

Hall of Administration
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 Ventura, CA 93009-1270
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 assessor.venturacounty.gov



Theresa Betka- Administration
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**KEITH TAYLOR
 ASSESSOR**

AO-VRS 277 (Rev. 11/23)

Agricultural Preserve Questionnaire – Due March 2, 2026

Section 1 - Please provide the following information about your property that is subject to a Land Conservation Act (LCA) contract. If you need any assistance in completing this form, please contact a staff member in the Rural Section at (805) 654-2181. **All information provided in Section 1 will be held confidential by the Assessor under Revenue & Taxation Code Sections §451 and §408.3.**

Name: _____ Site Use: _____ CL: _____
 Situs Address: _____ LCA Contract No.: _____
 Situs City: _____

1. PRODUCTION AND INCOME FROM ORCHARD OR VINEYARD OPERATION- Please attach a copy of your **GROWER’S ANNUAL PACKINGHOUSE STATEMENT**. If this statement is not attached, completion of both sections 1a and 1b is required. **Please read the instructions before completing.**

a. PRODUCTION IN POUNDS

<u>Tree Type</u>	<u>Acres</u>	<u>Age</u>	<u>Fresh Fruit & Products</u>
_____	_____	_____	_____ lbs.
_____	_____	_____	_____ lbs.
_____	_____	_____	_____ lbs.

b. INCOME (Lump Sums)

<u>Tree Type</u>	<u>Acres</u>	<u>Age</u>	<u>Fresh Fruit & Products</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

2. ORCHARD/VINEYARD OPERATING EXPENSES-Must Be Completed- Indicate cultural costs. See instruction sheet for allowable expenses.

<u>Tree Type</u>	<u>Acres</u>	<u>Age</u>	<u>Cultural Expenses</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

List “abnormal” expenses incurred _____

3. ADDITIONAL INCOME SOURCES – Must be completed. Include income from all other uses of the property e.g. Farm land leases, communication/cell sites, animal boarding, farm labor housing/residence/Ag Buildings, and Agra tourism/events. Please attach additional pages as needed for all other lessees.

a. Name of Lessee _____ Phone# _____
 Mailing Address _____ Email Address _____
 Date lease was negotiated ___/___/___ Term of lease _____ Annual Escalation _____
 Number of Acres Leased _____ Use of land leased _____
 Rent per acre per year _____ Gross Annual Rent _____ Share Crop Rent (Y or N) _____
 Is irrigation water included in rent? (Y or N)___ Who pays? _____

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Mailing Address _____ Email Address _____
Date lease was negotiated ___/___/___ Term of lease _____ Annual Escalation _____
Number of Acres Leased _____ Use of land leased _____
Rent per acre per year _____ Gross Annual Rent _____ Share Crop Rent (Y or N) _____
Is irrigation water included in rent? (Y or N)___ Who pays? _____

4. GENERAL PROPERTY CHARACTERISTICS

- a. Does property have a water supply (other than domestic)? Yes___ No___
- b. Total irrigated acres _____ Irrigation System Owned by: Self___ Tenant___ Water Co. _____
- c. Water Quantity: Ample ___ Limited___ Water Quality: Good___ Average___ Poor___
- d. Water Source(s):
 - ___ Private well on property. Annual fuel/elec. cost of pumping well water _____
 - ___ Rights to private well on another's property. Name _____
 - ___ Water District. Name _____
 - ___ Mutual Water Company. Name _____Describe other: _____

IRRIGATION COST (required even if the property is leased)

Enter the **total annual irrigation cost including all surcharges and fees (Not Acre Feet):** _____

5. CHANGES IN PROPERTY- Please list any changes or additions to property since previous report.

- a. Structures, pumps, wind machines added or removed; indicate cost _____

- b. Trees or vines, planted or removed; indicate varieties, acreage, age, etc. _____

- c. Changes in land, orchard development, leveling, drainage, reservoir addition, etc. _____

6. ADDITIONAL INFORMATION OR REMARKS

I declare that the forgoing and all information hereon, including any accompanying statements or documents, is true, correct and complete to the best of my knowledge and belief.

Signed _____ Date _____

Printed Name _____ Title _____

Section 2 – Property Characteristics

Please provide the following information about your property that is subject to a Land Conservation Act (LCA) contract. If you need any assistance in completing this form, please contact a staff member in the Rural Section at (805) 654-2181. **All information provided in Section 2 is shared with the Ventura County Planning Division.**

Name: _____ LCA Contract No.: _____
 Date: _____
 E-mail Address: _____ Phone Number: _____

1. Does the property generate income from sales of agricultural products?

Yes. No.

2. Do you lease, rent, or otherwise allow others to use the land for the production of agricultural products?

Yes. No. If Yes, do you: Rent Lease Other: _____

Lessee: _____ Phone #: _____

3. Summary of Current Uses of the LCA-contracted Land. Please account for all acreage under contract.

Use	Animal/Crop Type/Building Type	Number of Acres	Number of Animals
Irrigated Field Crops			
Orchard			
Outdoor Nursery			
Greenhouse/Hoop Structure			
Vineyard			
Dry Farming			
Irrigated Pasture			
Dry Grazing			
Animal Husbandry			
Fallow			
River/Barranca/Watercourse			
Home Site Including Farm Labor Housing			
Ag Buildings			
Other			
Total Number of Acres Under Contract			

4. Have there been changes in the agricultural operation (e.g., crops grown, acreage dedicated to agriculture) during the past year?

Yes. What changes to the property have occurred since last year?

No. For approximately how many years has the use remained unchanged? _____ Years

5. Please provide any additional information that you believe we should know about the land:

Assessor's Parcel Numbers:

**INSTRUCTIONS
FOR COMPLETING THE
AGRICULTURE PRESERVE QUESTIONNAIRE**
**IF THE FORM IS NOT COMPLETE, IT WILL BE RETURNED TO YOU FOR
COMPLETION.**

SECTION 1

Part 1) PRODUCTION & INCOME FROM ORCHARD OR VINEYARD OPERATIONS

(THIS SECTION PERTAINS TO ORCHARD OR VINEYARD OPERATIONS ONLY AND NEED NOT BE COMPLETED IF COPY OF GROWER'S ANNUAL PACKINGHOUSE STATEMENT IS ENCLOSED WITH RETURN.)

Crop

List crop types by predominant plantings, e.g., oranges, lemons, avocados, grapes, etc.

Varieties-Rootstocks

Show Varieties and Rootstocks planted within crop areas, e.g., Navel – Sour Rootstock, Valencia – Sour Rootstock.

Acres

List acreage.

Age

Indicate predominant age of crop areas, excluding occasional replants.

Production

Fresh Fruit, Products – Report total production in pounds as shown on grower's annual packinghouse statement. Segregate into fresh fruit and products produced. (Do not report on a per acre basis.)

Income

Fresh Fruit, Products – Report income as shown on grower's annual packinghouse statement. Income to be reported is gross annual income less packinghouse charges of picking, hauling and house overhead. Show as lump sums and segregate fresh fruit from products. If segregations cannot be made, then show all income as a lump sum under "Fresh Fruit." (Do not report on a per acre basis.)

Part 2) EXPENSES, ORCHARD AND VINEYARD OPERATIONS

THIS SECTION MUST BE COMPLETED FOR ALL ORCHARD AND VINEYARD OPERATIONS. Report all costs ordinary and necessary to the maintenance of the income unit, e.g., fertilization, irrigation, control of weeds, insects, diseases and pests, pruning, frost protection, maintenance, general expenses, and management (including owner-operator labor and management). Show total cost, not per acre cost, for each crop.

DO NOT INCLUDE THE FOLLOWING COSTS: Picking, hauling and packinghouse overhead, depletion charges, debt retirement, interest on funds invested in land or trees, property taxes, corporate income taxes, or corporate franchise taxes based upon income.

"Abnormal" Expenses Incurred: Specify any expense that is unique to your property.