

December 8, 2020

Board of Supervisors  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

**SUBJECT:** Report Back Regarding the Acceptance and Processing of New Land Conservation Act (LCA) and Farmland Security Zone Area (FSZA) Contracts in 2020 and 2021; Public Hearing Regarding Adoption of Resolutions Expanding Existing Agricultural Preserve (AGP) No. 12-5, 3-9, 51-21 and 50-2 and Creation of New AGP No. 12-16; Public Hearing Regarding Approval of Ten New Agricultural LCA (10-year) Contracts, Approval of Four New Agricultural FSZA/LCA (20-year) Contracts, the Rescission of Three Existing Agricultural LCA (10-year) Contract and Entry into Three Replacement Agricultural LCA (10-year) Contracts; Determine that All Actions are Exempt from the California Environmental Quality Act; All Supervisorial Districts.

**RECOMMENDED ACTIONS:**

1. **MAKE** no revisions to existing Land Conservation Act (LCA) contracts pursuant to Government Code sections 16142 et seq. and 51244 et seq. (Assembly Bill (AB) 1265 and Senate Bill (SB) 1353);
2. **DIRECT** the Planning Division to accept and process new LCA contract applications during calendar year 2021, and to take no action to implement the local option program authorized under AB 1265;
3. **DIRECT** the Planning Division to continue to provide an annual status report on the County's LCA Program as part of the annual Board item seeking approval of proposed LCA contracts;
4. **FIND** that the proposed expansion of existing Agricultural Preserve (AGP) No. 12-5, 3-9 and 50-2 and establishment of new AGP 12-16 each complies with the LCA, the Ventura County General Plan and the Ventura County LCA Guidelines; **APPROVE** said AGP expansion and establishment by adopting the Resolutions attached as Exhibits 25, 26, 28 and 31; and **DIRECT** Planning Division staff to record the executed Resolutions with the Ventura County Clerk-Recorder;
5. **FIND** that the proposed expansion of AGP 51-21 complies with the LCA, the Ventura County General Plan and the Ventura County LCA Guidelines contingent upon approval of a zone change of the subject property from Open Space-160



acre minimum parcel size (OS-160 ac) to Agricultural Exclusive-40 acre minimum parcel size (AE-40 ac); **APPROVE** said AGP expansion contingent upon approval of said zone change by adopting the Resolution attached as Exhibit 27; and **DIRECT** Planning Division staff to record the executed Resolution with the Ventura County Clerk-Recorder contingent upon approval of said zone change;

6. **FIND** that the proposed creation and designation of new Farmland Security Zone Areas (FSZA) covering the land subject to proposed FSZA/LCA Contract Nos. 53-4:16.2 (Exhibit 13), 3-3:11.2 (Exhibit 15), 47-4:3.1 (Exhibit 17) and 47-8:19.1 (Exhibit 20) each complies with the LCA, the Ventura County General Plan and the Ventura County LCA Guidelines; **APPROVE** the creation and designation of said FSZAs by adopting the Resolution attached as Exhibit 29; and **DIRECT** Planning Division staff to record the executed Resolution with the Ventura County Clerk-Recorder;
7. **FIND** that entering into LCA Contract No. 51-5.50 (Exhibit 4), LCA Contract No. 51-5.51 (Exhibit 5), LCA Contract No. 47-4.2 (Exhibit 6), LCA Contract No. 52-1.5 (Exhibit 7), LCA Contract No. 76-5.19 (Exhibit 8), LCA Contract No. 12-16.1 (Exhibit 9), LCA Contract No. 12-5.10 (Exhibit 10), LCA Contract No. 3-9.12 (Exhibit 11), LCA Contract No. 29-2.1 (Exhibit 12), FSZA/LCA Contract No. 53-4:16.2 (Exhibit 13), LCA Contract No. 51-21.4 (Exhibit 14), FSZA/LCA Contract No. 3-3:11.2 (Exhibit 15), LCA Contract No. 3-18.23 (Exhibit 16), FSZA/LCA Contract No. 47-4:3.1 (Exhibit 17), LCA Contract No. 56-18.2 (Exhibit 18), LCA Contract No. 50-2.1 (Exhibit 19) and FSZA/LCA Contract No. 47-8:19.1 (Exhibit 20), the expansion of AGP No. 12-5 (Exhibit 25), AGP No. 3-9 (Exhibit 26), AGP 51-21 (Exhibit 27), and AGP 50-2 (Exhibit 28), and the establishment of new AGP No. 12-16 (Exhibit 31) are categorically exempt from California Environmental Quality Act (CEQA) environmental review pursuant to CEQA Guidelines sections 15061(b)(3), 15308, and 15317;
8. **MAKE** all of the proposed findings for the approval of LCA Contract No. 51-5.50 (Exhibit 4), LCA Contract No. 51-5.51 (Exhibit 5), LCA Contract No. 47-4.2 (Exhibit 6), LCA Contract No. 52-1.5 (Exhibit 7), LCA Contract No. 76-5.19 (Exhibit 8), LCA Contract No. 12-16.1 (Exhibit 9), LCA Contract No. 12-5.10 (Exhibit 10), LCA Contract No. 3-9.12 (Exhibit 11), LCA Contract No. 29-2.1 (Exhibit 12), FSZA/LCA Contract No. 53-4:16.2 (Exhibit 13), LCA Contract No. 51-21.4 (Exhibit 14), FSZA/LCA Contract No. 3-3:11.2 (Exhibit 15), LCA Contract No. 3-18.23 (Exhibit 16), FSZA/LCA Contract No. 47-4:3.1 (Exhibit 17), LCA Contract No. 56-18.2 (Exhibit 18), LCA Contract No. 50-2.1 (Exhibit 19) and FSZA/LCA Contract No. 47-8:19.1 (Exhibit 20), the rescission of LCA Contract No. 51-5.11 and entry into LCA Contract No. 51-5.50 (Exhibit 4), the rescission of LCA Contract No. 51-5.12 and entry into LCA Contract No. 51-5.51 (Exhibit 5) and the rescission of LCA Contract No. 76-5.17 and entry into LCA Contract No. 76-5.19 (Exhibit 8), which are set forth in Section IV of this Board letter below;

9. **APPROVE** as to form the rescission of LCA Contract No. 51-5.11 and entry into LCA Contract No. 51-5.50 (Exhibit 4), the rescission of LCA Contract No. 51-5.12 and entry into LCA Contract No. 51-5.51 (Exhibit 5), and the rescission of LCA Contract No. 76-5.17 and entry into LCA Contract No. 76-5.19 (Exhibit 8), and **AUTHORIZE** the Planning Director or designee to execute such instruments and contracts on behalf of the County;
10. **APPROVE** as to form LCA Contract No. 47-4.2 (Exhibit 6), LCA Contract No. 52-1.5 (Exhibit 7), LCA Contract No. 12-16.1 (Exhibit 9), LCA Contract No. 12-5.10 (Exhibit 10), LCA Contract No. 3-9.12 (Exhibit 11), LCA Contract No. 29-2.1 (Exhibit 12), FSZA/LCA Contract No. 53-4:16.2 (Exhibit 13), FSZA/LCA Contract No. 3-3:11.2 (Exhibit 15), LCA Contract No. 3-18.23 (Exhibit 16), FSZA/LCA Contract No. 47-4:3.1 (Exhibit 17), LCA Contract No. 56-18.2 (Exhibit 18), LCA Contract No. 50-2.1 (Exhibit 19) and FSZA/LCA Contract No. 47-8:19.1 (Exhibit 20), and **AUTHORIZE** the Planning Director or designee to execute such instruments and contracts on behalf of the County;
11. **APPROVE** as to form LCA Contract No. 51-21.4 (Exhibit 14) and **AUTHORIZE** the Planning Director or designee to execute such contract on behalf of the County contingent upon approval of a zone change of the subject property from OS-160 ac to AE-40 ac;
12. **DIRECT** staff to record with the Ventura County Clerk-Recorder the following contracts after they have been finalized and fully executed: (a) the rescission of LCA Contract No. 51-5.11 and entry into LCA Contract No. 51-5.50 (Exhibit 4), (b) the rescission of LCA Contract No. 51-5.12 and entry into LCA Contract No. 51-5.51 (Exhibit 5), and (c) the rescission of LCA Contract No. 76-5.17 and entry into LCA Contract No. 76-5.19 (Exhibit 8) and;
13. **DIRECT** staff to record with the Ventura County Clerk-Recorder the following contracts after they have been finalized and fully executed: (a) LCA Contract No. 47-4.2 (Exhibit 6), (b) LCA Contract No. 52-1.5 (Exhibit 7), (c) LCA Contract No. 12-16.1 (Exhibit 9), (d) LCA Contract No. 12-5.10 (Exhibit 10), (e) LCA Contract No. 3-9.12 (Exhibit 11), (f) LCA Contract No. 29-2.1 (Exhibit 12), (g) FSZA/LCA Contract No. 53-4:16.2 (Exhibit 13), (h) LCA Contract No. 51-21.4 (Exhibit 14), (i) FSZA/LCA Contract No. 3-3:11.2 (Exhibit 15), (j) LCA Contract No. 3-18.23 (Exhibit 16), (k) FSZA/LCA Contract No. 47-4:3.1 (Exhibit 17), (l) LCA Contract No. 56-18.2 (Exhibit 18), (m) LCA Contract No. 50-2.1 (Exhibit 19) and (n) FSZA/LCA Contract No. 47-8:19.1 (Exhibit 20); and
14. **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 these decisions are based.

## **FISCAL/MANDATES IMPACT:**

### Mandated:

In return for an agreement to restrict and limit the use of specified property to agriculture, open space, or compatible land uses for the duration of the LCA or FSZA/LCA contracts, the LCA-contracted land is assessed under a different methodology that typically results in a lower annual property tax obligation by contract-holding landowners. The Open Space Subvention Act (1971) provides for partial reimbursement by the State to jurisdictions participating in the LCA program for the reduced property tax revenue resulting from a jurisdiction's participation in the program. However, the State has not provided any meaningful reimbursement since 2010. Therefore, approval of the contracts as recommended will result in a net loss of property tax revenue to the County general fund of approximately \$27,923 per year.

### Authority:

The authority for these actions comes from the California Land Conservation Act of 1965 as amended, and the Board-approved Ventura County LCA Guidelines.

### Source of Revenue:

The County's LCA Program affects the general fund, as well as funding to other tax rate area beneficiaries. There is a reduction in property tax revenues based on the property being limited to agriculture, open space, or compatible land uses for the duration of LCA and FSZA/LCA contracts.

Factors that affect the assessed value of property under an LCA contract include tax rate area factor, acreage, date when the property was acquired, the commodities grown on the property, agricultural improvements such as irrigation lines and wind machines, and land use, such as open space for the preservation of wetlands. There are approximately 1,097 LCA contracts (including non-renewed contracts) in the County's LCA Program. For the closed 2019 Tax Roll, the County Assessor's Office estimated the assessed value differential as a result of the LCA program to be approximately \$660 million. Since taxes are an estimated one percent (1%) of assessed value for property, the approximate net reduction of property tax under these contracts is \$6.6 million, with roughly 20% of that reduction, \$1.3 million, affecting the County General Fund.

The Assessor's Office also prepares the annual LCA Open Space Subvention Act Application that is used to determine eligibility for State subvention payments. If the State were to make payments for Fiscal Year 2020, the State's payment to Ventura County would be \$356,266.96 (Exhibit 24). In the 2009-2010 fiscal year, the State made no subvention payment as the funding was reduced to \$1,000 for the entire State, effectively eliminating the payment. Since the 2009-2010 fiscal year, the State has not provided a subvention payment to Ventura County. There will be no subvention funding payment

because the Open Space Subvention Act funds have not been included in the fiscal year 2020 State Budget.

Impact on Other Agencies:

The Planning Division spent approximately \$44,740 from January 1, 2020 to October 18, 2020 for general administration of the LCA Program. The Assessor's Office estimates its annual costs for its role in administering the contracts to be approximately \$465,000<sup>1</sup>. The Agricultural Commissioner's Office staff also expends a small amount of time assisting the Agriculture Policy Advisory Committee (APAC) in the review of agricultural contract applications.

**DISCUSSION:**

LCA Program Administration:

The goal of the Ventura County LCA Program is to preserve agricultural and open space (wildlife habitat) lands, as described in the County's current LCA Guidelines.

The LCA (also known as the Williamson Act) was adopted by the State Legislature in 1965 and has been implemented in Ventura County since 1969. Under LCA contracts, property owners agree to keep their land in agricultural production, grazing, or open space (wildlife habitat) for a period of 10 or 20 years in exchange for a statutory percentage reduction in the taxable value of the property.

LCA contracts apply only to the land and, for taxation purposes, trees are considered land. All improvements and land not included in the LCA contract, including home sites, will be assessed at their current factored base year value. For contracts with a term of 10 years, the base year land value is discounted by approximately 10% for non-prime property, by 30% for prime property within a three-mile radius of a city with a population over 25,000, or by 25% for all other prime properties. For contracts with a term of 20 years, the base year land value is discounted by approximately 35% for prime properties. A general map depicting land currently under LCA contract in unincorporated Ventura County is shown in Exhibit 1.

The Agriculture Policy Advisory Committee (APAC) makes recommendations to your Board on all proposed agricultural contracts and non-renewals of portions of agricultural contracts.

The Planning Commission reviews and provides recommendations to your Board regarding proposed Open Space/Wildlife Habitat LCA and Open Space/Wildlife Habitat FSZ/LCA contracts.

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<sup>1</sup> Based on 2019 salary and benefits, as 2020 calendar year is still in progress.

In January 2010, following the loss in subvention funding from the State, your Board directed staff to return each year with a report and analysis of the LCA Program for your Board's consideration.

In 2010, Government Code Sections 16142, 16142.1, 51244, 16148, and 51244.3, as well as Health and Safety Code Sections 33333.14 and 33691.5 (SB 863), established a new, voluntary local-option program to temporarily reduce the length of LCA contracts to a 9-year or 18-year term. Your Board considered the local option program in 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018 and 2019, and because of the potential long-term financial impact on the local agriculture industry, the short-term costs to the County associated with contract revisions, and the uncertainty associated with the sunset date, your Board elected to not pursue it for the County. Staff recommends again this year that your Board take no action to implement the local option program.

Agricultural Preserve Questionnaire Non-Filer and County Initiated Non-Renewal Report:

The owners of land under an LCA contract are required to submit an annual Agricultural Preserve Questionnaire, which requests current data on income, rentals, expenses and production, and property uses and characteristics for the particular type of operation on an LCA-contracted property. Failure to submit these questionnaires has historically resulted in additional time that the Assessor's Office expended to calculate each non-filer LCA assessment. As a result, the County incurred an additional cost of \$30,000 to \$40,000 in FY2019-2020. Due to the expense to the County, your Board directed staff on December 10, 2019 to initiate the nonrenewal process for contracts that failed to submit their required Agricultural Preserve Questionnaire.

The Agricultural Preserve Questionnaires are due every year and were most recently due on March 2, 2020. The Assessor's Office mailed notices to contract holders in mid-December 2019, in February 2020 and again in March 2020. Of the 1,097 active LCA contracts, 171 contract holders remained in non-filer status for the close of the 2020-21 assessment roll, which is approximately 16% of all LCA contracts. On October 23, 2020 the County mailed out Notices of Nonrenewal to 125 contract holders that failed to file a completed Agricultural Preserve Questionnaire to the Assessor's Office by June 19, 2020. Of the 171 contract holders who failed to file, 46 of those contracts involved multiple property owners under the same contract where at least one property owner had submitted an Agricultural Preserve Questionnaire as to a portion of the land under contract. Since the entire contract area was not in non-filer status, the Assessor's Office did not file Notices of Nonrenewal for those contract holders at this time. The nonrenewal of the 125 contracts will ultimately result in a reduction of 12,173.625 acres from the County's LCA Program when the contracts expire. During the nonrenewal period, the land continues to be subject to all requirements of the contract, the LCA and the LCA Guidelines.

2020 Contract Proposals:

**I. Introduction**

The 18 LCA projects before your Board for consideration include: (1) four new FSZA/LCA (20-year) contracts including the related creation and designation of four new FSZAs; (2) 10 new LCA (10-year) contracts including the creation of a new Agricultural Preserve and expansion of four existing Agricultural Preserves; and (3) the rescission of three existing LCA contracts and entry into three replacement LCA contracts.

**II. Decision-Making Authority**

Pursuant to Ventura County LCA Guidelines § VII.B.2(d), your Board “shall hold a public hearing and make a final decision to approve, partially approve, or deny each individual Contract, associated AGP or FSZA boundary changes and, if applicable, the designation of a wildlife habitat area.”

**III. Proposed Contracts**

The proposed contracts are described in Sections III.A and III.H below. A map showing the locations of the properties that are the subject of the proposed contracts is included as Exhibit 2, and the proposed contracts are attached as Exhibits 4 through 20.

A. PL19-0060 (Grether Farms) – LCA Contract Nos. 51-5.50 and 51-5.51

1. Project Description: The Applicant proposes the rescission of two existing 10-year LCA contracts (Contract Nos. 51-5.11 and 51-5.12) and entry into two new 10-year LCA contracts (Contract Nos. 51-5.50 and 51-5.51) (Exhibit 4 and Exhibit 5), within existing AGP 51-5, on an area totaling approximately 47.1 acres and 51 acres respectively. Approximately 44 acres (93%) of the property that will be subject to Contract No. 51-5.50 are currently in crop production and 46 acres (90%) of the property that will be subject to Contract No. 51-5.51 are currently in crop production. The boundaries of the LCA contracts will coincide with the reconfigured parcels as identified on the Lot Line Adjustment (LLA/PMW Case No. PL19-0060, Document Number 20201002-00161076-0, as recorded on October 2, 2020). Aerial photographs of the site are included in Exhibit 4 and Exhibit 5.
2. Applicant/Property Owner: John Grether
3. Project Site Location and Parcel Number: The approximately 98.1-acre project site is located at 4049 Walnut Avenue, Somis CA. The Tax Assessor’s parcel numbers

for the parcels that constitute the project site are 109-0-042-080 and 109-0-042-090.

4. Project Site Land Use and Zoning Designations:
  - a. Countywide General Plan Land Use Map Designations: Agricultural
  - b. Zoning Designation: AE-40 ac
  - c. Land Use: Citrus orchard

5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	51-5.11	51-5.1	51-5.6	51-5.51	51-5.56
<b>Land Use</b>	Citrus	Oranges and Lemons	Row Crops	Citrus	Lemons
<b>Zoning</b>	AE-40 ac	AE-40 ac	AE-40 ac	AE-40 ac	AE-40 ac
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	51-5.12	51-5.50	51-5.6	51-5.38B	51-5.56
<b>Land Use</b>	Citrus	Citrus	Row Crops	Row Crops	Lemons
<b>Zoning</b>	AE-40 ac				
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural

B. PL20-0064 (Ganaden II LLC) – LCA Contract No. 47-4.2

1. Project Description: The Applicant proposes a new 10-year LCA contract (Contract No. 47-4.2) on one parcel totaling approximately 26.6 acres. Approximately 26.16 acres (98%) of the property are in crop production. The boundaries of the contract will coincide with the configuration of the legal lot (Book 1085, Page 181 of the Official Records, recorded January 25, 1952). An aerial photograph of the site is included in Exhibit 6.
2. Applicant/Property Owner: Ganaden II LLC

3. Project Site Location and Parcel Number: The subject property is located east of Rice Road and South of Wooley Road in the Oxnard Area of the unincorporated area of Ventura County. No assigned address has been given to the project site. The Tax Assessor's parcel number for the parcel that constitutes the project site is 218-0-011-085.
  
4. Project Site Land Use and Zoning Designations:
  - a. Countywide General Plan Land Use Map Designations: Agricultural
  - b. Zoning Designation: AE-40 ac
  - c. Land Use: Row Crops
  
5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	N/A	N/A	N/A	N/A
<b>Land Use</b>	Strawberries	Row Crops	Row Crops	Row Crops	Row Crops
<b>Zoning</b>	AE-40 ac				
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural

C. PL20-0066 (Triple J & G Ranch) – LCA Contract No. 52-1.5

1. Project Description: The Applicant proposes a new 10-year LCA contract (Contract No. 52-1.5) on two parcels totaling approximately 131.70 acres. Approximately 127.75 acres (97%) of the property are in crop production. The boundaries of the contract will coincide with the configuration of the legal lots (Lots 42, 43 and 53 Book 3, Page 26 of Recorded Map March 11, 2002). An aerial photograph of the site is included in Exhibit 7.
  
2. Applicant/Property Owner: Triple J & G Ranch.
  
3. Project Site Location and Parcel Number: The approximately 131.70-acre subject property is located at Central Avenue and Beardsley Road, Camarillo, CA. No assigned address has been given to the project site. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 152-0-120-065 and 152-0-170-115.
  
4. Project Site Land Use and Zoning Designations:

- a. Countywide General Plan Land Use Map Designations: Agricultural
  - b. Zoning Designation: AE-40 ac
  - c. Land Use: Row Crops
5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	75-1.4	N/A	NA	52-1.4
<b>Land Use</b>	Row Crops	Row Crops	Row Crops	Residential	Row Crops
<b>Zoning</b>	AE-40 ac	AE-40 ac	AE-40 ac	Camarillo	AE-40 ac
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Camarillo	Agricultural

D. PL20-0067 (Leavens Ranches) – LCA Contract No. 76-5.19

1. Project Description: The Applicant proposes the rescission of one existing 10-year LCA contract (Contract No. 76-5.17) and entry into a new 10-year LCA contract (Contract No. 76-5.19) (Exhibit 8), within existing AGP 76-5, on an area totaling approximately 113 acres. Approximately 94 acres (83%) of the property that will be subject to Contract No. 76-5.19 are currently in crop production. The boundaries of the contract will coincide with the configuration of the legal lots (Lots 60 and 61, Epworth Tract, Book 3 Page 36). An aerial photograph of the site is included in Exhibit 8.
2. Applicant/Property Owner: Leavens Ranches
3. Project Site Location and Parcel Number: The approximately 113-acre subject property is located Northside of Broadway Road, between Fruitvale and Happy Camp Road, Moorpark, CA. The Tax Assessor’s parcel numbers for the parcels that constitute the project site are 502-0-030-040, 502-0-031-095, 502-0-031-105, 502-0-040-025, 502-0-040-075, -085, -095, -105, 502-0-050-075.
4. Project Site Land Use and Zoning Designations:
  - a. Countywide General Plan Land Use Map Designations: Agricultural
  - b. Zoning Designation: AE-40 ac
  - c. Land Use: Avocado and Citrus
5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	76-5.17	76-6.5	N/A	N/A	N/A
<b>Land Use</b>	Avocado and Citrus	Residential and Orchards	Residential and Orchards	Orchards	Orchards
<b>Zoning</b>	AE-40 ac	AE-40 ac	OS-160 ac	AE-40 ac	AE-40 ac
<b>Land Use Designation</b>	Agricultural	Agricultural	Open Space	Agricultural	Agricultural

**E. PL20-0070 (Simple Avo – Paradise Ranch) – LCA Contract No.12-16.1**

1. Project Description: The Applicant proposes a new 10-year LCA contract (Contract No.12-16.1) on four legal lots totaling approximately 362.96 acres. Approximately 243.00 acres (67%) of the property are in crop production. The boundaries of the LCA contract will coincide with the configuration of the legal lots (Certificate of Compliance Nos. CC12-02-800 (APN 008-0-140-105), CC12-02-798, -799 and -800 (APN 008-0-150-025) and CC12-02-803 (APN 008-0-180-735) approved by the Ventura County Surveyor on April 11, 2012; Page 4 of Parcel Map No. 3313, recorded on April 30, 1980 (APN 008-0-180-725).) An aerial photograph of the site is included in Exhibit 9.
2. Applicant/Property Owner: Simple Avo
3. Project Site Location and Parcel Number: The approximately 362.96-acre project site is located at 5333 Casitas Pass Road in the Carpinteria area of Ventura County, CA. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 008-0-140-105, 008-0-150-025, 008-0-180-735 and 008-0-180-725.
4. Project Site Land Use and Zoning Designations:
  - d. Countywide General Plan Land Use Map Designations: Open Space
  - e. Zoning Designation: AE-160 ac and AE-40 ac, effective December 17, 2020
  - f. Land Use: Avocado
5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	N/A	N/A	N/A	12-5.8

<b>Land Use</b>	Avocado	Open Space and Avocado	Open Space and Avocado	Open Space and Avocado	Avocado
<b>Zoning</b>	AE-40 ac and AE-160 ac	OS-160 ac	OS-40 ac	OS-160 ac	AE-40 ac
<b>Land Use Designation</b>	Open Space	Open Space	Open Space	Open Space	Open Space

**F. PL20-0071 (Simple Avo – Casitas Pass) – LCA Contract No. 12-5.10**

1. **Project Description:** The Applicant proposes a new 10-year LCA contract (Contract No.12-5.10) on three legal lots totaling approximately 42.33 acres. Approximately 26.00 acres (61%) of the property are in crop production. The boundaries of the LCA contract will coincide with the configuration of the legal lots (deeds recorded July 9, 2015 and shown on Parcel Map filed in Book 25, Pages 70 through 74, inclusive of Parcel Maps, in the Office of the County Recorder). An aerial photograph of the site is included in Exhibit 10.
2. **Applicant/Property Owner:** Simple Avo
3. **Project Site Location and Parcel Number:** The approximately 42.33-acre project site is located at 6170 Casitas Pass Road in the Carpinteria area of Ventura County, CA. The Tax Assessor’s parcel numbers for the parcels that constitute the project site are 008-0-200-015, 008-0-200-055 and 008-0-200-095.
4. **Project Site Land Use and Zoning Designations:**
  - a. Countywide General Plan Land Use Map Designations: Open Space
  - b. Zoning Designation: AE-40 ac, effective December 17, 2020
  - c. Land Use: Avocados
5. **Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:**

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	12-5.3	12-5.1	N/A	12-4.17
<b>Land Use</b>	Avocado	Avocado	Avocado	Avocado	Avocado
<b>Zoning</b>	AE-40 ac	AE-40 ac	AE-40 ac	OS-40 ac	AE-40 ac
<b>Land Use Designation</b>	Open Space				

**G. PL20-0072 (Ronald LLC) – LCA Contract No. 3-9.12**

1. **Project Description:** The Applicant proposes a new 10-year LCA contract (Contract No. 3-9.12) on six lots totaling approximately 785.74 acres. Approximately 475 acres (60%) of the property are in crop production. The boundaries of the LCA contracts will coincide with the configuration of the legal lots (Parcel Map Waiver No. 1228, Recorded March 23, 2004). An aerial photograph of the site is included in Exhibit 11.
2. **Applicant/Property Owner:** Ronald LLC
3. **Project Site Location and Parcel Number:** The approximately 785.74-acre project site is located at 1760 East Telegraph Road, Fillmore CA, CA. The Tax Assessor's Parcel Numbers for the parcels that constitute the project site are 055-0-150-295, -305, -315, 055-0-100-045, 055-0-150-145 and -285.
4. **Project Site Land Use and Zoning Designations:**
  - a. Countywide General Plan Land Use Map Designations: Agricultural and Open Space
  - b. Zoning Designation: AE-40 ac
  - c. Land Use: Lemon and Avocado
5. **Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:**

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	NA	3-8.8	3-9.8	N/A
<b>Land Use</b>	Avocado and Lemon	Vacant Land	Avocado and Lemon	Avocado and Row Crop	Avocado, Lemon and Vacant Land
<b>Zoning</b>	AE-40 ac	OS-160 ac	AE-40 ac	AE-40 ac	OS-160 ac
<b>Land Use Designation</b>	Agricultural and Open Space	Open Space	Agricultural	Agricultural	Open Space

**H. PL20-0073 (Triple J & G Ranch) – LCA Contract No. 29-2.1**

1. **Project Description:** The Applicant proposes a new 10-year LCA contract (Contract No. 29-2.1) on two legal lots totaling approximately 72.66 acres. Approximately 70.48 acres (97%) of the property are in crop production. The boundaries of the LCA contracts will coincide with the configuration of the legal lots (Lots 4 and 5,

Book 3, Page 44 of the Recorded Map Rancho El Rio De Santa Clara O’La Colonia). An aerial photograph of the site is included in Exhibit 12.

2. Applicant/Property Owner: Triple J & G Ranch
3. Project Site Location and Parcel Number: The approximately 72.66-acre project site is located at the intersection of Victoria Avenue and Gonzalez Road, Oxnard, CA. No assigned address has been given to the project site. The Tax Assessor’s Parcel Numbers for the parcels that constitute the project site are 183-0-030-125 and -145.
4. Project Site Land Use and Zoning Designations:
  - a. Countywide General Plan Land Use Map Designations: Agricultural
  - b. Zoning Designation: AE-40 ac
  - c. Land Use: Row Crops
5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	N/A	N/A	N/A	N/A
<b>Land Use</b>	Row Crops	Row Crops	Row Crops	Green Houses	Row Crops
<b>Zoning</b>	AE-40 ac				
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural

1. PL20-0074 (Ashish Shah) – FSZA/LCA Contract No. 53-4:16.2

1. Project Description: The Applicant proposes a new 20-year FSZA/LCA contract (Contract No. 53-4:16) on one legal lot totaling approximately 20.68 acres. Approximately 16.75 acres (81%) of the property are in crop production. The boundaries of the LCA contracts will coincide with the configuration of the legal lot (Parcel 1, Book 3, Page 22 of the Recorded Map of Rancho Las Posas). An aerial photograph of the site is included in Exhibit 13.
2. Applicant/Property Owner: Ashish Shah
3. Project Site Location and Parcel Number: The approximately 20.68-acre project site is located at 4287 Ventavo Road, Moorpark CA. The Tax Assessor’s Parcel Number for the parcel that constitutes the project site is 163-0-200-010.
4. Project Site Land Use and Zoning Designations:

- a. Countywide General Plan Land Use Map Designations: Agricultural
- b. Zoning Designation: AE-40 ac
- c. Land Use: Avocado

5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	N/A	N/A	53-4.12	N/A
<b>Land Use</b>	Avocado	Residential	Avocado	Avocado	Avocado
<b>Zoning</b>	AE-40 ac	OS-40 ac	AE-40 ac	AE-40 ac	AE-40 ac
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural

J. PL20-0075 (Noble Ranch) – LCA Contract No. 51-21.4

1. Project Description: The Applicant proposes a new 10-year LCA contract (Contract No. 51-21.4) on one legal lot totaling approximately 160 acres. Approximately 88 acres (53%) of the property are in crop production. Contract No. 51-21.4 is located on an area zoned AE-40 ac and OS-160 ac. The applicant has filed for a zone change to change the current zoning of OS-160 ac to AE-40 ac for the purpose of entering into an LCA Contract. The execution and recordation of the LCA Contract is contingent upon the approval and recordation of the zone change (Case No. PL20-0075). The boundaries of the LCA contracts will coincide with the configuration of the legal lot (deed recorded August 7, 1952, Book 1082 Page 92 of Official Records). An aerial photograph of the site is included in Exhibit 14.
2. Applicant/Property Owner: Noble Ranch
3. Project Site Location and Parcel Number: The approximately 160-acre project site is located at 10195 Stockton Road, Moorpark CA. The Tax Assessor’s Parcel Numbers for the parcels that constitutes the project site are 108-0-121-080 and 108-0-170-050.
4. Project Site Land Use and Zoning Designations:
  - a. Countywide General Plan Land Use Map Designations: Agricultural
  - b. Zoning Designation: AE-40 ac and OS-160 ac
  - c. Land Use: Avocado and Lemons

5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	N/A	N/A	51-21.3	N/A
<b>Land Use</b>	Avocado	Open Space	Avocado	Avocado	Avocado
<b>Zoning</b>	AE-40 ac and OS-160 ac	OS-160 ac	OS-160 ac	AE-40 ac	AE-160 ac
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural

K. PL20-0076 (Mollie Englehart) – FSZA/LCA Contract No. 3-3:11.2

1. Project Description: The Applicant proposes a new 20-year FSZA/LCA contract (Contract No. 3-3:11.2) on two legal lots totaling approximately 16.94 acres. Approximately 15 acres (90%) of the property are in crop production. The boundaries of the LCA contracts will coincide with the configuration of the legal lots (Parcel Map Waiver No. 1115, Recorded July 10, 2002). An aerial photograph of the site is included in Exhibit 15.
2. Applicant/Property Owner: Mollie Englehart
3. Project Site Location and Parcel Number: The approximately 16.94-acre project site is located at 2767 Grand Avenue, Fillmore CA. The Tax Assessor's Parcel Numbers for the parcels that constitutes the project site are 043-0-010-320 and 043-0-010-280.
4. Project Site Land Use and Zoning Designations:
  - a. Countywide General Plan Land Use Map Designations: Agricultural
  - b. Zoning Designation: AE-40 ac
  - c. Land Use: Avocado, Citrus and Row Crops
5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	N/A	N/A	3-3.10	N/A
<b>Land Use</b>	Oranges, Avocado and Row Crops	Avocado	Row Crops	Citrus	Avocado

<b>Zoning</b>	AE-40 ac	OS-40 ac	OS-160 ac	AE-40 ac	AE-40 ac
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural

**L. PL20-0077 (Meyerstein Trust) – LCA Contract No. 3-18.23**

1. **Project Description:** The Applicant proposes a new 10-year LCA contract (Contract No. 3-18.23) on one legal lot totaling approximately 28.48 acres. Approximately 28 acres (98%) of the property are in crop production. The boundaries of the LCA contracts will coincide with the configuration of the legal lot (legally created as a remainder of a conveyance, deed recorded August 26, 1940 in Book 620, Page 600 of Official Records). An aerial photograph of the site is included in Exhibit 16.
2. **Applicant/Property Owner:** Meyerstein Trust
3. **Project Site Location and Parcel Number:** The approximately 28.48-acre project site is located at 196 South Sespe Street, Fillmore CA. The Tax Assessor's Parcel Number for the parcel that constitutes the project site is 108-0-060-135.
4. **Project Site Land Use and Zoning Designations:**
  - a. Countywide General Plan Land Use Map Designations: Agricultural
  - b. Zoning Designation: AE-40 ac
  - c. Land Use: Avocado and Citrus
5. **Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:**

	<b>SITE</b>	<b>NORTH</b>	<b>EAST</b>	<b>SOUTH</b>	<b>WEST</b>
<b>Contract No.</b>	N/A	3-18.14	3-18.15	N/A	3-19.2
<b>Land Use</b>	Citrus and Avocado	Avoca Citrus and Avocado	Row Crops	Cemetery	Citrus and Avocado
<b>Zoning</b>	AE-40 ac	AE-40 ac	AE-40 ac	AE-40 ac	AE-40 ac
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural

**M. PL20-0078 (Araich Limited, S.A.) – FSZA/LCA Contract No. 47-4:3.1**

1. **Project Description:** The Applicant proposes a new 20-year FSZA/LCA contract (Contract No. 47-4:3.1) on three legal lots totaling approximately 48.69 acres. Approximately 48.19 acres (99%) of the property are in crop production. The

boundaries of the LCA contracts will coincide with the configuration of the legal lots (Parcel 1, Parcel Map Waiver No. 42, approved October 25, 1977). An aerial photograph of the site is included in Exhibit 17.

2. Applicant/Property Owner: Araich Limited, S.A.
3. Project Site Location and Parcel Number: The approximately 48.69-acre project site is located at 3165 Pleasant Valley Road, Oxnard CA. The Tax Assessor's Parcel Numbers for the parcels that constitute the project site are 218-0-030-295, -285 and -275.
4. Project Site Land Use and Zoning Designations:
  - a. Countywide General Plan Land Use Map Designations: Agricultural
  - b. Zoning Designation: AE-40 ac
  - c. Land Use: Row Crops
5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	N/A	N/A	47-8.10	N/A
<b>Land Use</b>	Row Crops				
<b>Zoning</b>	AE-40 ac				
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural

N. PL20-0079 (Schuck) – LCA Contract No. 56-18.2

1. Project Description: The Applicant proposes a new 10-year LCA contract (Contract No. 56-18.2) on one legal lot totaling approximately 62.54 acres. Approximately 61 acres (98%) of the property are in crop production. The boundaries of the LCA contracts will coincide with the configuration of the legal lot (legally created as a remainder of conveyance, deed recorded February 5, 1940 in Book 606, Page 452). An aerial photograph of the site is included in Exhibit 18.
2. Applicant/Property Owner: Gloria Ann Schuck
3. Project Site Location and Parcel Number: The approximately 62.54-acre project site is located at 1665 East Fifth Street, Camarillo CA. The Tax Assessor's Parcel Number for the parcel that constitutes the project site is 230-0-062-200.

4. Project Site Land Use and Zoning Designations:
  - a. Countywide General Plan Land Use Map Designations: Agricultural
  - b. Zoning Designation: AE-40 ac
  - c. Land Use: Row Crops
  
5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	56-18.1	N/A	56-8.1	56-1.2A
<b>Land Use</b>	Row Crops				
<b>Zoning</b>	AE-40 ac				
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural

O. PL20-0080 (Friedrich) – LCA Contract No. 50-2.1

1. Project Description: The Applicant proposes a new 10-year LCA contract (Contract No. 50-2:1) on two legal lots totaling approximately 368.26 acres. Approximately 309 acres (84%) of the property are in crop production. The boundaries of the LCA contracts will coincide with the configuration of the legal lots (legally created as a remainder of conveyance, deed recorded April 24, 1959, Book 1726, Page 310 of Official Records). An aerial photograph of the site is included in Exhibit 19.
  
2. Applicant/Property Owner: Friedrich Family Limited Partnership
  
3. Project Site Location and Parcel Number: The approximately 368.26-acre project site is located at the southwest corner of Rice Road and Central Avenue, Oxnard CA. No assigned address has been given to the project site. The Tax Assessor's Parcel Numbers for the parcels that constitute the project site are 144-0-110-305 and -575.
  
4. Project Site Land Use and Zoning Designations:
  - a. Countywide General Plan Land Use Map Designations: Agricultural
  - b. Zoning Designation: AE-40 ac
  - c. Land Use: Citrus, Avocado and Row Crops
  
5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	50-5.4	75-1.1B	N/A	50-4.5
<b>Land Use</b>	Citrus, Avocado and Row Crops	Row Crops and Orchard	Row Crops	Existing Community	Row Crops
<b>Zoning</b>	AE-40 ac	AE-40 ac	AE-40 ac	RE-10,000 sq. ft.	AE-40 ac
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Existing Community	Agricultural

P. PL20-0081 (Araich Limited, S.A.) – LCA Contract No. 47-8:19.1

1. Project Description: The Applicant proposes a new 20-year FSZA/LCA contract (Contract No. 47-8:19) on one legal lot totaling approximately 139.53 acres. Approximately 137.53 acres (98%) of the property are in crop production. The boundaries of the LCA contracts will coincide with the configuration of the legal lot (parcel 2 of Parcel Map Waiver-42, approved October 25, 1977). An aerial photograph of the site is included in Exhibit 20.
2. Applicant/Property Owner: Araich Limited, S.A.
3. Project Site Location and Parcel Number: The approximately 139.53-acre project site is located at 3165 Pleasant Valley Road, Oxnard CA. The Tax Assessor's Parcel Number for the parcel that constitutes the project site is 218-0-030-305.
4. Project Site Land Use and Zoning Designations:
  - a. Countywide General Plan Land Use Map Designations: Agricultural
  - b. Zoning Designation: AE-40 ac
  - c. Land Use: Row Crops
5. Adjacent LCA Contracts, General Plan Land Use Map Designations, Zoning, and Land Uses/Development:

	SITE	NORTH	EAST	SOUTH	WEST
<b>Contract No.</b>	N/A	47-1.2	47-8.12	47-8.19	N/A
<b>Land Use</b>	Row Crops				
<b>Zoning</b>	AE-40 ac				
<b>Land Use Designation</b>	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural

**IV. Approval Standards/Findings for the Expansion of AGP 12-5, 3-9, 51-21 and 50-2, Establishment of AGP 12-16, Creation and Designation of Four New FSZAs, and Approval of Proposed LCA and FSZA/LCA Contracts**

The following sets forth the findings that your Board must make to approve the expansion of AGP 12-5, 3-9, 51-21 and 50-2, the establishment of AGP 12-16, creation of new FSZAs, and the proposed LCA contracts. Immediately following each finding is a discussion of the proposed LCA contracts' compliance with the standards set forth in each finding.

- a. Location within an Agricultural Preserve (AGP). *All land designated "Agricultural" by the County General Plan is located within an AGP ... Land designated "Open Space" by the County General Plan, while potentially eligible for a Contract, may or may not be located within an AGP. If a property owner wishes to enter into a Contract, and the property is not within the boundaries of a previously established AGP, the owner must request the Board to expand the AGP or establish a new AGP simultaneously with the approval of the Contract. (LCA Guidelines, § IV at p. 6-7.)*

LCA Contract No.	Agricultural Preserve No.	Is the Entire Property Located within an Existing Agricultural Preserve?
LCA Contract No. 51-5.50	51-5	Yes
LCA Contract No. 51-5.51	51-5	Yes
LCA Contract No. 47-4.2	47-4	Yes
LCA Contract No. 52-1.5	52-1	Yes
LCA Contract No. 76-5.19	76-5	Yes
LCA Contract No. 12-16.1	12-16	No. Creation of AGP 12-16 is proposed.
LCA Contract No. 12-5.10	12-5	No. Expansion of AGP 12-5 is proposed.
LCA Contract No. 3-9.12	3-9	No. Expansion of AGP 3-9 is proposed.
LCA Contract No. 29-2.1	29-2.1	Yes.
FSZA/LCA Contract No. 53-4:16.2	53-4	Yes
LCA Contract No. 51-21.4	51-21	No. Expansion of AGP 51-21 is proposed contingent upon approval of a zone change from OS-160 to AE-40.
FSZA/LCA Contract No. 3-3:11.2	3-3	Yes
LCA Contract No. 3-18.23	3-18	Yes.

LCA Contract No.	Agricultural Preserve No.	Is the Entire Property Located within an Existing Agricultural Preserve?
FSZA/LCA Contract No. 47-4:3.1	47-4	Yes
LCA Contract No. 56-18.2	56-18	Yes
LCA Contract No. 50-2.1	50-2	No. Expansion of AGP 50-2 is proposed.
FSZA/LCA Contract No. 47-8:19.1	47-8	Yes

With the exception of LCA Contract Nos. 12-16.1, 12-5.10, 3-9.12, 51-21.4 and 50-2.1, all of the proposed LCA contracts for 2020 are located within existing AGP's. The application for LCA Contract No. 12-16.1 includes a request to your Board to create a new AGP 12-16 to include the proposed contract. The applications for LCA Contract No. 12-5.10, 3-9.12, 51-21.4 and 50-2.1 include requests to expand AGPs 12-5, 3-9, 51-21 and 50-2. As stated in Recommended Action Nos. 4 and 5 of this Board letter, staff recommends that your Board approve the expansion and establishment of the aforementioned AGP's prior to considering approval of the corresponding LCA contracts. Should your Board approve the expansion and establishment of these AGPs, this finding can be made for all proposed contracts.

- b. Land Use Designation. *Property must be designated "Agricultural" or "Open Space" under the County General Plan. (LCA Guidelines, § V.A.1. at p. 7.)*

Contract Nos. 51-5-50, 51-5.51, 47-4.2, 52-1.5, 76-5.19, 29-2.1, 53-4:16.2, 51-21.4, 3-3:11.2, 3-18.23, 47-4:3.1, 56-18.2, 50-2.1 and 47-8:19.1 – The properties are located in areas designated "Agricultural" pursuant to the Ventura County General Plan.

Contract No. 12-16.1 and 12-5.10 – The properties are located in areas designated "Open Space" pursuant to the Ventura County General Plan.

Contract No. 3-9.12 – The property is located in areas designated "Agricultural" and "Open Space" pursuant to the Ventura County General Plan.

Based on the analysis above, Contract Nos. 51-5-50, 51-5.51, 47-4.2, 52-1.5, 76-5.19, 29-2.1, 53-4:16, 51-24.4, 3-3:11.2, 3-18.23, 47-4:3, 56-18.2, 50-2.1, 47-8:19.1, 3-9.12, 12-16.1 and 12-5.10 meet this eligibility requirement.

- c. Zoning. *Property must be zoned AE-40 ac (Agricultural Exclusive, 40-acre minimum parcel size), or if in the Coastal Zone, CA (Coastal Agricultural). If the property is not zoned appropriately at the time the request for a new Contract is submitted to the County, then a Zone Change must be processed in conjunction with the Contract. Approval of a Zone Change is contingent on the approval and execution of the new Contract by all parties. (LCA Guidelines, § V.A.2 at p. 7.)*

Contract Nos. 51-5-50, 51-5.51, 47-4.2, 52-1.5, 76-5.19, 29-2.1, 53-4:16.2, 3-3:11.2, 3-18.23, 47-4:3, 56-18.2, 50-2.1, 47-8:19 and 3-9.12 are located in areas zoned AE-40 ac.

Contract Nos. 12-5.10 and 12-16.1 are located in areas that were zoned OS-40 ac, OS-160 ac and OS-40 ac. The applicants filed for a zone change that was approved by your Board on November 17, 2020, which authorized the rezoning of the parcels to AE-40 ac and AE-160 ac, respectively.

Contract No. 51-21.4 is located in an area zoned AE-40 ac and OS-160 ac. The applicant has filed for a zone change (Case No. PL20-0075) to change the current zoning of OS-160 ac to AE-40 ac for the purpose of entering into an LCA Contract. The execution and recordation of the LCA Contract is contingent upon the approval and recordation of the zone change.

Based on the analysis above, Contract Nos. 51-5-50, 51-5.51, 47-4.2, 52-1.5, 76-5.19, 29-2.1, 53-4:16.2, 51-21.4, 3-3:11.2, 3-18.23, 47-4:3.1, 56-18.2, 50-2.1, 47-8:19.1, 3-9.12, 12-16.1 and 12-5.10 meet this eligibility requirement.

- d. Minimum Lot Size. *The applicable minimum legal lot size identified in Table 1 [of the LCA Guidelines] must be met. The minimum acreage requirement applies to both the parcel size and the Contract Area (i.e., neither the parcel size nor the Contract Area may be less than the required acreage).* (LCA Guidelines, § V.A.3 at p. 8; Table 1 at p. 9.)

Contracts for agricultural cultivation are required to be at least 9 acres. As set forth below, all of the proposed contracts meet this requirement.

Contract Number	Legal Lot/Contract Size	Minimum Acreage Requirement
LCA Contract No. 51-5.50	47.1 acres	9 acres minimum for crop production
LCA Contract No. 51-5.51	51 acres	
LCA Contract No. 47-4.2	26 acres	
LCA Contract No. 52-1.5	131.70 acres	
LCA Contract No. 76-5.19	113 acres	
LCA Contract No. 12-16.1	362.96 acres	
LCA Contract No. 12-5.10	42.33 acres	
LCA Contract No. 3-9.12	785.74 acres	
LCA Contract No. 29-2.1	72.66 acres	
FSZA/LCA Contract No. 53-4:16.2	20.68 acres	
LCA Contract No. 51-21.4	160 acres	
FSZA/LCA Contract No. 53-4:11.1	16.94 acres	
LCA Contract No. 3-18.23	28.48 acres	
FSZA/LCA Contract No. 47-4:3.1	48.69 acres	
LCA Contract No. 56-18.2	61 acres	

LCA Contract No. 50-2.1	309 acres	
FSZA/LCA Contract 47-8:19.1	368.26 acres	

All the proposed contracts are on legal lots larger than 9 acres. Therefore, this finding can be made.

- e. Minimum Agricultural Utilization. *The acreage within a Contract must meet the minimum agricultural utilization standards for crop production set forth in Table 1 of the LCA Guidelines. (LCA Guidelines, § V.A.3 at p. 8; Table 1 at p. 9.)*

The following table identifies the minimum utilization percentage required for 10-year LCA contracts and 20-year FSZA/LCA contracts, pursuant to the Ventura County LCA Guidelines:

Legal Lot/ Contract Size	Utilization Percentage for LCA (10-year) Contracts	Utilization Percentage for FSZA/LCA (20-year) Contracts
9 To 15 Acres	90%	90%
15.1 To 25 Acres	75%	80%
25.1 To 40 Acres	65%	75%
Over 40 Acres	50%	70%
Animal Husbandry/Grazing – 80 Acre Minimum	75%	No Animal Husbandry/ Grazing Contracts

Agricultural cultivation contracts are required to meet an agricultural utilization percentage based on the contract size. For example, 10-year contracts that range from 25.1 to 40 acres in size are required to have 65% agricultural utilization. Additionally, 10-year agricultural cultivation contracts on parcels that are greater than 40 acres in size are required to have at least 50% agricultural utilization, and 20-year agricultural cultivation contracts on parcels that are greater than 40 acres in size are required to have at least 70% agricultural utilization.

All of the proposed contracts meet the minimum agricultural utilization percentage requirement, as detailed in the table below.

Contract Number	Range for Legal Lot/Contract Size	Legal Lot/Contract Size	Minimum Utilization Percentage of Agriculture Required	Utilization Percentage Achieved
LCA Contract No. 51-5.50	Over 40 acres	47.1 acres	50%	93%
LCA Contract No. 51-5.51	Over 40 acres	51 acres	50%	90%
LCA Contract No. 47-4.2	25.1 to 40 acres	26.16 acres	70%	95%

LCA Contract No. 52-1.5	Over 40 acres	131.70 acres	50%	97%
LCA Contract No. 76-5.19	Over 40 acres	113 acres	50%	83%
LCA Contract No. 12-16.1	Over 40 acres	362.96 acres	50%	67%
LCA Contract No. 12-5.10	Over 40 acres	42.33 acres	50%	61%
LCA Contract No. 3-9.12	Over 40 acres	785.74 acres	50%	60%
LCA Contract No. 29-2.1	Over 40 acres	72.66 acres	50%	97%
FSZA/LCA Contract No. 53-4:16.2	15.1 To 25 Acres	20.68 acres	80%	81%
LCA Contract No. 51-21.4	Over 40 acres	160 acres	50%	53%
FSZA/LCA Contract No. 3-3:11.2	15.1 To 25 Acres	16.94 acres	80%	90%
LCA Contract No. 3-18.23	25.1 to 40 acres	28.48 acres	70%	98%
FSZA/LCA Contract No. 47-4:3.1	Over 40 acres	48.69 acres	70%	99%
LCA Contract No. 56-18.2	Over 40 acres	62.54 acres	50%	98%
LCA Contract No. 50-2.1	Over 40 acres	368.26	50%	84%
FSZA/LCA Contract 47-8:19.1	Over 40 acres	139.53 acres	70%	98%

Because all the proposed LCA contracts meet the minimum utilization percentages determined by the proposed contract size, this finding can be made.

- f. To be eligible for a contract, agricultural property must meet the standards outlined below (LCA Guidelines, § V.A.6(a) at pp. 9-10).

*Crop Production*

1) *The following criteria for irrigated plant products must be met:*

- i. The land must be producing plant products for commercial purposes for three (3) of the previous five (5) years or be planted to as yet non-bearing fruit or nut trees, vines, bushes or crops which have a non-bearing period of less than five (5) years; and*
- ii. The land must be irrigated; and*

*iii. The land must have grossed no less than \$500 per acre per year for at least three (3) of the previous five (5) years, or reasonably be expected to gross no less than \$500 per acre per year for three (3) out of five (5) years when the bearing period begins.*

2) *The following criteria for non-irrigated plant products must be met:*

*i. The land must be cultivated and producing plant products for commercial purposes for three (3) of the previous five (5) years or be planted to as yet non-bearing fruit or nut trees, vines, bushes or crops which have a non-bearing period of less than five (5) years; and*

*ii. The land must have grossed no less than \$50 per acre per year for at least three (3) of the previous five (5) years, or reasonably be expected to gross no less than \$50 per acre per year for three (3) out of five (5) years when the bearing period begins.*

Contract Nos. 51-5-50, 51-5.51, 47-4.2, 52-1.5, 76-5.19, 29-2.1, 53-4:16.2, 51-21.4, 3-3:11.2, 3-18.23, 47-4:3.1, 56-18.2, 50-2.1, 47-8:19.1, 3-9.12, 12-16.1 and 12-5.10 – The eligibility questionnaire submitted with each LCA contract application documents the required land utilization and income for commercial agricultural production for at least three of the last five years.

Based on the analysis above, Contract Nos. 51-5-50, 51-5.51, 47-4.2, 52-1.5, 76-5.19, 29-2.1, 53-4:16.2, 51-21.4, 3-3:11.2, 3-18.23, 47-4:3.1, 56-18.2, 50-2.1, 47-8:19.1, 3-9.12, 12-16.1 and 12-5.10 meet this eligibility requirement.

g. FSZA/LCA Contracts. In addition to all requirements and findings for LCA (10-year) contracts, the following applies to FSZA/LCA (20-year) contracts:

*The subject property must be designated by the Board as an FSZA and meet all the following requirements (LCA Guidelines, § V.B at p. 11):*

1. *The land must be designated by the Board as an FSZA and be located within an AGP*

FSZA/LCA Contract No. 53-4:16.2, FSZA/LCA Contract No. 3-3:11.2, FSZA/LCA Contract No. 47-4:3.1, and FSZA/LCA Contract No. 47-8:19.1: As stated in Recommended Action No. 5 of this Board letter, staff recommends that your Board create and designate new FSZAs covering the land subject to each of these proposed FSZA/LCA contracts prior to considering approval of the contracts. Should your Board do so, this finding can be made.

FSZA/LCA Contract No. 53-4:16.2, FSZA/LCA Contract No. 3-3:11.2, FSZA/LCA Contract No. 47-4:3.1, and FSZA/LCA Contract No. 47-8:19.1– The

properties that are proposed for inclusion in a FSZA are currently in an existing AGP.

Therefore, FSZA/LCA Contract No. 53-4:16.2, FSZA/LCA Contract No. 3-3:11.2, FSZA/LCA Contract No. 47-4:3.1, and FSZA/LCA Contract No. 47-8:19.1 currently meet or can meet these eligibility requirements.

2. *The land must be designated on the Important Farmland Series Map ("Map") as predominantly one of the following: (a) Prime Farmland; (b) Farmland of Statewide Importance; (c) Unique Farmland; or (d) Farmland of Local Importance.*

Contract No. 53-4:16.2 – The property on which the proposed contract site is located has a soils classification of "Prime" and "Unique" according to the Important Farmland Inventory.

Contract Nos. 3-3:11.2, 47-4:3.1 and 47-8:19.1 – The properties on which the proposed contract site is located has a soils classification of "Prime" and "Statewide Importance" according to the Important Farmland Inventory.

Based on the analysis above, Contract Nos. 53-4:16.2, 3-3:11.2, 47-4:3.1, and 47-8:19.1 meet this eligibility requirement.

3. *No land shall be included in an FSZA unless expressly requested by the owner.*

FSZA/LCA Contract No. 53-4:16.2 (Exhibit 13), FSZA/LCA Contract No. 3-3:11.2 (Exhibit 15), FSZA/LCA Contract No. 47-4:3.1 (Exhibit 17), and FSZA/LCA Contract No. 47-8:19.1 (Exhibit 20) – As part of the application package for the contract proposal, the applicant expressly requested inclusion of land in a FSZA. Therefore, Contract Nos. 53-4:16.2, 3-3:11.2, 47-4:3.1, and 47-8:19.1 meet this eligibility requirement.

4. *Any land located within a city sphere of influence shall not be included in a FSZA, unless the creation of the FSZA has been approved by resolution by the city with jurisdiction within the sphere.*

Contract Nos. 53-4:16.2, 3-3:11.2, 47-4:3.1, and 47-8:19.1 – The properties are not located within a city sphere of influence. Therefore, this requirement is inapplicable to Contract Nos. 53-4:16.2, 3-3:11.2, 47-4:3.1, and 47-8:19.1.

- h. Contract Rescission/Re-entry Boundaries. *New Contract boundaries and all rescission/reentries must be in compliance with the current Government Code provisions and the LCA Guidelines and shall not be for less aggregate acreage than originally contracted (LCA Guidelines, § VIII.A.1 at p. 18).*

Contract Nos. 51-5.50 and 51-5.51 and 76-5.19– The proposed rescission/re-entry does not change the intensive agricultural use of the land. No uses that are incompatible with the Government Code provisions and the Ventura County LCA Guidelines are proposed or exist on the proposed contract sites.

Contract No. 76-5.19 involves the rescission of existing Contract No. 76-5.17 (108 acres) and results in the increase of approximately 5 acres of aggregate acres.

Contract Nos. 51-5.50 and 51-5.51 are associated with the approved and recorded PMW/LLA Case No. PL19-0060, which reconfigured the subject properties. Pursuant to Government Code Section 51257 and LCA Guidelines Section VIII.A.2, the following findings must be made to approve the rescission/reentry of an LCA contract to facilitate a lot line adjustment:

1. *The new Contract(s) would initially restrict land within adjusted boundaries of legal lots for at least ten (10) years for LCA Contracts, or at least twenty (20) years for FSZA/LCA Contracts (LCA Guidelines, § VIII.A.2(a) at p. 19).*

Contract Nos. 51-5.50 and 51-5.51 – The proposed contracts are 10-year contracts that restrict the entire area within the adjusted boundaries. Therefore, this finding can be made.

2. *There is no net decrease in the amount of aggregate acreage (total contract acreage combined between the parcels involved in the lot line adjustment) subject to the existing and proposed Contract(s) (LCA Guidelines, § VIII.A.2(b) at p. 19).*

Contract Nos. 51-5.50 and 51-5.51 – There is no net loss of aggregate acreage as a result of the lot line adjustments. Therefore, this finding can be made.

3. *At least ninety percent (90%) of the originally contracted land is included within a new Contract(s) (LCA Guidelines, § VIII.A.2(c) at p. 19).*

Contract Nos. 51-5.50 and 51-5.51 – All of the originally contracted land under LCA Contract Nos. 51-5.11 and 51-5.12, which are proposed to be rescinded, will be included in new LCA Contract Nos. 51-5.50 and 51-5.51. Therefore, this finding can be made.

4. *The resulting legal lot area subject to the Contract is large enough to sustain qualifying agricultural uses (LCA Guidelines, § VIII.A.2(d) at p. 19).*

Contract Nos. 51-5.50 and 51-5.51 – The lot line adjustment resulted in legal lots of approximately 47.1 acres and 51 acres in size. The lot size is large enough

to sustain qualifying agricultural uses for an LCA contract. Therefore, this finding can be made.

5. *The lot line adjustment would not compromise the long-term agricultural production of land within the proposed legal lots or other agricultural lands subject to Contract(s) (LCA Guidelines, § VIII.A.2(e) at p. 19).*

Contract No. 51-5.50 and 51.51 – No properties, other than the two involved in the lot line adjustment, were affected by the adjustment. The lot line adjustment did not alter on-site or off-site agricultural production. Therefore, this finding can be made.

6. *The lot line adjustment is not likely to result in the removal of adjacent land from agricultural uses (LCA Guidelines, § VIII.A.2(f) at p. 19).*

Contract No. 51-5.50 and 51.51 – No properties, other than the two involved in the lot line adjustment, were affected by the adjustment. The lot line adjustment did not alter on-site or off-site agricultural production. Therefore, this finding can be made.

7. *The lot line adjustment does not result in a greater number of developable legal lots than existed prior to the adjustment or an adjusted lot that is inconsistent with the County General Plan (LCA Guidelines, § VIII.A.2(g) at p. 19).*

Contract No. 51-5.50 and 51.51 – Two developable lots are existing, and no new developable lots resulted from the lot line adjustment. Therefore, this finding can be made.

Therefore, the required findings can be made for LCA Contract Nos. 51-5.50, 51-5.51 and 76-5.19.

- i. General Plan Consistency: The proposed agricultural preserves and LCA contracts must be consistent with the Ventura County General Plan.

1. *The County shall encourage Land Conservation Act (LCA) contracts on irrigated farmlands and Open Space lands. (Ventura County General Plan, Goals, Policies and Programs, Policy AG-1.4.)*

The expansion of existing Agricultural Preserve (AGP) Nos. 12-5, 3-9, 51-21 and 50-2 and creation of new AGP No. 12-16 promotes the General Plan goal to “[p]reserve and protect agricultural lands as a nonrenewable resource to assure the continued availability of such lands for production of food, fiber and

ornamentals" (General Plan, Policy AG-1), and facilitates LCA contracts on Open Space lands consistent with General Plan policy AG-1.4.

Contract Nos. 51-5.50, 51-5.51, 47-4.2, 52-1.5, 76-5.19, 29-2.1, 53-4:16.2, 51-21.4, 3-3:11.2, 3-18.23, 47-4:3.1, 56-18.2, 50-2.1, 47-8:19.1, 3-9.12, 12-16.1 and 12-5.10 – The agricultural contract proposals will result in the continuation of agricultural operations on existing irrigated farmland.

Based on the analysis above, the expansion of AGP Nos. 12-5, 3-9, 51-21 and 50-2, establishment of AGP 12-16, and approval of Contract Nos. 51-5.50, 51-5.51, 47-4.2, 52-1.5, 76-5.19, 29-2.1, 53-4:16.2, 51-21.4, 3-3:11.2, 3-18.23, 47-4:3.1, 56-18.2, 50-2.1, 47-8:19.1, 3-9.12, 12-16.1 and 12-5.10 are consistent with the Ventura County General Plan; therefore, this finding can be made.

In summary, the expansion of AGP Nos. 12-5, 3-9, 51-21 and 50-2, establishment of AGP 12-16, and all of the proposed contracts will be consistent with the LCA (Government Code Section 51200, et seq.), the Ventura County LCA Guidelines, and the Ventura County General Plan *Goals, Policies and Programs*. Based on the evidence set forth in this Board letter (above), your Board can make all of the findings that are required to approve the proposed expansion and establishment of agricultural preserves, creation of new FSZAs and proposed contracts.

#### APAC/Planning Commission Review and Recommendation

APAC met on October 14, 2020 to consider the proposed agricultural LCA contracts. On a vote of 5-0 APAC recommended approval of all proposed agricultural LCA contracts.

#### Summary of Changes in LCA Acreage

If your Board approves the proposed expansion and establishment of agricultural preserves and the proposed LCA contracts, and the LCA contracts record before January 1, 2020, there will be an increase of approximately 2,752.01 acres of LCA contracted land, countywide. By comparison, the number of acres of contracted land increased by 254 acres, 84 acres, 48 acres, 726 acres, 5.85 acres, 608.34 acres, 1,256.39 acres and 554.68 acres in 2012, 2013, 2014, 2015, 2016, 2017, 2018 and 2019, respectively. No property owner-initiated notices of non-renewal were filed or recorded in 2020.

County records indicate that non-renewed LCA contracts will reduce the total amount of LCA-contracted land in the County to approximately 127,156 acres over the next 19 years. A map of the lands that are subject to LCA contracts that are currently in their non-renewal periods is provided in Exhibit 23. Additionally, per your Boards December 10, 2019 direction, the County initiated the non-renewal process for contracts who failed to submit the required annual Agricultural Preserve Questionnaire. As of date of this letter, there are 125 notices of nonrenewal totaling 12,173 acres, that have been filed with the

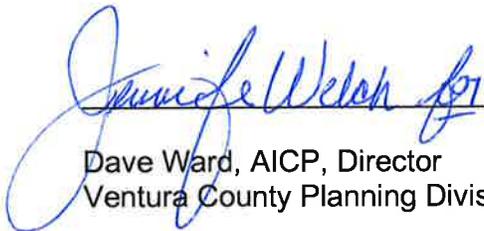
County Recorder and will begin the nonrenewal process beginning January 1, 2021 (Exhibit 31).

**PUBLIC AND JURISDICTIONAL REVIEW:**

On November 28, 2020, the Planning Division mailed notification of this hearing to property owners within 300 feet of the boundaries of each proposed contract, interested parties, and the Planning Directors of the cities located within one mile of the properties that will be subject to a proposed contract. The proposals were also published in the *Ventura County Star* (Countywide circulation).

On December 1, 2020, the Local Agency Formation Commission (LAFCo) was notified of all contract proposals. To date, the Planning Division has not received any public comments on the proposed LCA contracts. Planning Division staff will submit any comments that Planning Division staff receives after publication of this Board letter to your Board at the public hearing on December 8, 2020.

This Board letter has been reviewed by the County Executive Office, Assessor's Office, Auditor Controller's Office, and County Counsel. Questions concerning this Board Letter should be directed to Justin Bertoline, LCA Program Planner, at [justin.bertoline@ventura.org](mailto:justin.bertoline@ventura.org) or (805) 654-2466.



Dave Ward, AICP, Director  
Ventura County Planning Division

**Attachments:**

- Exhibit 1 – Map Identifying LCA Contracts within Unincorporated Ventura County
- Exhibit 2 – Summary Map of 2020 Contract Proposals
- Exhibit 3 – Individual Location and Aerial Maps of 2020 Contract Proposals
- Exhibit 4 – Proposed LCA Contract No. 51-5.50
- Exhibit 5 – Proposed LCA Contract No. 51-5.51
- Exhibit 6 – Proposed LCA Contract No. 47-4.2
- Exhibit 7 – Proposed LCA Contract No. 52-1.5
- Exhibit 8 – Proposed LCA Contract No. 76-5.19
- Exhibit 9 – Proposed LCA Contract No. 12-16.1
- Exhibit 10 – Proposed LCA Contract No. 12-5.10
- Exhibit 11 – Proposed LCA Contract No. 3-9.12
- Exhibit 12 – Proposed LCA Contract No. 29-2.1

- Exhibit 13 – Proposed FSZA/LCA Contract No. 53-4:16.2
- Exhibit 14 – Proposed LCA Contract No. 51-21.4
- Exhibit 15 - Proposed FSZA/LCA Contract No. 3-3:11.2
- Exhibit 16 – Proposed LCA Contract No. 3-18.23
- Exhibit 17 – Proposed FSZA/LCA Contract No. 47-4:3.1
- Exhibit 18 – Proposed LCA Contract No. 56-18.2
- Exhibit 19 – Proposed LCA Contract No. 50-2.1
- Exhibit 20 – Proposed FSZA/LCA Contract No. 47-8:19.1
- Exhibit 21 - Summary of Proposed Farmland Security Zone Areas
- Exhibit 22 – Map of Contracts in Non-Renewal Period
- Exhibit 23 – 2020 LCA Subvention Memorandum and Report
- Exhibit 24 – 2020 LCA Non-Filer Memorandum and Report
- Exhibit 25 – Resolution Approving Expansion of AGP No. 12-5
- Exhibit 26 – Resolution Approving Expansion of AGP No. 3-9
- Exhibit 27 – Resolution Approving Expansion of AGP No. 51-21
- Exhibit 28 – Resolution Approving Expansion of AGP No. 50-2
- Exhibit 29 – Resolution Designating Four New FSZAs
- Exhibit 30 – 2020 County Initiated Nonrenewal Contract Information
- Exhibit 31 - Resolution Approving Establishment of New AGP No. 12-16