

county of ventura

January 24, 2017

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Direct Staff Regarding Preferred Regulatory Options for Addressing Habitat Connectivity and Wildlife Movement Corridors within the Non-Coastal, Unincorporated Areas of Ventura County; All Supervisorial Districts

RECOMMENDED ACTIONS:

1. Review options and staff's recommendation for addressing habitat connectivity and wildlife movement corridors within the non-coastal, unincorporated areas of Ventura County (see Section E).
2. Provide direction to staff on your Board's preferred regulatory option for protection of habitat connectivity and wildlife movement corridors (Exhibit 1).

FISCAL IMPACTS/MANDATES:

There is no immediate fiscal impact associated with this item.

Mandated:	No
Source of Funding:	General Plan Update Budget and General Fund
Funding Match Required:	Not required.

The total cost to complete the habitat connectivity and wildlife movement corridors task is estimated to be \$171,440, of which \$76,440 was included as part of the consultant contract for the Comprehensive General Plan Update (GPU). To date, \$37,720 has been expended to complete this work, with consultants and Planning Division staff having expended \$5,420 and \$32,300 respectively. Current appropriations are sufficient to offset FY 2016-17 expenditures. However, additional funding is necessary to complete the project during the FY2017-18. The amount of additional funding depends on the scope of work identified for the project. Three options are presented in section E of this report, and the additional funding needed to complete the work varies as follows: \$24,500 for Option 1, \$80,000 for Option 2, and \$95,000 for Option 3. The additional funding will be included in the preliminary FY 2017-18 RMA/Planning Division budget, and no new appropriations are needed at this juncture.

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DISCUSSION:

A. Purpose of Hearing

The purpose of this hearing is to elicit Board direction regarding the specific components of the work program (scope of work) for protecting habitat connectivity and wildlife movement corridors in the County's General Plan (GP) and Non-Coastal Zoning Ordinance (NCZO). The adoption of future regulations will be determined through a process that includes technical reviews, preparation of text amendments, an extensive public outreach program involving a range of stakeholder groups, environmental review, and public hearings before the Ventura County Planning Commission and your Board.

The removal of native habitat or the construction of buildings, roads, and fences can either degrade or eliminate the functionality of a wildlife movement corridor. Currently, the County's regulatory structure does not incorporate review standards and General Plan policies that would fully protect the viability of these corridors. For example, the General Plan provides only one broad biological resource protection goal that mentions protections for wildlife corridors. The GP provides no supporting policies that specifically address development in these areas. In addition, the NCZO contains no standards that address proposed development in the wildlife corridors. Therefore, no guidance, or regulatory framework, is provided in the County's existing planning documents to protect these resources.

A thoroughly researched project (the South Coast Wildlands Project, 2006), which mapped wildlife corridors through Ventura County, was prepared and is used throughout Southern California (including Ventura County) as a standard resource for the evaluation of environmental impacts during the environmental review process for discretionary development. However, the discretionary review process only addresses a limited range of development projects, such as subdivisions or conditional use permits, which require discretionary permit approval (e.g., camps and campgrounds, large wineries, wholesale nurseries, bed and breakfast inns, mining and oil development). Within non-coastal areas of the County, development that is exempt (no permit required) or allowed through a ministerial review process (e.g., over-the-counter Zoning Clearance) requires no review with regard to the impact on habitat and wildlife movement corridors. Some examples of development and activities that are currently exempt from the permit review process include habitat removal (e.g. native vegetation, numerous species of native trees) and fencing that is six feet or less in height. Examples of development that is approved through the ministerial review process include single family dwellings, greenhouses (up to 20,000 sq. ft. in the Open Space and Agricultural Exclusive zones), and accessory structures (up to 2,000 sq. ft.).

During recent months, Planning Division staff worked closely with federal, state, and regional wildlife biology experts to establish key objectives for the management of development within a habitat connectivity and wildlife movement corridor (see Section C of the staff report). Staff also worked with the experts to review options for a regulatory

framework that would provide an effective management tool for maintaining existing habitat connectivity and wildlife movement corridors in Ventura County. The results of that work, which are summarized in this staff report (Exhibit 5), resulted in one goal and four supporting objectives, which were then used to guide the preparation of options for the scope-of-work for this project.

Section E of the staff report contains three work program options. Of the three options presented, staff recommends that Option 1 be pursued because it would result in a comprehensive set of land use management tools to achieve the project objectives. Generally, Option 1 comprises the following: a) the wildlife corridors as a Protected Resource map in the General Plan, b) an overlay zone map in the NCZO, and c) a packaged set of General Plan policies and NCZO standards that address a broad range of potential development within the mapped corridors. This set of regulatory measures would address specific types of development that currently are subject to ministerial and discretionary permit approvals as well as activities that are currently exempt from permit review. The work program would be refined based on additional research and analysis of the applicability and effectiveness of specific standards. Should a standard be found to have limited applicability or effectiveness, it would not be further pursued.

To focus the discussion and generate more specific direction to staff with regard to the options outlined in Section E, your Board's comment and direction on the following work program components would be especially valuable:

1. Amend the General Plan to include a wildlife corridor resource protection map and to provide updated goals and policies that specifically address protection of habitat connectivity and wildlife movement corridors (Options 1, 2 and 3).
2. Amend the NCZO to include an overlay zone map and development standards that specifically address protection of habitat connectivity and wildlife movement corridors for discretionary development (Options 1, 2 and 3).
3. Amend the General Plan and NCZO to include more specific policies and development standards to regulate ministerial development, if deemed effective (Options 1 and 2).
4. Amend the General Plan and NCZO to include more specific policies and development standards to regulate development and land use activities that are currently exempt from permit requirements, if deemed effective (Option 1).

B. Background

In 2015, your Board took two actions regarding the habitat connectivity and wildlife corridors project. First, your Board approved a consultant contract for the Comprehensive General Plan Update (GPU) that included \$76,440 for consultant work on the "wildlife corridors" program. On November 10, 2015, your Board elected to complete this project ahead of the GPU schedule, directed staff within the Long-Range Planning Section to

include this project on its priority list, and requested that work be completed by December 31, 2017. Since that time, the following work was completed:

- The GPU consultant summarized the previous work. Planning Division staff also reviewed the prior work and more recently prepared information on wildlife corridors in Ventura County.
- As your Board previously directed, staff prepared a series of regulatory options, reviewed those options with wildlife biology experts, and prepared recommendations regarding measures that will protect the wildlife corridors. These options have been brought forward for your Board's review today.

Based on your Board's direction today, the Planning Division will complete the draft regulatory text, conduct public outreach, and continue consultation with local wildlife biology specialists. After obtaining comments from all groups, including affected County agencies, staff will finalize the draft documents and conduct adoption hearings before the Planning Commission and your Board by the end of this year.

Issue Statement

The fragmentation of natural areas within our County due to development patterns limits the ability of plant and animal populations to disperse and move to areas they need for survival. Within natural resource management and conservation communities, this issue is considered among the most urgent of biological resource concerns. Wildlife biology specialists consider the maintenance (or enhancement) of existing habitat connectivity linkages, or connections between large, natural areas of protected habitat, as well as the native vegetation linkages within such corridors, as essential to ensure the future health of the County's natural resources.

Plant and animal populations shape the ecosystems (or environment) they live in. The relationships between the ecosystem and the species are complex and intricate. Research has shown that the loss of a species from an ecosystem disrupts a delicate balance that may have evolved over millions of years. For example, the loss of a top predator like a wolf causes the explosion in the numbers and the overall behavior of deer and elk, which in turn causes significant degradation to the vegetation communities from overgrazing. Overgrazing affects soil erosion and water quality, which effects aquatic communities, and so on. These effects cascade from one level of an ecosystem to another in this fashion. Changes to the composition of such communities can, in turn, result in a reduction of the "services" provided by an ecosystem, such as:

- Food production: Adverse impacts to pollinators affects food production;
- Disease transmission: Loss of diversity in plant and animal populations can result in reduced resistance to diseases and increased spread of disease; and
- Air and water purification: Loss of vegetation increases runoff, which increases siltation in water bodies and reduces the natural purification process provided by an intact ecosystem.

To maintain the health and resilience of animal and plant populations, essential plants and animals must be able to reach resources that are required for their survival (i.e., habitat, food, water, shelter) and that are required to maintain genetic diversity (available mates, health of offspring, etc.). When an environment cannot meet those needs, that animal or plant must move to an area with the necessary resources. If an animal or plant cannot disperse to an area with the needed resources, the overall population will eventually become extinct and our ecosystems will dramatically change.

The loss of habitat connectivity has become a growing concern across southern California, and numerous agencies and non-profit organizations within our region are moving to address this issue. Jurisdictions that now address habitat linkages at some level within their land use regulations include the following:

- Most affected cities in Ventura County (Thousand Oaks, Simi Valley, Moorpark and Camarillo);
- Los Angeles, Orange, San Bernardino, San Diego and Kern counties;
- State agencies such as Caltrans, California Department of Fish and Wildlife (CDFW), and California State Parks;
- Federal agencies such as US Fish and Wildlife Service, National Park Service, and U.S. Forest Service; and
- Non-profit organizations involved in the South Coast Missing Linkages group¹.

Numerous studies were completed to determine the geographic areas deemed essential for wildlife movement and habitat connectivity. For example, CDFW and Caltrans commissioned the California Essential Habitat Connectivity Project in 2010, which mapped essential wildlife linkages on a statewide basis. This study was used to support the development of efficient transportation and land-use patterns that reduce wildlife-vehicle collisions (Spencer, W.D. et al. 2010). In 2001, a diverse mix of resource experts from throughout the state formed the Missing Linkages project, which resulted in the establishment of defined areas regarded as the state's most important natural resource linkages. These areas are considered irreplaceable as well as threatened by future development. Within the South Coast Ecoregion², fifteen critical landscape linkages were identified, in a report titled *South Coast Missing Linkages: A Wildland Network for the South Coast* (South Coast Wildlands, 2008). The "Missing Linkages Report" was presented during a previous Board hearing and is available on the County Planning Division website: <http://www.scwildlands.org/reports/SCMLRegionalReport.pdf>.

¹ Non-profit participation includes the South Coast Wildlands, The Wildlands Conservancy, California Natural Resources Agency, California State Parks Foundation, The Nature Conservancy, Santa Monica Mountains Conservancy, Resources Legacy Foundation, Conservation Biology Institute, San Diego State University Field Stations Program, Environment Now, Mountain Lion Foundation, and the Zoological Society of San Diego's Conservation and Research for Endangered Species.

² The South Coast Ecoregion ranges from the US-Mexican Border to Los Padres National Forest.

Ventura County contains significant natural resource core areas that are primarily conserved within the Ventura and Santa Clara Rivers, Los Padres National Forest, and the Santa Monica Mountains. However, the concern is that natural resource values within these areas will be compromised by the loss of habitat linkages between them. In fact, Ventura County contains three of the South Coast Ecoregion's fifteen critical linkages, as shown in the linkages map in Exhibit 1, which illustrates the following:

- The Sierra Madre – Castaic Connection: These corridors generally run east/west and are in the central to northern part of Ventura County;
- The Santa Monica – Sierra Madre Connection: This connection includes two separate corridors, the Santa Monica Mountains - Santa Susana Mountains linkage and the Santa Susana Mountains-Sierra Madre Mountains linkage. These linkages generally run in a north/south direction and connect the natural resource core areas of the Santa Monica Mountains and Los Padres National Forest.

As shown in the protected resources and wildlife corridors map in Exhibit 1, the Santa Clara River and Ventura River corridors were also designated as significant corridors and included as a part of the County's habitat connectivity network that is used for biological resource assessments associated with discretionary development. The habitat connectivity and wildlife movement corridor under greatest threat from development is the Santa Monica to Sierra Madre Connection.

Existing Conditions and Constraints

Approximately 401,200 total acres of land (7,700 parcels) are located within the mapped wildlife corridors in unincorporated Ventura County³. In addition, the corridor also passes through many of the County's city boundaries, where the policies and regulations of those cities are an important component for protection of the corridors (see Exhibit 2). This section provides a summary of the existing conditions and constraints within both the incorporated cities and unincorporated areas of Ventura County.

City Jurisdictions:

Regulations that protect habitat connectivity and wildlife movement corridors are particularly important in areas considered to be chokepoints, which are narrow, physically constrained passages that constrict species movement between two larger habitat patches. Existing chokepoints are located between the cities of Camarillo and Thousand Oaks and between the cities of Simi Valley and Moorpark. Habitat fragmentation is a particular problem at chokepoint areas. As shown on Exhibit 2, there is little unincorporated land within the chokepoints, and maintaining movement through the chokepoints will primarily be the responsibility of city jurisdictions. Fortunately, the cities do recognize the importance of these wildlife movement corridors, and existing city regulations do address the corridors in some form. For example, the corridors may be illustrated on maps and

³ This figure includes areas within the cities spheres of influence which, if developed within a city, would be subject to the city's respective development regulations.

addressed through General Plan policies or environmental review. A summary of the current regulations for affected cities is included as Exhibit 4.

Existing Ventura County Regulations:

The County's current approach to protecting biological resources relies heavily on discretionary project review and environmental review in accordance with the California Environmental Quality Act (CEQA). Although this approach provides certain protections for wildlife habitat and corridors, the approach does not utilize many of the land use tools available to protect such corridors. Listed below is a summary of the County's land use regulations that apply to the existing wildlife movement corridors:

- **Ventura County General Plan:** Existing policies that protect habitat connectivity and wildlife corridors are limited to General Plan Goal 1.5.1 that covers all biological resources and reads as follows:

Preserve and protect significant biological resources in Ventura County from incompatible land uses and development. Significant biological resources include endangered, threatened or rare species and their habitats, wetland habitats, coastal habitats, wildlife migration corridors and locally important species.

The policies that support this goal provide direction only for evaluating biological resource impacts related to discretionary development. Only one policy directly addresses wildlife passage by requiring that the design of roads and floodway improvements incorporate all feasible measures to accommodate wildlife passage. However, infrastructure improvements would only be assessed against this policy during a discretionary permit review process.

- **Land Use Maps:** As previously mentioned, 401,200 acres of unincorporated land lies in the County's mapped wildlife movement corridor. However, approximately 229,144 acres of that land is located in the north half of the County within the Los Padres National Forest. Land use in the Los Padres National Forest is regulated by the Forest Service, and regulations adopted by your Board would not apply to those properties.

When the Los Padres acreage is subtracted out from the total acreage, 172,056 unincorporated acres remain within the Habitat Connectivity and Wildlife Movement Corridor. Of that acreage, 163,868 acres (95%) is designated Open Space, about 2.2% (3,555 acres) is designated Existing Community or Rural, and about 2.7% (4,633 acres) is designated Agricultural by the General Plan. (See Exhibits 2 and 3 for maps and a summary of General Plan land use information.) Land designated Agricultural by the General Plan is characterized by prime agricultural soils⁴, and it is situated near the river beds, fertile valleys and in the Oxnard Plain, where the County's most productive crops and orchards are located.

⁴ As used above, the term "prime agricultural soils" refers to soils classified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance.

Land located within the unincorporated County contains both a General Plan land use designation and a zoning classification. Due to the large number of zoning classifications (65) within Habitat Connectivity and Wildlife Movement Corridor, further analysis of zoning and allowed uses will be key to determining applicability of regulations developed for this project. However, that analysis will be focused on two zoning classifications allowed within the General Plan Open Space designation: the Open Space (OS) and the Agricultural Exclusive (AE) zones. Of the 172,056 acres of land in the Habitat Connectivity and Wildlife Movement Corridor, about 115,000 acres is zoned Open Space (OS) and about 49,000 acres is zoned Agricultural Exclusive (AE). Much of the land that is designated Open Space and zoned Agricultural Exclusive (AE) is not characterized by prime agricultural soils and is often used as grazing land.

- **Non-Coastal Zoning Ordinance (NCZO)**: The NCZO contains no standards that describe required site development patterns, fencing, or lighting within a wildlife movement corridor. There are no specific permitting requirements for development within a wildlife movement corridor. Also, the NCZO exempts the removal of native vegetation and the construction of many types of fencing throughout most non-coastal areas, and the NCZO does not address public roadways.
- **Subdivision Ordinance**: The current ordinance provides a regulatory mechanism called a Conservation Subdivision, which allows an applicant (with a qualifying property) to subdivide an existing lot into two undersized lots (i.e. lots smaller than the minimum lot size). In exchange, the lot containing significant biological resources is donated to a conservation organization (or public agency) and maintained as permanent, natural open space through an easement or deed restriction. This land use tool, or a similar mechanism, could provide incentives for open space preservation within wildlife movement corridors.
- **Initial Study Assessment Guidelines (ISAGs)**: The County's ISAGs, adopted in 2011, include a specific reference to the South Coast Missing Linkages project, and the wildlife linkages in that report are therefore used when evaluating discretionary permits. The ISAGs also provide project impact thresholds for determining impacts on habitat connectivity. Therefore, potential impacts to habitat connectivity and wildlife movement corridors are reviewed, minimized and mitigated on a case-by-case basis under CEQA when processing a discretionary permit.

State and County Roads

In Ventura County, roadways that act as major barriers to wildlife movement are Highways 101, 126, 118 and 23, which are state roads under the jurisdiction of Caltrans. Caltrans has acknowledged that roads create barriers to wildlife in California. As an organization, Caltrans solidified its commitment to improving wildlife connectivity through various activities - such as partnering with the National Parks Service to monitor wildlife movement at critical chokepoints across its roads and highways (e.g. SR 23 and 126) and developing a guidance manual (Caltrans Wildlife Crossings Guidance Manual) for road building and maintenance throughout the state.

C. Key Project Objectives

In order to provide the basis for selecting appropriate land use tools for habitat connectivity and wildlife corridors, staff and wildlife biology experts established an overarching goal and four project objectives (see Exhibit 5 for more description) as follows:

Goal: Improve countywide habitat connectivity between protected resource areas such as the Santa Monica Mountains National Recreation Area and the Los Padres National Forest.

Implementing Objectives:

1. **Minimize habitat fragmentation** within designated habitat connectivity corridors.
2. **Maintain corridor widths** or enhance corridor "chokepoints" to facilitate species movement between natural areas.
3. **Minimize direct physical barriers** to wildlife movement. (Examples of direct barriers include building, non-wildlife permeable fencing, and major roadways.)
4. **Minimize indirect barriers to wildlife movement.** (Examples of indirect barriers include nighttime lighting, excessive noise, degraded vegetation, and the presence of predatory domestic animals.)

Potential land use tools or regulations were evaluated by staff and wildlife biology experts to determine their potential effectiveness in achieving these objectives. The evaluation and results are discussed below.

D. Evaluation of Planning Tools

A list of potential land use tools needed to address each of the four project objectives is provided in Exhibit 5. Taken together, this set of regulatory tools would provide a predictable, effective, and comprehensive approach to regulating development and protecting the wildlife movement corridors.

The regulatory tools discussed below could provide goals, policies, and development standards that provide "building blocks" for implementation of the wildlife corridors program. Working with local wildlife biology experts, Planning Division staff discussed the potential effectiveness of each tool against project objectives, ranking each as "critical", "important", or "supportive" (see Exhibit 5 for definitions and results). A summary of the results of that exercise is provided below:

1. **Overlay/Resource Protection Map.** A map could be adopted that formalizes the geographic extent of the habitat connectivity and wildlife movement corridors. This map could be placed in the General Plan as a "resource protection area" map and in the Non-Coastal Zoning Ordinance (NCZO) as a zoning overlay.

Recommendation: Adoption of this map (as presented in the South Coast Missing Linkages report, 2006) was deemed "critical" and is highly recommended by both staff and the wildlife biology experts.

2. General Plan Goals and Policies⁵. A set of goals and policies could be adopted that provide policy direction for managing development within the wildlife habitat connectivity corridor. Updated technical information could also be incorporated into the Technical Appendix. There could be both broad policies covering the entire corridor as well as more specific policies applicable to development and land use activities that are currently exempt from permit review.

Of particular importance will be stakeholder input and discussion regarding policies and regulations for native vegetation removal and fencing design. The work program would be refined based on additional research and analysis of applicability and effectiveness of specific policies and standards. Should a policy/standard be found to have limited applicability or effectiveness, it would not be further pursued.

Recommendation: Staff and the wildlife biology experts recommend that your Board authorize staff to work with stakeholders (e.g., property owners, the farming and ranching community, and environmental groups) and bring forward for adoption a set of updated General Plan goals and policies for the habitat connectivity and wildlife movement corridors.

3. Non-Coastal Zoning Ordinance (NCZO) Development Standards. NCZO⁶ development standards would clarify *how* to implement General Plan policies within wildlife corridors. It is anticipated that a set of basic NCZO development standards would address critical development issues within the entire overlay zone. Such standards could manage the location of development within a lot (e.g. whether structures are dispersed or clustered), or other barriers to wildlife movement. In addition, a specialized set of NCZO standards could be prepared that would be applicable to development and land use activities that are currently ministerial or exempt from permit review. These standards would address issues such as lighting, noise, setbacks from riparian and wildlife corridors, the removal of native vegetation, the design of fences, and the planting of invasive plants.

NCZO regulations apply to both ministerial and discretionary permits. However, standards for ministerial projects need to be crafted in a different manner than standards used solely for discretionary projects. The ministerial approach requires very specific, "check-the-box" standards, while the discretionary approach requires standards that can be implemented during a discretionary permit review process.

Finally, changes to the NCZO could include updated permit requirements for development and activities that are currently exempt from permit review. This would

⁵ Amendments to the Local Coastal Program (or LCP, which includes the Coastal Area Plan and Coastal Zoning Ordinance) are not included in this project. Wildlife connectivity and movement corridors are already being addressed by the ongoing update to the LCP (Phase 2C), which is focused on environmentally sensitive habitat areas, called ESHA.

⁶ Amendments are not needed to the Coastal Zoning Ordinance, as development in the coastal zone requires a discretionary permit and standards are being prepared for the ongoing update of the Local Coastal Program.

allow for the management of development by imposing regulations on activities, such as new fencing or the removal of native vegetation. Staff would conduct further review of existing regulations, and permitted uses, and on-the-ground conditions within the wildlife corridor. This work will require additional discussions with stakeholders and the public in order to provide effective protections for the wildlife movement corridors while respecting property owners' rights to use of their land.

Recommendation: Staff and the wildlife biology experts recommend that your Board authorize staff to work with stakeholders and bring forward for adoption a basic set of draft NCZO development standards, as such standards are necessary to implement the General Plan policies and provide a predictable and effective approach to managing development within the wildlife corridors. Staff also recommends that your Board authorize work on a set of specialized NCZO development standards that would be applied to all new development (potentially including currently exempt and ministerial activities).

The three land use tools listed above could together provide an effective approach to achieving the goals and objectives for the habitat connectivity and wildlife movement corridor program.

E. Summary of Board Options and Staff Recommendations

To achieve the objectives for this program, staff is seeking direction on the scope of work for this project. As discussed, there are several planning tools available that would be useful to implement this work program. However, protection can be provided on a sliding scale of regulations, ranging from a limited set of land use tools that only affect discretionary development to a comprehensive set of management tools that affect the primary types of development that impact the functionality of a habitat connectivity and wildlife movement corridor.

Three options for the scope-of-work for the project are provided below for your Board's consideration. Your Board's responses to the questions set forth in Section A, "Purpose of Hearing" will determine the preferred approach and provide staff with the direction needed to proceed with this work program. As previously mentioned, staff recommends that Option 1 be pursued to achieve the project goal and objectives.

Option 1 – Adoption of Resource Protection Map and Overlay Zone Map with Comprehensive Set of Policies and Standards

1. **Habitat Connectivity and Wildlife Movement Corridors Map:** Prepare the map shown in Exhibit 1 that delineates the habitat connectivity and wildlife movement corridors of Ventura County, for adoption as a resource protection map in the General Plan and as an overlay zone map in the NCZO.
2. **General Plan (GP) goals and policies:** Prepare updated goals and policies aimed at protection of the resources in these areas and that provide specific guidance for

retaining habitat and movement corridors in the mapped areas. The GP policies would be developed in the following manner:

- a) Broad policies would address all new development within locations delineated by the Habitat Connectivity and Wildlife Movement Corridors Map;
 - b) Specific, targeted policies would address new development and activities within the wildlife movement corridors that are currently ministerial or exempt. It is likely these policies would address issues such as noise, lighting, setbacks, planting invasive non-native plants, the management of native vegetation removal and the development of new fences.
3. **NCZO Development Standards:** Prepare standards within the NCZO that would implement the General Plan policies as follows:
- a) *Discretionary and Ministerial Development:* Provide basic development standards that would apply to new development within the Habitat Connectivity and Wildlife Movement Corridors mapped areas and that can be applied during all permitting processes.
 - b) *Exempt development:* Provide a more detailed set of development standards that would apply to specific development uses and activities that are currently exempt from permit review. These standards would address activities such as the management of native vegetation removal and fencing design. The work program would be refined based on additional research and analysis of applicability and effectiveness of specific standards. Should a standard be found to have limited applicability or effectiveness, it would not be further pursued.

Option 2 – Adoption of Resource Protection Map and Overlay Zone Map with Limited Set of Policies and Standards

Option 2 is the same as Option 1, except that it does not include the following:

- *Component 2b* – Option 2 does not include specific, targeted policies that address new development and activities within the wildlife movement corridors that are currently exempt. These policies would address activities such as the management of native vegetation removal and fencing design. Although currently exempt development would not be included, under this option policies would be developed that apply to ministerial development and activities.
- *Component 3b* – Option 2 does not provide a more detailed set of development standards that would apply to specific development uses and activities that are currently exempt from permit review. These standards would address activities such as the management of native vegetation removal and fencing design. Although currently exempt development would not be included, under this option standards would be developed that apply to ministerial development and activities.

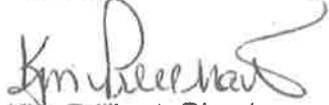
Option 3 – Adoption of Resource Protection Map and Minimal Set of Policies and Standards

Option 3 would only include adoption of a Habitat Connectivity and Wildlife Movement Corridors Resource Protection map and updated goals and policies in the General Plan. It would also include a minimal set of standards that apply to discretionary development. This option would be similar in effect to current regulations, except that it would provide more specific policies and standards that guide conditions of approval and mitigation of impacts for discretionary development permits. This option does not provide the regulations or standards to manage development that is exempt from permits or that requires a ministerial permit approval.

The three options listed above include a public outreach program, environmental review, an updated biological resources Technical Appendix of the General Plan, and public hearings through the Planning Commission and your Board. In all cases, discretionary projects would continue to be implemented and evaluated through the environmental review (CEQA) process, on a case-by-case basis, using the County's adopted Initial Study Assessment Guidelines (ISAGs).

The County Executive Office, Auditor-Controller's Office, and County Counsel have reviewed this item. If you have any questions, please contact Kari Finley, Senior Planner at (805) 654-3327 or Rosemary Rowan, Planning Manager, Long-Range Planning Section at (805) 654-2461.

Sincerely,



Kim Prillhart, Director
Ventura County Planning Division

Attachments:

- Exhibit 1: Protected Resources and Wildlife Corridors Map (Ventura County)
- Exhibit 2: Maps of Ventura County General Plan Designations within the Wildlife Movement Corridors
- Exhibit 3: Summary of Ventura County General Plan Designations & City Land within the Wildlife Movement Corridors
- Exhibit 4: Summary of Regulations of Ventura County Cities within the Wildlife Corridor
- Exhibit 5: Summary of Planning Tools and Results of Biological Expert Consultations



Wildlife Corridors Agenda Item No. 34 - Errata

County of Ventura • Resource Management Agency • Planning Division
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Date: January 24, 2017

To: Board of Supervisors

From: Kari Finley, Senior Planner
Resource Management Agency, Planning Division

Subject: Agenda item No. 34 – Revisions to Fiscal Impacts Section of Board Letter

There is an error in the Fiscal Impacts/Mandates section of the Board letter for the subject item. Unfortunately, the costs for options 1 and 3 were inadvertently transposed. The second to the last line on page 1 should read as follows:

“Three options are presented in section E of this report, and the additional funding needed to complete the work varies as follows: \$95,000 for Option 1, \$80,000 for Option 2, and \$24,500 for Option 3.”

A revised copy of the first page that reflects this correction is attached for the record.