



**LAND CONSERVATION ACT (WILLIAMSON ACT)
CONTRACT MODIFICATION/AMENDMENT**

Mariposa County Planning Department
5100 Bullion Street / P.O. Box 2039
Mariposa, CA 95338
Telephone (209) 966-5151 FAX (209) 742-5024
www.mariposacounty.org planningdept@mariposacounty.org

FOR OFFICE USE ONLY

Date Submitted _____ Received By _____

Fees Paid \$ _____ Receipt No. _____ Received By _____

Application No. _____ Application Complete _____

Final Action: APPROVED DENIED Date _____

Applicant:

Agent: (if applicable)

Name _____

Mailing Address _____

Daytime Telephone (_____) _____

(_____) _____

E-mail _____

Contract Information:

Existing Williamson Act Contract No. _____

Acreage under contract _____

Number of parcels / APNs under contract: _____

Are there other parcels owned by the applicant which are under contract (a different contract) which are managed together with the contract which is the subject of this application? Yes ___ No ___

If yes, please describe: _____

Person(s) who signed existing Williamson Act Contract: _____

Person(s) signing Modified Williamson Act Contract: _____

200101

Is this contract subject to a Notice of Non-Renewal? Yes ___ No ___

Acreage to be added: _____ Description of acreage to be added: _____

Acreage to be subtracted: _____ Description of acreage to be subtracted: _____

Final change in acreage of contract after modification: _____

Purpose of Modification: _____



ASSESSOR-RECORDER

Assessor (209) 966-2332
Recorder (209) 966-5719

**AGRICULTURAL PRESERVE QUESTIONNAIRE
(PLEASE COMPLETELY ANSWER ALL QUESTIONS)**

1) Describe present use of property:

Assessor's Parcel No.	Acres	Uses
_____	_____	_____
_____	_____	_____
_____	_____	_____

2) Is this property leased or rented to others? Yes No

a) Name and address of tenant:

- b) Has property been rented the last 3 years? Yes No
- c) If so, what was the rent for each of these years? 1) _____ 2) _____ 3) _____
- d) How long has property been leased to present tenant? _____
- e) How long is the lease period? _____
- f) Who is responsible for maintenance of fences and water systems? _____
- g) Does rent include structural improvements? Yes No
- h) Has the ranch sold in the last 3 years? Yes No
- i) If yes, what was the purchase price? _____
- j) Are there any hunting clubs on the land? Yes No
- k) Are there any mineral leases? Yes No
- l) Do you sell firewood? Yes No
- m) Any other income from the land or buildings? Yes No
- n) Are there barns or corrals on the property? Yes No

3) What is the carrying capacity of each parcel?

a) Number or acres per pair _____ per steer _____ per heifer _____ per horse _____

b) What is the in-weight on steers _____ heifers _____

c) What is the expected gain on steers or heifers for each field? _____

4) Product is sold by auction slaughter house country buyer other

5) If property is not leased what would you consider as a fair annual rent per acre? _____

The information contained herein shall be held secret by the Assessor (§ 451, Revenue and Taxation Code).

I hereby swear under penalty of perjury that the above information is true and correct.

Name _____ Date _____

REQUIRED SIGNATURE(S)

Affidavit

I/we, the undersigned (Property Owner and Applicant), agree to defend, indemnify, and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County arising from the Property Owner and Applicant project.

I/we declare under the penalty of perjury that the statements and information submitted in this application are in all respects true and correct to the best of my/our knowledge.

I/we acknowledge that I/we have read and understand the information contained in the application package relating to the submittal and processing of this application.

I/we understand that the processing of the application will be delayed if any required information is incorrect, omitted, or illegible.

I/we declare that if an entity listed below is a Partnership, Limited Liability Corporation, Corporation or Trust the signer(s) below certifies that he/she is authorized by that entity to apply and sign the application attached herewithin.

Property Owner <i>(printed name):</i>	2nd Property Owner <i>(printed name):</i>	Applicant <i>(printed name):</i>
Property Owner <i>(signature):</i>	2nd Property Owner <i>(signature):</i>	Applicant <i>(signature):</i>
Date:	Date:	Date:

If there are more than two property owners, additional copies of this page shall be provided.

IMPORTANT: This page must be signed by all property owners and any authorized applicant.

IMPORTANT: Please note that if the property owner/s is/are authorizing someone other than themselves to act as the applicant or agent, the next page must also be signed.

IMPORTANT: Failure to have all necessary signatures will DELAY the commencement of processing the application. The application will be returned to the applicant to provide all necessary signatures.

This page to be signed **IF** the property owner(s) is (are) authorizing someone to act as an agent or applicant for this application.

Affidavit

Applicant/Agent Authorization:

I/we, _____, Property Owner(s) hereby authorize _____ to act as a representative/Applicant and/or _____ to act as a representative/Agent in all matters pertaining to the processing and approval of this application, including modifying the project, and agree to be bound by all representations and agreements made by the designated Applicant and/or Agent.

I/we declare that if the Property Owner and/or Applicant is a Partnership, Limited Liability Corporation, Corporation or Trust, the individual(s) listed below certifies that he/she/they is/are authorized by that entity to execute the application form attached herewithin.

<u>Property Owner (printed name):</u>	<u>Applicant (printed name):</u>	<u>Agent (printed name):</u>
<u>Property Owner (signature):</u>	<u>Applicant (signature):</u>	<u>Agent (capacity/title):</u>
<u>Property Owner (capacity/title):</u>	<u>Applicant (capacity/title):</u>	
Date:	Date:	
<u>2nd Property Owner (printed name):</u>	<u>Co-Applicant (printed name):</u>	
<u>2nd Property Owner (signature):</u>	<u>Co-Applicant (signature):</u>	
Date:	Date:	

**REQUIRED MATERIALS AND ITEMS FOR A
LAND CONSERVATION ACT (WILLIAMSON ACT) CONTRACT
MODIFICATION APPLICATION**

1. Completely filled out Williamson Act Modification application signed by the applicant(s).
2. If the applicant is not the property owner, the applicant must provide a letter of authorization or other document that authorizes the applicant to submit an application on the owner's behalf. If there is more than one property owner, the applicant shall list the names and addresses of all owners who have an interest in the property. Signatures of all property owners shall be provided.
3. One recordable copy of the legal description of the proposed amended contract boundaries
4. Three (3) copies of the Assessor's plat map indicating the location and boundaries of the property pre-modification and post modification. If the proposed amendment cannot be clearly shown on the Assessor's maps, another format for the maps may be used. Please discuss an alternative map proposal with staff.
5. Completion of an Assessor's LCA Questionnaire (see attached).
6. Payment of application fees as determined by Mariposa Planning. Deposit fees are for applications that are to be charged time and materials and are estimated using the assigned lower staff hour charge of \$58 per hour. Should the Director or Deputy Director work on the project, the time charge will be rated at \$114 per hour. The estimate of fees/deposit **DOES NOT** include consultant fees, specialized studies, CEQA charges, or the costs of public noticing, hearings, nor does it include varying costs such as fees for other departments, Affected Property Owner (APO) Noticing costs, publication costs, vehicle mileage charges, and document conversion fees. These fees will be added for each project based on its individual circumstances. All additional staff time and expenses needed to complete the application processing that exceed the deposit amount will be charged at the disclosed rate at the time that services are rendered. On average, invoices will be calculated on a quarterly basis and forwarded to the applicant for payment. If the deposit falls below a balance of 20% of the initial deposit, the applicant will be asked to make a subsequent deposit in an amount estimated to be necessary to complete the processing. Applicants will be expected to pay the subsequent deposit within 30 days of the invoice date or prior to the public hearing, whichever comes first. In the event that the billing is not paid timely, processing will be suspended until payment is made. Any remaining balance will be used to reconcile the final bill. If there is a balance remaining after reconciling the final bill, a refund check will be mailed to the applicant. Public hearings will not be scheduled until payment in full is received.
7. Submittal of a Lot Book Guarantee may be required after approval but before signing the amended contract to verify ownership. Please check with staff regarding this potential requirement.

LAND CONSERVATION ACT (WILLIAMSON ACT) CONTRACT FORMATION / AMENDMENT

Contract Formation / Amendment Deposit Fee.....	1,500.00
Document Conversion.....	50.00
Environmental Review.....	230.00
(This fee is charged if staff determines that the application is subject to environmental review, or if the applicant requests the filing of a Notice of Exemption.)	
Planning Commission Hearing.....	200.00
Board of Supervisors Hearing.....	240.00

Additional Variable Fees:

Vehicle Mileage Fee (_____ miles at \$0.575 per mile, roundtrip).....	_____
(This fee may or may not be changed, based on the request.)	
Public Noticing Fee, property owner noticing: (_____ names at .50 per name + \$5.00 x 2 hearings).....	_____
Public Noticing Fee estimated for Hearing Notices: 1.5" ad, published twice.....	117.00

TOTAL (Deposit)..... _____

APPLICANT IS RESPONSIBLE FOR RECORDING FEES.

County Agricultural Policies

The following County resolution establishes policies and procedures for Land Conservation Act (Williamson Act) Contracts and modifications in the County:

- Mariposa County Board of Supervisors Resolution 10-150