



TULARE COUNTY RESOURCE MANAGEMENT AGENCY
Application General Information / Cover Sheet

**AGRICULTURAL
 PRESERVE /
 CONTRACT**

AG PRESERVE

- New
- Enlarge
- Reinstate

WILLIAMSON ACT CONTRACT

- New
- Enlarge
- Reinstate

Applicant: _____

Property Owner: _____

Mailing Address _____

Mailing Address _____

City/Town _____ State _____ Zip _____

City/Town _____ State _____ Zip _____

Phone _____ Cell _____

Phone _____ Cell _____

E-Mail _____

E-Mail _____

Signature _____

Signature _____

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Name/Title _____

Name/Title _____

Mailing Address _____

Mailing Address _____

City/Town _____ State _____ Zip _____

City/Town _____ State _____ Zip _____

Phone _____ Fax _____

Phone _____ Fax _____

E-Mail _____

E-Mail _____

Site Address(es): _____

Assessor's Parcel Number(s) to be placed/enlarged/reinstated in Ag Preserve / Contract:

APN(s)	Acreage	APN(s)	Acreage
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

THIS SPACE FOR OFFICE USE ONLY

Project Number _____

Williamson Act Contract No. _____

Agricultural Preserve No. _____

Filing Fee(s): _____

Total Amount Paid: _____

Date Received: _____

Check No: _____

Receipt Number(s) _____

Received By: _____

PERMIT CENTER HOURS: MONDAY – THURSDAY 9:00 A.M. TO 4:30 P.M., FRIDAY 9:00 A.M. TO 11:00 A.M.

TULARE COUNTY RESOURCE MANAGEMENT AGENCY
 **5961 S. Mooney Blvd. Visalia, CA 93277 ** PHONE: 559-624-7000 **

AG PRESERVE / CONTRACT APPLICATION

REQUIREMENTS, FEES AND INSTRUCTIONS *(Please use dark blue or black ink)*

The application form for an Agricultural Preserve/Contract must be filled out completely and in every respect with all questions answered and all required attachments before the County can officially accept the application for filing. In the course of accepting and processing the application, the Permit Center Official or Chief Planner may ask the applicant to clarify, correct or otherwise supplement the required information. The application may be filed with the Resource Management Agency Permit Center, at 5961 S. Mooney Blvd., Visalia CA 93277. Phone is (559) 624-7100.

1. Ordinance No. 352, as amended, requires a filing fee to be paid at the time of filing an application. This fee is to cover the cost to the County for advertising, investigations and processing the application

Type of Application	Fee* (Adopted 7/7/20)
Ag Preserve/Farmland Security Zone Formation or Enlargement	\$1,000
Ag Preserve/Farmland Security Zone Contract or Reinstatement	\$500
Computer Maintenance Fee	\$10

***Fees are subject to change by the Board of Supervisors and/or State of California Department of Fish & Game.**

2. Please note that applications to establish or enlarge an Agricultural Preserve are only accepted between July 1 and August 31 each calendar year pursuant to State Law (For the 2020 year, Tulare County will accept applications until September 30, 2020).

3. A Record Owner Guarantee Report for each Preserve is required, with the legal description of the property involved and exactly how title is vested. This report may be acquired from a Title Company and the cost to prepare the report is the responsibility of the applicant.

4. Please provide each owner's name, address and phone number on a separate page. County staff will prepare and send a Land Conservation Contract for each owner's signature, which must be acknowledged by a Notary Public. The deadline for the return of properly executed Land Conservation Contracts shall be the thirty-first day of October of each calendar year. Any Contracts filed with the RMA after October 31, or postmarked after that date, will not be acted on by the Board of Supervisors until the succeeding year; and therefore, will have no effect on assessments for the following tax year.

5. Due to California's State budget crisis, Tulare County Board of Supervisors adopted Resolution No. 2009-0091 on February 10, 2009, which established new policies regarding amendments to existing Williamson Act Contracts. If the State fails to pay subvention funds off-setting property tax loss required by the Open Space Subvention Act, the Board has the authority to unilaterally declare the contract terminated as null and void.

SUMMARY OF REQUIREMENTS FOR AN AG PRESERVE / CONTRACT

1. Completed application cover sheet, with separate contact information for each owner of the property.
2. Record Owner Gurantee Report, with legal descriptions for each affected parcel listed on this application.
3. Signed Owner's Affidavit and Indemnification Agreement.
4. Assessor Map Page with parcel marked with general location of land uses, including structures and crops.

This Space for Office Use Only	
APPLICATION CHECKLIST – FOR PERMIT CENTER PLANNERS	
<input type="checkbox"/>	Assessor's Parcel No(s) and acreage is listed on cover sheet.
<input type="checkbox"/>	Name, address and phone number of each current owner of subject property is listed.
<input type="checkbox"/>	Ownership & legal descriptions are verified by review of attached Record Owner Guarantee Report.
<input type="checkbox"/>	Assessor's Map Page marked with property uses.
<input type="checkbox"/>	Signed Indemnification Agreement.
Confirmed by Permit Center Planner _____(Initials) Date _____	

SUMMARY OF REQUIREMENTS FOR AN AG PRESERVE / CONTRACT

EXISTING LAND USE

Use the following spaces to identify the various land uses that are existing on the property. In addition, the general location of said land uses (including crops) shall be shown on the Assessor's Parcel Map to be submitted with this application.

LAND USE TYPES

Agricultural Use:	Acreage & Specific Crop:	Structures:	Number & Type:
Citrus Orchard	_____	Dwellings	_____
Fruit Orchard	_____	Ag Related Bldgs.	_____
(Other) Nut	_____	(Note Type/Use)	_____
Orchard Vineyard	_____	Other Structures	_____
Field Crops	_____	or Uses (Please specify):	_____
Poultry	_____		_____
Dairy	_____		_____
Grazing Land	_____		
Open/vacant	_____		
Fallow - former Crop	_____		
Other (specify):	_____		

Check this space if property does not contain Dwellings or Structures:

PROPERTY SIZE

1. Each individual parcel to be placed within an Agricultural Preserve also must meet the following minimum parcel sizes, to ensure that they can sustain their agricultural use consistent with requirements of the Williamson Act.
 - a. If the land is considered Prime agricultural land, generally within the Valley floor area or established orchards in the foothills, the minimum parcel size is 10 acres.
If your land is Prime agricultural land, is each individual parcel at least 10 acres in size? Yes No
 - b. If the land is considered Non-prime agricultural land (lands generally within the Foothill or mountain area), the minimum parcel size is 40 acres.
If your land is Non-prime ag land, is each individual parcel at least 40 acres in size? Yes No
2. An Agricultural Preserve (all contiguous parcels) must contain a minimum of 20 acres or 1/32 of a Section of land or more. However, if the property contains less than the minimum acreage and is adjacent and contiguous to lands within an existing Agricultural Preserve, an owner may enlarge or annex to that adjacent Preserve. A Joint Management Agreement may be required.
 - a. Total acreage of proposed new Ag Preserve: _____ acres
(must all be in contiguous parcels)
 - b. If total acreage is less than 20 acres or 1/32 of a Section, indicate the existing Preserve that you will annex to: Preserve No. _____ (Staff can assist you with this number.)
3. As noted earlier, the application requires an up-to-date Record Owner Guarantee Report for each Preserve, including the legal description of the property involved and exactly how title is vested. Please provide the owners' names, addresses and phone numbers for County staff to include in a Land Conservation Contract, which must be signed, notarized and returned by October 31.
Information about the County's Agricultural Preserve Program may be obtained at the RMA.

The County of Tulare
“INDEMNIFICATION AND COST RECOVERY AGREEMENT”
(must accompany this application)

Please download or print out the form from the
County Web Site
(located with the list of land use applications).

The Indemnification and Cost Recovery Agreement
must be filled in and signed by the applicant and must be
submitted as part of any land use application requiring
discretionary review by the County.

This Agreement must be signed by the Applicant

Please sign the Agreement in blue ink (preferred)
and submit the original, signed document with the appropriate
land use application.

WITHDRAWAL OF APPLICATION

Should you, at any time during the processing of your application, wish to withdraw your application and request a refund of fees paid, you may do so by forwarding a letter to the Resource Management Agency making that request. Please state clearly that you no longer wish to proceed with your land use project (*state the project number*), and that you are requesting a withdrawal of your project and a refund of any fees that have not been expended for the processing of your application.

Please date and sign the letter and include a mailing address where you would like any refund of fees (if applicable) to be mailed. Forward the request to the attention of the project planner.