

Planning Commission Staff Report for Hearing on November 3, 2022

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

Subject: Public Hearing to Consider County-Initiated Amendments to Articles 2 and 6 of the Ventura County Non-Coastal Zoning Ordinance to Establish Setbacks from 16 Wildlife Crossing Structures Located in the Northern Portion of the Ventura County Unincorporated Area; and to Consider a Finding that the Project is Exempt from the California Environmental Quality Act (PL19-0088).

A. PROJECT INFORMATION

1. **Applicant:** County of Ventura ("County"), 800 S. Victoria Avenue, Ventura, California, 93009.
2. **Location:** Certain parcels located in the northern, non-coastal unincorporated area of the County of Ventura that are within 200 feet of wildlife crossing structures, as specified in the proposed ordinance.
3. **Request:** Planning Division staff requests that your Commission review this staff report and its attachments and adopt a resolution (Exhibit 2) recommending that the Board of Supervisors (Board) adopt the recommended actions stated in Section E of this report, which include approval of the proposed amendments to the Non-Coastal Zoning Ordinance (NCZO) to establish 200 foot setbacks from 16 important wildlife crossing structures in the northern portion of the County unincorporated area (Proposed Ordinance) and a finding that the adoption of the Proposed Ordinance is exempt from CEQA. The Proposed Ordinance is included in Exhibit 4 of the staff report. A legislative (strike-out) version of the Proposed Ordinance is also included as Exhibit 3, with staff explanations.
4. **Review/Decision-Making Authority:** Under the NCZO and state law, your Commission is required to review, conduct a public hearing on, consider and make recommendations to the Board regarding the Proposed Ordinance. The Board, at a subsequent public hearing, will consider your Commission's recommendations and decide whether to adopt, not adopt, or adopt with modifications the Proposed Ordinance.
5. **Project Background and Description:**
 - a. **Introduction**

The effects of roads and highways on wildlife populations have been well documented.¹ Vehicle collisions may occur anytime wildlife cross a roadway.

¹ Clevenger, A. P., and M. P. Huijser. 2011. *Wildlife crossing structure handbook: design and evaluation in North America*. FHWA-CFL/TD-11-003. US DOT, Federal Highway Administration, Lakewood, Colorado, USA. Jenny L. Vander Pluym, David B. Eggleston & Jay F. Levine (2008) Impacts of Road Crossings on Fish Movement and Community Structure, *Journal of Freshwater Ecology*, 23:4, 565-574, DOI: 10.1080/02705060.2008.9664244

Not only can animals die after being struck by vehicles, but they also avoid roads, which disrupts normal animal movements. This in turn, has been found to reduce reproductive success due to isolation from other populations. Aside from the toll on wildlife, collisions between motor vehicles and wildlife pose a major problem globally, amounting to financial costs of more than 8 billion dollars (USD)², resulting in an estimated 26,000 human injuries³, and causing countless wildlife fatalities annually in the United States alone⁴.

The presence of above-grade (overpasses) or below-grade (underpasses) road structures reduce adverse effects on wildlife by providing a safer means of passage over or under a road or highway. When these structures, which typically take the form of bridges, stormwater conveyance culverts, tunnels, etc., are used by wildlife as an alternative means to cross a road or highway, they are described as “wildlife crossing structures.” In some cases, terrestrial wildlife crossing structures are primarily designed for the purpose of wildlife safety (such as the planned Liberty Canyon Wildlife Crossing Highway 101 overpass in the Los Angeles County, Agoura Hills area). In other cases, structures such as culverts or bridges used primarily for vehicle crossings or stormwater conveyance can also function as wildlife crossing structures despite not being specifically designed as such.

Although no structures designed specifically for terrestrial wildlife passage currently exist in Ventura County, numerous culverts and bridges within the County have been identified as having features that facilitate wildlife use (Exhibit 10) and therefore are used by wildlife as safer alternatives for crossing roads or highways. Studies have shown that the extent to which wildlife utilize crossing structures is a function of certain features associated with the structures as well as the areas immediately surrounding their entrances and exits. Some of the more important features for areas outside functioning crossing structures include the presence of nearby vegetative cover, proximity to suitable habitat⁵, and the amount of disturbance such as light, noise, and human activity⁶. For more details on features important for the utilization of wildlife crossing structures see Exhibit 10.

b. Project Background

On March 12 and 19, 2019, the Board approved amendments to the Ventura County General Plan and the NCZO creating two overlay zones, the Habitat

² Huijser, M. P., McGowan, P., Hardy, A., Kociolek, A., Clevenger, A. P., Smith, D. & Ament, R. Wildlife-vehicle collision reduction study: Report to congress (2008).

³ Conn, J. M., Annest, J. L. & Dellinger, A. Nonfatal motor-vehicle animal crash related injuries—United States, 2001–2002. *J. Saf. Res.* 35, 571–574 (2004).

⁴ Romin, L. A. & Bissonette, J. A. Deer-vehicle collisions and status of state monitoring activities and mitigation efforts. *Wildl. Soc. Bull.* 24, 276–283 (1996).

⁵ Ng, S. J., Dole, J. W., Sauvajot, R. M., Riley, S. P., & Valone, T. J. (2004). Use of highway undercrossings by wildlife in southern California. *Biological Conservation*, 115(3), 499-507.

⁶ Barrueto, M., Ford, A. T., & Clevenger, A. P. (2014). Anthropogenic effects on activity patterns of wildlife at crossing structures. *Ecosphere*, 5(3), 1-19.

Connectivity and Wildlife Corridor (HCWC) overlay zone and Critical Wildlife Passage Areas (CWPA) overlay zone, new land use regulations applicable within the zones, and related amendments to the General Plan. In general, the regulations applicable within the HCWC and CWPA overlay zones include development standards for certain types of land use and development activities, not otherwise exempt, including regulations addressing outdoor lighting, wildlife impermeable fencing, development within surface water features and near wildlife crossing structures, and prohibiting the intentional planting of invasive plants. Additional compact siting standards apply in the CWPA overlay zone. The HCWC was based on the critical habitat corridors, or “linkages”, identified in a report titled, *South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion*⁷. While the northern Ventura County unincorporated area was originally proposed for inclusion in the HCWC overlay, the Board elected to exclude this area from the HCWC overlay zone when it adopted the HCWC and CWPA overlay zones on March 19, 2019.

In addition to the above legislative actions, the Board directed Planning staff to develop a subsequent project to create an overlay zone for the purpose of regulating development near wildlife crossing structures on private property within the Los Padres National Forest.

In developing the project, Planning staff conducted a detailed review and Geographic Information System (GIS) analysis of the project area and determined that the 16 wildlife crossing structures located in the northern Ventura County unincorporated area could be regulated more effectively through development setbacks, rather than an overlay zone for the following reasons: (1) the limited scale of the project planning area; (2) the rural character of the northern unincorporated area; and (3) the limited number of wildlife crossing structures (i.e., total of 16 bridges and culverts) that would be the subject of the proposed regulations. Additionally, as explained in more detail later in Section (d) below, very few existing structures are located within the proposed 200-foot setback areas. Therefore, the proposed setback regulations would apply to certain new development, land uses, and activities, not otherwise exempt, and would address the few examples of when an existing structure may wish to expand.

c. Project Purpose

The purpose of the Proposed Ordinance is to maintain and improve functional connectivity for wildlife across roadway barriers by prohibiting certain new development, land uses, and activities from occurring within a 200-foot setback area of 16 important wildlife crossing structures that would minimize vegetation removal and disturbances to wildlife. The Proposed Ordinance will improve

⁷ South Coast Wildlands. 2008. *South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion*. Produced in cooperation with partners in the South Coast Missing Linkages Initiative. Available online at <http://www.scwildlands.org>.

safe passage for both wildlife and vehicles along roadways in the northern Ventura County unincorporated area.

d. Project Description

In collaboration with wildlife biologists from the National Park Service and the California Department of Transportation (Caltrans), Planning staff analyzed detailed data provided by the Public Works Agency, Transportation Division and Caltrans for 195 bridges and culverts located in the northern unincorporated area. The analysis included a vetting process involving a group of biologists from Caltrans, the National Park Service, and the County who have expertise in the study of wildlife and the impacts of roads (i.e., road ecology). Details regarding the methodology and associated research used to evaluate and select the wildlife crossing structures are included as Exhibit 10.

As explained in Exhibit 10, twenty functional crossing structures were identified in the northern portion of the County unincorporated area. Four of those structures and the surrounding lands are under federal ownership and therefore are not subject to the proposed setback regulations. The remaining 16 crossing structures, which are located on and/or surrounded by private property, are the focus of the proposed setback regulations. One is a County-owned bridge, five are County-owned culverts, and ten are Caltrans bridges. The Proposed Ordinance includes two tables identifying the 16 wildlife crossing structures that would be subject to the setback regulations. (Exhibit 4, Tables 1 and 2.) Maps of these structures and the affected parcels that would be subject to the setback regulations are included as Exhibits 5 through 9.

The existing land uses are generally undeveloped and characterized by streams, fencing, roadways, and orchards. Within four of the setback areas, there are two single-family residences and one accessory structure (Exhibit 6, ID 322 and Exhibit 7, ID 52-0066), an agricultural building (Exhibit 7, ID 52-0042), and a parking lot for a gravel quarry (Exhibit 7, ID 52-0043). However, the proposed amendments would exempt these existing uses, as described in the next section.

6. Summary of the Proposed Ordinance

The following is a summary of the Proposed Ordinance. The Proposed Ordinance is shown in legislative format in Exhibit 3, and a clean version in Exhibit 4.

Amendments to Article 2 of the NCZO:

Definition for Wildlife Crossing Structure

The Proposed Ordinance makes minor modifications to the definition of “wildlife crossing structure” to clarify that wildlife crossing structures are used by both terrestrial and aquatic wildlife and that human made barriers may include floodplain facilities. In addition, the Proposed Ordinance revises the definition to identify the GIS map layer that will be updated to include the 16 wildlife crossing structures subject to the proposed setback regulations.

Amendments to Article 6 of the NCZO:

Section 8106-6.5 – Wildlife Crossing Structures and Setback Areas (North County Unincorporated Area)

Section 8106-6.5 provides an introduction and defines the purpose of establishing setback regulations to maintain vegetation cover and minimize disturbances to wildlife utilizing the crossing structures in the northern portion of the unincorporated County to improve functional connectivity across road barriers in the landscape.

Section 8106-6.5.1 – Wildlife Crossing Structures

This section identifies the 16 wildlife crossing structures that the proposed regulations would apply to and provides in table form the agency (County/Caltrans), identification number, road name, latitude (N), and longitude (W) for each wildlife crossing structure.

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

This section identifies the types of development, structures, land uses and activities that would be prohibited from occurring within the 200-foot setback area of a wildlife crossing structure. The proposed setback regulations do not apply to existing development, uses, and/or activities, but rather apply only to certain new development, structures, land uses, and activities constructed or occurring after the effective date of the ordinance. The following new development, structures, land uses and activities would be prohibited in the 200-foot setback area, unless exempt pursuant to Section 8106-6.5.3 or otherwise allowed pursuant to Section 8106-6.5.5: (a) any new structure, land use, or activity that requires a Zoning Clearance or other permit under Article 5; (b) any expansion or enlargement of an existing structure that requires a permit under Article 5, including any associated new fuel modification zone; (c) new or replacement wildlife impermeable fencing within a bank or bed of a stream or river; (d) vegetation modification activities; (e) new or modified landscape areas; (f) new or replacement outdoor lighting; and (g) new indoor lighting in transparent greenhouses for agricultural operations.

Section 8106-6.5.3 – General Exemptions

This section lists the development, land uses, and activities that are exempt from, and therefore not subject to, the 200-foot setback regulations. The exemptions are organized in three categories: “vegetation modification”, “structures, development, land uses, and activities”, and “outdoor lighting and related activities” as follows:

Vegetation modification that is: (1) required to comply with federal or state law, the requirement of any permit, approval or order by a federal or state agency; (2) conducted for habitat preservation, restoration or enhancement when specified by an agency approved plan; (3) conducted by a conservation organization for the purpose of maintaining or enhancing biological habitat or enhances wildlife movement; (4) reasonably required to maintain, repair or replace existing infrastructure performed by a public agency or their designee; (5) performed by a public agency on publicly owned or maintained property; (6) associated exclusively with vegetation intentionally planted within a landscape area; (7) fuel modification

activities as specified; (8) conducted to construct or maintain a driveway or road that is utilized to plant or harvest a crop or orchard that will be commercially sold.

The following structures, development, land uses, and activities: (1) the repair or maintenance of an existing, legally established structure or fence; (2) wildlife impermeable fencing that is required by federal or state law, permit, approval or order; (3) the rebuilding of structures involuntarily damaged or destroyed by fire, flood, landslide, or natural disaster, as specified; (4) the restoration of land or rebuilding of fences, improvements, and structures destroyed by fire, flood, landslide, or natural disaster, as specified; (5) structures, wildlife impermeable fencing or improvements that are temporary or are located underground; (6) planting or harvesting of crops or orchards that will be commercially sold; (7) livestock grazing; (8) beehives used for apiculture activities; (9) surface mining operations authorized by an approved conditional use permit; and (10) structures, development, land uses, and activities which are protected by a vested right or to the minimum extent necessary to avoid a constitutional taking of property.

The following outdoor lighting and related activities: (1) temporary lighting for road and utility construction; (2) temporary emergency lighting; (3) temporary lighting associated with a use authorized by the NCZO or a permit granted pursuant to the NCZO; (4) temporary or intermittent outdoor night lighting necessary for agricultural activities or used for oil and gas exploration and production; (5) seasonal or festive lighting; (6) outdoor lighting with a maximum output of 60 lumens or less that is fully shielded and directed downward; (7) outdoor lighting on public and private streets; (8) outdoor lighting used for any facility, equipment or activity that is required to comply with any federal or state law, or condition or requirement of any permit, approval or order by a federal or state agency; and (9) replacement of outdoor essential luminaires for existing structures that utilize the minimum output necessary for safety and security purposes, subject to certain criteria.

Section 8106-6.5.4 – Wildlife Crossing Structure Setback Area

This section describes the 200-foot setback area and how it is measured. For small culverts that are less than or equal to 10 feet in diameter, the setback area is measured from the center of the culvert. For larger culverts or bridges with spans greater than 10 feet in diameter (or width) the setback shall be measured from the outside perimeter of the opening because the center can generally be between 50 to 200 feet from the perimeter opening, making the setback substantially less, potentially impacting wildlife use of the crossing structure.

Section 8106-6.5.5 – Nonconforming Structures

This section allows the expansion or enlargement of existing structures within the setback area if the expansion meets specified criteria.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE AND EXEMPTION DETERMINATION

Pursuant to the requirements of the California Environmental Quality Act (Public Resources Code, Division 13 §21000-21178, “CEQA”), and State CEQA Guidelines (Title 14, California Code of Regulations, §15000-15387), the proposed project was evaluated for compliance with CEQA. Planning Division staff has determined that the adoption of the Proposed Ordinance (Exhibit 4) is exempt from CEQA review pursuant to the CEQA Guidelines as follows: (1) the project is exempt under Section 15061(b)(3) because it can be seen with certainty that there is no possibility the Proposed Ordinance may cause a significant effect on the environment; (2) the project is categorically exempt under Sections 15307 (Class 7) and 15308 (Class 8) as a regulatory action to assure the maintenance and protection of the environment; and (3) no unusual circumstances or other exception set forth in CEQA Guidelines section 15300.2 preclude application of the Class 7 and Class 8 exemptions.

The project’s effects on the environment will be beneficial since it will increase protections for biological and other environmental resources; maintain the functional nature of identified important wildlife crossings to help prevent wildlife mortality; and help increase wildlife connectivity within the landscape. Increased landscape connectivity promotes genetic diversity among wildlife populations and is beneficial to threatened or endangered species. In addition, increased landscape connectivity also allows populations to move across the landscape when experiencing environmental stressors such as drought, fire, or other changes in climate. Additionally, the Proposed Ordinance may also indirectly help protect water quality associated with the stream/river areas that intersect the crossing structures by reducing erosion, soil disturbance, and impervious surface area due to the setbacks imposed on future development.

C. NCZO AMENDMENT FINDINGS AND SUPPORTING EVIDENCE

Section 8115-0 et seq. of the NCZO authorizes the Board to amend the zoning ordinance “*whenever the public health, safety, or general welfare, good zoning practice, and consistency with the General Plan justify such action...*” provided that the Board makes certain findings. The required findings are evaluated below for your Commission's consideration in making its recommendations to the Board.

- **The proposed amendment would not be detrimental to the public health, safety or general welfare**
Protecting the natural environment by conserving the ability of native wildlife to access the fullest possible extent of their habitats is an important factor in protecting the public health and general welfare. Wildlife crossing structures have been shown to reduce the average number of wildlife-vehicle collisions per mile of roadway and therefore, the proposed amendment would help protect public health,

safety and general welfare⁸. In addition, while the federal lands in the Los Padres National Forest area are currently protected, the wildlife crossing structure setback areas represent strategic sites for preservation that are located on non-federal lands.

The Proposed Ordinance would restrict the direct impacts of certain forms of development on 16 highly functional wildlife crossing structures (Exhibit 5) within the northern portion of the County unincorporated area and larger wildlife migration corridors⁹. The Proposed Ordinance furthers the purposes of biological resources protection, while also allowing for reasonable development and enjoyment of property, including, for example, by exempting certain development activities and allowing for the expansion of existing nonconforming structures under specified circumstances. Therefore, based on the evidence in the record, the Proposed Ordinance serves to protect, and would not be detrimental to, the public health, safety, and general welfare.

- **The proposed amendments constitute good zoning practice**

The Proposed Ordinance would establish regulatory setbacks for wildlife crossing structures that provide clear standards prohibiting certain new development, land use, and activities from occurring within the proposed setback areas, but do not create an undue burden on development due to allowances for the expansion of existing development, reasonable use, and exemptions. While the 200-foot setbacks from the entry and exit points of the 16 crossing structures are small in scale for conservation purposes, they were selected at strategic locations based on scientific studies (Exhibit 10) to regulate human activities and vegetation disturbance to increase fish and wildlife use of the structures to cross roadways. The 200-foot setbacks support the preservation of natural resources, including habitat for fish and wildlife. Therefore, the proposed amendments constitute good zoning practice because they focus on regulating new development, include a range of balanced exemptions, and support habitat for fish and wildlife through methods supported by scientific studies.

- **The proposed amendments are consistent with the Ventura County General Plan**

Staff conducted a review of the goals and policies of the General Plan and determined that the Proposed Ordinance will not conflict and is consistent with the General Plan. Specifically, the Proposed Ordinance will support the implementation of the following General Plan Goal and policies from the

⁸ Ament, R., Jacobson, S., Callahan, R., & Brocki, M. (2021). Highway Crossing Structures for Wildlife: Opportunities for Improving Driver and Animal Safety. Gen. Tech. Rep. PSW-GTR-271. Albany, CA: US Department of Agriculture, Forest Service, Pacific Southwest Research Station. 51 p., 271.

⁹ South Coast Wildlands. 2008. South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion. Produced in cooperation with partners in the South Coast Missing Linkages Initiative. Available online at <http://www.scwildlands.org>.

Conservation and Open Space (COS), and Circulation, Transportation and Mobility (CTM) Elements:

GOAL: COS-1

To identify, preserve, protect, and restore sensitive biological resources, including federal and state-designated endangered, threatened, rare, or candidate species and their supporting habitats; wetland and riparian habitats; coastal habitats; habitat connectivity and wildlife corridors; and habitats and species identified as “locally important” by the County.

COS-1.4 Consideration of Impacts to Wildlife Movement

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

COS-1.11 Discretionary Development Sited Near Wetlands

The County shall require discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision-making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making body.

COS-9.3 Open Space Preservation

The County shall place a high priority on preserving open space lands for recreation, habitat protection, wildlife movement, flood hazard management, public safety, water resource protection, and overall community benefit.

CTM-2.4 Transportation System Safety

The County shall strive to provide safe operating conditions for all appropriate modes and uses of County roadways.

The Proposed Ordinance is consistent with the General Plan goal COS-1 and policies COS-1.4, 1.11, and 9.3. The purpose of these policies is to consider and minimize the impacts of development on wildlife movement, to facilitate wildlife passage and preserve open space; the Proposed Ordinance helps further these purposes. Lastly, the Proposed Ordinance implements policy CTM-2.4 by helping to reduce collisions between vehicles and wildlife by facilitating the use of wildlife crossing structures in the northern portion of the County unincorporated area.

D. PUBLIC OUTREACH, PLANNING COMMISSION HEARING NOTICE AND COMMENTS

On September 21, 2022, at 5:30 p.m., the Planning Division held an informational webinar on Zoom regarding the Proposed Ordinance. The Planning Division mailed post cards over two weeks before the meeting to property owners within a 300-foot radius of the 16 identified wildlife crossing structures, as well as to various stakeholder groups such as the Ventura County Coalition of Labor, Agriculture and Business (CoLab) and Los Padres ForestWatch. A total of six participants joined the September 21, 2022 meeting webinar.

In addition, the Planning Division provided public notice regarding the Planning Commission hearing in accordance with the Government Code section 65091 and NCZO section 8111-3.1. On October 21, 2022, the Planning Division mailed notice to owners of property within 300 feet of the wildlife crossing structures. The Planning Division also placed a legal advertisement in the *Ventura County Star* and the *Mountain Enterprise* in Frazier Park on October 21, 2022.

As of October 27, 2022, there were no public comments submitted to the Planning Division for the Proposed Ordinance. Please see Exhibit 11 for all submitted correspondence between October 27th and November 2nd, 2022.

E. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Commission has reviewed and considered this staff report and all exhibits hereto, and has considered all comments received during the public comment and hearing process; and
2. **ADOPT** a resolution (Exhibit 2) recommending that the Board of Supervisors take the following actions regarding the Proposed Ordinance:
 - a. **CERTIFY** that the Board of Supervisors has reviewed and considered the Board letter and all exhibits thereto, the Planning Commission staff report and all exhibits thereto, and has considered all other materials

and public comments received during the public comment and hearing processes;

- b. **FIND**, on the basis of the entire record and as set forth in Section B of this Planning Commission staff report that the adoption of the Proposed Ordinance amending Articles 2 and 6 of the Non-Coastal Zoning Ordinance (Exhibit 4) is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility the project may cause a significant effect on the environment; **FIND** that because the project consists of regulations for the benefit and protection of natural resources and the environment, it is also exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308; and **FIND** that no substantial evidence exists precluding the use of the above categorical exemptions based on the presence of unusual circumstances or any other exception set forth in CEQA Guidelines section 15300.2;
- c. **FIND**, on the basis of the entire record and as set forth in Sections A, B, C and D of the Planning Commission staff report, that the Proposed Ordinance (Exhibit 4) is consistent with the goals, policies and programs of the Ventura County General Plan and good planning practices and is in the interest of public health, safety and general welfare;
- d. **ADOPT** the Proposed Ordinance amending Articles 2 and 6 of the Non-Coastal Zoning Ordinance (Exhibit 4); and
- e. **SPECIFY** that the Clerk of the Board of Supervisors is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which these decisions are based.

The Board of Supervisors hearing to consider the proposed amendments is tentatively scheduled for December 6, 2022, in the Board of Supervisor's Hearing Room.

If you have any questions concerning the information above, please contact Abigail Convery, Case Planner at (805) 654-2489 or by email at Abigail.Convery@ventura.org. You may also contact Aaron Engstrom, Planning Manager, at (805) 654-2936 or by email at Aaron.Engstrom@ventura.org.

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EXHIBITS¹⁰:

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| Exhibit 1 | Reserved |
| Exhibit 2 | Planning Commission Resolution |
| Exhibit 3 | Proposed NCZO Ordinance Amendments in Legislative Format |
| Exhibit 4 | Clean Version of Proposed NCZO Ordinance Amendments |
| Exhibit 5 | Locator Map: Wildlife Crossing Structures in the Northern Ventura County Unincorporated Area |
| Exhibit 6 | Wildlife Crossing Structure Detail Maps Located on Gridley Road |
| Exhibit 7 | Wildlife Crossing Structure Detail Maps Located in the Wheeler Gorge and Matilija Canyon Area |
| Exhibit 8 | Wildlife Crossing Structure Detail Maps Located in the Cuyama River and Lockwood Valley Area |
| Exhibit 9 | Wildlife Crossing Structure Detail Maps Located in the Boy Scout Rd and Lockwood Valley Rd Area |
| Exhibit 10 | Selection of Wildlife Crossing Structures |
| Exhibit 11 | Public Comments |
| Exhibit 12 | Errata Memo |

¹⁰ Within the Board of Supervisors letter, the Planning Commission staff report will be included as Exhibit 1.