

The webinar will start shortly.

- ALL PARTICIPANT MICROPHONES WILL BE MUTED DURING THE WEBINAR.
- PLEASE TYPE ALL QUESTIONS INTO THE Q&A FEATURE.
- ANSWERS WILL EITHER BE PROVIDED IN THE Q&A BOX OR ANSWERED DIRECTLY BY THE PRESENTER.

Local Coastal Program ESHA Amendments ESHA Fuel Modification Policies



VENTURA COUNTY PLANNING DIVISION

DAVE WARD, PLANNING DIRECTOR, AICP

ABIGAIL CONVERY, PLANNING STAFF BIOLOGIST

Today's Webinar Will Cover:

- ▶ Project Background
- ▶ ESHA Fuel Modification Policies for New and Existing Development
- ▶ Reduced In-Lieu Fee for Thinning ESHA in Fuel Modification Zones Greater than 100 Feet
- ▶ Summary of Outdoor Lighting Changes for the Santa Monica Mountains



A landscape photograph showing a dirt path leading through green hills towards mountains under a clear sky. The text is overlaid on the image.

Local Coastal Program and Environmentally Sensitive Habitat Areas

PROJECT BACKGROUND

TIMELINE FOR ESHA AMENDMENTS

STEPS		STATUS
1	Public Outreach	April 30 th through June 1 st 2018
2	Planning Commission	August 23 rd 2018
3	Today's Webinar	In-Progress - April 16th 2020

Planning Commission Hearing Staff Directive

- ▶ Work with the Fire District to come to consensus on fire clearance issues, including evaluating SCE shutoff protocol
- ▶ Revisit the fairness and appropriateness of mitigation fees if ESHA is only thinned beyond 100 feet for fire protection
- ▶ Provide additional opportunity for public comment.



Commonly Used Terms

Environmentally Sensitive Habitat Areas (ESHA)

Buffer Zone

Mandatory Fuel Modification Zone

Optional Fuel Modification Zone

Legally-Established Development

Fuel Modification Thinning

Compensatory Mitigation

Ventura County In-Lieu Fee Program

Link to detailed definitions of commonly used terms in presentation:

<https://docs.vcrma.org/images/pdf/planning/ordinances/Commonly-Used-Terms.pdf>



Fuel Clearance for New Development

New Development: Fuel Modification Zones in ESHA

Fuel Modification
Zone

- Mandatory Fuel Modification Zone – up to 100 feet
- Optional Fuel Modification Zone – between 101-200 feet

- Requires a Coastal Development Permit

Requires
Mitigation if ESHA
is Impacted

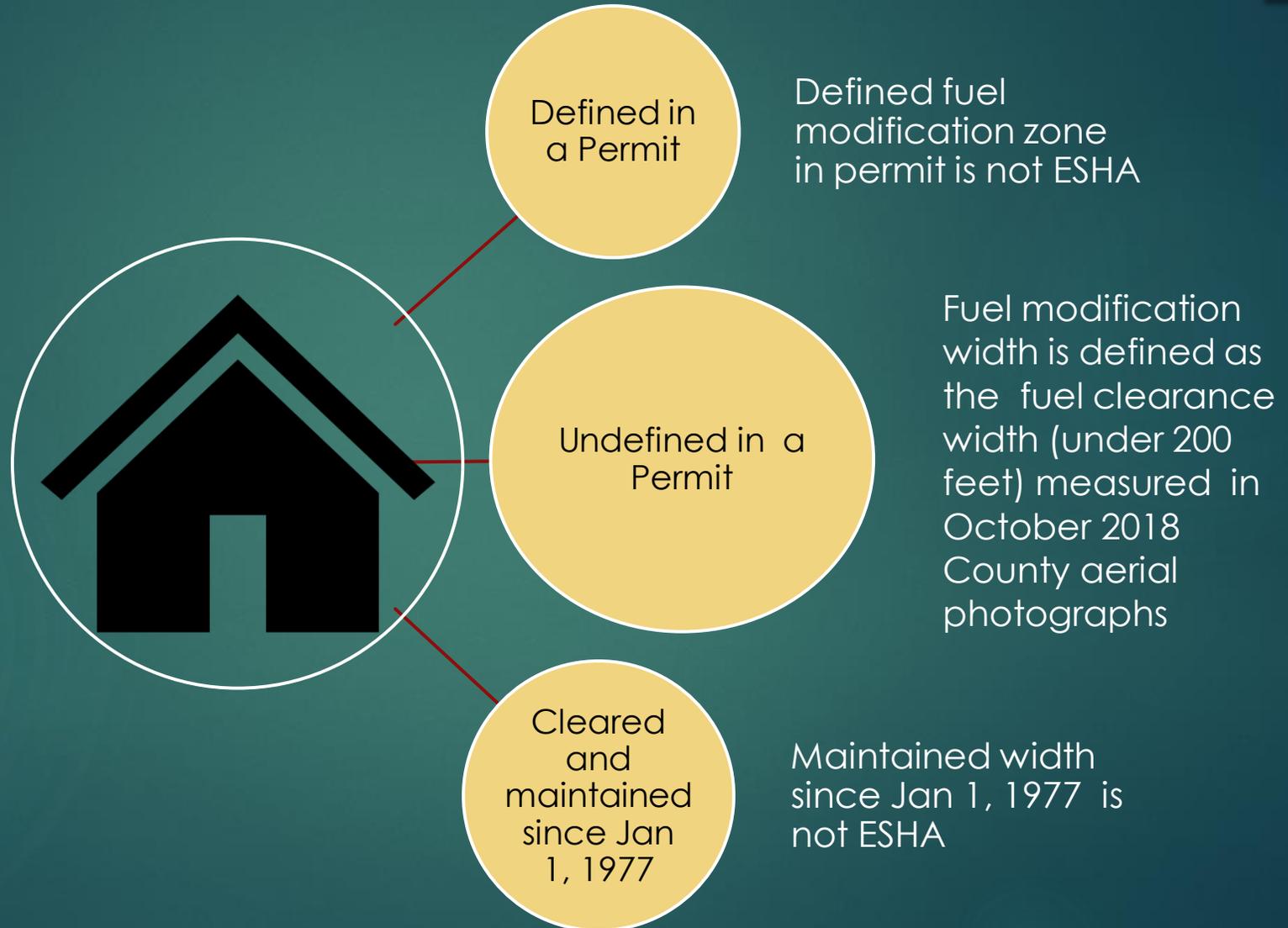
- All ESHA Impacts are Required to be Mitigated
- Reduced County In-Lieu Fee is available for ESHA thinning within the Optional Fuel Modification Zone



Fuel Clearance for Existing Development

Existing Development: What is considered ESHA?

*If the Width
of Your Fuel
Modification
Zone Is:*



Existing Development: Unpermitted ESHA Removal

Fuel
modification
zone greater
than 200 feet

Fuel
modification
zone greater
than defined
in permit



ESHA
was
removed

Allow ESHA to grow back naturally outside these areas and it will not be considered a violation of the Coastal Act nor will it require ESHA mitigation

Existing Development

Expansion of Legally Established Fuel Modification Zones

7

Optional Fuel Modification Zone

- May expand your existing fuel modification zone up to 200 feet
- Allows only fuel modification and resource dependent uses when in ESHA or buffer zone

Permits

- Requires a Coastal Development Permit or Permit Modification from Planning Division

ESHA

- All ESHA impacts are required to be mitigated

Compensatory Mitigation

- Reduced County in-lieu fee program will be available for applicants to meet state mitigation requirements



Reduced ESHA
Thinning Fee for
Optional Fuel
Modification
Zones

Interim County In-Lieu Fee reduced by 75% : \$6,782 per acre

Applies to Thinned	Within 101-150 feet – up to 50% of vegetation removal
Optional Fuel Modification Zones	Within 150-200 feet – up to 30% of vegetation removal

To Receive a Reduced ESHA Mitigation Fee

Prioritizes the removal of dead, dying, and invasive species before ESHA

Homeowner responsible for maintaining remaining ESHA

Requires mechanical clearance

Fuel modification and resource-dependent uses (e.g., trails)



Summary of Changes for Outdoor Lighting in the Santa Monica Mountains

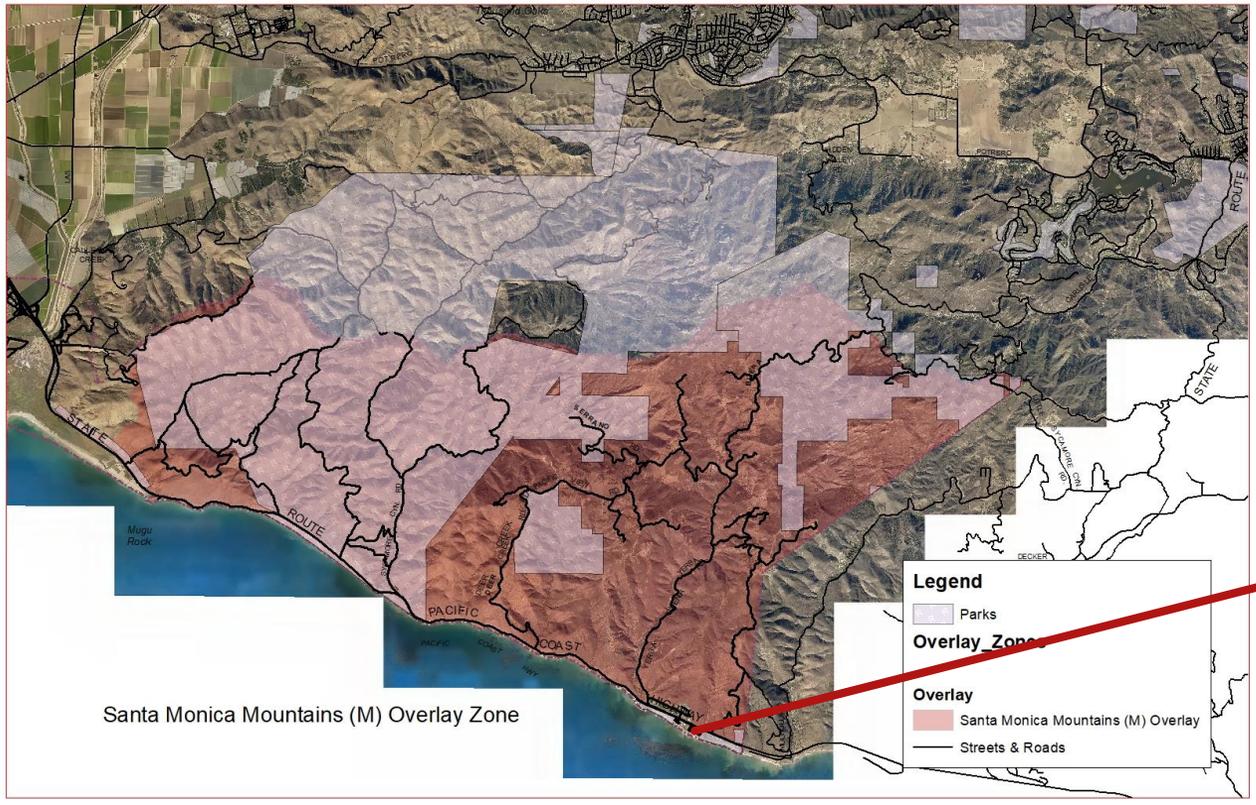
Commonly Used Lighting Terms :

<https://docs.vcrma.org/images/pdf/planning/ordinances/Technical Terms for Lighting.pdf>

Summary of Proposed Outdoor Lighting Requirements:

<https://docs.vcrma.org/images/pdf/planning/ordinances/Proposed SMM Lighting FAQ Webinar.pdf>

Dark Sky Lighting in the Santa Monica Mountains (M) Overlay Zone



Dark Sky Lighting: Santa Monica Mountains Overlay Zone

Changes to
Approved ESHA
Outdoor Lighting
Standards for the
Santa Monica
Mountains

- Moved from the ESHA Chapter
- Applies to New **and Existing Development**
- Adds Standards for Greenhouses, Wireless Facilities, and Other Uses
- Specifically defines thresholds for brightness, correlated color temperature, height, light trespass, etc.

Summary on Outdoor Lighting Requirements:

https://docs.vcrma.org/images/pdf/planning/ordinances/Proposed_SMM_Lighting_FAQ_Webinar.pdf

Outdoor Lighting



Must be directed downward, if fixture is adjustable.

Outdoor Lighting

Security and safety lighting may remain on.



Outdoor Lighting

- ▶ Turn off all non-essential lighting after 10:00 p.m.



Outdoor Lighting

Exempts lighting such as temporary seasonal lights, emergency or Right of Way lights, etc.



Outdoor Lighting

Prohibited Lighting



Changes to ESHA Outdoor Lighting Standards Since Planning Commission

ESHA Changes

- Exemptions and Prohibitions Will Be Consistent With Dark Sky Ordinances
- Adds Dark Sky Thresholds
- Timers for Security Lights Set to 5 Minutes if they Illuminate ESHA or Buffer Zone

TIMELINE FOR ESHA AMENDMENTS

STEPS		STATUS
1	Public Outreach	April 30 th through June 1 st 2018
2	Planning Commission	August 23 rd 2018
3	Today's Webinar	In-Progress - April 16th 2020
4	Board of Supervisors	Fall 2020
5	Coastal Commission	Tentative Date: Spring 2021 Hearings frequently result in modification requests.

NOTE: Additional public hearings will occur if the Coastal Commission requests modifications to the LCP amendments. Once certified, amendments go into effect 30 days after certification.

More information and copies of proposed amendments for the project can be found at:
<https://vcrma.org/ventura-county-local-coastal-program-update>

QUESTIONS

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