

**December 13, 2022**

**Board of Supervisors Hearing**

**Consideration of Denial of FSZA/LCA  
Contract Application No. 53-2:16.1**

**Item No. 55**



**Resource Management Agency, Planning  
Division  
Justin Bertoline, Case Planner**



# Project Location

# Site Location



County of Ventura  
Planning Division  
Aerial Map

**General Plan:** Open Space  
**Zoning Designation:** AE-40 ac  
(Agricultural Exclusive, 40 acre  
minimum parcel size)

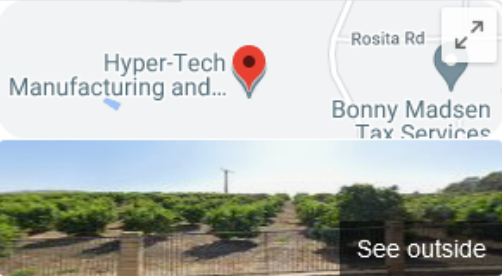



# Potential Land Use Incompatibility





# Potential Land Use Incompatibility



Hyper-Tech Manufacturing and...

Rosita Rd

Bonny Madsen Tax Services

See photos

See outside

## Hyper-Tech Manufacturing and Design

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Machine shop in Santa Rosa Valley, California

**Address:** 2345 Yucca Dr, Santa Rosa Valley, CA 93012

**Hours:** Open · Closes 5PM ▾

**Phone:** (805) 988-2000

A user suggested this phone

(805) 241-4000

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# Potential Land Use Incompatibility





# Potential Land Use Incompatibility





# Required Findings – LCA Guidelines



## 4. Land Uses

Two types of uses are permitted on contracted property:

- a. **Agricultural uses**, as defined in Government Code Section 51201(b). These uses include the **production of plants and floricultural crops** in nurseries, whether in open fields or in greenhouses. However, uses which produce animal products for commercial purposes, but which generally are not dependent on the soils, topography, water or climate at the site, do not qualify land for LCA or FSZA/LCA Contracts (e.g., worm, algae, fur and fish farms, and feed lots). These uses may be located on land within a Contract, but outside of the area used to meet the agricultural utilization (production) requirements in Table 1.
- b. In accordance with Government Code Sections 51231, 51238, and 51238.1, **“compatible uses” are those which are permitted, or conditionally permitted by the Ventura County Coastal or Non-Coastal Zoning Ordinance in the AE-40 ac or CA zones, respectively.**



# Recommended Actions



1. **DENY** the application for FSZA/LCA Contract No. 53-2:16.1 based on the information and materials presented with this Board letter (Exhibit 1).
2. **APPROVE** the amended version of Resolution Creating and Designating Farmland Security Zone Area for FSZA/LCA Contract No. 51-5:57.1 (Exhibit 2).
3. **FIND** that the proposed actions are exempt from California Environmental Quality Act (CEQA) review.