



Farmland Security Zone

Landowners may request that their land be enrolled in a FARMLAND SECURITY ZONE (FSZ) contract under the provisions of the California Land Conservation Act of 1965 and Senate Bill 1182 (1998). Information on the program and assistance is available from members of the Agricultural Preserve Advisory Committee and P&D staff. Requirements and restrictions are described in Uniform Rule No.13 and in the Contract.

THIS PACKAGE CONTAINS

- ✓ SUBMITTAL REQUIREMENTS
- ✓ APPLICATION FORM
- ✓ INDEMNIFICATION AGREEMENT

AND, IF ✓'D, ALSO CONTAINS

- PLAN AND MAP REQUIREMENTS
[Click to download Site Plan and Topographical Map Requirements](#)
- AGRICULTURAL ACTIVITIES SUPPLEMENT
[Click to download Agricultural Activities Supplement form](#)
- ORDINANCE 661 INFORMATION
[Click to download Ordinance 661 information](#)
- REZONE APPLICATION
[Click to download Rezone application](#)
- COMPREHENSIVE PLAN AMENDMENT APPLICATION
[Click to download Comprehensive Plan Amendment application](#)

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123 E. Anapamu Street
Santa Barbara, CA 93101
Phone: (805) 568-2000
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Phone: (805) 934-6250
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Website: www.sbcountyplanning.org

Welcome to the Farmland Security Zone Program

Senate Bill 1182, defining and allowing for the creation of farmland security zones, was passed by the California State Legislature in 1998. The intent of the legislation is to offer landowners with Williamson Act contracts enhanced tax incentives (35% reduction of their Williamson Act rate and exemption from most special assessments) in exchange for a longer and more restrictive preserve contract. Contract terms are for an initial 20-year period (as opposed to ten years for a standard Williamson Act contract). As with standard Williamson Act agreements, the contracts automatically renew each year unless the landowner or the County requests a notice of non-renewal. The program is strictly voluntary.

Farmland Security Zones are similar to the Agricultural Preserves that are created when landowners enter into a Williamson Act contract with the County. Property within agricultural preserves is taxed at a lower rate in return for a promise not to develop the land for ten years. Farmland Security Zones are different in the following ways:

- The contract term for a farmland security zone is twenty years, twice as long as the standard Williamson Act contract term of ten years.
- Property within a farmland security zone is taxed at 65% of its agricultural value or 35% less than the tax rate of a standard Williamson Act contract.
- Cancellation is not allowed. Non-renewal is the only way to terminate a farmland security zone contract. Once the contract is non-renewed, it takes twenty years to expire.
- For more details, please see the County's Uniform Rules for Agricultural Preserves #13.

Generally, land qualifies for a farmland security zone if both of the following are true:

1. The land is already enrolled in a Williamson Act contract **OR** is eligible for enrollment, and
2. The land is designated on the State's Important Farmland Maps as more than 50% prime farmland, unique farmland, or farmland of statewide or local importance. Planning and Development can determine this with you by referring to the state maps, which are kept at the zoning counter. If your land has changed to one of the above uses very recently (after the current states maps were produced), Planning and Development staff can confirm the change and process your application accordingly.

SUBMITTAL REQUIREMENTS FOR AN AGRICULTURAL PRESERVE APPLICATION

Military Land Use Compatibility Planning Requirements

Is the site located in an area with any military uses/issues? Yes No
 Please review the website to determine applicability at <http://cmluca.gis.ca.gov/>. This requirement applies to all General Plan Actions and Amendments, and Development Projects that meet one or more of the following conditions:

- 1) Is located within 1,000 feet of a military installation,
- 2) Is located within special use airspace, or
- 3) Is located beneath a low-level flight path

Copy of report attached? Yes No

Cities Sphere of Influence

Is the site within a city sphere of influence?¹ Yes No
 If yes, which city? _____

- ___ 9 Application forms
- ___ 9 Copies of the site plan
[Click to download Site Plan and Topographical Map Requirements](#)
- ___ 1 Copy of the site plan reduced to 8½" x 11"
- ___ 2 Clear, legible copies of Certificates of Compliance (if applicable)
- ___ 9 Assessor's Parcel Maps with a proposed preserve outlined in color
- ___ 3 Record Owner's Guarantee or Title Report - no older than 60 days. Copies are submitted to surveyor, assessor and agricultural preserve file
- ___ 4 Clear, legible copies of Legal Descriptions of the exterior boundaries of all parcels included in the application
- ___ 1 Check payable to Planning & Development
- ___ 1 Indemnification Agreement
- ___ 1 Proof of water source
- ___ 1 Agricultural Preserve Agreement (if already in preserve)

¹ If additional information is needed regarding location of a City's Sphere of Influence, please contact our zoning information counter.
 Updated by DE 101818

ADDITIONAL REQUIREMENTS:

- A. If rezoning is required, the application should include:
- ___ 1 Copy of all submittal requirements for a rezone
[Click to download Rezone application](#)
 - ___ 1 Copy of the Assessor's Parcel Map showing proposed Ag. Preserve boundaries
- B. If Comprehensive Plan Amendment is required, the application should include:
- ___ 1 Copy Comp. Plan Amendment application form
[Click to download Comprehensive Plan Amendment application](#)
- C. The following shall be provided for new contracts:
- ___ 1 Copy of filed map of legal land division (if available)



PLANNING & DEVELOPMENT
PERMIT APPLICATION

SITE ADDRESS: _____

ASSESSOR PARCEL NUMBER: _____

PARCEL SIZE (acres/sq.ft.): Gross _____ Net _____

ZONING: _____

COMPREHENSIVE/COASTAL PLAN DESIGNATION: _____

Are there previous permits/applications? no yes numbers: _____

(include permit# & lot # if tract)

Did you have a pre-application? no yes if yes, who was the planner? _____

Are there previous environmental (CEQA) documents? no yes numbers: _____

Project description summary: _____

1. **Financially Responsible Person** _____ Phone: _____ FAX: _____

(For this project)

Mailing Address: _____

Street City State Zip

2. **Owner:** _____ Phone: _____ FAX: _____

Mailing Address: _____

Street City State Zip E-mail: _____

3. **Agent:** _____ Phone: _____ FAX: _____

Mailing Address: _____

Street City State Zip E-mail: _____

4. **Arch./Designer:** _____ Phone: _____ FAX: _____

Mailing Address: _____

Street City State Zip State/Reg Lic# _____

5. **Engineer/Surveyor:** _____ Phone: _____ FAX: _____

Mailing Address: _____

Street City State Zip State/Reg Lic# _____

6. **Contractor:** _____ Phone: _____ FAX: _____

Mailing Address: _____

Street City State Zip State/Reg Lic# _____

I hereby certify to the best of my knowledge, the information contained in this application and all attached materials are correct, true and complete.

Signature

Print name/date

COUNTY USE ONLY

Case Number: _____ Companion Case Number: _____

Supervisorial District: _____ Submittal Date: _____

Applicable Zoning Ordinance: _____ Receipt Number: _____

Project Planner: _____ Accepted for Processing _____

Zoning Designation: _____ Comp. Plan Designation _____

ASSESSOR'S DESCRIPTION OF PROPERTY

Assessor's Parcel No.

Tax Code Area No.	Book – Page - Parcel	Acreage	Assessed Value Land Only

Attach copy of Current Assessor's Map showing proposed Preserve Boundaries (NOTE: Only latest Assessor's Map; do not substitute others.)

STATUS OF OWNERSHIP (check box):

Fee___; Probate___; Trust___; Escrow___;

Other: _____--

LAND TENURE (check): Owner-operated___; Rented___; Leased___; Sharecropped___;

Other_____

The following section must be filled out completely and accurately. Please do not leave any of the boxes blank. If there are no crops or acreage in a particular land class, then indicate that by writing in NONE.

PRESENT LAND USE, CLASS, AND ACREAGE

Land Class	Crop or Use	Soil Class, Rating, or Income/acre	Acreage
PRIME Farmland			
		Total Prime Land Acreage	
NONPRIME Farmland Rangeland			
		Total Nonprime Acreage	
NONFARM and/or Open Space and/or Recreation (This includes all structures. Please indicate what kind of structures exist on the property.)			
		Total Nonfarm Acreage	

Total Acreage in Preserve