COUNTY OF YOLO

WILLIAMSON ACT (AG. PRESERVE) CONTRACT ESTABLISHMENT, DIVISION OR AMENDMENT

Planning and Public Works Department
292 West Beamer Street
Woodland, California 95695-2598

(530) 666-8775

County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

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REQUIRED MATERIALS

The following list specifies the information needed to submit the proposed application.

EXPLANATION	**Required Number of copies**
Application Fee(s): Please check with a planner as to the applicable fees	
Application Form	One (Original)
Environmental / Project Site Questionnaire	One
Owner / Contract form	One
Location Map	One
Assessor's Parcel Map (project site outlined)	One
Legal description of different parcels along with a Map Exhibit (one for each contract)	One set
Current Williamson Act Contract agreement, if applicable	One
Preliminary Title Report or Copy of Deed	One
Additional Information: Depending upon the exact nature of the application, additional information may be required after submittal of the project application	

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APPLICATION

Applicant Information			
Applicant		Company (if applicable)	
Street Address			
City	State	Zip	Daytime Phone

Property Owner			
Street Address			
City	State	Zip	Daytime Phone

Project Information	
Assessor's Parcel No.	Parcel size
Property Address/Location	
Existing use of property	
Tax Rate Area(s) (taken from property tax bill):	
Request	

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. If more than one, please attach a consent letter for each property owner. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation. I understand that verification of property ownership or interests in the property or application may be required.

Applicant's/Owner's Signature	Date

For Office Use Only		
Received by:	Gen Plan:	Fee Received:
Date Received:	Gen Plan Designation:	Receipt #
Assigned Planner:	Zoning:	File # ZF

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 63962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites. I have reviewed the list kept at the Planning Division Public Counter.

Required Signatures

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE: _____

SIGNATURE:_____ DATE:_____

ENVIRONMENTAL / PROJECT SITE QUESTIONNAIRE

A. PROPOSED PROJECT SITE

1. Location (nearest public road, cross street, community, etc): _____

2. Size of Assessor Parcel Areas(s): _____ sq. ft./acres.

3. Existing Land Use(s): _____
_____

4. Existing Building(s) and Structure(s): _____

5. Distinctive Physical Features (i.e. landslides, streams, faults): _____

6. Existing Vegetation: _____

7. Existing Access Routes (if any): _____

8. Existing Drainage Facilities/Direction: _____

9. Existing Water Supply (if any): _____

10. Existing Sanitation Facilities (if any): _____

11. List and Describe all Existing Easements: _____

12. Existing Land Conservation Contract and/or other deed restrictions (if any): _____
_____

B. SURROUNDING PROPERTIES AND LAND USES

1. Land Uses (including type of crops if agricultural).

North:_____ South: _____

East:_____ West: _____

2. Buildings and Structures (indicate distance from project site).

North:_____ South: _____

East:_____ West: _____

3. Distinctive Physical Features and Vegetation.

North:_____ South: _____

East:_____ West:_____

C. PROJECT DESCRIPTION

1. Reason for proposed Williamson Act Contract Establishment, Division or Amendment

_____
_____
_____
_____
_____
_____
_____

OWNER / CONTRACT INFORMATION

CONTRACT	OWNERS and ADDRESSES (All owners must be listed)	TITLE OF EACH OWNER (Trustee, Administrator, etc)	APN'S	ACREAGE	ORIGINAL AGREEMENT NUMBER	ORIGINAL RESOLUTION NUMBER
1	1)_____ _____ _____ 2)_____ _____ _____ 3)_____ _____ _____	1)_____ _____ _____ 2)_____ _____ _____ 3)_____ _____	1)_____-_____-_____ 2)_____-_____-_____ 3) _____-_____-_____ 4) _____-_____-_____ 5) _____-_____-_____	_____ _____ _____ _____		
2	1)_____ _____ _____ 2)_____ _____ _____ 3)_____ _____ _____	1)_____ _____ _____ 2)_____ _____ _____ 3)_____ _____ _____	1)_____-_____-_____ 2)_____-_____-_____ 3) _____-_____-_____ 4) _____-_____-_____ 5) _____-_____-_____	_____ _____ _____ _____		
3	1)_____ _____ _____ 2)_____ _____ _____ 3)_____ _____	1)_____ _____ _____ 2)_____ _____ _____ 3)_____ _____	1)_____-_____-_____ 2)_____-_____-_____ 3) _____-_____-_____ 4) _____-_____-_____ 5) _____-_____-_____	_____ _____ _____ _____		
4	1)_____ _____ _____ 2)_____ _____ _____ 3)_____ _____	1)_____ _____ _____ 2)_____ _____ _____ 3)_____ _____	1)_____-_____-_____ 2)_____-_____-_____ 3) _____-_____-_____ 4) _____-_____-_____ 5) _____-_____-_____	_____ _____ _____ _____		

INFORMATIONAL ONLY

Williamson Act Contracts & Successor Agreements (Standards and Findings)

Notwithstanding any status as legal parcels under the Subdivision Map Act and County subdivision ordinances, if 2 or more parcels are subject to the same Williamson Act Contract, the parcel or parcels shall not be individually sold, or leased, or financed for non-agricultural purposes, separately from the other parcel or parcels subject to the contract unless; however, a division of the Williamson Act Contract, and a Williamson Act Successor Agreement, are first approved by the Zoning Administrator as authorized by 8-2.408(b)(5), and that the Williamson act Successor Agreement meets the requirements set forth as follows:

(1) The property owner(s) shall execute separate successor Williamson Act Successor Agreements for each separately situated parcel.

(2) The parcels are legal parcels under the Subdivision Map Act (Government Code Section 66410 et. seq.) and Title 8, Chapter 1 of the Yolo County Code;

(3) That each parcel proposed to be subject to a Williamson Act Successor Agreement, and each Williamson Act Successor Agreement, meets the following minimum size standards:

   (i) Of at least the minimum acreage sizes as specified in Subsection 8-2.406(a) of this chapter (8.406(a) states: "Lot area for new parcels shall be no less than 80 gross acres where the soils are capable of cultivation and are irrigated, 160 gross acres where the soils are capable of cultivation but are not irrigated, and 320 gross acres where the soils are not capable of cultivation including range land and lands which are not income producing".); or,

   (ii) If less than the minimum acreage sizes as specified in Subsection 8-2.406(a) of this chapter, of at least a minimum of 40 acres for irrigated land, or of at least a minimum of 80 acres for non-irrigated land, provided the following: that the owner annually demonstrates that, except for a homesite no larger than a single acre, the remainder of the acreage is being used for the commercial production of agricultural products or is planted with immature fruit or nut trees, or vines, or is used partly for storage of commodities obtained from the owner's owned or leased land, which demonstration shall be made by filing a declaration or a Williamson Act questionnaire with the County Assessor not later than April 1 of each year.

(4) The Williamson Act Successor Agreement is consistent with the General Plan, will preserve agricultural uses from the encroachment of nonagricultural uses, tend to maintain the agricultural economy, tend to assist in the preservation of prime lands, and preserve lands with public value as open space;

(5) The Zoning Administrator or their designee may approve or deny a Williamson Act Successor Agreement, or a request to establish a Williamson Act Contract, that satisfies the requirements and standards set forth by this Article; however, such approval or denial shall be subject to review on appeal to the Planning Commission and further appeal to the Board of Supervisors. Upon due consideration and review of a proposal, the Zoning Administrator may refer further consideration and action to the Planning Commission.