

county of ventura

January 30, 2019

David Jones, CEO
Boy Scouts of America
Ventura County Council
509 East Daily Drive
Camarillo, CA 93010

Dear Mr. Jones,

Thank you for your correspondence regarding the proposed Habitat Connectivity and Wildlife Corridor ordinance. I would like to address the concerns you've raised in your letter to the Planning Commission regarding both the Boy Scout property in Lockwood Valley (Camp Three Falls) and the property in the Ojai Valley (Camp Willett).

1. Potential Limitations on Structures (e.g., buildings, fences, and walls)

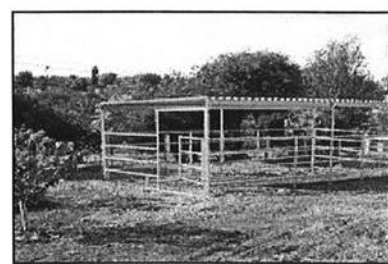
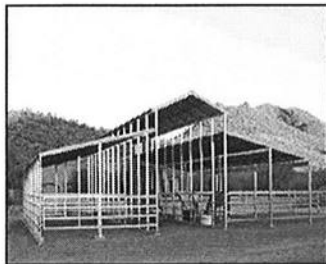
Camp Three Falls is zoned RE-40. There is no Surface Water Feature or road crossing on the property and it is not within a Critical Wildlife Passage Area. Based on this, you would be able to build new structures on the property in accordance with the existing provisions of the Non-Coastal Zoning Ordinance (NCZO) and the existing Conditional Use Permit (CUP) for the camp. Also, as the property has RE-40 zoning, the fencing regulations included in the proposed ordinance would not apply, as they only apply on lots with Open Space and Agricultural zoning.

Camp Willett is zoned Open Space. A relatively small portion of the 536-acre property does include a Surface Water Feature. However, there is no road crossing on the property and it is not within a Critical Wildlife Passage Area. If the Boy Scouts wanted to build a new structure, regardless of whether it was within the Surface Water Feature, to add to this camp, a Conditional Use Permit would be required. Any potential impacts to the Surface Water Feature resource from by the addition of a new structure, or the addition of wildlife impermeable fencing, would be evaluated as part of the required CUP modification.

You noted an interest in considering a horse program with corrals in the future. There are several types of corral fencing that are not considered wildlife impermeable and would not be subject to the regulations. These include pipe/panel enclosures, split rail/ranch fencing, and typical barbed wire fencing, as long as there are no electrified



wires, the fence is not higher than 60 inches above grade, and the fence is not constructed of wrought iron, plastic mesh, woven wire, razor wire, chain link or consists entirely of a solid surface, such as cinderblock. The photos below are all examples of horse fencing that would not be regulated.



2. Outdoor Lighting

The proposed ordinance includes a provision for “essential luminaires,” which is defined as, **“a luminaire (light fixture) that is used for safety purposes, security lighting, to illuminate a circulation area such as a walkway or driveway, or to illuminate a building entrance.”** Essential lighting does not need to be turned off. This should address your concerns about lighting up the circulation areas where the children are moving about the camp. I assume showering takes place within structures, in which case, it is not regulated. Lighting at the entrance of a bathroom/shower building would be considered “essential” and can be left on.

If camp lighting was approved and installed as part of the existing CUP, lighting that does not conform to the regulations must be modified or replaced within a “reasonable time period” (but no sooner than three years after the ordinance becomes effective) on approval of a minor or major permit modification. However, one year after the ordinance becomes effective, lighting fixtures that are adjustable, need to be directed downward and lights need to be turned off between 10:00 p.m. and sunrise, or until people are no longer present, whichever is later.

If camp lighting was not installed as part of the existing CUP, it does not need to be replaced – this would be the case with Camp Willett. However, one year after the ordinance becomes effective, existing light fixtures that are adjustable need to be directed downward and lights need to be turned off between 10:00 p.m. and sunrise, or until people are no longer present, whichever is later. As new light fixtures are installed, they need to comply with the regulations.

3. Restriction of Vegetation Removal

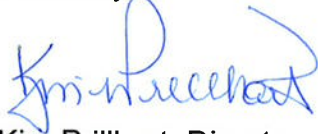
Any vegetation modification conducted for the purpose of fuel clearance pursuant to Ventura County Fire District rules or regulations, (e.g., 100-foot fuel modification around structures) is exempt at both camp locations.

The proposed regulations do not impose any vegetation removal restrictions for Camp Three Falls. Vegetation modification would only be regulated at Camp Willett, if the Boy Scouts decided to add a structure, (which would already require a CUP), install a wildlife impermeable fence, or remove vegetation that is not otherwise exempt, (e.g., remove additional vegetation not otherwise required by the Fire Department) within the Surface Water Feature buffer area. If these development activities were placed outside of the Surface Water Feature buffer area, there would be no restrictions on vegetation removal at Camp Willett.

I would welcome the opportunity to sit down with you and review the current entitlements on both camps and go over this letter with you in detail. I left you a message with you earlier today to see if we can find a time to meet that works for you. Please contact me at your earliest convenience so that we can schedule a meeting.

I look forward to working with you.

Sincerely,



Kim Prillhart, Director
Planning Division