

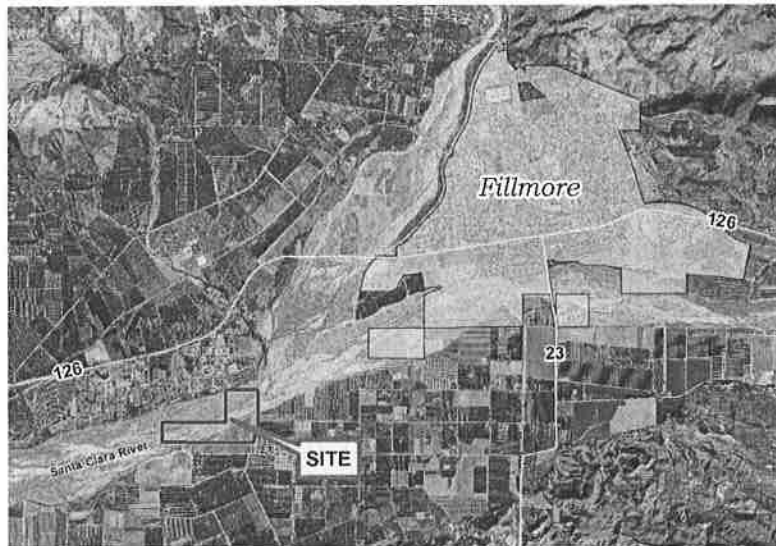
## Planning Commission Hearing November 1, 2012

Land Conservation Act Contract PL12-0071  
The Nature Conservancy



Ventura County Planning Division  
Andrea Ozdy, Case Planner

## Project Location

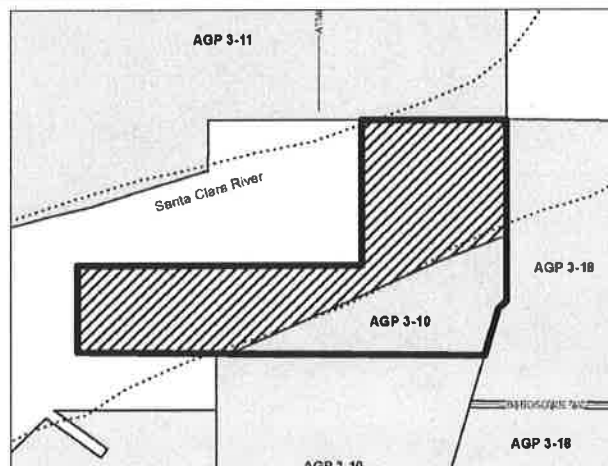





## Project Location



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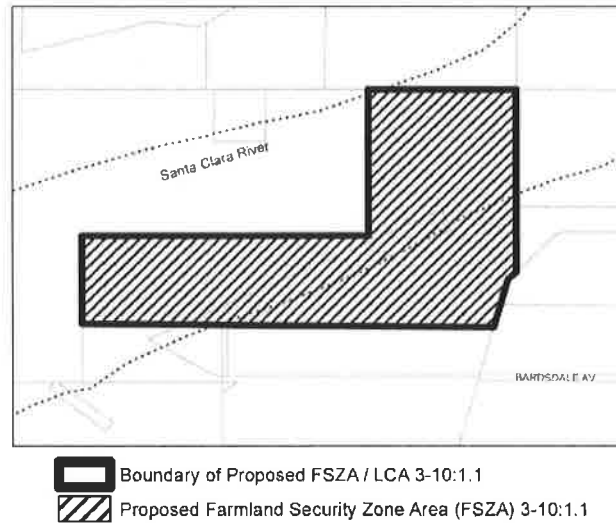
## Request: Expand Existing AGP



-  Proposed FSZA / LCA 3-10:1.1
-  Proposed Expansion of Agricultural Preserve 3-10
-  Existing Agricultural Preserves

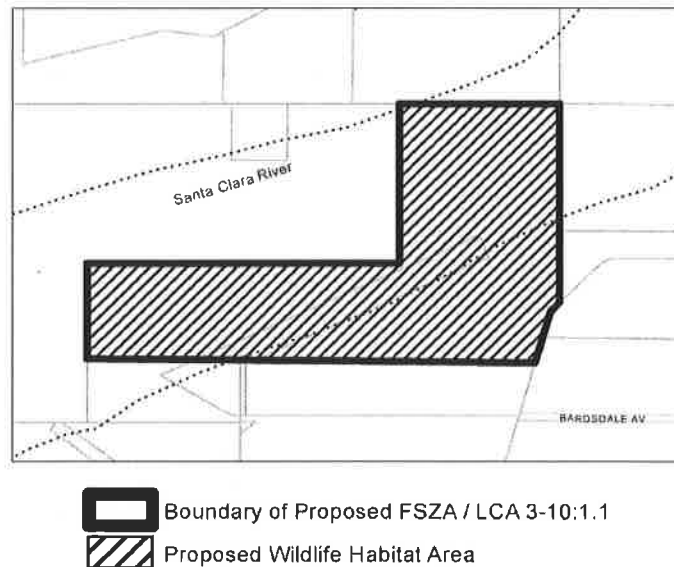
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## Request: Establish New FSZA



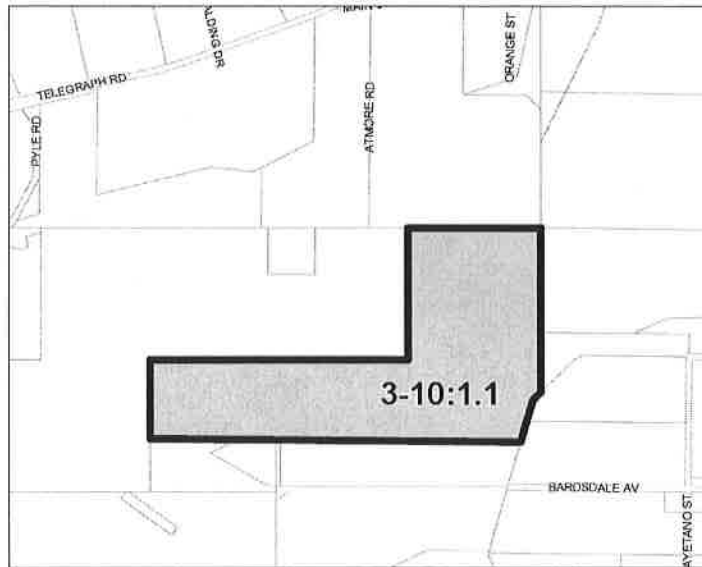
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## Requirement: Designate a WHA



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## Request: Execute New FSZA/LCA Contract



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## Environmental Document & Public Comment

- Categorically Exempt pursuant §15317 of the State CEQA Guidelines: Open Space Contracts or Easements
- Public Comments Received

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## Findings

- Designation of Land as Agricultural Preserves
- Establishment of Farmland Security Zone Area
- Eligibility Criteria for Open Space/Wildlife Habitat Contract

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## Recommended Actions

Based upon the preceding analysis and information provided, Planning Division staff recommends that the Planning Commission take the following actions:

1. **CERTIFY** that the Commission reviewed and considered this staff report and all exhibits thereto, and has considered all comments received on this matter;
2. **ADOPT** a resolution recommending that the Board of Supervisors take the following actions:
  - a. **FIND** that the expansion of an existing AGP, the establishment of the proposed FSZA, and the entering into of an FSZA/LCA contract for PL12-0071 is categorically exempt from CEQA environmental review (Title 14, California Code of Regulations, Chapter 3, § 15317);

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## Recommended Actions, continued

- b. **MAKE** all of the proposed findings for PL12-0071, which are set forth in Sections D, E, and F of this staff report;
- c. **EXPAND** an existing AGP to accommodate the proposed FSZA/LCA contract, as discussed in Section D of this staff report and as shown in Exhibit 2;
- d. **DESIGNATE** Wildlife Habitat Area for the proposed FSZA/LCA contract, as discussed in Section E of this staff report and as shown in Exhibit 6;
- e. **ESTABLISH** the proposed FSZA to accommodate the proposed FSZA/LCA contract, as discussed in Section F of this staff report and as shown in Exhibit 3;

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## Recommended Actions, continued

- f. **APPROVE** and **EXECUTE** the new FSZA/LCA contract, as described in Section A.8 of this staff report and as shown in Exhibit 4;
  - g. **DIRECT** the County Clerk/Recorder to record the new FSZA/LCA contract, which is described in Section A.8 of this staff report, after the owner of the subject property and the Chair of the Board have executed the contract; and,
3. **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.

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