

October 7, 2021  
Planning Commission Hearing

## Noble Ranch Zone Change

*Case No. PL20-0075*

**Item No. 6A**



Resource Management Agency, Planning Division  
Angela Georgeff, Case Planner

# Planning Commission Public Comments

**CASE NUMBER PL20-0075 – Agenda Item #6A**

**Please email your comments, 250 words or less, to:**

**[Planning.PCcomments@ventura.org](mailto:Planning.PCcomments@ventura.org)**

**Please indicate in the Subject Line: Agenda Item #6A**

**Staff will read your comment to the Planning Commission**



# Land Conservation (Williamson) Act



## California Land Conservation (Williamson) Act (1965)

- Preservation of agriculture and open space lands
- Agreement between landowners and jurisdictions to restrict land uses to those compatible with agriculture and open space

LCA Program has been implemented in Ventura County since 1969.

# LCA Program Administration



## Types of LCA Contracts in Ventura County

- Agricultural Crop Production 10-year LCA Contract
- Agricultural Crop Production 20-year FSZA/LCA Contract
- Agricultural Animal Husbandry/Grazing 10-year LCA Contract
- Open Space (Wildlife Habitat 10-year LCA Contract
- Open Space (Wildlife Habitat 20-year FSZA/LCA Contract



# LCA Program Administration



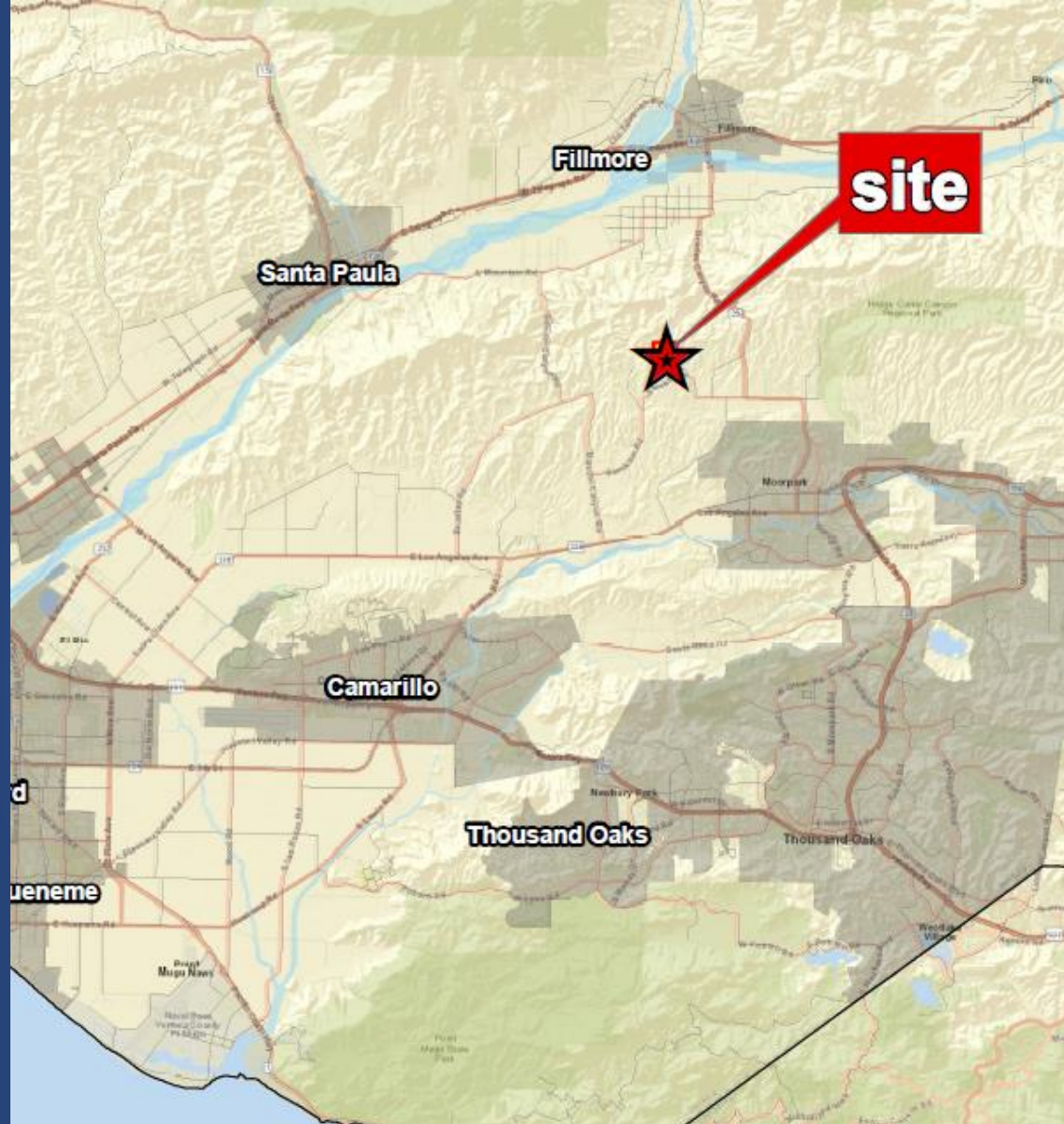
## LCA Program

There are currently 1,110 LCA Contracts in the County totaling 133,175 acres.

## 2021 LCA Contracts

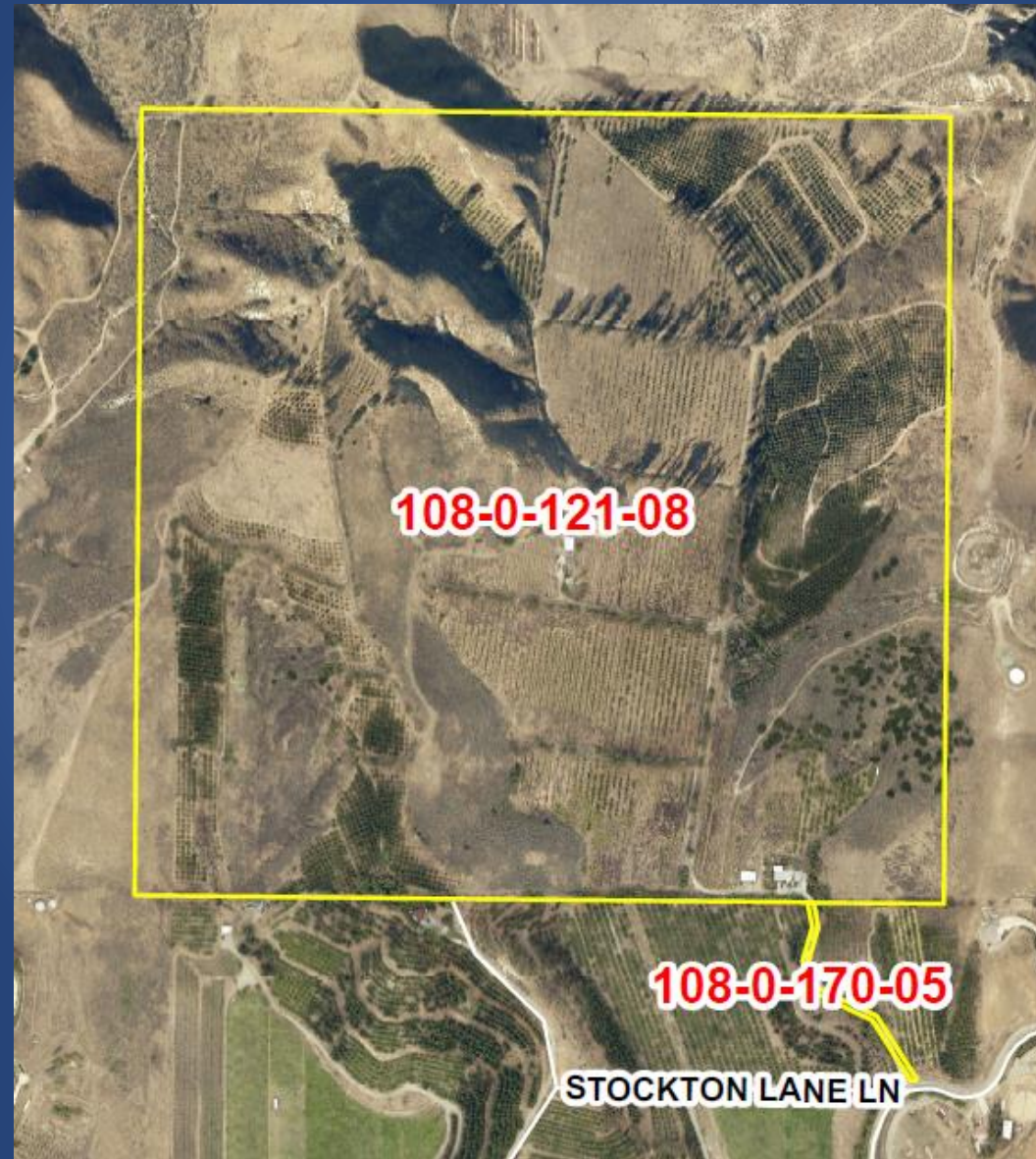
- 3 new FSZA/LCA Contracts
- 8 new LCA Contracts
- 1 Rescission/Reentry Contract





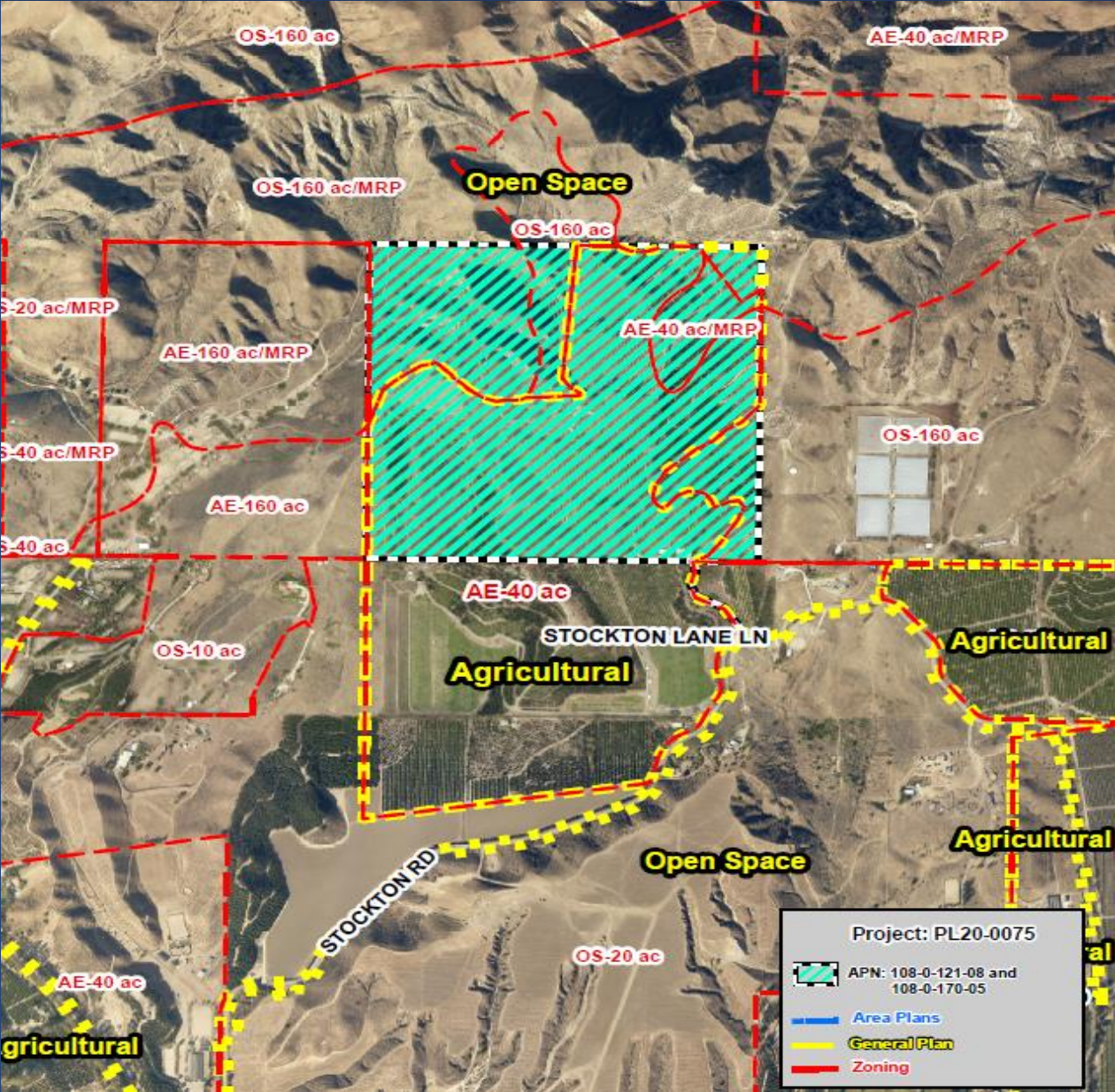
Project Location - PL20-0075

# Project Location – PL20-0075





# General Plan and Zoning Map – PL20-0075



# Project Description – PL20-0075



## Applicant Requests:

The approval of a Zone Change to the parcel identified as APN 108-0-121-080 from OS-160 ac to AE-160 ac. The requested zone change is required for the property owner to enter into an LCA contract with the County because such contracts are not permitted on property zoned “Open Space.” The establishment of an LCA contract requires the expansion of an existing Agricultural Preserve (AGP 51-21) to include the entirety of the subject property.



# Site Photos – PL20-0075



# Site Photos – PL20-0075





# Parcel Information – PL20-0075



- 160-acre parcel
- 85.18 (53%) acres in crop production
- Legal Lot (deed recorded August 7, 1952, Book 1082 Page 92 of Official Records)
- Orchards include Lemon, Avocado, and other Fruit Trees

# Adjacent Properties – PL20-0075

	NORTH	EAST	SOUTH	WEST
CONTRACT NO.	NA	NA	NA	51-21.1
LAND USE	Vacant Land	Agricultural Farm	Single-Family Residence	Residential and Agricultural
ZONING	OS-160 ac	OS-160 ac	OS-20 ac	AE-160 ac
LAND USE DESIGNATION	Open Space	Open Space	Open Space	Agricultural



# Findings and Consistency Analysis

# California Environmental Quality Act (CEQA)



Zone Changes with no proposed development qualify for a Categorical Exemption, pursuant to CEQA § 15061 subdivision (b)(3)

“The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.”



# Findings



NCZO § 8115-0 et seq. authorizes the Board of Supervisors to change or amend the Zoning Ordinance:

“whenever the public health, safety, or general welfare, good zoning practice, and consistency with the General Plan justify such action...”



# Recommended Actions

# Recommended Actions – PL20-0075



**CERTIFY** that your Planning Commission reviewed and considered this staff report and all exhibits hereto regarding the proposed zone change for Case No. PL20-0075, as described in Section A.8, and considered all comments received during the public comment process;

**ADOPT** a resolution recommending that the Board of Supervisors take the following actions:

**FIND**, on the basis of the entire record and as set forth in Section B of this Planning Commission staff report, that the approval of the proposed zone change for Case No. PL20-0075 is exempt from CEQA pursuant to CEQA Guidelines section 15061, subdivision (b)(3) because there is no possibility that the proposed zone changes may have a significant effect on the environment;

# Recommended Actions – PL20-0075 (continued)



**FIND**, based on the substantial evidence set forth in Sections A, B and C of the Planning Commission staff report, the public testimony received and the entire record, that the proposed zone change is consistent with the Goals, Policies and Programs of the Ventura County General Plan and good zoning practices and is in the interest of public health, safety or general welfare;

**ADOPT** the attached ordinance rezoning the parcel identified as Tax Assessor's Parcel Nos.108-0-121-080 from OS-160 ac (Open Space, 160-acre minimum lot size) to AE-160 ac (Agricultural Exclusive, 160-acre minimum lot size) ("proposed project"). (Exhibit 3), effective 30 days after adoption; and

**SPECIFY** that the Clerk of the Planning Commission 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 this decision is based.





# Public Comments

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Questions?