



County of Ventura

Office of the County Assessor

800 South Victoria Avenue
Ventura, CA 93009-1270
(805) 654-2181* Fax (805) 645-1305
assessor.countyofventura.org

DAN GOODWIN, MAI
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AO-VRS 277 (Rev. 11/19)

Agricultural Preserve Questionnaire – Due March 2, 2020

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 is held confidential by the Assessor pursuant to California Revenue and Taxation Code Section 451.**

Name: _____ Site Use: _____ CL: _____
 Situs Address: _____ LCA Contract No.: _____
 Situs City: _____
 E-mail Address: _____ Phone Number: _____

1. PRODUCTION AND INCOME FROM ORCHARD 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. See instructions **before** completing.

a. PRODUCTION (Field boxes or Pounds)

<u>Crop</u>	<u>Varieties-Rootstocks</u>	<u>Acres</u>	<u>Age</u>	<u>Fresh Fruit & Products</u>
_____	_____	_____	_____	_____ lbs.
_____	_____	_____	_____	_____ lbs.
_____	_____	_____	_____	_____ lbs.

b. INCOME (Lump Sums)

<u>Crop</u>	<u>Varieties-Rootstocks</u>	<u>Acres</u>	<u>Age</u>	<u>Fresh Fruit & Products</u>
_____	_____	_____	_____	\$ _____
_____	_____	_____	_____	\$ _____
_____	_____	_____	_____	\$ _____

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

<u>Crop</u>	<u>Varieties-Rootstocks</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? _____

(Part 3- Additional Income Sources continued on reverse side of sheet)

b. 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. Is property artificially drained Yes ___ No ___
b. Does property have a water supply (other than domestic)? Yes ___ No ___
c. Total irrigated acres _____ Irrigation System Owned by: Self ___ Tenant ___ Water Co. _____
d. Water Quantity: Ample ___ Limited ___ Water Quality: Good ___ Average ___ Poor ___
e. 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: _____
Enter annual water costs per acre foot: _____

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 certify (or declare) under penalty of perjury under the laws of the State of California 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: _____

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 complete all that apply.

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:



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INSTRUCTIONS FOR COMPLETING THE AGRICULTURE PRESERVE QUESTIONNAIRE-SECTION 1

Part 1) PRODUCTION & INCOME FROM ORCHARD OPERATIONS

(THIS SECTION PERTAINS TO ORCHARD 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, 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 OPERATIONS

THIS SECTION MUST BE COMPLETED FOR ALL ORCHARD 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.