4-06-163 (Malibu Valley Farms, Inc.)
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employees, agents, successors and assigns challenging the approval or issuance of this permit.
The Coastal Commission retains complete authority to conduct and direct the defense of any
such action against the Coastal Commission.

4. Agricultural Easement

A. No development, as defined in Section 30106 of the Coastal Act, shall occur in the
Agricultural Easement Area as shown on Exhibit 29 except for:

1. Restoration, protection, and enhancement of native habitat and/or sensitive
resources;

2. Existing livestock fencing as shown on Exhibit 29.

AND

3. The following development, if approved by the Coastal Commission as an
amendment to this coastal development permit:

   - Agricultural production activities defined as “activities that are directly
     related to the cultivation of agricultural products for sale. Agricultural
     products are limited to food and fiber in their raw unprocessed state, and
     ornamental plant material.”

   - Agricultural support facilities directly related to the cultivation of food,
     fiber, and ornamental plants being undertaken on the site.

   - Maintaining livestock

B. Prior to issuance of the Coastal Development Permit, the applicant shall execute
and record a document in a form and content acceptable to the Executive Director,
granting to a public agency or private association approved by the Executive Director
an agricultural conservation easement over the “agricultural easement area”
described above, for the purpose of preventing the development or improvement of
the land for purposes other than agricultural production or restoration, protection, and
enhancement of native habitat and/or sensitive resources. The recorded easement
document shall include a formal legal description of the entire property; and a metes
and bounds legal description and graphic depiction, prepared by a licensed surveyor,
of the agricultural easement area, as generally shown on Exhibit 29. The recorded
document shall reflect that no development shall occur within the agricultural
easement area except as otherwise set forth in this permit condition. The offer shall
be recorded free of prior liens and encumbrances which the Executive Director
determines may affect the interest being conveyed.

5. Deed Restriction

Prior to issuance of the coastal development permit, the applicant shall submit to the
Executive Director, for review and approval, documentation demonstrating that the applicants
have executed and recorded against the parcel(s) governed by this permit a deed restriction, in
a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this
permit, the California Coastal Commission has authorized development on the subject property,
Exhibit 29
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Applicant’s Proposed Agricultural Easement Area, presented at 7/9/07 Commission Hearing