



Prospective Applicant's Checklist for Determining Eligibility for a New, 20-Year Agricultural FSZA/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 property is eligible for a 20-year Farmland Security Zone Area contract. Landowners of properties already subject to a 10-year LCA Contract may request to rescind the existing contract and enter into a new FSZA/LCA Contract. FSZA/LCA Contracts self-renew each year like Contracts. Properties that do not meet all of the requirements listed below are not eligible, however you may consult with the LCA Program planner if you would like to explore possibilities on improving the property's eligibility or to determine if the property qualifies for a Special Area Contract. 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>. Eligibility standards in addition to those listed below exist for other specific contract application elements, such as those involving Rescissions/Re-entries and Lot Line Adjustments. Note that a property that meets the eligibility requirements is a good candidate for an FSZA/LCA contract, but that the Board of Supervisors will decide whether or not to approve the FSZA/LCA contract request. Note also that the establishment of an FSZA within a City's Sphere of Influence must first be approved by that City.

- The property is designated either “Agricultural” or “Open Space” under the County General Plan.**

See page 7, Section V.A.1 of the LCA Guidelines

Tip: Please see Figure 3.1(a) [North Half] or Figure 3.2(b) [South Half], available on the Planning Division's website (<http://www.vcrma.org/planning/pdf/plans/Goals-Policies-and-Programs.pdf>) and use the zoom tool to determine if the property is within the “Agricultural” or “Open Space” General Plan designation.

- The property is located within an Agricultural Preserve.**

See page 6, Section IV of the LCA Guidelines

Tip: Please see the Agricultural Preserves map on the LCA webpage of the Planning Division's website (http://www.vcrma.org/planning/pdf/programs/lca/Agricultural_Preserves.pdf) and use the zoom tool to determine if the property is within an Agricultural Preserve.

- The property is zoned AE (Agricultural Exclusive) or CA (Coastal Agricultural).**

See page 7, Section V.A.2 of the LCA Guidelines

Tip: Please click on “What's My Zoning?” under the “Frequently Asked Questions” tab on the Planning Division's website (www.vcrma.org/planning) to determine if the property is within the “AE” or “CA” zoning designation.

- The property meets the minimum lot size requirement, and consists of a legal lot.**

See page 7, Section V.A.3 of the LCA Guidelines

Tip: The Planning Division's "What is an Illegal Lot?" brochure is available at <http://www.vcrma.org/planning/programs/legal-lots/index.html>.

- The property meets the minimum agricultural utilization percentage.**

See page 8, Section V.A.5 of the LCA Guidelines

- The land is designated on the Important Farmland Series Map (Important Farmlands Inventory) as predominately one of the following:**

See page 11, Section V.B.2 of the LCA Guidelines

- Prime Farmland**
- Farmland of Statewide Significance**
- Unique Farmland**
- Farmland of Local Importance**

Tip: Please consult with the LCA Program Planner to determine the Important Farmlands Inventory designation of your property.

Complete the checklist for one of the following three agricultural types:

• **IRRIGATED PLANT PRODUCTS ONLY**

See Page 8, Section V.A.6.a.1 of the LCA Guidelines

- The property has been used for commercial agricultural production for at least three of the last five years, or has been planted to as yet non-bearing fruit or nut trees, vines, brushes or crops which have a non-bearing period of less than five years.**

- The gross income from commercial agricultural production was no less than a minimum of \$500/acre/year for at least three of the last five years, or the land has recently been planted and has not yet produced a crop, but is expected to gross no less than this minimum once the bearing period begins.**

• **NON-IRRIGATED PLANT PRODUCTS ONLY**

See page 9, Section V.A.6.a.2 of the LCA Guidelines

- The land must be cultivated and producing plant products for commercial purposes for three of the previous five years OR be planted to as yet non-**

bearing fruit or nut trees, vines, brushes or crops which have a non-bearing period of less than five years.

- The land has not grossed no less than \$50/acre/year for at least three of the last five years, or that the land has recently been planted and has not yet produced a crop, but is expected to gross no less than this minimum once the bearing period begins.

- **COMMERICAL ANIMAL HUSBANDRY or GRAZING ONLY**

See page 9, Section V.A.6.b of the LCA Guidelines

- The land has supported a minimum of 20 animal units per year (as defined in Table 2 of the LCA Guidelines) for the previous five years and is the property reasonably expected to support such animals on a bona fide commercial basis.

- The land is fenced or otherwise contains the animals used for the commercial animal husbandry or grazing operation.
- Adequate corrals and facilities, as needed, are in place to support the commercial animal husbandry or grazing operation.