



Prospective Applicant's Checklist for Determining Eligibility for a New, 20-Year Agricultural FSZA/LCA Contract

The purpose of this checklist is to assist prospective applicants in determining if their property is eligible for a new, 20-year agricultural LCA contract and /or a 20-year agricultural FSZA/LCA contract. Properties that do not meet all of the applicable requirements listed below are not eligible, however you may consult with the LCA Program Manager 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. 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 LCA contract, but that the Board of Supervisors will decide whether or not to approve the LCA contract request.

For all 20-year LCA contracts:

- ☐ **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: Use the LCA Eligibility Check Map on our website to look up this and other property specific eligibility information.

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

See page 6, Section IV of the LCA Guidelines

Tip: As with the previous, use the LCA Eligibility Check Map on our website to look up this and other property specific eligibility information.

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

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

Tip: In addition to the LCA Eligibility Check Map on our website, a property's Zoning can be determined either with the VC Planning Division's "What's My Zoning?" webpage or with CountyView.

- ☐ **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 the Ventura County Planning Division's "Legal Lot Program" webpage.

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

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

For FSZA/LCA contracts only:

- ☐ **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 Significance, c. Unique Farmland, or d. Farmland of Local Importance.**

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

Tip: The California Department of Conservation’s “Important Farmland Finder” web tool can be used to determine if your property contains any of the above listed farmland types.

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

See page 11, Section V.B.4 of the LCA Guidelines

Tip: The CountyView webtool has a layer called ‘City Sphere of Influence’ that can be used to determine if a property falls within a city’s sphere of influence.

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 nonbearing fruit or nut trees, vines, brushes or crops which have a nonbearing 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.

• COMMERCIAL 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.