



Prospective Applicant's Checklist for Determining Eligibility for a Special Area Agricultural Land Conservation Act (LCA) Contract

County of Ventura • Resource Management Agency • Planning Division

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

The purpose of this checklist is to assist prospective applicants in determining if their agricultural property is eligible for a Special Area LCA contract. Special Area Contracts are available on properties that do not comply with the minimum legal lot size, contract area, contract boundaries, or agricultural utilization requirements. Properties that do not meet all of the requirements listed below are not eligible for a Special Area Contract. The general requirements for new agricultural LCA contracts apply in addition to the Special Area Contract eligibility requirements listed below. For your use in working through this checklist, please refer to the LCA Guidelines, available online at <http://docs.vcrma.org/images/pdf/planning/programs/lca/LCA-Guidelines.pdf>. Note that a property that meets the eligibility requirements is a good candidate for a Special Area LCA contract, but that the Board of Supervisors will decide whether or not to approve the LCA contract request.

- The property is used for crop production (land use for animal husbandry/grazing is not eligible for a Special Area Contract).**
See page 21, Section IX.1 of the LCA Guidelines
- The property is located adjacent to parcels primarily in crop production on a minimum of two sides. Land isolated from existing agricultural production is not eligible for a Special Area Contract.**
See page 21, Section IX.2 of the LCA Guidelines
Tip: Although not required, a proposed Special Area Contract will be more favorably considered if it is located either adjacent or in proximity to existing LCA Contracts or FSZA/LCA Contracts, or if it established a buffer between existing urban uses and land in agricultural production.
- The proposed contract area is no less than 80 percent of the size of the legal lot.**
See page 21, Section IX.3 of the LCA Guidelines
Tip: See the diagram below for an example of this calculation.
- The agricultural utilization is a minimum 85 percent of the proposed contract Area.**
See page 21, Section IX.4 of the LCA Guidelines
Tip: See the diagram below for an example of this calculation.
- The proposed contract furthers the primary goal of the Land Conservation Act and these Guidelines (to preserve commercially viable agricultural land).**
See page 21, Section IX.5 of the LCA Guidelines

Situations where a Special Area Contract may be appropriate include, but are not limited to, the following:

- The agricultural utilization requirements in Section V.A-5 of the LCA Guidelines could not be met because the agricultural use of the parcel consists of discrete pocket(s) that are surrounded by non-agricultural uses or separated by topographical features.
- The agricultural utilization required in Section V.A-5 of the LCA Guidelines could not be met because portions of the parcel include area(s) that cannot be utilized for crop production, such as a steep hillside or barranca running through the property.
- The proposed contract area seeks to exclude the portion of the parcel with General Plan land use designations other than “Open Space” or “Agricultural” zoning other than AE-40 ac or CA.

Sample: A 10-acre property might qualify for a Special Area Contract if a *minimum* of 8 acres (80%) of the property is subject to the contract, and a *minimum* of 6.8 acres (85%) of the contract area is used for crop production, depicted as follows:

