

TOM J. SLAVICH
COUNTY ASSESSOR

E-Mail: sbcassr@cosb.us

www.cosb.us/departments/assessor/



COUNTY ASSESSOR OFFICE
440 FIFTH ST., RM. 108
Hollister, California 95023

Telephone: (831) 636-4030
Facsimile: (831) 636-4033

COUNTY OF SAN BENITO

IMPORTANT NOTICE

TO: All Land Conservation Act (Williamson Act) Property Owners

The application periods for all Land Conservation Act requests, such as new applications, compatible uses, lot line adjustments, divisions and cancellations, is:

- A) March 1, through and including March 31, and**
- B) September 1, through and including September 30.**

Mail completed forms to: San Benito County Assessors Office
440 Fifth Street, Room 108
Hollister CA 95023

Please contact our office at 831-636-4030 if you have any questions.

Sincerely,

Tom J. Slavich
Assessor

SAN BENITO COUNTY

CALIFORNIA LAND CONSERVATION ACT

Information for the County Assessor's Office

NAME _____ PHONE _____

ADDRESS _____

ASSESSOR'S PARCEL NUMBERS IN PRESERVE _____

NO. OF ACRES IN THIS PRESERVE _____

PRESENT USES OF THIS LAND – EXAMPLES: (Grazing, Hunting Club, Orchard, Dry Farming), _____

IS THIS LAND RENTED OR LEASED, NOW OR IN THE RECENT PAST?

YES _____ NO _____. IF YES, DESCRIBE IN DETAIL THE TERMS OF THE, RENTAL OR
LEASE AND THE INCOME RECEIVED. _____

DO YOU LEASE OR RENT PROPERTY FROM OTHERS? _____. IF YES, DESCRIBE THE TERMS OF
THIS RENT OR LEASE, AND IDENTIFY THE OWNER AND THE LOCATION OF THE LAND. _____

SIGNATURE: _____

DATE: _____

Forms must be typewritten and one copy of
Land Conservation Contract must be acknowledged.

RESOLUTION NO. _____

RESOLUTION ESTABLISHING AGRICULTURAL PRESERVE

WHEREAS, an application has been filed establishing an agricultural preserve within the meaning of the California Land Conservation Act of 1965 with respect to the following described property: (Either Assessor's parcel number (s) or legal description):

WHEREAS, a public hearing has been had upon such application in the manner prescribed by the said Act. NOW THEREFORE, IT IS HEREBY RESOLVED as follows:

1. That the said land meets the requirements prescribed for eligibility for an agricultural preserve.
2. That the said land is hereby designated and established as an agricultural preserve within the meaning of and pursuant to the California Land Conservation Act of 1965 and shall be known as Preserve No. _____
3. That the compatible uses authorized for such preserve are those set forth in Chapter 19.01, Article II "Agricultural Preserves" of the San Benito County Code heretofore adopted by this Board.
4. The Chairman of the Board is hereby authorized to execute on behalf of the County of San Benito, a Land Conservation Contract with the owner of the lands within the agricultural preserve created hereby.

Passed and adopted by the Board of Supervisors of the County of San Benito, State of California, this ___ day of _____, 20_____, by the following vote:

AYES: Supervisors:
NOES: Supervisors:
ABSENT: Supervisors:

Chairman of said Board

ATTEST:

Clerk of said Board

By: _____
Deputy Clerk of the said Board

**SAN BENITO COUNTY
LAND CONSERVATION CONTRACT**

THIS CONTRACT made and entered into this _____ day of _____, 20 _____,
by and between _____

_____, hereinafter referred to as "Owner (s)", and the COUNTY OF SAN BENITO, a political subdivision of the State of California, hereinafter referred to as "County":

WITNESSETH:

The purpose of this contract is to qualify the land subject hereto for land assessment purposes as provided in the Land Conservation Act of 1965, as amended, as said Act existed at the time of execution of this contract.

WHEREAS, OWNER possesses certain real property located within County, which property is presently devoted to agricultural use and is described as follows:
(Either Assessor's parcel number (s) or legal description)

WHEREAS, said property is situated within an agricultural preserve heretofore established by County as Preserve No _____, and,

WHEREAS, both Owner and County desire to limit the use of said property to agricultural and compatible uses in order to discourage premature and unnecessary conversion of such land to urban use, recognize that such land has substantial value to the public as open space and the preservation of such land in such use constitutes an important physical, social, esthetic, and economic asset to County,

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

1. The within Contract is made and entered into pursuant to the Land Conservation Act of 1965, as amended at the time of execution of this Contract, and is subject to the applicable provisions thereof.
2. During the term of this Contract the above described land shall not be used for any purpose, other than agricultural and compatible uses. No structures shall be erected upon said land except such structures as may be directly related to and compatible with allowed uses hereunder.
3. If any action in eminent domain for the condemnation of any land described herein is hereafter filed, or any portion of the property is acquired in lieu of condemnation, the provisions of Sections 51290-51295 of the California Government Code shall apply.
4. This contract shall be effective commencing on the 31st day of December, 20____ and shall remain in effect for an initial period of ten (10) years therefrom. Each year, on the anniversary date of this Contract, one year shall be automatically added to the initial term, unless notice of non-renewal is given as provided in Section 51245 of the California Government Code.

5. Owner shall not receive any payment from County in consideration of the obligations imposed hereunder, inasmuch as the parties recognize and agree that the consideration for the execution of the within Contract is the substantial public benefit to be derived therefrom and the advantage which will accrue to Owner as a result of the method of calculating the assessed value of the subject land due to the restrictions placed thereon.

6. This contract may not be cancelled except in the manner provided in Sections 51280 through 51287 of the Government Code of California.

7. The within contract shall run with the land described herein and shall be binding upon the heirs, successors, and assigns of the parties hereto.

8. In the event the land under this contract is divided, a contract identical to the contract then covering said land shall be executed by the Owner (s) of each parcel created by the division at the time of the division. Any such division shall be made only upon approval of County and upon condition that each parcel after division meets the requirements for an agricultural preserve. County shall require, as a condition of the approval, the execution of the contracts provided for in this paragraph.

IN WITNESS WHEREOF, the parties hereto have executed the within Agreement the day and year first above written.

OWNERS SIGNATURE

NAME (TYPEWRITTEN)

NOTE: Each Signature Must Be Notarized

COUNTY OF SAN BENITO

By _____
Chairman of the Board of
Supervisors of said County.

ATTEST:

Clerk of said Board

BY: _____
Deputy Clerk of the said Board

(attach acknowledgements)

SAMPLE

SAN BENITO COUNTY

CALIFORNIA LAND CONSERVATION ACT

Information for the County Assessor's Office

NAME James A. Doe and Mary J. Doe PHONE 831-636-4030

ADDRESS 1234 Highway 26 Hollister CA 95023

ASSESSOR'S PARCEL NUMBERS IN PRESERVE _____

XXX-XX-X-XXX-X & XXX-XX-X-XXX-X

NO. OF ACRES IN THIS PRESERVE 1,065.50

PRESENT USES OF THIS LAND – EXAMPLES: (Grazing, Hunting Club, Orchard, Dry Farming), _____

160 acres of Barley, 40 acres Walnuts, 40 acres Vines 825.50 acres Grazing

IS THIS LAND RENTED OR LEASED, NOW OR IN THE RECENT PAST?

YES X NO _____. IF YES, DESCRIBE IN DETAIL THE TERMS OF THE, RENTAL OR

LEASE AND THE INCOME RECEIVED. Grazing on year to year lease at \$8.00 per acre to Jim Crow,

Barley at \$20.00 per acre to Bill Nelson, and Vines & Walnuts not leased. Walnut production for last

5 years - 22 tons in 2012, 18 tons in 2011, 23 tons in 2010, 15 tons in 2009, 20 tons in 2008

Vines 1st yr of production no tonnage yield

(A five year production record is required for orchards and vineyards unless this is a new planting)

DO YOU LEASE OR RENT PROPERTY FROM OTHERS? Yes. IF YES, DESCRIBE THE TERMS OF

THIS RENT OR LEASE, AND IDENTIFY THE OWNER AND THE LOCATION OF THE LAND. _____

Land of Joe Blow in Emmet District. This is grazing land rented on a year to year basis at \$6.50 per acre

Also rent from Jane Smith in San Juan Valley 20 acres of row crop land at \$500.00 per acre

SIGNATURE: _____

DATE: _____

Forms must be typewritten and one copy of Land Conservation Contract must be acknowledged.

SAMPLE

RESOLUTION NO. _____

RESOLUTION ESTABLISHING AGRICULTURAL PRESERVE

WHEREAS, an application has been filed establishing an agricultural preserve within the meaning of the California Land Conservation Act of 1965 with respect to the following described property: (Either Assessor's parcel number (s) or legal description):

XXX-XX-X-XXX-X & XXX-XX-X-XXX-X
(ENTER PARCEL NUMBERS ONLY OR TTACH LEAGAL DESCRIPTIONS)
(COMPLETE THIS SECTION ONLY)

WHEREAS, a public hearing has been had upon such application in the manner prescribed by the said Act. NOW THEREFORE, IT IS HEREBY RESOLVED as follows:

5. That the said land meets the requirements prescribed for eligibility for an agricultural preserve.
6. That the said land is hereby designated and established as an agricultural preserve within the meaning of and pursuant to the California Land Conservation Act of 1965 and shall be known as Preserve No. _____
7. That the compatible uses authorized for such preserve are those set forth in Chapter 19.01, Article II "Agricultural Preserves" of the San Benito County Code heretofore adopted by this Board.
8. The Chairman of the Board is hereby authorized to execute on behalf of the County of San Benito, a Land Conservation Contract with the owner of the lands within the agricultural preserve created hereby.

Passed and adopted by the Board of Supervisors of the County of San Benito, State of California, this ___ day of ___,20_____,by the following vote:

AYES: Supervisors:
 NOES: Supervisors:
 ABSENT: Supervisors:

Chairman of said Board

ATTEST:

Clerk of said Board

By: _____
Deputy Clerk of the said Board

SAMPLE

SAN BENITO COUNTY LAND CONSERVATION CONTRACT

THIS CONTRACT made and entered into this _____ day of _____, 20 _____,
by and between _____ James A. Doe and Mary J. Doe _____

Enter name(s) of all property owner(s)

hereinafter referred to as "Owner (s)", and the COUNTY OF SAN BENITO, a political subdivision of the State of California,
hereinafter referred to as "County":

WITNESSETH:

The purpose of this contract is to qualify the land subject hereto for land assessment purposes as provided in
the Land Conservation Act of 1965, as amended, as said Act existed at the time of execution of this contract.

WHEREAS, OWNER possesses certain real property located within County, which property is presently
devoted to agricultural use and is described as follows:
(Either Assessor's parcel number (s) or legal description)

XXX-XX-X-XXX-X & XXX-XX-X-XXX-X

Enter only parcel number(s) or attach legal descriptions

WHEREAS, said property is situated within an agricultural preserve heretofore established by County as
Preserve No _____, and,

WHEREAS, both Owner and County desire to limit the use of said property to agricultural and compatible
uses in order to discourage premature and unnecessary conversion of such land to urban use, recognize that such
land has substantial value to the public as open space and the preservation of such land in such use constitutes
an important physical, social, esthetic, and economic asset to County,

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein and the
substantial public benefits to be derived therefrom, do hereby agree as follows:

1. The within Contract is made and entered into pursuant to the Land Conservation Act of 1965, as
amended at the time of execution of this Contract, and is subject to the applicable provisions thereof.

2. During the term of this Contract the above described land shall not be used for any purpose, other than
agricultural and compatible uses. No structures shall be erected upon said land except such structures as may be
directly related to and compatible with allowed uses hereunder.

3. If any action in eminent domain for the condemnation of any land described herein is hereafter filed, or
any portion of the property is acquired in lieu of condemnation, the provisions of Sections 51290-51295 of the
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4. This contract shall be effective commencing on the 31st day of December, 20____ and shall remain in
effect for an initial period of ten (10) years therefrom. Each year, on the anniversary date of his Contract, one
year shall be automatically added to the initial term, unless notice of non-renewal is given as provided in
Section 51245 of the California Government Code.

5. Owner shall not receive any payment from County in consideration of the obligations imposed hereunder, inasmuch as the parties recognize and agree that the consideration for the execution of the within Contract is the substantial public benefit to be derived therefrom and the advantage which will accrue to Owner as a result of the method of calculating the assessed value of the subject land due to the restrictions placed thereon.

6. This contract may not be cancelled except in the manner provided in Sections 51280 through 51287 of the Government Code of California.

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IN WITNESS WHEREOF, the parties hereto have executed the within Agreement the day and year first above written.

OWNERS SIGNATURE

NAME (TYPEWRITTEN)

(Complete this section; signatures MUST be notarized)

NOTE: Each Signature Must Be Notarized

COUNTY OF SAN BENITO

By _____
Chairman of the Board of
Supervisors of said County.

ATTEST:

Clerk of said Board

BY: _____
Deputy Clerk of the said Board

(attach acknowledgements)