

Date/Time Received

APPLICATION LAND CONSERVATION (WILLIAMSON ACT) CONTRACT
(Gov. Code § 51200 et seq.)

NON-REFUNDABLE FILING FEE: \$1,110

Note: A minimum fixed fee will be charged at the time of application. When the fixed fee is exhausted, the applicant will be required to pay additional fees to cover the cost of additional staff time to process the application. The hourly rate for the additional staff time is \$165 for the Planning Office and \$130 for the Division of Agriculture. Payment of a filing fee does not guarantee approval and additional fees may be required.

File completed application with:
Clerk of the Board of Supervisors
70 West Hedding Street, 10th Floor – East Wing
San Jose, California 95110
Telephone (408) 299-5001

1. OWNER INFORMATION (Please print or type full owner names/same as name appears on current deed)

A. Name(s) of all Owner(s)

B. Contact Information for notices/correspondence

Name

Address

Daytime Telephone Number

E-mail address (optional)

2. ASSESSOR'S PARCEL NUMBER(S) (APNs) and ACREAGE (Attach additional sheet if needed)

APN _____ Acreage _____ APN _____ Acreage _____

APN _____ Acreage _____ APN _____ Acreage _____

NOTE: The minimum total acreage to be considered for Williamson Act contract is 10 acres in size in the case of prime agricultural land, and 40 acres in size in the case of nonprime agricultural land.

3. PROPERTY LOCATION (Provide the street address and describe the location , e.g. N. side of Main St. between 1st and 2nd Streets, for each APN.)

APN _____ Address/Location Description _____

APN _____ Address/Location Description _____

APN _____ Address/Location Description _____

APN _____ Address/Location Description _____

OFFICIAL USE ONLY

Filing Fee Receipt No. _____ Deputy Clerk _____ Application No. WA-2 _____ - _____

4. NUMBER OF LEGAL PARCELS

How many legal parcels are covered by this application? _____

Note: The number of APNs does not necessarily equate with the number of legal parcels. If more than one parcel, provide the acreage for each parcel.

5. EXISTING WILLIAMSON ACT CONTRACT(S)

Are any of the parcels currently under Williamson Act contract(s)? _____ Yes _____ No

6. COMMERCIAL AGRICULTURAL PRODUCTION ON PROPERTY

Property must meet the conditions in the "Guideline for Commercial Agricultural Use" for standard-sized parcels.

The property must be at least 10 acres of prime land or at least 40 acres of non-prime land, at least 60% of the property is being used for commercial agriculture and the owner substantiates revenue from commercial agriculture on at least 60% of the property in 3 of the past 5 years using federal income tax documents filed in those years.

What is the agricultural use(s) of the property? (e.g. orchard, row cop, hay, grazing) _____

How many acres are in production for each agricultural use? _____

How many years has the agricultural operation been conducted on the property? _____

Do you hold a current pesticide permit for the agricultural use? _____ Yes _____ No

If yes, under what name is the pesticide permit issued? _____

What is the annual revenue from sales of agricultural commodities generated by the property? _____

Indicate the revenue source: _____

Do you lease or rent this property to others for the production of agricultural commodities? _____ Yes _____ No

If yes, name of tenant: _____ Telephone Number _____

7. ZONING OF PROPERTY

The property that is the subject of this application is currently zoned as follows:

_____ A (Exclusive Agriculture) _____ HS (Hillsides)

_____ AR (Agricultural Ranchlands) _____ Other

Note: If this application applies to various parcels with different zoning designations, please provide the zoning designation for each parcel.

8. DEVELOPMENT / OTHER USES ON PROPERTY

A. For each APN, describe all existing buildings, structures, uses, and improvements and provide labeled photos of each.

B. For each APN, indicate what percentage of the land is developed with structures or hardscape (see definition of development in “Guideline for Compatible Use Development on Restricted Lands) and attach photographs with APN Map, and a site plan showing the location and size (square footage) of all such development, with references to the photographs.

9. EXISTING PERMITS OR LAND USE VIOLATIONS.

A. Identify all land use and building permits issued for each APN:

B. Are there any structures on the property that were built without permits or constructed prior to 1947? _____

If yes, describe _____

C. Are there any known land use violations on the property (e.g., non-permitted uses, illegally constructed structures, unauthorized grading)? Yes _____ No _____

If Yes, specify APN(s) and violation(s):

10. ATTACHMENTS (for each parcel)

- A. Assessor’s Parcel Map (“APN Map”) OUTLINING property described (8-1/2”x11” size paper).
- B. Previously recorded, photographically reproducible legal description or a legal description prepared by a person authorized to practice land surveying (on 8-1/2”x11” size paper). Identify each legal description by APN.
- C. Federal income tax documents filed in 3 of the past 5 years substantiating revenue from commercial agriculture on at least 60% of the property.
- D. Site plan showing the location and size (square footage) of all development, with reference to the photographs.
- E. Numbered photographs of the site, particularly of any development and non-agricultural uses on the property, with an additional copy of APN Map showing the direction and location of the photographs taken.

11. SIGNED CONTRACTS

Following approval by the Board of Supervisors, two originals of a Land Conservation Contract must be signed by all property owners and security interest holders. All signatures on both copies of the contract must be identical to the manner in which title to or interest in the property is vested, and must be properly notarized using a full-page acknowledgement form. A sample contract is provided for your reference.

Separate applications are required if titles to parcels are vested differently or if parcels of property are non-contiguous. Persons signing under authority of a Power of Attorney must attach a copy of the Power of Attorney.

The undersigned property owners declare under penalty of perjury that the information supplied on this Application is true and correct:

x _____
Signature

(Print Name/Title)

x _____
Signature

(Print Name/Title)

x _____
Signature

(Print Name/Title)

x _____
Signature

(Print Name/Title)

Attachments:

- *Sample Land Conservation Contract*
- *Guideline for Commercial Agricultural Use*
- *Guideline for Compatible Use Development on Restricted Lands*
- *Guideline for General Administration, Monitoring and Enforcement of Williamson Act Contracts and Open Space Easement Agreements*