

November 9, 2021

Board of Supervisors Hearing

Noble Ranch Zone Change

Case No. PL20-0075

Item No. 38



Resource Management Agency, Planning
Division

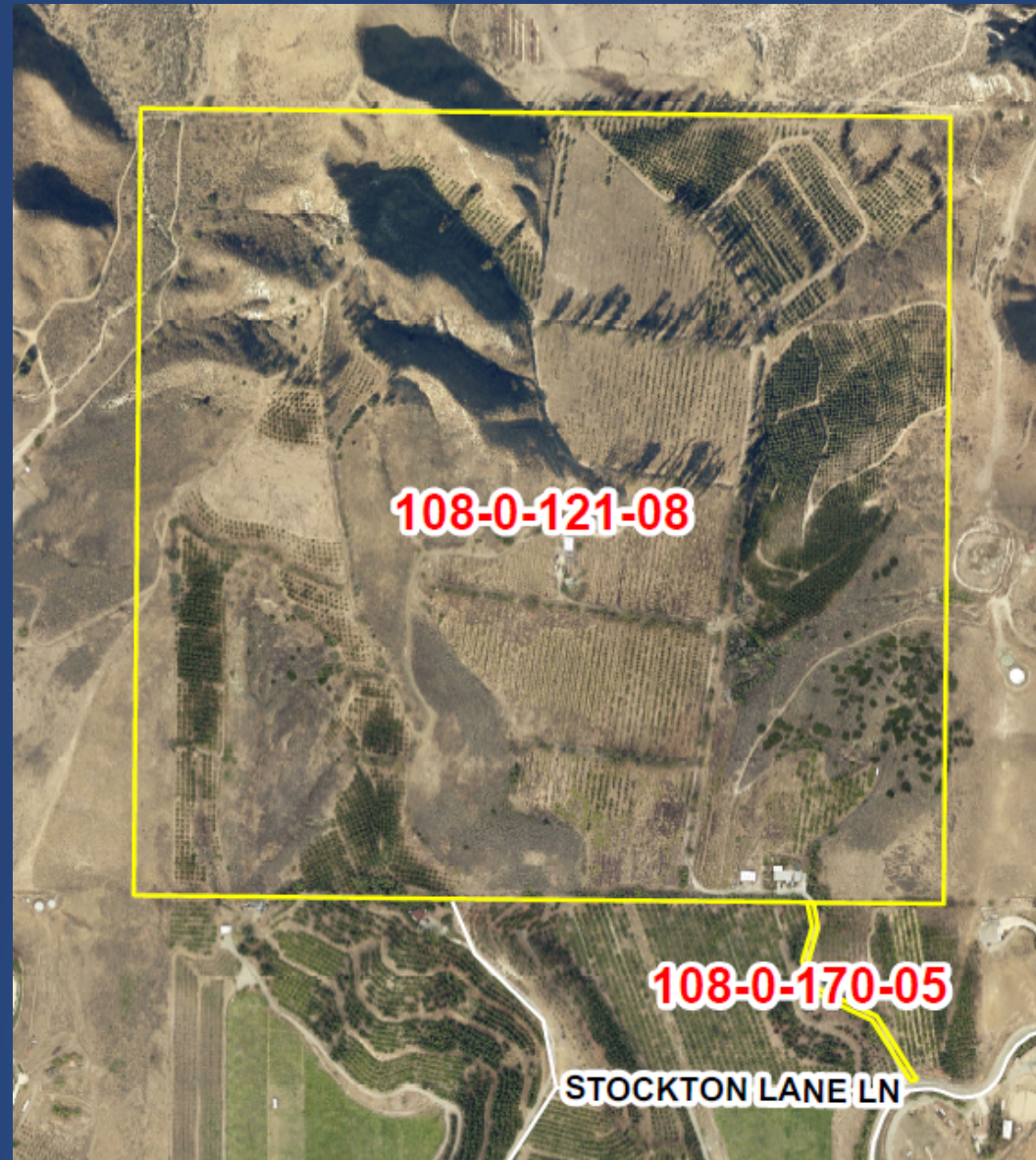
Angela Georgeff, Case Planner



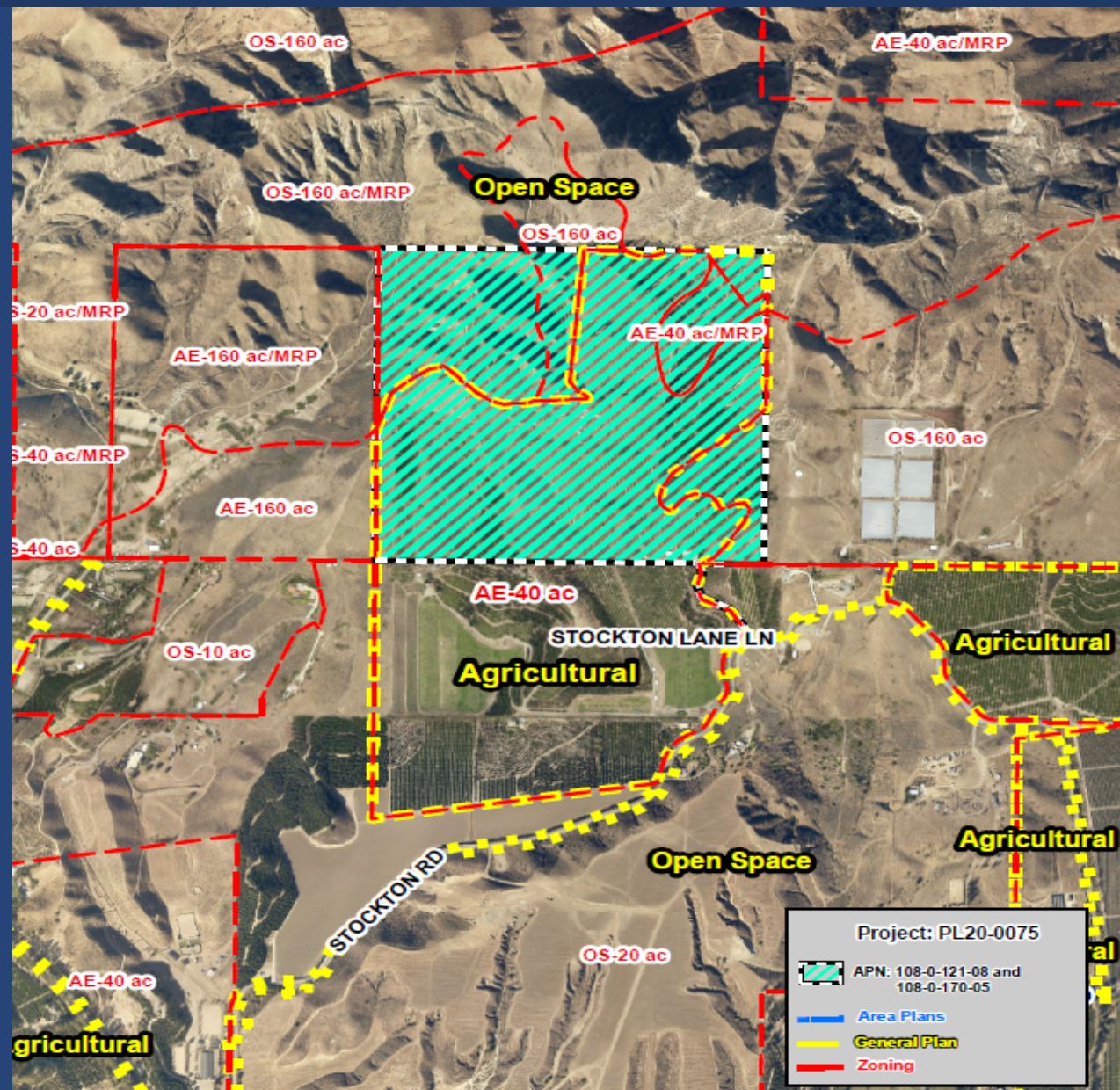
Project Location



Site 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



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



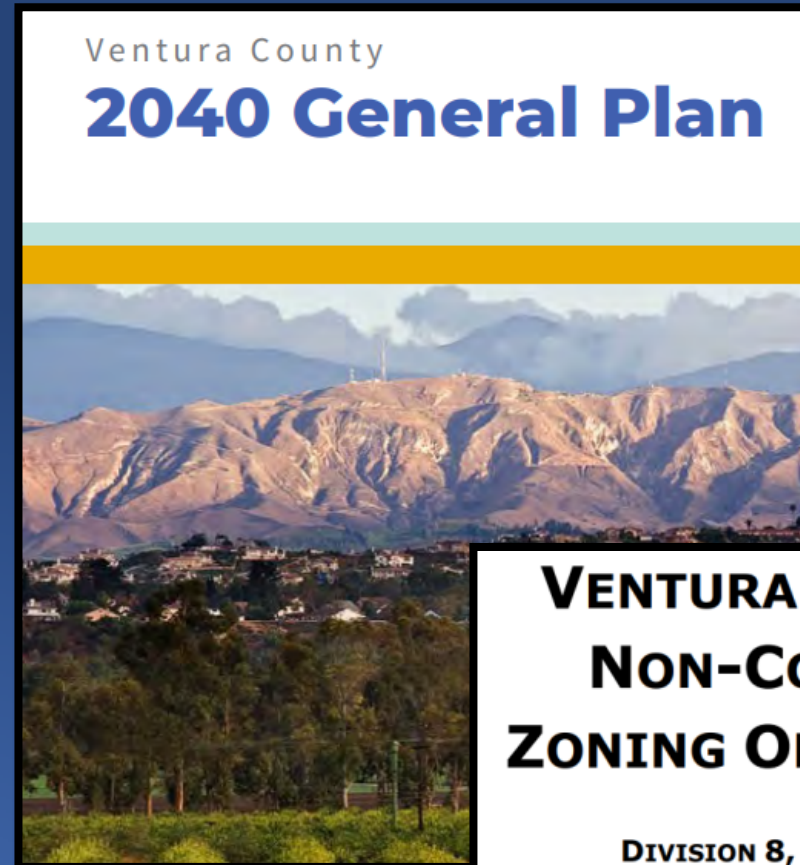
Findings and Consistency Analysis

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...”



VENTURA COUNTY NON-COASTAL ZONING ORDINANCE

**DIVISION 8, CHAPTER 1
OF THE
VENTURA COUNTY ORDINANCE CODE**

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.”



Recommended Actions

Recommended Actions



1. **CERTIFY** that your Board has reviewed and considered the Board Letter and all exhibits hereto regarding the proposed zone change for Case No. PL20-0075 and has considered all comments received during the public hearing process;
2. **FIND** on the basis of the entire record and as set forth in Section B of the staff report for the Planning Commission hearing on October 7, 2021, (Exhibit 1), that the approval of the proposed zone change for Case No. PL20-0075 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061, subdivision (b)(3) because there is no possibility that the proposed zone change may have a significant effect on the environment;

Recommended Actions (continued)



3. **FIND** based on the substantial evidence set forth in Sections A, B, and C of the staff report for the Planning Commission hearing on October 7, 2021 (Exhibit 1), the public testimony received and the entire record, that the proposed zone change for Case No. PL20-0075 is consistent with the Goals, Policies and Programs of the Ventura County General Plan, good zoning practices and is in the interest of public health, safety or general welfare;
4. **ADOPT** the attached ordinance for Case No. PL20-0075 rezoning the parcel identified as Tax Assessor's Parcel NO. 108-0-121-080 from OS-160 ac (Open Space, 160-acre minimum parcel size) to AE-160 ac (Agricultural Exclusive, 160-acre minimum parcel size) (Exhibit 5), effective 30 days after adoption;
5. **SPECIFY** that the Clerk of the Board of Supervisors is the custodian and 800 S Victoria Avenue, Venture, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which the decisions are based.



Planning Staff is Available for Questions