



Mark Church

Assessor-County Clerk-Recorder & Chief Elections Officer

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Name:
 Mailing Address:

APN:
 Situs:

AGRICULTURAL PRESERVE QUESTIONNAIRE (January 1, 2016 - December 31, 2016)

Official documents indicate the parcel described on the mailing above is encumbered by a Land Conservation (or "Williamson Act") Contract. The Assessor is required by law to appraise land that is restricted by a land conservation contract each year on the basis of current economic rent. In order to appraise land by this method, it is necessary for the Assessor to request current data on income, rentals, expenses and production for the particular type of operation involved. Under Revenue & Taxation Code § 441(d), the property owner is **required** to furnish related information to the Assessor that is necessary for an accurate appraisal.

PLEASE ANSWER ALL QUESTIONS & RETURN ORIGINAL QUESTIONNAIRE TO THIS OFFICE WITHIN 21 DAYS OF RECEIPT.

When needed, please attach schedules or lists to provide further details. If you have questions, you may e-mail us at **Specialprop@smcare.org**, contact our Public Information Desk at **650.363.4500**, or visit us at **555 County Center, 1st Floor, Redwood City**. More information on the Williamson Act and Agricultural Preserve Contract can be found online at: www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx and www.co.sanmateo.ca.us/vgn/images/portal/cit_609/1036818721032.pdf

Section A- LAND USE (Questions 1 to 7): The information provided in this section **is not confidential** and may be shared with other county offices. Failure to respond to this section of the Questionnaire may also be shared with other county offices.

1. How many acres on the parcel are used for each of the following (please enter 0 if none):

Use	Number of Acres	Use	Number of Acres	Use	Number of acres
Irrigated row crops	_____	Irrigated pasture	_____	Orchard	_____
Dry Farming	_____	Dry grazing	_____	Vineyard	_____
Cut Flowers Indoor	_____	Cut Flowers Outdoor	_____	Apiary	_____
Nursery Indoor	_____	Nursery Outdoor	_____	Dairy	_____
Fallow	_____	Unusable	_____	Tree farm	_____
No. of Broodmares	_____				
Number of Existing Home Site(s)			Number of Acres		
Farmstead (Barns, corrals, etc.)	_____		_____		
Other use (please specify)	_____		_____		

2. Indicate the type of grazing or dairy operation: Cow-calf Stock-feeder Sheep Dairy Other: _____

3. State the average livestock carrying capacity for each of the past three years:

	2014	2015	2016
Irrigated pasture lands: Heads per acre:	_____	_____	_____
Dry grazing: Heads per acre:	_____	_____	_____

4. Identify any acreage on the parcel designated as one or more of the following categories of "Open Space Use" as defined in the Williamson Act (see attached definitions):

Open Space Use	Acres	Open Space Use	Acres	Open Space Use	Acres
Managed Wetland Area	_____	Wildlife Habitat	_____	Type of Wildlife Habitat	_____
Scenic Highway Corridor	_____	Submerged Area	_____	Salt Pond	_____

5. Identify any acreage on the parcel designated for public "Recreational Use," if any, as defined in the Williamson Act. (see attached definitions) Note the type of recreation use and acreage. Recreational Use: _____ Acres _____

6. Are any or all of the parcel(s) "Certified Organic": Yes _____ No _____

7. Total acreage of the parcel under Williamson Act contract: _____ acres. (Total should equal the sum of the responses to questions 1, 4 and 5)

Section B (Questions 8 to 14): The information provided in this section **will be held confidential** by the Assessor (Revenue & Taxation Code (R&T) Section 451). It can be disclosed only to the District Attorney, grand jury, and other agencies specified in R&T Section 408.

LAND PRODUCTION

8. List the actual gross total production for crops, orchards, vines, and trees and price received for each of the last three years by crop and varieties (attach additional pages if necessary):

2014								
CROP	VARIETY	DRY OR IRRIGATED	YEAR PLANTED OR GRAFTED	YEAR REMOVED	CROP ACRES	FALLOW ACRES	PRODUCTION (show units: lbs, bunches, etc)	GROSS INCOME

2015								
CROP	VARIETY	DRY OR IRRIGATED	YEAR PLANTED OR GRAFTED	YEAR REMOVED	CROP ACRES	FALLOW ACRES	PRODUCTION (show units: lbs, bunches, etc)	GROSS INCOME

2016								
CROP	VARIETY	DRY OR IRRIGATED	YEAR PLANTED OR GRAFTED	YEAR REMOVED	CROP ACRES	FALLOW ACRES	PRODUCTION (show units: lbs, bunches, etc)	GROSS INCOME

LEASING/RENTING

9. Is any or all of the parcel leased or rented: Yes _____ No _____ If yes, please give the following information for every lessee (attach additional pages if necessary):

Tenant's Name and Address	# Acres Leased	Lease Start Date	Lease End Date	Initial Rent	Current Rent	State if cash, share crop (give %), or other?
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

Who pays the water and related expenses: Landlord _____ Tenant _____ Annual Expenses \$ _____

Who pays the property taxes: Landlord _____ Tenant _____

OTHER

10. If you rent or lease any rights to others, please indicate below and provide rental information. Check all that apply.

Hunting or other recreational rights _____	Mineral/Mining _____	Radio or Cell Phone Towers _____
Oil _____	Gas _____	Communication Facilities _____
Other _____	None _____	

For the above, please give the following information:

Tenant's Name and Address	# Acres Leased	Lease Start Date	Lease End Date	Initial Rent	Current Rent	Comments
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

11. Is there any other income from or related to the property: Yes _____ No _____ Describe: _____

OTHER (Continued)

12. How many acres on the parcel are classified as prime soil or non-prime soil (see attached):

Prime Soil _____ acres Non-Prime Soil _____ acres

13. If structures (houses, rooms, patios, pools, barns, pumps, pipelines, wells, irrigation systems, etc.) were newly constructed, added, altered, remodeled or removed, or if land development occurred (grading, leveling, etc) in calendar year 2016, please indicate item, date of completion and cost.

Item	Date Completed	Cost	Item	Date Completed	Cost
A. _____	_____	_____	D. _____	_____	_____
B. _____	_____	_____	E. _____	_____	_____
C. _____	_____	_____	F. _____	_____	_____

RENT

14. What is your best estimate of the rent you could get for this parcel. Please provide rent information for each of the uses included on the parcel:

Use	\$/acre/year	Use	\$/acre/year	Use	\$/acre/year
Irrigated row crops	_____	Irrigated pasture	_____	Orchard	_____
Dry Farming	_____	Dry grazing	_____	Vineyard	_____
Cut Flowers Indoor	_____	Cut Flowers Outdoor	_____	Apiary	_____
Nursery Indoor	_____	Nursery Outdoor	_____	Dairy	_____
Fallow	_____	Unusable	_____	Tree farm	_____
Other (please specify)	_____				

**YOU ARE FREE TO INCLUDE ANY ADDITIONAL INFORMATION YOU FEEL MAY HELP US TO MAKE A FAIR ASSESSMENT OF YOUR LAND, WHICH MIGHT INCLUDE FINANCIAL STATEMENTS, TAX RETURNS, ETC.
(This information will be held confidential by the Assessor.)**

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct and complete to the best of my knowledge and belief.

Signed at _____, California, this _____ day of _____, 201_____

(Telephone 8:00 A.M. TO 5:00 P.M.)

(Signature)

(Print Name)

(Email)

(Title - Owner, Agent, Partner, Officer)

DEFINITIONS

Managed Wetland Area – Government Code Section 51201 (l) defines “managed wetland area” as an area, which may be an area diked off from the ocean or any bay, river or stream to which water is occasionally admitted, and which, for at least three consecutive years immediately prior to being placed within an agricultural preserve pursuant to this chapter, was used and maintained as a waterfowl hunting preserve or game refuge or for agricultural purposes.

Open Space Use – Government Code Section 51201 (o) defines “open-space use” under the Williamson Act as the use or maintenance of land in a manner that preserves its natural characteristics, beauty, or openness for the benefit and enjoyment of the public, to provide essential habitat for wildlife, or for the solar evaporation of seawater in the course of salt production for commercial purposes, if the land is within one of the following categories (also defined on this page):

- (1) A **scenic highway corridor**, as defined in subdivision (i).
- (2) A **wildlife habitat area**, as defined in subdivision (j).
- (3) A **saltpond**, as defined in subdivision (k).
- (4) A **managed wetland area**, as defined in subdivision (l).
- (5) A **submerged area**, as defined in subdivision (m).

Prime Soil – Section 51201 (c) (California Land Conservation Act)

(c) "Prime agricultural land" means any of the following:

- (1) All land that qualifies for rating as Class I or Class II in the Natural Resource Conservation Service land use capability classifications.
- (2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- (3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
- (4) Land planted with fruit - or nut-bearing trees, vines, bushes or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.
- (5) Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre for three of the previous five years.

Recreational Use – Government Code 51201 (n) defines “recreation use” under the Williamson Act as the use of land in its agricultural or natural state by the public, with or without charge, for any of the following: Walking, hiking, picnicking, camping, swimming, boating, fishing, hunting, or other outdoor games or sports for which facilities are provided for public participation. Any fee charged for the recreational use of land as defined in this subdivision shall be in a reasonable amount and shall not have the effect of unduly limiting its use by the public.

Saltpond – Government Code Section 51201 (k) defines “saltpond” as an area which, for at least three consecutive years immediately prior to being placed within an agricultural preserve pursuant to this chapter, has been used for the solar evaporation of seawater in the course of salt production for commercial purposes.

Scenic Highway Corridor – Government Code Section 51202 (i) defines “Scenic Highway Corridor” as an area adjacent to, and within view of, the right-of-way of:

- (1) An existing or proposed state scenic highway in the state scenic highway system established by the Legislature pursuant to Article 2.5 (commencing with Section 260) of Chapter 2 of Division 1 of the Streets and Highways Code and which has been officially designated by the Department of Transportation as an official state scenic highway; or
- (2) A county scenic highway established pursuant to Article 2.5 (commencing with Section 260) of Chapter 2 of Division 1 of the Streets and Highways Code, if each of the following conditions have been met:
 - (A) The scenic highway is included in an adopted general plan of the county or city; and
 - (B) The scenic highway corridor is included in an adopted specific plan of the county or city; and
 - (C) Specific proposals for implementing the plan, including regulation of land use, have been approved by the Advisory Committee on a Master Plan for Scenic Highways, and the county or city highway has been officially designated by the Department of Transportation as an official county scenic highway.

Submerged Area – Government Code Section 51201 (m) defines “submerged area” as any land determined by the board or council to be submerged or subject to tidal action and found by the board or council to be of great value to the state as open space.

Wildlife Habitat Area – Government Code Section 51201 (j) defined “wildlife habitat area” as a land or water area designated by a board or council, after consulting with and considering the recommendation of the Department of Fish and Game, as an area of great importance for the protection or enhancement of the wildlife resources of the state.