



Agricultural LCA Contract Application

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

Instructions for Preparing an Application for Agricultural Land Conservation Act (LCA) Contracts and Farmland Security Zone Area (FSZA)/LCA Contracts

Application Deadline

Applications for new contracts and rescission/re-entries must be submitted by the first Friday in June in order to be processed during the same calendar year. Contracts are effective as of January 1st of the following year, unless there is a contingency, such as the recordation of an associated subdivision, that prevents recordation before December 31st.

Application Materials Required for Each Proposed Contract

1. **Completed LCA Contract Application and Project Description Form**
 - See LCA Contract Application and Project Description form below. Please submit one completed form for each contract being requested.
2. **Current Assessor's Parcel Map(s)**
 - Assessor's Parcel Maps are available on the County Assessor's Office website at <http://assessor.countyofventura.org/research/mappage.asp>. Indicate the parcel/contract boundary by outlining it in red ink.
3. **Completed Eligibility Questionnaire**
 - See Eligibility Questionnaire section below. Please submit one completed form for each contract being requested.
4. **Agricultural Sketch Map**
 - Identify existing and proposed areas of agricultural production (including crop type, if applicable) and other land uses on the site.
5. **Copy of the Property Deed**
6. **Current Preliminary Title Report**
 - The title report must be issued by a title company no more than 60 days prior to submittal of the contract application.

7. Supplemental Ownership Information (if applicable)

- For ownership under LLC, provide Operating Agreement
- For ownership under General or Limited Partnership, provide Partnership Agreement
- For ownership under Corporation, provide Corporate Bylaws

8. Legal Description of Property Proposed for Contract

- In some cases this may be a recorded map reference, or may be associated with a proposed subdivision being processed simultaneously.

9. Notarized Consent of Trust Deed Beneficiary

- See form below. This form is required only if a loan exists on the property.

10. Proposed Subdivision Sketch Map

- If the proposed contract(s) is/are being requested based on a proposed subdivision, provide a copy of the proposed subdivision sketch map prepared by a licensed surveyor.

11. Signed Reimbursement Agreement

- The required Reimbursement Agreement is available online at http://docs.vcrma.org/images/pdf/planning/programs/lca/Reimbursement_Agreement.pdf

12. Application Fee Deposit

- The deposit for each resulting Contract is \$1,000. The applicant is responsible for payment of all staff time to process the application. The current hourly rate is available online at this link: <https://www.vcrma.org/planning-permit-fees>

LCA and FSZA/LCA Contract Application and Project Description

In submitting this application, I request: *(select as many as apply)*

- New 10-year (LCA) Agricultural Contract
- New 20-year (FSZA/LCA) Agricultural Contract
- Rescission/Re-entry into 10-year (LCA) Agricultural Contract
- Rescission/Re-entry into 20-year (FSZA/LCA) Agricultural Contract
- Special Area Contract
- Establishment or Expansion of an Agricultural Preserve
- Establishment or Expansion of an FSZA (for 20-year contracts only)
- Zone Change to Accommodate the Agricultural LCA Contract

I have read the Ventura County LCA Guidelines for implementation of the California LCA of 1965 (Williamson Act) and other LCA contract application materials explaining the Ventura County LCA Program, application process, criteria, and responsibilities associated with LCA contracts.

Property Owner/Applicant:

Address:

Telephone Number:

E-mail Address:

Property Owner/Applicant:

Address:

Telephone Number:

E-mail Address:

Authorized Representative:

Address:

Telephone Number:

E-mail Address:

I declare that the information and exhibits herewith submitted are true and correct to the best of my knowledge. (All owners must certify this statement.)

Property Owner:

Signature: _____

Date: _____

Property Owner:

Signature: _____

Date: _____

Pursuant to the Guidelines and the California Government Code, this application is made to the County of Ventura, Resource Management Agency, Planning Division, for an LCA or FSZA/LCA Contract for property located in the unincorporated area of Ventura County. The subject property is identified and described below.

Project Description:

Evidence of Legal Lot:

Assessor's Parcel Number(s):

Please list all APNs that in combination comprise one legal lot. Complete separate applications for each legal lot that meets the requirements of the LCA Guidelines for LCA and/or FSZA/LCA contracts.

Legal Lot Size/Contract Size:

Number of Existing Legal Lots:

Number of Proposed Legal Lots (if rescission/re-entry):

Site Address/Location:

General Site Location/Community:

Existing Agricultural Products

Other Land Use(s):

Distinctive physical features on the property (rock outcroppings, barrancas, etc.):

Existing Water Supply (if any):

Directions to the site from the nearest cross street:

Surrounding Land Uses (Orchard, development, etc.)

North:

South:

East:

West:

Surrounding Distinctive Physical Features

North:

South:

East:

West:

Surrounding Vegetation (crops, forest, etc.)

North:

South:

East:

West:

Zone Changes:

Agricultural contracts may only be on land zoned Agricultural Exclusive (in the Non-Coastal area) or Coastal Agricultural (in the Coastal area). For proposed contracts involving a Zone Change, please provide the existing and proposed zoning designation. For projects that do not involve a Zone Change, please check the "N/A" box.

Existing Zoning Designation: _____

Proposed Zoning Designation: _____

N/A

STAFF USE ONLY	
LCA Contract:	Zone(s):
General Plan Designation:	Zone Change: Yes <input type="checkbox"/> No <input type="checkbox"/>
Date Received:	Received by:
Deposit Fee:	Receipt No.
Previous LCA Contract:	Previous Permits:
Case No.:	% in Ag required:

LCA Eligibility Questionnaire

LCA or FSZA/LCA Contract No. _____

Property Owner:

Address:

Telephone Number:

E-mail:

Applicant:

Address:

Telephone Number:

E-mail:

Assessor's Parcel Number(s):

Total Acres Proposed for Contract:

Proposed Contract Area(s) Production and Acreage:

Land Use		Acres
Irrigated Orchards	Type:	
Irrigated Row Crops	Type:	
Dry Farming	Type:	
Grazing	Type:	
Structures	Type:	
Unused/Vacant Areas	Type:	
Total ACRES Proposed for the LCA Contract		

Crops and Gross Income/Acre:

Please indicate the average acreage used and gross income per acre per year derived from commercial agricultural crop production for the past five years.

Crop Types	Acres	Average Gross Income per Acre per Year				
		20__	20__	20__	20__	20__
		\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$
Total Average Gross Income/Acre		\$	\$	\$	\$	\$

Grazing/Animal Husbandry and Gross Income/Acre:

- Is the property fenced? Yes No
- Does the property contain adequate corrals and facilities to work the livestock? Yes No
- How many acres are used for the animal husbandry/grazing operation? _____ Acres

Please specify the number of animals (by type) that were cared for or raised/grazed on-site and sold during each of the past five years.

Animal Types	Number of Animal Units				
	20__	20__	20__	20__	20__
Total Number of Animal Units					
Number of Animal Units Sold Each Year					

Please specify the type of agricultural commodity sold and average gross income per acre per year for the past five years.

Commodity Sold	Average Gross Income per Acre per Year				
	20__	20__	20__	20__	20__
Animal Type:	\$	\$	\$	\$	\$
Animal Type:	\$	\$	\$	\$	\$
Animal Products Type:	\$	\$	\$	\$	\$
Animal Products Type:	\$	\$	\$	\$	\$
Hay:	\$	\$	\$	\$	\$
Other:	\$	\$	\$	\$	\$
Total Average Gross Income	\$	\$	\$	\$	\$

Leasing and Gross Income/Acre:

If the property is leased to others, please specify major agricultural production produced, acreage leased, and average gross income per acre per year for the past five years.

Agricultural Production	Acres Leased	Average Gross Income per Acre per Year				
		20__	20__	20__	20__	20__
		\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$
Total Average Gross Income		\$	\$	\$	\$	\$

Other Information:

Please specify all water sources utilized for on-site agricultural production.

Yes No Private well

Yes No Water District:

Yes No Mutual Water Company:

Yes No Other:

I declare that the information in this questionnaire is true and correct to the best of my knowledge. (All owners must certify this statement.)

Property Owner/Applicant Name:

Signature: _____

Date: _____

Property Owner/Applicant Name:

Signature: _____

Date: _____

If you have any questions, please contact the LCA Program Planner, Justin Bertoline, at justin.bertoline@ventura.org or by phone at (805) 654-2466.

STAFF USE ONLY
Soil Classification:
LCA Production Classification(s):
Other information:

**CONSENT BY TRUST DEED BENEFICIARY(IES) TO ENTER INTO A
LAND CONSERVATION ACT (LCA) OR FARMLAND SECURITY ZONE
LCA (FSZA/LCA) CONTRACT BY LANDOWNER(S)/TRUSTOR(S)**

As beneficiary(ies) of that certain Trust Deed dated _____, which was recorded on _____, as Document No. _____ of the Official Records at the Ventura County Recorder's Office, consent is hereby given to _____, Trustor(s) to execute a Land Conservation Act (LCA) Contract(s) and/or a Farmland Security Zone Area LCA (FSZA/LCA) Contract(s) between Trustor and County of Ventura for the land subject to the said Deed of Trust(s).

Trust Deed Beneficiary (Print)	Signature	Title	Date
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Trust Deed Beneficiary (Print)	Signature	Title	Date
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Trust Deed Beneficiary (Print)	Signature	Title	Date
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Trust Deed Beneficiary (Print)	Signature	Title	Date
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Contract No. _____

Only original signatures of Trust Deed Beneficiaries shall appear on this document. All signatures must be notarized.