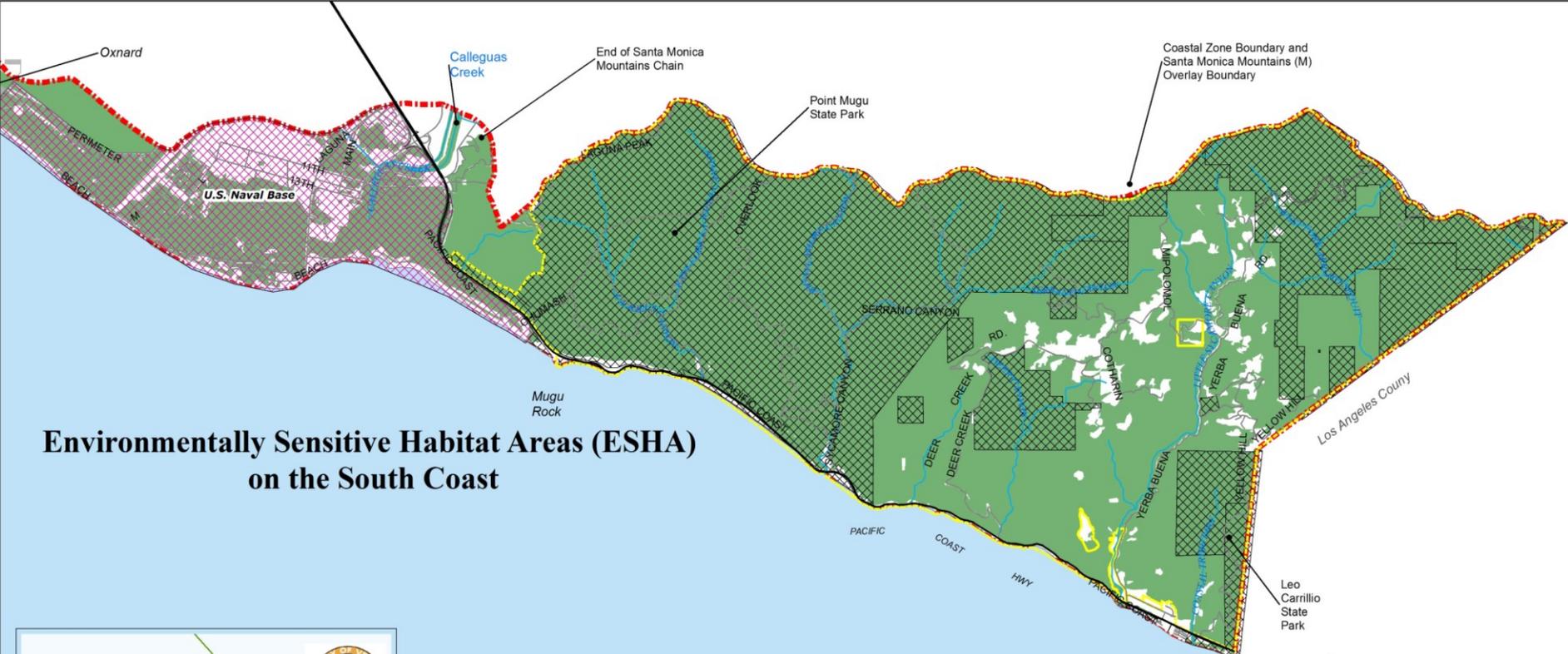


South Coast Environmentally Sensitive Habitat Areas

Environmentally Sensitive Habitat Areas (ESHA) on the South Coast



LEGEND

- Environmentally Sensitive Habitat Areas
- Non-Environmentally Sensitive Habitat Areas
- Santa Monica Mountains (M) Overlay Zone
- Coastal Zone Boundary
- U.S. Naval Base
- State and Federal Park Land
- Streets & Roads
- Streams

Note: ESHA maps may not depict the location of all ESHA, and the precise boundaries of ESHA will be determined on a case-by-case basis using site-specific biological surveys and site-specific maps. A site-specific map of ESHA is required for all development that could result in adverse impacts to ESHA or buffer zones

Disclaimer: This map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reference therein.



BREAKOUT AREA #1

Summary of Proposed ESHA Development Standards

Purpose: Provide specific ways for project applicants to develop projects that can be approved. Also, provide a clear roadmap for compliance with the Coastal Act by minimizing habitat degradation and loss, as well as soil loss and erosion, through site and building design techniques.

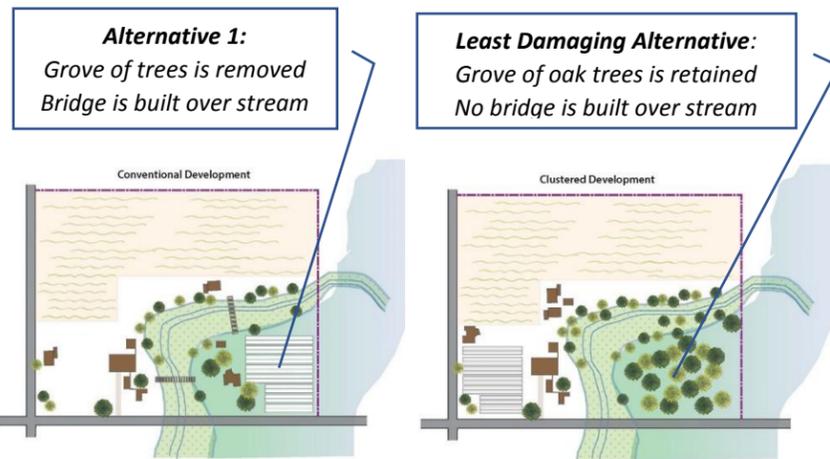
Proposed Development Standards

Least Damaging Alternative

Purpose: Ensure that approved permits represent the least damaging project design alternative.

Requirements:

- Two or more feasible, project design alternatives are required
- The selected alternative (the project) must:
 - Avoid ESHA impacts (on-site, off-site), to the maximum extent feasible
 - Comply with requirements of the LCP
 - Minimize new development outside the building site (e.g., access roads, fuel modification, and grading).



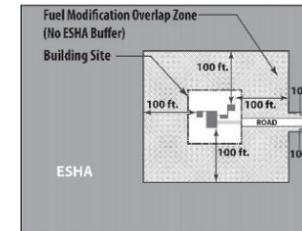
Maximum Allowable Building Site

Purpose: Provide a regulatory framework for situations where lots cannot be developed without impacting ESHA or buffer zones. This primarily occurs in the Santa Monica Mountains (M) overlay zone.

Requirements:

- Establish a specific 'maximum allowable building site' for two areas:

- Santa Monica Mountains** – Use L.A. County (and City of Malibu) regulations as a model. The 'maximum allowable building site' is 10,000 SF, or 25% of the legal lot (whichever is less).



- Existing Communities** – See list below.

Off-Site ESHA: Buffer zones for off-site ESHA won't be used to limit further buildout of the lot. However, if the buffer zone is for a wet environment (stream, lagoon, estuary, etc.), then no additional encroachment is allowed into the buffer zone).

On-site ESHA: The 'maximum allowable building site' is 10,000 SF, or 25% of the legal lot (for lots over 1 acre). Allows full buildout for more than 97% of lots.

- For coastal areas without specific standards, a procedure is provided for identifying what constitutes 'reasonable economic use' on a case-by-case basis. The proposed methodology is based on existing provisions in the Santa Barbara County LCP.

Existing Communities: Rincon Point, La Conchita, Mussel Shoals, Seacliff, Faria, Solimar, Hollywood-by-the Sea, Silverstrand, Solromar (outside M overlay zone).

General Standards

Purpose: Reduce habitat loss and soil loss or erosion through improved site design.

Requirements:

- Location of New Development:
 - Locate development away from ESHA - **EXISTING**
 - Avoid development on steep slopes (30% or more) - **EXISTING**
 - Cluster structures and other developments close to existing roads and development (minimizes grading, access roads, fuel modification)
- Permanently maintain all identified ESHA, buffer zones, and slopes over 30% in their natural state - **EXISTING**
- Public Works projects must provide a public benefit.
- Protect water quality by minimizing the use of impervious surfaces, increasing stormwater infiltration, and limiting stormwater runoff. – **EXISTING (Stormwater Regulations)**

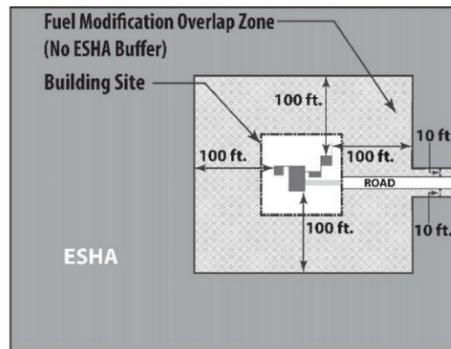


Proposed Development Standards (ESHA)

Fuel Modification Zones

1. Cluster structures within the 'building site', and take advantage of existing fuel modification zones for nearby structures
2. Avoid placing a new fuel modification zone in an ESHA or buffer zone that is located on an adjacent lot or an adjoining parkland.
3. Use native, fire-resistant plants that provide a transitional habitat for ESHA. Permanent irrigation systems are prohibited. When feasible, retain trees classified as ESHA.
4. Fuel Modification Overlap Zones (overlaps with ESHA buffer):

- Width – Standard is 100 feet (Fire Dept. can approve up to 200 feet)
- Critical Naval Facility – A 300-foot width is allowed at Laguna Peak
- Uses: Confined animal facilities, water wells / septic drainage fields.



Grading and Brush Removal

1. Cluster development within building site / Locate close to existing roads
2. Avoid development on steep slopes
3. Design and construction techniques:
 - Minimize the alteration of natural landforms
 - Minimize vegetation clearing and retain natural drainage features
 - Use erosion control measures during project construction.

Rainy season grading: The rainy season is October 1 – April 15, and the bird nesting season is Jan. 1 – Sept. 15, which can leave inadequate time for grading. To resolve that problem, rainy season grading would be allowed as follows:

- Grading was initiated prior to the rainy season, but it could not be completed prior to Oct. 1st. In this situation, grading can continue into the rainy season until it is complete; or
- Nesting birds were found during the bird nesting season, which prevented grading during the non-rainy season; or
- Grading during the rainy season is needed to remediate or prevent hazardous conditions.



Access Roads and Driveways

1. If access is already provided to a lot, a second access road is prohibited if it would adversely impact ESHA. An exception is allowed for secondary access roads required by the Fire Dept). **(EXISTING)**
2. When feasible, use existing roads to provide access.
3. Limit the width and length of access roads and follow natural contours. **(UPDATED)**
4. Santa Monica Mountains:
 - One driveway per individual lot
 - Maximum length of new driveways is 300 feet or 1/3 of the lot depth (whichever is less)
 - When feasible, use a single driveway to provide access to adjoining lots. **(EXISTING)**



Fences, Gates and Walls

Also applies to Santa Monica Mountains

1. The type of fence/gate/wall that is allowed depends on its location:
 - All standard types of fences, gates and walls are allowed in a 'building site' as long as the fence does not isolate on-site wildlife.
 - Wildlife-permeable fences are allowed in the 'development envelope' - which contains the building site, access roads, and fuel modification zone. Design standards are provided for wildlife permeable fences, and certain materials are prohibited – such as spikes, barbs, or razors. Exceptions are provided for security fencing.
 - New fences, gates and walls are prohibited in ESHA or buffer zones unless used for habitat protection.

Fence material that harms wildlife is not permitted.



Outdoor Night Lighting

Also applies to Santa Monica Mountains

1. **Prohibited:** (a) Direct illumination of ESHA or buffer zones (in most circumstances); (b) perimeter lot lighting, (c) lighting of outdoor landscapes.
2. **Outdoor luminaires** must be shielded and directed downward. The maximum light output is 850 lumens, except for security lighting (2000 lumens).
3. **Outdoor security lights** must be on a timer and controlled by a motion detector.
4. **Along private access roads**, outdoor night lighting is prohibited in the Santa Monica Mountains, except for security purposes at an entry gate.
5. **Specialized requirements** are provided for: (a) wireless telecommunication facilities, (b) public rights-of-way, and (c) temporary uses (public emergencies, night lighting for agriculture, and film production). Federal standards supersede local standards.



Noise

Also applies to Santa Monica Mountains

New development must be sited and designed to minimize noise in ESHA or buffer zones:

1. **Commercial & Industrial Use** – A noise threshold is established. The maximum noise level is similar to the sound level on a quiet suburban street.
2. **Outdoor Equipment** – Sound-producing, outdoor equipment must be placed away from ESHA or shielded by solid walls or other noise barriers.
3. **Helicopter pads** – No private pads are permitted in the Santa Monica Mountains, except when needed by public emergency services.



Proposed Development Standards (ESHA)

Water Wells / Wastewater Systems

1. New water wells and wastewater systems shall be sited and designed to minimize impact to ESHA (grading, site disturbance, increased amounts of water, soil erosion).
2. **Water wells** – The proposed well will not have significant, adverse impacts on groundwater, streams, or natural resources.
 - A groundwater assessment is required for a well that is close to a stream, drainage course, etc.
 - A test well is required to provide data on depth of water, geologic structure, production capacities, etc. - **EXISTING**
3. **Onsite Wastewater Treatment Systems (OWTS)** – The design, installation, operation and maintenance must be approved by the County (EHD) and meet the following standards:
 - Locate OWTS away from a wet environment and outside the protected zone of trees classified as ESHA.
 - Size to serve only the approved development (locate in building site or fuel modification zone).
 - Locate components that require access near existing/approved access roads.

Confined Animal Facilities

In ESHA or buffer zones, new or expanded facilities are subject to the following standards:

1. **Structures:** For lots that exceed 1 acre, must be placed in a 'building site'.
2. **Fuel Modification Overlap Zone:** A confined facility for horses is limited to corrals, fencing, water troughs, and unenclosed shade structures. Such facilities must be located on slopes less than 20% and outside the buffer zone for a wet environment. Facilities must meet the following standards:
 - Lighting and irrigation are prohibited
 - A County-approved manure management plan is required
 - Protective fencing must be provided around the dripline of native trees
 - All fencing must be wildlife-permeable.
3. **Discharge:** Sediment, animal waste, or stormwater runoff may not be discharged from an animal containment facility to ESHA or buffer zone. Animal waste, fertilizers, and chemicals must be contained in the boundary of the facility.



Recreational Development

For recreational development allowed in ESHA and buffer zones

1. Control the kinds, intensities, and location of uses and, when feasible, locate outside ESHA or buffer zone.
2. Minimize adverse impacts to ESHA through the following:
 - Follow natural contours and minimize grading and/or stormwater runoff.
 - Use well-defined trails that follow natural contours, use sustainable trail design, and use fencing, signage, or other techniques to control access into sensitive areas.
 - Recreational aircraft is prohibited within 1000 feet of ESHA.
 - Avoid placing where it will adversely impact the habitat of special status species.

Recreational trail in ESHA



Geotechnical Testing

Includes exploratory activities, such as drilling or excavation to evaluate conditions for water wells, septic systems, etc. prior to development.

1. **Access Roads** – When feasible, use existing roads or track-mounted drill rigs. If a temporary road is required, limit the volume and extent of grading to the minimum necessary to accommodate the equipment.
2. **Site Restoration** - Stockpile existing topsoil and vegetative root stock for site restoration. With 90 days of completion, temporary roads shall be restored to the original contours. All disturbed areas shall be restored with original topsoil and revegetated with indigenous species.



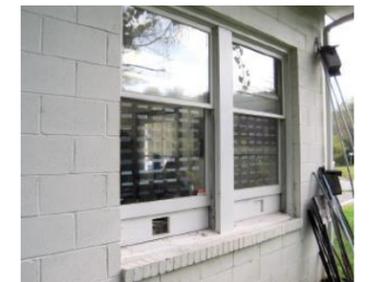
Construction

1. **Storage/Staging** - Construction equipment storage and staging areas shall only be placed in existing or approved disturbed areas.
2. **Access roads/driveways** – Must be built at the same time as the intended use.
3. **Noise** – Construction next to noise-sensitive wildlife is prohibited after sunset.
4. **Wet Environments** – Construct during low flow periods and minimize construction time/equipment. Utilize BMPs to protect water quality and minimize discharge of sediment into drainages.
5. **Bird Nesting Season** – Bird nesting surveys are required if trees or other ESHA vegetation will be altered, transplanted, or removed during bird-nesting season (Jan. 1 – Sept. 15). Bird nesting survey protocols are provided.
6. **Invasive Species** – Limit the spread of invasive species during construction activities. Specific methods are provided.
7. **Special Status Species** - Follow all protocols and standards provided in Sec. 8178-2.6.13 (g) for special status species.

Bird-Friendly Buildings

To reduce bird mortalities caused by a bird's inability to see reflective, transparent surfaces, new development shall be designed as follows:

1. **Avoid** freestanding clear glass walls/fences, balconies with unbroken glazed segments, transparent components on rooftops, and uncovered/enclosed courtyards enclosed in glass.
2. **Provide** bird-safe glazing treatments on unbroken glazed segments that are 16 SF or larger:
3. Glass/glazing treatments (patterned glass, fritting, frosted glass, decorative grilles, exterior shades, etc.



Proposed Development Standards (ESHA)

Maximum Allowable Building Site Existing Communities (Off-Site ESHA)

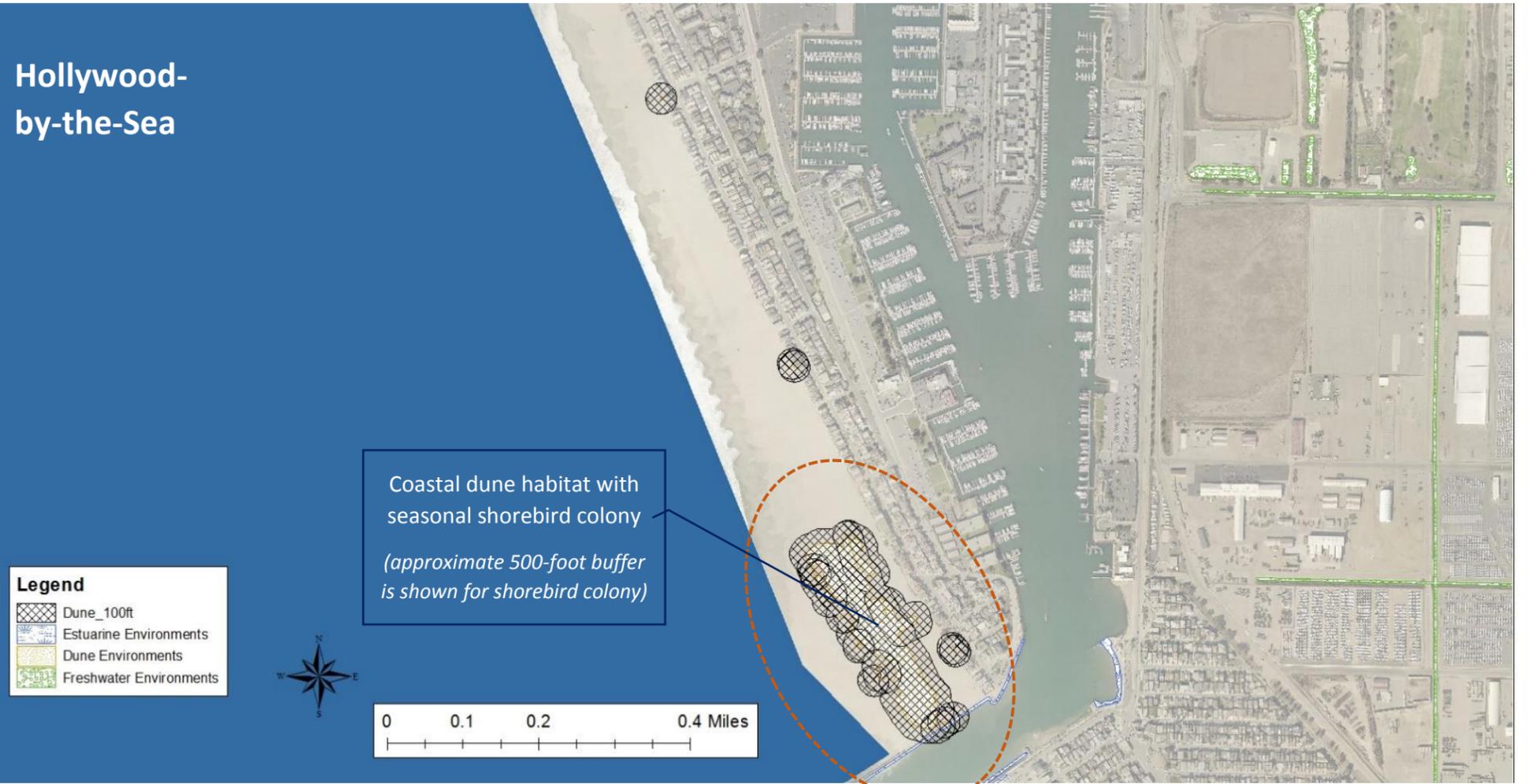
Background - Currently, development in these communities (see list below) can be affected by buffer zones for off-site ESHA (coastal dunes, streams, etc.) when a coastal development permit is required. Most development does not require such permits due to the Categorical Exclusion Order, but if one is required (e.g., lots that abut the beach), buffer zones for off-site ESHA can affect full buildout of the lot.

What's New? Areas that may be affected by the regulations are:

- **Coastal Dunes / Nesting Shorebird Colony** - Hollywood-by-the-Sea is a densely developed area that fronts Hollywood Beach, which contains coastal dune habitats and a seasonal shorebird colony. As shown (illustration at right), the buffer zone for those habitats overlaps with some of the lots at Hollywood Beach. The proposed regulations would allow full development of those lots, although construction needs to occur outside the bird nesting season.
- **Wet Environments (Streams)** – Three existing communities contain identified streams: Rincon Point, Solimar, and Solromar, shown below. In these cases, neither the existing nor the proposed regulations would allow no further encroachment into the buffer zone of the stream habitat.

Existing Communities: Rincon Point, La Conchita (see zones), Mussel Shoals, Seacliff, Faria, Solimar, Hollywood-by-the Sea, Silverstrand, Solromar (outside M overlay zone).

Hollywood-by-the-Sea



BREAKOUT AREA #2

Wet Environments

Includes lakes, rivers, streams, estuaries/lagoons, wetlands and their associated vegetation communities.

Proposed Development Standards for Specific Coastal Habitats



New Development in Wet Environments:

1. No vehicles or other activities that would disturb, degrade or destroy the wet environment are permitted.
2. New development may not reduce the size of, or impact the water quality or ecological function of, a wetland or open water habitat.
3. Publicly accessible land that abuts a wet environment shall include trash receptacles and pet leashing signs.
4. Flood control measures cannot diminish or change the capacity, percolation rates, or habitat values of the watercourse.
5. The width of a road crossing shall be the minimum required by the Fire Department.



Requirements For Road Crossings:

1. New road crossings that alter a wet environment are prohibited except when necessary to provide access to public recreation areas or legally established development.
2. Stream crossings shall not impede the movement of fish and other wildlife.
3. Combine road crossings for nearby residences at a stream crossing.
4. Bridges are required for all crossings, except when culverts are used for small, minor drainages.
5. Bridge columns must be located outside streambeds and banks.



Requirements for Culvert Crossings :

1. When culverts are permitted, they must be designed to mimic natural hydrology as follows:
 - The culvert must be designed to convey 50-year flow and allow unrestricted movement of fish and wildlife.
 - The culvert must not result in higher water velocity, shallower water depth, or different drainage elevations than the natural watercourse.
 - The culvert bottom must be installed at least 20 centimeters below the surface of the soil.

Proposed Development Standards for Specific Coastal Habitats

Oak and Native Woodland Habitats

Requirements:

1. New development must be sited and designed to prevent encroachment into the root zones of the trees.
2. Provide an adequate buffer zone that accommodates future tree growth.



Photo: Native Oak Savannah
Credit: US Forest Service



Photo: Coastal Sage Scrub and Chaparral

Coastal Sage Scrub and Chaparral Habitats

Requirements:

When siting and designing a new project, prioritize the protection of intact, unfragmented coastal sage scrub and chaparral vegetation over fragmented or degraded areas of such vegetation.

Coastal Bluff Habitats

Requirements:

1. New development (except hiking trails or other resource-dependent development) shall be set back a sufficient distance to ensure the protection of coastal bluff ESHA.
2. Use Best Management Practices (BMP's) to minimize pollution, runoff, and siltation from developed areas.



Photo: Coastal Bluff ESHA
Credit: Naturalists at Large



Photo: Purple Needlegrass Native Grassland Community

Native Grassland Habitats

Requirements:

1. Native grass mixes must be used adjacent to native grasslands when vegetative erosion control is required.
2. If a project includes grassland restoration, identify the location of restoration areas and describe other factors that are necessary for the success of a grassland restoration project.

Proposed Development Standards for Specific Coastal Habitats

Bird Breeding, Staging/Stopover, and Overwintering Sites

Construction Activities or Outdoor Events* :

1. Use setbacks, noise restrictions, limits on hours of operation, etc. to protect bird nesting, roosting, and stopover areas during bird migration and breeding seasons.
 - Establish a 500– foot buffer zone for a raptor or colonial bird nesting, roosting, and staging/stopover site.
 - Establish a 300– foot buffer zone for individual nests of all bird species.

Exceptions may be authorized that would allow encroachment into a buffer zone under specific circumstances.

* Outdoor events include outdoor festivals or outdoor sports events.

Special Status Species Habitats

Construction Activities or Outdoor Events* :

1. Special status species cannot be disturbed during construction or outdoor events.
2. When the activity is within 500 feet of an ESHA that supports a special status species, the following measures must be taken :
 - Establish a buffer zone to protect the special status species.
 - Erect barriers, signage, and/or restrict allowable activities or hours of operation to protect the special status species.



Photo: Western snowy plover chick.
Credit: US Fish and Wildlife Service.

Habitat Connectivity Corridors

Design Standards for New Development:

1. Except for recreation trails, locate development at the outer edge of the corridor
2. Maximize wildlife movement and maintain functional connectivity between preserved ESHA and the corridor through the following measures:
 - Infrastructure improvements that may impede wildlife movement shall incorporate measures to allow for safe wildlife passage (e.g., fencing).
 - Areas with no or little native vegetation within a corridor shall be targeted for restoration.
 - Garbage containers shall be wildlife-proof or resistant or stored in areas where wildlife cannot access garbage.

Monarch Butterfly Overwintering Sites

Construction Activities or Outdoor Events*:

1. Identify overwintering roost sites.
2. Establish a buffer zone of 125-feet around the roost site unless:
 - A greater buffer is needed to protect microhabitat conditions (e.g., wind buffer to roost tree); or
 - There are additional overwintering sites clustered within 1000 feet of the project site.
3. If tree alteration or removal is allowed at a roost site then:
 - Work must occur outside the overwintering season (October-March).
 - Replacement habitat must be provided for the monarch butterflies.



Photo: Western monarch overwintering grove. Credit: California State Parks.

Beach Maintenance Standards

Beach and Dune Habitats

Requirements:

1. Except for emergency access, County staff vehicles are not allowed below the monthly highest tide line when grunion eggs are present nor within 500 feet of a shorebird colony during nesting season, unless otherwise authorized through a coastal development permit.
2. To the maximum extent feasible, County staff will place trash cans outside the buffer zone for nesting shorebirds. If it is infeasible, place trash cans at locations where public walkways or roads provide points of beach access.
3. New development or outdoor events are prohibited in dune habitats, except for habitat restoration or when sand removal is required to protect existing development from sand inundation.
4. When development or outdoor events are allowed within a dune habitat or its buffer zone, they are subject to the following standards:
 - Signage and physical barriers must be used to control pedestrian and domestic pet movement within dunes.
 - Dune restoration projects shall use native vegetation and restoration methods that minimize impacts to the dune ecosystem.



Beach Grooming

Beach Grooming Requirements:

1. Permitted year-round when limited to hand removal of driftwood and trash.
2. Must occur outside an ESHA or buffer zone.
3. Removal of beach wrack below the monthly highest tide line is prohibited unless it poses a clear threat to public health and safety.
4. A qualified, on-site biological monitor must be present when debris removal must occur within the buffer zone of an active shorebird nest.



Sand Removal at Hollywood and Silverstrand Beaches

Sand Removal Requirements:

1. A permit is required for the removal of sand on a sandy beach. Sand removal is allowed to prevent the inundation of or physical damage to properties that abut the beach. Sand removal may be permitted when:
 - Sand is **removed** within 50-feet from the property line and **redistributed** 150 feet seaward from the edge of the 50-foot sand removal zone.
 - The 50-foot sand removal zone cannot encroach into ESHA or the buffer zone of a nesting shorebird.
 - The 150-foot sand redistribution zone cannot encroach into ESHA or a buffer zone.
2. Sand removal activities must occur outside the nesting season for threatened/endangered shorebirds (March 1-September 15), except when there is a clear threat to property damage. Under such circumstances, sand removal activities must be coordinated with the US Fish and Wildlife Service and limited to two events (for all property owners) during each nesting season.



Proposed Standards for Hazardous Chemicals

Coastal Wide Standards

Requirements for New Development:

Minimize the use of hazardous chemicals as follows:

1. The use of rodenticides will not be authorized within a *Landscape Plan*, except when there are no feasible alternatives.
2. When developing next to ESHA or buffer zones, utilize native plants/trees, or other landscaping that does not require the application of pesticides to succeed.

Santa Monica Mountains

Requirements for New Development:

1. The use of rodenticides, insecticides, herbicides, and other toxic chemical substances are prohibited, except when used to:
 - Protect or enhance the habitat itself, such as the eradication of invasive plant species or habitat restoration; and
 - Where there are no feasible alternatives that would result in fewer adverse effects to the habitat value of the site.

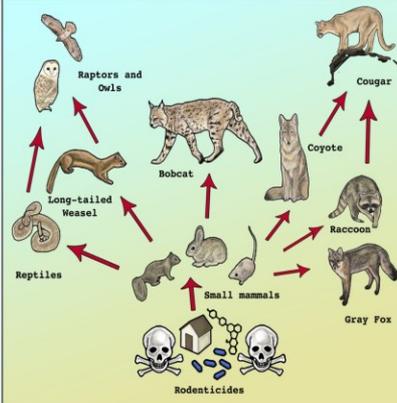


Figure: How rodenticides are passed up from the food chain.
Credit: Poisonfreemailbu.com



Photo: Coyote exposed to rat poison .
Credit: California Wildlife Center in Calabasas.



Photo: Red-tailed hawk killed by rat poison.
Credit: Lincoln Karim

Public Agency and Agency Contractors

Requirements:

1. Whenever feasible, utilize Integrated Pest Management (IPM) systems to control unwanted rodents or other pests .
2. Design new public infrastructure with rodent-resistant construction methods.
3. The use of insecticides, herbicides, organic or mineral-derived fertilizers, rodenticides or other toxic substances is prohibited when constructing or maintaining County roads or other public facilities in the coastal zone, except when there is no feasible alternative that would result in fewer adverse effects to ESHA.
4. The use of mosquitofish is prohibited in ESHA or buffer zones, and mosquito abatement activities are limited to those necessary to protect public health, activities specific to mosquito larvae, and those that do not result in adverse effects on non-target species (e.g., fish, frogs, turtles, birds, or other insects or invertebrates).
5. When the application of hazardous chemicals is allowed, the substances shall be applied in the following manner:
 - Application is restricted to the least-toxic product;
 - The method used to apply the toxins will minimize the potential for toxins to be introduced into unintended areas;
 - The chemicals will be used in accordance with all applicable regulations /guidelines; and
 - Application is prohibited during windy days or when rain is forecast. Application shall not resume until 48 hours after rain has stopped.

Standards Related to Animal Keeping in the Santa Monica Mountain (M) Overlay Zone

Existing Requirements:

- a. One animal unit for each 10,000 square feet on lots under 10 acres (~4 animal units per acre).
- b. No limit for lots over 10 acres.

Proposed Requirements within the Santa Monica Mountains (M) Overlay Zone:

- a. Two animal units for the first acre;
- b. One animal unit for each additional acre; and
- c. A maximum of ten animal units per lot.

One Animal Unit Equals:

- a. 1 cow, bull, horse, pony, llama, mule or donkey; or
- b. 3 sheep or female goats*; or
- c. 6 geese, swans or turkeys*; or
- d. 10 chickens, ducks or game hens*; or
- e. 2 miniature horses, pigs, male goats, ostriches, peacocks or guinea fowl*; or
- f. 20 fur-bearing animals (e.g., rabbits)*.

* Or any combination within the category



Requirements for New or Expanded Confined Animal Facilities:

- a. Any small or mid-sized animal (e.g. chicken, goat, sheep, llama) that may be predated by a wild animal (e.g., mountain lion, coyote, bobcat) must be provided with a wildlife-proof structure or a recognized alternative method for protecting livestock (e.g., use of Anatolian Shepard Dog)*.
- b. Structures for confined animal facilities are allowed within the "building site".
- c. Horse corrals, shade structures, and water troughs are allowed in a fuel modification zone that overlaps with an ESHA buffer zone when the facility meets the following standards:
 - The facility is not sited on a slope greater than 20%
 - It is outside an ESHA wet environment buffer zone
 - Native trees are fenced from livestock
 - Fencing is wildlife-permeable
 - The area is not irrigated or lighted
 - Chemicals and other hazardous materials are stored properly
 - A manure management plan was developed; and
 - The containment area is designed to keep animal waste, fertilizers, and chemicals from running off into adjacent ESHA.

* Standard "a" (above) is also for animal containment facilities outside the (M) overlay zone if within 500 feet of a wildlife corridor.

