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AO-VRS 277 (Rev. 11/23)

**Agricultural Preserve Questionnaire – Due March 3, 2025**

**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 &amp; Products</u>
_____	_____	_____	_____ lbs.
_____	_____	_____	_____ lbs.
_____	_____	_____	_____ lbs.

**b. INCOME (Lump Sums)**

<u>Tree Type</u>	<u>Acres</u>	<u>Age</u>	<u>Fresh Fruit &amp; 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? \_\_\_\_\_

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? \_\_\_\_\_

**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			
<b>Total Number of Acres Under Contract</b>			

**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.