

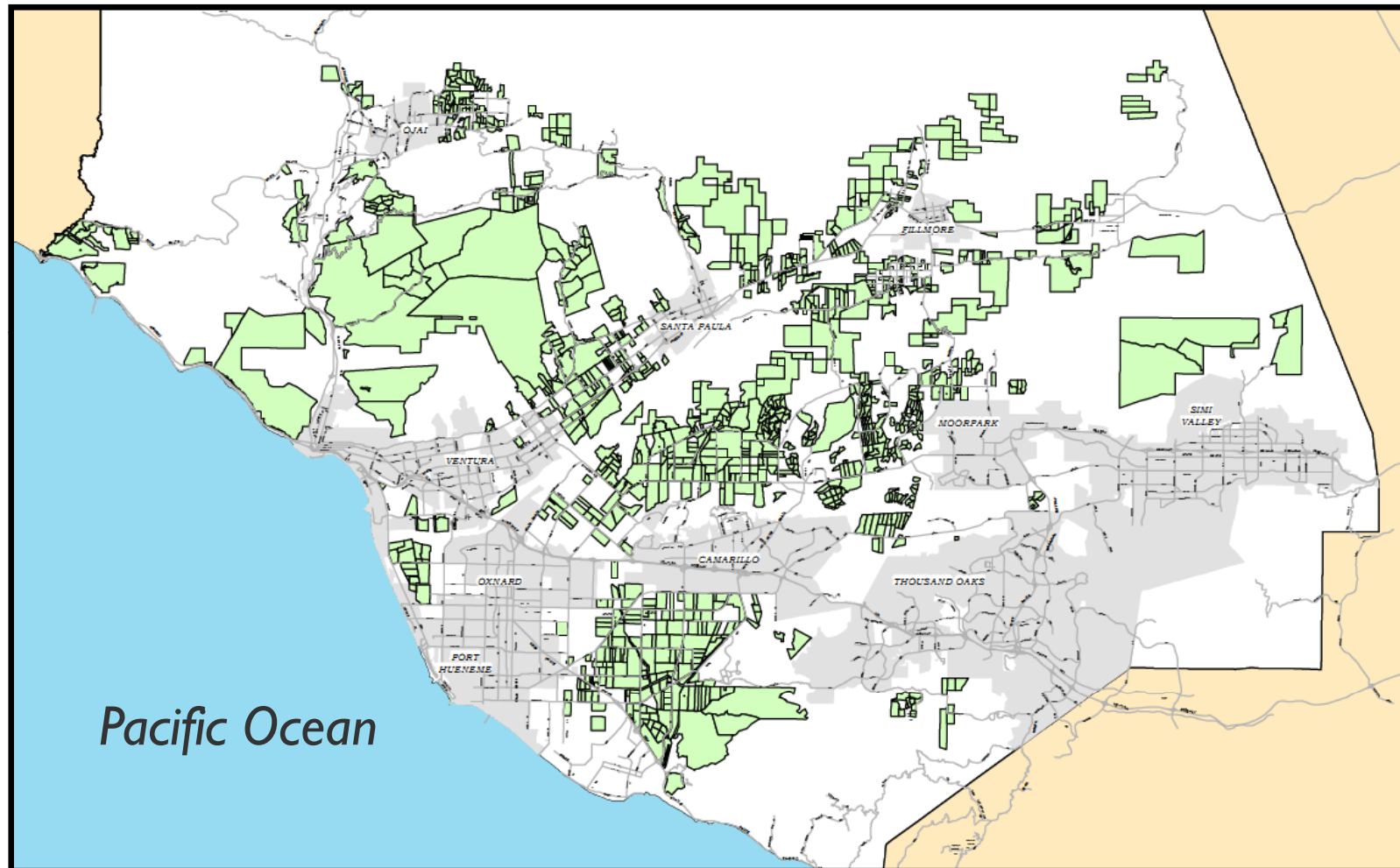
Board of Supervisors Hearing December 11, 2012

Annual Review of Land Conservation Act Program and Proposed Contracts



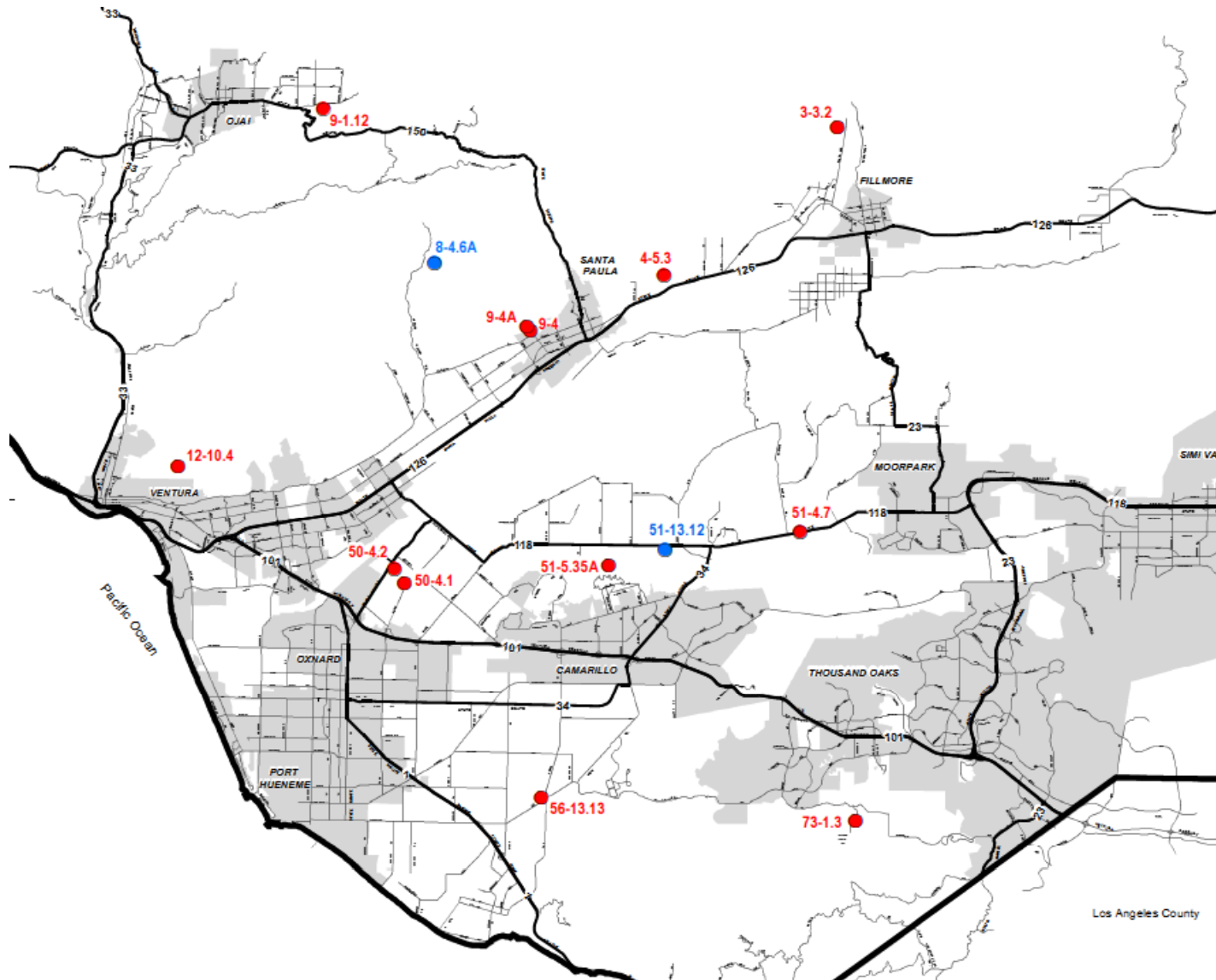
Ventura County Planning Division
Andrea Ozdy, Case Planner

LCA Contracts in Ventura County



South Half of County

Contracts in Non-Renewal Period



Past Board Direction on LCA Program

State Legislature Actions

July 2009

Gov. eliminated subvention funding

Sept/Oct 2010

Assembly passed AB 2530 & Senate passed SB 863

July 2011

Senate passed SB 80 and Assembly passed AB 1265

Board Actions

October 2009

Board directed RMA to report back regarding LCA program

December 2010

Board decided not to pursue “local option”

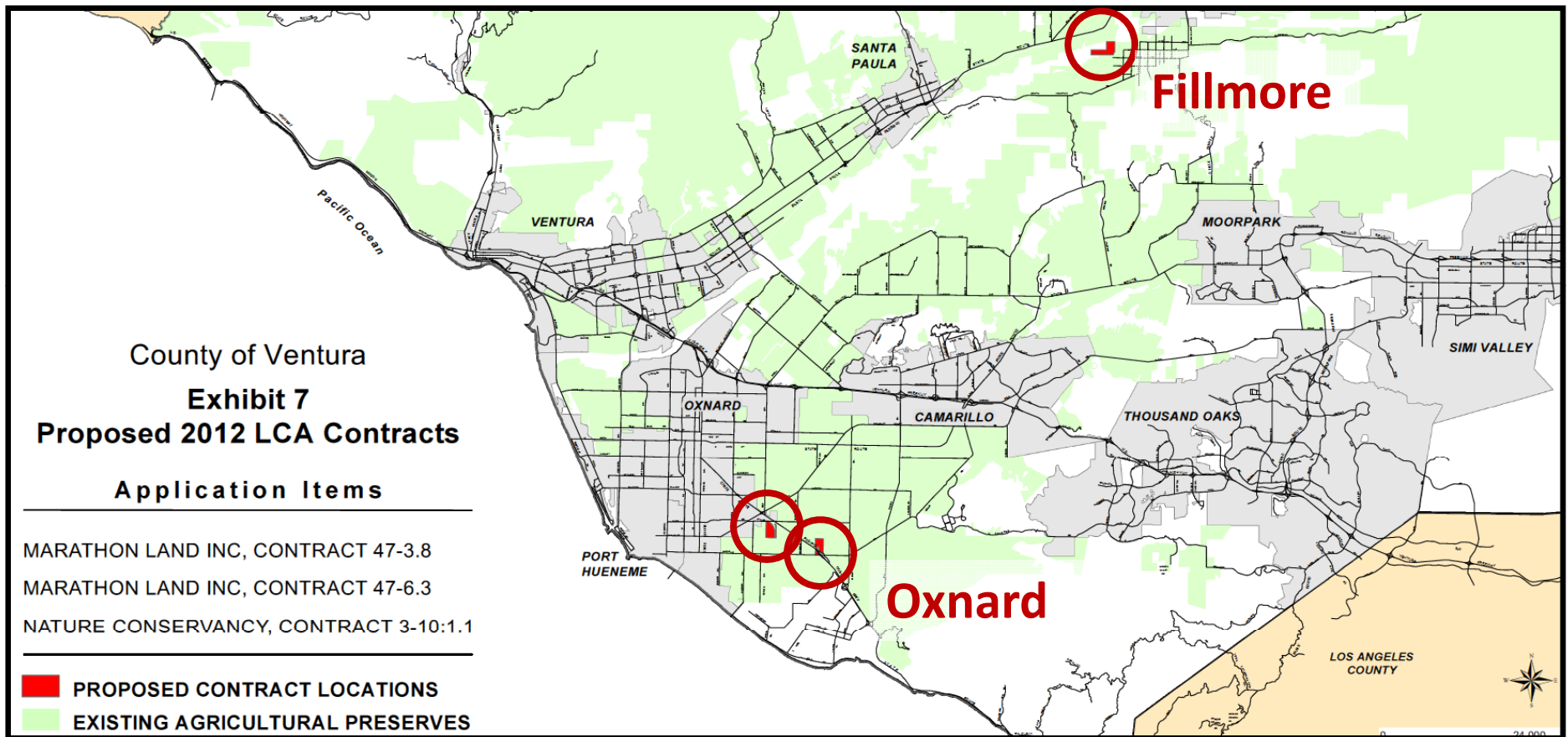
November 2011

Board decided not to pursue “local option” allowed under AB 1265

January 2010

Board directed no changes to existing LCA Program

2012 Proposed LCA Contracts



Project Location (Contract No. 47-3.8)

Marathon Land, Inc.

64 acre property

63 acres planted in
row crops

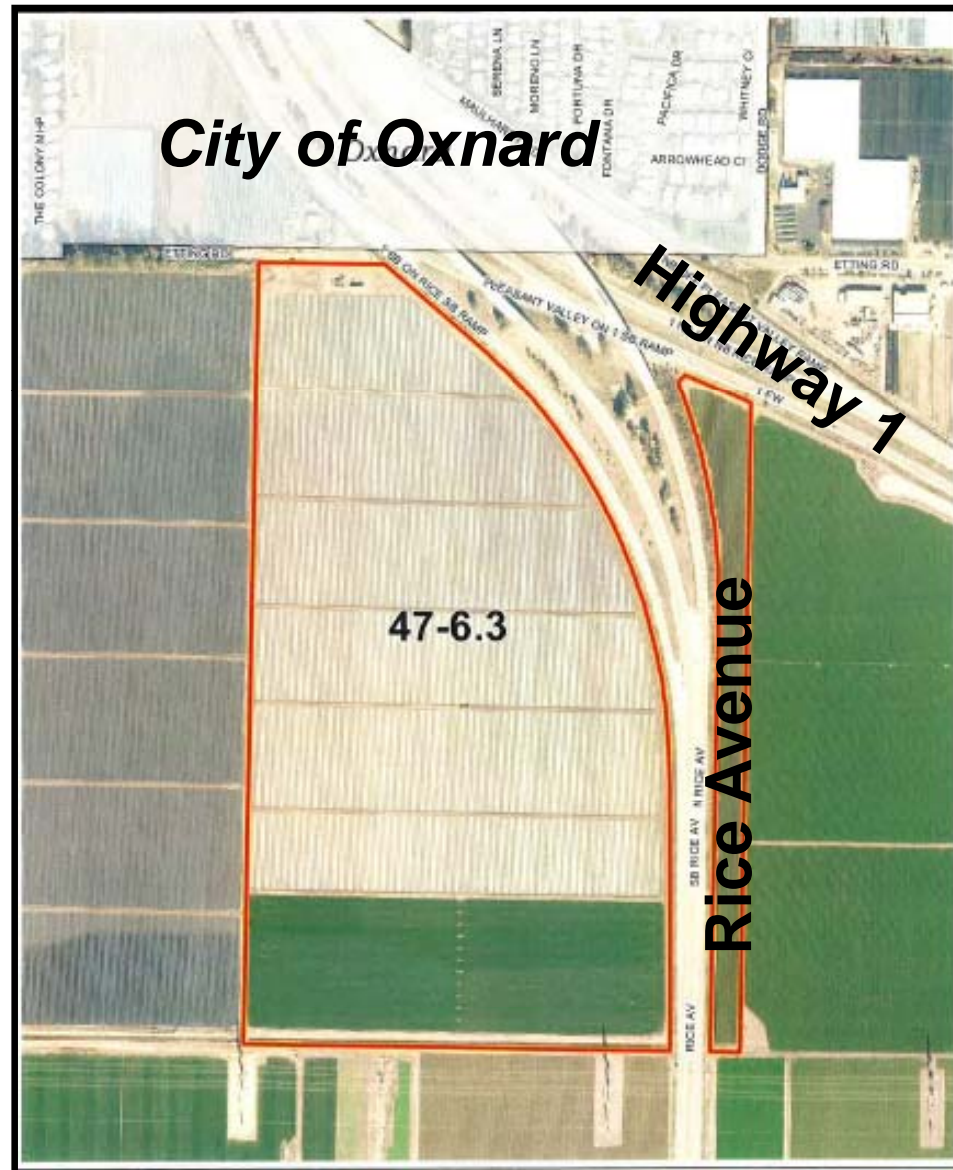


Project Location (Contract No. 47-6.3)

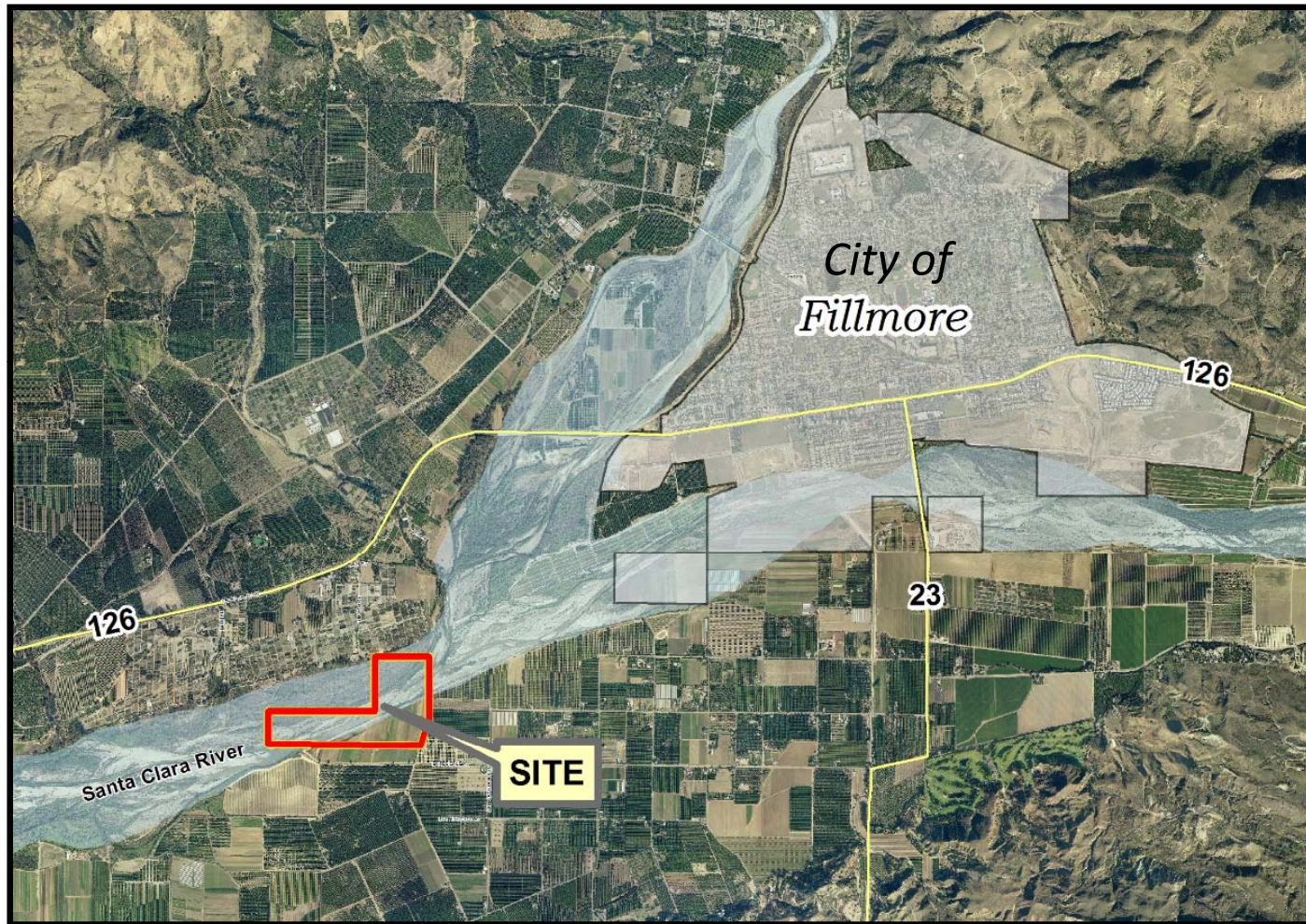
Marathon Land, Inc.

79 acre property

75 acres planted in
row crops



Project Location (Contract No. 3-10:1.1)



The Nature Conservancy
Santa Clara River

Project Location (Contract No. 3-10:1.1)



The Nature Conservancy

111 acre property • 29 acres in row crops

Project Location (Contract No. 3-10:1.1)



**Looking north from
agricultural field toward
Santa Clara River**

Project Location (Contract No. 3-10:1.1)

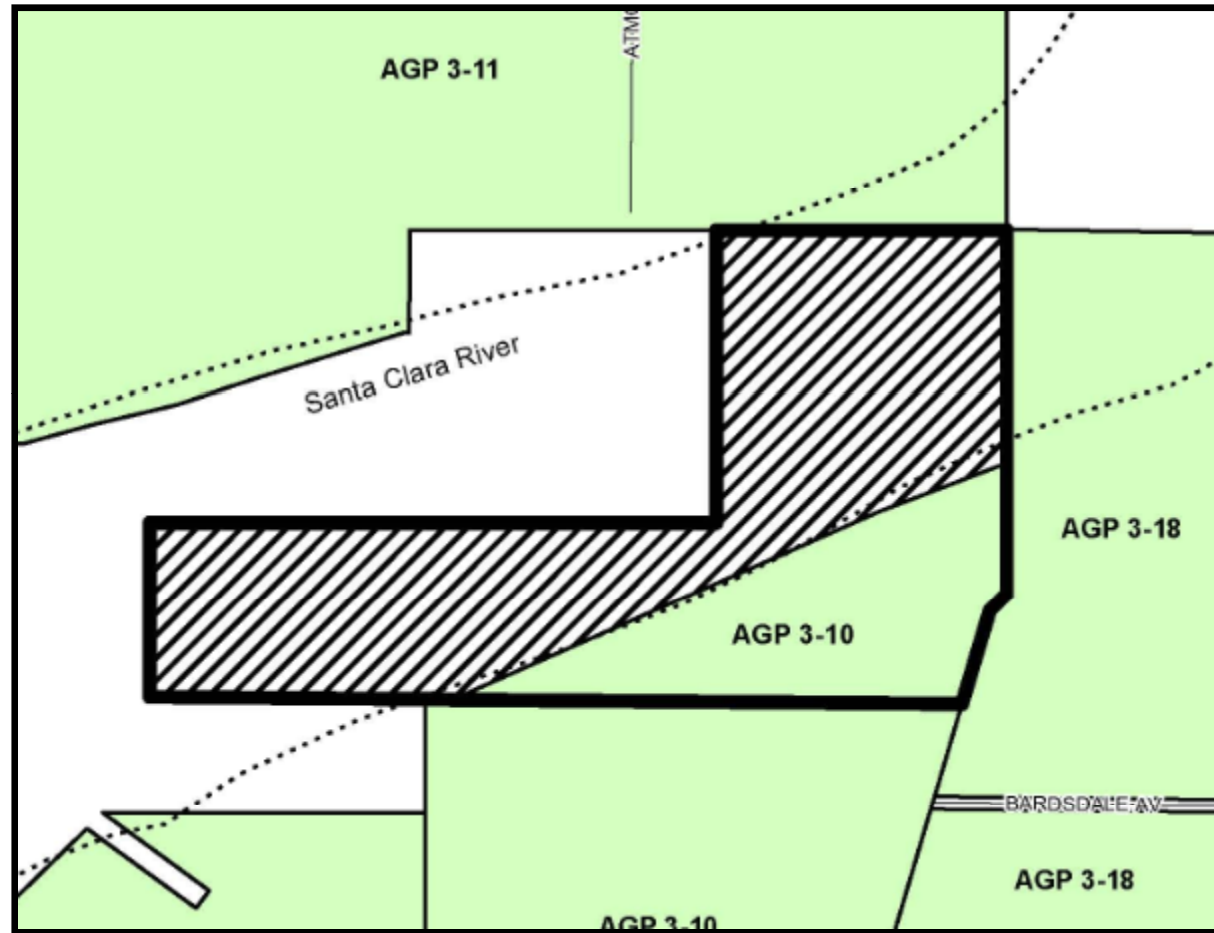




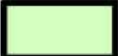
**Looking northwest from
agricultural field toward
Santa Clara River**

**Looking west along
agricultural side of levee**

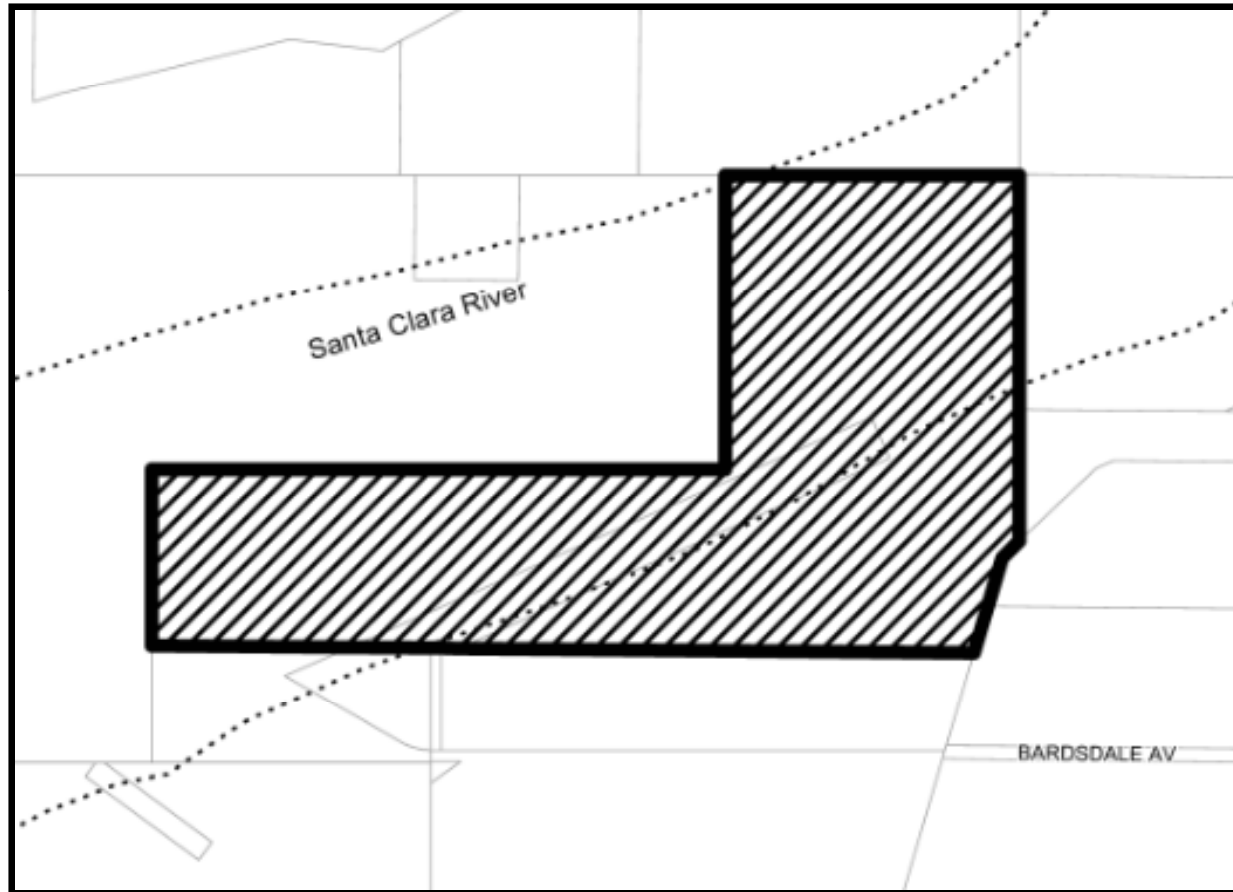


Request: Expand Existing AGP 3-10



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

Request: Establish New FSZA 3-10:1

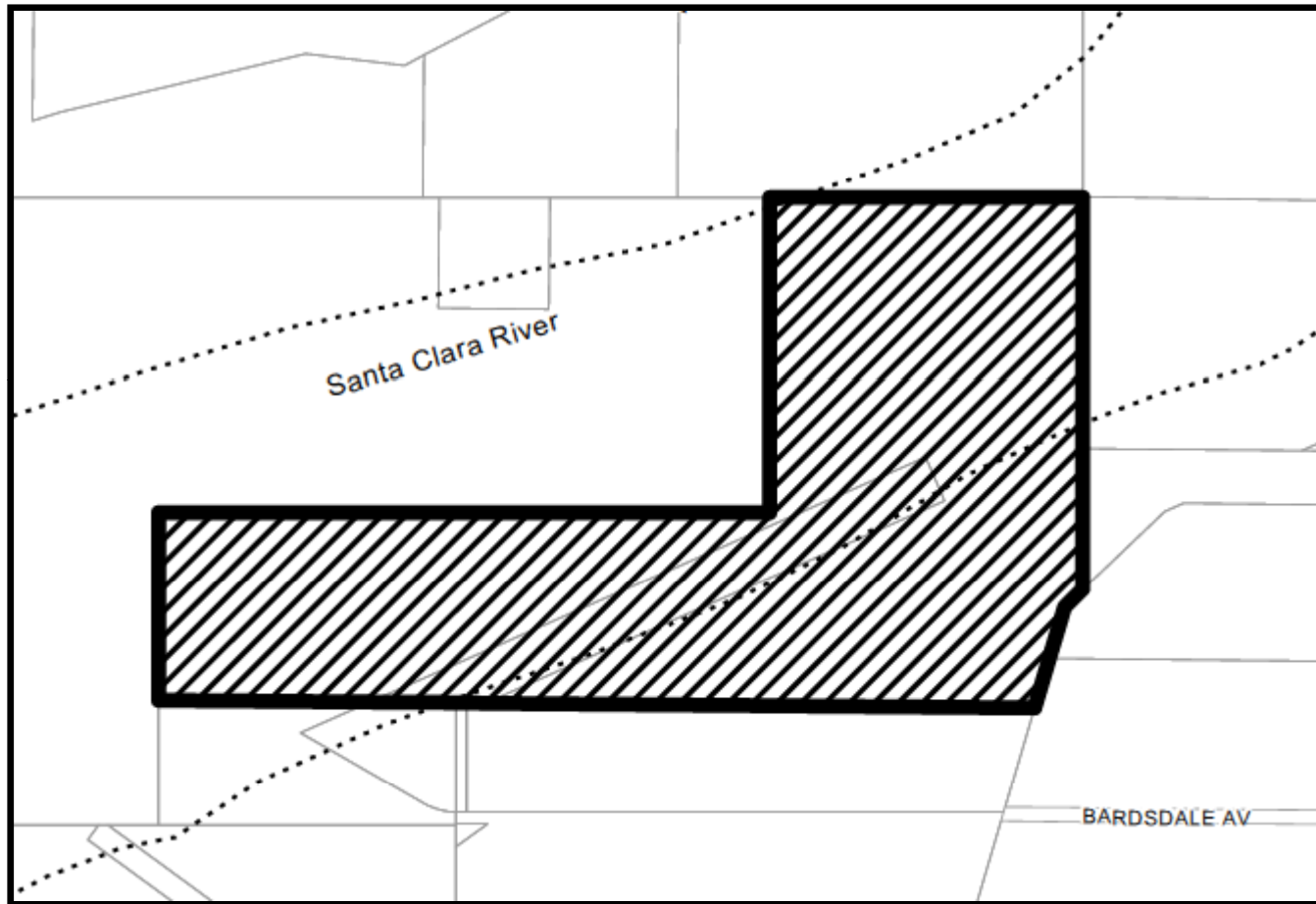


Boundary of Proposed FSZA / LCA 3-10:1.1



Proposed Farmland Security Zone Area (FSZA) 3-10:1.1

Requirement: Designate a WHA



Boundary of Proposed FSZA / LCA 3-10:1.1

Proposed Wildlife Habitat Area

Request: Approval of New Contracts

Approval of Agricultural LCA Contract No. 47-3.8

Approval of Agricultural LCA Contract No. 47-6.3

Expansion of Agricultural Preserve No. 3-10

Establishment of FSZA No. 3-10:1

Designation of a Wildlife Habitat Area

**Approval of Open Space/Wildlife Habitat
Contract No. 3-10:1.1**

Environmental Document & Public Comment

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

Findings

Proposed **Agricultural** contracts meet eligibility requirements, including:

- Agricultural Exclusive zoning
- Minimum parcel size
- Minimum agricultural utilization and income

Proposed **Open Space/Wildlife Habitat** contracts meet eligibility requirements, including:

- Recommendation from Department of Fish and Game
- Presence and/or potential restoration capability to contain significant biological resources

Recommended Actions

1. **MAKE** no revisions to existing LCA contracts pursuant to Assembly Bill (AB) 1265;
2. **DIRECT** the Planning Division to accept and process new LCA contracts during calendar year 2013; and,
3. **DIRECT** the Planning Division to continue to provide an annual status report on the LCA Program as part of the annual public hearing for any proposed LCA contracts.

Recommended Actions

4. **CERTIFY** that your Board reviewed and considered this Board letter and all exhibits thereto, and has considered all comments received on this matter;
5. **FIND** that entering into LCA contract 47-3.8 (Exhibit 20) and LCA contract 47-6.3 (Exhibit 21) are categorically exempt from California Environmental Quality Act (CEQA) environmental review (Title 14, California Code of Regulations, Chapter 3, § 15317);
6. **MAKE** all of the proposed findings for LCA contract 47-3.8 (Exhibit 20) and LCA contract 47-6.3 (Exhibit 21), which are set forth in this Board letter;
7. **APPROVE** and **EXECUTE** LCA contract 47-3.8 (Exhibit 20) and LCA contract 47-6.3 (Exhibit 21);

Recommended Actions, continued

8. **DIRECT** the County Clerk/Recorder to record LCA contract 47-3.8 (Exhibit 20) and LCA contract 47-6.3 (Exhibit 21), after the owner of the subject properties and the Chair of the Board have executed the contracts;
9. **FIND** that the expansion of existing AGP 3-10 as depicted in Exhibit 2, the establishment of proposed FSZA 3-10:1 as depicted in Exhibit 3, and entering into FSZA/LCA contract 3-10:1.1 (Exhibit 22) are categorically exempt from CEQA environmental review (Title 14, California Code of Regulations, Chapter 3, § 15317);
10. **MAKE** all of the proposed findings for FSZA/LCA contract 3-10:1.1 (Exhibit 22), which are set forth in Sections D, E, and F of the Planning Commission staff report (Exhibit 1);
11. **EXPAND** existing AGP 3-10 (Exhibit 2) to accommodate proposed FSZA/LCA contract 3-10:1.1 (Exhibit 22), as discussed in Section D of the Planning Commission staff report (Exhibit 1);

Recommended Actions, continued

12. DESIGNATE a Wildlife Habitat Area (Exhibit 6) for proposed FSZA/LCA contract 3-10:1.1 (Exhibit 22), as discussed in Section E of the Planning Commission staff report (Exhibit 1);

13. ESTABLISH proposed FSZA 3-10:1 (Exhibit 3) to accommodate proposed FSZA/LCA contract 3-10:1.1 (Exhibit 22), as discussed in Section F of the Planning Commission staff report (Exhibit 1);

14. APPROVE and **EXECUTE** proposed FSZA/LCA contract 3-10:1.1 (Exhibit 22), as described in Section A.8 of the Planning Commission staff report (Exhibit 1);

15. DIRECT the County Clerk/Recorder to record proposed FSZA/LCA contract 3-10:1.1 (Exhibit 22), after the owner of the subject property and the Chair of the Board have executed the contract; and,

16. SPECIFY that the Clerk of the Board 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.