung from a utility pole on a horizontal antenna mount. Panel *antennas* shall be mounted no more than 18 inches from *building* surfaces or poles, and shall appear as an integral part of the *structure*. Panel *antennas* may be mounted a greater distance than 18 inches from *lattice towers*, utility poles, and other industrial *structures* provided that concealment elements are not defeated (see above Section 8175-5.20.3(j)).
- (d) Associated equipment for the *antenna* is located inside an existing *building*, on a rooftop, underground, at the ground level, or on a pole other than a *slim-line pole*.

4. **Faux Trees:**

- (a) Shall incorporate a sufficient amount of “structural branches” (including density and vertical height) and design materials (e.g. faux bark) so that the *structure* is as natural in appearance as technically *feasible*.
- (b) *Antennas* and *antenna* support *structures* shall be screened or colored to match the components (i.e. branches and leaves) of the faux tree.
- (c) Shall be the same type of tree (i.e. similar in color, height, shape, etc.) as existing trees in the surrounding area (i.e. within approximately a 150-foot radius of the proposed facility location). If there are no existing trees, see tree planting requirements in Section 8175-5.20.3(r).
- (d) Wireless communication facilities designed as a faux tree shall not resemble *non-native, invasive trees* (see Appendix L6, Invasive Plant List).

5. **Monorocks:**

- (a) Shall only be located in areas with existing, natural rock outcroppings.
- (b) Shall match the color, texture, and scale of rock outcroppings *adjacent* to the proposed project site.
- (c) Shall not destabilize or substantially alter existing, natural rock outcroppings.

6. **Other Stealth Facilities:**

- (a) Faux *structure* types, including but not limited to water tanks, flag poles, windmills, and light poles, may be used as a *stealth* facility when that type of *structure* is commonly found within the local setting of the *wireless communication facility*.
- (b) Any faux light pole or faux utility pole must exhibit a similar appearance (e.g. color, materials, shape, etc.) to existing light poles or utility poles within that vicinity.
- (c) *Slim-line poles* may be utilized in settings which are deficient in existing *structures* or trees and where the planting of new trees is not *feasible*. Such *facilities* shall utilize *flush-mounted antenna* and shall not have mechanical equipment arms or *antenna* arrays extending from the sides. The pole diameter shall be the minimal width necessary to provide structural support, and shall not exceed 16 inches. Facility color and materials shall be selected to visually blend into the setting. Associated equipment for the *antenna* shall be located inside an existing *building*, on a rooftop, underground, or at the ground level but shall not be located on the pole.

7. **Other Concealment Techniques:** A *non-stealth* facility permitted in accordance with Section 8175-5.20.3(b) shall include technically *feasible* camouflage or concealment design elements that minimize visual impacts. Such elements may include the following:

- (a) Coloration, texture, location, and orientation techniques that blend the facility into the existing setting;
- (b) Tree planting, concealment within a grove of trees, and other screening techniques listed in Section 8175-5.20.3(r).

l. **Historical Landmarks/Sites of Merit:** A *wireless communication facility* shall not be constructed, placed, or installed on a *structure*, site or district designated by a federal, state, or County *agency* as an historical landmark or site of merit unless that facility is designed to meet the Secretary of the Interior's (SOI) Standards. If the facility does not meet these standards, then the Cultural Heritage Board must determine that the proposed facility will have no significant, adverse effect on the historical resource.

m. **Environmentally Sensitive Habitat Areas:** All *wireless communication facilities* and their accessory equipment in environmentally sensitive habitat areas shall be sited, designed, and conditioned as follows:

- 1. The placement of facilities within *ESHA* or an *ESHA buffer zone* shall be restricted (see restricted location regulations in Section 8175-5.20.3(g)).

2. The facility shall be designed to minimize the size of the footprint and removal of vegetation, including all associated *development* and required *fuel modification*.
 3. Where *feasible*, the facility shall be located in an existing, legally disturbed area.
 4. *Wireless communication facilities* shall have daytime visual markers on guy wires to prevent collisions by birds.
 5. All impacts on *ESHA* due to the development of *wireless communication facilities* shall be mitigated.
- n. **Ridgelines:** All *wireless communication facilities* and associated accessory equipment on *ridgelines* shall be sited, designed, and conditioned as follows:
1. The placement of facilities on a ridgetop, or on a ridge where the facility is a silhouette above the *ridgeline*, shall be restricted (see restricted location regulations in Section 8175-5.20.3(g)).
 2. The placement of facilities on a ridge where the facility is not located on the ridgetop and is not a silhouette shall be avoided (see non-preferred location regulations in Section 8175-5.20.3(f)).
 3. Where a *wireless communication facility* is allowable on or along a *ridgeline*, the *feasible* alternative with the fewest and least significant impacts on *Coastal resources* shall be selected and all impacts shall be fully mitigated
 4. Facilities sited on a *ridgeline* or hillside shall blend with the surrounding natural and man-made environment to the maximum extent possible. Blending techniques that should be utilized include the use of non-reflective materials, paint, or enamel to blend exterior surfaces with background color(s); the placement of facilities behind earth berms or existing vegetation; siting of associated equipment below *ridgelines*, and the use of small *stealth facilities* (such as *stealth slim-line poles* or whip *antennas*) that blend in with the surrounding vegetation.
- o. **Public Viewing Areas:** *Wireless communication facilities* that are *prominently visible* from public viewing areas, including a designated or eligible scenic highway shall be sited, designed, and conditioned to achieve the following:
1. Minimize visibility from public viewing areas by reducing mass and height or by siting the facility away from public viewing areas.
 2. Minimize grading, landform alteration, and clearance of vegetation.
- p. **Accessory Equipment:** All accessory equipment associated with the operation of a *wireless communication facility* shall be incorporated within existing *structures*, located underground, or placed at ground-level and screened to prevent the facility from being *prominently visible* from a *public viewing area* to the maximum extent *feasible*. If such locations are not *feasible*, then accessory equipment may be located on a utility pole or other *structure*, provided that the equipment meets the following standards:
1. The battery cabinet, amplifiers, microwave *antennas*, and equipment mounts shall be designed or painted to match the color of the support *structure*;
 2. The battery cabinets shall be located within three feet of the ground

surface unless this placement would impede access pursuant to the Americans with Disabilities Act; and

3. Cables shall be installed within steel poles when *feasible*. External cables shall be taut and loops of cable shall not be exposed.

Also see Section 8175-5.20.4(a)(5) for equipment boxes and cabinets located on *wireless communication facilities* in the road right-of-way.

- q. **Colors and Materials:** All *wireless communication facilities* shall use materials and colors that blend in with the natural or man-made surroundings. Highly reflective materials are prohibited.
- r. **Landscaping for Screening:** If landscaping is used to screen a facility, the following standards apply:
 1. The permittee shall plant, irrigate and maintain drought-tolerant landscaping during the life of the permit when such vegetation is deemed necessary to screen the *wireless communication facility* from being *prominently visible* from a *public viewing area*.
 2. New landscaping of a sufficient height and density shall be planted to provide the desired effect within three (3) years of growth. Landscaping trees shall be planted at a sufficient height to reach 75 percent of the *faux tree's* height within five (5) years of growth.
 3. If there are no existing trees within the surrounding area of a faux tree (i.e., within approximately a 150-foot radius of the proposed facility location), the vicinity of the facility shall be landscaped with newly planted *native*, or *non-invasive* trees (see Section 8178-8.4.1.2). The trees should be compatible with the *faux tree* design.
 4. New trees required as part of a landscape plan for a *faux tree* shall be a minimum size of 36-inch box to help ensure survival of the tree. Palm trees shall have a minimum brown trunk height of 16 feet.
- s. **Security:**
 1. Each *wireless communication facility* shall be designed to prevent unauthorized *access*, climbing, vandalism, graffiti and other conditions that would result in hazardous situations or visual blight. The approving authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized *access* and vandalism. All security measures shall be evaluated as part of the *wireless communication facility* permit and shall be sited and designed in a manner that is most protective of *coastal resources*.
 2. All *fences* shall be constructed of materials and colors that blend in with the existing setting. The use of a chain link *fence* is prohibited except where the chain link *fence* is not visible from a *public viewing area*.
- t. **Lighting:**
 1. Any necessary *security lighting* shall be down shielded and controlled using motion sensors to minimize *glare* and light directed at *adjacent* properties or *environmentally sensitive habitats areas* (see also Section 8178-2.6.15 for additional regulations for *outdoor lighting* in *ESHA* and *buffer zone*). (AM.ORD.4586-10/19/21)
 2. Other types of illumination may be permitted when required by the Federal Aviation Administration (FAA).

3. *Wireless communication facilities* greater than 200 feet in height shall not exceed FAA standards for pilot warning and obstruction avoidance lighting. If such a facility is located within the Santa Monica Mountains (M) Overlay zone, see Section 8177-4.1.11.5 (j) for additional lighting requirements. (AM.ORD.4586-10/19/21)

- u. **Signage:** A permanent, weather-proof identification sign, subject to the sign regulations in Section 8175-5.13, shall be displayed at eye level in a prominent location and shall be directly attached to the facility, on any utility pole which the facility is mounted, or on the gate or *fence* surrounding the *wireless communication facility*. The sign must identify the current facility operator(s), provide the operator's address, and specify a local or toll-free 24-hour telephone number at which the operator can be reached for response to a maintenance issue or during an *emergency*.

v. **Access Roads:**

- 1. Where *feasible*, *wireless communication facility* sites shall be accessed by existing public or private access roads and easements.

When the construction of a new access road cannot be avoided, the road shall be sited in a manner that is most protective of *coastal resources* and shall only be approved when consistent with all other policies and provisions of the LCP.

Sec. 8175-5.20.10 – Permit Application Requirements

In addition to meeting standard application requirements of Section 8181-5, the applicant requesting a new or modified *wireless communication facility* permit shall be required to submit the following information.

- a. **Project Description:** A written project description for the proposed *wireless communication facility* that includes, but is not limited to, a general description of the existing land *use* setting, the type of facility, visibility from *public viewing areas*, proximity to *ESHA*, proximity to coastal access and public trails, *stealth* design features, *propagation diagrams*, on and off-site access, grading, *fuel modification* requirements, landscaping, and facility components (support *structure*, *antennas*, equipment shelters or cabinets, *emergency* back-up generators with fuel storage, security measures, etc.).
- b. **Visual Impact Analysis:** A visual impact analysis includes photo simulations and other visual information, as necessary, to determine visual impact of the proposed *wireless communication facility* on the existing setting or to determine compliance with design standards established by this Section. At least three (3) photo simulations shall include "before" and "after" renderings of the site, its surroundings, the proposed facility and *antennas* at maximum height, and any *structures*, vegetation, or topography that will visually screen or blend the proposed facility into its setting when viewed from a *public viewing area*. The visual impact analysis should include views from the closest or most prominent *public viewing areas* to the proposed facility. For *building-mounted wireless communication facilities* that cannot be seen from a *public viewing area*, include a close-in simulation which shows the relationship between the proposed facility and surrounding *buildings* or architectural features. All photo simulations and other graphic illustrations shall include accurate scale and coloration of the proposed facility.
- c. **Authorization and License Information:** A letter of authorization from the property owner and the communications carrier that demonstrates knowledge and acceptance of the applicant's proposed project's *structures* and *uses* on

the subject property. This information shall also include a copy of the FCC radio spectrum lease agreement or the FCC registration number (FRN).

- d. **FCC Compliance:** Documentation prepared by a qualified radio frequency engineer that demonstrates the proposed *wireless communication facility* will operate in compliance with applicable FCC Regulations. Documentation of FCC compliance shall be required for all *wireless communication facility* permits, including permit modifications.
- e. **Site Plan and Design Specifications:** This documentation shall fully describe the project proposed, all on- and off-site improvements, and include information such as: scale, property information, facility dimension/orientation, a vicinity map, a project information list, delineated physical site features, grading statistics, elevation plans, manufacturer equipment specifications, and components required to address fire prevention, water conservation, and satisfy other regulatory requirements.
- f. **Maintenance and Monitoring Plan:** A maintenance and monitoring plan shall describe the type and frequency of required maintenance activities to ensure continuous upkeep of the facility and other components of the project.
- g. **Noise/Acoustical Information:** This documentation shall include manufacturer's specifications for all noise-generating and noise attenuating equipment, such as air conditioning units and back-up generators, as well as a scaled diagram or site plan that depicts the equipment location in relation to adjoining properties.
- h. **Hazardous Materials:** This documentation shall include the quantity, type, purpose, and storage location for containment of hazardous materials, such as the fuel and battery back-up equipment, proposed for the *wireless communication facility*.

The Planning Division may require that the applicant submit the following additional application materials and information as well:

- i. **Propagation Diagram:** *Propagation diagrams* showing the type and extent of the signal coverage of the applicable regulated carrier shall be required if the proposed *wireless communication facility* would exceed 30 feet in height, and may be required at lower heights if the facility is proposed on or along a ridge, within the Santa Monica Mountains (M) overlay zone, or is visible from a *public viewing area*. *Propagation diagrams* shall be required for facilities listed in Section 8175-5.20.5.1. One or more *propagation diagrams* or other evidence may be required to demonstrate that the proposed *wireless communication facility* is the minimum height necessary to provide adequate service (i.e., radio frequency coverage) in an area served by the carrier proposing the facility. Existing obstacles such as *buildings*, topography, or vegetation that cannot adequately be represented in the *propagation diagrams*, yet may cause significant signal loss and therefore require additional facility height, should be clearly described and/or illustrated through additional visual analyses, such as line-of-sight or 3-D modeling diagrams.
- j. **Alternative Site Analysis:** An alternative site analysis shall be required if the *wireless communication facility* is proposed as a *non-stealth* facility (Section 8175-5.20.3(b) or is sited outside a "preferred" location (Section 8175-55.20.3(e)). An alternative sites analysis also may be required, as needed, to determine that the facility is sited in a manner that is most

protective of *coastal resources*. The alternative site analysis shall include the following documentation:

1. Substantial Evidence that the applicant has attempted to site the facility in accordance with the preferred, neutral, non-preferred, and restricted location "siting criteria" in Section 8175-5.20.3(d), (e), (f), and (g);
2. Analysis of alternative sites and facility configurations, including potential *collocation* and locations outside of the *coastal zone*, that would provide coverage of the subject area as demonstrated on a series of alternative *propagation diagrams*;
3. Analysis and conclusions, prepared by an applicable qualified professional, that describes how each alternative site will avoid or minimize impacts on *coastal resources* (e.g., *ESHA*, *public access*, *scenic resources*, etc.) to the maximum extent *feasible*, consistent with the provisions of the LCP;
4. Demonstrated efforts to secure alternative sites or *collocate* the proposed facility on an existing facility – including copies of correspondence sent to other landowners, carriers, or *wireless communication facility* owners requesting a site lease or *collocation* on their facilities. If alternative sites or *collocation* are not *feasible*, the applicant shall demonstrate to the satisfaction of the Planning Division that technical, physical, or legal obstacles render alternative sites or *collocation* *infeasible*.

Lack of ownership, leases, or permits for alternate sites shall not suffice as a valid consideration regarding the feasibility of alternate sites unless the applicant demonstrates that substantial efforts were made to obtain ownership, leases or permits for alternate sites.

The table provided below generally summarizes when an alternative sites analysis is required and how the information will be used to verify that the *wireless communication facility* is necessary:

Siting Criteria (Sec. 8175-5.20.3(d)) and Facility Type (Sec. 8175-5.20.3(b))	Alternative Sites Analysis (Sec. 8175-5.20.10(j))	Federal Telecommunications Act Preemption (Sec. 8175-5.20.5)	Technical Expert Review (Sec. 8175-5.20.3(a))*
Preferred Location			
Neutral Location	X		
Non-Preferred Location	X	X	
<i>Non-Stealth</i> Facility <= 80 feet in height	X	X	
Restricted Location	X	X	X
<i>Non-Stealth</i> Facility > 80 feet in height	X	X	X

*Section 8175-5.20.8 states that the County may contract for technical expert review for any proposed *wireless communication facility*.

- k. **Landscape Documentation Package:** When a *landscape documentation package* is required, it shall be prepared pursuant to the water efficient landscaping requirements of Section 8178-8. See appendix L1 for *landscape plan* requirements.
- l. **Geotechnical Requirements:** A geotechnical report, prepared by a California licensed engineer or a California certified engineering geologist with experience in soils engineering, shall include information such as: soils and geologic characteristics of the site, foundation design criteria, *slope* stability analysis; grading criteria and other pertinent information that evaluates potential geologic, fault, and liquefaction hazards, recommendations to minimize any hazards, and proposed mitigation.
- m. **Consent to Future Collocation:** A written statement shall be provided that states whether or not the applicant consents to the future *collocation* of other *wireless communication facility* carriers on the proposed facility (see Section 8175-5.20.6). (ADD.ORD.4586-10/19/21)
- n. **Additional Information:** Additional information determined by the Planning Division as necessary for processing the requested *wireless communication facility* entitlement. (AM.ORD.4586-10/19/21)

ARTICLE 7:

STANDARDS FOR SPECIFIC ZONES

Sec. 8177-4 – Standards and Procedures for Santa Monica Mountains (M) Overlay Zone

The standards and procedures in this Article shall apply to all property in the Santa Monica Mountains overlay zone whose zoning district carries the (M) suffix [example: COS(M)]. (AM.ORD.4451-12/11/12). All other pertinent standards in this Chapter shall also apply, including the applicable resource-protection standards in Article 8, Section 8178-2. (AM.ORD.4586-10/19/21)

Sec. 8177-4.1 - Development Standards

The following additional resource protection standards shall apply to *developments* proposed in the Santa Monica Mountains overlay zone (M). (AM.ORD.4451-12/11/12). See applicable resource-protection standards for the (M) overlay zone in Section 8178-2. (AM.ORD.4586-10/19/21)

Sec. 8177-4.1.1

New *development*, including all private and public recreational *uses*, shall preserve all *unique vegetation* such as *Coreopsis gigantea* (giant coreopsis) and *Dudleya cymosa ssp. Marcescens* (*marcescent dudleya*). (AM.ORD.4451-12/11/12, AM.ORD.4586-10/19/21)

Sec. 8177-4.1.2

All new *upland development* shall be sited and designed to avoid adverse impacts on *environmentally sensitive habitat areas (ESHA)*. Section 8178-2 contains *development* standards that apply to areas of the Santa Monica Mountains (M) Overlay Zone that contain *ESHA* or *buffer zones* (see Coastal Area Plan, Figure 4.1.3-3). Properties located within the Santa Monica Mountains (M) Overlay Zone are also subject to specific *ESHA development* policies and standards of the LCP, including those set forth in the following sections:

- Section 8174-4 Environmentally Sensitive Habitat Areas
- Section 8175-5.2.4(b) Animals and Fowl
- Section 8178-2.3 (c) Environmental Reviews
- Section 8178-2.4.1 (d) Definition of ESHA
- Section 8178-2.6.2 Maximum Allowable Building Site in ESHA or Buffer Zone
- Section 8178-2.6.3(d) General Siting and Building Design Standards
- Section 8178-2.6.8(c) Access Roads and Driveways in ESHA
- Section 8178-2.6.14 Fences, Gates and Walls
- Section 8178-2.6.15 Outdoor Lighting Standards
- Section 8178-2.6.16 Noise Standards
- Section 8178-2.8(a) Pesticides and Pest Management in the Coastal Zone
- Section 8178-2.9.4 ESHA Preservation Incentive (Santa Monica Mountains)

- Section 8178-2.10.8(d) Ventura County In-Lieu Fee Program
- Section 8178-8 Water Efficient Landscaping Requirements
- Section 8181-3.5.2 Additional Findings for Development in the Santa Monica Mountains Overlay Zone

(AM.ORD.4586-10/19/21)

Sec. 8177-4.1.3

For proposals for *land divisions* in the Santa Monica Mountains, all offers of dedication for trail easements shall be recorded on the final map. Trail easements established by deed restriction shall be recorded on the deed no later than final map recordation. See Section 8178-2.9.2. (AM.ORD.4451-12/11/12, AM.ORD.4586-10/19/21)

Sec. 8177-4.1.4

New *development* shall be sited and designed to protect public views to and from the shoreline and public *recreational areas*. Where *feasible*, *development* on *sloped* terrain shall be set below road *grade*. (AM.ORD.4451-12/11/12, AM.ORD.4586-10/19/21)

Sec. 8177-4.1.5

Development shall not be sited on *ridgelines* or hilltops when alternative sites on the *parcel* are available, and shall not be sited on the crest of major *ridgelines*. (AM.ORD.4451-12/11/12)

Sec. 8177-4.1.6

Except within the existing South Coast community, as shown on the south coast subarea Land Use Plan map, all *development* proposals located within 1000 feet of publicly owned park lands shall be sited and designed to mitigate potential adverse visual impacts upon park lands. Appropriate mitigation measures include additional landscaping, *use* of natural materials, low *building* profiles, earth tone colors, and the like. *Development* shall not be sited within 500 feet of a park boundary unless no alternative siting on the property is possible consistent with the policies of the Plan. (AM.ORD.4451-12/11/12)

Sec. 8177-4.1.7

Development shall neither preclude continued *use* of, nor preempt, the option of establishing inland recreational trails along routes depicted on the LCP Land Use Plan maps. A recorded offer of dedication or a deed restriction creating a trail easement shall be required as a condition of approval on property crossed by trails shown on the LCP Land Use Plan maps. (AM.ORD.4451-12/11/12)

Sec. 8177-4.1.8

All new trail corridors shall be a minimum of 25 feet in width, with a larger corridor width for major feeder trails. The routing of trails shall be flexible in order to maintain an adequate *buffer zone* from *adjacent development*. Where *feasible*, *development* shall be sited sufficiently distant from the trail so as not to interfere with the trail route. (AM.ORD.4451-12/11/12)

Sec. 8177-4.1.9

During the permitting process, the applicant shall provide the County with any documentation in their possession, or any information they are aware of, regarding the potential or contemplated acquisition of the subject property or portion thereof by a public *natural resource agency* or non-profit *conservation organization*.

Sec. 8177-4.1.10

Any areas within the Santa Monica Mountains used for private recreational purposes shall continue to be so used unless it becomes *unfeasible* to do so. These properties are subject to the following:

- a. The only *principally-permitted uses* (not appealable to the *Coastal Commission*) on such properties are recreational *uses*. *Planned Development Permits* for new recreational *uses*, or the expansion of existing recreational *uses*, shall be reviewed for conformance with Section 8178-2 and may be issued by the *Planning Director* in accordance with Article 11. Permits for all other *uses* shall be decided upon in accordance with Articles 4 and 11, and all other applicable provisions of this Chapter and the certified LCP Land Use Plan.
- b. Prior to the granting of a permit that allows a conversion of recreational *uses* to non-recreation *uses*, Section 8177-4.1.9 shall be followed.

(AM.ORD.4451-12/11/12, AM.ORD.4586-10/19/21)

Sec. 8177-4.1.11 – Outdoor Lighting

The following standards and requirements apply to all *outdoor lighting* for *development* in the Santa Monica Mountains (M) Overlay Zone. If *ESHA* or a *buffer zone* is located on the *lot* or may be impacted by proposed *outdoor lighting*, additional *outdoor lighting* standards and restrictions may apply to the lighting pursuant to Section 8178-2.6.15. If *development* is subject to the standards of more than one section in this Chapter with respect to *outdoor lighting*, the more restrictive standards shall apply. (ADD.ORD.4586-10/19/21)

Sec. 8177-4.1.11.1 - Applicability

All *outdoor lighting* shall be installed and maintained pursuant to this Section 8177-4.1.11 as follows, except to the extent *outdoor lighting* is exempt pursuant to Section 8177-4.1.11.2 or is authorized by an approved deviation pursuant to Section 8177-4.1.11.6:

- a. The standards and requirements of Section 8177-4.1.11.4, and Section 8177-4.1.11.5, shall apply to all new or modified outdoor *light fixtures*, and to all new or modified night lighting within translucent or transparent enclosed *structures* for *agricultural operations*.
- b. Any outdoor *light fixture* installed prior to 9/9/2022 that does not comply with any standard or requirement of Section 8177-4.1.11.5, shall be subject to the requirements of Section 8111-4.1.11.3.

(ADD.ORD.4586-10/19/21)

Sec. 8177-4.1.11.2 - Exemptions

The standards and requirements of this Section 8177-4.1.11 do not apply to *outdoor lighting* for the following *development* or *uses*:

- a. Federal Standards – If the standards in this Section 8177-4.1.11 conflict with *outdoor lighting* standards mandated for a *development* by preemptive federal law, the federal standards shall apply.
- b. Lighting For Emergencies and Temporary Uses:
 1. Temporary *emergency* lighting.
 2. Temporary lighting for *public works* construction projects.
 3. Temporary lighting for film production, outdoor festivals, sporting events and other temporary outdoor *uses* authorized by this Chapter.

See *outdoor lighting* regulations and standards in Sections 8175-5.6, and 8178-2.6.15, that may apply to these *uses*.

4. Temporary *seasonal or festive lighting* that is not used as permanent landscape lighting (e.g., string lighting). String lights under a color-correlated temperature of 2700 *Kelvin* that are used only in occupied dining and entertainment areas are exempted.
- c. Outdoor *light fixtures* downward facing and *fully shielded* with a maximum output of 60 *lumens* or less, including solar lights. The maximum output of a *light fixture* (e.g., string lights) shall be calculated based upon the total output of the entire lighting component installed, not by each individual bulb. However, if such a *light fixture* is located in *ESHA* or *buffer zone* it is regulated by Section 8178-2.6.15.
- d. Lighting in a swimming pool that is *accessory* to a *legally established dwelling* or is associated with a *legally established camp use*.

(ADD.ORD.4586-10/19/21)

Sec. 8177-4.1.11.3 - Existing Lighting

The provisions of Article 12-Nonconformities and Substandard Lots, do not apply to any lighting subject to this Section 8177-4.1.11. Any outdoor *light fixture* installed before 9/9/2022 that does not conform with any standard or requirement of this Section 8177-4.1.11, is subject to the following, as applicable:

- a. **Non-Essential Light Fixtures.** Existing non-essential *light fixtures* may remain in use until replaced, but shall comply with the following requirements as of 9/9/2023:
 1. *Light fixtures* that have adjustable mountings with the ability to be redirected shall be directed downward, to the extent feasible, to reduce light *glare* and *trespass*; and
 2. The lighting shall be turned off from 10:00 p.m. until sunrise, or when people are no longer present in exterior areas being illuminated, whichever is the latest as described in Section 8177-4.1.11.5 (g).
- b. **Essential Light Fixtures.** Existing *essential light fixtures* may remain in use until replaced, but shall comply with the following requirements to reduce *light glare* and *trespass* onto adjacent properties as of 9/9/2023; any existing *essential light fixture* shall meet the requirements set forth in subsection (a)(1) above. Where security lighting output exceeds 850 lumens, or *light trespass* occurs in excess of 0.1 foot-candles at the vertical plane and the horizontal plane at the edge of the *building site*, light fixtures with motion sensors and timers shall be programmed to turn off the light(s) no more than 10 minutes after activation regardless of dark hours requirements.

(ADD.ORD.4586-10/19/21)

Sec. 8177-4.1.11.4 - Prohibited Lighting

The use of any existing outdoor *light fixture* prohibited by this Section 8177-4.1.11.4 shall be discontinued no later than 9/9/2023. The following outdoor *light fixtures* are prohibited:

- a. Lights that blink, flash, rotate, fade intermittently or have strobe light illumination.

- b. *Outdoor lighting* located along the perimeter of a *lot*, except for *security lighting* located at entry gates that are controlled by a motion detector to turn off no more than ten minutes after activation.
- c. Uplighting of landscapes (e.g., trees, fountains), *building* exteriors, outdoor statues and similar features, or for other aesthetic purposes.
- d. Permanent landscape lighting (including string lights) located outside of occupied dining and entertainment areas.
- e. *Outdoor lighting* in the ultraviolet spectrum range.

(ADD.ORD.4586-10/19/21)

Sec. 8177-4.1.11.5 - General Outdoor Lighting Standards

Except as provided in Section 8177-4.1.11.3 regarding existing lighting, the following standards and requirements apply to lighting and use thereof that is subject to and not prohibited by Section 8177-4.1.11. The purposes of these standards are to preserve the natural darkness of the night sky, reduce *sky glow*, minimize *light trespass*, improve star viewing, and decrease energy consumption:

- a. **Public Rights-of-Way.** *Outdoor lighting* used by public transportation agencies for the principal purpose of illuminating public roads and rights-of-way or controlling traffic shall be shielded and directed downward when *feasible*.
- b. **Outside Building Site.** *Outdoor light fixtures* located outside the *building site* shall be limited to *essential lighting* for *security lighting* at entry gates. Private driveways or access roads shall use solar lights, reflectors, or other low *lumen* options (under 60 *lumens*) for safe passage.
- c. **Shielding and Direction of Light Fixtures.**
 1. All outdoor *light fixtures* shall be *fully shielded*, directed downward, and installed and maintained in such a manner to avoid *light trespass* in excess of 0.1 foot-candles at the vertical plane and the horizontal plane at the edge of the *building site*.
 2. Landscaped berms, *fences*, landscape screening, *building* placement, and similar techniques shall be utilized to shield *outdoor lighting*.
- d. **Lighting Color.** The *correlated color temperature* of each outdoor *light fixture*, except those used for *security lighting* (see Section 8177-4.1.11.5(h)), shall not exceed 2,700 Kelvin.
- e. **Maximum Lumens Per Light Fixture.** All outdoor *lighting* shall have a maximum *lumen* output per *light fixture* as follows:
 1. Walkway lighting shall have a maximum output of 100 *lumens* per *light fixture*.
 2. See subsection (h) for *lumen* standards regarding *security lighting*.
 3. See subsection (i) for *lumen* standards regarding outdoor *recreational facility lighting*.
 4. All other lighting shall have a maximum output of 850 *lumens*.
- f. **Maximum Height Allowance.**
 1. Lighting fixtures should be mounted as low as possible for the needed purpose.
 2. Freestanding *light fixtures* used to light walkways, or hardscaping shall be located no higher than two feet above ground level.
 3. In cases where *light fixtures* are affixed to *fences*, the top of the fixture shall not be higher than the height of the *fence* or greater than 6 feet, whichever is less.
 4. All other freestanding *light fixtures* shall be no higher than 20 feet above ground level.
- g. **Dark Hours.** Outdoor *lighting* shall be turned off from 10:00 p.m. until sunrise, or when people are no longer present in exterior areas being

illuminated, whichever is the latest. Photocells or photocontrols shall be used to ensure all *outdoor lighting* is automatically extinguished (or not triggered by motion sensors) when sufficient daylight is available. Automated controls should be fully programmable and supported by battery or similar backup.

h. Essential Lighting.

1. *Essential lighting* shall be placed on motion sensors with timers programmed to turn off the light(s) after no more than 10 minutes. *Security lighting* may remain on through *dark hours* when the *light fixture* output is less than 850 *lumens* and *light trespass* does not occur beyond the *building site* pursuant to subsection (c)(1) above.
2. Where *security lighting* output exceeds 850 *lumens*, or *light trespass* occurs pursuant to (c)(1), *light fixtures* with motion sensors and timers shall be programmed to turn off the light(s) no more than 10 minutes after activation regardless of dark hours requirements. See Section. 8178-2.6.15.2(b)(4) for timer duration of *security lighting* located in *ESHA* or *buffer zone*.
3. Outdoor *light fixtures* used for *security lighting* shall be attached to *legally established buildings* or entry gate *structures* and controlled by motion sensors which extinguish no later than ten (10) minutes after activation. *Security lighting* shall not exceed a maximum output of 2,600 *lumens* per *light fixture*.
4. Where security cameras are used in conjunction with *security lighting*, the lighting color may exceed 3,000 *Kelvin* but shall be the minimum necessary for effective operation of the security camera.

i. Lighting for Commercial and Accessory Use Outdoor Recreational Facilities.

1. Outdoor recreational facility lighting may exceed 850 *lumens* and 3,000 *Kelvin* per *light fixture*. Lighting levels for these facilities shall not exceed those recommended in the Lighting Handbook available online by the Illuminating Engineering Society of North America (IESNA) for the class of play (Sports Class I, II, III or IV).
2. In cases where *fully-shielded light fixtures* would cause impairment to the visibility required for the intended recreational activity, *partially-shielded light fixtures* and directional lighting methods may be utilized to reduce light pollution, *glare* and *light trespass*.
3. With the exception of *essential lighting*, outdoor recreational facilities shall not be illuminated between 10:00 p.m. and sunrise, except to complete a recreational event or activity that is in progress as of 10:00 p.m.
4. *Light fixtures* affixed to *structures* for the purpose of lighting outdoor recreational facilities (such as equestrian arenas, pool areas, batting cages, tennis courts, basketball courts, etc.) shall not be mounted higher than 15 feet above ground level.
5. The lighting system design (including *lumens*, *Kelvin*, etc.) shall be prepared by a qualifying engineer, architect or landscape architect, in conformance with this Section 8177-4.1.11.

6. The proposed lighting design shall be consistent with the purposes of this Section 8177-4.1.11.5 and minimize the effects of light on surrounding properties.
- j. **Night Lighting for Translucent or Transparent Enclosed Agriculture Structures.** All night lighting within translucent or transparent enclosed *structures* used for ongoing *agriculture or agricultural operations* (e.g., greenhouses for crop production) shall use the following methods to reduce *sky glow*, beginning at 10:00 p.m. until sunrise:
 1. *Fully- or partially-shielded light fixtures* that are directed downward; and
 2. Blackout screening for the walls and roof, preventing interior night lighting from being visible outside the *structure*.
- k. **Wireless Communication Facilities.** In addition to all other applicable standards for *wireless communication facilities* specified in Section 8175-5.20.3(t), *wireless communication facilities* (including radio and television towers) that are higher than 200 feet shall not use red-steady lights unless otherwise required by the Federal Aviation Administration (FAA). Only white strobe or red strobe lights or red flashing LED lights shall be used at night, and these should be the minimum number, minimum intensity, and minimum number of flashes per minute (i.e., longest duration between flashes/dark phase) allowable by the FAA. To the extent *feasible*, light flashes emanating from a single tower shall be set (synchronized) to flash simultaneously.

(ADD.ORD.4586-10/19/21)

Sec. 8177-4.1.11.6 - Deviation from Standards and Requirements

- a. The *Planning Director* may authorize deviations from any standard or requirement of this Section 8177-4.1.11 during the processing of an application for a discretionary permit or approval. The decision to authorize each deviation must include written findings of fact supported by substantial evidence in the record establishing that the applicant's proposed lighting will be the functional equivalent, with regard to the strength and duration of illumination, *glare*, and *light trespass*, of the lighting that would otherwise be required by the applicable standard or requirement.
- b. The request shall state the circumstances and conditions relied upon as grounds for each deviation, and shall be accompanied by the following information and documentation:
 1. Plans depicting the proposed *light fixture(s)*, identifying the location of the *light fixture(s)* for which the deviation is being requested, the type of replacement *light fixture(s)* to be used, the total light output (including *lumens*, *Kelvin*, etc.), and the character of the shielding, if any;
 2. Detailed description of the use of proposed *light fixtures* and the circumstances which justify the deviation. The description shall include documentation supporting the making of the required findings of fact as stated in subsection (a) above;
 3. Supporting documentation such as a lighting plan, if requested; and
 4. Other data and information as may be required by the Planning Division.

ARTICLE 8:

GENERAL DEVELOPMENT STANDARDS/CONDITIONS

– RESOURCE PROTECTION

Sec. 8178-2 – Environmentally Sensitive Habitat Areas (ESHA)

Sec. 8178-2.1 – Purpose and Content

The purpose of this section is to provide regulatory standards for the protection of sensitive biological resource areas (*ESHA*) in the *coastal zone* and to ensure that *development* is sited and designed to avoid impacts to, and to be compatible with, the long-term *preservation* of these *coastal resources*.

Sections:

- 8178-2.1 Purpose
 - 8178-2.2 Applicability
 - 8178-2.3 Environmental Reviews
 - 8178-2.4 ESHA and Buffer Zone Determination and Delineation
 - 8178-2.5 Allowable Uses in ESHA or Buffer Zones
 - 8178-2.6 Development Standards in ESHA and Buffer Zone
 - 8178-2.7 Additional Standards for Specific Coastal Habitats
 - 8178-2.8 Pesticides and Pest Management in the Coastal Zone
 - 8178-2.9 Land Divisions and ESHA Preservation Incentives
 - 8178-2.10 Compensatory Mitigation
 - 8178-2.11 Processing Permits for Development in ESHA or Buffer Zone
- (AM.ORD.4586-10/19/21)

Sec. 8178-2.2 – Applicability

Section 8178-2 applies to all new/modified *development*, including repair/maintenance activities, which meets both of the following criteria:

- a. The *development* or repair/maintenance activities require a *Coastal Development Permit* or discretionary *Coastal Development Permit* modification (i.e., *development* and repair/maintenance activities which are exempt or excluded from *Coastal Development Permit* requirements pursuant to Section 8174-6 are not subject to this Section 8178-2); and
- b. The proposed *development envelope* or repair/maintenance activities are located in one or more of the following areas:
 - 1. *Habitats* classified as an *ESHA* (see Section 8178-2.4.1), which include but are not limited to areas with mapped *ESHA* on certified *ESHA* maps (see Coastal Area Plan, Figures 4.1.3-1 through Figure 4.1.3-3); or

2. *Habitats* or areas classified as a *buffer zone** (see Section 8178-2.4.4) or areas located within 1300 feet of either: land protected by a *conservation easement* or land acquired by a *conservation organization*; or
3. *Habitats* or areas within 300 feet of land owned by a federal/state *natural resource agency* and used for *habitat* protection (e.g., Point Mugu State Park).
4. Within 500 feet of a *wet environment*.

In all cases, informational sources used to make *ESHA* or *buffer zone* determinations shall include certified *ESHA* maps, site-specific environmental assessments/maps, aerial photographs, and *habitat*/wildlife information available from federal/state/local *natural resource agencies* (e.g., National Park Service or other vegetation maps, wildlife tracking *GIS* data, *monarch butterfly overwintering sites*, *California Natural Diversity Database*). See Appendix AE-1.3.2(f) for a complete list of information sources. If inadequate information is available in existing, available informational sources to determine whether the proposed *development* is in *ESHA* or *buffer zone*, the site-specific environmental assessment prepared for the proposed project shall be used to determine the applicability of Section 8178-2.

The *Planning Director* or designee may determine based on available biological evidence that this section applies to new/modified *development*, including repair/maintenance activities, that does not meet the above criteria, but that has the potential to result in adverse impacts to *ESHA* or *buffer zone*.

(AM.ORD.4586-10/19/21)

Sec. 8178-2.3 - Environmental Reviews

To ensure that adverse impacts to *ESHA* are avoided to the maximum extent *feasible*, all *Coastal Development Permit* applications shall be evaluated for compliance with all applicable *ESHA* policies and standards of the LCP. During environmental review, if multiple environmental resource regulations are applicable to the proposed project, the regulation that is the most protective of the *ESHA ecosystem* shall be used to regulate the *development*. Environmental reviews shall include a site-specific environmental assessment and a least damaging *alternatives analysis*, and shall be based on an evaluation of the following:

- a. **Site-specific environmental assessment.** Except as provided by subsection (3) below, a site-specific environmental assessment (Coastal Initial Study Biological Assessment, or CISBA) shall be prepared pursuant to the requirements of Section AE-1.3, including the following:
 1. Site-Specific *ESHA* Map - To accurately identify and assess the impacts of proposed *development* on *ESHA* and *buffer zones*, a site-specific *ESHA* map is required that delineates all *ESHA* and *buffer zones* on all portions of the subject *lot* and shall include the following:
 - i. The site-specific map shall be adequate to determine all potentially adverse direct, indirect and *cumulative* impacts to *ESHA* resources and confirm that the proposed project is the least environmentally damaging alternative. The minimum geographic extent of field surveys for a site-specific *ESHA* map shall be the area within a 500-foot radius of the proposed *development envelope*. When an *expanded fuel modification*

* For *buffer zone* standards, see Sections 8178-2.4.4, 8178-2.7.6, 8178-2.7.7, 8178-2.7.8, and 8178-2.7.9.

zone is proposed for existing *structures*, the geographic extent of the field surveys shall include a 100 foot radius beyond the proposed *expanded fuel modification zone* (see in Appendix E1, Section AE-1.3.2.(g)(1)(iv). All portions of the subject *lot* that lie outside the required 500-foot field survey area shall be mapped using certified *ESHA* maps, aerial photographs and/or *habitat/wildlife* information available from federal/state/local *natural resource agencies* (e.g., National Park Service or other vegetation maps, wildlife tracking *GIS* data, *monarch butterfly overwintering sites*, *California Natural Diversity Database*. (See Appendix E1, Section AE-1.3.1(a) and AE- 1.3.2(g)(2)); and

- ii. The geographic extent of field surveys/maps for a *monarch butterfly overwintering site* is a 1000-foot radius of the proposed *development envelope*.

See Section 8178-2.4.3 and Appendix E1, Section AE-1.3.1(b) for information on the geographic extent for specific types of surveys.

2. Environmental Analysis - An analysis of all potentially adverse direct, indirect, and cumulative *impacts* on *ESHA* resources. All areas that meet the definition of *ESHA* or *buffer zone* shall be mapped as *ESHA* or *buffer zone* on a site-specific *ESHA* map and shall be accorded all protections for *ESHA* required by the policies or standards of the LCP.
3. Minor Development – A new CISBA is not required for *minor development* (e.g., a *fence* or small *accessory structure*) in an approved *building site* if the project includes no grading, would not result in an increased *building site* or *fuel modification zone*, and is located at least 100 feet from a *wet environment*.
4. The Planning Staff Biologist, County’s designated biological consultant, or *Coastal Commission* on appeal shall determine if the content and conclusions of the CISBA and the graphic depiction of habitats on the site-specific *ESHA* map were completed pursuant to the policies and standards of the LCP.

See Appendix E1 for a description of the required contents and procedures for a site-specific environmental assessment (i.e., Coastal Initial Study Biological Assessment (CISBA)). See Section 8178-2.4 for information on the determination and delineation of *ESHA* and *buffer zones*.

- b. **Least Environmentally Damaging Alternatives Analysis:** If the proposed project would potentially result in adverse impacts to *ESHA* or encroach within the *buffer zone*, an *alternatives analysis* shall be provided to determine whether the project constitutes the least environmentally damaging alternative. This requirement is not applicable to a project that is limited to an *expanded fuel modification zone* for existing, *legally established structures*. The least damaging *alternatives analysis* shall include the following:

1. Written description and graphic depiction of two or more project design alternatives on a site plan that provide a reasonable range of options that minimize direct and indirect, adverse impacts on *ESHA* and encroachment within *buffer zones*. Project design alternatives shall depict all proposed *development* and shall include different locations, shapes and sizes that include, but are not limited to the following project components: *building site*, *structures* (e.g., house, garage, barn), site features (e.g., pool, patio, *fences*, landscaping), *fuel modification zones* (including the *mandatory fuel modification zone* required by the fire department and the maximum allowable *expanded fuel modification zone*), water tanks and other proposed

development sited outside the *building site*, animal containment areas, driveway/access road(s), and water/wastewater systems.

2. Tabular summary that includes comparative data for the project design alternatives. The data provided shall include cubic yards of cut/fill for grading and acres of impacts on *ESHA* or *buffer zone*, sorted by *habitat* type; and
 3. Written summary and findings that explain how the proposed project meets the requirements of Section 8178-2.6.1. If the proposed *development* is only allowed to provide an *economically beneficial use* (see Section 8178-2.5.3), include a list of LCP policies and standards that are not met by the project design alternatives; and
 4. If the *Planning Director* or designee determines that there is inadequate evidence to indicate that the proposed project constitutes the least damaging alternative, the applicant shall be required to submit one or more additional project design alternatives.
- c. **Natural Resource Agency Consultations:** County staff and applicants for *development* projects shall consult with the California Department of Fish and Wildlife, US. Fish and Wildlife Service, NOAA Fisheries, U.S. Army Corps of Engineers, and other *natural resource agencies*, as applicable based on each *agency's* jurisdiction over the subject resources, to ensure that any potential impacts to *wetlands*, *streams*, or other specific *coastal resources* under their jurisdiction are avoided or minimized in a manner consistent with state and federal laws. In addition, in the Santa Monica Mountains (M) Overlay Zone, permit applications shall be provided for review and comment to the National Park Service, State Department of Parks and Recreation, Santa Monica Mountains Conservancy, Mountains Recreation and Conservation Authority and other *conservation organizations* holding property in the Santa Monica Mountains.

(AM.ORD.4586-10/19/21)

Sec. 8178-2.4 – ESHA and Buffer Zone Determination and Delineation

Sec. 8178-2.4.1 - Definition of ESHA

ESHA is any area in which plant or animal life or their *habitats* are either rare or especially valuable because of their special nature or role in an *ecosystem* and which could be easily disturbed or degraded by human activities and *developments*. Each of the following landforms and *habitat* types constitute *ESHA*. This list shall be used in conjunction with the detailed information on *ESHA* determinations in Appendix E1:

- a. Areas of Special Biological Significance as identified by the State Water Resource Control Board (i.e., Mugu Lagoon to Latigo Point Area of Special Biological Significance State Water Quality Protection Area).
- b. *Coastal bluff habitats*.
- c. *Coastal dune habitats*.

- d. *Coastal sage scrub (CSS) and chaparral* plant communities in the Santa Monica Mountains (See *coastal sage scrub* and *chaparral* in *special status species habitats*).*
- e. *Critical life stages* – Seasonal *habitats* supporting the following, *critical life stages* of a species:
 - 1. Bat roosts or *breeding colonies* for *special status species*.
 - 2. Denning or breeding sites for bears, mountain lions, bobcats, coyotes, and other *special status species* identified in subsection (j) below.
 - 3. Occupied grunion spawning sites.
 - 4. *Monarch butterfly roost site habitat*.
 - 5. Occupied marine mammal rookery and haul-out areas.
 - 6. Bird nesting, *staging/stopover* and *roosting sites*.
- f. *Habitat Connectivity Corridors* (see Section 8178-2.7.5 for corridor types/widths).
- g. *Native grasslands and savannah habitats* consisting of perennial native needlegrasses (purple needlegrass, foothills needlegrass, nodding needlegrass) and their associated native *forb* species. Site-specific determinations are required to determine if non-native annual species characteristic of California annual grassland represent *ESHA*, and such determinations will depend on factors that include the size of native grass patches, number of patches, and their connectivity.
- h. Oak and other native tree savanna and woodland communities.
- i. *Rock outcrop habitats*.
- j. *Special Status Species Habitats*:
 - 1. *Habitat* that supports rare/special status plant and animal species, including species listed as endangered, threatened, or rare under the Federal or State Endangered Species Acts.
 - 2. *Habitat* that supports federal or state candidate species for listing.
 - 3. *Habitat* that supports California Fully Protected Species.
 - 4. U.S. Fish and Wildlife Service designated critical habitat that is occupied or has a history of being occupied and the *habitat* retains the functions of the primary constituent elements of its designation.
 - 5. *Habitat* that supports plant communities ranked G1 or S1 (critically imperiled globally or within the state), G2 or S2 (imperiled), or G3 or S3 (vulnerable to extirpation or extinction) in the California Department of Fish and Wildlife's *California Natural Diversity Database (CNDDB)* or by NatureServe's Natural Heritage Program.

* The Coastal Commission classified *coastal sage scrub* and *chaparral* plant communities in the Santa Monica Mountains as ESHA in 2003. See memo from John Dixon to Ventura County titled 'Designation of ESHA in the Santa Monica Mountains', dated March 25, 2003.

6. *Habitat* that supports plant species assigned a California Rare Plant Rank of 1 (plants presumed extinct in California, or rare, threatened, or endangered in California and elsewhere), 2 (plants that are rare, threatened, or endangered in California but more common elsewhere), or 4 (plants of limited distribution in California) by the California Native Plant Society.
7. *Habitat* that supports species tracked by the *California Natural Diversity Database* that are classified as species of greatest conservation concern.
8. *Habitat* that supports California Species of Special Concern.
9. *Habitat* that supports species on the Ventura County Locally Important Species List.

ESHA supporting *special status species* constitutes *ESHA* at the scale necessary for that species to be supported over its *critical life stages* or *home range*. Gaps or degraded areas within a contiguous stretch of *ESHA* may be included as part of the protected area for the *special status species*.

- k. *Wet Environments: Wetlands,* estuaries, lagoons, lakes, rivers, streams, seeps, springs, and their associated riparian or alluvial scrub habitat*, including unimproved reaches of Ventura County Water Bodies listed on the Clean Water Act 303(d) List.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.4.2 – ESHA Determinations

ESHA shall be mapped and protected in accordance with the *ESHA* policies and standards of the LCP, and as follows:

- a. If the applicant's CISBA contains substantial evidence that an area mapped as *ESHA* on the County's certified *ESHA* map does not contain *habitat* that meets the definition of *ESHA* (Appendix E1) or that an area not mapped as *ESHA* on the County's certified map does contain *habitat* that meets the definition of *ESHA* (Appendix E1), then the County shall determine the physical extent of *ESHA* on the project site based on information in the CISBA and the standards in this section. If the County determines that an area is not *ESHA*, the LCP policies and standards for the protection of *ESHA* shall not apply. The County shall maintain a record of *ESHA* determinations (see Appendix E1, Section AE-1.3), and such records shall be used to support periodic updates of the certified *ESHA* map.
- b. An area that previously met the definition of *ESHA* but was damaged or destroyed by illegal removal or degradation of the *habitat* shall continue to qualify as *ESHA*.
- c. An area that previously met the definition of *ESHA* but was damaged or destroyed by *natural disaster* shall continue to qualify as *ESHA*. Notwithstanding the foregoing, the County's decision-making authority may find that such an area is no longer *ESHA* based on a finding, supported by substantial evidence in the site-specific environmental assessment (Appendix E1, Section AE-1.2.2(c)), establishing that, 20 ~~15~~ or more years after the

* See Appendix E1 for information on *wetlands* defined as *ESHA*.

natural disaster, the destroyed *ESHA* has been permanently replaced by alternative *habitat* not defined as *ESHA*.

- d. Areas occupied by existing, *legally established development* shall not constitute *ESHA*. Notwithstanding the foregoing, *ESHA* and/or *buffer zone* retained within an *expanded fuel modification zone* in accordance with an approved *ESHA Vegetation Management Plan* (See Appendix E2, AE-2.4–*ESHA Vegetation Management Plan*) shall be protected as *ESHA* or *buffer zone*.
- e. With the exceptions described within subsection (d) above, a *legally established fuel modification zone* is not classified as *ESHA* under the following circumstances:
 1. The *fuel modification zone* width is specified in an approved *coastal development permit*; or
 2. If the width of the *fuel modification zone* is not specified in an approved *coastal development permit*, the *fuel modification zone* shall be considered the width of the *fuel modification zone* shown around the *legally established development* in aerial photographs taken on October 18, 2018 and October 31, 2018 on file with the Planning Division, or up to 200 feet measured from the edge of *legally established habitable structures*, whichever area is smaller. Continued vegetation clearance outside the *fuel modification zone* that occurred after the October 2018 aerial photographs dates (referenced above) shall be considered *unauthorized development*.
 3. If the *fuel modification zone* was established prior to the effective date of the Coastal Act, in conformity with all applicable laws in effect at the time, and is not otherwise reflected in a permit, the size of the *fuel modification zone* consistently maintained as of January 1, 1977 shall be considered *legally established development*. However, if the historically maintained *fuel modification zone* was 100 feet or less on January 1, 1977, then the property owner shall be allowed to maintain the existing *fuel modification zone* width as described in subsection (e)(2) above.
- f. Unless vegetation is altered or removed as part of an existing, *legally established development* or as part of an associated *fuel modification zone* which is not classified as *ESHA* pursuant to subsection (d) or (e) above, the alteration or removal of vegetation shall constitute *unauthorized development* (see Appendix E1, Section AE-1.2.2 - Additional Factors for *ESHA* Determinations).

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.4.3 – ESHA Delineation in Site-Specific ESHA Maps

Within a site-specific *ESHA* map (Section 8178-2.3(a)), all areas that meet the definition of *ESHA* shall be mapped and protected as *ESHA*. The precise boundaries of *ESHA* on a site-specific map shall be based on the following:

- a. Areas that meet the definition of *ESHA*, as set forth in Section 8178-2.4.1 and the *ESHA* determination/delineation criteria and procedures set forth in Section 8178-2.4.2 and Appendix E1, shall be mapped as *ESHA*. Such determinations shall be based on substantial evidence and information obtained from site-specific biological surveys, aerial photographs, and federal/state/local *natural resource agency* resources.
- b. *Wetland* delineations shall be conducted according to the definitions of *wetland* boundaries contained in Section 13577(b) of Title 14 of the California

Code of Regulations, and in conformance with the 1987 Army Corps of Engineers Wetland Delineation Manual and the 2008 Arid West Supplement.

ESHA delineation in site-specific *ESHA* maps shall be based on the applicant's site-specific environmental assessment, available independent evidence, and review by the Planning Division staff biologist.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.4.4 – Buffer Zone Delineations

Buffer zones shall be established to provide distance and physical barriers between protected resources and human disturbance. All *development* shall be sited and designed to protect the *adjacent* resources and be compatible with the continuance of the *habitat*. See Sections 8178-2.6.3 and 8178-2.6.4 for additional requirements when siting *development adjacent* to *ESHA*, *buffer zones*, and parklands/open space areas.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.4.4.1 – Width of Buffer Zones

Buffer zones shall be of sufficient width to avoid adverse impacts to *ESHA* or parkland/protected open space areas. The width of a *buffer zone* shall be delineated as follows:

- a. The minimum width of a *buffer zone* shall be 100 feet, except for a local *habitat connectivity corridor*, which does not require a *buffer zone* (Section 8178-2.7.5).
- b. A *buffer zone* that exceeds 100 feet is required when necessary to avoid adverse impacts to *special status species* (including *habitats* supporting *critical life stages* for such species). Please see Sections 8178-2.7.6, 8178-2.7.8, 8178-2.7.9, 8178-2.7.2, 8178-2.7.3. *Buffer zone* widths that exceed 100 feet for *habitats* such as *wetlands* or other *wet environments* shall be identified during the environmental review process.
- c. During construction and temporary outdoor festivals and sporting events, seasonal *buffer zones* shall be used to protect *critical life stage habitats* in accordance with the standards established in Sections 8178-2.6.13(g), 8178-2.7.6, 8178-2.7.7, and 8178-2.7.9, as follows:
 1. Raptor and bird nesting and *roosting sites* (300-500 feet);
 2. Bat roosts for *special status species* (200-500 feet);
 3. Occupied marine mammal rookery and hauling ground *habitats* (300-500 feet);
 4. Occupied grunion spawning sites (mechanical equipment, above highest tide wrack line); and
 5. Denning or breeding sites for bears, mountain lions, bobcats, coyotes, and other *special status species* (200-650 feet).

See Sections 8177-4.1.7 for information on *buffer zones* required when *development* is located within 1,000 feet of publicly owned parklands; 8178-2.6.2(b) for information on the application of *buffer zones* for off-site *ESHA* in existing shoreline communities; and 8178-2.7.1.4 for information on *buffer zones* for limited sand removal. See Appendix E1 for information on the delineation of *buffer zones* for specific *ESHA* and Section 8178-2.4.4.2.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.4.4.2 – Measurements for Buffer Zones

Buffer zone widths shall be measured from the outer extent of the vegetation that makes up the *habitat* or as follows:

- a. *Riparian Areas*: The outer edge of the cover of *riparian* vegetation community, or the outer edge of the bank of the subject *stream* if *riparian* vegetation is not present.
- b. *Alluvial Scrub*: Edge of alluvial soils located on alluvial fans, alluvial valley slopes, *stream* deltas, and along *stream* bottoms.
- c. *Native woodland*: The outer edge of the woodland tree canopy stand.
- d. *Wetland*: The upland limit of *wetland habitat*. In the case of *wetlands* without vegetation or soils, the setback shall be the boundary between land that is flooded or saturated at times (during years of normal precipitation) and land that is not.
- e. *Rocky Outcrops*: The outer extent of the plant community supported by the *rocky outcrop habitat*.
- f. *Protected Parkland/Open Space*: The outer edge of the boundary for parkland/ open space areas acquired by *natural resource agencies* or *conservation organizations* for *habitat* protection.

Appendix E1 also contains information on the delineation of *buffer zones*.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.5 - Allowable Uses in ESHA or Buffer Zones

Allowable *uses* (or *development* associated with such *uses*) in *ESHA* or *buffer zones* shall be limited to *uses* that are dependent on the biological resource, except where a non-*resource dependent use* is allowed pursuant to this Section 8178-2. All *uses* allowed in *ESHA* or *buffer zones* shall meet the standards for a least damaging alternative (see Section 8178-2.6.1), and such *uses* shall be sited, designed, and mitigated in a manner consistent with the standards in Sections 8178-2.6, 8178-2.7, and 8178-2.10.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.5.1 – Allowable Resource-Dependent Use in ESHA or Buffer Zones

Within an *ESHA* or a *buffer zone*, the following new *resource-dependent uses* may be permitted:

- a. Nature study and environmental research.
- b. Passive recreational *uses*, such as public access-ways, trails for hiking, bicycling or horseback riding, and *low-impact campgrounds*.
- c. Directional, education, and interpretive signs or displays.
- d. *Habitat restoration, preservation, or enhancement*, including the following:
 1. Temporary fencing deemed necessary to prevent encroachment in the *ESHA* or *buffer zone*.
 2. Vegetation management, including the removal of non-native vegetation, planting native species, weeding, supplemental plantings, and other maintenance measures when conducted for the purpose of *ESHA restoration, establishment, or enhancement* pursuant to an approved *Habitat Restoration Plan* (see Section 8178-2.10.9).

3. The placement/repair of site features within coastal *dune habitats* (e.g., raised walkways, fencing, predator-exclusion cages for shorebird nests), or the *restoration* of *dune* topology using sand replenishment or contouring or non-native *invasive* or *invasive watch list plant species* removal to facilitate the protection of native species reliant on a *dune ecosystem*. In all cases, coastal *dune habitat* modification or disturbance shall be the minimum amount necessary to accommodate the identified *uses*.

(AM.ORD.4586-10/19/21)

Sec. 8178-2.5.1.1 – Allowable Uses in Streams and Rivers

In addition to *resource-dependent uses*, the following *uses* may be permitted within *streams* and rivers:

- a. Necessary water supply projects.
- b. Flood control, where no other method for protecting existing *structures* in the floodplain is *feasible* and where such protection is necessary for public safety or to protect existing *development*.
- c. *Developments* where the primary function is the improvement of fish and wildlife *habitat*.

Channelization or other substantial alterations to river or *stream* corridors shall be conducted in a manner that minimizes impacts to *coastal resources* and shall incorporate the best mitigation measures *feasible* to mitigate unavoidable impacts to the maximum extent *feasible*, including the depletion of *groundwater*.

(AM.ORD.4586-10/19/21)

Sec. 8178-2.5.1.2 – Allowable Uses in Wetlands and Open Coastal Waters

The diking, dredging, or filling of *wetlands*, open coastal waters, lakes, and *estuaries* may be permitted for the following *uses*:

- a. New or expanded port, energy, and *coastal-dependent* industrial facilities.
- b. Mineral extractions, including sand for beach *restoration*, except in *ESHA*.
- c. New or expanded boating facilities, and the placement of structural pilings for public recreational piers (this use excludes *wetlands*).
- d. Nature study, *aquaculture*, or similar *resource-dependent* activities.
- e. *Habitat restoration* or *enhancement*.
- f. Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
- g. Maintenance of existing, or *restoration* of previously dredged depths, in existing navigational channels, turning basins, vessel berthing/mooring areas, and boat launching ramps.

The *uses* listed above may only be permitted if otherwise consistent with the LCP and where there is no *feasible*, less environmentally damaging alternative and where *feasible* mitigation measures have been provided to minimize adverse environmental effects.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.5.2 – Allowable Non-Resource Dependent Use in ESHA or Buffer Zones

Within *ESHA* or a *buffer zone*, the following non-*resource dependent uses* may be permitted, provided that such *uses* are the minimum necessary, meet the standards for a least damaging alternative (see Section 8178-2.6.1), and are sited, designed, and mitigated in a manner consistent with the standards in Sections 8178-2.6, 8178-2.7, and 8178-2.10:

- a. New or modified wireless communication facilities, when the approval of the facility is mandated by federal law (see Sections 8175-5.20.3(g) and 8175-5.20.5).
- b. Existing public works facilities may be maintained and repaired in accordance with Coastal Zoning Ordinance provisions in Section 8174-6.3.2.
- c. *Public Works* Facilities in accordance with this Article and Section 8175-5.9, and all other applicable provisions of this Chapter and the LCP Land Use Plan, provided that such facilities are necessary to protect public health/safety or essential public services for legally permitted *development*.
- d. *Shoreline protective devices* (see Section 8178-2.7.1.2(a)).
- e. Non-*resource dependent uses* allowed pursuant to the *economically beneficial use* exception in Section 8178-2.5.3.

An existing, *legally established principal structure* may be rebuilt if it is destroyed by fire or a *natural disaster*. If it is an otherwise *nonconforming use*, it shall not be rebuilt within *ESHA* or the *buffer zone*. See the following sections for *uses* allowed in a *buffer zone*: Sections 8178-2.6.9.1, 8178-2.7.1.4, and 8178-2.6.2(b).

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.5.3 – Economically Beneficial Use

If the application of the policies, standards or provisions of the LCP regarding use of property designated as *ESHA* or *buffer zone* would deny all *economically beneficial use* of an applicant's property as a whole, an otherwise prohibited *development* may be allowed in *ESHA* or *buffer zone* in accordance with Policies 4.2 and 4.3 of the Coastal Area Plan and all other applicable regulations and requirements of the LCP. *Development* on a *lot* that is already *developed* in a manner that provides an *Economically Beneficial Use* shall not result in new disturbance or loss of *ESHA* or *buffer zone* that conflicts with the *ESHA* policies of the LCP. Applicants seeking approval of *development* pursuant to this *economically beneficial use* exception shall provide the information and documentation required pursuant Appendix E2 at Section AE-2.3, and the County's decision-making authority must make the findings required by Policy 4.3 of the Coastal Area Plan.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6 – Site and Building Design Standards in ESHA

The purpose of the standards in this Section 8178-2.6 is to facilitate the conservation and protection of *ESHA*.

Sec. 8178-2.6.1 – Least Environmentally Damaging Alternative

Any *development* allowed in *ESHA* or *buffer zones*, pursuant to Section 8178-2.5 shall constitute the least environmentally damaging alternative. The following findings shall be made regarding the *development*:

- a. The *development* consists of a *feasible* project design alternative that results in the least damage (i.e., direct/indirect/cumulative impacts) to *ESHA*, when compared to other *feasible* alternatives, and protects *ESHA* (both on and off-site) against significant disruption of habitat values;
- b. If the *development* is authorized to provide an *economically beneficial use*, the project shall, in addition to complying with Policies 4.2 and 4.3 of the Coastal Area Plan: (1) consist of a design alternative that avoids adverse impacts to *ESHA* (both on and off-site) to the maximum extent *feasible*; (2) include a *building site* that is consistent with the standards in Section 8178-2.6.2; and (3) minimize *development* outside the *building site* for access roads, *fuel modification zone*, and site grading.

Mitigation shall not be used as a substitute for selection of the least environmentally damaging project design alternative.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.2 – Maximum Allowable Building Site in ESHA or Buffer Zone

If *development* is allowed in *ESHA* or *buffer zones* pursuant to Section 8178-2.5.3, then the following standards shall be used to determine the maximum allowable *building site* based upon the County analysis of documentation and information provided by the applicant for *development* (See Appendix E2, Section AE-2.4):

- a. Santa Monica Mountains: Within the Santa Monica Mountains (M) overlay zone, the maximum allowable *building site* shall be 10,000 square feet, or 25 percent of the *legal lot* size, whichever is less. The allowable *building site* may be increased above the maximum allowed by this Section when authorized pursuant to the incentive program in Section 8178-2.9.4.1, and it may be decreased pursuant to Section 8178-2.6.2.2(b). If the *development* is authorized to provide an *economically beneficial use* the permit shall be conditioned to require the remaining area of the *lot* located outside of the *building site* and *mandatory fuel modification zone* is preserved in perpetuity through a *conservation easement* or *conservation instrument*, except as otherwise set forth in the project's associated *Coastal Development Permit* and any allowable future *development* that is consistent with Section AE-2.2.2.
- b. Existing Communities:* On *legal lots* zoned Residential Beach (RB), Residential Beach Harbor (RBH), Coastal Residential Planned Development (CRPD), Coastal One-Family Residential (CR1), Coastal Two-Family Residential (CR2), Coastal Rural Exclusive (CRE-20,000 sf only), and Coastal Commercial (CC), the allowable *building site* shall be determined as follows:

* The zones listed above are only used within the existing communities of Rincon Point, La Conchita, Mussel Shoals, Seacliff, Faria, Solimar, Hollywood-by-the Sea, Silverstrand, and Solromar (outside (M) overlay zone).

1. *Development* shall not be subject to a maximum allowable *building site* solely because the *lot* contains the required *buffer zone* for off-site *ESHA*. This standard is not applicable to a *lot* that contains the *buffer zone* for an off-site *wet environment* and, in such cases, additional encroachment into the *buffer zone* will not be authorized.
2. Most *lots* in existing communities are currently developed. If a *lot* does contain on-site *ESHA*, the maximum allowable *building site* shall be a maximum of 10,000 square feet or 25 percent of the *legal lot* size (whichever is greater) but shall not exceed the maximum *lot* coverage allowed by zoning.

For *lots* that contain a *wet environment* or its *buffer zone*, see Section 8178-2.6.2.2(b).

- c. Other Coastal Areas: Except as provided by subsections (a) and (b) above, the maximum allowable *building site* shall be determined on a case-by-case basis for the allowed *principally-permitted use*. The maximum allowable *building site* shall be limited to the area needed for the property owner to make an *economically beneficial use* of the applicant's property as a whole (Refer to Section 8178-2.5.3 and AE-2.3).
- d. In all cases, the maximum allowable *building site* shall be subject to the general requirements in Section 8178-2.6.2.1 and the adjustments in Section 8178-2.6.2.2.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.2.1 – General Requirements for Maximum Allowable Building Sites

- a. Building Site Calculations - Area calculations for the *building site* may exclude the area of one access driveway or roadway, the area of one hammerhead safety turnaround, graded *slopes* exclusively associated with the access driveway or roadway and hammerhead safety turnaround, and grading necessary to correct an adverse geological condition. *Fuel modification* authorized by the Ventura County Fire Protection District for approved *structures* may extend beyond the approved *building site* area. The size and design of *development* excluded from the *building site* shall meet all applicable standards of the LCP or, when such standards are not specified, shall be based on minimum standards provided by the Ventura County Fire Protection District and the Public Works Agency.
- b. Least Damaging Alternative - *Development* within the *building site* shall be the least damaging alternative (see Section 8178-2.6.1), and siting and design techniques shall be used to minimize impacts to *ESHA* and *buffer zones*.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.2.2 – Adjustments to Maximum Allowable Building Site

The maximum allowable *building site* is subject to adjustment in the following circumstances:

- a. Incentive Programs: The allowable *building site* may be increased above the maximum allowed by this Section 8178-2.6.2 when

authorized pursuant to the incentive program in Section 8178-2.9.4.1;
and

- b. Highly Constrained Lots: The allowable *building site* shall be reduced below the maximum allowed by this Section 8178-2.6.2 when adequate land is not available due to one or more of the following circumstances:
 1. A reduction is necessary to meet public health and safety standards (e.g., established building codes, fire codes, flood hazard requirements, *slope* stability hazard requirements).
 2. A reduction of the size of the *building site* is necessary to avoid disturbance of a *wetland habitat* (e.g., vernal pools, *estuaries*, *lagoons*, lake *habitats*), *habitat* within 100 feet of *riparian habitat*, or the top of the bank of a river/*stream* where *riparian habitat* is not present, or *habitats* occupied by *special status species* (see Section 8178-2.4.1). Any reduction of the *building site* on this basis shall be supported by the Coastal Initial Study Biological Assessment (CISBA) (Section 8178-2.4.3(a)).
 3. A reduction is necessary to avoid placement of a *fuel modification zone* on *adjacent* public park land (i.e., land managed by the National Park Service or the State Department of Parks and Recreation) or avoid placement of an *extended fuel modification zone* onto an *adjacent* property.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.3 - General Siting and Building Design Standards

- a. Location of *Development* – To minimize impacts to *ESHA* and *buffer zones*, *development* shall be located as follows:
 1. Distance from ESHA - The *development envelope* shall be located as far as possible from *ESHA* and outside *buffer zones*.
 2. Avoid Steep *Slopes* - *Development* shall not be permitted in areas with 30 percent *slope* or higher. Remediation of unstable *slopes* that threaten public health or safety is permitted if the least environmentally damaging method is used to stabilize the *slopes*.
 3. Clustered Development - *Development* shall be clustered and located near existing *structures*, roadways and services (e.g., water, sewer)
 4. Minimize Grading – Locate roads, *structures*, and other *development* in areas with minimal topographic constraints to minimize grading and alteration of natural landforms.
- b. Minimize Fuel Modification – To minimize the extent of the *fuel modification zone* and its associated impacts on *ESHA* or *buffer zones*, all *development* shall, to the maximum extent *feasible*, be located and designed to meet the following standards:
 1. Utilize an approximately square or circular shape *building site*, which by design minimizes the area of the *fuel modification zone*, unless an elongated shape is needed to protect *coastal resources* or to minimize grading on a *slope* over 20 percent gradient.

2. Fire safe site design and building techniques shall be utilized in all *development* to minimize the size of *fuel modification zones*. These techniques include, but are not limited to the following: ember resistant building materials, closed eaves, roof sprinkler system, fireproof vents, and insulated temper glassed windows, etc.
 3. To take advantage of overlapping *fuel modification zones*, *structures* within the *building site* and *building sites* on nearby *lots* shall be clustered, including as part of *land divisions* and *lot line adjustments*.
 4. No *development* shall be approved that results in a *fuel modification zone* that extends off-site onto federal or state parklands without the written authorization of the National Park Service or State Department of Parks and Recreation, as applicable.
 5. To protect off-site *ESHA* and conservation lands from vegetation removal practices associated with the potential expansion of a *fuel modification zone*, *development* shall not, to the maximum extent *feasible*, be sited within 300 feet of off-site: (i) *ESHA* or *buffer zone*; or (ii) undeveloped parkland/open space areas owned or managed by a *natural resource agency* or *conservation organizations* for *habitat* protection (see Section 8177-4.1.7, for additional *development* siting standards *adjacent* to park boundaries in the Santa Monica Mountains.
 6. A proposed *expanded fuel modification zone* shall not encroach onto an *adjacent* property.
 7. Except Section 8178-2.6.3 (b)(4) and (6), deviations from the above standards may be permitted if the application of a standard would result in increased impacts to *ESHA*.
- c. Best Management Practices - *Best management practices* that minimize adverse impacts on *ESHA* and *buffer zones* shall be used for vegetation *removal* or *alteration*, the control and removal of *invasive or invasive watch list plant species*, construction management, water quality protection, *habitat restoration*, and use of *toxic chemical substances*.
 - d. Water Quality – Water quality shall be protected by minimizing the use of impervious surfaces and by utilizing bioswales or other *best management practices* that promote stormwater infiltration and limit stormwater *runoff*. *Development* shall be located away from *wetlands*, other *wet environments*-natural drainage features, and their associated vegetation. The disturbance of such features shall be minimized when avoidance is *infeasible*.
 - e. On-Site Open Space Requirements – *Development* shall not be permitted in areas with greater than or equal to 30 percent *slope*. All on-site *ESHA*, *buffer zones*, and *slopes* over 30 percent shall be permanently maintained in their natural state through a *conservation easement* or *conservation instrument* when: (1) identified on an applicant prepared site-specific *ESHA* map, and/or (2) located in the Coastal Open Space (COS) zone, Santa Monica Mountains (M) overlay zone, or Coastal Industrial (CM) zone.
 - f. Buildable Lot Standards – A buildable *lot* for residential use is a *legal lot* that can feasibly accommodate the following *structures* and improvements in a manner that is consistent with the policies and provisions of the LCP and that meets established public health and safety standards: (1) a *principal structure*; (2) legally accessible, all-weather access road; (3)

development is located outside known geological hazard areas; and (4) the *lot* is served by public water/sewer or can accommodate an on-site site well and/or wastewater treatment system that is adequate to serve the proposed *development*.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.4 –Buffer Zone Standards

Buffer zones (see Section 8178-2.4.4) shall meet the following standards:

- a. Whenever *feasible*, use natural topographic features, such as hills and bluffs *adjacent* to *ESHA*, to buffer *ESHA* from *development* (e.g., locate *development* on the opposite side of the hill from the *ESHA*).
- b. *Buffer zones* shall contain native vegetation around parklands, *ESHA*, or protected open space areas to serve as transitional *habitat* and protect the *ESHA* ecosystem.
- c. *Buffer zones* for *wet environments* in or *adjacent* to public areas shall include a *wildlife-permeable fence* or a natural barrier (e.g., vegetation or water) to provide a physical barrier to control entry into the *wet environment* when species in the *wet environment* (e.g., *wetlands*, *estuaries*, marsh) are particularly sensitive to human impacts or are visible from publicly accessible areas or trails. Such barriers shall be located at the outside boundary of the *buffer zone* and shall only be allowed when specified by a County-approved *ESHA Mitigation Plan* (Section 8178-2.10.9). Visual screening may be provided by using landscape material or vegetation that is compatible with the *wet environment*.
- d. When a project involves the *restoration* of a *stream* that was previously channelized or otherwise altered, existing legally-established *development* within the required *buffer zone* of such a *restored stream* may remain pursuant to Section 8178-2.5.2.
- e. Water quality improvement *best management practices* required for *development* shall be located outside the *buffer zone*, except when required within a *fuel modification zone* that overlaps with *ESHA* or *buffer zone* (see Section 8178-2.6.9.1) to protect other *ESHA* from erosion and degradation.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.5 – Geotechnical Testing in ESHA or Buffer Zones

Geotechnical testing includes exploratory activities associated with evaluating a site for allowable, potential *development*. Such activities include drilling or excavation conducted to evaluate soil, geologic hazards, or hydrologic conditions (e.g., exploratory test holes for water wells, percolation testing for on-site wastewater treatment systems). When conducted in *ESHA* or *buffer zone*, such activities require a *Coastal Development Permit* (see Section 8178-2.4). *Geotechnical testing* shall be sited and designed to minimize adverse impacts to *ESHA* and *buffer zones*, and the following standards shall apply:

- a. Access Roads - To the extent *feasible*, access to a project site for *geotechnical testing* (e.g., wells, percolation tests) shall be provided by existing roads or track-mounted drill rigs. If a temporary access road is permitted, the volume and extent of grading shall be limited to the minimum required to accommodate the equipment. Existing topsoil and

vegetative root stock shall be stockpiled and retained for use during site *restoration*.

- b. Required *Restoration* - Within 90 days from completion of exploratory testing, all temporary roads shall be *restored* to the original topographic contours, and all disturbed areas shall be *restored* with the original (previously stockpiled) topsoil and revegetated with species indigenous to the project site. Revegetated areas shall be monitored to ensure successful *restoration*.

See additional road standards in Section 8178-2.6.8.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.6 – Water Wells and Wastewater Systems

Water wells and wastewater systems shall be sited and designed to minimize impacts to *ESHA*, including impacts from grading, site disturbance, the introduction of increased amounts of water, and soil erosion.

Sec. 8178-2.6.6.1 – Water Wells

When a water well is proposed to serve a project, the applicant shall demonstrate, to the satisfaction of the Ventura County Watershed Protection District, as well as the applicable *Groundwater Sustainability Agency* that the proposed well will not have significant adverse individual or cumulative impacts on *groundwater*, *streams*, or natural resources. For a well location in close proximity of a *stream*, *drainage* course, and similar surface water conveyance, a *groundwater* assessment must be performed by a qualified professional to ensure surface water will not adversely impact *groundwater* quality. The applicant shall be required to do a test well and provide data relative to depth of water, geologic *structure*, production capacities, degree of drawdown. To approve a well the County must find, based on substantial evidence, that it will not cause significant adverse impacts, either individually or cumulatively, on *coastal resources*.

Sec. 8178-2.6.6.2 – Onsite Wastewater Treatment Systems

The County's Environmental Health Division (EHD) is responsible for enforcing onsite wastewater treatment system (OWTS) regulations and design standards. The design, installation, operation and maintenance of such systems shall be approved by EHD and, if applicable, the Los Angeles Regional Water Quality Control Board. The following standards complement existing public health and safety standards. New and replacement OWTS, including primary and expansion wastewater disposal areas, shall be sited and designed to minimize impacts on *ESHA* and *buffer zones* as follows:

- a. To the maximum extent *feasible*, OWTS shall be located away from *wet environments* and outside the *protected zone* (see Section 8178-7.4.3) of trees classified as *ESHA* (see Section 8178-7.3.1), and adequate setbacks shall be required to protect these areas from lateral seepage;
- b. New OWTS shall be sized to serve only the approved *development* and shall be sited within the approved *building site* and/or *fuel modification zone*; and
- c. To the maximum extent *feasible*, OWTS components that require maintenance (e.g., pumping septic tanks, maintaining effluent

screens) shall be located in an area that can be accessed from exiting or approved access roads.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.7 – ESHA Grading Standards

The standards of this Section 8178-2.6.7 shall be used in conjunction with those in Section 8175-5.17 when grading is permitted on property that contains *ESHA*, *buffer zone*, or a *fuel modification zone* which overlaps with a *buffer zone*:

- a. *Development* shall be designed to minimize alteration of natural landforms by using clustered *development* and split-level or stepped building pads on *slopes* that exceed 20 percent gradient.
- b. To reduce erosion and sediment loss, *development* shall be sited and designed to minimize vegetation clearing, grading and to limit disturbance of natural drainage features.
- c. *Best management practices* shall be used to minimize erosion and control *runoff*, and materials and techniques shall be utilized that avoid impacts on *ESHA* and water quality within *wet environments*.
- d. Erosion control measures used during project construction shall meet the following standards:
 1. Erosion and sediment control products shall not contain netting, except when the netting is manufactured from 100 percent biodegradable natural materials and is comprised of a loose-weave, *wildlife-safe* design with movable joints between the horizontal and vertical twines (i.e., with twines that can move independently). In areas of geologic instability, the use of non-biodegradable netting and geotextiles fabrics that are manufactured with polypropylene fibers may be permitted for geologic *slope* support and stabilization.
 2. Temporary silt *fences* reinforced with plastic mesh are prohibited.
 3. When no longer required, temporary erosion and sediment control products shall be removed.
- e. Trenches, test pits, and other excavations shall be designed in a manner that prevents wildlife from entering and that provides a way for wildlife to escape if trapped.

Also, see Section 8178-2.6.5.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.8 – Access Roads and Driveways in ESHA

New or expanded access roads and driveways in *ESHA* or *buffer zones* shall be sited and designed as follows:

- a. Except where access improvements are necessary to meet Ventura County Fire Protection District standards or to provide one access road/driveway to permitted *development* on a *lot*, the construction and/or improvement of access roads and driveways that would increase access to any property shall be permitted only when it has been determined that environmental resources in the area will not be adversely impacted by the increased access;

- b. The number, width and length of access roads and driveways shall be limited to the minimum necessary to establish access to permitted *development* and shall follow natural contours; and
- c. Within the Santa Monica Mountains (M) overlay zone, access roads and driveways shall meet the following standards:
 - 1. No more than one driveway, with one hammerhead-type turnaround area, shall be permitted for an individual *lot*. The length of new driveways, as measured from the property line, shall be limited in length to 300 feet, or one-third the *parcel* depth, whichever is less. Deviations from this standard may be permitted where a longer driveway is required as part of the least damaging alternative.
 - 2. To the maximum extent *feasible*, a single driveway shall be used to provide a combined source of access to *adjoining lots*.
 - 3. Secondary access roads shall not be permitted unless the Ventura County Fire Protection District determines there are no *feasible* alternatives and a secondary route is needed to ensure adequate fire safety or to provide a necessary, secondary *emergency* route for an existing residential area served by a dead-end road whose length exceeds the Ventura County Fire Protection District's *emergency* access standards.

See standards for access roads used for *geotechnical testing* in Section 8178-2.6.5.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.9 – Fuel Modification Zone Requirements in ESHA or Buffer Zones

- a. A new or *expanded fuel modification zone* shall only be authorized through a new or modified *Coastal Development Permit*. Vegetation removed for *fuel modification* purposes shall be conducted in accordance with a Planning Division and Ventura County Fire Protection District-approved *Fuel Modification Plan* and *ESHA Vegetation Management Plan*, as applicable (See Appendix E2, Section AE-2.4). *Low-intensity vegetation removal techniques* shall be used when removing vegetation in *ESHA* or *buffer zone*.
- b. An existing *fuel modification zone* which is expanded or modified within *ESHA* or a *buffer zone* requires a CISBA. (See Appendix E1, Section AE-1.3.2 (g)(1)(iv)).
- c. Where an *expanded fuel modification zone* is proposed within *ESHA* or *buffer zone*, an approved *ESHA Vegetation Management Plan* (see Appendix E2, Section AE-2.4) is required to retain the *ESHA* or *buffer zone* within that area.
- d. To protect from unintentional removal of *ESHA* or *buffer zone* that overlaps with a *fuel modification zone*, the outer boundary of each vegetation thinning zone (e.g., 100 ft, 150 ft, 200 ft) shall be delineated with permanent zone markers so that the extent of vegetation thinning zones are easily recognizable during maintenance activities.
- e. For landscaping requirements within a *fuel modification zone*, see Sections 8178- 8.4.2.3 and 8178-8.4.2.4.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.9.1 – Allowable Uses in Fuel Modification Zones

a. Outside the *building site* and within the first 100 feet of a *fuel modification zone* (the *mandatory fuel modification zone*), only the following *development* and *uses* may be allowed the following *development* and *uses* shall be allowed:

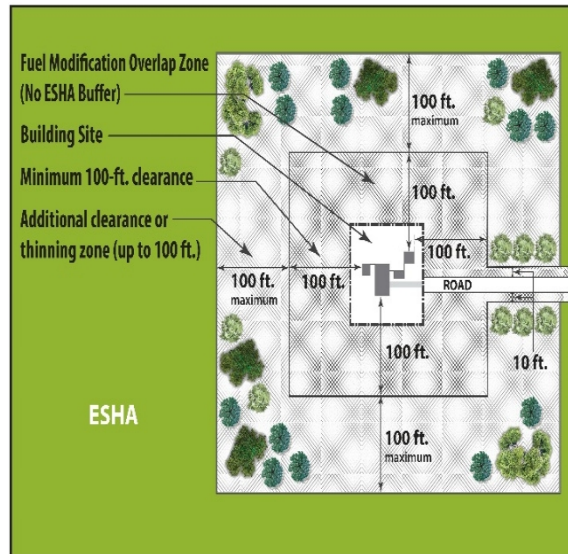
1. *Uses* permitted in a *buffer zone* (Section 8178-2.5);
 2. Fire-resistant, drought-tolerant native trees and landscaping (pursuant to Section 8178-8.4.2.3);
 3. Confined animal facilities (pursuant to Section 8178-2.6.11) that do not require additional *fuel modification*;
 4. Water wells/septic *drainage* fields; and
 5. Drainage and pollution *runoff* control devices (see Section 8178-2.6.3(d)) required and approved by the County to protect *ESHA* from erosion or degradation.
- b. Allowable *uses* within an *expanded fuel modification zone* shall be limited to approved vegetation management activities for fire protection purposes in accordance with Appendix AE-2.5, and *resource-dependent uses* described in Section 8178-2.5.1 that do not require the further expansion of any *fuel modification zone*.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.9.2 – Width of Fuel Modification Zones

When all or a portion of a *fuel modification zone* overlaps with *ESHA* or *buffer zone*, those areas the *fuel modification zone* shall meet the following standards:

- a. The width of a *fuel modification zone* shall be measured from the edge of the *legally established structures* located within the *building site*, not from the boundary of the *building site*.
- b. The standard width of the *mandatory fuel modification zone* for *legally established structures* is 100 feet, except for the U.S. Naval Base Ventura County tactical critical assets at Laguna Peak which is 300 feet



as measured from the existing perimeter of the facility*.

- c. If the Ventura County Fire Protection District determines that there are unique site-specific conditions for new *development*, the *mandatory fuel modification zone* may be expanded to 200 feet if needed to protect life and property from wildland fires.
- d. An expanded *fuel modification zone* thinned pursuant to AE-2.5 may be authorized up to 300 feet from a *legally established structure* located within the *building site* or to the property line, whichever distance is shorter, if it is determined by the Ventura County Fire Protection District that it is necessary to protect life, property, and natural resources from unreasonable risks associated with wildland fires. In making this determination, the Ventura County Fire Protection District may consider whether there are any other *feasible* mitigation measures possible.

(ADD.ORD.4586-10/19/21)

**Sec. 8178-2.6.9.3 –
Reduced County In-Lieu
Fee for ESHA Coastal
Sage Scrub and Chaparral
Thinning**

*Diagram showing a fuel modification zone
overlapping with ESHA or buffer zone.*

The thinning of *ESHA coastal sage scrub* and *chaparral* within an *expanded fuel modification zone* as authorized by a *Coastal Development Permit* or modification thereto, may be eligible for a reduced *ESHA* compensatory mitigation fee pursuant to the County In-Lieu Fee Program (see Section 8178-2.10.1(e)).

(ADD.ORD.4586-10/19/21)

* Specific requirements for the *fuel modification zone* at the U.S. Naval Base facility on Laguna Peak will be determined by the Ventura County Fire Protection District.

Sec. 8178-2.6.10 – Standards for Recreational Development

The applicant of a proposed new or expanded, *resource-dependent* recreational use/facility (see Section 8178-2.5.1) in *ESHA* or *buffer zones* shall site and design the facility/area to control the kinds, intensities, and locations of *uses* to protect *ESHA* against significant disruption of habitat values. The following site design/*development* techniques shall be used to protect *ESHA*:

- a. To the maximum extent *feasible*, areas used for passive recreation, such as hiking trails, shall utilize established trails when available, follow natural contours, minimize grading and stormwater *runoff* and be located outside *ESHA wet environments*. To the maximum extent *feasible*, all recreational *development* shall be located outside an *ESHA* or *buffer zone*. Where such passive recreation areas are allowed in *ESHA* or *buffer zone*, well-defined trails, sustainable trail design (e.g., trails with negligible soil loss/movement, minimal maintenance requirements), fencing, signage or other techniques to protect and control access into sensitive areas shall be utilized;
- b. Areas used for recreational aircraft, including drones, are prohibited within 1,000 feet of *ESHA*.

Recreational facilities/areas shall not be located where they would adversely impact the *habitat* of a species listed as threatened or endangered by a federal or state *natural resource agency*.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.11 – Confined Animal Facilities in ESHA or Buffer Zone

Within *ESHA* or *buffer zones*, new or expanded confined animal facilities (e.g., corrals), including associated *structures* (e.g., stables, barns, shelters), are subject to the following standards:

- a. *Building Site – Structures* for confined animal facilities are allowed within an approved *building site* on *lots* that exceed one acre (see Section 8175-5.2.4).
- b. *Fuel Modification Zone* - When a confined animal facility is allowed in a *mandatory-fuel modification zone* that overlaps with *ESHA* or *buffer zone* outside the *building site*, pursuant to Section 8178-2.6.9.1, such facilities are limited to corrals, fencing, water troughs and unenclosed shade *structures*, and shall meet the following standards:
 1. No component shall result in the expansion of the *fuel modification zone*;
 2. The facility shall be located on *slopes* less than 20 percent and outside the required *buffer zone* for an *ESHA wet environment*;
 3. Lighting and irrigation (i.e., irrigated pasture) are prohibited.
 4. A manure management plan shall be submitted for County review and approval requiring that animal waste, chemicals and other such potentially harmful materials be stored in a sealed area, inside a *structure*, or in a covered container with an impervious bottom surface.
 5. Protective fencing shall be provided around the dripline of native trees to protect the trees from rubbing, chewing, soil compaction or other direct impacts.

6. All fencing shall be *wildlife-permeable* and consistent with the standards for such fencing in Section 8178-2.6.14.
- c. Sediment, animal waste, and stormwater *runoff* shall not be discharged from an animal containment facility to *ESHA* or *buffer zone*. Animal waste, fertilizers, and chemicals shall be retained within the boundary of the animal containment facility through the following measures:
 1. Use vegetated berms or other measures to divert and percolate stormwater *runoff* from holding pens and areas where animal waste, compost, fertilizer, or amended soil products are disposed of or stored.
 2. Filter strips, native vegetation, gravel, sand, vegetated swales, or other similar materials or measures shall be used along the periphery of corrals, pens, animal showers, and storage areas to absorb oils, chemicals and fertilizers and treat stormwater *runoff*.

See Section 8175-5.2.4 for additional standards for a confined animal facility.
(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.12 – Bird-Friendly Building Standards

The following standards are designed to reduce bird mortalities caused by a bird's inability to see reflective, transparent surfaces.

Sec. 8178-2.6.12.1 – Applicable Development

Bird-safe treatments are required on all new *structures*, new *structure* additions, and remodel(s) of existing, non-conforming *structures* that include the replacement of the glass or windows on at least one façade of the existing *structure* (see Section 8182-2). *Buildings* classified as a National Historic Landmark, State Historical Landmark or Point of Historical Interest, or a County Historical Landmark or Site of Merit are exempt from all standards in this Section. 8178-2.6.12

Sec. 8178-2.6.12.2 – Bird-Friendly Treatments for Structural Features

The following structural features are considered bird hazards: freestanding clear glass walls/*fences*; balconies with *unbroken glazed segments* (16 square feet or larger); transparent glass-like components on rooftops; uncovered atriums; and uncovered/enclosed courtyards enclosed in glass. *Building* features that are considered bird hazards shall be avoided or treated with *bird-safe glazing treatments*.

Sec. 8178-2.6.12.3 – Bird-Friendly Window Treatments

Bird-safe glazing treatments are required on *unbroken glazed segments* that are 16 square feet or larger. Acceptable bird-friendly *window treatments* include, but are not limited to, the following:

- a. Glass/glazing treatments: Ultra-violet patterned glass, fritting, netting, permanent stencils, frosted glass, window films, etched glass, and glass block. Mirrored glass is prohibited.
- b. Architectural features added to the exterior of windows, such as window screens, louvers, shutters, latticework, decorative grilles, or exterior shades.

Physical grids or horizontal/vertical lines used for *bird-safe window treatments* shall meet the 2x4 rule — horizontal spaces must be less than 2 inches high and vertical spaces must be less than 4 inches wide. Treatments that contribute to a bird-friendly *building* include balconies or overhangs, deeply recessed windows, awnings, window mullions, and tinted glass. The *Planning Director* may approve equivalent *bird-safe glazing* treatments based upon the recommendation of the Planning Staff Biologist or County-contracted *qualified biologist*.

(ADD.ORD.4586-10/19/21)



What birds see



What we see

Photo: Ornilux GlassGlass that uses UV patterns to allow birds to detect the glass, while it appears clear to humans.

Sec. 8178-2.6.13 – Construction Standards

The following standards apply to all pre-construction and construction activities including related grading, land clearing, and vegetation/brush removal, which are collectively referred to as “construction” in this Section 8178-2.6.13.

- a. Construction Equipment and Materials - Construction equipment storage and staging areas shall be graphically depicted on approved site, grading and building plans. The extent of construction equipment storage and staging areas shall be limited to existing, legally disturbed areas and the approved *development envelope*. Locate such areas outside the *buffer zone* and away from adjoining *ESHA* unless approved to allow for an *economically beneficial use*.
- b. Access Roads and Driveways - The construction of access roads and driveways shall occur in conjunction with the construction of the *structures* and use they are intended to serve, except when a temporary road is necessary to conduct *geotechnical testing* pursuant to Section 8178-2.6.5.
- c. Construction Noise - Construction noise is subject to the noise threshold in Section 8178-2.6.16. Outdoor construction within, *abutting*, or *adjacent* to an *ESHA noise sensitive receptor* is prohibited after sunset;
- d. Alterations to a *Wet Environment* - Construction shall occur during a period of low flow, and construction time and/or equipment shall be kept to a minimum. Construction activities shall also utilize *best management practices* required by the County’s Public Works Agency and the LCP to protect water quality, protect sensitive resources, or minimize the discharge of sediment into *drainages*. See subsection (f) for measures that limit the spread of aquatic invasive species.
- e. Bird Nesting Survey - An applicant shall be required to prepare a bird nesting survey prior to the issuance of a *Zoning Clearance* authorizing construction activities if: (1) the project is within the *buffer zone* for breeding bird *habitats* during nesting season; or (2) trees or other vegetation classified as *ESHA* are allowed to be *altered*, *transplanted*, or removed during the bird *nesting season* (January 1 - September 15, see Section 8178-7.4.2). The required *bird nesting survey* report shall conform to the requirements provided by subsection (g) below and Section 8178-7.7.4.1.1, including bird breeding and nesting protocols.
- f. Invasive Species - The following measures shall be taken to limit the spread of *invasive* or *invasive watch list plant species* during construction activities:
 1. Infestations of *invasive* or *invasive watch list* species listed by the California Invasive Plant Council shall be eradicated within the *development envelope* before construction activities begin. The contractor shall carefully dispose of soils, seeds, and plant parts or invertebrates found during inspection and cleaning.
 2. Trail construction staging and work sites shall be inspected and pre-treated for noxious weeds before such areas are used during construction.

3. Prior to moving equipment onto the project site, or prior to moving equipment out of an infested area and into an uninfested area, all soil, seeds, plant parts, and invertebrates shall be cleaned from the exterior surfaces of the equipment to the maximum extent *feasible*.
4. Construction activities within a *wet environment* shall be designed to prevent the spread of aquatic invasive species and contaminants (see Section 8178-2.7.3.2).
5. *Best management practices* shall be used when moving or disposing wood products (e.g., downed trees, firewood, compost, mulch) on or off-site to prevent the spread of the invasive species or invasive diseases.

See *landscape area development* standards in Section 8178-8.4., which prohibit the use of *invasive* or *invasive watch list plant species*.

- g. Special Status Species – When potential adverse impacts are identified to *special status species* within the Site Specific Environmental Assessment (CISBA) for the project or within a Tree Survey for the removal of an *ESHA protected tree* (Section 8178-7.7.4), the following standards shall be applied prior to construction or before an *ESHA protected tree* removal or alteration:
 1. If special status plants are discovered during construction or pre-construction surveys, impacts shall first be avoided to the maximum extent *feasible* by protecting the plant and its surrounding *microclimate* with fencing. If the impact is unavoidable, individual plants shall be relocated to suitable *habitat* or new, replacement plants shall be provided in a *restoration* site used as compensatory mitigation.
 2. Construction activities shall be timed to avoid the disturbance of *special status species*, or the *habitats* of such species, during a *critical life stage* (e.g., breeding, nesting, denning, *roosting*) as identified in the Coastal Initial Study Biological Assessment.
 3. The applicant shall survey the area* 20 to 30 days prior to site disturbance if there is potential for special status wildlife to move into the construction area, or if *habitats* that support a *critical life stage* (e.g., nesting, *roosting/staging*, denning, overwintering sites, etc.) of a *special status species* were identified within 500 feet of the construction area. In such cases, a County-approved, *qualified biologist* shall conduct a pre-construction survey(s) one to three days prior to initiation of any construction activities, including vegetation/brush removal, and periodically during construction as determined by the *qualified biologist* in consultation with the Planning Division Planning Staff Biologist or County contracted *qualified biologist*. If a *special status species* vulnerable to vegetation/brush removal or earth disturbance is found during pre-construction surveys, the Planning Division Planning Staff Biologist or County contracted

* Please see Appendix E1 for survey requirements. USFWS, XERCES and CDFW protocol level surveys shall be followed when applicable.

qualified biologist may condition the permit to require an additional survey on the day of construction, prior to vegetation/brush removal or earth disturbance activities.

4. If a *special status species* is found within the disturbance area that is in a *critical life stage* and sensitive to the proposed construction disturbance, then construction shall be postponed until the occupied area is vacated or the wildlife shall be relocated to suitable, undisturbed *habitat* by a *qualified biologist* if authorized pursuant to a valid collecting permit (when required by an *agency* with jurisdiction over the wildlife). If the species *critical life stage* may not be sensitive to disturbance from the proposed construction activity (e.g., an occupied woodrat midden), then a *qualified biologist* shall monitor the nest as needed based on the recommendation by the Planning Staff Biologist or County contracted *qualified biologist*.
5. If a *special status species*-occupied *habitat* supporting a *critical life stage* is located within 500 feet of the disturbance area, and construction activities cannot occur without infringing on the required *buffer zone* for the occupied *habitat*, then construction shall be postponed until the occupied areas are either vacated and/or the fledglings/juveniles leave the area. Construction activities shall not resume until the County confirms there is no evidence of a second attempt at occupation of the *habitat* by breeding birds or other *special status species*. An exception may be authorized where the CISBA and/or the pre-construction bird survey demonstrates that encroachment into the *buffer zone* will not harm the *special status species* and is consistent with the criteria provided in Section 8178-2.7.7.
6. Bat Roosts - The conditions of approval for the permit shall include stop-work procedures if *special status species* bats are discovered during the construction process. If *special status species* bats are discovered during construction activities, any relocation or removal of the bat(s) shall occur without injuring or killing the bat(s) and shall be conducted by a professional holding a current California Department of Fish and Wildlife Trapping License.

Also, see Sections 8178-2.6.5 and 8178-2.6.7.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.14 – Fences, Gates and Walls

The following standards apply to an *ESHA* or *buffer zone* and all areas within the Santa Monica Mountains (M) overlay zone.

Sec. 8178-2.6.14.1 – General Requirements

- a. *ESHA* and *Buffer Zone* – *Fences*, gates, and walls are prohibited in an *ESHA* or *buffer zone* outside the *development envelope*, except when used for *habitat* protection or *restoration* and when specified by a County-approved *ESHA Mitigation Plan* (see Section 8178-2.10.9). Within these plans, permanent fencing is allowed in *buffer zones* that are located in publicly accessible areas to protect *ESHA* that are particularly sensitive to human impacts. Non-wildlife permeable fencing or walls may be permitted along road corridors if the sole purpose of such fencing or walls is to funnel wildlife to safe road crossings (i.e., underpass, overpass).

- b. *Development Envelope*: Wildlife-permeable fencing is allowed throughout an approved *development envelope* except within an *expanded fuel modification zone*, if any (see Section 8178-2.6.14.4 for standards). Gates are allowed at entry points to a property when located in the *development envelope*. Perimeter fencing of a *parcel* is prohibited.
- c. *Building Site*: All types of fencing, gates and walls are permitted in an approved *building site*, subject to the standards of Section 8175-3.11 and subsections (d) and (e) below.
- d. Isolation of Wildlife: New *fences* and walls shall not result in the isolation of on-site *ESHA* from off-site *ESHA*, *habitat connectivity corridors*, or protected open space areas.
- e. Prohibited Materials: *Fences*, gates and walls shall not be constructed of, or topped with, spikes, barbs, glass, razors, or any similar material. Barbed-wire fencing is prohibited. Exceptions may be allowed for telecommunication or public/utility facilities (e.g., freeway or major highway, electrical substation, water storage tank) that require such fencing for public safety or security purposes.

Sec. 8178-2.6.14.2 – Temporary Fencing for Habitat Protection and Restoration

Temporary fencing may be used in *ESHA* and *buffer zones* for *habitat* protection or *restoration*, including but not limited to fencing deemed necessary to protect shorebird nests from predators, prevent wildlife and people from entering *habitat restoration* areas, and protect *shorebird nesting colonies*. Such fencing may be *wildlife-permeable* or non-wildlife permeable.

Sec. 8178-2.6.14.3 - Off-Highway Vehicle Barriers

Wildlife permeable fencing shall be used when new fencing is deemed necessary to prevent off-highway vehicles from entering *wet environments*, beaches, or other wildlife *habitat* areas.

Sec. 8178-2.6.14.4 – Standards for Wildlife-Permeable Fencing

Wildlife-permeable fencing is defined as fencing that can be easily passed through by all species of wildlife, including but not limited to deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles and birds. *Wildlife-permeable fencing* is subject to the following standards:

- a. *Fence* material shall be wood or a material that looks like wood (e.g., wood composite, recycled wood products, vinyl), except as provided by subsection (d) below.
- b. *Fence* posts shall be set at 20-foot maximum intervals to ensure visibility by animals, and posts shall not be hollow at the top to avoid smaller animals falling into the *fence* post.
- c. Horizontal *fence* components shall be split-rail or flat-board with no more than three horizontal rails or boards, except as provided by subsection (d) below, and shall meet the following standards:
 - 1. The lower edge of the bottom horizontal rail or board shall be at least 18 inches from the ground;
 - 2. A minimum two-foot gap shall be provided between each rail or board; and

3. The maximum height of the *fence* shall be 48 inches from the ground.
- d. Wire may be used as the horizontal *fence* component for an animal containment facility when it is located in a *fuel modification zone* that overlaps with *ESHA* and *buffer zone*. The wire used is~~7~~ subject to the following standards:
 1. Only smooth wires are permitted and barbed wire is prohibited; and
 2. High-visibility tape/braid, vinyl siding trim, small diameter PVC tubing, or other visual markers must be added to the top and middle wires. Flagging and other materials that degrade over time are not permitted.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.15 – Outdoor Lighting Standards in ESHA and Buffer Zones

The following standards apply to all *outdoor lighting* installed on or after 9/9/2022 that could impact *ESHA* in the *coastal zone*. For *outdoor lighting* within the Santa Monica Mountains (M) overlay zone, see Section 8177-4.1.11 for additional lighting standards and requirements.

Sec. 8178-2.6.15.1 - Exemptions

The regulations and standards of this Section 8178-2.6.15 do not apply to *outdoor lighting for development or uses* to the extent stated below:

- a. *Development* and *uses* identified in Section 8177-4.1.11.2 (a), (b)(1), (2) & (4) and (d).
- b. Outside the (M) overlay zone, temporary or intermittent illumination of *ESHA* or *buffer zones* for crop production that is consistent with usual or customary *agricultural activities*, including during weather events.

Sec. 8178-2.6.15.2–Regulations and Standards

The following regulations and standards apply to *outdoor lighting* and use thereof in *ESHA* or *buffer zones*:

- a. *ESHA* — *Outdoor light fixtures* shall only be installed outside *ESHA* and in locations where *light trespass* into and the direct illumination of *ESHA* are avoided, except when *outdoor lighting* is necessary for a *resource-dependent use* within *ESHA* that is authorized by Section 8178-2.5. If *outdoor lighting* is required for *resource dependent uses* in *ESHA*, additional specific measures shall be developed in the site-specific environmental assessment to reduce impacts from *outdoor lighting* to the maximum extent *feasible*.
- b. *Buffer Zones* — To the maximum extent *feasible*, *outdoor light fixtures* shall be installed outside a *buffer zone* and in locations where *light glare* and *light trespass* into the *buffer zone* is minimized to avoid or minimize impacts to biological resources. When *outdoor lighting* is allowed in a *buffer zone*, it shall comply with the following:
 1. Section 8177-4.1.11.5.
 2. *Outdoor light fixtures* identified in Section 8177-4.1.11.4 are

prohibited.

3. *Outdoor lighting* for tennis courts or other recreational facilities that are accessory to a *dwelling* is prohibited to avoid or minimize impacts to biological resources.
 4. *Outdoor lighting* shall utilize the minimum output necessary for the intended purpose and the *correlated color temperature* shall be 2700 *Kelvin* or less. All *essential* and *security lighting* shall be controlled by a motion detector or timer programmed to turn off no more than five minutes after activation.
- c. If application of the regulations and standards in this Section 8178-2.6.15.2 does not avoid potential adverse impacts to *ESHA*, additional standards shall be considered and utilized to reduce impacts from *outdoor lighting* to the maximum extent *feasible*.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.6.16 – Noise Standards

The following standards apply to an *ESHA* or *buffer zone* and all areas within the Santa Monica Mountains (M) overlay zone. All *development*, including *outdoor festivals*, *outdoor sporting events*, and *temporary film productions*,* shall be sited and designed to minimize noise in *ESHA* or *buffer zones* through the application of the following standards:

- a. Noise Threshold for Non-Residential Development – For non-residential *development*, noise levels within an *ESHA* shall not exceed a noise threshold of 50-*dB Leq (h)*. In areas where the ambient noise level is above 50-*db Leq (h)* (e.g., near freeways or rail lines), noise levels shall not exceed the measured ambient hourly equivalent noise level *Leq(h)* plus 3 *dB* within adjoining *ESHA*. In addition, instantaneous *Lmax* noise levels shall not exceed the threshold criteria by 20 *dba* more than 8 times per hour.
- b. Helicopter Pads - No private helicopter pads shall be permitted within the Santa Monica Mountain (M) overlay zone, except where needed by an *agency* for *emergency* services.
- c. Outdoor Equipment - When sound-producing outdoor equipment is proposed on a *lot* that could impact a nearby *ESHA noise sensitive receptor*, the equipment shall be sited and designed to meet the following standards:
 1. Locate sound-producing outdoor equipment (e.g., roof/ground-mounted HVAC, pumps, generators, compressors, and fans) as far as practicable from the *ESHA noise sensitive receptor(s)* or locate the equipment in an area where existing or proposed *structures* or solid walls act as a noise barrier between the noise source and *ESHA noise sensitive receptor(s)*.
 2. Cooling towers for power facilities and other industrial *uses* shall be

* Noise standards in this Section only apply to temporary film productions that require a *coastal development permit*. For permitting requirements, see Section 8174-5.

sited and designed to direct noise away from *ESHA noise sensitive receptor(s)*. When *feasible*, cooling towers shall be sited in such a manner that nearby *structures* or equipment acts as a noise transmission barrier.

See Section 8178-2.6.13(c) for construction noise standards.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.7 – Additional Standards for Specific Coastal Habitats

Sec. 8178-2.7.1 – Coastal Dunes and Beaches

Sec. 8178-2.7.1.1 – Coastal Dunes

Development that would result in the degradation, erosion or destruction of coastal *dune habitats* is prohibited. Prohibited activity in a *dune habitat* and its *buffer zone* includes, but is not limited to, motorized or non-motorized vehicle traffic, mining, filling and the dumping/disturbance of vegetated areas, mechanized *beach grooming*, and sand removal or sand redistribution, except as allowed by Section 8178-2.7.1.4. *Development*, including *outdoor festivals* and *outdoor sporting events*, that could adversely affect a *dune habitat* shall be subject to the following standards:

- a. Outdoor Festivals/Outdoor Sporting Events - If such events are proposed on a beach, the event shall be located outside the *buffer zone* for *dune habitats*. To protect the *dune habitat* during an *outdoor festival* or *outdoor sporting event*, signage prohibiting entry shall be posted and temporary barriers (e.g., fencing) shall be placed along the *buffer zone* boundary when permanent barriers are absent.
- b. Design Standards - When *development* is permitted in a *dune habitat*, it shall be sited and designed utilizing subject matter experts, the best available science and coastal *dune habitat* morphology as follows:
 1. Features such as raised walkways, foot paths, signage and physical barriers shall be used to control pedestrian and domestic pet movement and activities within the *dune habitat* and *buffer zone*.
 2. Existing coastal *dune habitat* formations and native vegetation shall be retained, except when the subject *dune habitat* is being *restored* or *enhanced* as part of the project pursuant to a County-approved *ESHA Mitigation Plan* (see Section 8178-2.10.9).
- c. Dune Restoration - If *dune habitat* vegetation is being *restored* as part of the project, then the vegetation shall be *restored* in a manner that accommodates the ecological needs of sensitive native *dune habitat* species (e.g., native vegetation communities). If *dune habitat restoration* includes the removal of existing vegetation, then the lowest-intensity, effective shall be utilized to minimize impacts on the *dune habitat*. The design and implementation of all coastal *dune habitat restoration* projects shall be conducted by a *dune restoration specialist* and based off of the best available science, coastal *dune* morphology, and other appropriate scientific research associated with coastal beach ecology.

See standards in Section 8178-2.7.1.4 for sand removal near a coastal *dune habitat*.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.7.1.2 – Beaches

- a. An applicant for any *Coastal Development Permit*, including a permit for a *shoreline protective device*, must show that the proposal will not cause long-term adverse impacts on a beach. Impacts include, but are not limited to, smothering of organisms, contamination from improperly treated wastewater or oil, and *runoff* from streets and parking areas. Findings to be made shall include proper wastewater disposal.
- b. Except for *emergency* access, no vehicle shall be allowed below the monthly highest tide line from March 1 to August 31, which is when grunion eggs are present, or within 500 feet of a *shorebird colony* during the March 1 to September 30 nesting season, unless otherwise authorized by a *Coastal Development Permit*. To the maximum extent *feasible*, to avoid disturbing a nesting bird or a nesting *shorebird colony*, trash cans shall be placed outside the *buffer zone* for nesting shorebirds (i.e., 300 feet for a nesting bird, 500 feet for a nesting bird colony). If placement outside the *buffer zone* is *infeasible*, trash cans shall be placed at locations where public walkways or roads provide points of public access to the beach.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.7.1.3 – Beach Grooming

Beach grooming, which includes the removal of driftwood, debris and seaweed (*beach wrack*) from beaches and may include leveling sand, may be allowed on Hollywood Beach and Silver Strand Beach when conducted pursuant a valid *Coastal Development Permit*. *Beach grooming* is subject to the following standards:

- a. *Beach grooming* is permitted year-round when limited to the hand removal of trash/debris or driftwood that presents a clear public safety hazard, and the activity does not disturb spawning grunions or nesting shorebirds.
- b. Except as allowed by subsection (c) below, mechanical *beach grooming* is prohibited year-round below the monthly highest tide line. Above the monthly highest-tide line, mechanical *beach grooming* is permitted when such activities occur outside an *ESHA* or *buffer zone* (e.g., *lagoon/estuary/wetland*, coastal *dune habitat*, nesting shorebirds, designated *Important Bird Area*).

The removal or disturbance of *beach wrack* is prohibited below the monthly highest-tide line unless trash/debris/driftwood entangled in the wrack poses a clear threat to public safety. In such cases, the trash/debris may be removed mechanically or by hand. To ensure the “take” or disturbance of a *special status species* does not occur, a qualified on-site biological monitor experienced with the species shall be present when the *emergency* removal or disturbance of *beach wrack* is located in an area occupied by a nesting *shorebird colony* or is within 300 feet of a nesting shorebird.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.7.1.4 – Sand Removal/Redistribution on a Beach

Within the existing communities of Hollywood-by-the-Sea and Silverstrand Beach, sand removal and redistribution may be conducted to remove sand from public accessways to the beach and to prevent physical damage from wind-blown sand inundation of public facilities or existing, legally permitted *development* that *abuts* Hollywood or Silverstrand beaches. The removal and redistribution of sand shall only be permitted when conducted in accordance

with an approved *Coastal Development Permit* and the following standards:

- a. Allowable Sand Removal/Sand Redistribution Area:
 1. Sand removal shall be limited to a 50-foot area that extends from the property line of the existing private *development* or that is within the existing public accessway. Sand removal may occur within the *buffer zone* of a *dune habitat*, but sand removal is prohibited in *ESHA* or the *buffer zone* of a nesting bird(s) or *shorebird colony*.
 2. Sand redistribution shall be limited to an area that extends 150 feet seaward from the edge of the 50-foot sand removal area. Sand redistribution, which may include the leveling of sand, shall only occur outside *ESHA* and *buffer zones* and above the highest monthly high tide line.
- b. Vehicles/Equipment - Vehicles and equipment used for sand removal and sand redistribution shall not come into contact with the *intertidal* zone or ocean waters, and shall be cleaned and maintained at an off-site location to prevent the discharge of any harmful or foreign materials on the beach or in the ocean;
- c. Special Status Species: Whenever *feasible*, sand removal and redistribution activities shall occur outside the nesting season for rare or endangered shorebirds (e.g., western snowy plover or California least tern, with a nesting season of March 1 – Sept. 15). If sand removal and redistribution is necessary during the nesting season to avoid sand inundation, and the beach is occupied by a rare or endangered shorebird, then such activities may only be authorized if conducted in accordance with the standards in Sections 8178-2.7.6 and 8178-2.7.7, and the following additional standards:
 1. Sand removal shall be limited to two coordinated events for all affected properties during each nesting season*; and
 2. No “take” or disturbance of a threatened or endangered species shall occur, and the U.S. Fish and Wildlife Service or California Dept. of Fish and Wildlife shall be consulted regarding the scheduling of, and required survey or monitoring procedures for, sand removal and redistribution events.

If necessary to protect public safety, sand removal and redistribution activities may occur during a declared public *emergency* if conducted in accordance with an emergency permit (see Section 8181-3.7).

(ADD.ORD.4586-10/19/21)

* See Appendix E1, Section AE-1.2.3, for additional information on coastal *dune habitats* and *buffer zones*.

Sec. 8178-2.7.1.5 – Beach Replenishment

- a. Beach replenishment may be allowed pursuant to a valid *Coastal Development Permit*. Sediment may only be used for beach sand replenishment when it is free of contaminants, of a suitable grain size, color, and type that is compatible with the sand at the placement site, and when demonstrated through testing to be in accordance with federal and state standards.*
- b. Beach replenishment shall not occur if the process would cause adverse impacts to coastal processes or *habitats* such as *intertidal* reefs, grunion spawning grounds, *estuaries*, marsh, offshore *habitats* or other interconnected *ESHA ecosystems*. An exception may be provided for *ESHA restoration* and *establishment* projects to create new *dune habitats* if the project is designed to minimize adverse impacts on beach, *intertidal* and offshore resources. Beach alteration projects shall be carried out utilizing the best available science that includes, but is not limited to, sea level rise projections, and in consultation with the California Department of Fish and Wildlife and other *natural resource agencies*.
- c. For beach replenishment projects, an evaluation shall be provided by the applicant that includes the following information:
 1. The type of material, method of material placement, time of year of placement, and sensitivity of the placement area;
 2. Impacts on coastal processes or *habitats*, including but not limited to the project's effects on *adjacent* and *downstream habitats* and *structures*, net littoral drift, and downcoast beach profiles;
 3. Characteristics of the receiving area, such as unnourished beach width, *adjacent* land *uses* or *structures* and *habitat* types, access locations, proximity to coastal *streams* or river mouths, and historic erosion trends; and
 4. Measures that will be used to avoid or minimize adverse impacts to biological resources and public access and to monitor/document shoreline changes in the project vicinity.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.7.2–Coastal Bluff Habitats

Development allowed within *coastal bluff habitats* shall be designed to incorporate *best management practices* that minimize pollution, *runoff*, and siltation from developed areas to the *coastal bluff habitat*.

(ADD.ORD.4586-10/19/21)

* Standards are established by the Environmental Protection Agency (EPA), U.S. Army Corp of Engineers (USACE), and Regional Water Quality Control Board (RWQCB).

Sec. 8178-2.7.3 – Wet Environments

All *developments adjacent* to or within 500 feet of a *wet environment* shall be sited and designed to prevent impacts that would degrade those *habitats* and to ensure that *development* is compatible with the continuance and viability of such *habitats*.

Sec. 8178-2.7.3.1 – Wetlands and Open Water Habitats

New *development* within 500 feet of a *wetland* or other coastal *ESHA* open water *habitat* (i.e., *estuary*, *lagoon*, or *lake*) shall not result in the reduction in the size of the *wetland* or *ESHA* open water *habitat*. Such *development* also shall not adversely impact the *ecological function* or water quality of such *habitats*, or obstruct the unimproved reaches of Ventura County water bodies listed on the Clean Water Act 303(d) List that drain into these areas. Measures shall be imposed and utilized to avoid adverse impacts to *wetland* and open water *habitats* such as restricting the timing of project implementation to avoid disruption of wildlife breeding and/or nesting activities, and restricting the removal of native vegetation. *Restoration* projects shall take into account projected sea level rise to allow for the migration of *wetlands* to the extent *feasible*.

See related standards in Sections 8178-2.5.1. and 8178-2.10.7.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.7.3.2 – Standards for Development in Wet Environments

When *development* is allowed in a *wet environment* (see Section 8178-2.5), it shall be sited and designed to meet the following standards:

- a. Publicly Accessible Land - Public/private recreational or commercial areas that are accessible to the public and that contain or are *adjacent* to a *wet environment* shall include trash receptacles and pet leashing signs.
- b. Flood Control – Allowable flood control measures (see Section 8178-2.5.1.1) shall not diminish or change the capacity, percolation rates, or *habitat values* of the *watercourse*, and shall be designed to facilitate wildlife movement. “Hard” solutions, such as concrete or rip-rap channels may be permitted only if less intrusive flood control efforts (see subsection (e) below) are technically *infeasible*.
- c. Crossing Structures - Alteration of a *wet environment* for a new crossing *structure* is prohibited unless there is no *feasible*, less environmentally damaging alternative to provide access to a public recreation area or *legally established development*. When such alterations are allowed, the following standards shall be met:
 1. Bridges shall be constructed for all crossings, except for crossings meeting the requirements of subsection (4) below, and bridge columns shall be located outside *streambeds* and banks;
 2. Bridges and or crossing *structures* shall not impede the movement of fish and other wildlife.
 3. At *stream* crossing *structures*, access for nearby residences shall be combined.
 4. Culverts may be used for crossings of small, minor *drainages* where the culvert is designed to allow unrestricted movement of fish or other wildlife and to convey a discharge equal to or less than the 50-year

reoccurrence period plus two feet of freeboard.* To mimic the natural hydrology and maintain *upstream* and *downstream* conditions, the bottom of the culvert shall be designed to meet the following criteria:

- i. The culvert shall not result in a higher water velocity, shallower water depth, or different *drainage* elevations than those of the natural *watercourse*; and
 - ii. The bottom of the culvert shall be as wide as possible and installed at least 20 centimeters below the surface of the substrate.
5. To minimize the area of a *stream* crossing, its width shall be the minimum required to meet Ventura County Fire District access requirements.
- d. Alteration of a River or *Stream* - When alterations to a river or *stream* are allowed pursuant to Section 8178-2.5.1.1, the following design measures shall be incorporated:
1. Bioengineering methods or "soft solutions" (e.g., *biostructures*, soil bioengineering, vegetated *slopes* instead of rip-rap, etc.) shall be utilized when *feasible*, except when the use of such measures will compromise the facility's capacity or integrity.
 2. If bioengineering methods are demonstrated to compromise the integrity or capacity of the facility, then other alternatives (e.g., rock rip-rap revetments, vertical retaining walls, or other "hard *structures*") may be used if the selected method is the least damaging to *ESHA*. When used, the following measures shall be incorporated to the maximum extent *feasible*:
 - i. Where rock rip-rap revetments are determined necessary, the rock shall cover the smallest area and retain the largest amount of vegetation;
 - ii. Grout shall not be applied in rock rip-rap used in energy dissipating devices or revetments within or *abutting* the *watercourse*. Rip-rap shall be laid at a low-to-moderate *slope* and vegetated, incorporating geotextile filter fabric, live willow stakes or other suitable native plantings in the construction design.
 3. *Watercourse* alteration projects shall include the *restoration* of the former bed, its associated vegetation, and *adjacent* areas impacted by the *development* (e.g., grading to *restore* contours, *establish* or *restore riparian* vegetation).
 4. Proposed alterations shall be designed and implemented in a manner that prevents the spread of contaminants and aquatic invasive species (see Section 8178-2.6.13(f)(4) and Appendix E1, Section AE-1.3.2(i)(8));
 5. Where *feasible*, rivers and *streams* shall be *restored* and fish passage

* Freeboard is a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. It compensates for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway condition, thereby reducing flood risk.

and *habitat* improved. *Restoration* methods include the removal of existing concrete linings, removal of fish barriers, and planting native trees or shrubs on *stream* banks when such plantings do not significantly impede *stream* flows.

See related water quality standards (Section 8178-2.6.3(d)) and grading standards (Sections 8175-5.17 and 8178-2.6.7).

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.7.4 – Plant and Tree Communities

Trees classified as *ESHA*, including trees that contribute to the function and *habitat value* of an *ESHA*, and trees planted or protected pursuant to a *Tree Protection, Planting, and Monitoring Plan* or an *ESHA Mitigation Plan*, are subject to applicable tree protection regulations in Section 8178-7.

Sec. 8178-2.7.4.1 – Oak Woodlands/Savannah and Native Tree Woodlands

All *development*, including roads and driveways, shall be sited and designed to prevent any encroachment into the root zone of trees classified as oak woodlands or native tree woodlands, and an adequate *buffer zone* shall be provided outside the root zone of such trees to allow for future growth.

Sec. 8178-2.7.4.2 – Native Grasslands

- a. Where vegetative erosion control is required for *development* that is within native grasslands, or that *abuts* or is *adjacent* to such grasslands, native grassland and *forb* communities shall be planted with native grass mixes for erosion control.
- b. Within *ESHA* grassland areas approved for *restoration*, a grassland *Habitat Restoration Plan* within the *ESHA Mitigation Plan* shall be prepared by a County-approved *restoration specialist* and accepted by the County before construction begins to help ensure that the project includes proper site selection of *restoration* areas, salvage of native grassland plants, timing of topsoil stripping, and other measures necessary to the success of a grassland *restoration* project.

Sec. 8178-2.7.4.3 – Coastal Sage Scrub and Chaparral

When evaluating proposed *development*, areas of intact, unfragmented *coastal sage scrub* and *chaparral habitat* or native vegetation containing biologically significant patches of *coastal sage scrub habitats* shall be prioritized for *preservation* over fragmented or degraded areas of such vegetation. Significant patches of *coastal sage scrub habitats* would contain intact *coastal sage scrub* patches, combined with rare species and vegetation or *habitat* types found elsewhere within the *core habitat area*.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.7.5 – Habitat Connectivity Corridors

The purpose of this Section 8178-2.7.5 is to minimize adverse impacts on identified *habitat connectivity corridors*.

Sec. 8178-2.7.5.1 – Regional and Local Corridors

- a. Regional Corridor – In the *coastal zone*, portions of the County's adopted Habitat Connectivity and Wildlife Corridor overlay zone are located along the Ventura River and Santa Clara River floodplain areas.
- b. Local Corridors – Local *habitat connectivity corridors* are defined as

undeveloped linear *wet environments* (e.g., *streams* and elongated *estuaries, lagoons, lakes or wetlands*) and areas along *ridgelines* where headwater *streams* meet between two drainages that function as a *habitat connectivity corridor*.

See Appendix E1, Section AE-1.2.3(d) for further details.

Sec. 8178-2.7.5.2 – Development Standards for Local Habitat Connectivity Corridors

If *development* is allowed within a local *habitat connectivity corridor*, it shall be located and designed in accordance with the following standards:

- a. Except for recreational trails that may traverse a *habitat connectivity corridor*, *development* shall be located at the outer edge of the *corridor* and clustered within an elongated footprint that lies parallel to the *corridor*.
- b. The shape, location, and other physical characteristics of the *development* shall be designed to maximize wildlife movement and avoid the creation of a *chokepoint* within the *habitat connectivity corridor*.
- c. The following measures shall be used to maximize wildlife movement within the *habitat connectivity corridor* and to maintain *functional connectivity* between preserved *ESHA* and a *habitat connectivity corridor*:
 1. Road, floodplain, and other *infrastructure* improvements that may impede wildlife movement shall incorporate measures that include, but are not limited to, fencing to funnel wildlife through the barrier, underpasses or overpasses that accommodate wildlife passage, and vegetation *restoration* in areas that *abut* wildlife passage areas.
 2. Areas with no or little native vegetation within a *habitat connectivity corridor* shall be targeted for *restoration* as part of a *restoration* project and/or as a requirement included in a project's mitigation measures.
 3. When outdoor garbage storage or pickup areas are located within 500 feet of a *habitat connectivity corridor*, then all garbage containers shall be wildlife proof or resistant (i.e., animals cannot open, overturn or remove the garbage) or shall be located in an enclosed area that cannot be accessed by wildlife.

(See Section 8178-2.6.14 through 8178-2.6.16 for fencing, noise, and lighting regulations related to *development* within *habitat connectivity corridors*.)

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.7.6 – Special Status Species Habitats

Features used as roost sites for *special status species* shall be protected and preserved. Construction activities, *outdoor festivals, outdoor sporting events*, and other *permitted uses* shall not result in the disturbance of *special status species*, and the *habitats* of such species, during a *critical life stage* (e.g., breeding, nesting, denning, *roosting*). When the use or activity is located within 500 feet of an *ESHA* that supports a *critical life stage* of a *special status species*, the *ESHA* shall be protected from disturbance through the following measures:

- a. Establishment of a *buffer zone* between *ESHA* and the disturbance area; and
- b. Erection of barriers (e.g., fencing), signage, and/or restrictions on allowable activities or hours of operation.

See Sections 8178-2.6.13 and 8178-2.6.7, for wildlife friendly erosion control standards.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.7.7 – Breeding, Staging and Stopover Bird Habitats

During bird breeding and migration seasons, nesting, *roosting*, and *stop over areas* used for breeding or migration during one or more of the previous five-year periods (i.e., *critical life stage habitats*) shall be protected from disturbance associated with *development* including *outdoor festivals* and *outdoor sporting events*, as follows:

- a. *Critical life stage habitats* utilized by birds shall be protected during breeding and nesting seasons through measures that include, but are not limited to, access restrictions or setbacks (e.g., temporary fencing of the nesting, *roosting* or *stopover area*), noise limits, limits and restrictions on hours of operation.
- b. A 500-foot *buffer zone* shall be established for *raptor* and/or *colonial bird nesting, roosting, and staging/stopover sites*, and a 300-foot *buffer zone* shall be established for individual nests for all bird species. An exception may be authorized for the encroachment into the *buffer zone* if substantial evidence (e.g., a video) is provided in the CISBA or the pre-construction/maintenance bird survey that the encroachment will not disturb birds in the *raptor or colonial bird nesting, roosting, and staging/stopover site*. Encroachments into the *buffer zone* shall be justified by and comply with the following:
 1. The *buffer zone* encroachment would not cause disturbance or flushing of individual birds or species from the site/nest area. For a threatened or endangered bird species, coordination with and approval from the U.S. Fish and Wildlife Service or California Department of Fish and Wildlife is required.
 2. Bird surveys shall be conducted by a *qualified biologist* who, in cases of a threatened or endangered species, shall have demonstrated experience with that species. The bird surveys shall include tests consisting of the following:
 - i. Variable approach speeds (slow, medium, high) to nesting area;
 - ii. Approach pattern to the site (from north, south, east and west quadrants);
 - iii. Seasonal variation in response to timing of disturbance (nesting stage, *critical life stage*); and

Tests shall be conducted using the same machinery, transportation, and tools that will be utilized for the proposed *development*, maintenance activity, or temporary *outdoor festival/sporting event*.

- c. *Habitat* used as bird nesting sites, including dead standing trees (“snags”), shall not be removed or altered until birds leave the nesting area, independent of human interference, or until chicks have fledged and left the area and there is no sign of second nesting attempts.
- d. Trees and *habitat* composed of large, woody vegetation, including snags used as hunting perches for *raptors*, shall not be *removed* or *altered* except when they pose a serious threat to life or property (see Section 8178-7.5.4) or prevent *economically beneficial use* of the property (Section 8178-2.5.3).

- e. To avoid electrocution and line strike hazards for birds, power distribution lines shall be undergrounded wherever *feasible*.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.7.8 – Monarch Butterfly Roosting Sites

To protect *colonial roosting habitat* for the monarch butterfly from disturbance and degradation, *development*, including *outdoor festivals* and *outdoor sporting events*, shall meet the following standards:

- a. *Roost Site Identification* - Potential *roost habitat* for overwintering monarch butterflies, as well as known historical *overwintering roost sites* occupied by monarch butterflies in one or more years within the previous 20-year period, shall be considered potentially active *monarch butterfly roost sites*.
- b. *Tree Removal or Alterations* - If tree *removal* or *alteration* within or *adjacent* to a *monarch butterfly roost site* is permitted according to Section 8178-7.4.2 (a), the tree *alteration* or *removal* shall be conducted as follows:
 - 1. *Alterations* to a tree identified as *monarch butterfly habitat* must be conducted outside the overwintering season (October through March); and
 - 2. Tree *alterations* intended to improve a *monarch butterfly roost habitat* must be done in accordance with an approved *habitat* management plan and under the supervision of a County-approved *qualified biologist* and *arborist*.
- c. *Buffers* - A minimum 125-foot *buffer zone* is required for new *development* from the outermost trees identified as a *monarch butterfly roost site*, unless larger *buffer zones* are necessary due to one of the following:
 - 1. Microhabitat conditions at the *monarch butterfly roost site* will be adversely affected by vegetation removal or earth disturbance outside the 125-foot *buffer zone*; or
 - 2. One or more additional *monarch butterfly roost sites* are located within 1,000 feet of the project site, and the sites are collectively used throughout the overwintering season.
- d. *Roost Site Mitigation* - If the *removal* or *alteration* of an unoccupied but known historical *monarch butterfly roost site* is unavoidable due to *development* authorized pursuant to Section 8178-2.5 or Section 8178-7.4.2, the conditions of approval for the project shall include a requirement for the *establishment* or *restoration* of an equivalent *monarch butterfly roost habitat*. (See Section 8178-2.10.7 for additional mitigation requirements.)

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.7.9 – Marine Mammal Rookery and Hauling Ground Habitats

To preserve occupied marine mammal rookery and hauling ground *habitats*, *development*, including *outdoor festivals* and *outdoor sporting events*, shall be sited and designed to meet the following standards:

- a. *Recreational Uses* - Recreational *uses* proposed near or within occupied marine mammal hauling grounds shall be located at least 500 feet from the rookery or hauling ground *habitat*, and trails or observation sites shall include *fences*, signage, and other barriers that maintain a minimum 300-foot *buffer zone* from such *habitats*.
- b. *Seasonal Requirements* - Marine mammal rookeries shall not be altered or disturbed during times of the year when such areas are in use for reproductive

activities such as mating, pupping, and pup care, as shown in the table below:

Marine Mammal:	Seasonal Limitation:
Harbor seals:	February through April
Northern Elephant seals	Mid-December through February
Sea Lions and fur seals	May through September

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.8 – Pesticides and Pest Management in the Coastal Zone

- a. **Second-Generation Anticoagulant Rodenticides.** Except to the extent that more protective LCP policies and regulations apply, the use of second-generation anticoagulant rodenticides shall be prohibited as set forth in Food and Agricultural Code Section 12978.7.
- b. **Mosquitofish Use.** The use of mosquitofish is prohibited in *ESHA wet environments*. Mosquito abatement activities shall be limited to those necessary to protect public health, that are specific to the eradication of mosquito larvae, and that do not result in adverse significant effects on non-target species (e.g., fish, frogs, turtles, birds, or other insects or invertebrates).
- c. **Use of Pesticides by County Agencies, Departments and Their Contractors.** The following standards apply to County agencies, departments, and their contractors for *development* and repair/maintenance activities requiring a *Coastal Development Permit* on County owned or maintained facilities:
 1. Whenever feasible, an *integrated pest management plan* shall be used to control unwanted rodents or other pests and minimize the use of pesticides, including insecticides, herbicides, rodenticides, or any other similar toxic chemical substances. New public infrastructure shall be designed with rodent-resistant construction materials.
 2. The use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances that have the potential to significantly degrade *ESHA* or coastal water quality or harm wildlife, is prohibited for *development* and repair/maintenance activities requiring a *Coastal Development Permit*, except where it has been determined that non-chemical methods are infeasible and pesticides *are* necessary under the following circumstances: i) to protect or enhance the *habitat* itself; or ii) vegetation maintenance activities such as the eradication of *invasive* or *invasive watch-list plant species*; or iii) *habitat restoration*. Deviations from this standard are allowed only if the *Coastal Development Permit* includes an *integrated pest management plan* that is compliant with subsection (i) and (ii) below and there is no feasible alternative that would result in fewer adverse effects to *ESHA*, coastal water quality, or wildlife. When the application of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances that significantly degrade *ESHA*, coastal water quality, or harm wildlife are allowed, the substances, shall be applied in the following manner:
 - i. Upon request of the Planning Director, the applicant or permittee must submit a clear rationale as to why non-chemical control method(s) are not

feasible relative to the chemical methods selected. Factors to be considered by the decision maker in determining whether to grant the request for use of a pesticide may include, but are not limited to, the following:

- (1) Overall damage to the environment from the treatment;
- (2) Likelihood of the treatment's success;
- (3) Effectiveness of the treatment relative to the biology of the plant/pest; and
- (4) Other factors associated with the overall project such as the scale of the project, project location, the long-term cost effectiveness of the treatment, and safety.

ii. The pesticide shall be applied in the following manner:

- (1) Application is restricted to the least-toxic product and, to the maximum extent feasible, shall be biodegradable, time-limited, and derived from natural sources.
- (2) The method used to apply the substance(s) shall minimize the potential for introduction of the pesticide into the aquatic environment or onto *adjacent*, non-targeted vegetation.
- (3) The pesticide(s) is/are used in accordance with label requirements and applicable regulations or guidelines from the California Department of Agriculture and California Department of Pest Regulation.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.9 – Land Divisions and ESHA Preservation Incentives

Sec. 8178-2.9.1 – General Requirements

The following requirements apply to *Coastal Development Permits* authorizing any *land division* proposed on one or more *legal lots* that contain *ESHA* or *buffer zone*, except where the *lot* is dedicated to open space *preservation*. The *Coastal Development Permit* application shall not be approved unless the County decision-making authority makes findings, supported by substantial evidence, that the proposed *land division* meets all requirements of this Section 8178-2.9 as well as the additional requirements for *land divisions* in Section 8178-2.9.2 or *lot line adjustments* in Section 8178-2.9.3, as applicable.

- a. Applications for proposed *land divisions* shall describe and designate the locations of all *development* on all resulting *lots*, including the following: (1) *building site*; (2) access road and/or driveway; (3) necessary *service infrastructure* (e.g., septic system, water supply); (4) on- or off-site grading; and (5) on- or off-site *fuel modification zones*.
- b. The requested *Coastal Development Permit* shall be evaluated to ensure that any new or reconfigured *lots* will allow future *development* that is consistent with the *ESHA* policies, standards, and provisions of the LCP. All proposed *building sites*, access roads, water/wastewater systems, and *fuel modification zones* shall meet the policies/standards provided by the LCP (see Section 8178-2.6). For example, the *building sites* shall be clustered near existing or proposed *development*, near existing services, and configured to maximize

the use of overlapping *fuel modification zones*. Where potential *development* cannot occur consistent with the LCP, the requested *Coastal Development Permit* shall be denied.

- c. All *lots* proposed for residential use must constitute a *buildable lot* (see Section 8178-2.6.3(f)).
- d. If any provision of this Section 8178-2.9 conflicts with a County regulation or requirement pertaining to *land divisions* that is not included in the LCP (e.g., a regulation or requirement in the County's Subdivision Ordinance), then the provision of this Section shall take precedence.
- e. A *Coastal Development Permit* authorizing a *land division* shall include conditions of approval that restrict *development* to an approved *development envelope*. Outside the *development envelope*, future *development* shall be prohibited within any onsite *ESHA(s)*, *buffer zone(s)*, and/or areas with *slopes* over 30 percent gradient. Notwithstanding the foregoing *areas* subject to such *development* restrictions shall be permanently maintained in their natural state except as otherwise provided in Section AE-2.2.1 through recordation of a *conservation easement* or *conservation instrument*.
- f. With respect to *land divisions* other than *lot line adjustments*, all *conservation instruments*, *conservation easements*, offers of dedication, conditions of approval, and similar legal instruments protecting public access routes, *ESHA* and *buffer zones*, steep *slopes*, and other areas shall be shown on the tract map or *parcel* map and recorded no later than final map recordation.

The standards in this Section 8178-2.9 do not apply to a *lot* within a *land division* that is proposed solely for the purpose of dedicating or restricting its *uses* to conservation and/or open space, provided the *lot* is preserved in perpetuity pursuant to a *conservation easement* or donated *fee-simple* to a *conservation organization*.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.9.2 – Requirements for Land Divisions in ESHA or Buffer Zone

In addition to the requirements of Section 8178-2.9.1 above, a *Coastal Development Permit* authorizing a *land division*, other than a *lot line adjustment* (see Section 8178-2.9.3 below), shall only be approved for a *lot* that contains *ESHA* or *buffer zone* if, based on substantial evidence, the *land division* will not result in new, adverse impacts to *ESHA* or *buffer zone* and meets the following standards:

- a. The *land division* does not result in a new *building site* located on a beach.
- b. Each proposed new *lot* is equal to or greater than the minimum *lot* size required by the subject zone and the *slope density formula* (Section 8175-2 (c)) and is no smaller than the average size of surrounding *parcels* (see Coastal Act Section 30250 and Appendix E1, AE-1.3.2(c)).
- c. When the subject *lot* is in the Santa Monica Mountains (M) overlay zone, and it *abuts* a public park or a *lot* permanently protected by a *conservation easement*, then all *lots* proposed to be created that *abut* such areas shall include a 300-foot setback along the boundary of the *abutting* public park or the land that is permanently protected from *development*. See Section 8177-4.1.6 for *development* setback requirements to park lands.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.9.3 – Requirements for Lot Line Adjustments in ESHA or Buffer Zone

In addition to the requirements in Section 8178-2.9.1 above, a *Coastal Development Permit* application authorizing a *lot line adjustment* for one or more *lots* that contain *ESHA* or *buffer zone* may only be approved if, based on substantial evidence, the *land division* meets the following requirements:

- a. When compared to the original *lot* configuration, the resulting *lots* shall not result in one or more of the following:
 1. Increased impacts to *ESHA* or *buffer zones* or increased loss of *high-value habitat* (e.g., *wetland*, *riparian* areas), including impacts that may subsequently be allowed on a resulting *lot* pursuant to Section 8178-2.5.3.
 2. Increased alteration of natural landforms.
 3. A new, buildable *lot* for residential use in the zone (see Section 8178-2.6.3(f)).
 4. Increased subsequent *land division* potential of a resulting *lot*, except when such a *lot* is established as a permanently preserved open space *lot*.
- b. All *lots* included in the proposed *lot line adjustment* must be *legal lots*, except where the *lot line adjustment* is proposed for the sole purpose of combining two or more *parcels* as a means of reversing a purported but illegal division of property.
- c. If a *lot line adjustment* is approved, the applicant shall be required to record County-approved deeds or records of survey containing the descriptions of all resulting *parcels* as they will exist after the *lot line adjustment*.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.9.4 – ESHA Preservation Incentive (Santa Monica Mountains)

This Section 8178-2.9.4 provides a voluntary incentive for the retirement of *development* rights on existing *legal lots* that contain *ESHA* in the Santa Monica Mountains (M) overlay zone. The purpose of the incentive is to encourage the *preservation* of large areas of unfragmented *ESHA* that are connected to a protected *core habitat ESHA* or open space area by intact native vegetation.

Sec. 8178-2.9.4.1 – Expansion of Building Site

The maximum allowable *building site* for *development* in *ESHA* or *q-buffer zone* may be increased from 10,000 square feet to 15,000 square feet for a *legal lot* that meets the minimum *lot* size requirements of the LCP if the applicant voluntarily accomplishes one of the following through a *Coastal Development Permit*:

- a. Merges the *lot* upon which the proposed *building site* is located with an *abutting* legal *lot* or *lots* containing at least three acres of undeveloped land and meeting the standards for an off-site preservation *lot* stated in Section 8178-2.10.5(b). All areas of the resulting *lot* outside of the *building site* and *mandatory fuel modification zone* must be preserved in perpetuity through a *conservation easement* or *conservation instrument*, except as otherwise set forth in the project's associated *Coastal Development Permit* and any allowable future *development* that is consistent with Section AE-2.2.1; or
- b. Permanently retires the *development* rights for a non-*abutting* legal *lot* or *lots* which must be undeveloped, consist of at least three acres, and meet

the standards for an off-site preservation *lot* stated in Section 8178-2.10.5(b). The off-site *lot(s)* must be preserved in perpetuity with a *conservation easement* or through encumbrance with an open space deed restriction and subsequent conveyance of the entire *lot* in fee title to a County-approved *natural resource agency* or *conservation organization* (see Appendix E2, Section AE-2.2).

Sec. 8178-2.9.4.2 – Required Finding for ESHA Preservation Incentive

A *Coastal Development Permit* may only be granted pursuant to the *ESHA preservation* incentive in this Section 8178-2.9.4 if the County’s decision-making authority finds that the proposed *land division* will result in: (1) the *preservation* of large areas of unfragmented *ESHA*; and (2) proposed or potential *development* with reduced impacts to *ESHA* and/or *high value habitat* when compared to the *development* that could legally occur without use of the *ESHA preservation* incentive.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.10 – Compensatory Mitigation for ESHA

All compensatory mitigation for impacts to *ESHA* shall meet the standards of this Section 8178-2.10. (ADD.ORD.4586-10/19/21)

Sec. 8178-2.10.1 – General Requirements

- a. **Removal/Degradation of ESHA** – Mitigation that is proportional to the impact is required for all adverse direct and indirect impacts to *ESHA*. The level of compensatory mitigation is specified by the ratios in Section 8178-2.10.6. Compensatory mitigation shall be subject to the following standards:
 1. Permitted Impacts: Compensatory mitigation is required when there is no *feasible* project siting or design alternative that can avoid all adverse direct or indirect impacts to *ESHA* (see Section 8178-2.6.1) and the project is determined to be the least environmentally damaging alternative. The applicant shall be responsible for providing compensatory mitigation.
 2. Unpermitted Impacts: Compensatory mitigation is required for unauthorized *development* that causes direct or indirect impacts to *ESHA*. In such cases, compensatory mitigation shall be provided through the following:
 - i. The impacted area shall be restored on-site unless all, or a portion of, the impacted *ESHA* area is within the approved *development envelope* of the least environmentally damaging alternative. In such cases, compensatory mitigation for the area included in the *development envelope* may be accomplished through on-site or off-site mitigation. The remaining amount of required compensatory mitigation shall occur on-site unless: an insufficient supply of suitable land is available for the on-site *restoration, enhancement, or establishment* of *ESHA*. An “insufficient supply of suitable land” occurs when: (a) no on-site *ESHA* is in need of *restoration* or *enhancement*; (b) no on-site areas contain the environmental conditions to support an *in-kind habitat*; or (c) the area is isolated from protected *core habitats*. In such cases, an equivalent area of *ecologically functional ESHA* shall be *restored* or *established* off-site.
 - ii. Additional on-site or off-site mitigation shall be provided in accordance with the baseline mitigation ratios in Section 8178-2.10.6.

3. Temporary Construction Impacts - *Habitat restoration* of the impacted area is required for temporary impacts to an *ESHA* or *buffer zone* that occur due to construction activities authorized by a *Coastal Development Permit*.
- b. **In-Kind Habitats** – Compensatory mitigation shall be limited to *in-kind habitat*. If an applicant must obtain a permit or approval from a federal or state *natural resource agency* based on the proposed *development* project's potential impact to a species or *habitat* under that *agency's* jurisdiction, then County staff shall consult with the responsible *agency* prior to the County's approval of the compensatory mitigation for the *development* project.
- c. **Preservation of Compensatory Mitigation Sites** - All areas subject to compensatory mitigation conducted by the applicant (Section 8178-2.10.8) shall be preserved in perpetuity for conservation and/or open space purposes through one of the following measures:
 1. Encumbrance with an open space deed restriction and subsequent conveyance of the *lot* in fee title to a *natural resource agency* or County-approved *conservation organization* for ownership.
 2. Encumbrance with a *conservation easement* conveyed to a County-approved *natural resource agency* or *conservation organization*.
 3. If a County-approved *natural resource agency* or *conservation organization* cannot be identified that will accept conveyance of a *conservation easement* for a small, on-site area of a *lot* for *preservation*, a *conservation instrument* may be used instead to restrict future *development* of the area.

Also, see Appendix E2, Section AE-2.4 for additional requirements and information.

- d. **ESHA Mitigation Plan**
 1. To increase the potential for the success and long-term sustainability of *ESHA* mitigation, an *ESHA Mitigation Plan* is required for all compensatory mitigation (see Section 8178-2.10.9).
 2. If a mitigation area is impacted by a *natural disaster* and the installation or monitoring goals have not been achieved according to the approved *ESHA Mitigation Plan*, the plan shall be amended to reflect conditions after the *natural disaster* and the appropriate *restoration* approach needed to meet pre-impact compensatory mitigation requirements.
- e. **Reduced County In-Lieu Fee for Coastal Sage Scrub and Chaparral ESHA**

Coastal Sage Scrub and Chaparral ESHA retained within an *expanded fuel modification zone* in accordance with the standards in Appendix E1, AE-2.5 – Expanded Fuel Modification Zone Thinning Standards, may qualify for a reduced mitigation fee using the Ventura County In-Lieu Fee Program (see Section 8178-2.10.8(d)). All remaining *ESHA* or *buffer zone* within this *expanded fuel modification zone* shall be protected and maintained by the property owner for the life of the permitted *development* in accordance with an *ESHA Vegetation Management Plan* (Appendix E1, AE-2.4 - *ESHA Vegetation Management Plan*).

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.10.2 - Types of Impacts Compensated

Compensatory mitigation for direct and indirect adverse impacts to *ESHA* shall include compensation for the type of impacted *habitat*, temporal and permanent losses to the services provided by the *ecosystem function* of the *habitat*, and the uncertainty associated with whether the mitigation will be fully, successfully completed. These factors are incorporated into the baseline mitigation ratios, and the adjustments to those ratios, shown in Section 8178-2.10.6.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.10.3 - Types of Compensatory Mitigation

Compensatory mitigation measures shall include the *restoration*, *preservation*, *establishment*, or *enhancement* of *ESHA* as follows:

- a. *Preservation* – Existing, off-site *ESHA* is preserved and managed in perpetuity. The *preservation* of on-site *ESHA* cannot be used as compensatory mitigation.
- b. *Restoration* – Existing, degraded *ESHA* that has the capacity to be *ecologically functional* and is actively *restored* to its historic natural state. *ESHA* may be *restored* either on- or off-site.
- c. *Enhancement* – Existing, degraded *ESHA* that has the capacity to improve specific *ecological functions* or *services* (e.g., water quality improvement, flood water retention, wildlife *habitat* improvement, *habitat connectivity corridor* improvement). *ESHA* may be enhanced either on- or off-site. *Passive restoration* may be utilized as one component of an *ESHA Mitigation Plan* if it meets the criteria in Section 8178-2.10.5(a).
- d. *Establishment* – The creation of *ecologically functional ESHA* where it did not previously exist. *ESHA* may be established either on- or off-site. *ESHA establishment* may only be used under the following circumstances: (i) *restoration* opportunities are not *feasible*; (ii) the *establishment* project has a high probability of success and would improve the overall *function* of the *ESHA ecosystem*; and (iii) the *establishment* project will not result in the conversion of *ESHA* types.

A specific type of compensatory mitigation may be required for unpermitted impacts (see Section 8178-2.10.1) and impacts to specific coastal *habitats* (see Section 8178-2.10.7). *Restoration* or *establishment* is required for impacts to *wet environments*, and other *habitat* types regulated by federal or state *natural resources agencies*.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.10.4 – Location of Compensatory Mitigation Sites

a. On-Site Versus Off-Site Mitigation:

1. Either on- or off-site mitigation may be used for impacts to *coastal sage scrub* and *chaparral*;
2. On-site mitigation must be used for impacts to a *wet environment habitat* or for oak woodland/savannah and native woodland *habitat* unless: (i) on-site *restoration*, *establishment*, or *enhancement* is *infeasible* due to an insufficient supply of suitable land. An “insufficient supply of suitable land” occurs when: (a) no on-site *ESHA* is in need of *restoration* or *enhancement*; or (b) no on-site areas contain the necessary environmental conditions to support an *in-kind habitat*; or (ii) off-site *restoration*, *establishment*, or *enhancement* is provided through an available federal/state *mitigation bank* or *in-lieu fee* program (see Section 8178-2.10.8).

3. For other *habitat* types, on-site mitigation is preferred but off-site mitigation may be authorized if the off-site mitigation area meets all of the standards in Section 8178-2.10.4 and Section 8178-2.10.5, and one of the following circumstances applies: (i) on-site *restoration, establishment, or enhancement* is *infeasible* due to an insufficient supply of suitable land; or (ii) the off-site *habitat* is a higher-quality *habitat* (i.e., higher percentage of pristine/intact *habitat*, better connectivity to large blocks of *habitat*, more suitable soils or *microclimate*, or fewer *invasive* or *invasive watch list plant* species); or (iii) the off-site mitigation site was prioritized for conservation through an available, County-approved regional conservation plan.

b. Off-Site Mitigation:

1. Permittee - Off-site compensatory mitigation area must be located within the Ventura County *coastal zone*. If a property is bisected by the *coastal zone* boundary, up to 50 percent of the area may be located outside of the *coastal zone*. Off-site mitigation sites shall be selected based on proximity to the impacted *ESHA ecosystem*, in the following order of priority:

Priority 1 - The site is in the same sub-watershed (defined as U.S. Geological Survey's 12-digit hydrological unit code (HUC or higher, when available) as the impacted area.

Priority 2 - The site is in the same *biogeographic region* as the impacted area.

Priority 3 - The site is in the same watershed as the impacted area.

If no suitable site is available within the *coastal zone*, then a site in Ventura County that is located outside the *coastal zone* may be selected if the area is located in a regional habitat connectivity and wildlife corridor in Ventura County (i.e., Santa Monica - Sierra Madre Linkage, Ventura River Linkage, Santa Clara River Linkage) and is located in the same *biogeographic region* as the impacted site. Preference also may be given to an off-site area that adjoins public parkland or protected native *habitat* (i.e., land protected by a *conservation easement* or owned/managed by a *natural resource agency*).

2. Federal or State Program - Off-site mitigation areas conserved with funding from an available federal or state *mitigation bank* or *in-lieu fee* program shall be in the *coastal zone* of Ventura County, Los Angeles County or Santa Barbara County.
3. County-Administered In-Lieu Fee Program - Off-site mitigation areas conserved with funding from the County's *in-lieu fee* program shall be located in the Santa Monica Mountains and selected in the following order of priority:

Priority 1 - Ventura County *coastal zone* (up to 50% of the area may be outside the *coastal zone* if a property is bisected by the *coastal zone* boundary).

Priority 2 - Santa Monica/Sierra Madre Linkage habitat connectivity and wildlife corridor in the Santa Monica Mountains' biogeographic region in Ventura County.

Priority 3 - *Coastal zone* of Los Angeles County. Priority 3 areas shall not be used unless no Priority 1 or Priority 2 site are available and, if a

Priority 3 areas is used to mitigate, it shall be the closest available areas to Ventura County.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.10.5 – Environmental Standards for Mitigation Sites

Compensatory mitigation sites shall contain *ESHA* or *habitats* that can be successfully used for the selected type of *ESHA* mitigation. Compensatory mitigation sites shall exhibit ecological characteristics such as *habitat* quality and connectivity to larger intact *ESHA*. Sites used for specific types of compensatory mitigation shall meet the following standards:

- a. **Land Used for Restoration, Enhancement, or Establishment** – On-site or off-site mitigation sites used for *ESHA* restoration, establishment or enhancement must contain suitable environmental conditions (e.g., hydrology, soil type, compatible adjacent land uses, functional connectivity) to support the proposed type of mitigation. Such sites must be connected to other *habitat* areas required for species survival. (See Section 8178-2.10.7 for specific requirements for wet environments, dunes, oak woodland/savannah, native woodland habitats, and monarch butterfly overwintering sites.) If passive restoration is proposed as a component of *ESHA* enhancement, then it must be supplemented with other enhancement activities that address the level of *ESHA* degradation at the mitigation site (e.g., soil conditions, amount of invasive or invasive watch list plant species, lack of native seed bank) and the resilience of the *ESHA* ecosystem. Enhancement methods may include non-native and invasive species removal, temporary irrigation and supplementary native planting and seeding.
- b. **Lots Used for Off-Site Preservation** - Off-site mitigation lots used for *ESHA* preservation must be undeveloped, legal lots that are used solely to implement compensatory mitigation. Such off-site mitigation lots must meet all the following standards:
 1. Environmental Resources – All off-site mitigation sites used for *ESHA* preservation shall contain the following environmental resources:
 - i. At least 90 percent of the lot shall be ecologically functioning *ESHA* and/or an *ESHA* wet environment buffer zone; or
 - ii. At least 50 percent of the lot shall be ecologically functioning *ESHA* and/or *ESHA* wet environment buffer zone plus one of the following: (1) an identified *habitat* connectivity corridor; (2) a wet environment, rock outcrops, dunes, or U.S. Fish and Wildlife Service (USFWS)-designated critical *habitat* *ESHA*; or (3) a lot is located within an acquisition area designated for conservation through a policy or planning document adopted by a federal, state, or County natural resource agency or a County-approved conservation organization.
 2. Connectivity - The lot shall not be isolated by development or other physical factors that would limit the movement of species to larger protected core *ESHA* areas. Specifically, the lot must be connected to a protected core *ESHA* or open space area by an intact native vegetation area that is at least 400 feet wide and less than 500 feet long. Wildlife must be able to move from the subject lot to core *ESHA* without encountering a major barrier (e.g., high-traffic road without wildlife-safe crossings, large facilities, etc.). An exception to this requirement may be allowed if the lot contains one of the following:

- i. A sensitive biological resource that can persist in isolation (e.g., narrow endemic species or unique *habitats* such as vernal pools); or
 - ii. A *habitat* that functions as a *stepping stone* for *special status species* between protected *core areas*.
3. Preservation and Management - The *lot* shall be *preserved* and managed in perpetuity for *habitat* conservation and open space purposes through one of the legal instruments identified in Section 8178-2.10.1(c) and in compliance with a County-approved *ESHA Mitigation Plan* (see Section 8178-2.10.9(a)).

See Section 8178-2.10.8, for information on how off-site mitigation sites are used for compensatory mitigation.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.10.6 – Compensatory Mitigation Ratios

- a. **Baseline Mitigation Ratios** - Baseline *ESHA* mitigation ratios are based on the type of *ESHA* being removed or degraded:
- 2:1 Baseline Ratio: *Coastal sage scrub* or *chaparral*, except when occupied by federal or state endangered or threatened species.
 - 4:1 Baseline Ratio: *Wetland*, *estuary*, *lagoon*, or lakes.
 - 3:1 Baseline Ratio: All other *ESHA* types, including *wet environments* not listed above, and *habitat* occupied by federal or state endangered or threatened species.

Baseline mitigation ratios shall be used as the foundation for compensatory mitigation requirements for impacts to *ESHA*. These ratios capture the types of impacts to the *ESHA ecosystem*, identified in Section 8178-2.10.2, such as expected temporal losses and the uncertainties associated with mitigation success. Adjustments to the Baseline Mitigation Ratios may be made to reflect the factors listed in subsection (b) below.

- b. **Adjustments to Mitigation Ratios** - The baseline mitigation ratios, or mitigation requirements that result from such ratios, may be adjusted based on the following:
- 1. Early Mitigation – Baseline mitigation ratios will be reduced to 1:1 when an approved *in-kind ESHA restoration or establishment* project, including required monitoring, is successfully completed before impacts occur to *ESHA* due to the subject project's *development*.* Portions of the compensatory mitigation project not successfully completed before impacts occur are not eligible for this mitigation ratio reduction. To obtain this reduced mitigation ratio, the applicant must demonstrate that the *ESHA restoration or establishment* project meets the performance criteria associated with the project's *ESHA Mitigation Plan* (see Section 8178-2.10.9, Appendix E2). The early mitigation adjustment is not available for unpermitted impacts to *ESHA*, mitigation properties located outside the *coastal zone*, or if a proposed *development* project could impact biological

* This adjustment also applies to the purchase of *restoration/establishment* credits from a *mitigation bank* or a County-approved *conservation organization* (See Section 8178-2.10.9).

resources under the jurisdiction of a federal or state *natural resource agency*.

2. Federal or State Jurisdiction - If an applicant must obtain a permit or approval from a federal or state *natural resource agency* based on the proposed *development* project's potential impact to a species or *habitat* under the *agency's* jurisdiction, County staff shall consult with the responsible *agency* prior to setting the mitigation ratio, in which the mitigation ratio may be increased.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.10.7 – Compensatory Mitigation for Specialized Habitats

This Section states additional compensatory mitigation requirements for *wet environments*, *monarch butterfly overwintering sites*, *special status species* roosting or breeding sites, and coastal *dunes*. See Section 8178-2.10.6 for required mitigation ratios for all specialized coastal *habitats*.

- a. **Wetlands** - *Habitat restoration* or *establishment* is required as compensatory mitigation for impacts to *wetlands*. Additionally, when any dike or fill *development* is permitted in *wetlands*, in conformity with Section 30233 or other applicable policies of the Coastal Act, additional mitigation measures shall, at a minimum, include the following:
 1. The *acquisition* of equivalent areas of equal or greater biological productivity or the opening of equivalent areas to tidal action, provided that no appropriate *restoration* site is available; or
 2. *Development* permitted in *wetlands* and other coastal waters is also subject to specific mitigation listed in 30607.1 of the Coastal Act. Additionally, other reasonable measures will also be required, as determined by the County, to carry out the provisions of Sections 30233, *subdivisions* b., c., and d., and 30253, *subdivision* b., of the Coastal Act (e.g., project timing, financial responsibilities (see Section 8178-2.10.9), and suitable mitigation sites).
- b. **Wet Environments Other Than Wetlands** - *Habitat restoration* or *establishment* is required as compensatory mitigation for impacts to other *wet environments*, excluding *wetlands*. Mitigation measures for *wet environments* also under the jurisdiction of the California Department of Fish and Wildlife or U.S. Army Corps of Engineers shall be established by the County after consultation with the responsible *agency(ies)*. However, compensatory mitigation ratios shall be no less than the baseline mitigation ratios required by this LCP.
- c. **Oak Woodland/Savannah and Native Woodland Habitats** - *Habitat restoration*, *enhancement* or *preservation* is required as compensatory mitigation for impacts to oak woodland/savannah or native woodland *habitat*. When on-site mitigation for adverse impacts to *ESHA* woodlands and savannah is *infeasible* because on-site conditions (i.e., lack of suitable, available *habitat*) do not allow for the *restoration*, *enhancement*, or *establishment* of an *ecologically functioning ESHA*, an off-site mitigation site shall be selected that contains one or more of the following:
 1. Oak and native woodland *habitats* with large trees, dense canopies, and diverse age *structure*;
 2. Oak woodland/savannah with opportunities to *enhance* or *restore* grassland or oak woodland communities;

3. *Habitat* that supports the *restoration* or *enhancement* of like-species trees; or
4. *Habitat* with like-species trees within a regional or local *habitat connectivity corridor*.

See Section 8178-7.6.1 for mitigation requirements for trees that constitute *ESHA*.

- d. **Monarch Butterfly Roosts** – The conditions of approval of a *Coastal Development Permit* for *development* impacting *monarch butterfly overwintering habitat* shall require the permittee to provide, for the County’s review and approval, a management plan for the *preservation* of the existing roost site and/or the *restoration* or *enhancement* of an historical roost site that is prepared by a *qualified biologist*.
- e. **Coastal Dunes** – Off-site *dune habitat* mitigation may include the *establishment, restoration, enhancement* and protection of *dune* and *dune/wetland habitats* near McGrath Lake, Hollywood Beach, or Ormond Beach.
- f. **Bat Roost Replacements** – When compensatory mitigation includes the replacement of an existing bat roost or breeding *habitat*, bat boxes shall not be used as a like-for-like replacement for existing bat roosts.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.10.8 – Implementation Options for Compensatory Mitigation

Compensatory mitigation measures shall be implemented pursuant to a County-approved *ESHA Mitigation Plan* (Section 8178-2.10.9), through one or more of the following means:

- a. The applicant is responsible for the completion of compensatory mitigation through one or more of the following:
 1. When compensatory mitigation includes off-site *ESHA preservation*, the applicant may implement the mitigation requirement through the purchase of an off-site mitigation *lot*.
 2. When compensatory mitigation includes on-site or off-site *ESHA restoration, enhancement* or *establishment*, the applicant must hire a *restoration specialist* to complete the *ESHA Mitigation Plan* (see Section 8178-2.10.9). Off-site mitigation areas shall be encumbered with a *conservation easement* or owned and managed by a *natural resource agency* or County-approved *conservation organization*.
 3. When an approved *mitigation bank* (see subsection (b)) or available *in-lieu fee* program (see subsection (d)) accepts payment from an applicant, the responsibility for completion of the mitigation requirements resides with the *mitigation bank* or *in-lieu fee* program.
- b. **Mitigation Bank:** A *mitigation bank* must meet the requirements of Section 8178-2.10.4(b)(2) and provide adequate mitigation of the impacted resource by the relevant federal or state *natural resource agency* or *conservation organization* (i.e., Conservation Bank - U.S. Fish and Wildlife; *Mitigation Bank* – California Department of Fish and Wildlife, U.S. Army Corp of Engineers, U.S. Environmental Protection Agency). Through a payment to such a bank, the permittee transfers its responsibility for implementation of the required compensatory mitigation to the *mitigation bank*.

- c. **Federal or State In-Lieu Fee Programs:** If available, an alternate, *Coastal Commission* approved *in-lieu fee* program(s) operated or managed by one or more *natural resource agencies* (e.g., US Fish and Wildlife, California Department of Fish and Wildlife, U.S. Army Corp of Engineers, Coastal Conservancy) could be used to satisfy compensatory mitigation requirements for impacts to *wetlands, wetland buffer zones, dune habitats* or other specific coastal *ESHA*.
- d. **Ventura County In-Lieu Fee Program:** The County's *in-lieu fee* program allows a permittee to substitute payment of a fee to the County's Coastal Habitat Impact Fund to meet compensatory mitigation requirements for impacts to *ESHA* through the off-site *preservation of in-kind ESHA*. This program will be established as follows:
1. Objective – Provide adequate compensatory mitigation for the loss of *coastal sage scrub* and *chaparral* plant communities in the Santa Monica Mountains (M) overlay zone in a manner that allows the County to target successful conservation efforts while providing permittees with a simple mechanism to accomplish mitigation.
 2. Types of Impacts – Impacts to *coastal sage scrub* and *chaparral* in the Santa Monica Mountains that meet the definition of *ESHA* pursuant to Section 8178-2.4.1(d).
 3. Type of Compensatory Mitigation – *In-lieu fees* will be used to acquire, *preserve, monitor* and manage land that contains *coastal sage scrub* and *chaparral habitat*.
 4. Mitigation Area – Mitigation sites shall be in the Santa Monica Mountains and meet the locational criteria in Section 8178-2.10.4(b)(3).
 5. Environmental Standards - Mitigation sites preserved through the *in-lieu fee* program shall meet the environmental/*preservation* standards in Section 8178-2.10.5(b) and all such sites shall be preserved in perpetuity.
 6. Ownership and Long-Term Management Strategy and Sponsors – Compensatory mitigation (i.e., land acquisition, *preservation* and management) shall be conducted by a County-approved *conservation organization* or *natural resource agency*. Available funds will be transferred to the contracted organization/*agency* when the County is notified that an off-site mitigation property is available for purchase.
 7. Compensation Planning Framework – A framework will be established for the selection and *acquisition* of conservation properties based on the criteria in Section 8178-2.10.4(b)(3) and the service area's needs, opportunities, and *preservation* challenges.
 8. Timing of Compensatory Mitigation – Whenever *feasible**, land acquisition shall be conducted within three years of the receipt of fees in the Coastal Habitat Impact Fund. Fees will be paid prior to a *Zoning Clearance*.
 9. Program Administration – Administrative and reporting protocols, accounting and implementation procedures, records, agreements between

* Land acquisition within the established period may not be *feasible* if: (a) funds are insufficient to purchase available lots, or (b) no lots are available that meet the County's standards for off-site mitigation sites.

County and the County-approved *conservation organization* or *natural resource agency*, assumption of responsibilities, default and closure provisions, and other administrative components of the *in-lieu fee* program shall be established and maintained by the RMA/Planning Division. See Coastal Area Plan, ESHA Program #5, for information on program administration.

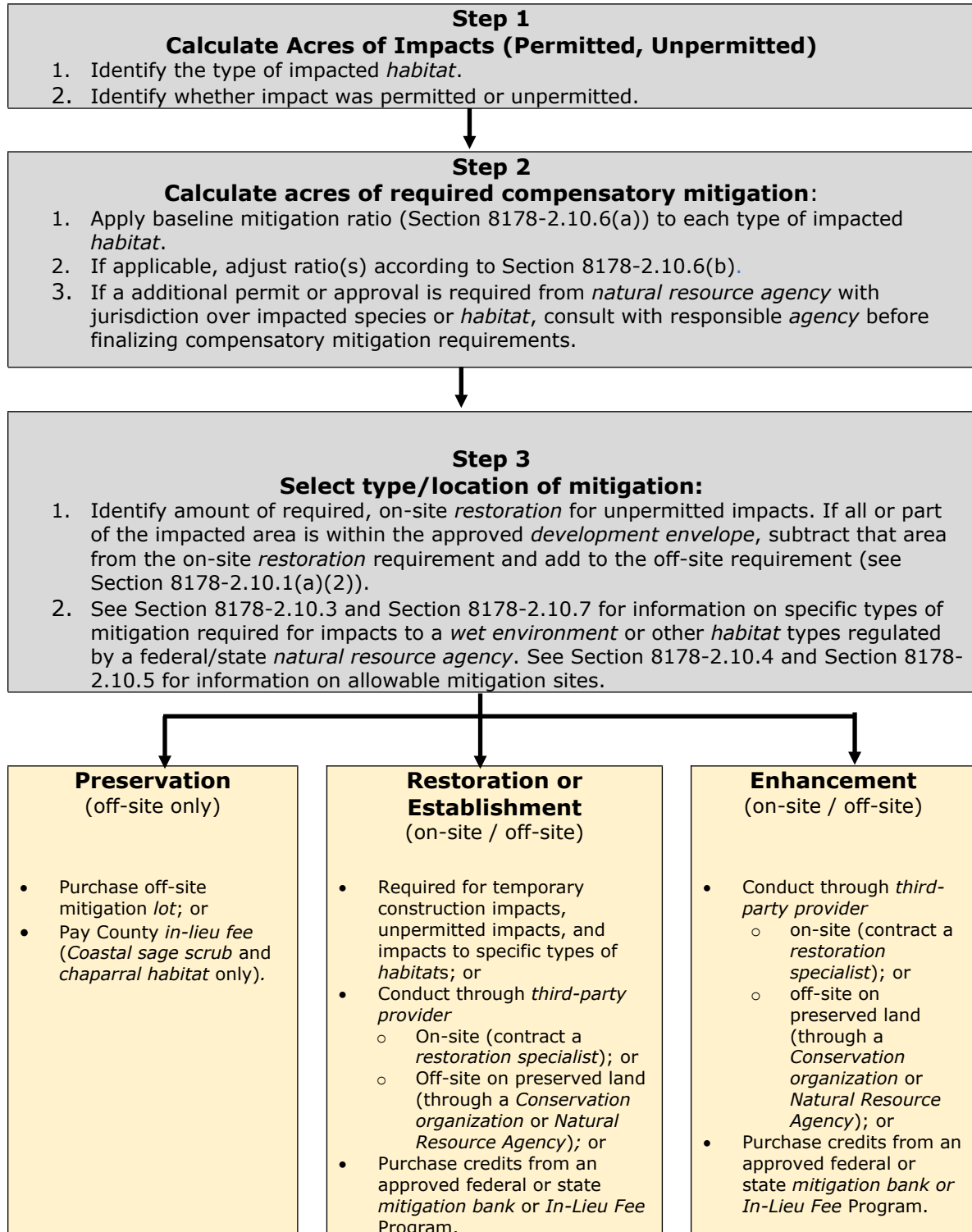
10. Amount of In-Lieu Fee – The fee shall be calculated on a per-acre basis for each acre, or portion thereof, required as compensatory mitigation for impacts to *CSS/chaparral* (see mitigation ratios, Section 8178-2.10.6). The *in-lieu fee* shall be determined as follows:

- i. Interim In-Lieu Fee: For a six five-year period following certification of the LCP amendments for *ESHA*, an *in-lieu fee* of \$29,170 per acre (which shall be adjusted annually for inflation) shall be used for each acre of land, or a portion thereof, required as compensatory mitigation. An interim *in-lieu fee* of \$7,340 per acre (which shall be adjusted annually for inflation) shall be used for each of acre of land, or a portion thereof, required as compensatory mitigation when *ESHA* is thinned within an *expanded fuel modification zone* that exceeds 100 feet pursuant to Section 8178-2.10.1(e). After the six -year period, the County-administered interim *in-lieu fee* program will expire unless a permanent *in-lieu fee* program is certified by the California Coastal *Commission*, although the Executive Director of the Coastal *Commission* may extend this expiration date if additional time is needed for submittal or *Commission* consideration of a complete Ventura County LCP amendment application. After expiration of the interim fee, no *coastal development permits* may utilize the *in-lieu fee* program until the amount of the permanent *in-lieu fee* and corresponding administrative procedures are incorporated into this LCP through an LCP amendment that is certified by the Coastal *Commission*. See Coastal Area Plan, ESHA Program 5, for administrative details associated with the interim *in-lieu fee*.
- ii. Permanent In-Lieu Fee: The interim *in-lieu fee* will be replaced after six years by a permanent *in-lieu fee* once it is certified by the Coastal *Commission* (see Coastal Area Plan, ESHA Program 5). The proposed permanent fee and all associated LCP amendments shall be submitted to the Coastal *Commission* for certification. Once a permanent *in-lieu fee* is certified, it will be adjusted annually for inflation.

See Coastal Area Plan, Section 4.1.3, ESHA Program 5.

(ADD.ORD.4586-10/19/21)

Figure 8178-2.10 – Illustrative Diagram of Compensatory Mitigation Requirements



(ADD.ORD.4586-10/19/21)

Sec. 8178-2.10.9 – ESHA Mitigation Plan

Required compensatory mitigation measures for the proposed *development* shall be described within an *ESHA Mitigation Plan* that meets the standards established in Appendix E2. A *Habitat Mitigation Plan* shall provide a summary of the mitigation measures required to offset all impacts to *ESHA*. It must include project goals and objectives, performance standards and criteria, identification of mitigation sites, detailed implementation schedule, a contingency plan, a cost plan, any required *financial assurances*, and a description of the mechanisms proposed for the long-term *preservation* of the mitigation site. Additional components of an *ESHA Mitigation Plan* will be dependent on the mitigation approach required for individual projects, and will include one or more of the following components:

- a. *Habitat Restoration Plan* - This component is required for mitigation that includes *habitat restoration, establishment, or enhancement* as a compensatory measure. It must include a description of how a project will be coordinated, a project schedule, and plans for the plant palette, temporary irrigation system, weed eradication, erosion control, fencing. This document also includes a cost estimate for completing compensatory mitigation and other measures identified to ensure project success based on site-specific factors.
- b. *Habitat Maintenance and Monitoring Plan* - Provides a detailed description of the required activities during the maintenance and monitoring period (see Appendix E2) associated with the *Habitat Restoration Plan* to help ensure the success of the *ESHA Mitigation Plan*. It must include performance standards, procedures for the periodic monitoring and implementation of corrective measures, and maintenance tasks used to ensure the continued viability of *habitat* mitigation requirements once initial construction is complete.
- c. *Habitat Management Plan* - This component is required for mitigation that includes *habitat preservation* as a compensatory mitigation measure. It must include documented proof that the mitigation property is protected in perpetuity.

(ADD.ORD.4586-10/19/21)

Sec. 8178-2.11 – Processing Permits for Development in ESHA or Buffer Zone

Sec. 8178-2.11.1 – General Requirements

All discretionary permit applications shall be reviewed against all applicable LCP policies and standards, including but not limited to the Coastal Area Plan policies in Section 4.1.3 and the *Coastal Zoning Ordinance* regulations/standards in Section 8178-2. The conditions of approval for a *Coastal Development Permit* shall be subject to the required findings of fact in Section 8181-3.5.3.

Sec. 8178-2.11.2 – Coastal Development Permit Application Requirements

In addition to the information required by Section 8181-5, the following information and documentation must be provided with all permit applications:

- a. Coastal Initial Study Biological Assessment (CISBA) – An assessment shall be submitted of the environmental resources on the project site, as well as account for adverse impacts to *ESHA* that would result from the proposed project. The CISBA shall include information needed to determine the type

and amount of *compensatory mitigation* that is required to mitigate for all unpermitted impacts and unavoidable, permitted impacts to *ESHA* that would result from the proposed project. The CISBA shall meet the requirements of Section 8178-2.3(a) and Appendix E1 – Site Specific Environmental Assessments for *ESHA*.

- b. Least Damaging Alternatives Analysis – This submittal shall include graphic and written materials needed to demonstrate that the proposed project meets the standards established by Sections 8178-2.3(b) and 8178-2.6.1.
- c. Site Plan – The site plan shall, at a minimum, identify the location of the following: (1) on-site *ESHA*, *wetlands*, and their *buffer zone(s)*; (2) existing *development*, including any unpermitted *structures*, grading and vegetation removal; (3) the proposed *building site* and *development envelope* with all proposed *buildings*, *structures*, landscaping, *outdoor lighting*, *service infrastructure* (including testing sites for utility or access needs), temporary and permanent roads/driveways and *fuel modification zones*; (4) off-site *development* (e.g., access road(s), *structures*); (5) off-site parks and protected open-space that *abut* the *lot*; and (6) *slopes* that exceed 30 percent.
- d. Written Summary – The written submittal shall address project siting and design methods used to avoid or minimize impacts on *ESHA* and *buffer zones*.
- e. Comparative Analysis for *Land Divisions* – For applications involving a *land division* (including *lot* mergers, *lot line adjustments*, *ESHA* preservation incentive), a comparative analysis shall be provided assessing the *development* potential for the original and the proposed *lot* configuration and a summary of unavoidable impacts to *ESHA* or *buffer zone*. See applicable sub-sections of Section 8178-2.9 for additional information.
- f. Emergency Permits for Tree Removal – When applicable, see Section 8178-7.5.4 for permitting requirements applicable to a Coastal Emergency Permit issued for a *protected tree* classified as *ESHA*.

The *Planning Director* or designee may require additional information and documentation if needed to determine compliance with the policies and standards of the LCP.

(ADD.ORD.4586-10/19/21)

Sec. 8178-7.3.1 – Trees that contribute to the function and habitat value of an ESHA

Any *tree* that meets one or more of the following criteria shall be classified as *ESHA*:

- a. The *tree* is located within any *ESHA* or is classified as *ESHA* by a *qualified biologist*. Non-native, *invasive* or *invasive watch-list* trees shall not be classified as *ESHA* unless the tree meets the definition of *ESHA* in Section 8178-2.4.1.
- b. The *tree* exhibits evidence of supporting a *breeding colony*, *colonial roost*, *bird nest (for migratory birds)*, or has been identified as a denning or breeding site, as determined in writing by a *qualified biologist* or *ornithologist*, or as determined by the County biologist based on historic or current data.
- c. The *tree* was required to be planted or protected pursuant to a *ESHA Mitigation Plan*, *ESHA Vegetation Management Plan*, or *Tree Protection, Planting, and Monitoring Plan*.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.3.4 – Heritage Trees

- a. *Heritage trees* are defined as non-native, non-*invasive* or non-*invasive watch list species trees* or group/grove of *trees* with unique value that are considered irreplaceable because of the tree's rarity, distinctive features (e.g. size, form, shape color), or prominent location with a community or landscape. To be considered a *heritage tree*, a *tree* (or group/grove of *trees*) shall meet either of the following criteria:
 1. The tree has a single trunk of 28 inches or more in diameter or with multiple trunks, two of which collectively measure 22 inches or more in diameter; or
 2. If the tree species has naturally thin trunks when full grown (such as Washington Palms), or trees with unnaturally enlarged trunks due to injury or disease (e.g. burls and galls), the tree must be:
 - i. at least 60 feet tall; or
 - ii. at least 75 years old, as verified by historical accounts, photographs, or associations with historic structures. Age shall not be determined by growth ring counts in cores taken from the edge to the center of the *tree*.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.4 – Development Standards for Protected Trees

The purpose of these *development* standards is to ensure the conservation of *protected trees* that may provide critical life stage habitats for special status species that are protected by the Fish and Game Code, the Migratory Bird Treaty Act, the Bald and Golden Eagle Protection Act and other federal, state, or local regulations. The *development* standards are also intended to ensure that *protected trees* are preserved where they are an important component of the visual character of the *coastal zone*.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.4.1 - General Standards

- a. A new *principal use or structure* shall be sited and designed to avoid damage to native, historic, and heritage *protected trees* to the maximum extent

feasible, as evidenced through an *alternatives analysis*. If there is no *feasible* alternative that can avoid damage to a *protected tree*, then the project alternative that would result in the least damage to such a *tree* shall be selected, and damage to a *protected tree* that cannot be avoided through implementation of siting and design alternatives shall be mitigated consistent with the mitigation requirements in Section 8178-7.6.

- b. A new *principal use or structure* shall be sited and designed to avoid damage to *protected trees* that are classified as *ESHA* pursuant to Section 8178-2.4.1. However, if there is no *feasible* alternative that can avoid all impacts to a *protected tree* designated as *ESHA*, and still allow a *principal use or structure* that is the minimum necessary to provide *economically beneficial use* of the property (as evidenced through an *alternatives analysis*), the project alternative that would result in the least damage to such a *tree* shall be selected. Impacts to trees classified as *ESHA* that cannot be avoided through implementation of siting and design alternatives, including reduction of the *building* footprint, shall be mitigated consistent with the mitigation requirements in Sections 8178-7.6, 8178-2.10, and 8178-2.10.7 (as applicable).
- c. Once the original land use entitlement has been issued for a *principally permitted use or structure*, and the use has commenced or the *structure* has been built, an addition or expansion that would require the *removal* of a *protected tree*, or *alteration/protected zone encroachments* that damage a *protected tree* shall be prohibited (see Section 8178-7.6.1). A *heritage tree* is excluded from this prohibition.
- d. *Development* shall be sited and designed to avoid *encroachment* into the *protected zone* of a *protected tree* to the maximum extent *feasible*. *Encroachments* shall be fully mitigated consistent with the mitigation requirements in Section 8178-7.6.
- e. The removal of a *protected tree*, or *alterations/protected zone encroachments* that damage a *protected tree*, shall be prohibited for *accessory uses or structures* except for existing, legal *structures* (see Section 8178-7.6.1). Notwithstanding the foregoing, a *heritage tree* may be removed for the purpose of constructing an *accessory dwelling unit*. (AM.ORD.4520-2/27/18)
- f. New *discretionary development* shall be sited and designed to comply with the following:
 - 1. Irrigation and landscaping shall be prohibited within the *protected zone* except where the *protected tree* is tolerant of water, the landscape is comprised of shallow-rooted, herbaceous perennials, bulbs or *groundcover*, and a *qualified tree consultant* verifies the *protected tree* would not be adversely affected by the level of irrigation, compaction of soil, or root disturbance associated with the proposed landscaping.
 - 2. A minimum *buffer zone* of five feet from edge of the *tree protected zone* shall be provided to allow for future growth of a *protected tree* unless a *qualified tree consultant* provides justification in writing that the *buffer zone* may be decreased in size because the *protected tree* is regarded as "tolerant" due to the *tree species*, age, health or location.
 - 3. New drainage systems shall be directed away from all *root zones* of all *protected trees*, replacement offset trees, and *transplanted trees*.

- g. When a *public works* project includes the repair or maintenance of drainage devices and road-side *slopes*, the project may not result in the *alteration* or *removal* of a *protected tree* except as follows:
 - 1. The *development* is the minimum design necessary to protect existing public roads;
 - 2. The project avoids removal or alteration of *protected trees* to the maximum extent *feasible*, and
 - 3. All impacts to *protected trees* are mitigated pursuant to Section 8178-7.6.

This provision shall not apply to trees classified as *ESHA*, which are subject to more protective requirements pursuant to Section 8178-2.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.4.2 - Tree Removal and Alteration

- a. The *alteration* or *removal* of a *tree* that is *ESHA* pursuant to Section 8178-2.4.1 shall only be permitted when:
 - i. The *tree* poses an imminent hazard to life or property and there is no *feasible* alternative to ensure public health and safety (see Section 8178-7.5.4); or
 - ii. *Tree alteration* or *removal* is necessary to allow a new *principal use* that is the minimum necessary to provide an *economically beneficial use* of the property (see Section 8178-7.4.1 and 8178-2.5.3); or
 - iii. *Removal* or *alteration* of the *tree* is a necessary component of an approved *ESHA Mitigation Plan*, Monarch overwintering roost habitat management plan (Section 8178-2.10.7(d)), or *ESHA Vegetation Management Plan*.
 - iv. There is no current or historical evidence or knowledge that the *tree* is used by the following: 1) nesting raptors; or 2) as a denning site for mountain lions, bobcats, coyotes, or other *special status species*; or 3) it functions as a *colonial roost/breeding site* (See Sections 8178-2.4.1 and 8178-2.7.8(a)).
 - v. A dead *tree* classified as *ESHA* shall not be removed unless it poses a hazard to persons or property that cannot be remedied through other means or alterations.
- b. Except as authorized pursuant to Section 8178-7.5., *removal* of a *protected tree* shall not be deemed necessary when a *feasible* alternative *development* plan exists that does not require the *removal* of the *protected tree*.
- c. The *alteration* of a *protected tree* that is not classified as *ESHA* shall only be permitted for pruning to maintain the health and *structure* of the *tree* or for one or more of the following reasons:
 - 1. Is required to provide necessary access to *development* approved in a *Planned Development Permit*;
 - 2. Is required to allow the *development* of a *principal permitted use* or *structure* at a particular location, and is the minimum area necessary to provide a *economically beneficial use* of the property, as evidenced through an *alternatives analysis*;
 - 3. Is required to allow the construction of a *second dwelling unit*, provided that the *tree* is classified only as a *heritage tree*.

4. Is required to establish the *mandatory fuel modification zone* for new *development* where no *feasible* alternative location for the *development* exists; or
 5. The tree is dead, diseased or poses a danger to healthy trees in the immediate vicinity, or is in a condition that poses a hazard to persons or property that cannot be remedied through other means or alterations. In these circumstances, a *qualified tree consultant* shall verify the status and health of the tree and provide recommendations and evaluation of alternatives for restoring the health of the tree where *feasible*.
- d. Timing:
1. Bird breeding and nesting - To safeguard *protected trees* that may provide *habitat* for breeding and nesting birds protected by the Fish and Game Code, the Bald and Golden Eagle Protection Act, and the Migratory Bird Treaty Act, all *tree removal* and *tree alteration* is prohibited during the bird breeding and nesting season (January 1 to September 15) unless the *Planning Director*, in consultation with a *qualified tree consultant*, determines that the *tree* poses an imminent hazard to life or property. This prohibition may also be waived when a bird survey is conducted pursuant to Section 8178-7.7.4.1.1 and evidence of active breeding or nesting birds is not discovered within the project site. Any evidence that the tree(s) are used by nesting raptors or function as a *colonial roost/nesting site* is discovered or known, then the tree may only be removed or altered pursuant to Section 8178-7.4.1(b). Any discretionary action approved, pursuant to this section, for *tree alteration* or *removal* during the bird breeding and nesting season shall be conditioned to require a bird survey no more than three days prior to commencement of the approved work to confirm that no bird breeding or nesting activity is present.
 2. Monarch butterfly - To safeguard *protected trees* used as a *monarch butterfly overwintering habitat* (Section 8178-2.7.8), two roost surveys for subject trees shall be conducted by two different independent *qualified biologists* during the October – March period (see Appendix E1, Section AE-1.3.2(g)).
- e. If the *Planning Director* determines, based upon substantial evidence, that the *removal* or *alteration* of a *protected tree* may result in unintentional damage to existing *development* including but not limited to utilities, *buildings*, other *protected trees*, or *ESHA*, a *qualified tree service company* or *qualified tree trimmer* shall be retained to *alter* or *remove* the *protected tree*.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.4.4 – Project Construction Standards

- a. Construction impacts to *protected trees* shall be avoided. Before the commencement of any clearing, grading, ground disturbance, or other construction activities, erosion control and tree protection measures shall be installed including but not limited to protective fencing at the edge of the *tree protected zone* of each *protected tree*.
- b. For *trees with an active raptor nest or colonial breeding sites*, which are classified as *ESHA*, a *buffer zone* shall be provided during construction that is no less than 500 feet. For all other active bird nests, the *buffer zone* shall be

no less than 300 feet. The required *buffer zone* shall be provided during construction until the nest is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting. If the required *buffer zone* cannot be achieved, the maximum setback shall be provided and construction activities that occur within the required *buffer zone* shall be monitored by a *qualified biologist* or *ornithologist* to detect any breeding or nesting behavior. In the event nesting birds are encountered, construction shall be halted in the area of the nest until the nest is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting. A weekly report shall be submitted to the Planning Division that discloses the findings of the observations conducted for that time period. The *buffer zone* shall be designated by protective fencing. For other *buffer zone* requirements for trees classified as *ESHA*, see Sections 8178-2.4.4.1, 8178-2.6.13, 8178-2.7.6, and 8178-2.6.7.

- c. No ground disturbances, grading, trenching, construction activities, or structural *development* shall occur within the *tree protected zone* or *buffer zone* except where it may be allowed pursuant to Sections 8178-7.4.1 or 8178-7.4.2; consistent with the standards of this Sections 8178-7 or 8178-2; and as specifically authorized by the permit and the approved *Tree Protection, Planting, and Monitoring Plan, ESHA Vegetation Management Plan* or *ESHA Mitigation Plan*.
- d. Any approved *development* (e.g. paving, or the installation of *fence* posts), including grading or excavation (e.g. utility trench) that *encroaches* into the *tree's protected zone* shall be constructed using only hand-held tools.
- e. If disturbance is permitted within the *tree protected zone* or *buffer*, a *qualified biologist* shall monitor the temporary disturbance and fencing shall be temporarily modified to allow work to be completed. Fencing shall remain in place until all construction and grading activities have ceased.
- f. Construction equipment storage and staging areas shall be located outside of the fencing area or *buffer zone* described above, and graphically depicted on approved site, grading, and building plans.
- g. Unless the activity is conducted in accordance with Sections 8178-7.4.1 and 8178-7.4.2 and is specifically authorized by the *development's* land use permit, the burning, application of toxic substances, overwatering, storing materials, operating machinery, or any other disturbance within the *tree protected zone* or *buffer*, is prohibited. Refer to Section 8178-2.8, for requirements associated with the application of pesticides.
- h. Prior to earth disturbing activities, project construction standards and any additional recommendations in the approved *Tree Protection, Planting, and Monitoring Plan, ESHA Vegetation Management Plan*, or *ESHA Mitigation Plan* shall be implemented.

See Section 8178-2.6.13(f) for standards to minimize *invasive* or *invasive watch list plant species* in *ESHA* and *buffer zone*.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.5 – Tree Permits

- a. A *tree permit* is required for the *alteration, transplantation, or removal* of a *tree* unless exempt from a *permit* pursuant to Section 8178-7.5.3. There are three types of *tree permits*: a *Planned Development Permit* (see Section 8178-

7.5.1), *Zoning Clearance* (see Section 8178-7.5.2), and an *Emergency Coastal Development Permit* (see Sections 8178-7.5.4 and 8181-3.7).

- b. If *tree alteration, removal, or transplantation*, is part of a *development* requiring a discretionary permit, then the *tree permit* application and approval process shall accompany the *development* project that requires a discretionary permit.
- c. If a person applies for a permit to *alter* or *remove* a *tree* located in an area subject to state or federal regulations (e.g., Fish and Game Code or Clean Water Act) that are more stringent than the regulations set forth in this Section 8178-7, the stricter requirements shall prevail in establishing the conditions of approval for that permit.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.5.1 - Planned Development Permit

No person shall *remove, alter, or transplant* a *protected tree* without obtaining a *Planning Director* approved *Planned Development Permit*, unless it is exempt from a permit (pursuant to Section 8178-7.5.3) or requires only a *Zoning Clearance* (pursuant to Section 8178-7.5.2) or *Emergency Coastal Development Permit* (see Section 8178-7.5.4). A *Planned Development Permit* is required to *remove, alter, or transplant* a *protected tree* classified as *ESHA*. A *Planned Development Permit* shall also be required for:

- a. *Post-Removal, -Alteration, or -Transplantation*. A *Planned Development Permit* shall be required when a *protected tree* was *removed, altered or transplanted* without the required permit and/or a person seeks to *remove the tree, roots or limbs* from the *lot*.
- b. *Tree Alteration*. A *Planned Development Permit* shall be required for the following types of *alterations* to a *protected tree*:
 - 1. The *alteration* may compromise the health of the *tree* and results in a *qualified tree consultant's* recommendation for *tree removal*.
 - 2. *Encroachment* into the *tree protected zone*. Examples of encroachments include but are not limited to changing the existing *grade*, landscaping or irrigation, excavating for utilities or *fence posts*, or paving associated with driveways and streets.
 - 3. *Pruning of tree canopy* greater than 20 percent.
- c. *Emergency Tree Alteration or Removal*. A *Planned Development Permit* shall be required following issuance of an *Emergency Coastal Development Permit* in accordance with Section 8178-7.5.4.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.5.1.1 – Planned Development Permit Findings

- a. A *Planned Development Permit* may be approved only when the applicable decision-maker makes one or more of the following findings, as applicable:
 - 1. The proposed project conforms to the *development* standards in Section 8178-7.4.
 - 2. The proposed project is sited and designed to avoid the *removal or transplantation of protected trees* except as allowed by this Section 8178-7 and where no *feasible* alternative exists that would avoid or further minimize the *removal, transplantation, or damage to protected trees*.

3. To the maximum extent *feasible*, the proposed project is sited and designed to avoid any *encroachment* into the *protected zone* of a *protected tree* that would lead to the decline or death of the *protected tree*.
 4. The adverse impact of *tree removal*, *tree transplantation*, or *encroachment* in the *tree protected zone* cannot be avoided because such impacts cannot be reduced or avoided through a *feasible* alternative.
 5. All *feasible* mitigation measures that would substantially lessen any damage to *protected trees* were incorporated into the approved project through project design features or conditions of approval.
 6. For trees classified as *ESHA*, the permit findings shall include those provided in Section 8181-3.5.3.
- b. In addition to the required findings in subsection "a" above, one or more of the following findings may be used to substantiate the reason for *removal*, *transplantation*, or *encroachment* of a *protected tree*:
1. A *protected tree's* continued existence in its present form or location denies reasonable access to the subject property or denies the *development* of the *principal permitted use* that is the minimum necessary to provide a reasonable economic use of the property.
 2. The location of a *protected tree* prevents the continuation or safe operation of an existing utility service and there are no *feasible* alternatives that would eliminate or reduce the impacts.
 3. The *protected tree(s)* proposed for *removal* has a debilitating disease or is in danger of falling, and such conditions cannot be remedied through preservation procedures and practices, and the *tree(s)* is located in an area where falling limbs or trunks would be a danger to persons or property (i.e., existing *structures*).
 4. The alteration or removal of a *protected tree* is required for a public works project that entails the repair and/or maintenance of drainage devices and road-side *slopes* and is the minimum design necessary to protect existing public roads.

(ADD.ORD.4586-10/19/21)

8178-7.5.1.2 – Modifications to a Discretionary Permit

A *protected tree* that was planted pursuant to a Tree Protection, Planting, and Monitoring Plan, a mitigation measure, or an approved *landscape plan*, and that is proposed to be *removed* due to its decline or death, may be substituted with an alternate species subject to the following:

- a. The requested substitution is justified in writing by a *qualified biologist* and/or *qualified tree consultant* and fulfills the mitigation requirements or performance standards set forth by the original discretionary permit, and the monitoring and successful establishment of the substituted species is required by a permit condition.
- b. An application for modification of the subject permit is filed in compliance with Sec. 8181-10.4.2.

Sec. 8178-7.5.2 – Zoning Clearance

- a. A person may *alter* or *remove* a *non-native* or *invasive watch list species* of *tree* with a *Zoning Clearance* when such actions occur outside the *bird breeding and nesting season* (January 1 to September 15), except when such trees are classified as an *ESHA protected tree* pursuant to Section 8178-7.3.1.
- b. Overhead Utility Lines. *Alteration* of a *protected tree*, except when such trees are classified as an *ESHA protected tree* pursuant to Section 8178-7.3.1, below or *adjacent* to public overhead lines located in State Responsibility Areas (as mapped by the Department of Forestry and Fire Protection), where the primary financial responsibility for preventing and suppressing wildland fires rests with the State and when necessary to maintain existing overhead lines. *Alteration* shall be the minimum necessary to provide safe fire clearance.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.5.2.1 – Zoning Clearance with Inspection

- a. *Development* that encroaches less than 10 percent into a *protected tree's tree protection zone* that is not an *ESHA protected tree* (See Section 8178-7.3.1) may be permitted with a *Zoning Clearance* with inspection. A *certified arborist* or *qualified tree consultant* shall submit the following, in writing:
 1. The purpose of the encroachment, degree of encroachment within the *tree protected zone*, recommendations to avoid and minimize potential impacts to *tree roots* during construction, in accordance with Section 8178-7.4.4, and a statement that the proposed encroachment is not expected to result in permanent damage to the *protected tree*.
 2. In the event that the *certified arborist* or *qualified tree consultant* determines the proposed *tree encroachment* is below 10 percent but *development* has the potential to harm the *protected tree*, a *Planned Development Permit* shall be required in accordance with Section 8178-7.5.1.
- b. Pruning of a *protected tree's* live limbs, provided such trimming does not endanger the life of the *tree* or result in an imbalance in structure, or remove more than 20 percent of its *tree canopy*. Unless justification is provided in writing by a *qualified tree consultant*, removing a *protected tree's* branches larger than four inches in *diameter* shall be prohibited.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.5.3 - Exemptions

The *alteration* or *removal* of *protected trees* is only exempt from a permit under the following circumstances, and in accordance with Section 8178-7.4.2(a) and (d):

- a. Commercial *Tree Operations*:
 1. The *removal* or *alteration* of *trees* planted, grown, or held for sale by lawfully established nurseries and *tree farms*, or *trees removed* or *transplanted* from such a nursery as part of its operation.
 2. In areas zoned Coastal Agricultural (CA), *trees* such as avocado, citrus, and nut bearing *trees* planted, grown, and presently harvested for commercial *agricultural* purposes. This does not include the *alteration*, *transplanting*, or *removal* of *protected trees* or their limbs that were not planted for *agricultural* purposes. Examples of generally accepted

agricultural activities that do not require a permit include but are not limited to the following:

- i. Converting land planted with for mature avocado *trees* to grazing (*animal husbandry*) or *crop production uses*.
 - ii. Replacement of mature lemon *trees* with young lemon *trees*.
 - iii. Thinning of *trees* in an orchards to allow more vigorous growth and production on the part of the remaining *trees*.
 - iv. Harvesting, planting, and tending crops and crop-type conversions (e.g. orchards to grapes, or lemon *trees* to avocado *trees*).
- b. *Minor Tree Alterations:*
1. *Fuel Modification Zone Maintenance.* Maintenance of *protected trees* within the required *fuel modification zone*, including but not limited to *alteration* of a *protected tree's live limbs* to effectively manage fuels or to prevent the transmission of fire from native vegetation to a *structure*. See Section 8178-2.6.9 for maintenance requirements of retained *ESHA protected trees* within *extended fuel modification zones*.
- c. *Dead or Fallen Tree or Limb:*
1. Any naturally fallen dead *protected tree* or dead limb that no longer exhibits the structural integrity of a healthy *protected tree* or limb and is determined to be a fire hazard by the Fire Department or is in danger of falling and threatening public safety, may be removed, unless that *tree* is classified as or located in *ESHA*. Naturally fallen dead *trees* located in *ESHA* shall not be removed unless that *tree* poses a serious nuisance (i.e. the *tree* blocks a primary access road) or the fallen *tree* poses an imminent threat to persons or property, and under such circumstances an *emergency Coastal Development Permit* is required. Artificial, mechanical, or human induced damage to a *protected tree* does not constitute a naturally fallen tree.
 2. Removal of *trees* destroyed by *natural disaster*, or a catastrophic (sudden and complete) failure (vehicle accident, *structure* collapse, etc.).
 3. Prior to *tree removal* or *alteration*, property owners are encouraged to submit documentation verifying the *tree* removal was exempt from a tree permit pursuant to Section 8178-7.7.1.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.5.4 - Emergency Tree Alteration or Removal

- a. An *emergency*, as defined in this Section 8178-7.5.4, is a sudden unexpected occurrence where a *protected tree*, because of its lack of structural integrity, demands immediate action to prevent or mitigate loss or damage to life, a significant loss of property, and where there is no *feasible* alternative to ensure public health and safety.
- b. In an *emergency* situation, *tree alteration* or *removal* may proceed without first obtaining a *tree permit* and shall be limited to such actions that are necessary to address an imminent hazard to life, health, property or essential public services.
- c. In an *emergency* situation, permit applications shall be made and processed in accordance with Section 8181-3.7. If the *emergency Coastal Development*

Permit includes the *alteration* or *removal* of a *protected tree* classified as *ESHA*, then the following information shall be included with the permit:

1. Two to four colored photographs of the affected *tree*. The photos shall be taken from different vantage points, clearly illustrate the reason for the request to remove or alter the *tree*, and *should* identify the *tree's* location relative to nearby vegetation or landmarks;
2. Site Sketch or Plan, drawn to scale with north arrow that shows the location and species name of the affected *tree(s)*, including any benchmarks that identify the tree location; and
3. A summary of the measures taken during the tree removal or alteration process to minimize adverse impacts on *ESHA* or *buffer zones*.
- d. Within 90 days following the issuance of an *emergency Coastal Development Permit*, a *Planned Development Permit* application for the *emergency removal* or *alteration* of a *protected tree* shall be submitted.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.6 – Mitigation Requirements

To protect the ecological value and visual quality of *protected trees*, all appropriate and practicable steps shall be taken to avoid and minimize damage to *protected trees* consistent with the provisions of this Section 8178-7.6. The following mitigation measures to reduce damage to *protected trees* shall be undertaken in the following order:

- a. Avoidance. Avoid direct and indirect impacts to *protected trees* through project siting and design. Adverse impacts to *protected trees* shall be avoided if there is a *feasible* alternative with less adverse impacts.
- b. Onsite Mitigation. If damage to *protected trees* cannot be avoided, mitigation for the *removal*, *alteration*, or *transplantation* of a *protected tree* shall be in the form of *transplanting* or planting replacement *trees* on the same property where the *protected trees* were impacted.
- c. Off-Site Mitigation. When avoidance or onsite mitigation is *infeasible*, all or in part, due to crowding or other physical constraints, *transplanting* or planting replacement *trees* may be allowed, all or in part, in an off-site location that contains suitable *habitat* that is sufficient in area to accommodate the numbers and required types of replacement trees. Off-site locations must be within the Ventura County *coastal zone* and, whenever *feasible*, within the same watershed in which the *protected tree* was removed.
- d. *In-lieu Fees*. In special circumstances, required *tree* mitigation may be in the form of an *in-lieu fee* into the Planning Division's Tree Mitigation Fund. The *Tree Mitigation Fund* cannot be used as compensatory mitigation for *protected trees* classified as *ESHA* (See Section 8178-2.10). Special circumstances shall be limited to situations where no appropriate on- or off-site locations are identified for *tree* replacement (i.e. on- and off-site mitigation is *infeasible*), and such circumstances shall be confirmed by documented site characteristics or other evidence. Mitigation measures that include payment of *in-lieu fees* shall be approved by the *Planning Director* and administered as follows:
 1. The County's Tree Mitigation Fund shall be the depository for all *in-lieu fee* payments.
 2. The amount of the *in-lieu fee* shall be established by the Planning Division using the most current edition of the International Society of Arboriculture's

"Guide to Plant Appraisal," which represents the cost to replace and install a tree of the same species and size as the *protected tree* being removed or encroached upon. The *in-lieu fee* shall also include an amount to cover the costs to maintain and monitor required replacement trees for a 10-year period.

3. The County Tree Mitigation Fund shall be used to plant *protected trees* at suitable sites in the *coastal zone* of unincorporated Ventura County and, if possible, within the same watershed as the *protected tree(s)* being removed. Suitable sites shall be limited to land restricted from *development* (public land, land owned by *conservation organizations*, or land subject to a *conservation easement* or equivalent legal instrument). Suitable sites shall also be limited to *habitats* that support the *protected tree*. Preference shall be given to sites zoned Coastal Open Space (COS), including but not limited to *native tree* woodland or savanna *habitat* areas, properties containing areas designated *ESHA*, or public parkland. Project funds may only be awarded to public agencies or *conservation organizations*. Projects selected may provide *habitat restoration* and shall, at a minimum, result in an equivalent number of as would occur through on-site or off-site mitigation.
4. No more than seven percent of the in lieu fees collected may be used by the Planning Division to develop and implement appropriate programs for the above-described in-lieu mitigation measures.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.6.1 - Tree Replacement for Altered or Removed Protected Trees

Where unavoidable adverse impacts to *protected trees* may result from *development*, including the *alteration* or *removal* of a *protected tree*, the impacts shall be mitigated in accordance with the following standards:

- a. Trees classified as *ESHA*. Compensatory mitigation requirements for *protected trees* classified as *ESHA* (Section 8178-7.3.1) shall be mitigated in accordance with Section 8178-2.10. For individual trees removed through an *Emergency Coastal Development Permit*, impacts shall be mitigated at a 1:1 ratio or as required by the standards in this Section.
- b. *Native tree* replacement shall occur as follows:
 1. *Native trees* shall be replaced at a ratio of no less than 10 replacement *native trees* for every *native protected tree removed* and for any *tree alteration* that results in the loss or decline in health or vigor of a *native protected tree*.
 2. Seedlings shall be grown from acorns collected from the same watershed the *protected tree* was removed from, or from nursery stock grown from locally-sourced acorns.
 3. Naturally occurring *native tree* seedlings or *saplings* that have trunks less than 3 inches at 4.5 feet above existing *grade*, growing on the same *lot* as the *removed tree* may be counted as *offset replacement trees*. Seedlings/ *saplings* shall be boxed for future planting and/or protected in place as shown on the approved *Tree Protection, Planting, and Monitoring Plan*.
 4. When available, replacement planting locations shall be selected that provide supportive *habitat* (i.e. *habitat* characteristics similar to those

found in *riparian* and valley/foothill woodland *habitat*) for the replacement trees.

- a. *Historic Trees*. Mitigation for the removal of a *historic tree* shall be determined by the *Planning Director* in consultation with the Cultural Heritage Board.
- b. *Heritage Trees*. Mitigation for the removal of a *heritage tree* shall be determined by the following:
 1. If the *heritage tree* (or grove of trees) is not an *invasive* or *invasive watch list plant tree* species and is located in a public area or a prominent location as seen from *public viewing areas*, then mitigation shall include: (1) the planting of replacement trees of the same species on a 1:1 ratio; (2) the size of the replacement tree shall be comparable to the tree(s) being removed; and (3) the replacement tree(s) shall be planted in location that is close to where the *heritage tree(s)* was removed.
 2. If a *heritage tree* is not located in a public area or a prominent location as seen from *public viewing areas*, then mitigation shall include the planting of replacement *native trees* on a 1:1 ratio.
- e. *Transplanted Protected Trees*. In the event that a transplanted tree dies during the required 10-year monitoring period, or the tree health is poor or declining during the monitoring period, replacement trees shall be planted pursuant to Section 8178-7.6.1(a) above.
- f. *Encroachment into the Tree Protected Zone*. When permitted *development* results in encroachment within the *tree protected zone*, potential impacts shall be mitigated in accordance with the following standards:

Encroachment	Mitigation Ratio (Number of replacement trees required for every one tree impacted/removed)
Less than 10% encroachment	<i>Zoning Clearance</i> with Inspection. No mitigation required when conducted pursuant to Section 8178-7.5.2.1(a).
10 to 30% encroachment (or less than 10% pursuant to Section 8178-7.5.2.1(a)(2))	Leave tree in place, and Mitigate at 5:1 in accordance with Sections 8178-7.6 and 8178-7.6.1; or Pay an <i>in-lieu fee</i> in accordance with Section 8178-7.6(d)
Greater than 30% encroachment, or within 3 feet of a tree trunk	Remove tree or keep in place. Mitigation is same as tree removal for the species. See Sections 8178-7.6 and 8178-7.6.1

- g. *Emergency Tree Alteration or Removal*. If an *Emergency Coastal Development Permit* is issued for the *alteration* or *removal* of a *protected tree*, the follow-up *Planned Development Permit* shall include corrective measures to *restore* and stabilize the disturbed areas after the tree has been removed in accordance with a *Tree Protection, Planting, and Monitoring Plan* for a non-*ESHA protected tree* or an *ESHA Mitigation Plan* for an *ESHA protected tree*.

Alternatively, non-*ESHA* areas may be *restored* or stabilized through the application of mulch, pheromone traps or insecticides in accordance with a *Tree Protection, Planting, and Monitoring Plan* pursuant to Section 8178-7.7.4(d). The requirements for mitigating the loss of the *protected tree* shall be waived unless the following applies:

1. *Tree* replacement shall be at a 1:1 ratio for the *emergency removal* of a *protected tree* that is required by an approved *ESHA Mitigation Plan*, or *Tree Protection, Planting, and Monitoring Plan*.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.7.4 - Planned Development Permit

A *tree permit* application shall be filed with the Planning Division in accordance with Section 8181-5 and signed by the applicant or authorized agent. A *Planned Development Permit* application shall include the following:

- a. *Application*. All items required for a *Zoning Clearance* permit application (see Section 8178-7.7.2 above, items a-e).
- b. *Tree Transplantation Specifications*. For *protected trees* proposed to be *transplanted*, the applicant shall submit a written evaluation by a *qualified tree consultant* that includes but is not limited to the location of *roots*, limits of disturbance, *pre-removal* treatments and care, and safety measures, to ensure the method used to *transplant* the affected *tree* will not cause the death of the *tree*.
- c. *Tree Survey*. A *Tree Survey* shall be submitted for the following: (1) If a *protected tree* is proposed to be *removed* or *transplanted*; (2) If construction or grading activities occur within a *tree protected zone* (see Section 8178-7.4.4); and (3) If new *development* requires alteration or removal of a *protected tree* or where any new *development* is proposed within a *tree protected zone*.

If a *tree survey* is required, it shall be prepared by a *qualified biologist*, *certified arborist*, or *qualified tree consultant*, and include the following:

1. *Contact information*. Names, phone numbers and addresses of the property owner, applicant, and project consultants, and the street address and Assessor Parcel Number (APN) of the project site.
2. *Background and project information*. A description of the physical characteristics of the project site including topography, *adjacent* land *uses*, existing and proposed *development*, construction methods, timing and sequence of *development* activities, construction storage and staging areas, etc.
3. *Site observations*. A summary of the proposed survey method including but not limited to the date and time the survey was conducted, extent of any unpermitted *protected tree alterations* or *removal* (if applicable), evidence or knowledge of breeding, denning, or roosting by *special status species*, areas of potential sensitivity that may influence how the proposed *tree removal* or *alteration* would be conducted (e.g. butterfly *roosting site*, previous *raptor* nesting site, creeks and *streams*, *wetlands* or oak woodlands).
4. An inventory and assessment of the health of all *protected trees* on the site.

5. A Site Sketch or Plan, drawn to scale with north arrow and bar scale, that provides the following information:
 - (a) The identification of *trees* proposed to be *altered* or *removed* by the project, as well as the location and dimension of nearby *development* (*buildings*, other *structures*, access roads, utilities, etc.).
 - (b) Any proposed change in *grade* within the *tree protected zone*, shown at 2 foot or less contour intervals.
 - (c) Identification of *tree* species, location, trunk size, and surveyed extent of *tree canopy* of all *protected trees*.
 - (d) Depiction of the tree protected zone for *protected trees* and identification of areas where proposed *development encroaches* into the *tree protected zone*.
 - (e) Identification of *trees* to be *transplanted* and location of receiving site.

The information above may be provided separately or added to the Site Sketch or Plan submitted for the permit application.
6. If necessary, additional information may be requested by the Planning Division to determine compliance with this Chapter.
- d. A *Tree Protection, Planting, and Monitoring Plan*. A *Tree Protection, Planting, and Monitoring Plan* shall be prepared in the event that a *protected tree* is proposed for *removal*, *alteration*, or *encroachment* and replacement trees will be required or relocation of a *protected tree*. The *Tree Protection, Planting, and Monitoring Plan* shall be submitted prior to approval of the *Planned Development Permit* and shall include the following information:
 1. Recommendations for onsite or off-site mitigation measures.
 2. A requirement for a bird nesting survey to be conducted pursuant to *Section 8178-7.7.4.1.1* no more than three days prior to earth disturbing and/or construction activities unless such activities are conducted outside the bird nesting season (January 1 through September 15).
 3. Identification of the work area limits where tree alteration or removal will occur, including a requirement that prior to tree alteration or removal activities, flagging and stakes or construction fencing will be installed that define a boundary that contains all tree alteration or removal activities.
 4. Replacement Trees. The species and number of replacement trees to be planted as mitigation for the *removal of protected trees*.
 5. Replacement tree locations.
 6. Identification of protected trees to be transplanted and the receiving site.
 7. Planting specifications for transplanted and replacement trees.
 8. Tree Care. Recommendations for existing trees during construction including but not limited to pruning, irrigation, aeration, and mulching.
 9. A Monitoring Program pursuant to *Section 8178-7.7.4(d)* described above.
 10. Any other measures deemed necessary to protect, replace, or otherwise mitigate impacts associated with the proposed alteration or removal of protected trees.

11. If necessary, additional information will be requested by the Planning Division to determine compliance with this Chapter.
 12. Any changes to an approved *Tree Protection, Planting, and Monitoring Plan* shall only be approved in accordance with Section 8181-10.4.2.
- e. **Agricultural Commissioner Verification.** If *removal* of one or more *protected trees* in a *tree row* presently serving commercial *crop production* is proposed, the Agricultural Commissioner shall verify in writing that the proposed action will not increase the potential for loss of *agricultural* soils due to increased wind erosion. If the Agricultural Commissioner determines the *tree removal* will result in the loss of *agricultural* soils, a *Planned Development Permit* pursuant to Section 8178-7.5.1 shall be required.
 - f. **Farm Plan.** If a *protected tree* is *removed* for the purpose of expanding existing or the establishment of new *crop production*, a *farm plan* shall be prepared.
 - g. **Structure or Sewer Line Verifications:**
 1. **Structure:** If a *protected tree* is proposed to be altered or removed because the *tree* interferes with an existing *structure* (e.g., a sidewalk or house foundation), then the applicant must submit written verification from a licensed structural engineer or licensed building contractor that the *alteration* of the *tree(s)* is necessary to avoid structural damage. Verification must be submitted, and must include the engineer or contractor's license number and contact information, the *parcel* address, and a brief description of the *tree*, its location, the nature of the interference or obstruction, and alternatives available to avoid tree removal or alteration.
 2. **Private Sewer Line:** If a *protected tree* is proposed to be altered or removed because a *tree* interferes with an existing sewer line, the necessity of the proposed action, and alternatives available to avoid tree removal or alteration must be verified by a qualified plumbing contractor, sewer service provider, or other qualified professional approved by the *Planning Director*.

Sec. 8178-7.7.4.1 - Zoning Clearance following approval of a Planned Development Permit

Following the approval of a Planned Development Permit, the applicant shall obtain Zoning Clearance pursuant to Section 8181-3.1. Such Zoning Clearance application shall include the following:

Sec. 8178-7.7.4.1.1 - Bird Nesting Survey

If tree alteration, transplantation, or removal occurs during the bird *nesting season* (January 1 through September 15), the Permittee shall provide a *Bird Nesting Survey* Report that includes, but is not limited to, a schedule for breeding and nesting bird surveys and construction protocols. The bird breeding and nesting protocol shall conform to the following:

- a. A *qualified biologist* or *ornithologist* shall perform an initial breeding and nesting bird survey 30 days prior to the initiation of construction or tree modification activities. The project site must continue to be surveyed on a weekly basis with the last survey completed no more than 3 days prior to the initiation, or re-initiation, of construction or tree modification activities.

- b. All *trees* to be *altered* or *removed* and areas 300 feet from these trees (or 500 feet for active *raptor* nests), shall be surveyed for bird breeding and nesting behaviors, herein called the "survey area."
- c. The *qualified biologist* or *ornithologist* shall walk the entire "survey area" to determine if juveniles are present and, if they have fledged any nests, evaluate whether any adults appear to be starting a new clutch (preparing to mate and lay eggs).
- d. After inspecting all *trees* for *active nests* in the specific area scheduled for *tree alterations* or *removal*, the *qualified biologist* or *ornithologist* shall identify those *trees* containing *active nests* with temporary fencing, caution tape, flags, ribbons, or stakes.
- e. The *qualified biologist* or *ornithologist* shall prepare a Bird Nesting Survey Report that includes but is not limited to the following:
 - 1. The results of the initial nesting bird survey and a plan for continued surveys.
 - 2. Protocols and methods that will be implemented to avoid and minimize impacts to nesting birds including establishment of mandatory setback areas during construction of the project.
- f. The *qualified biologist* or *ornithologist* shall conduct a pre-construction meeting, to be held no more than three days prior to the initiation of *tree altering* or *removal*, to instruct the *qualified tree trimmer* and permittee to avoid disturbing all *trees* within the "survey area" during scheduled *tree alterations* or *removal*.
- g. In the event the *qualified tree trimmer* discovers an *active nest* (eggs, nest construction, other evidence of breeding) not previously identified by the project's *qualified biologist* or *ornithologist*, the *qualified tree trimmer* shall immediately cease all *alteration* or *removal* activities in that area of operation and notify both the *qualified biologist* or *ornithologist* and the Planning Division. Thereafter, the *qualified biologist* or *ornithologist* must perform re-inspection of the *tree* containing an *active nest* following the procedures described in this Section.
- h. If active nests are found, construction or tree modification activities within the relevant setback area (i.e., the 500-foot setback for raptors and 300-foot setback for all other birds as described in Section 8178-7.7.4.1.1(b), above) shall be postponed or halted. If *tree alteration* or *removal* activities must be performed within 300 feet of a *tree* with an *active nest* (500 feet in the case of an active *raptor* nest) due to an imminent threat to persons or property, the work must be performed with hand tools.
- i. Construction activities may commence, or re-commence, in the relevant setback area (i.e., the 500-foot setback for raptors or *colonial breeding sites* and 300-foot setback for all other birds as described in Section 8178-7.7.4.1.1(b), above) when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist.
- j. *Inactive/unoccupied nests* may be removed only after a *qualified biologist* or *ornithologist* documents and photographs the occurrence

and confirms that the nests are *inactive* and unoccupied. Copies of photographs and reports shall be filed with the Planning Division.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.7.4.1.2 - Monarch Butterfly and Other Special Status Species Surveys

If tree *alteration, transplantation, or removal* is proposed during the monarch butterfly overwintering season (October 1 through March 31), the Permittee shall provide a Monarch Butterfly Survey Report that conforms to the requirements of Sections 8178-2.7.8, 8178-2.10.7(d) and Appendix E1, Section AE-1.3.2(g). See Section 8178-2.6.13(g) for construction and removal requirements associated with *special status species* in *ESHA protected trees* pursuant to Section 8178-7.4.2.

(AM.ORD.4586-10/19/21)

Sec. 8178-7.7.4.1.3 - In-Lieu Fee

If an *in-lieu fee* is approved as part of a *Planned Development Permit*, the permittee shall submit payment of the *in-lieu fee* in accordance with Section 8178-7.6(d). Payment shall be made by certified or cashier's check.

Sec. 8178-7.7.4.1.4 - Contract for Services

The permittee shall provide a copy of a signed contract (financial information redacted) for the following services:

- a. The preparation and implementation of a Bird Nesting Survey and Report by a *qualified biologist* or *ornithologist* including any monitoring of any *active/occupied nests* discovered.
- b. *Tree alteration, transplantation or removal* by a *qualified tree service company* or *qualified tree trimmer* that includes but is not limited to: qualifications of the individuals responsible for conducting the work to be performed; scope of work; *tree removal* and *alteration* specifications; and schedule.
- c. The preparation and implementation of a Monarch Overwintering Survey and report by a *qualified biologist* (see Appendix E1 and Section 8178-2.10.7(d)).

(AM.ORD.4586-10/19/21)

Sec. 8178-8.4 – Landscape Area Development Standards

The following standards apply to all *landscape areas* required under this Section 8178-8.

Sec. 8178-8.4.1 – General Standards

- a. Native, *fire-resistant* and drought-tolerant vegetation shall be used for landscaping with the following exceptions:
 - Drought tolerant, non-native, non-invasive or non-*invasive watch list species* vegetation may be used when located within the approved *building site* for discretionary projects.
 - Drought tolerant plants, and fire resistant non-native plants approved by the Ventura County Fire Protection District, may be used in the *fuel modification zone* except when located within an *buffer zone*.
 - When located in areas not conducive to native plant establishment.

Invasive and invasive watch list plant species are prohibited.

- b. *Landscape areas* shall include a variety of plant species, heights, colors and textures and shall be installed according to size constraints, spacing requirements and compatibility with the surrounding area.
- c. The plant palette for a *ESHA Mitigation Plan or Tree Protection, Planting, and Monitoring Plan* shall be restricted to locally-indigenous native vegetation.
- d. Landscaping shall be sited and designed to protect *coastal resources*, including *ESHA*, scenic resources, water quality, and water supply.

(AM.ORD.4586-10/19/21)

Sec. 8178-8.4.1.1 –Existing Vegetation

- a. All existing *protected trees* may be incorporated into the *landscape area* unless removal is separately permitted as part of the proposed *development* pursuant to Section 8178-7.5.1, *Planned Development Permit*.
- b. Existing non-*invasive* vegetation may be integrated into the *landscape plan* provided existing vegetation is compatible with required landscaping.
- c. Existing vegetation that is considered *invasive* or *invasive watch list species* shall be removed from the *landscape area*.
- d. Existing vegetation that will remain shall be protected and maintained during the construction phase of the *development*.

(AM.ORD.4586-10/19/21)

Sec. 8178-8.4.1.2 - Trees

- a. Trees required to be planted as a mitigation measure or as part of an approved *Landscape Plan* shall comply with the following standards:
 - 1. Native Trees. The planting of native trees shall comply with the planting specifications included in the Tree Protection, Planting and Monitoring Plan. (See Section 8178-7.7.2.)
 - 2. Non-Native Trees. The planting of new, non-native trees is subject to the following requirements:
 - i. Non-native trees shall not be planted in *ESHA* or associated *buffer zone*;
 - ii. In the Coastal Open Space (COS) zone, the planting of new non-native trees shall be restricted to the approved *building site* only; and
 - ii. In the Coastal Industrial (CM) zone, non-native trees shall be restricted to developed areas for the purpose of screening approved *structures*.
- b. Replacement trees shall be planted immediately after grading activities are completed for site *development* or in accordance with the approved Tree Protection, Planting and Monitoring Plan.
- c. The planting of *invasive* or *invasive watch list species of trees* is prohibited in the *coastal zone*.
- d. In the Coastal Open Space (COS) and Santa Monica Mountains (M) overlay zone, only *native trees* shall be used in the *landscape area*.

- e. Trees shall be planted wherever adequate space is available, except in the following circumstances:
 - 1. *Non-native trees* shall not be substituted for *native trees* when *native trees* are used to fulfill a mitigation measure for the *development*.
 - 2. New trees at maturity shall not extend into overhead utility lines.
- f. At least one tree shall be planted in any required *landscape planter*. Additional trees shall be planted if adequate spacing between trees can be provided.
- g. Trees shall not be planted where they would generate substantial interference with the operation of approved lighting fixtures.
- h. Trees shall not be planted where they would interfere with site access driveways, access to fire suppression equipment such as hydrants.
- i. Trees shall not be located where the tree will interfere with public accessways, public access easements, or where they would otherwise interfere with *coastal access*.
- j. Trees shall not be planted closer than 10 feet from the rear of any traffic or directional sign and 25 feet from the front of any traffic or directional sign. Trees shall be set back further from such signs if necessary for traffic safety.
- k. Trees located in *parking lots* shall be kept trimmed to maintain at least 8½ feet of ground clearance for *adjacent* parking spaces and pedestrian areas, and shall maintain at least 13½ feet of vertical ground clearance over driveways and drive aisles.
- l. The *tree protection zone* of a tree shall be kept free from other types of landscaping except as allowed by Section 8178-7.4.1.
- m. Trees shall not be planted where the tree would reduce visibility within a *clear sight triangle*.

(AM.ORD.4586-10/19/21)

Sec. 8178-8.4.1.2.1 - Street Trees

Street trees required as a condition of approval of a discretionary permit, or that are proposed within a public road right-of-way, shall be installed in conformance with the following:

- a. New street trees shall comply with the Ventura County Public Work Agency's required setbacks from edge of sidewalk, except when *tree wells* are provided in the sidewalk.
- b. Street trees shall be planted where the tree's growth will not damage the components of the street (sidewalk, curb/gutter, etc.) or overhead utility lines.
- c. Street trees shall be selected and planted so the tree does not interfere with pedestrian or vehicular circulation.
- d. When street trees are provided, they shall be spaced an average of 40 feet on center.
- e. Street trees shall be single trunk, not multi-trunked species.

- f. The planting of any street tree shall comply with Section 8175-3.8 and the planting specifications prescribed by the County Public Works Agency or qualified tree consultant.
- g. Should a street tree be removed that is part of an approved *landscape plan*, that tree shall be replaced pursuant to Section 8178-7.5.2.2.
- h. The applicant shall obtain a separate encroachment permit from the Ventura County Public Works Agency prior to installing a street tree.

(AM.ORD.4586-10/19/21)

Sec. 8178-8.4.1.3 – Shrubs

Shrubs are used within a *landscape area* to provide foliage, texture, and color to landscape themes. Shrubs provide variety of height and mass within a *landscape area*, bring *buildings* into human scale, provide privacy for outdoor areas, and screen undesirable views.

Shrubs should be included in a *landscape area* and shall comply with the following:

- a. One- to 15-gallon size shrubs shall be planted and spaced in accordance with their size at maturity but no less than one shrub for every five linear feet of landscape planter or fraction thereof.
- b. Hedges and shrubbery over three feet in height are prohibited within parking *lot* islands and clear site triangles.

Sec. 8178-8.4.1.4 – Groundcover

Groundcover, when established, can prevent the germination of weeds, protect soil from erosion and water loss, provide *habitat* and cover for beneficial insects, and function as an attractive element within a landscape.

Groundcover shall be incorporated into the *landscape area* using the following standards:

- a. Irrigated groundcovers may be planted from root cuttings or applied as hydromulch.
- b. *Groundcover* applied as *hydromulch* is subject to the following:
 - 1. The *hydromulch* must be comprised of a locally-indigenous *native* seed mix.
 - 2. Hydromulch seeds should be applied following the first measurable rainfall in the fall of the year or a temporary irrigation method shall be provided to ensure germination and initial growth.
 - 3. Such planting shall be adequate to provide 90 percent coverage within 90 days. Additional applications shall be repeated as necessary to provide such coverage.
- c. Manufactured (human-made) *slopes* shall be planted with groundcover. See Section 8178-8.4.2.5.1(c).

(AM.ORD.4586-10/19/21)

Sec. 8178-8.4.1.5 – Turf (Grass)

The typical California lawn can require several times more water than *groundcover* consisting of *native* or other drought-tolerant plants. To help reduce urban water demand for outdoor purposes, the installation of *turf* shall be limited to the following:

- a. Unless a modification is granted pursuant to Section 8178-8.7, *turf* shall not exceed 25 percent of the landscape area for residential *development* and no *turf* shall be allowed in non-residential *development* except as authorized by Section 8178-8.4.1.5(b) below.
- b. A higher percentage of irrigated *turf* on sports fields, golf courses, playgrounds, parks, bioswales, or other areas may be approved to serve a functional need. The use of irrigated *turf* within these areas shall be minimized to the greatest extent possible.
- c. All *turf* shall be a warm season variety, except within areas used for recreation, which may use cool season varieties.
- d. *Turf* shall not be used on *slopes* greater than 10 percent, except within designated stormwater management areas.
- e. *Turf* shall not be planted in street medians, traffic islands, *landscape planters*, or bulb-outs of any size.
- f. Approved *turf* shall be irrigated by sub-surface irrigation or by technology that creates no *overspray* or *runoff*.

Sec. 8178-8.4.1.6 – Mulch

To conserve moisture and improve the fertility and health of the soil, a layer of *mulch* shall be applied to *landscape areas* as follows:

- a. Whenever possible, prior to any earth disturbance, topsoil shall be removed and stockpiled for future use. Topsoil shall be spread as the final surface layer of soil (prior to the application of *mulch*) in the *landscape area*, except when the soil is characterized by *invasive* or *invasive watch list plant species* and seeds.
- b. Exposed soil in all non-*turf* and non-*groundcover landscape areas* shall be covered with at least three inches of *mulch* but no more than 12 inches in depth.
- c. Except as allowed by Section 8178-8.4.1.6(c) below, organic *mulch* materials shall be used in required *landscape areas*. Composted organic material is preferred over other products such as bark and wood chips.
- d. The following inorganic materials may be used in conjunction with organic *mulch*, subject to the following limitations:
 - 1. Plastic: Opaque plastic tarps may be used to cover an area of soil for the purpose of killing weeds and preventing germination of weed seeds. Plastic tarps shall be temporary and removed within six to eight weeks from the date of installation.
 - 2. Stone/Gravel: May be used for *stormwater management landscaping*. When used for other purposes, stone/gravel is considered *hardscape* subject to the limitations specified by Section 8178-8.3(b).
 - 3. Sand: May be used to improve the drainage characteristics of the soil.
 - 4. Landscape Fabric: On property with steep *slopes*, landscape fabric may be used to control erosion and stabilize or protect plants from rain water and soil washout. A minimum two to three inches of organic *mulch* shall be placed over the landscape fabric to prevent weed growth and to promote plant growth.

- e. *Mulch* is not considered *groundcover* for the purpose of meeting minimum landscape requirements.

(AM.ORD.4586-10/19/21)

Sec. 8178-8.4.1.7 – Public Safety

- a. Crime Deterrence. To avoid potential interference with police surveillance, landscaping required for discretionary projects in the Coastal Commercial (CC) and Coastal Industrial (CM) zones shall not obstruct views of exterior doors from an *adjacent* public street. Plants also shall not block security light sources or restrict access to *emergency* apparatuses.
- b. Clear Sight Triangles. *Landscape areas* shall provide plantings that are consistent with safe sight distances for vehicular traffic as required by Section 8175-3.8. No landscaping material (plants and *hardscape*) shall exceed the three-foot height limit within a required clear sight triangle. The *landscape plan* shall include measures that ensure that the required safe site distance is maintained.
- c. *Fuel Modification Zones*. See Section 8178-8.4.2.3 for landscape development standards within a *fuel modification zone*.

Sec. 8178-8.4.1.8 – Solar Access

New vegetation shall not be planted that would impair the function of an existing *building* using passive solar heat collection or that would cast a shadow greater than 10 percent of the collector absorption area on existing solar collector surface or photovoltaic cells at any time between the hours of 10 a.m. and 2 p.m.

Sec. 8178-8.4.1.9 – Public Art

Public art, including but not limited to a mural or sculpture, is a landscape feature that, if proposed for inclusion in the *landscape area*, must be included in the *landscape documentation package* submitted pursuant to Section 8178-8.8. Such art shall be consistent with the resource protection policies and provisions of the LCP and shall comply with the following:

- a. The art shall complement the scale, materials, form and content of the *development* where it is located.
- b. The art shall conform to height and setback standards pursuant to Section 8175-2, Schedule of Specific Development Standards by Zone.
- c. The art should be designed to last as long as the related *building* or *structure* and be vandal/theft resistant.
- d. The art shall not contain advertising.
- e. The permittee shall maintain the public art.

To provide for an attractive landscape appearance, the following specific standards, where applicable, apply to all *landscape areas* required under this Section 8178-8.

Sec. 8178-8.4.2.1 – Perimeter Landscaping

Perimeter landscaping provides a physical and visual separation between *development* and the public right-of-way. *Perimeter landscaping* shall include the following:

- a. Minimum Planter Area – *Landscaped planter* areas shall be a minimum of four feet wide (including curbs). Narrower *landscaped planter* areas may

be permitted, but shall not be counted toward meeting the minimum *landscape area* site coverage requirements.

- b. Landscape Strip – A landscape strip shall be provided along property lines *adjacent* to the public or private street right-of-way as follows:
 - 1. For *commercial* and *institutional land uses*, the landscape strip shall be at least five feet wide.
 - 2. For *industrial land uses*, the landscape strip shall be at least 10 feet wide, except for *parcels* zoned Coastal Industrial (CM) that are developed for oil and gas production that cannot be seen from the public rights-of-way. In such cases, a landscape strip is not required.
 - 3. The landscape strip shall be measured from the inside edge of the public right-of-way.
 - 4. Frontage *perimeter landscaping* may be crossed by walkways and access drives.
- c. Bus shelters may be located within the *perimeter landscape* area but the area occupied by a bus shelter shall not count towards the required minimum *landscape area*.

Sec. 8178-8.4.2.2 – Landscape Screening

Landscaping and other screening features can be used to define an area, modify or hide a view, create privacy, block wind and dust, control noise, filter light, and direct traffic flow. The following standards shall apply to “landscape and other screens” proposed or required for *developments* where *structures* are visible from *public viewing areas*. Where *feasible*, *landscape screens* shall be the preferred method of screening.

- a. Plants shall be used as a landscape screen for the following *structures*:
 - 1. A blank wall or *building* façade (e.g. lacks windows, doors, or other type of articulation) of a commercial, industrial, or multifamily *building* that can be seen from a *public viewing area*.
 - 2. *Fences* and walls greater than six feet in height, with the exception of *fences* used for farm or ranch purposes as provided by Section 8174-6.1(a)(2).
 - 3. *Non-commercial antenna* and *wireless communication facilities* that are prominently visible from a *public viewing area*.
 - 4. *Trash enclosures*, with the exception of single-family residential *lots* served by individual trash and recycling containers (64-gallon or smaller).
 - 5. Outdoor storage of materials and equipment *accessory* to commercial, industrial, institutional, and multi-family residential *uses* that exceed a height of six feet.
 - 6. Above ground utility *structures* including, but not limited to, an electrical transformer box, gas meter, telephone switch box, and *backflow prevention device* that are located outside of the public right-of-way and in public view unless a waiver is granted pursuant to Section 8178-8.7.

7. *Hardscape* landscape elements such as retaining walls, cut-off walls, abutments, bridges, and culverts that are located within a *public viewshed*.
 8. Materials loading areas *adjacent* to a street, residentially zoned *parcel*, or residential land use.
- b. Landscape or other screening methods shall not be used as a substitute for project alternatives such as re-siting or reducing height or bulk of *structures*.
 - c. *Landscape screens* may be in the form of dense hedges, tree rows, or other plant configurations. Where the screening would be visible from a *public viewing area*, the *landscape screen* shall be visually compatible with the surrounding area. Landscape material shall be selected based on the following:
 1. Size, scale and type of plant material. Establish compatibility through plant material selections that are similar in size, scale and type to plant materials in the surrounding area. Plants shall be selected based on their size at maturity, shall enhance views of the coastal areas, and shall not hinder or block coastline views from *public viewing areas*.
 2. Landscaping in public places and commercial areas. *Landscape screens* shall improve the visual character of public facilities and commercial businesses by utilizing a diverse selection of plants that provide visual interest, color, and contrast.
 3. Use native plants. A *landscape screen* should utilize native *tree* or plant species that are similar to, and compatible with, nearby natural *habitats*.
 4. Enhance abandoned areas. *Landscape screens* shall visually hide or improve areas where landscaping is non-existent or neglected. Existing shrubbery and trees shall only be allowed if the existing plant material can be revitalized and used to augment and blend with the new plant material.

The following projects shall include information that demonstrates compliance with the above standards: large projects, *development* within a half-mile of a scenic highway, projects located on a prominent *ridgeline*, and at the request of the *Planning Director*. To demonstrate compliance, the applicant shall submit photographic simulations that show how the *landscape screen* will blend with the surrounding environment, avoid being a visual point of interest, and not significantly detract or degrade the public view.

- d. Where the plants are intended to form a dense hedge, a minimum of 50 percent of the plants shall be 15-gallon container size or greater and the rest shall be five-gallon container size or greater. The applicant shall demonstrate that the plants, at maturity, will form a dense hedge.
- e. Where plants alone do not provide sufficient *landscape screening* pursuant to (d) above, a *landscape screen* shall be composed of a landscaped berm or solid wall plus plant material that complies with the following:
 1. Where walls are used, the wall shall be set back a minimum of four feet from the property line. Trees and shrubs shall be planted in front of a wall that is visible from a *public viewing area*.

2. Where earth berms are used, the berm *slope* shall be a maximum one foot rise for every three feet of linear distance (3:1 horizontal to vertical).
 3. At the discretion of the *Planning Director*, *see-through fencing* may be substituted for a wall or berm. (See Section 8175-3.11.) Where *see-through fencing* is visible from a *public viewing area*, such fencing shall be set back a minimum of four feet from the property line and trees or shrubs shall be planted in front of the *fence*.
 4. The plant material shall comply with Section 8178-8.4.1.
- f. Height of *Landscape Screens*.
1. Except as provided in Section 8178-8.4.2.2(e)(2) and (3) above, a *landscape screen* located within a setback area *adjacent* to a public street shall have a maximum height of three feet.
 2. *Landscape screens* installed along interior *lot line(s)* shall have a maximum height of six feet.
 3. When located within a *public viewshed*, *landscape screens* that only use plant material for the purpose of blocking objectionable views (e.g., exterior storage, or manufacturing/production equipment) shall be tall enough to conceal the storage, equipment, or *structure*. If walls or *fences* are used and are in excess of six feet, a *Planned Development Permit* is required pursuant to Section 8174-5.
- g. Where the ground level adjoining the street is below or above street *grade*, the visual screen height may be reduced or increased, as determined appropriate by the applicable County decision-maker, when the height adjustment achieves the same objective as standard height requirements.
- h. At the time of installation, the screening must be at least 40 inches high. The 40-inch height can be achieved by the landscape, berm, wall, or combination thereof.
- i. Trash enclosures shall be constructed with masonry or wood walls. Chain-link is prohibited. Finishes and colors shall be similar to the building materials of the primary *structure(s)* on the site.
- j. The required height and visual opacity (density) of *landscape screening* shall be achieved within three years of installation. An exception shall be provided for trees, where a five-year period is allowed when needed to meet the *performance criteria*.

(AM.ORD.4586-10/19/21)

Sec. 8178-8.4.2.3 – Landscaping in a Mandatory Fuel Modification Zone

Landscaping in a *fuel modification zone* shall be designed, installed and maintained in conformance with the following standards:

- a. Except as provided in subsection "b" below, only drought tolerant and *fire resistant native* and *non-native plant* species, as recommended by a *qualified biologist*, shall be used in the first 100 feet of *mandatory fuel modification zones*. *Invasive* or *invasive watch list plant species* are prohibited as inventoried by the California Invasive Plant Council.

- b. To help preserve and protect *ESHA*, the following standards shall apply to landscaping within the *fuel modification zone* when *development abuts* or is *adjacent* to *ESHA* or is within a *buffer zone*:
 - a. *Fuel modification zones* within *ESHA* or a *buffer zone* shall consist only of locally indigenous, *native* plant species as recommended by a *qualified biologist* and be in accordance with an approved *Fuel Modification Plan* or *ESHA Vegetation Management Plan* (see Section 8178-2.6.9). Invasive and *invasive watch list* plants are strictly prohibited as inventoried by the California Invasive Plant Council;
 - b. Where complete removal of the vegetation is not required by the Ventura County Fire Protection District, fuel load shall be reduced through vegetation thinning or mowing (see Appendix E2, Section AE-2.5);
 - c. The disturbance of wildlife and *special status species*, including nesting birds, shall be avoided during the removal, thinning, or alteration of vegetation;
 - d. Vegetation within a *fuel modification zone* that overlaps with *ESHA* or *buffer zone* shall provide native transitional *habitat* for *abutting ESHA* while meeting fire protection requirements consistent with the landscaping requirements in Section 8178-8.4.2;
 - e. No permanent irrigation systems shall be installed within *ESHA* or *buffer zone*, except when such systems are located in a *mandatory fuel modification zone* and within 50 feet of a *legally established habitable structure*; and
 - f. When allowed by the Ventura County Fire Protection District, trees classified as *ESHA* shall be retained within all or a portion of a *fuel modification zone* that overlaps with *ESHA* or *buffer zone*.
- c. Except as permitted by Section 8178-7.5.4 or required by the Ventura County Fire Protection District Ordinance and defensible standards, in no case shall the *fuel modification zone* result in the removal of a *native tree* or create a bare ring of earth around *structures*. Other vegetation may be retained provided it avoids the spread of fire to other vegetation or to a *building* or *structure* and is located and maintained as follows:
 - 1. Tree canopies and shrubs shall be spaced in accordance with Ventura County Fire Protection District defensible standards.
 - 2. All trees and shrubs shall be trimmed to a minimum vegetative (leaf and branch) clearance in accordance with Ventura County Fire Protection District defensible standards.
- d. All vegetation and *mulch* proposed to be planted in the *fuel modification zone* shall be consistent with the *Fuel Modification Plan* for the site authorized by the Ventura County Fire Protection District.
- e. Approved landscaping installed within a required *fuel modification zone* shall be maintained for the life of the project.

(AM.ORD.4586-10/19/21)

Sec. 8178-8.4.2.4 – Landscaping Adjacent to an Environmentally Sensitive Habitat Area

The plant palette for a *landscape area* within *Environmentally Sensitive Habitat Areas (ESHA)* or *buffer zones* shall be in accordance with an approved *ESHA Mitigation Plan, ESHA Vegetation Management Plan, Landscape Plan* or *Tree Protection, Planting, and Monitoring Plan*, as applicable and shall consist of locally-indigenous native plant species as recommended by a *qualified biologist*. See standards in Sections 8178-8.4.2.3(b) and 8178-2.6.13(f).

Sec. 8178-8.5 –Irrigation Development Standards

The following standards apply to irrigation systems that serve a required *landscape area*.

Sec. 8178-8.5.1 – Irrigation System Standards

- a. Dedicated landscape water meters, which may be provided by a local water purveyor or a privately owned meter or submeter, shall be required for the following:
 1. Irrigated landscapes of 1,000 square feet or more for non-residential *developments*.
 2. Irrigated landscapes of 5,000 square feet or greater for residential *developments*.
- b. At a minimum, landscape irrigation systems shall be designed and operated in conformance with the following requirements:
 1. A *master valve* shall be installed unless the sprinklers are individually controlled, pressurized, and equipped with low pressure shut down features.
 2. A pressure regulator and *check valves* shall be installed at the low end of the irrigation lines to prevent unwanted draining of irrigation lines.
 3. The system shall be equipped with automatic, self-adjusting irrigation controllers that automatically activate and deactivate the irrigation system based on changes in the weather or soil moisture.
 4. Sprinkler heads (*micro-spray* or *drip*) shall be located to minimize landscape water *overspray* onto unplanted areas or areas of dissimilar water demand.
 5. All sprinkler heads installed within the *landscape area* must have a documented distribution uniformity low quarter of 0.65 or higher.
 6. The irrigation system shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings.
 7. Low precipitation sprinklers shall be employed to conserve water and promote continued, healthy growth of the planting.
 8. To protect the irrigation equipment and ensure adequate water coverage, all sprinklers shall be placed outside of any parking space bumper overhangs.
- c. Prior to installation of plants, the soil shall be in a *friable* condition.
- d. *Slopes* that range from three to five feet in height, and that total less than 1,000 square feet in area, are not required to be equipped with a permanent irrigation system and may be irrigated with hose bibs located not more than 50 feet from the area to be irrigated.
- e. *Slopes* that exceed five feet in height, and that total more than 1,000 square feet in area, shall be equipped with a permanent irrigation system.

- f. No permanent irrigation systems shall be installed within 100 feet of *ESHA*, except when within 50 feet of a habitable *structure* within a *mandatory fuel modification zone*.

Sec. 8181-2 – Legal Lot Requirement

No permit shall be issued for construction on a *lot* that is not a *legal lot*. A *lot* for which only a conditional certificate of compliance has been issued, pursuant to the Subdivision Map Act and County Subdivision Ordinance, is not a *legal lot* under the LCP, and no permit or entitlement shall be issued authorizing any use or *development* on such a *lot*.

(AM.ORD.3788-8/26/86, AM.ORD. 4451-12/11/12, AM.ORD.4586-10/19/21)

Sec. 8181-3.5.1 - Additional Findings for Hazardous Waste Facilities

In addition to the provisions of Section 8181-3.5, for any proposed *development* of a *hazardous waste* facility, the following additional finding must be made, or be capable of being made, through conditions and limitations placed on the *use*:

- a. That the proposed *hazardous waste* facility is consistent with the portions of the County Hazardous Waste Management Plan that identify specific sites or siting criteria for *hazardous waste facilities*. (ADD.ORD. 3946-7/10/90)

(AM.ORD.4451-12/11/12)

Sec. 8181-3.5.2 – Additional Findings for Development in the Santa Monica Mountains Overlay Zone

In addition to the provisions of Section 8181-3.5, for any proposed *development* in the Santa Monica Mountains overlay zone the following additional findings must be made through conditions and limitations placed on the *use*:

- a. Private services for each individual *development* requiring potable water will be able to serve the *development* adequately over its normal lifespan.
- b. When a water well is necessary to serve the *development*, the applicant shall be required to do a test well and provide data relative to depth of water, geologic *structure*, production capacities, degree of drawdown, etc. The data produced from test wells shall be aggregated to identify cumulative impacts on *riparian* areas or other *coastal resources*. When sufficient cumulative data is available to make accurate findings, the County must find that there is no evidence that proposed wells will either individually or cumulatively cause significant adverse impacts on the above mentioned *coastal resources*.
- c. All need for sewage disposal over the life span of the *development* will be satisfied by existing sewer service to the immediate area or by location of septic facilities on-site consistent with other applicable provisions of the LCP.
- d. *Development* outside of the established "Community" area shall not directly or indirectly cause the extension of public services (roads, sewers, water etc.) into an open space area.
- e. Any deviations from *outdoor lighting* requirements make the finding pursuant to Section 8177-4.1.11.

(AM.ORD.4451-12/11/12, AM.ORD.4586-10/19/21)

Sec. 8181-3.5.3 – Additional Findings for Development in ESHA or Buffer Zone

A *Coastal Development Permit* authorizing *development* in *ESHA* or a *buffer zone*

may be granted or conditionally granted only if the decision-making authority makes all of the findings, to the extent applicable to the project, required by the LCP as follows:

- a. Development Within or Adjacent to ESHA – All *ESHA* policies and standards of the LCP have been met and the project design has been found to constitute the least environmentally damaging alternative pursuant to Section 8178-2.6.
- b. Increase of a Mandatory Fuel Modification Zone – New *development* with a *mandatory fuel modification zone* greater than the standard 100-foot width requires a finding supported by a determination made by the Ventura County Fire Protection District, that the increased *fuel modification zone* of up to 200-feet is needed to protect life and property from wildland fires based on site-specific environmental conditions and that there are no other *feasible* mitigation measures possible.
- c. Expanded Fuel Modification Zone – If the width of a *fuel modification zone* exceeds 100 feet, the Ventura County Fire Protection District has authorized the *expanded fuel modification zone*, and determined that it is necessary to protect life, property, and natural resources from unreasonable risks associated with wild land fires and there are no other mitigation measures possible.
- d. *Economically beneficial use* – If a *Coastal Development Permit* allows a deviation from a policy or standard of the LCP pursuant to Coastal Area Plan Policy 4.2, permit findings shall meet the requirements in Coastal Area Plan Policy 4.3.
- e. Site Specific ESHA Determinations and Maps – The physical extent of *habitat* meeting the definition of *ESHA* and *buffer zone* on the entirety of the *lot* containing the project site is accurately mapped within the CISBA, is consistent with the LCP policies and standards (e.g., definition of *ESHA*, *buffer zone* determinations) and available independent evidence, and has been review by the Planning Staff Biologist or a County's Biological Consultant.
- f. Compensatory Mitigation – All direct and indirect adverse impacts to *ESHA* resulting from the *development* and any unpermitted *development* are fully mitigated consistent with the LCP policies and standards, and required *financial assurances* are provided. All on-site and off-site areas subject to compensatory mitigation will be preserved in perpetuity consistent with Section 8178-2.10.1(c).
- g. Open Space Restriction – All *ESHA*, *buffer zones*, and *slopes* over 30 percent gradient located on the *lot* outside of the *building site and mandatory fuel modification zone* are preserved in perpetuity through a *conservation easement* or *conservation instrument* except as otherwise set forth in the project's associated *Coastal Development Permit* and any allowable future *development* that is consistent with Section AE-2.2.2.
- h. Land Divisions – For a *lot(s)* that contain *ESHA* or *buffer zone* and is proposed for *land division*, substantial evidence was provided that demonstrates that the *land division* will not result in new, adverse impacts to *ESHA* or *buffer zone* including those that could occur due to an *economically beneficial use* of the property.
- i. ESHA Preservation Incentives – If a *Coastal Development Permit* is being granted pursuant to an *ESHA* preservation incentive, then the proposed *land division* will result in the preservation of large areas of unfragmented *ESHA*. Also, the proposed *land division* will not result in greater impacts to *ESHA* or

buffer zones, and will not increase the loss of *ESHA*, when compared to the *development* that could occur without use of the incentive.

APPENDIX E1 - SITE-SPECIFIC ENVIRONMENTAL ASSESSMENTS FOR ESHA

(ADD.ORD.4586-10/19/21)

Sec. AE-1.1 - Purpose and Content

This section provides the requirements for a site-specific environmental assessment in the Ventura County *coastal zone*, as required by Coastal Zoning Ordinance (CZO) Section 8178-2.3. Site-specific assessments include a site-specific map of all *Environmentally Sensitive Habitat Areas (ESHA)*, which are used in conjunction with the standards provided by CZO Section 8178-2.4. A site-specific assessment includes an analysis of all potentially adverse direct, indirect, and *cumulative* impacts on *ESHA* resources. Such assessments are prepared on a case-by-case basis based upon site-specific evidence provided by a biological report called a Coastal Initial Study Biological Assessment (CISBA), the CISBA provides the analysis required for the biological section of an environmental (CEQA) document.

The first section of this appendix contains information on *ESHA* determinations/mapping, while the second section contains detailed information on the required contents of a CISBA. Information within these two sections is organized as follows:

AE-1.2 - ESHA Determinations:

- AE-1.2.1 – Factors Used for ESHA Determinations
- AE-1.2.2 - Additional Factors for ESHA Determinations
- AE-1.2.3 - Habitat Categories Classified as ESHA

AE-1.3 - Guidelines for Coastal Initial Study Biological Assessments (CISBA):

- AE-1.3.1 - General Requirements
- AE-1.3.2 - Required Content of CISBA Components
- AE-1.3.3 - Summary of CISBA Data and Maps

Sec. AE-1.2 - ESHA Determinations

Sec. AE-1.2.1 – Factors Used for ESHA Determinations

This Section provides background information on the three factors used for *ESHA* determinations. *ESHA* is defined as “any area in which plant or animal life or their *habitats* are either rare or especially valuable because of their special nature or role in an *ecosystem* and which could be easily disturbed or degraded by human activities and *developments*” (Public Resources Code §30107.5). As such, a determination regarding the classification of a *habitat* or species as *ESHA* includes an evaluation of the following three elements:

- (1) The presence of species or *habitats* that are rare; or
- (2) The presence of species or *habitats* that are especially valuable; and
- (3) The sensitivity of the species or *habitat* to human introduced disturbance or degradation.

To be considered *ESHA*, the *habitat* or species only needs to meet one of the first two criteria (1 or 2) above. In all cases, the third criteria (3) must be met for the *habitat* or species to be considered *ESHA*.

Criteria 1 - Rare habitat/species: The first test is to determine the presence of a *habitat* or a species that is rare. The categories listed below represent types of rare *habitats* and *habitats* that support rare plant/animal species:

- a. **Rare Plant Communities.** Plant communities ranked G1 or S1 (critically imperiled globally or sub-nationally [state]), G2 or S2 (imperiled), or G3 or S3 (vulnerable to extirpation or extinction) by the California Department of Fish and Wildlife's (CDFW) Natural Diversity Database (*CNDDDB*, Vegetation Classification and Mapping Program, List of California Vegetation Alliances, as amended) and by NatureServe's Natural Heritage Program. Native communities are defined based on the general *habitat* descriptions in "Preliminary Descriptions of the Terrestrial Natural Communities of California" (Holland 1986) and the more detailed membership rules laid out in "A Manual of California Vegetation", second edition (Sawyer, Keeler-Wolf, Evens, 2009) or the most recent version.
- b. **Habitat Areas that Support Rare/Plant and Animal Species.** Native plant and animal species ranked G1 or S1 (critically imperiled globally, sub-nationally, or statewide), G2 or S2 (imperiled), or G3 or S3 (vulnerable to extirpation or extinction) by the CDFW *CNDDDB*. Species listed as endangered, threatened, or rare under the Federal or State Endangered Species Acts, Candidate Federal or State endangered, threatened, or rare species, California Fully Protected Species, California Species of Special Concern, or any species for which there is compelling evidence of rarity and, pursuant to CEQA Guidelines Section 15380(d). Plant species with a California Rare Plant Rank of 1 (plants presumed extinct in California, or rare, threatened, or endangered in California and elsewhere), 2 (plants that are rare, threatened, or endangered in California but more common elsewhere) (California Native Plant Society (CNPS) "1B", "2A", and "2B" listed plant species).
- c. **US Fish and Wildlife Service (USFWS) Designated Critical Habitat.** For USFWS critical *habitat* to be designated as *ESHA*, it must currently or historically have been occupied by the species and retain the functions of the primary constituent elements of its designation. Primary constituent elements are the physical or biological features that qualify the *habitat* as essential for the species recovery and survival and are listed within the Federal Register announcement when a critical *habitat* area is designated for a federally listed species.

Criteria 2 - Valuable habitat/species: The second test is to determine the presence of a species or *habitat* that is especially valuable because of its special nature or role in an *ecosystem*. Areas may be valuable because of their "special nature", such as being an unusually pristine example of a *habitat* type, containing an unusual mix of species, supporting species at the edge of their range, or containing species with extreme variation. Examples of *habitats* or species that are valuable because of their "special nature" can include, but are not limited to, the following: plants/animals on the County's Locally Important Species List; all other species tracked by the *CNDDDB*, which are considered to be those species of greatest conservation concern; or plant species with a California Rare Plant Rank of 4 (plants of limited distribution in California). Species tracked by the *CNDDDB* are listed in CDFW's lists of Special Plants and Special Animals.

Habitats or species may also be considered valuable because of their special "role in the *ecosystem*" because they provide *habitat* for endangered species, protect water quality, provide essential corridors linking one sensitive *habitat* to another,

or provide critical ecological linkages, such as the provision of pollinators or crucial trophic connections. Examples include but are not limited to the following:

- a. The *habitat* within the defined areas (i.e., polygons are connected to other natural areas (i.e., undeveloped areas) plant communities such that plants or wildlife can disperse from the defined area to other *habitats* nearby - for foraging, breeding, migration, or dispersal of offspring. Alternately, the *habitat* is itself a large contiguous area such that wildlife can move within the defined area for foraging, breeding, migration, or dispersal of offspring; or
- b. The *habitat* within the defined area performs one or more of the following *ecological functions** that sustain the *ESHA ecosystem*†:
 1. Provides a *buffer zone* for *riparian, wetland, or other wet environment habitats*; or
 2. Provides foraging, denning/nesting, or moving/migrating *habitat* for native wildlife; or
 3. Provides *habitat* and linkages for pollinators; or
 4. Provides *habitat* and conditions for abiotic and/or biotic seed dispersal of native plant species, supporting a self-sustaining community capable of natural regeneration.

Criteria 3 – Sensitivity: The third test is to determine whether the species or *habitat* is easily disturbed or degraded by human activities or *development*. Due to the historic record of adverse impacts to native plants, animals, and natural communities caused by the urbanization of coastal California, the *Coastal Commission* has concluded that the third test is met for rare or especially valuable species and *habitats*, which are in danger of direct loss or significant degradation due to human activities and *development*.

Sec. AE-1.2.2 - Additional Factors for ESHA Determinations

Please see Section 8178-2.4.2 for additional circumstances that can affect an *ESHA* determination. The following criteria shall be used in an *ESHA* determination associated with a *natural disaster*. *Habitat* removed/degraded by *natural disaster* that met the definition of *ESHA* before the *natural disaster* shall be afforded the protections of *ESHA* (see CZO Section 8178- 2.4.2). Also, areas subject to the minimal *fuel modification* measures that are required in *riparian* or woodland *habitats* meet the definition of *ESHA* (see CZO Section 8178- 8.4.2.3). An exception to this provision may be provided for an *ESHA* that was permanently destroyed by a *natural disaster*, in accordance with CZO Section 8178- 2.4.2(b), provided that such determinations meet all the following standards:

- a. The Planning Staff Biologist or County's designated biological consultant finds that the *habitat* no longer meets the definition of *ESHA*. Such determinations

* Ecological functions (d) and (e) come from the following reference: Brigham, C. 2007. Managing rare plants at the wildland urban interface: An example from the Santa Monica Mountains and the Simi Hills. In *Flora and ecology of the Santa Monica Mountains: Proceedings of the 32nd annual Southern California Botanists symposium*, ed. D.A. Knapp, 1-17. Southern California Botanists Special Publication No. 4, Fullerton, CA.

† The definition of *ESHA* is not limited to native habitat, as the definition allows consideration of habitat function and not just vegetation type. For a discussion of ecological function, see Longcore, T. and Rich, C. 2003. Protection of Environmentally Sensitive Habitat Areas in Proposed Local Coastal Plan for the City of Malibu. The Urban Wildlands Group, Inc. P.O Box 24020, Los Angeles, CA 90024.

shall be supported by substantial evidence prepared by a *qualified biologist* in accordance with Section AE-1.2.1. If the destruction of one *ESHA* type led to its replacement by another *ESHA* type, the area shall remain classified as *ESHA*. For example, if an *ESHA coastal sage scrub habitat* was replaced by an *ESHA grassland habitat*, the area shall remain classified as *ESHA*; and

- b. The Planning Staff Biologist finds that 20 or more years passed since the most recent *natural disaster* (with no intervening *natural disaster* events). For all areas cleared of native vegetation that contain ruderal vegetation (or bare ground), historical aerial imagery shall be reviewed, and a determination shall be made that the *ESHA* was destroyed by *natural disaster* unaided by human intervention. A description of the *natural disaster(s)* shall be provided in conformance with Section AE-1.3.2(h) and Section AE-1.3.3(c); and
- c. All modifications to the *ESHA* map must be approved by the decision-making body for the *Coastal Development Permit* and shall be conducted in accordance with standards in Sections AE-1.3.2, AE-1.2.3, and AE-1.2.1.

Sec. AE-1.2.3 - Habitat Categories Classified as ESHA

A comprehensive list of the *habitat* groups classified as *ESHA* in the Ventura County *coastal zone* is in CZO Section 8178-2.4.1. Additional information on many of the *habitat* groups classified as *ESHA* is provided below:

- a. **Coastal Bluff Habitats** – *Coastal bluff habitats* are found in the northern and southern portion of the County's *coastal zone*. They are characterized by cliff faces (with at least 10 feet of vertical relief) whose toe is or was subject to marine erosion. The vegetative community (referred to as *coastal bluff scrub*) includes California bush sunflower (*Encelia californica*) and giant coreopsis (*Leptosyne gigantea*) and several succulent species, including localized forms of more widespread species (e.g., prostrate goldenbush, (*Isocoma menziesii* vars.), as well as a mixture of coastal cactus scrub types including but not limited to, prickly pear (*Opuntia* spp.), our lord's candle (*Hesperoyucca whipplei*) and live-forevers (*Dudleya* species)).
- b. **Coastal Dune Habitats** - Coastal sand dune systems occur in areas with actively or formerly shifting sand that is associated with the immediate coastal environment. Moving landward from the shore, dunes may become stabilized by vegetation communities characterized by distinct species. In Article 2, a *dune habitat* is defined as follows:

A fragile habitat that contains accumulations of sand in ridges, hummocks, or mounds, which typically support native and non-native species of vegetation located landward of the sea.

The foredune *habitat* that is closest to the sea, is most exposed to onshore winds and salt spray and is typically characterized by species such as beach bur (*Ambrosia chamissonis*), beach saltbush (*Atriplex leucophylla*), sand verbena (*Abronia umbellata*), red sand-verbena (*Abronia maritima*), beach morning glory (*Calystegia soldanella*), beach evening-primrose (*Camissoniopsis cheiranthifolia*, as *Camissonia cheiranthifolia*), and salt grass (*Distichlis spicata*) with few other species. Interdune and back dune (dune scrub) vegetation communities are characterized by species such as California croton (*Croton californicus*), California mock heather (*Ericameria ericoides*), Menzies' goldenbush (*Isocoma menziesii*), etc. Non-natives plants brought to stabilize dunes and change dune formation patterns include European beach grass (*Ammophila arenaria*), and iceplant (*Carpobrotus* spp).

c. **Coastal Sage Scrub and Chaparral (Santa Monica Mountains).**

Coastal sage scrub and chaparral (CSS/chaparral) may be defined as *ESHA* because some members of the plant community are identified as a *special status species* (e.g., the rarity ranking is S1-S3 or G1-G3, see CZO Section 8178-2.4.1). In 2003, the California Coastal Commission found that “large contiguous areas of relatively pristine native *habitat* in the Santa Monica Mountains meet the definition of *ESHA* under the Coastal Act”. The result of the *Commission’s* action is that most areas that contain *coastal sage scrub (CSS)* and *chaparral* are now classified as *ESHA* within the Santa Monica Mountains. This *habitat* is described in a March 25, 2003 memorandum from the *Commission** as follows:

Coastal Sage Scrub / Chaparral – *Coastal sage scrub* is characterized primarily by aromatic drought-deciduous shrubs such as California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), California sunflower (*Encelia californicus*), laurel sumac (*Malosma laurina*), and black (*Salvia mellifera*) and purple sage (*Salvia leucophylla*) and provides important *habitat* for wildlife. This community has been substantially reduced from its historical extent due to *development*, with approximately 15% remaining in California. *Chaparral* is dominated by deep-rooted evergreen shrubs such as chamise (*Adenostoma fasciculatum*), redshank (*Tringa totanus*), manzanita (*Arctostaphylos* spp.), and ceanothus (*Ceanothus* spp.). While still relatively common, *chaparral habitats* serve a wide variety of essential *ecosystem* roles in the Santa Monica Mountains.

Within Ventura County’s portion of the Santa Monica Mountains, *coastal sage scrub* or *chaparral* communities that ~~are not classified as~~ do not support a *special status species* are defined as *ESHA* if the *habitat* meets all the following criteria:

1. The plant community within the polygon is an association (as defined in the Manual of California Vegetation) in which the dominant, co-dominant, or characteristic plants are native *chaparral* or *coastal sage scrub* species; and
2. The defined area meets Criteria 2 in Section AE-1.2.1 above.

d. **Habitat Connectivity Corridors.** A *habitat connectivity corridor* is an area of contiguous natural *habitats* of sufficient width to facilitate the movement, migration, foraging, breeding, and dispersal of multiple animal or plant species between two or more *core habitat* areas. These areas provide important *ecological functions* such as seed and wildlife dispersal or pollination, a connection for species with limited mobility to other wildlife sub-populations, and escape routes for species during a wildfire or drought conditions. *Habitat connectivity corridors* are defined at regional and local planning scales as follows:

1. Regional *Habitat Connectivity and Wildlife Corridors* – Regional scale corridors link large protected *core habitats* across the Counties of Ventura, Los Angeles, Santa Barbara, and Kern. The two regional-scale corridors in the *coastal zone* are the Ventura River and the Santa Clara River. These

* See memorandum to Ventura Staff from John Dixon, 2003 (California Coastal Commission): Designation of *ESHA* in the Santa Monica Mountains. March 25, 2003.

corridors contain large, relatively intact vegetation communities that link remaining undeveloped coastal areas to large protected *core habitats* in the Los Padres National Forest and the Sierra Madre Mountain Range. These two regional corridors are necessary to the long-term health of remaining *core habitat areas* in the *coastal zone*. The geographic extent of a regional corridor shall be based on: (i) regional maps adopted by the Board of Supervisors; or (ii) the combination of the *wet environment* and *its buffer zone*, whichever is greater.

2. Local Corridors – The local *habitat connectivity corridor* is a smaller-scale linear area that contains specific *habitats* and landscape features that are frequently used for plant dispersal and wildlife movement. The first type of local corridor occurs within linear *wet environments* (e.g., *streams*, elongated *estuary* or *wetland*). The second type of local corridor provides linkages between *adjacent* headwater *streams* (see Figure AE-1.2.3 and Figure AE-1.2.4).

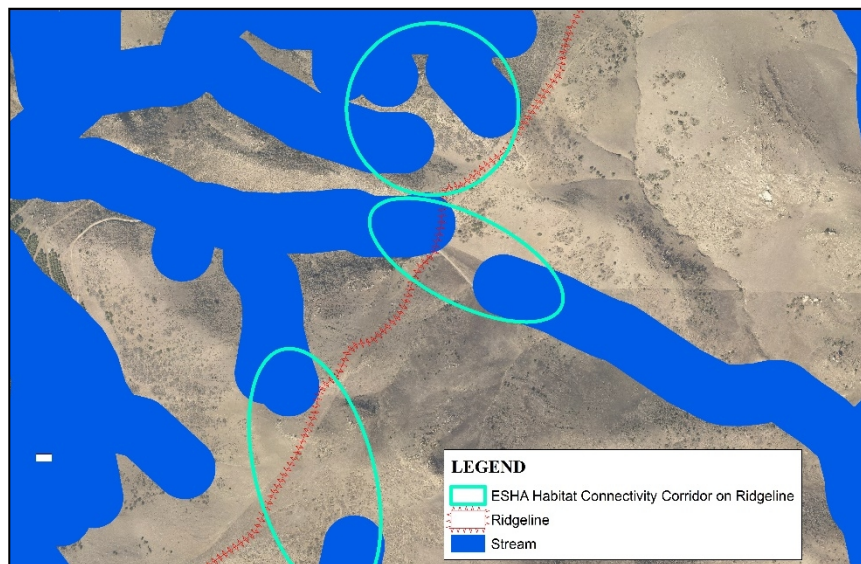


Figure AE-1.2.3
- The red line shows a local ridgeline corridor where undeveloped areas occur along a ridgeline where headwater streams meet between two drainages.

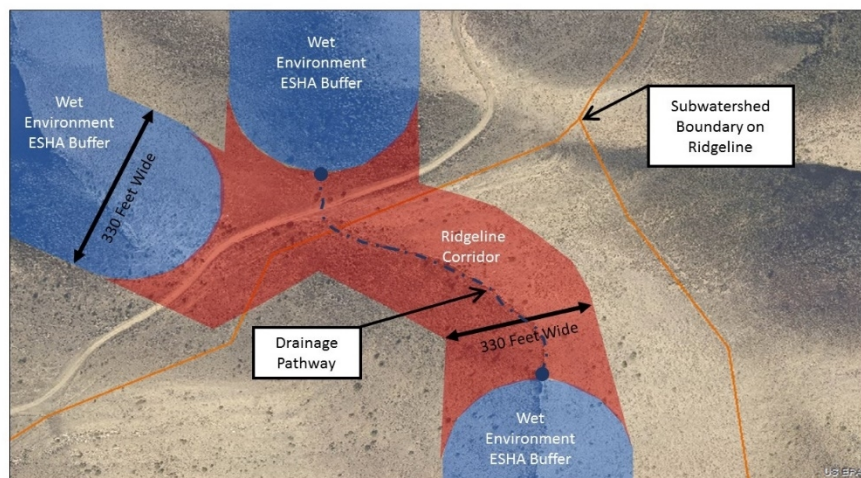


Figure AE-1.2.4
Diagram illustrating a ridgeline corridor. See subsection (ii).

Ridgeline corridors are defined using two criteria: (i) The *ridgeline* must serve as a boundary between subwatersheds using the highest USGS

Hydrologic Unit Code (HUC) available to define subwatershed boundaries; and (ii) the delineated *stream buffer zones* from the adjoining watersheds must be in reasonable proximity to one another on the *ridgeline* (approximately 1000 feet). The geographic extent of a local corridor shall be based on the following:

- i. For a linear *wet environment*, the minimum width of a *local corridor* shall be 330 feet or the combined width of the *ESHA wet environment* and its *buffer zone*, whichever is greater.
 - ii. For a *ridgeline* corridor, the minimum width shall be 330 feet (see area shaded in red, Figure AE-1.2.4). The corridor shall be delineated using the following guidance: 1) the centerline of the *ridgeline* corridor shall follow the drainage pathway* of each headwater *stream* to the top of the *ridgeline* (where the *slope* levels off - see dotted navy blue line in diagram above); and 2) The centerline of the corridor shall then follow the shortest distance between the headwater *streams* at the top of the *ridgeline*. In Figure AE-1.2.4, the topography levels at the dirt road, where then a direct link is made to the centerline of the *wet environment buffer zone* from the adjoining subwatershed.
 - iii. Adjustments to the width of a local corridor may be approved based on the recommendation of the Planning Staff biologist or County contracted *qualified biologist* if substantial evidence provided that shows that width adjustments will not adversely impact the function of the *habitat connectivity corridor* due to species requirements supported by the *habitat* type/area; quality or type of *habitat* within and *adjacent* to the *habitat connectivity corridors*, presence of *chokepoint*, topography, and land use within or *adjacent* to the corridor.
- e. **Native Grassland Habitat.** Native grassland *habitat* consists of perennial native needlegrasses: purple needlegrass, (*Nassella pulchra*), foothills needlegrass, (*Stipa lepida*) and nodding needlegrass (*Nassella cernua*) in addition to associated native *forb* species (e.g., golden-stars (*Bloomeria crocea*)) as well as non-native annual species that are characteristic of California annual grassland. Native grassland *habitat ESHA* determinations are made on a case by case basis as they must take into consideration several factors - including patch size, number of patches/level of *habitat fragmentation*, connectivity of patches, connectivity to other *ESHA*, and the nature of *adjacent habitat* (level of disturbance, *ESHA* classification). Areas supporting 10 percent or more native grassland species cover (including both grasses and *forbs*) have typically been defined as native grassland *habitat* by the *CNDDb*, but areas with a lower percentage of native cover may also be considered native grasslands based on assessment of the above factors. See Section AE-1.3.2(g)(6) for additional information on the delineation of native grassland communities.
- f. **Oak and Native Woodland Habitats.** Coast live oak woodland occurs mostly on north *slopes*, shaded ravines and canyon bottoms. Besides the

* The pathway that water would travel down the slope of the mountain.

coast live oak, this plant community includes hollyleaf cherry (*Prunus ilicifolia*), California bay laurel (*Umbellularia californica*), redberry (*Rhamnus crocea*), and poison oak (*Toxicodendron diversilobum*). California black walnut (*Juglans californica*) and other native tree (e.g., California bay laurel (*Umbellularia californica*), sycamore (*Plantus spp.*), alder (*Alnus spp.*) are common native woodland species. While these woodland *habitats* are most often components of *riparian habitats*, they also occur in mesic conditions found in pockets, canyons, and west, north-west, and/or north-east facing *slopes*.

- g. **Rock Outcrop Habitats.** *Rock outcrop habitats* are exposed rock areas that support a distinctive and unique flora including lichens, spikemoss (*Selaginella* sp.), liverworts, and rare or regionally-restricted plant taxa found in few parts of the *coastal zone*, including Santa Susana tarplant (*Deinandra minthornii*), several species/ subspecies of liveforever (*Dudleya* spp.), Wright's buckwheat (*Eriogonum wrightii* var. *membranaceum*), silverleaf trefoil (*Lotus argophyllus*) and others. Rock outcrops serve as refugia for various sensitive and localized native plants and animals and are found on the County's north coast and in the Santa Monica Mountains.
- h. **Wet Environments** – A *wet environment* is associated with the presence of water, either perennially, *intermittently*, or *ephemerally*. *Wet environments* include *wetlands*, rivers, lakes, *streams*, *estuaries*, *lagoons*, seeps, springs, and the vegetative communities associated with these physical settings. *Wet environments* do not include beaches that *abut* the sea, except where the beach includes an *estuary*, *lagoon* or *wetland*.
 1. **Wetlands.** A *wetland* is defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes. Some types of *wetlands* lack vegetation, and the soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such *wetlands* can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or *adjacent* to, vegetated *wetlands* or deep-water *habitats*. (14 CCR Section 13577). This definition requires evidence of a single parameter to establish *wetland* conditions. See Section AE-1.3.2 (g)(8) for additional information on *wetland* delineation.

Conversely, a *wetland* created by the presence of (and associated with) *agricultural* ponds and reservoirs, where the pond/reservoir was constructed by a farmer/rancher for *agricultural activities*, is not defined as *wetland* unless there is evidence (e.g., aerial photographs, historical survey) showing that the *wetland habitat* pre-dated the existence of the pond or reservoir. Areas with drained hydric soils that are no longer capable of supporting hydrophytes are not considered *wetlands*.
 2. **Seeps or Springs.** Seeps and springs are small, discrete communities with their own associated flora and fauna, including numerous specialized ferns, wildflowers, invertebrates, and amphibians (especially salamanders). Their component species differ according to the surrounding plant communities. For example, seeps in shady oak woodlands will support different species than seeps in arid *chaparral*. While some of these *habitats* could be maintained or augmented by anthropogenic water sources, in general these *habitats* are treated as fully

natural features. Important springs microhabitats include: cave environments, wet walls, madicolous (fast-flowing water) *habitats*, hyporheic (saturated subfloor) *habitats*, open-water pools, spring *streams* (including those partially or more completely dominated by surface flow), wet meadows, *riparian habitats*, waterfall spray zones, and barren rock *habitats adjacent* to springs. Due to their small size, seeps and springs are rarely identified on certified *ESHA* maps and must be identified during the site-specific mapping process. See Section AE-1.3.2 (g)(8) for additional information on seep or spring delineation.

3. **Vernal Pools.** A vernal pool is a *habitat* typically inundated by shallow water during the wet season and dry during the warm season. Vernal pools are most common on coastal terraces where there is a seasonally perched water table or impenetrable clay or hardpan soil. They hold water long enough to allow some purely aquatic organisms to grow and reproduce, but not long enough to permit the *development* of a typical *wetland ecosystem*. Many vernal pool species are found only in vernal pools. All species that occur in vernal pools must be able to tolerate a wide range of conditions and grow/reproduce in a short time frame. Vernal pool species include but are not limited to blue-eyed grass (*Sisyrinchium bellum*), red maids (*Calandrinia ciliata*), California tiger salamanders (*Ambystoma californiense*), and invertebrates such as fairy shrimp (*Anostraca* spp.). See Section AE-1.3.2 (g)(8) for additional information on vernal pool delineation.
4. **Streams/Creeks.** A topographic feature that periodically (*intermittent* or *ephemeral*) or continuously (*perennial*) conveys water through a bed or channel. This term also applies to *watercourses* having a surface or subsurface flow that support or have supported *riparian* or *alluvial vegetation*. See Section AE-1.3.2(g)(8) for additional information on *stream* delineation.
5. **Vegetative Communities for Wet Environments:**
 - i. **Riparian Habitat:** The transitional *habitat* between terrestrial and aquatic *ecosystems* located *adjacent* to perennial, *intermittent*, and *ephemeral streams*, lakes, and estuarine-marine shorelines. *Riparian habitat* is distinguished by gradients in biophysical conditions, ecological processes, and biota, where surface and subsurface hydrology are connected to the terrestrial system. In the Ventura County *coastal zone*, *riparian habitat* includes all vegetation (canopy and understory species) associated with a creek or *stream* or other waterbody including, but not limited to, sycamore (*Platanus racemosa*), coast live oak (*Quercus agrifolia*), black walnut (*Juglans californica*), white alder (*Alnus rhombifolia*), Fremont cottonwood (*Populus fremonti*), black cottonwood (*Populus trichocarpa*), mulefat (*Baccharis salicifolia*), arroyo willow (*Salix lasiolepis*), red willow (*Salix laevigata*), blackberry (*Rubus ursinus*), California mugwort (*Artemisia douglasiana*), and Mexican elderberry (*Sambucus Mexicana*). Where *chaparral* and/or *coastal sage scrub* occur within or *adjacent* to creeks or *streams* and function as *riparian habitat*, the area is considered to be *riparian habitat* or *alluvial scrub* (see below).
 - ii. **Alluvial Scrub Habitat:** This vegetation community occurs on drainages and outwash fans at elevations that range between sea level and 1,800 m. It is typically found on coarse-grained recent-

alluvial soils near flood channels in areas that are occasionally or rarely inundated. Examples of soils that support *alluvial scrub* communities in Ventura County may include the following soil series: Anacapa, Corralitos, Cortina, Garretson, Gaviota, Hueneme, Metz, Moco, Pico, Riverwash, Sorrento, Vina, Zamora, and Sandy Alluvial Land. Soils supporting *alluvial scrub* drain rapidly, have slow runoff, and contain low amounts of organic matter. These areas typically do not support extensive hydrophytic (i.e., *wetland*) vegetation because of the scarcity of surface water for much of the year. *Alluvial scrub* is made up predominantly of phreatophytes*, where the dominant species is scalebroom (*Lepidospartum squamatum*). *Alluvial scrub* also shares many of the same species with *coastal sage scrub* and *chaparral habitats* because of the *ephemeral* hydrology associated with these systems. Other shrubs present may include California sagebrush (*Artemisia californica*), big sagebrush (*Artemisia tridentata*), redberry (*Rhamnus crocea*) *mountain mahogany* (*Cercocarpus montanus* var. *glaber*), bladderpod (*Isomeris arborea*), brittlebush (*Encelia farinosa*), California buckwheat (*Eriogonum fasciculatum*), burrobush (*Hymenoclea salsola*), chaparral yucca (*Yucca whipplei*), thick-leaf yerba santa (*Eriodictyon crassifolium*), Deerweed (*Acemisson glaber*), Mulefat (*Baccharis salicifolia*), Poison oak (*Toxicodendron diversilobum*), prickly pear cactus (*Opuntia* spp.), and sugar sumac (*Rhus ovata*). Emergent individuals of Western Sycamore (*Platanus racemosa*), Southern California black walnut (*Juglans californica* var. *californica*), Fremont Poplar (*Populus fremontii*), laurel sumac (*Malosma laurina*), lemonade berry (*Rhus integrifolia*), and Mexican elderberry (*Sambucus Mexicana*) may be present. Periodic disturbances such as floods and fires remove shrubs and trees. If stands are not disturbed for a long period of time, emergent trees gradually take over this shrubland.

Sec. AE-1.3 - Coastal Initial Study Biological Assessment

Sec. AE-1.3.1 - General Requirements

This section contains a detailed description for the required contents and procedures for a site-specific environmental assessment in the coastal zone, called a Coastal Initial Study Biological Assessment (CISBA). A CISBA that meets the standards of this section is required for proposed development that is subject to the ESHA regulations in CZO Section 8178-2 (see Section 8178-2.2). The CISBA must be completed by a qualified biologist. As required by CZO Section 8178-2.3(a), the CISBA shall include a site-specific ESHA map and an analysis of all potentially adverse direct, indirect, and cumulative impacts on ESHA resources. When preparing the site-specific ESHA map, the biologist shall utilize the ESHA identification requirements in CZO Section 8178-2.4, as well as the more detailed ESHA identification requirements in Appendix E1, Section AE-1.2. Utilizing the best available science, the qualified biologist shall provide substantial evidence that supports ESHA determinations and the mapped location and extent of ESHA. Finally, the CISBA shall include information that provides a factual basis for the least damaging alternative analysis (See CZO

* Plants that send their roots down to a (relatively) shallow ground water table.

Section 8178-2.3(b)), which is required for all projects that will potentially result in adverse impacts to ESHA or buffer zone.

- a. **Required CISBA Components.** The CISBA report shall include all the components listed below. All CISBA's received shall be organized and formatted in the following order, where all components of the document clearly depict the requested information (i.e., maps, tables, references). See Section AE-1.3.2 below for detailed information on these CISBA components:

- Report Summary
- Introduction (*)
- Existing Physical and Biological Conditions (*)
- Permit History
- Removed or Degraded Vegetation
- List of Potential ESHA and Species (*)
- Field Surveys/Maps (*)
- Site-Specific ESHA/Buffer Zone Map (*)
- ESHA Impact Analysis
- ESHA Mitigation Summary

CISBA components that will be used during the preparation of the "*least damaging alternatives analysis*" are indicated with an (*). See CZO Section 8178-2.3(b) for more information on the "*least damaging alternatives analysis*". See AE-1.3.2(g)(2) below for information on field survey and mapping requirements for the "*least damaging alternatives analysis*" and AE-1.3.3 (b) for *fuel modification zone* documentation.

- b. **Geographic Extent of CISBA.** The geographic area covered by a CISBA shall be adequate to conduct the site-specific environmental assessment; determine all potentially adverse direct, indirect and *cumulative impacts* to ESHA resources; and confirm that the proposed project represents the least damaging alternative. The geographic scope varies for different components of the CISBA. For example, the permit history, record of unpermitted impacts, and list of potential ESHA and species shall be provided for the entire *legal lot*. The geographic extent of a cumulative impact analysis extends beyond the boundary of the 500-foot general survey area and usually includes either the watershed or *biogeographical* area. However, the geographic extent of field surveys/maps will depend on the size of the *development envelope* and the type/location of the biological resource. For more detailed information on the required geographic extent of field surveys and maps, see Section AE-1.3.2(g)(1).

Sec. AE-1.3.2 - Required Content of CISBA Components:

- a. **Report Summary.** This section will be written as an "executive summary" of the CISBA and will include a condensed synopsis of the findings of the report. The length of the report summary depends directly on the nature and complexity of the biological resources within the survey area, the potential impacts of the proposed project, the measures that will be implemented to avoid and minimize those impacts, and how unavoidable adverse impacts will be mitigated pursuant to CZO Section 8178-2.10.

- b. **Introduction.** The introduction shall describe the proposed project and provide information on existing and historical *uses* or *development* on the subject property. The format of the report is as follows:
1. *Project Site Information:* Address; Assessor Parcel Number (APN); land use regulations (General Plan designation, Area Plan designation, Zoning classification); and size of the project site.
 2. *Contact Information.* Names, phone numbers and addresses of the property owner, applicant, and project consultants.
 3. *Report Preparation Details.* The dates, names, and qualifications of the persons preparing the report.
 4. *Statements.* Provide a statement specifying the accuracy of the report. If applicable, provide a statement that defines areas where the County should alter the official *ESHA* map during an LCP amendment process.
 5. *Project Summary:* A description of the proposed project, identification of the type of permit requested, list of any previous permits issued for the property (see Permit History). The description of the project shall contain a description of the approximate size and purpose of all proposed *development*. Include details such as disturbance area (i.e., the total area of the proposed *development envelope*, as well as subsets for size of *building site* and size of *fuel modification zone*), grading volumes and areas, stormwater *best management practices* (BMPs), parking and staging areas, roads (and associated fire hazard brush clearance areas), fire department turnarounds, utility infrastructure (water wells, pipelines, and septic fields and setbacks), *agricultural operations* and cultivation species (includes garden areas), confined animal facilities, *fences*, and *outdoor lighting* (when applicable). See Section AE-1.3.3 for related map/data requirements. Provide a general timeline of construction and maintenance tasks, including heavy equipment needed for each task.
- c. **Existing Physical and Biological Conditions:** Information on regional and local site conditions shall be provided using historical/current aerial photographs, site specific survey maps, as well as photographic documentation. Refer to Section AE-1.3.3 for related map/data requirements for the subsections below. The CISBA shall include necessary information regarding the local and regional context of the proposed project, including the following:
1. *Regional Context:* Description and map(s) of the regional features showing the project location, including watershed boundaries, *wet environments*, *wetlands*, *ESHA*, existing mapped sensitive species (Section 1.3.2 (f)), existing *adjacent land uses* and *development*, *habitat connectivity* to protected conservation areas and all roads. The map shall depict the location of any mature tree stands 1000 feet from the edge of the proposed *development envelope* (Section AE-1.3.2 (g)(1)(iii)). For regional extent of the cumulative impact evaluation, see Section AE-1.3.2 (i)(6) below.
- For proposed land divisions only.** All *lot* sizes (or *parcel* sizes if the *legal lot* status is unknown) shall be identified within a quarter-mile radius from the edge of the subject *lot*. To determine whether a proposed *land division* meets the rural *land division* criteria of Section 30250 of the Coastal Act, also provide a calculation of the median size of the existing *lots* within the quarter-mile radius.

2. *Physical Characteristics*: A description, maps and photos of the physical characteristics (e.g., topography, soil types/disturbance, *slope* orientation) or prominent features (e.g., rock outcroppings, caves, cliff faces, drainages) of the project site (i.e., the *legal lot*) that may be important for unique biological conditions on the site.
3. *Biological Conditions*: Provide a site description with accompanying maps and photos of the overall *habitat* quality on the subject property (the current capacity of *ESHA* serving its natural *function* within the *ecosystem*) that includes the following information: disturbance history (removed or degraded vegetation, *fire frequency* and history, soil disturbance (Section AE-1.3.2 (d)-(f)), results of site specific mapping of vegetative communities (including the presence/density of *invasive or invasive watch list plant species* (Section AE-1.3.2 (f)-(h)), *ESHA* types, man-made or natural barriers or *chokepoints* to species movement proximity to wildlife/*habitat* corridors, and the connectivity to surrounding offsite *core habitats* and *connectivity corridors*.
- d. **Permit History**. Provide a list and summary of all permits, including permit numbers, for previously authorized *development* on the project site. Include a written summary, maps, and a tabular/quantitative summary of *ESHA* removed, degraded or altered through permitted *development* (see below). Also provide documentation that shows whether compensatory mitigation was provided for the impacted area.
- e. **Removed or Degraded Vegetation**. Summarize and map all *ESHA* that was removed, degraded or altered on the *lot*. This includes all *ESHA* altered without legal documentation, as well as, *ESHA* altered from *legally established development* (See Section 8178-2.4.2 and Subsection (d) above). Within the discussion, include a tabular/quantitative summary of *ESHA* impacted. The tabular information shall identify the *habitat* type/category, acres impacted, year of impact, and if area has grown back to the pre-disturbance vegetative community (only areas with no soil disturbance/grading/*invasives* or *invasive watch list plant species*). To determine the extent and type of *ESHA* present before disturbance, the applicant shall provide a legible depiction of historic aerial images of the site, database searches, the results of site-specific surveys on and *adjacent* to the subject parcel, and other available evidence.
- f. **List of Potential ESHA and Species**.
 1. Before conducting the field survey(s) (see AE-1.3.2 (g)), the qualified biologist shall review and prepare a comprehensive list of all *ESHA* and special status habitats/species that could occur on the project site. Provide a brief summary of the potential *ESHA* and special status habitats/species on the project site in the body of the report and include the comprehensive list previously prepared as an appendix to the CISBA. The comprehensive table shall contain the following:
 - i. Recommended survey date(s) for each potential, special-status species on the project site (see Section AE-1.3.2(g)(3)).
 - ii. Protection status;
 - iii. Habitat requirements; and
 - iv. Likelihood of its occurrence on-site given the physical and biological conditions (non, low, moderate, high, or observed). For observed species, provide the number of each species observed (See Section AE-1.3.2(g)(2)).

2. Existing, mapped biological information shall be supplemented with evidence or data from other published sources that include the following:
 - i. CDFW RareFind, California Natural Diversity Database (CNDDDB), Natural Communities List;
 - ii. USFWS National Wetland Inventory Database (NWI), USGS National Hydrographic Dataset, and California Rapid Assessment Method field results in EcoAtlas;
 - iii. Watershed Protection District Data;
 - iv. Mapped Habitat Connectivity and Wildlife Corridors;
 - Ventura County Habitat Connectivity and Wildlife Corridor
 - Data Basin Climate Resilient Connectivity Prioritized Linkage Network
 - v. Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs (See CZO Section 8178-2.4.1(j) for list of habitat and sensitive species categories);
 - vi. USFWS Critical Habitat, Environmental Conservation Online System (ECOS) and Information, Planning, and Conservation System (IPaC);
 - vii. Audubon Important Bird Areas;
 - viii. Ventura County Locally Important Species List;
 - ix. California Native Plant Society Inventory of Rare and Endangered Plants of California;
 - x. Xerces Society and Audubon Red Lists; and
 - xi. Site-Specific Environmental Assessments (CISBA) for abutting or adjacent properties (when applicable).
3. Some sensitive species may only occur after fires, in certain soils, elevations, etc. Therefore, the following additional sources are recommended to help determine the suitability of the site for the potential presence of listed species:
 - i. USGS Web Soil Survey;
 - ii. California Fire Plan, the Fire and Resource Assessment Program (FRAP) Fire Perimeter Data; and
 - iii. USGS GAP Analysis Program (GAP) GIS Datasets.
- g. **Field Surveys and Maps:** This section identifies the information required for field surveys and related maps within the CISBA. It includes information on the geographic extent of biological field surveys, the timing of field surveys, and survey/mapping requirements for specific types of wildlife/habitats. The qualified biologist shall use a GPS to map all species/plant communities present within the survey area. Refer to Section AE-1.3.3 for detailed map/data requirements for mapping standards and other data requirements for subsections (1)-(9).
 1. **Geographic Extent of Field Surveys/Maps.** All biological field surveys shall be conducted within a minimum of 500-feet from the edge of the

proposed development envelope*. Additional information, and exceptions to the 500-foot standards, are provided as follows:

- i. **Additional Surveys/Maps for Least Damaging Alternative Analysis:** General floristic mapping of all ESHA plant communities shall be conducted for all portions of the subject lot that lie outside the required 500-foot survey area. Such mapping shall be completed using available GIS vegetation maps, aerial photographs, and other available information (See Section AE-1.3.2 (f) for a list of available resources). At the request of the Planning Staff Biologist or County contracted qualified biologist, the qualified biologist preparing the CISBA shall conduct a field visit to ground-truth mapped vegetation data. Refer to Section AE-1.3.2 (g)(8) for surveying wet environments or wetlands partially/fully located off-site within the survey area.
 - ii. **Survey Data for Off-Site Locations:** When a portion of the survey area lies outside the property, a field survey of that area is not required if the land is privately-owned or is publicly-owned but not accessible. For such areas, an assessment and map of biological conditions shall be conducted based on a visual survey with binoculars and a review of aerial photographs, biological assessments prepared for permits processed on abutting/adjacent properties, and habitat/wildlife information available from federal/state/local natural resource agencies†; and
 - iii. **Monarch Overwintering Roosts:** When suitable Western monarch butterfly overwintering habitat is within 1000 feet of a proposed development envelope, two targeted monarch butterfly overwintering surveys each conducted by a different qualified biologist shall be required for all habitat that has the characteristics of a suitable roost site (see Section AE-1.3.2(g)(4)(iv)(below)). Suitable habitat includes trees that provide shelter from storms or prevailing winds, with nearby water and nectar sources in fall/winter.
 - iv. **Expanded Fuel Modification Zones for Existing Development:** A biological field survey shall be required for an expanded fuel modification zone for existing development. The geographic extent of the survey area shall include a 100 foot radius beyond the extended fuel modification zone.
2. **Field Survey Results.** The qualified biologist carrying out the field survey(s) shall identify, characterize, and delineate all site characteristics and ESHA that may be found in the site area based on the list of potential species (e.g., rare plants, bat, insects, and birds). All field surveys shall

* See definition for *development envelope* in Article 2. It includes on-site and off-site *development*.

† Examples of such resources include the National Park Service vegetation maps, Ventura County and other GIS data available for soils and *slopes*, wildlife tracking GIS data, *monarch butterfly overwintering sites*, and *California Natural Diversity Database*.

be conducted in accordance with the requirements of this section, and field survey results shall include the following information:

- i. A table that contains the recommended protocol detection dates to conduct the species/habitat survey(s), the survey date and time (start/end), acreage surveyed, name of County-approved biologist and conducting the surveys;
 - ii. A map depicting the area surveyed and survey route;
 - iii. A discussion of all field methods employed, including the methods for formal protocol surveys, and survey methods used to detect special-status species or sensitive plant communities. Constraints on the accuracy of the report (e.g., wrong season, time-of-day) should be explicitly discussed;
 - iv. A map depicting the area surveyed, all vegetation sampling locations and survey route.
 - v. ESHA delineation/mapping products (include location of rare plants, nests, burrows, dens, colonial roosts), site condition assessments (include vegetation communities, soil disturbance, wildlife barriers, chokepoints, connectivity features), photographs/videos associated with field surveys, shall be used to prepare the following maps and discussions: Section AE-1.3.2 (a) Executive Summary, (c) Existing Physical and Biological Conditions, (e) Removed or Degraded ESHA, (f) List of Potential ESHA and Species, (h) Site-Specific ESHA Map (i) ESHA Impact Analysis, (j) ESHA Mitigation Analysis, and Appendix E2, AE-2.5 (b)(2) ESHA Vegetation Management Plan.
 - vi. If special status species or vegetation communities are observed, copies of the CNDDDB California Native Species Field Survey Forms, Combined Vegetation Rapid Assessment and Releve' Field Forms, and/or a California Natural Community Field Survey Form shall be sent to CDFW and included in the CISBA.
 - vii. Color photographic or video documentation of the existing condition of the proposed development envelope, rare plants, and other noteworthy features (Appendix E1, AE-1.3.3; Appendix E2, AE-2.4 (b)(2)).
3. **Field Survey Timing.** At least one field survey shall be conducted for the CISBA. While field surveys are typically conducted in the spring, the number/timing of field surveys is dependent upon the types of potential special status species that may be found on the site (see AE-1.3.2 (f)), and more than one field survey is often required due to different blooming periods, migration arrival times, and breeding seasons. Wildlife surveys shall not be conducted during periods of excessive cold, heat, wind, rain, or other inclement weather that individually or collectively reduces the likelihood of detection. To avoid project delays, consultation with the Planning Staff Biologist or County contracted qualified biologist is recommended, as the County may determine that one or more additional surveys are required based on a site visit and/or the following criteria:
- i. The likelihood that the detection window for special status plant/bryophyte communities, such as rare native annuals, is limited to a particular time of year or during a year following

normal/high rainfall. In successive dry years, requirements associated with yearly rainfall will be evaluated on a case-by-case basis. CDFW's most recent protocol(s) for surveying for rare plants, (Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities) shall be followed when conducting surveys for special status plant/bryophyte communities. If special status plants are discovered, they shall be avoided.

- ii. To detect rare invertebrate species (e.g., terrestrial snails (*Helminthoglypta*), monarch butterfly (*Danaus plexippus*) or Crotch bumblebee (*Bombus crotchii*), surveys shall be conducted during the flowering period of flowers on which the invertebrates depend or when microsite characteristics (e.g., shelter from prevailing wind, temperature, nectar, water) may support habitat use during the overwintering season;
 - iii. Presence of year-round water (i.e., surface water in the dry season (late summer/fall)) rock outcrops, vegetation containing large woody debris, chaparral, etc. that are capable of providing habitat for sensitive amphibians and reptiles (e.g., coast range newt (*Taricha torosa torosa*), California red-legged frog (*Rana draytoni*), California Glossy Snake (*Arizona elegans occidentalis*), San Diego Mountain Kingsnake (*Lampropeltis zonata pulchra*), or southwestern pond turtle (*Actinemys pallida*);
 - iv. During drought years, schedule site visits for the identification of ephemeral wet environments during the rainy season. Historic aerial photographs also may be used to aide in the identification of wet environments, particularly during multi-year drought periods. See Section AE-1.3.2 (g)(8)(iii) below.
 - v. Arrival of special-status nesting birds that would be possible to detect only during specific times during spring/early summer (e.g., yellow warbler (*Setophaga petechia*), summer tanager (*Piranga rubra*), yellow-breasted chat (*Icteria virens*), or Least-Bell's vireo (*Vireo bellii pusillus*));
 - vi. Survey timing for sites containing appropriate habitat for roosts used by special-status bats (e.g., Western Mastiff Bat (*Eumops perotis*), Mexican Long Tongue Bat (*Choeronycteris mexicana*), or Pallid Bat (*Antrozous pallidus*); and
 - vii. Survey timing for sites containing appropriate foraging habitat for raptors during winter and early spring migration period (e.g., northern harrier (*Circus cyaneus*), golden eagle (*Aquila chrysaetos*), sharp-shinned hawk (*Accipter striatus*) or peregrine falcon (*Falco peregrinus*).
 - viii. When an *expanded fuel modification zone* is proposed, pre-disturbance vegetation surveys for the *expanded fuel modification zone* shall be conducted when vegetation growth is at its greatest density (e.g., March-June). This survey may be combined with the general floristic mapping required for the site-specific *ESHA* map.
4. **Surveys for Special Status Species.** Additional surveys shall be conducted to determine the presence of any special status species with the potential to occur on the site as follows:

- i. For certain special status species that potentially occur on site, state or Federal agency protocol surveys are required for the species (consult California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), National Marine Fisheries Service (NMFS), Xerces Society, US Forest Service (USFS), etc.).
- ii. Where trees suitable for nesting or roosting or significant foraging habitat are present, the biologist should search for evidence of sensitive bird species and raptor use. If there is independent evidence of significant sensitive bird species or raptor use on or near the property, formal protocol survey(s) shall be conducted using the most recent raptor protocol surveys* (USFWS or CDFW protocols for similar genus, USFS, etc.).
- iii. A daytime bat assessment that identifies the presence of on-site sensitive bat species roosts shall be required when the distribution and range of a sensitive bat species coincides with the site location and the site contains suitable habitat to support such species (e.g., water sources, trees with cavities, shedding bark, rock faces with cracks). If the daytime assessment identifies evidence of on-site bat roosts (e.g., guano piles, urine stains), additional bat surveys (e.g., acoustic detection) are required during bat activity periods for sensitive bat species. Provide photographs of confirmed roost sites and surrounding habitat in the four cardinal directions.
- iv. Surveys to identify overwintering roosts for monarch butterflies shall be required when the site contains suitable habitat to support such species (e.g., shelter from storms/prevaling winds, nearby water, fall/winter nectar source). Monarch butterfly habitat includes the clustered trees that monarchs use as roosts as well as surrounding trees/shelter that influence the microclimate of the grove. If an initial assessment identifies potential monarch overwintering habitat within 1000 feet of the proposed development, then two surveys shall be conducted by two different qualified biologists to account for seasonal or annual differences in environmental conditions at the microsite level (e.g., wind, temperature, humidity). Conduct the first survey during the first half of the overwintering season (e.g., November), and conduct the second survey during the second half of the season (e.g., January). Provide photographs of confirmed overwintering roost sites and surrounding habitat in the four cardinal directions.
- v. Surveys to detect the presence of special status reptile species shall be conducted during appropriate weather conditions (e.g., cool and sunny; or overcast and warm). If applicable to the site, evening road surveys shall be conducted during appropriate weather conditions such as after a warm day (crepuscular/nocturnal snakes).

5. Survey/Mapping of Rare Plant Populations and Plant Communities. Plant communities and rare plant populations shall be

* USFS Multiple Species Inventory and Monitoring Technical Guide, Gen. Tech. Report WO-73 August 2006.

inventoried and mapped using a GPS for all the *habitat*/plant community types. Rare plant populations and association level vegetation mapping shall be conducted using the most recent versions of California Native Plant Society (CNPS) "Guidelines for mapping rare vegetation" and California Department of Fish and Wildlife's (CDFW) "Survey of California Vegetation Classification and Mapping Standards. A description, tables, maps, and photos depicting vegetation onsite shall include the following:

- i. A map and photos that document all rare plant populations using the State Vegetation Classification System maintained by the Vegetation Classification and Mapping Program of CDFW, described in the Manual of California Vegetation by Sawyer et al. 2009 or subsequent editions;
- ii. An association-level vegetation map that highlights the location and identification of invasive or invasive watch list plant species on the site as defined by the California Invasive Plant Council, CDFW, US Department of Agriculture (USDA), and US Geological Survey (USGS);
- iii. A table containing all plant associations and rare plant species present onsite and their acreages or population numbers (See Section AE-1.3.2 (f);
- iv. Description and photos of the ecological context of the plant community in terms of species diversity, structure (seral stage), overall condition (i.e., disturbance type, burned, intact, diseased density and distribution of invasives or invasive watch list plant species, and level of connectivity (on-site and off-site) to adjoining ESHA. The overall condition of the plant community will include an analysis of the frequency of wildfires affecting the proposed development site that includes the length of time since the last burn and the impact of fire on the natural habitat on site;
- v. The qualified biologist/botanist shall use a GPS to map all the habitat/plant community types present within the survey area.
- vi. The location of plant communities using aerial photography interpretation or other methods defined in Section AE-1.3.2(g)(1) above for the following: (i) on-site areas that lie; and (ii) off-site areas that lie within the survey area;
- vii. For proposed development that will have an expanded fuel modification zone, the density of the ESHA vegetation communities (association level) shall be measured using the most recent version of the California Department of Fish and Wildlife – California Native Plant Society Protocol for the Combined Vegetation Rapid Assessment and Releve' Field Form and percent cover diagram, as may be amended. A description and photos/videos shall depict the density of the plant community and the location of the sampling quadrats using the most recent aerial photos with respect to the sampling date; and
- viii. Vegetative sampling units shall be defined using the standards in Section AE-1.3.2(g)(6) below.
- ix. Results of inventory and mapping shall be presented in appropriate tables and discussions outlined in Section AE-1.3.2 (g)(2).

6. **Survey/Mapping of Grassland Communities.** Grassland communities shall be inventoried and mapped by species composition using the most recent version of CDFW-CNPS Sampling Protocol for the Combined Vegetation Rapid Assessment and Releve' Field Form and CDFW's "Survey of California Vegetation Classification and Mapping Standards to map native grassland and forb habitat. The minimum width of the mapping polygons depends on the project size but is generally no less than 30 feet. Results of inventory mapping shall be presented in appropriate tables and discussions outlined in Section AE-1.3.2 (g)(2).
7. **Survey/Mapping of Protected Trees.** An inventory and health assessment shall be prepared for all protected trees, including those classified as ESHA (see requirements in Section 8178-7.8). Results of inventory mapping shall be presented in appropriate tables and discussions outlined in Section AE-1.3.2 (g)(2).
8. **Survey/Delineation of Wet Environments.** All wet environments shall be mapped (See Section AE-1.3.2(g)(3)(iv) for survey timing during drought years), along with mapped information for topography, soils, and vegetation between the proposed development and the wet environment. If the wet environment is partially/fully located off-site and will not be directly impacted by the project, mapping of the wet environment may occur using aerial imagery at the 1":200' or greater resolution. Initial identification of a wet environment can occur using the National Hydrography Dataset (NHD) from USGS in conjunction with USFWS National Wetland Inventory. However, the NHD may not accurately reflect the total extent of ephemeral or intermittent streams, as it does not include stream segments less than one mile in length, combines intermittent and ephemeral streams, and is based on 1:100,000 scale topographic maps. The NHD dataset should be supplemented with the most recent guidance documents used to delineate wet environment features as follows:
 - i. The technical guidelines and methods of the 1987 Army Corps of Engineers Wetland Delineation Manual and the 2008 Arid West Supplement shall be used to delineate *wetlands*. U.S. *wetland* delineations must be conducted per the definitions of *wetland* boundaries contained in Section 13577(b) of Title 14 of the California Code of Regulations where the presence of hydrophytic vegetation, hydric soils, or hydrology may classify it as a *wetland*. The delineation maps shall be prepared using the standards for *wet environments* listed below. When delineating vernal pools, seeps, springs, estuaries, and *lagoons*, use the same guidance documents as those cited for *wetland* delineations, supplemented with technical guidance provided by the USFWS Cowardin Classification System.
 - ii. Stream features shall be identified through CDFW's "A Review of Stream Processes and Forms in Dryland Watersheds"* and a delineation and map that is prepared in conformance with the

* The CZO definition of *stream* does not include the historic flow regime as described in this document.

- iii. The delineation survey report shall include (at a minimum):
- A map at a scale of 1":200' or greater resolution with polygons delineating all *wet environments*, polygons delineating all areas of vegetation with a preponderance of *wetland* indicator species, and the location of sampling points; and
 - A description of the surface indicators used for delineating the *wetland* polygons. Paired sample points will be placed inside and outside of vegetation polygons and *wetland* polygons identified by the consultant doing the delineation.
 - Seasonally timed photographs of *wetland* features.
 - Results of inventory mapping shall be presented in appropriate tables and discussions outlined in Section AE-1.3.2 (g)(2).

9. **Measurements for Buffer Zones.** *Buffer zone* widths shall be measured from the outer extent of the *ESHA* vegetation or as follows:

- i. *Riparian Areas*: The outer edge of the cover of *riparian* vegetation community, or the outer edge of the bank of the subject *stream* if *riparian* vegetation is not present.
 - ii. *Alluvial Scrub*: Edge of alluvial soils located on alluvial fans, alluvial valley slopes, *stream* deltas, and along *stream* bottoms.
 - iii. *Native Woodland*: The outer edge of the woodland tree canopy stand.
 - iv. *Wetland*: The upland limit of *wetland habitat*. In the case of *wetlands* without vegetation or soils, the setback shall be the boundary between land that is flooded or saturated at times (during years of normal precipitation) and land that is not.
 - v. *Rocky Outcrops*: The outer extent of the plant community supported by the *rocky outcrop habitat*.
 - vi. *Protected Parkland/Open Space*: The outer edge of the boundary for parkland/ open space areas acquired by *natural resource agencies* or *conservation organizations* for *habitat* protection.
- h. **Site-Specific ESHA and Buffer Zone Map.** A site-specific map of all *ESHA* and *buffer zones* shall be provided that includes illegally removed *ESHA* and *buffer zone* locations. The map shall be based on field survey results (see subsection (g) above) and LCP standards for site-specific maps (see CZO Sections 8178-2.3 and 8178-2.4). If applicable, also provide a written justification, based on substantial evidence, to support the following *ESHA* determinations made when preparing the site-specific map:
1. Extent of *ESHA* based on the evaluation of legally removed or degraded vegetation (see subsection (e) above);
 2. Revisions to the mapped extent of *ESHA* on an adopted *ESHA* map in the Coastal Area Plan; and
 3. Revisions to the mapped extent of *ESHA* due to *natural disaster*, when determined pursuant to CZO Section 8178-2.4.2.

The Planning Staff Biologist will conduct a site visit to confirm the conclusions of the proposed classification or reclassification of *ESHA* within the site-specific *ESHA* map.

- i. **ESHA Impact Analysis.** The CISBA shall contain a discussion and analysis of all unavoidable *direct*, *indirect*, and *cumulative* adverse impacts to *ESHA* that would result from the implementation of the proposed project. Information required to support the discussion and analysis within this subsection is detailed in Section AE-1.3.). For each *ESHA* species/vegetative community observed (See Section AE-1.3.2 (f) and (g)(2)), discuss and analyze the potential for adverse impacts to any *ESHA* as follows:
 1. Based upon the project description in Section AE-1.3.2 (b), and the biological and physical characteristics of the site (Section AE-1.3.2 (c)), discuss and analyze all direct impacts to observed *ESHA* that may: reduce a population (mortality or injury/damage); reduce a *habitat* (vegetation removal or degradation); increase *habitat fragmentation* (see (4) below); and restrict reproductive capacity. Use maps and tables to locate and quantify adverse direct impacts.
 2. Provide a map, a detailed description and an analysis of potential indirect impacts to *ESHA* outside the *development envelope* that includes but is not limited to project-related factors such as stormwater *runoff*, noise, lighting, *animal keeping*, or other impacts that encroach into a *buffer zone*.
 3. Evaluate all *cumulative impacts* from existing, recently approved, and reasonably foreseeable future projects that may directly or indirectly impact *ESHA* species/communities. The following factors shall be considered:
 - i. The spatial limits of the cumulative analysis may be broader than the site-specific survey boundary because the analysis must consider all activities that affect those environmental components, even outside the area affected by the proposed *development* (see AE-1.3.2 (c)).
 - ii. If the proposed activities affect (or could affect) *ESHA*, the cumulative analysis shall take into account activities that occurred before the proposed action is initiated and after the proposed action is completed. It should describe the incremental contribution of the proposed *development* to *cumulative effects*.
 - iii. Discuss the significance of the impacted *ESHA* on a local and regional scale, as well as, the rarity or abundance of the resource in the region or elsewhere.
 4. Identify local or regional *habitat connectivity corridors* (see CZO Section 8178-2.7.5), and evaluate movement barriers or constrained areas (*chokepoints*, *stepping stones*) for species identified in the field survey (see Section AE-1.3.2 (g)). Provide maps and an analysis of the project site's location in relation to local or regional *habitat connectivity corridors* and the potential of the project site to contribute *habitat-value* to local or regional *habitat connectivity corridors*.
 5. Proposals to alter a *wet environment* (e.g., channelization, diversion, diking, bridging) shall include an analysis of potential impacts on the depletion of *groundwater*, wildlife migration, *downstream* erosion and sedimentation, sand supplies to beaches, as well as the identification of

risks and procedures to prevent the spread of aquatic invasive species and contaminants (e.g., USFWS Hazard Analysis and Critical Control Point Planning).

6. Provide an analysis of the native *biodiversity* in the study area and quantify the degradation or loss (historic and current) of the *ESHA* in the area. (Refer to Section AE-1.3.2 (c), (d), (e), and (g)(2) for data associated with this discussion. For proposed on-site *restoration* or *enhancement* projects, the analysis, shall contain recommendations for the successful *restoration* of any degraded *ESHA* on the project site relative to any listed potential or observed *ESHA* species/community to utilize the site if *ESHA* is restored on-site after *development*.
 7. If Oak Woodland/Savannah and Native Tree Woodland is present, provide an analysis of project alternatives that would avoid removal or encroachment (see CZO Section 8178-2.7.4.1).
 8. Provide information on the proposed project design features and other measures required to minimize or avoid impacts to *ESHA*. This information shall include: 1) A description of construction methods and timing required to avoid adverse impacts; 2) If confined *animal keeping* facilities are proposed within a *fuel modification zone* that overlaps with *ESHA* or *buffer zone*, then these measures shall address manure management, BMPs/site design for *runoff*, livestock security from predators (if applicable), minimizing wildlife attractants, poison use, lighting, etc.
- j. **ESHA Mitigation Summary.** Include a summary discussion of the steps that will be taken to avoid and mitigate adverse impacts to *ESHA* (all potential *direct*, *indirect* and *cumulative* impacts to *ESHA* are considered significant and cumulatively considerable). Refer to Section AE-1.3.3 for detailed map/data requirements. Present a preliminary plan to mitigate unavoidable impacts, in accordance with the compensatory mitigation requirements in CZO Section 8178-2.10, including but not limited to the following information:
1. Provide a summary of project design features and other mitigation measures (see Section AE-1.3.2(i)(8) above) that shall be incorporated into the project design or conditions of approval for the project.
 2. Provide a quantitative summary of the number of acres for each impacted *habitat* type that will be required to adequately compensate for *ESHA* loss or degradation. Refer to *Coastal Zoning Ordinance*, Figure 8178-2.10;
 3. Describe the proposed approach to compensatory mitigation, including the type of mitigation (e.g., *preservation*, *restoration*) and whether on-site and off-site compensatory mitigation; and
 4. If off-site mitigation is proposed outside of an *in-lieu fee* program or approved *mitigation bank*, include preliminary information on available off-site mitigation areas, including one primary and one contingency mitigation site that meet the criteria set forth in the LCP (see CZO Section 8178-2.10)

This information will also be applicable to Appendix E2, Sections AE-2.1.1(a)(1) and AE-2.4 if an *expanded fuel modification zone* is requested.

AE-1.3.3 - Summary of CISBA Maps and Data

- a. Digital *GIS* file formats and legibly depicted printed maps to scale must be provided with all CISBAs and shall include, but not be limited to, the following:

1. All *habitats/ESHA* boundaries, along with any appropriate metadata (e.g., address, APN, Permittee's name, purpose of files; *GIS* data- map projection, date data collected, map processing steps, etc.). *ESHA* data shall be provided in accordance with the County's metadata standards and shall be digitized using a GPS for uploading to a *GIS* system.
2. If an *ESHA* or *buffer zone* overlaps with any *fuel modification zone* that has been widened for the proposed project beyond the 100-foot *mandatory fuel modification* standard, then a written determination shall be obtained from the Ventura County Fire Protection District that states the widened *fuel modification zone* (see CZO Section 8178-2.6.9.2 is necessary to protect life and property from wildland fires. This determination shall be used for the permit findings and for alternate sites identified during the least damaging *alternatives analysis* (see CZO Section 8178-2.3 (b)).
3. If the on-site vegetation map does not conform to the County's digital certified *GIS ESHA* map (greater than a five percent plus-or-minus margin of error), additional data shall be required within the CISBA to provide substantial evidence for any proposed *ESHA* map changes. The Planning Staff Biologist may recommend an adjustment to the *ESHA* map after a site visit and the evaluation of the following documentation:
 - i. Photos with GPS location, date, time, and directional bearing of the area in question;
 - ii. A modified map that shows the location(s) of the increase or decrease in the respective *habitat* category(s); and
 - iii. An estimate of the difference in area (increases or decreases) measured in square feet (or acres), based on the spatial data.

The Planning Division is responsible for maintaining all recommendations on *ESHA* map adjustments within the County's database. Such recommendations will be compiled within the County's database and maintained by the Planning Staff Biologist. However, official changes to the *ESHA* map will only occur through an LCP amendment process.

b. Required Data in CISBA Sections

1. **Sec. AE-1.3.2(b)(5): Introduction (Project Description).** Provide a site plan that shows all proposed components of the *development* and surrounding *coastal resources* that include the following (when applicable):
 - i. All proposed *buildings, structures, parking and staging areas, fuel modification zones (mandatory and expanded), roads, fire department turnarounds, utility infrastructure (water wells, water tanks, pipelines, and septic fields and setbacks), agricultural facilities and cultivation areas, confined animal facilities, fences, recreational facilities, landscaped areas, and outdoor lighting* locations (See Section AE-1.3.2 (b)(5) and (h)).
 - ii. Property lines, *development envelope, building site*, and boundaries of easements.
 - iii. Boundaries of *ESHA, ESHA buffer zones, existing/proposed slope*, and other pertinent environmental features (see (3) below).
 - iv. Stormwater treatment areas that are within or *adjacent to ESHA or buffer zone*.

2. **Sec. AE-1.3.2 (c)(1): Regional Context Map.** Provide a map of features within the *biogeographic region* showing the project location with the following spatial data: watershed boundaries, existing *streams/wetlands* (highest USGS Hydrological Unit Code), topography, existing land use and *development* (including protected conservation public lands or *core habitat areas*), *special status species* that occur within 5-miles of the project site (Section AE-1.3.2 (f)) and potential on-site or off-site *western monarch overwintering roosts* (Section AE-1.3.2(g)(2)(iv)), and existing/proposed roads. The context map should depict *habitat* connectivity within and outside the property boundaries. Include *GIS* layers that may represent barriers to wildlife movement and any features that promote connectivity (e.g., road crossing *structures*, *habitat corridors*).
3. **Sec. AE-1.3.2 (c)(2): Physical and Biological Maps.** Below are data requirements for physical and biological maps and data. Depending on the site conditions, the biological and physical maps may be combined into one map provided that all features requested can be clearly illustrated.
 - i. **Map of Physical Features:** Provide legible map(s) of the project property and survey area that shows all physical features (i.e., topography (*slopes*), *slope* orientation, rock outcroppings, riprap, caves, cliff faces) and areas where fire, soils, or disturbance history (e.g., soil disturbance, areas of degraded *habitat*) that affects the existing biological community. Label wildlife barriers or *chokepoints*.
 - ii. **Map of Biological Features:** Depict the location of all vegetation communities as described in Section AE-1.3.2(g), subsections (5-8), types of *ESHA* (include location of observed rare plants, nests, burrows, *colonial roosts*, or denning sites detected with field surveys), protected or *core habitat* areas within or immediately outside the property.
4. **Sec. AE-1.3.2 (d) and (e)): Permit History and Removed/Degraded Vegetation.**
 - i. If available, any maps or data associated with previous permits issued documenting *ESHA* removal, alteration, mitigation;
 - ii. If any major vegetation has been removed or disturbed on site, provide historic aerial images of the site that pinpoint the timeframe and area(s) that removal and/or disturbance took place (i.e., photo(s) before and after removal and/or disturbance); and
 - iii. A table of *ESHA* removed or degraded specifying: either permitted/non-permitted removal, *ESHA* type, acres/individuals impacted, year of impact, and if area has recovered (no soil disturbance/grading/*invasives* or *invasive watch list plant species*).
5. **Sec. AE-1.3.2 (f): List of Potential ESHA and Species.** Provide a table of all potential *special status species* and communities that contain the following information: recommended survey dates (Section AE-1.3.2(g)(3)), date and time field survey was conducted, protection status, *habitat* requirements, and likelihood of species occurrence (none, low, moderate, high, or observed). For observed species, provide the number of individuals (rare or special status) and acreage of plant communities observed (Section AE-1.3.2(g)(2)).
6. **Sec. AE-1.3.2 (g): Field Survey Maps and Data.**

- i. Provide maps of all survey areas, vegetation and *wetland* sampling locations, and field survey routes;
 - ii. Provide a table of potential species/communities on site, recommended detection dates for potential species being surveyed, the date and time the field survey was conducted, acreage surveyed, and name of *qualified biologist* conducting survey; and
 - iii. For any *special status species* or vegetative communities detected, provide copies sent to the California Department of Fish and Wildlife of the *CNDDb* California Native Species Field Survey Form and/or a California Natural Community Field Survey Form.
- 7. **AE-1.3.2 (g)(1)(d):** Expanded Fuel Modification Zones: If applicable, provide two site plan maps pursuant to Appendix E2, Section AE-2.4 (b)(1) and Appendix 1, Section AE-1.3.2 (g)(1)(iv).
- 8. **Sec. AE-1.3.2 (h), (i), and (j): Site-Specific ESHA/Buffer Zone Map, Adverse Impacts to ESHA, and Mitigation.** The following information shall be provided to identify and quantify all adverse impacts to *ESHA*:
 - i. Provide a map and table of *ESHA* types and *buffer zones* – removed without a permit and/or proposed to be removed, altered, or degraded within the survey area. The table shall include *ESHA* and *buffer zone* types impacted, acreage of impact, and whether it is permitted or unpermitted removal. Impacts to *ESHA* resulting from encroachment into the *buffer zone* from lighting, noise, erosion, etc. (see CZO Section 8178-2.4) and should also be evaluated;
 - ii. Provide a table summarizing potential environmental impacts (*direct*, *indirect*, and temporary) associated with project construction (Section AE-1.3.2 (i)(2)-(4), (6)-(7));
 - iii. If applicable, provide *GIS* files to support the classification or reclassification of the County *ESHA* Map (Section AE-1.3.3(c)); and
 - iv. Maps of proposed protected mitigation area locations (on-site and/or off-site) relative to proposed *development*.
- c. **Videos and Photographs:** Provide color photographic documentation of the existing condition of the proposed *development* site and other noteworthy features; such as:
 - 1. Prominent physical features (bluffs, cliffs, drainages, etc.) (Sections AE-1.3.2 (c)(2) and AE-1.3.2 (f)) and overall condition of the plant communities;
 - 2. *ESHA* and *wetlands* (Sections AE-1.3.2 (c)(3) and AE-1.3.2 (g)(4) - (8) and (h));
 - 3. Aerial photographs or other maps/photo evidence to document any historical removal or degradation of *ESHA* (Section AE-1.3.2 (d) and (e));
 - 4. Any wildlife crossing *structures*, barriers, or other features associated with wildlife movement or seed dispersal (Section AE-1.3.2 (i)(7)).
 - 5. If applicable, provide photos-to support the classification or reclassification of the *ESHA* (Section AE-1.3.3(c)); and
 - 6. If applicable, provide pre-clearance video/photos of the entire *expanded fuel modification zone* (Appendix E2, AE-2.4).

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APPENDIX E2 - IMPLEMENTING DEVELOPMENT IN ESHA: ESHA MITIGATION PLANS AND LEGAL INSTRUMENTS FOR CONSERVATION

(ADD.ORD.4586-10/19/21)

Appendix E2 contains the following sections:

AE-2.1 – ESHA Mitigation Plan Requirements

AE-2.2 – Legal Instruments for Conservation

AE-2.3 – Economically Beneficial Use Determination

AE-2.4 - ESHA Vegetation Management Plan

AE-2.5- Expanded Fuel Modification Zone Thinning Standards

Sec. AE-2.1 - ESHA Mitigation Plan Requirements

The applicant must submit, and obtain County approval of, an *ESHA Mitigation Plan* after project approval and before the *Zoning Clearance* is issued for the project. As shown in the table below, all *ESHA Mitigation Plans* include a *Habitat Mitigation Plan*. Other required documentation depends on the mitigation approach taken by the applicant (e.g., *restoration*, *establishment*, *preservation*). Information on the required content of a *Habitat Mitigation Plan*, *Habitat Restoration Plan*, *Habitat Maintenance and Monitoring Plan*, and *Habitat Management Plan* are provided in this section.

Type of Compensatory Mitigation:	<i>Habitat Mitigation Plan</i>	<i>Habitat Restoration Plan</i>	<i>Habitat Maintenance and Monitoring Plan</i>	<i>Habitat Management Plan</i>
<i>Preservation</i>	Required			Required (2)
<i>Restoration</i>	Required	Required (1)	Required (1)	Required (1)
<i>Establishment</i>	Required	Required (1)	Required (1)	Required (1)
<i>Enhancement</i>	Required	Required (1)	Required (1)	Required (1)

- (1) Required if the applicant is implementing the mitigation through a *third-party provider*. Not required if the applicant is utilizing an *in-lieu fee* program, purchasing mitigation credits from a state/federally approved *mitigation bank*, or mitigation is conducted by a *natural resource agency* or a County-approved *conservation organization* that owns and manages the property.
- (2) Required for off-site *preservation* and when purchasing an off-site *lot* for mitigation. Not required if the applicant is purchasing credits from an available *in-lieu fee* program.

AE-2.1.1 - Habitat Mitigation Plan

A *Habitat Mitigation Plan* (see CZO Section 8178-2.10.9) shall include the following components:

- a. **Executive Summary.** Summary of the proposed approach to *ESHA* mitigation, including the following information:
 1. A table and associated description of all on-site or off-site *ESHA* or *buffer zones* that will be impacted and require compensatory mitigation (see CZO Section 8178-2.10). The mitigation shall be directly proportionate to the amount of *ESHA* degraded or removed. Where the applicant can demonstrate that the *fuel modification zone* results in less acreage of *ESHA* removal due to the method of measurement, or *sloped* topography, the required mitigation may be adjusted downward accordingly;
 2. Description of compensatory mitigation sites, including the location and rationale for site selection. Summarize evidence that shows the mitigation site meets the standards of the LCP (see subsection (b) below);
 3. If the applicant is purchasing mitigation credits from a state/federally approved *mitigation bank*, or paying a fee to a County-approved mitigation site owned/managed by a *conservation organization* or *natural resource agency*, or *in-lieu fee* program, a summary of the credits or payments and a short explanation of how the required fee or credit provides adequate compensation for impacts to *ESHA* or *buffer zones* shall be included. *Mitigation agreements* conducted by a *natural resource agency for the applicant* shall also include detailed cost estimates associated with the *restoration/enhancement* installation and monitoring/maintenance period. (See CZO Section 8178-2.10.8 for additional information on mitigation options.)
 4. Identify the type of *conservation easement* or *conservation instrument* that will be used to permanently protect the compensatory mitigation site (see CZO Section 8178-2.10.1(c)).
- b. **Project Goals and Objectives.**
 1. **Goals.** Describe the purpose and goals of the mitigation project. If the proposed mitigation includes *ESHA restoration*, *establishment*, or *enhancement*, then the goal statement(s) shall address the improvement of specific physical, chemical, and/or biological functions at the mitigation site. If the proposed mitigation includes *ESHA preservation*, then the goal statement(s) shall address the long-term conservation of *ESHA* in relation to the needs of the watershed, *biogeographic region*, or other regional conservation needs.
 2. **Objectives.** Identify specific and quantitative objectives that will implement the purpose and goals of the mitigation project. Provide a description of the *ESHA* type(s) and amount(s) that will be provided by the mitigation and how the mitigation method (i.e., *restoration*, *establishment*, *enhancement*, and/or *preservation*) will achieve the mitigation project goals. Long term management goals for *preservation* properties *should* be related to the condition of biological communities, water quality, etc. and the long-term management or maintenance of *ESHA*.
- c. **Identification of Mitigation Sites.** A description of proposed, on- or off-site mitigation areas, and an explanation as to how the site(s) meet the standards in CZO Section 8178-2.10.4. The description shall include a summary of the baseline conditions of the mitigation site(s) (see below) and all substantial

evidence that shows the mitigation site provides *ESHA* of equal or greater function as the *ESHA*(s) impacted by the project (see CZO Section 8178-2.10.1). Include a map showing the locations and distance between the impact and mitigation site(s) that shows the sub-watershed, *biogeographic region*, and jurisdictional boundaries) (See Appendix E1, Section AE-1.3.3 (f)). Include a table that depicts the characteristics of the mitigation site(s) (including acreage) that are relevant to the type of resource proposed as compensation. Baseline information of existing conditions shall include:

1. Description of the biological resources at the mitigation site. This requirement shall be met for on-site mitigation sites by attaching the CISBA site-specific *ESHA* map to the *Habitat Mitigation Plan*. For off-site mitigation areas, a site-specific *ESHA* map shall be prepared showing all types and other notable natural features pursuant to Appendix E1, Sections AE-1.3.2(c) and AE-1.3.3 (g)(3).
 2. Description of the historical and existing conditions on the proposed mitigation site and area immediately *adjacent* to site (hydrology, vegetation, soils, surrounding landscape setting and land *uses*, and *ecosystem functions*);
 3. If *wetland establishment* or *restoration* is proposed for compensatory mitigation, then include a description of the proposed hydroperiod for the site and the site design requirements necessary to ensure there is sufficient water to support the proposed mitigation project; and
 4. A description of any physical, chemical, and/or biological degradation occurring within the proposed mitigation site. If the mitigation site will be used for *ESHA preservation*, then identify signs of trespassing, encroachment, dumping, or other concerns that should be addressed in the *Habitat Management Plan* for the mitigation site.
 5. If the mitigation area is located off-site (See CZO Section 8178-2.10.4), identify how the off-site location meets all the mitigation criteria pursuant to Section 8178-2.10.
 6. Copy of Site Access Agreement that allows County staff to enter the proposed mitigation site to perform an evaluation of ongoing mitigation activities. Access to the property shall be limited to those portions of the *lot* used for mitigation (e.g., *restoration*, management, or monitoring work) and private roads or property that must be traversed to gain access to the mitigation site.
- d. **Performance Criteria.** Define clear and measurable performance standards for each objective to evaluate the success of the compensatory mitigation. For *ESHA restoration* or *establishment* projects, performance standards shall represent measurable changes in the *ESHA* function of the mitigation site that can be maintained without nurturing, protection, or supplemental care. Measurable changes shall be based on the difference between the baseline condition and end-of-project condition, or they can be based on the difference between the condition of a reference site and the baseline condition of the mitigation site. *ESHA* function can be measured in percent absolute cover of bare ground, percent relative cover by non-natives, plant species richness, and other selected factors. For *ESHA preservation* projects, performance standards should include the management and maintenance activities (e.g.,

invasive or invasive watch list plant species removal, fencing for trespass, etc.) needed to meet the defined project goals and objectives*.

- e. **Contingency Plan.** Adaptive management measures shall be identified, in advance, to address unforeseen changes in site conditions or other components of the mitigation project. Such measures will also allow corrective actions to be taken when performance criteria are not met during the mitigation monitoring period. Adaptive management measures can include additional site protection, replacement or supplemental plantings, and irrigation system adjustments. Adequate flexibility *should* be provided within the contingency plan to allow corrective measures to be used to address conditions that were not anticipated or addressed within the *Habitat Mitigation Plan*.

Sec. AE-2.1.2 - Habitat Restoration Plan

A *Habitat Restoration Plan* (see CZO Section 8178-2.10.9) is required when compensatory mitigation includes *ESHA restoration, enhancement, or establishment*. A *Habitat Restoration Plan* shall include the following components:

- a. **Project Coordinator.** A project coordinator shall be identified and function as the main point of contact on the project. The project coordinator shall be a *restoration specialist* with regional experience in *habitat restoration, establishment, or enhancement* experience (as applicable) and an understanding of the scientific and technical issues involved in the project.
- b. **Landscape Construction and Maintenance Services.** If applicable, a qualified landscaping company, public *agency*, or non-profit organization shall be identified that can grow container plants from propagules collected from within the watershed of the mitigation site.
- c. **Project Schedule.** This schedule shall include a list of tasks needed to complete the *habitat restoration, enhancement, or establishment* project, including the approximate date each task will be accomplished. The project schedule shall include interim milestones that can be used to determine the success of the project and whether an extended project schedule is required.
- d. **Plant Palette.** The following information regarding plant palette shall be included:
 - 1. Plant Palette. The plant palette shall consist of locally indigenous plant species as recommended by a *restoration specialist*. Non-native and non-native *invasive or invasive watch-list plant species* are prohibited, and plants shall be propagated as follows:
 - i. Native plants shall be propagated from local seeds and cuttings or transplanted from salvage plants. An exception to this requirement may be provided for *restoration* sites under ¼ acre, where regional native stock from professional native plant nurseries may be used if deemed acceptable by the *restoration specialist* and approved by

* Additional *development* that may be required (e.g., fencing, permanent signs) to meet the project goals and objectives should be included in the proposed permit.

the Planning Staff Biologist or County contracted *qualified biologist*; and

- ii. If *restoration* areas greater than ¼ acre experience the death of original plantings or the required percent vegetation coverage cannot be achieved with propagated plants, regional native plants may be purchased as local container stock from a professional native plant nursery.
2. The acreage and content of the plant palette shall be consistent with the compensatory mitigation requirements established by the LCP (see CZO Section 8178-2.10).
- e. **Irrigation.** Hand watering or a temporary irrigation system that provides time released applications of water shall be installed at the designated *restoration/establishment/enhancement* site(s) if irrigation is required as determined by the *restoration specialist*:
 1. The irrigation system shall be installed above-ground, and the temporary irrigation equipment shall be decommissioned and removed at the end of the monitoring period;
 2. All onsite irrigation shall be delivered by drip or micro-spray systems that provide 100 percent coverage of the revegetation areas; and
 3. Supplemental watering shall be terminated once plants are established and meet the performance criteria identified in the *Habitat Maintenance and Monitoring Plan*.
 - f. **Soils.** The following reports and actions shall be required to achieve optimum growth and ensure soil is in its native alkalinity:
 1. A soils report, prepared by a certified *soil scientist** with experience in soils engineering, shall be provided that indicates the existing nutrient status and pH of the soil at the *mitigation* site, and the plan shall indicate whether such soils will support the proposed plant palette; and
 2. Suitable topsoil† within the footprint of proposed *development* shall be removed, stockpiled for future use using soil stockpiling *best management practices*, and spread as the final surface layer of soil for any on-site *restoration/establishment* areas.
 - g. **Weed Eradication Plan.** Provide a plan, methodology and schedule for the eradication of *invasive* or *invasive watch plant species*, non-native plants within the *restoration, enhancement or establishment* site and *buffer zone(s)*.
 - h. **Fencing Plan.** To prevent trespassing into a designated mitigation site(s), a temporary fencing plan shall be identified and implemented for the duration of the monitoring period. All temporary fencing shall be removed at the end of the *restoration* project. See CZO Section 8178-2.6.14 for fencing standards.

* The American Society of Agronomy (ASA) certifies Soil Scientists as agronomists and crop advisors. The Soil Science Society of America (SSSA) certifies Soil Scientists and soil classifiers. Geotechnical engineers with soil testing certifications will also be accepted.

† Topsoil stockpiling is only applicable where original, undisturbed soil native to the site must be disturbed.

- i. **Drainage/Erosion Control.** Where needed, drainage and erosion control measures, such as sandbags, fiber rolls, silt fencing, and/or erosion control matting shall be installed (see CZO Section 8178-2.6.7).
- j. **Cost Estimates and Funding:** Provide cost estimates for all labor, materials, potential corrective measures, or other items needed to complete the *Habitat Restoration Plan* and provide documentation of the *financial assurances* made to the County to ensure implementation of the *Habitat Restoration Plan*.

Sec. AE-2.1.3 Habitat Maintenance and Monitoring Plan

A *Habitat Maintenance and Monitoring Plan* (see CZO Section 8178-2.10.9) is required to help ensure the success of the compensatory mitigation (i.e., *habitat restoration, enhancement or establishment*). It identifies the actions necessary to meet the performance standards and monitoring requirements associated with the *habitat restoration, enhancement, or establishment* once all project components are installed or constructed. The following components and standards (when applicable) shall be met during the maintenance and monitoring period associated with *Habitat Preservation or Restoration Plan* components:

- a. **Duration.** The duration of a *Habitat Maintenance and Monitoring Plan* shall be five (5) years, but a longer duration period may be required for specific *habitats* (e.g., oak woodland), during drought periods, or due to biological constraints of the applicable *ESHA ecosystems*, as determined by a Planning Staff Biologist or County-contracted *Qualified Biologist*. The *ESHA* mitigation monitoring period may be reduced to no less than 3 years if the Planning Staff Biologist or County contracted *qualified biologist* determines that all performance criteria are met successfully and all replacement plantings or *enhancements* are capable of surviving without nurturing, protection, or supplemental care for one year under normal rainfall/weather conditions or two years under drought conditions. If the vegetation cannot be sustained without artificial inputs, then the maintenance and monitoring period shall be extended beyond the five-year period until such time as the performance criteria established by the *Habitat Mitigation Plan* are fulfilled. If, at the end of a ten-year period, the performance criteria are not met, then an alternative *ESHA preservation, establishment, restoration or enhancement* plan shall be prepared and implemented to satisfy the compensatory mitigation requirements for the project.
- b. **Maintenance.** The maintenance period shall begin immediately after the installation of the biological components, and it shall continue throughout the established duration period of the *Habitat Maintenance and Monitoring Plan*. Maintenance activities shall be conducted under the direction of a *qualified biologist* throughout the duration of the *Habitat Maintenance and Monitoring Plan*.
- c. **Monitoring.** The monitoring plan shall be used to identify potential problems early and determine appropriate remedial actions. The frequency and duration of monitoring and reporting shall be identified in the *Habitat Maintenance and Monitoring Plan* and shall be adequate to measure specific performance standards and to meet the stated project goals and objectives relative to site conditions and weather patterns. A monitoring report must be submitted to the County at least once a year, but a shorter period may be required by the Planning Staff Biologist or County contracted *qualified biologist* if the project requires adaptation measures to meet performance standards. The monitoring plan shall include the following:

1. A Monitoring Report shall be prepared by a *qualified biological consultant* and shall, at a minimum, include the following:
 - i. Documentation of the number of species established;
 - ii. Documentation of the sampling design and analysis used to assess performance standards (e.g. quadrants, transects, etc. for sampling; type of statistics used for the assessment);
 - iii. Documentation of species survival percentage and sizes of species and discussion of whether all native species are being protected and nurtured and whether interim performance criteria were met;
 - iv. Detailed description of the project construction activities performed during the previous year and all *restoration* and mitigation efforts performed;
 - v. Color photo documentation of the pre- and current status of the mitigation site conditions;
 - vi. Discussion of monitoring activities and exotic plant control efforts; and
 - vii. Recommendations from a *qualified biologist* with *restoration, establishment, or enhancement experience* that include, but are not limited to, any mid-course corrections and adaptive management actions taken to ensure ongoing progress toward meeting interim and final performance criteria and supplemental required actions, such as the application of soil amendments or other treatments.

All Monitoring Reports shall be submitted to the Planning Division for review and approval during the duration period for the *Habitat Maintenance and Monitoring Plan* (including extensions). If the Monitoring Report does not include the required contents (see above), then a replacement report will be required.

2. Monitoring shall be performed by a *qualified biologist* and shall include, but not be limited to, the following inspections:
 - i. During any grading and construction required for the *habitat restoration, establishment or enhancement* actions, the mitigation site shall be inspected to confirm that *ESHA* project construction standards are being implemented in accordance with the *Habitat Restoration Plan* and, if necessary, to require immediate corrective action if the established standards are not being implemented;
 - ii. Site inspections shall be conducted to verify that all plantings and *infrastructure* were installed in accordance with the approved *Habitat Restoration Plan* by the *qualified biologist*. Also, prior to issuing a Certificate of Occupancy, Planning Division staff shall conduct a site inspection(s) to verify compliance with the approved *Habitat Restoration Plan*; and
 - iii. County inspections may also occur on an as-needed basis to evaluate compliance with the performance criteria in the approved *Habitat Mitigation Plan* or the *Habitat Restoration Plan*.
 - iv. A condition compliance account shall be established before a *Zoning Clearance* is issued for the approved project.

- d. **Cost Estimates and Project Timeline.** Provide an estimated timeline for the maintenance and monitoring plan. Also, provide cost estimates for all labor, materials or other items needed to complete the *Habitat Maintenance and Monitoring Plan*, and
- e. **Financial Assurance.** Provide documentation of the *financial assurance* to the County to ensure its implementation. For temporary construction impacts to *wetlands*, *financial assurance* shall be provided to ensure that adequate funds are available to complete the required *restoration*.

AE-2.1.4 - Habitat Management Plan

A *Habitat Management Plan* (see CZO Section 8178-2.10.9) is required for all off-site mitigation areas used for *ESHA preservation**. The *Habitat Management Plan* shall include the following components:

- a. *Site Information*: (1) A legal description of the *lot* (i.e., metes and bounds) and the area used for compensatory mitigation (if different from the *legal lot* description); (2) an exhibit with a site plan that includes an accurately scaled easement area graphically depicted on the plan, the Assessor Parcel Number(s) (APNs), street address, and name/address of owners; (3) a title report no less than 6 months old; (4) written summary of current site conditions; and (5) additional information requested by the Planning Division.
- b. *Site Preservation Documentation*: Documented proof that the property is protected in perpetuity (i.e., a copy of the recorded *conservation easement* or official documentation for other types of *conservation instruments* allowed pursuant to CZO Section 8178-2.10.1(c). If a *conservation easement* is used to protect the property, then allowable *uses* shall be limited to those specified by Section AE-2.2 below). Documented proof shall be provided prior to recordation of a Final Map for a proposed *land division* or, for other types of permits, prior to issuance of a *Zoning Clearance* for the *development*. A copy of all legal instruments protecting the site in perpetuity shall be provided as an attachment to the *Habitat Management Plan*.
- c. *Management Summary*: The timing, location, and implementation for all management operations/practices needed within the *conservation easement* area. Any adaptive management actions identified in the contingency section of the *Habitat Mitigation Plan* (see Section AE-2.1.1(e)). The complexity of the management operations/practices for preserved properties will depend on the abundance and arrangement of biological components, site location, etc.
- d. *Cost Estimates and Funding*: Information on the stewardship fund or endowment that will be used to manage the property in the short term (before the endowment is fully collected) and the long-term (once the endowment is fully secured). This information shall, at a minimum, include cost estimates for the long-term maintenance and management of the resources and the fiscal arrangements that will be made for the stewardship fund.

Sec. AE-2.2 – Legal Instruments for Conservation

The information in this Section shall be used in conjunction with the definitions in Article 2 and the regulatory requirements in CZO Sections 8178-2.6.3(e), and 8178-2.10.1(c). The referenced regulations require the following:

* All ESHA preservation will be located on an off-site mitigation lot, as on-site preservation cannot be used as compensatory mitigation in the coastal zone.

- Except as allowed by CZO Section 8178-2.6.3(e) or 8178-2.10.8, a *conservation easement* shall be used to conserve areas providing compensatory mitigation. Off-site mitigation areas may be encumbered either by a *conservation easement* or a deed restriction* and subsequently conveyed to a County-approved *natural resource agency* or *conservation organization* for ownership.
- A *conservation instrument* shall be used to conserve on-site *ESHA*, *buffer zones*, and *slopes* over 30 percent located outside of the *building site* and *mandatory fuel modification zone* that are not used as compensatory mitigation. The *conservation instrument* area shall be preserved in perpetuity, except as otherwise set forth in the project's associated *Coastal Development Permit* and any allowable future *development* that is consistent with Section AE-2.2.2.

AE-2.2.1 – Conservation Easements and Deed Restrictions

The following regulations are applicable when a *conservation easement* or deed restriction is used to conserve areas as compensatory mitigation:

- Conservation Easements.** The *conservation easement*, which shall be subject to County Planning Division review and approval prior to recordation, shall be prepared by a licensed surveyor, include a formal legal description of the entire *lot*, and include a metes-and-bounds legal description and graphic depiction of the *conservation easement* area. A preliminary title report less than six months old shall be obtained, issued by a licensed title insurance company that demonstrates the *lot* is free of prior liens, including tax liens, and encumbrances that could interfere with the instrument's purpose of conserving the subject *habitat* in perpetuity. The *conservation easement* shall be permanent and state that no *development* shall occur within the open space *conservation easement* area except as otherwise set forth in the project's applicable *Coastal Development Permit* condition(s), consistent with the allowable *uses* identified in Section AE-2.2.1 below. The *conservation easement* shall state that the resources being protected are of significance to the people of the State of California. Following recordation, the applicant shall provide the County Planning Division with a copy of a preliminary title report establishing that the *conservation easement* appears on the property's title, as recorded with the Ventura County Recorder. The applicant shall provide the County Planning Division with documentation establishing that the County-approved *natural resource agency* or *conservation organization*, or County *agency*, has formally accepted the *conservation easement* in favor of the People of the State of California.
- Deed Restriction and Property Conveyance In Lieu Of Conservation Easement.** The applicant shall provide the County Planning Division with a preliminary title report, issued by a licensed title insurance company, not more than six months old, establishing that the area to be placed in an open space deed restriction and subsequent ownership transfer appear on the property's title. The applicant shall record an open space deed restriction, which shall be subject to County review and approval prior to recordation, encumbering the required open space conservation area in perpetuity, and thereafter convey the *lot* in fee title to the County-approved entity accepting ownership of the property subject to the deed restriction. The deed restriction

* A deed restriction is used to ensure the ESHA will be *preserved* when a property is conveyed in its entirety to a County-approved *conservation organization* or *natural resource agency*.

shall state that no *development* shall occur within the open space area except as otherwise set forth in the project's applicable *Coastal Development Permit* condition(s), consistent with the allowable *uses* identified in Section AE-2.2.1 below. The applicant shall provide the County Planning Division with a copy of the deed restriction as recorded with the Ventura County Recorder. The applicant shall thereafter provide the County Planning Division with documentation establishing that fee title to the open space conservation site(s) has been successfully conveyed to a County-approved *natural resource agency, conservation organization, or County agency* approved by the County, and that the document effectuating the conveyance was recorded with the Ventura County Recorder.

c. **Allowable Uses and Development: Conservation Easements and Deed Restrictions Used for Compensatory Mitigation.**

When a *conservation easement* or deed restriction is used to conserve areas as compensatory mitigation, the *conservation easement* or deed restriction shall include terms and conditions such that the instrument meets the following: (1) definition for a *conservation easement* in CZO Article 2; and (2) the requirements for compensatory mitigation in CZO Section 8178-2.10.1. New *uses* and *development* in the conservation area shall only be allowed pursuant to a valid *coastal development permit* and shall be limited to the following:

1. Planting of native vegetation, and other *habitat restoration* and *maintenance* activities or *development* (e.g., *wildlife permeable fencing*, signs), if allowed pursuant to a County-approved *ESHA Mitigation Plan* (CZO Section 8178-2.10.9);
2. Construction and maintenance of public hiking trails;
3. Construction and maintenance of roads, trails, and utilities consistent with existing easements;
4. Minor grading and vegetation removal necessary to repair or maintain an existing *legally established* roadway; and
5. Fire safety activities carried out by the Ventura County Fire Protection District, such as the preparation of fire breaks to protect existing, permitted *development* during a declared fire *emergency*. *Fuel modification* required by the Ventura County Fire District, if undertaken in accordance with a *Fuel Modification Plan* approved by the County pursuant to a *Coastal Development Permit*. Replacement compensatory mitigation shall be provided for any *fuel modification* on land used as compensatory mitigation.

The *conservation easement* or deed restriction shall include a prohibition of other *uses* and *development* within the conservation area.

AE-2.2.2 – Conservation Instruments Used for On-Site Development Restrictions

When a *conservation instrument* is used for on-site *development* restrictions, the *conservation instrument* shall include terms and conditions such that the instrument meets the definition in Article 2 and the requirements in CZO Section 8181-3.5.3. New (or modified) *uses* and *development* in the restricted area shall only be allowed pursuant to a valid *coastal development permit* (or discretionary permit modification) and shall be limited to the following:

- a. General Requirements - When a deed restriction is used as a *conservation instrument* to avoid potential impacts associated with *development*, it shall

include terms and conditions such that the instrument meets the definition of a *conservation instrument* in Article 2.

- b. Allowable Uses and Development - New *uses* and *development* in the area subject to the deed restriction/permit condition shall be limited to the following:
 1. All allowable *uses* provided by Sections AE-2.2.1(c) and 8178-2.5.1;
 2. Replacement of a failed water well and associated water tank or septic system that meets the following standards: (i) a replacement system was not identified by the existing permit, and (ii) substantial evidence is provided that no *feasible*, alternate location is available within the approved *development envelope*; and
 3. *Fuel modification* authorized by the Ventura County Fire Protection District, if undertaken in accordance with an *ESHA Vegetation Management Plan* approved by the County pursuant to a *Coastal Development Permit*.
 4. The siting of safety infrastructure required by state law (e.g., fire department turn arounds, roads, water tank) that is based upon substantial evidence that no *feasible* alternate location is available within the previously entitled *building site* or *mandatory fuel modification zone*.

The *conservation instrument* shall include a prohibition on other types of *uses* and *development* within the protected area. All *development* associated with the allowable *uses* in this Section are subject to the permitting and compensatory mitigation requirements provided by the LCP.

Sec. AE-2.3 – Economically Beneficial Use Determination

Applications for a *Coastal Development Permit* seeking authorization for *development* in *ESHA* or a *buffer zone* pursuant to CZO Section 8178-2.5.3, shall include the information and documentation required to be submitted pursuant to this section. The information and documentation provided shall address the entirety of all *parcels* that are geographically contiguous and held by the applicant in common ownership at the time of the application which are collectively referred to below as the “property”. Before any application for a *coastal development permit* is accepted for processing, the applicant shall provide the following information and documentation, unless the *Planning Director* determines that one or more of the particular categories of information is not relevant to its analysis:

- a. The date the applicant purchased or otherwise acquired the property, and from whom;
- b. The purchase price paid by the applicant for the property;
- c. The fair market value of the property as a whole at the time the applicant acquired it, describing the basis upon which the fair market value is derived, including any appraisals done at that time;
- d. The Ventura County General Plan, Coastal Area Plan, zoning or similar land use designations applicable to the property at the time the applicant acquired it, as well as any changes to these designations that occurred after acquisition;
- e. Any *development* restrictions or other restrictions on use, other than government regulatory restrictions described in subsection (d) above, that applied to the property at the time the applicant acquired it, or which have been imposed after acquisition;

- f. Any change in the size of the property since the time the applicant acquired it, including a discussion of the nature of the change, the circumstances and the relevant dates;
- g. A discussion of whether the applicant has sold or leased a portion of, or interest in, the property since the time of purchase, indicating the relevant dates, sales prices, rents, and nature of the portion or interests in the property that were sold or leased;
- h. Any title reports, litigation guarantees or similar documents in connection with all or a portion of the property of which the applicant is aware;
- i. Any offers to buy all or a portion of the property which the applicant solicited or received, including the approximate date of the offer and offered price;
- j. The applicant's costs associated with the ownership of the property, annualized for each of the last five calendar years, including property taxes, property assessments, debt service costs (such as mortgage and interest costs), and operation and management costs. If the viability of existing *agricultural uses* is an issue, the determination of "viability" shall include consideration of the following elements for the five years immediately preceding the date of the filing of the *Coastal Development Permit* application: (1) an analysis of the gross revenue from the agricultural products grown in the area; and (2) an analysis of the operational expenses associated with the production of the agricultural products grown in the area; and
- k. Apart from any rents received from the leasing of all or a portion of the property, any income generated by the use of all or a portion of the property over the last five calendar years. If there is any such income, it should be listed on an annualized basis along with a description of the *uses* that generate or has generated such income; and
- l. Any additional information that the *Planning Director* requires to make the determination.

Sec. AE-2.4 - ESHA Vegetation Management Plan

An *ESHA Vegetation Management Plan* is required for *expanded fuel modification zones* that retain any *ESHA* or *buffer zone*; such plans shall include, but are not limited to the following components:

- a. **Purpose of Plan.** Every *ESHA Vegetation Management Plan* shall include the following introductory language:

This *ESHA Vegetation Management Plan* (Plan) has been prepared for the (insert planning permit case number, APN, and common name of the project here) to maintain defensible space that will reduce the intensity of a wildfire within or *adjacent* to *ESHA* or *buffer zone*. The Plan identifies areas where *ESHA* or *buffer zone* were retained within the *expanded fuel modification zone* associated with the permitted *development*. The installation and long-term maintenance of the *fuel modification zone* is subject to *ESHA fuel modification zone* landscaping requirements when in *ESHA* and the *buffer zone* (See CZO, Section 8178-8.4.2.3, 8178-8.4.2.4 and Appendix E1, Section AE-2.4-2.5).

All vegetation within the *expanded fuel modification zone* shall be managed according to this Plan for the life of the permitted land use.

Any new or expanded *fuel modification zones* shall only be authorized through a new or modified *Coastal Development Permit*, and property

owners shall only conduct *fuel modification* in accordance with an approved *Coastal Development Permit*.

Any changes that occur to the *expanded fuel modification zone* or changes to the type or density of *ESHA* shall require a revised *ESHA Vegetation Management Plan* to be submitted to the Planning Division for review and approval.

Any deviation from the approved Plan that is implemented without County review and approval(s) shall constitute a violation of the *Coastal Development Permit*.

b. **ESHA Vegetation Management Plan.**

The *ESHA Vegetation Management Plan* for an *expanded fuel modification zone* shall contain the following components:

1. **Description and Map of Pre and Post Treatment Areas.** Provide two site plans that clearly illustrate before and after vegetation management activities within the *expanded fuel modification zone* as follows:
 - i. **Fuel Treatment Plan.** Using vegetation community maps from the CISBA, clearly label and depict which vegetation communities will receive vegetation management treatments (thinning/removal);
 - ii. **Final ESHA Vegetation Management Plan.** The final *ESHA* Vegetation Management Site Plan shall be developed using a Global Positioning System (GPS) to accurately map (+/- 2 m accuracy) retained vegetation communities. Describe and depict the location of:
 - Vegetation treatment areas;
 - Permanent fuel zone markers at boundary of vegetation treatment changes; and
 - All retained *ESHA* and *buffer zones* after vegetation management treatments have occurred.

The following base information shall be represented on both site plan maps:

- i. Boundaries of the *development envelope, building site, structures, fuel modification zones, ESHA, buffer zones, and slope*.
 - ii. Location, species or vegetation community, and size or acreage of retained *ESHA* (CZO Section 8178-2.4.1). Note the acreage and ecological succession stage (primary, secondary, climax) associated with all *ESHA* or *buffer zones* polygons mapped;
 - iii. Location and types of easements, *conservation instruments*, or firebreaks (include and specify those areas that are not maintained by the property owner); and
 - iv. Any protective temporary fencing or other markers used to delineate location of *ESHA* so that a property owner could easily identify it in the field during maintenance activities.
2. **Description of ESHA and Buffer Zone Impacts.**

Summarize the *ESHA* Impact Analysis for the *expanded fuel modification zone* from the CISBA (Appendix E1, AE-1.3.2 (i)). The discussion shall include, but not be limited to the following:

 - i. Using the Site Plan Maps, identify and quantify the amount of *ESHA* or *buffer zone* within the *expanded fuel modification zone* that will be removed or altered and all *ESHA* or *buffer zone* areas retained.

Applicants shall provide a detailed explanation of the methods and calculations used to determine the total percent vegetation thinned pursuant to AE-2.5. If priority vegetation removal could not be met, describe why.

- ii. Provide videos or photos of the *expanded fuel modification zone*, pre- and post-treatment.
 - A pre-installation video or photos of the *expanded fuel modification zone* shall depict what *ESHA* treatments (i.e., removal, thinning) are proposed for existing vegetation. The video or photos must provide a general overview of the *expanded fuel modification zone* and clearly identify the plant communities associated with the vegetation management treatment areas. The pre-clearance video or photos shall be submitted with the permit application along with the CISBA.
 - A post-treatment video or photos of the *expanded fuel modification zone* shall clearly depict all vegetation management treatments, retained *ESHA* or *buffer zone* areas, boundary markers, and the measures implemented to avoid accidental removal or degradation of retained *ESHA* or *buffer zone*. Commentary within the video or photo descriptions shall tie into what was shown in the pre-clearance videos or photos. If requested by Planning staff, the post-clearance videos or photos may be confirmed by way of a site visit.

3. **Fuel Modification Zone Maintenance Plan.**

Maintenance of the *expanded fuel modification zone* shall be in accordance with the approved *ESHA* Vegetation Management Site Plan (subsection (b)(1) above). The following components shall be included in the *Fuel modification Zone Maintenance Plan*:

- i. A plan for maintaining the proposed fuel-reduction measures. Describe vegetation management (clearing) methods and timetables for managing vegetation within the *expanded fuel modification zone* during the life of the project. *Low-intensity vegetation removal techniques* shall be used when in *ESHA* or *buffer zone*.
 - Elements of the plan shall include removal of vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.
 - Describe how remaining *ESHA* will be protected for the life of the project and any special management activities that may be required.
- ii. Identify the holders and the location of any easements or firebreaks that are not maintained by the property owner; and
- iii. Include the map of permanent boundary markers between vegetation management zones and include notations that markers must be maintained to provide a clear visual boundary for all maintenance activities for the life of the *fuel modification zone*. Visual demarcation of remaining *ESHA* is strongly encouraged to avoid loss of reduced mitigation fee or required *restoration* if *ESHA* is accidentally removed.
- iv. Provide a statement that *habitats* that support a *critical life stage* for a *special status species* wildlife (e.g., nesting, denning, breeding or roosting sites) are considered *ESHA* and that the LCP policies and

standards shall apply. For *ESHA* tree and *riparian* area protections in *fuel modification* zones, refer to Section 8178-7.3.1 and Appendix E1, AE-1.2.2(c). If a *special status species* is found within the vegetation clearance area that is in a *critical life stage*, then provide the recommendation for fuel clearance implementation and annual requirements, such as shall be postponed until the occupied areas are either vacated and/or the fledglings/juveniles leave the area.

4. **County In-Lieu Fee Payments and Proof of Notice on Property Title.**

Where an approved *ESHA Vegetation Management Plan* is required for compensatory mitigation purposes associated with an *expanded fuel modification zone*, the following requirements shall be incorporated within the conditions of approval for the subject *Coastal Development Permit*:

- i. Provide a summary and documentation showing payments to the County's In-Lieu Fee Program prior to the issuance of a *Zoning Clearance* necessary for any required condition compliance.
- ii. Record a notice on the property title to current and future property owners disclosing the existing *ESHA* and *buffer zone* maintenance requirements within the *ESHA Vegetation Management Plan*. A disclosure statement shall be required to notify any future property owners of the maintenance requirements associated with the *ESHA Vegetation Management Plan*.
- iii. Post-vegetation removal video or photos and the final *ESHA Vegetation Management Plan* site map (subsection (b)(2) above)(with GPS mapping) shall be incorporated into the Conditions of Approval for the permit.

Sec. AE-2.5 - Expanded Fuel Modification Zone Thinning Standards.

The following standards shall be used to thin and maintain existing *vegetation* within the *expanded fuel modification zone*:

- a. Existing vegetative canopy area (i.e., dead, dying, non-native, native, live) within the *expanded fuel modification zone* shall not exceed 50% of vegetation removal per ¼ acre within the 101-150-foot zone and 30% per ¼ acre within the 151(+)-foot zone;
- b. Consistent with the fuel management objectives ((a) above), steps shall be taken to minimize erosion, soil disturbance, and the spread of flammable nonnative grasses and weeds.
- c. No biological (e.g., grazing) or, chemical vegetation removal methods are allowed. In addition, no mechanical vegetation removal methods that will compact soils (e.g., use of heavy equipment) or significantly disturb or remove the root systems of existing vegetation (e.g., grubbing) are permitted in the *expanded fuel modification zone*. *Low-intensity vegetation removal techniques* shall be used when in *ESHA* or *buffer zone*.
- d. Vegetation removal shall be concentrated in areas with non-native species and dead/dying plant material. The retained vegetation should consist of existing native plants. In all cases, non-native *invasive* or *invasive watch list plant species*, as inventoried by the California Invasive Plant Council, shall be removed. This does not include standing dead trees that may provide *habitat* for wildlife (see (f)(1) below);
- e. When *feasible*, maximize the retention of native vegetation within islands of undisturbed vegetation to minimize disruption of *habitat value*;

- f. When it is not possible to reduce cover through the removal of non-native vegetation or dead/dying plant material, a *qualified biologist* shall retain the existing vegetation in the following order of priority:
1. Biologically significant standing or fallen dead trees (greater than 12 inches diameter at breast height (dbh) and at least 15 feet tall) that provide potential *habitat* for birds, bats, or other special status animal species. Retained snags shall pose no threat to power lines or firefighter *access roads*;
 2. Special-status plants, prioritized by rarity, shall be retained with a *buffer zone* (minimum of 15 feet) that protects and maintains microsite characteristics (shading/overstory) for the plant;
 3. Herbaceous non-*ESHA* native species; and
 4. Woody non-*ESHA* native species.

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END

