



COUNTY OF YOLO

ESTABLISHMENT OF A WILLIAMSON ACT AGRICULTURAL PRESERVE CONTRACT

Community Services Department
292 West Beamer Street
Woodland, California 95695-2598

(530) 666-8775

Excerpts from

YOLO COUNTY

WILLIAMSON ACT ELIGIBILITY CRITERIA

Sec. 104 Agricultural Preserves

Government Code Section 51230 requires that an Agricultural Preserve consist of no less than 100 acres, unless the Board determines that the unique characteristics of the agricultural operations in the area call for smaller preserves, and that the establishment of the preserve is consistent with the General Plan. Agricultural Preserves may be made up of land in one or more ownerships. Property owners with less than 100 acres may combine two or more contiguous parcels to form standard-size preserves. Owners of parcels smaller than 100 acres, who are unable to combine their properties with adjacent parcels to create a standard-size Agricultural Preserve, may request the establishment of a substandard Agricultural Preserve contingent upon meeting the requirements of the Government Code Section 51230. Substandard-size Agricultural Preserves shall be considered only for unincorporated areas comprised of a number of contiguous parcels currently in crop production. Land isolated from existing agricultural production areas is not eligible for a substandard-size Agricultural Preserve.

Sec. 105 Williamson Act Land Use Agreements and FSZ Contracts

The eligibility of agricultural land for Williamson Act Land Use Agreements (Williamson Act Contracts) and Farmland Security Zone (FSZ) Contracts shall be determined pursuant to the requirements of the Land Conservation Act, the 2030 Countywide General Plan and Zoning Ordinance, these Criteria, and the Board of Supervisors. The Yolo County Community Services Department and the Clerk of the Board of Supervisors handles the processing of all Williamson Act Land Use Agreements.

Property owners may request to enter into a Williamson Act Land Use Agreement or FSZ Contract, after the Board of Supervisors lifts the moratorium established in 2009. A single application to establish one Contract consisting of two or more legal parcels may be made by a single applicant only if the applicant owns all the parcels and the parcels are contiguous. Contiguous parcels under different ownership require separate applications. Williamson Act Land Use Agreements and FSZ Contracts shall run with the land and are binding upon any heir, successor, lessee, or assignee. The requirements are as follows:

- (a) The property must be designated "Agricultural" or "Open Space" under the Countywide General Plan and be located within an Agricultural Preserve.
- (b) The property must be zoned Agricultural Intensive (A-N), Agricultural Extensive (A-X), or Public Open Space (POS).
- (c) The applicable minimum legal lot size set by the Yolo County Zoning Code must be met. Only whole, legally created parcels shall be accepted under a Williamson Act Land Use Agreement or FSZ Contract. The minimum acreage of each parcel subject to a new Williamson Act Land Use Agreement shall be

no less than 40 gross acres where the soils are capable of cultivation and are irrigated (prime agricultural land); 80 gross acres where the soils are capable of cultivation but are not irrigated; and 160 acres where the soils are not capable of cultivation, including rangeland and lands which are not income producing (non-prime agricultural land).

- (d) In addition to agricultural uses, open space uses are allowed under the Williamson Act pursuant to Government Code Section 51201(o). For parcels devoted primarily to open space uses, an open space contract shall be required, rather than a standard contract involving agricultural land. An open space contract shall also be required for existing farmland under contract that is converted to an open space use.
- (e) Property owners already subject to a ten (10) or nine (9)-year Williamson Act Land Use Agreement (depending upon whether the County is implementing Assembly Bill 1265) may request to rescind the existing contract and enter into a new 20- or 18-year Farmland Security Zone (FSZ) Contract (Government Code Section 51296 et seq.). FSZ Contracts self-renew each year like other Contracts. To qualify for a FSZ Contract, all of the requirements set forth in Section (e)(1) above (i.e., land use designation, zoning, minimum legal lot/contract size, land uses) must be met.
- (f) The establishment of a Farmland Security Zone and subsequent FSZ Contract(s) in Yolo County shall include only those lands located within three miles of a LAFCo-adopted city Sphere of Influence.
- (g) In addition, the subject property must be designated by the Board as a Farmland Security Zone (FSZ). FSZs shall meet all of the following requirements (Government Code Sections 51296.1, 51296.8):
 - (1) The land must be within an Agricultural Preserve.
 - (2) The land must be designated on the Important Farmland Mapping Program ("Map") as predominantly one of the following:
 - i. Prime Farmland
 - ii. Farmland of Statewide Significance
 - iii. Unique Farmland, or
 - iv. Farmland of Local Importance.
 - (3) If the proposed FSZ is not designated on the Map, the land shall qualify if it is predominately prime agricultural land as defined in Government Code Section 51201 (c) (Government Code Section 51296.8).
 - (4) No land shall be included in an FSZ unless expressly requested by the owner.
 - (5) Any land located within a city sphere of influence shall not be included in an FSZ, unless the creation of the FSZ has been approved by resolution by the city with jurisdiction within the sphere.
 - (6) If more than one owner of contiguous properties requests the creation of an FSZ, the County shall place those properties in the same FSZ.
 - (7) Upon termination of a FSZ Contract, the Farmland Security Zone shall simultaneously be terminated.



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DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú
DIRECTOR

Planning, Building and Public Works
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Environmental Health
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Integrated Waste Management
44090 CR 28 H
Woodland, Ca 95776
(530)666-8852

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REQUIRED MATERIALS

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

EXPLANATION	RECEIVED
Application Fee(s): Please check with a planner as to the applicable fees	
Application Form	
Environmental / Project Site Questionnaire	
Owner / Contract form	
Location Map	
Assessor's Parcel Map (project site outlined)	
Legal description of different parcels along with a Map Exhibit (one for each contract)	
Current Williamson Act Contract agreement , if applicable	
Preliminary Title Report or Copy of Deed	
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 Billing and Property Owner Information			
Applicant		Company (if applicable)	
Mailing Address			
City	State	Zip	Daytime Phone

Property Owner			
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	
<p>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.</p> <p>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.</p> <p>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.</p>	
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

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: _____

Signature: _____

Mailing Address: _____

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____

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

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) _____ - _____ - _____	_____ _____ _____ _____ _____		