

Rules for the Establishment and Administration of Agricultural Preserves and Williamson Act Contracts



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**Rules for the Establishment and Administration of
Agricultural Preserves and Williamson Act Contracts**

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I. Background

In 1965, the California Legislature passed the Land Conservation Act, better known as the Williamson Act, to preserve agricultural lands by discouraging premature conversion to urban uses. Over 16 million of the state's 30 million acres of farm and ranch land are currently protected under the Williamson Act.

Fundamentally, the Williamson Act is a State policy administered by local government. Local governments are not mandated to participate in this program, but those that do have some latitude to tailor the program to suit local goals and objectives. That latitude includes being more restrictive in contract terms than what is required by the Williamson Act. Consequently, the Williamson Act programs found across the state often have subtle differences, reflecting the diversity among participating local governments.

The Williamson Act creates an arrangement whereby private landowners voluntarily restrict land to agricultural and compatible uses. Landowners forego the possibility of converting their property into non-agricultural uses during the term of the contracts, in return for lower property taxes. The local government and state forego a portion of their property tax revenue in return for the planning advantages and values implicit in retaining land in commercial agricultural use.

Land restricted by Williamson Act contracts must be used primarily for the commercial production of agricultural commodities. Any other uses or development must be compatible with and ancillary to commercial agricultural use. State law presumes that parcels of agricultural land are large enough to sustain their agricultural use if the land is at least 10 acres in size in the case of prime agricultural land, or at least 40 acres in size in the case of land that is not prime agricultural land.

The vehicle for these agreements is a rolling term 10-year contract. Unless either party files a "Notice of Nonrenewal", the contract is automatically renewed annually for an additional year. A Williamson Act contract runs with the land and obligates the property owner, and any successors of interest, to the contract's enforceable restrictions. Only land located within a County-designated agricultural preserve is eligible for a Williamson Act contract.

The California Department of Conservation is responsible for statewide administration and oversight of the Williamson Act. The Department supports local governments and landowners in the form of technical and implementation assistance, interpretation of the Williamson Act, research of issues and policies, review and comment on proposed contract cancellations, and contract enforcement.

II. Role of the Agricultural Preserve Administrator

In Siskiyou County, the Agricultural Preserve Administrator (Administrator) shall be the Planning Director or his or her designee. The Administrator is responsible for reviewing

and providing recommendations on the County's Agricultural Preserve Program and these Rules. His or her duties include reviewing applications and making recommendations for creating new agricultural preserves, entering new contracts, making revisions to existing preserves or contracts, terminating contracts and disestablishing preserves. When an application for a permit (or other County entitlement) involves land in a Williamson Act contract, the County's Planning Director (in consultation with the County's Agricultural Commissioner or County Counsel if deemed necessary) shall have the responsibility to review the application to determine its consistency with these Rules. From time to time, the Administrator may make recommendations on revising the Rules to ensure their continuing consistency with the Williamson Act and suitability to Siskiyou County. Any public meetings involving agricultural preserves and/or Williamson Act contracts are subject to the Ralph M. Brown Act and the public is welcome to attend meetings and provide input and comments on proposed recommendations or issues being discussed.

III. Agricultural Preserves and Williamson Act Contracts

As a participating county, the Williamson Act mandates that areas of the County be designated as agricultural preserves for application of the program. Land within the preserves that meets the eligibility requirements may enroll in the Agricultural Preserve Program through a Williamson Act contract with the County. It has been the County's practice to establish the preserves simultaneously with enrollment in a contract, resulting in identical boundaries between the preserves and the contracts. (This past practice does not preclude the County from establishing an agricultural preserve in advance of a Williamson Act contract.) Thus, land anywhere within the County that meets the zoning, size, use and other requirements set forth in these Rules may be eligible to participate in the program.

A. Establishing New Agricultural Preserves

The success of Siskiyou County's Agricultural Preserve and Williamson Act Contracts program is dependent on financial assistance from the State of California. The State recognized the financial burden local governments incur when participating in this program, and to assist with forgone property tax revenue, the State provides annual subvention payments. However, funding for subvention payments have lapsed in the recent past. In order to protect the general welfare of the County, its residents and visitors, it shall be the policy of Siskiyou County to deny applications requesting to establish a new agricultural preserve when the State of California has not appropriated funding for subvention payments. Should the State appropriate funding for subvention payments in the future, the County will consider new agricultural preserve requests. This policy shall not impact any existing agricultural preserves including modifications to existing agricultural preserves and Williamson Act contracts.

B. Application for Agricultural Preserve and Williamson Act Contract

To establish, alter the boundaries of, or disestablish an agricultural preserve, or to approve a new Williamson Act Contract, an application executed by all persons having legal and equitable interests shall be submitted to the County Planning Department, on a form prescribed by that department with any applicable fees as established by the Siskiyou County Code. The application shall be submitted to the Department before July 1st of the calendar year for the contract to become effective January 1st of the succeeding year. The application shall include, but is not limited to, the following:

1. A copy of a recorded map or assessor's parcel map showing the subject parcel as a single parcel or parcels when such parcels are under the same ownership.
2. A legal description and the names and addresses of all owners of legal or equitable interest in the property.
3. A Preliminary Title Report dated less than 6 months from the time of application submittal.
4. A detailed description of the agricultural production use.

C. Minimum Preserve Size

1. An agricultural preserve shall consist of no less than 100 acres, provided that in order to meet this requirement, two or more parcels may be combined if they are contiguous or if they are in owned in common.
2. An agricultural preserve of less than 100 acres may be established if the Board of Supervisors of the County finds that smaller preserves are necessary due to the unique characteristics of the agricultural enterprises in the area and that the establishment of preserves of less than 100 acres is consistent with the Siskiyou County General Plan.
3. Agricultural land in an agricultural preserve must contain at least 40 acres of Class I or Class II equivalent soils (See Table A) in order to qualify as a preserve. However, no preserve may be created or contract offered for land consisting solely of soils classified as Class VI or VII, unless such land is a necessary part of a legitimate agricultural enterprise and a finding is made by the Board of Supervisors of the County that such land is a necessary part of a legitimate agricultural enterprise.

Soil Class Equivalent

Soil Class Equivalent		
Soil	Class Equivalent	
	Irrigated	Dryland
I	1 Acre = 1 Acre	1 Acre = 1 Acre
II	1 Acre = 1 Acre	1 Acre = 1 Acre
III	1 Acre = 1 Acre	2 Acres = 1 Acre
IV	2 Acres = 1 Acre	4 Acres = 1 Acre
V	3 Acres = 1 Acre	6 Acres = 1 Acre
VI	3 Acres = 1 Acre	6 Acres = 1 Acre
VII	10 Acres = 1 Acre	10 Acres = 1 Acre

4. Notwithstanding any other provision herein, for purposes of establishing fruit, vine and nut agricultural preserves the 100-acre minimum preserve size shall not apply and the Board of Supervisors may create an agricultural preserve of 10+ acres for the following purposes and under the following conditions:
 - a. The agricultural pursuit is limited to the growing of fruits, nuts and vines.
 - b. The use has been established, consistent with sound agricultural practices, on the land prior to application for inclusion in the agricultural preserve.
 - c. At least 80% of the parcel is dedicated exclusively to the proposed use.
 - d. No individual parcel less than 10 acres.

D. Zoning Criteria

All parcels that are part of a Williamson Act contract shall be restricted by zoning of the subject parcel to an agricultural use. Acceptable zoning designations include Prime Agricultural (AG1), Non-Prime Agricultural (AG2) and Rural Residential Agricultural (RR). In the event the subject parcel is not zoned for agricultural uses, a completed zone change application must be approved prior to recordation of the contract. Once the Williamson Act contract is recorded, no zone change applications for a change in the agricultural use zoning shall be processed for contracted parcels, unless a Notice of Non-Renewal has been filed and there are two or less years remaining in the contract.

E. Minimum Parcel Size

Lands in agricultural use shall be presumed to be in parcels large enough to sustain their commercial agricultural use if the contracted land within a qualifying preserve is at least 40 acres in size. Parcels that contain an established intensive agricultural use such as the growing of fruits, nuts and vines, where at least 80% of the parcel is dedicated exclusively to the proposed use shall consist of at least 10 acres in size.

F. Land Use Criteria

Only those parcels which the primary agricultural use is a legitimate agricultural enterprise, consistent with the compatible use standards in Section IV-A of these Rules are eligible for inclusion within the Agricultural Preserve.

G. Terms of Contracts

Under the Act, contracts are automatically renewed each year on January 1st following the first year of a 10-year Williamson Act contract, unless the owner or County serves a notice of non-renewal or the contract is terminated as may be provided for by the Act and these Rules. When the County or a landowner serves a notice of nonrenewal upon the other party sufficiently prior to the renewal date (i.e., 90 days if served by the landowner, 60 days if served by the County), the contracted land must continue to meet County eligibility and compatible use requirements throughout the remaining duration of the 10- year contract. The contract shall be binding upon, and become beneficial to all successors in interest of the property owner in accordance with Section 52243 of the Government Code.

IV. Agricultural Production and Compatible Uses within Agricultural Preserves

Land enrolled in the Agricultural Preserve Program is to be used principally for commercial agricultural production. However, it may be appropriate to allow secondary uses on contracted land that is either incidental to, or supportive of, the agricultural operation on the property. This Rule provides guidance and criteria for evaluating these uses on land under the Williamson Act contracts in terms of their compatibility and consistency with the purpose and intent of the Williamson Act. It is the goal of this County that, through application of the principles of compatibility in the Act, compatible uses allowed on contracted land will be beneficial to and inherently related to the agricultural use of the land.

It should be noted that some uses that are allowed by zoning are not allowed on contracted land because they would not be considered compatible with the Williamson Act. At the same time, there are uses that would be deemed compatible under the Williamson Act but would not be allowed under County zoning ordinances. Therefore, for a use to be allowed on contracted land, it must be both permitted by County zoning and found to be compatible under the Act and these Rules. Compatibility is evaluated by the Planning Director on a case-by-case basis. Uses deemed compatible through application of this Rule are still subject to all applicable standards and requirements in County zoning ordinances (such as a Use Permit) as well as the County's General Plan, as applicable.

Agricultural production and compatible uses shall be defined as follows:

A. Agricultural Production Uses

The following land uses, and those uses which in the opinion of the Planning Director, subject to ratification by the Board of Supervisors, are substantially similar in nature thereto, shall be deemed agricultural production uses and thus allowed within an agriculture preserve on Williamson Act contracted lands (uses involving plants that have been defined as illegal by the Federal and/or State government are expressly prohibited as being an allowed use. This limitation confirms existing policy and practice):

1. Rangeland and pasture for livestock production and forage.
2. Intensive farming, including but not limited to the growing and harvesting of vegetables, field crops, fruit and nut crops, bush and berry crops, vineyards, hay crops, and nursery, cut flower, and other ornamental crops.
3. Livestock and animal production for food and/or fiber.
4. Operation of dairies and feed lots.
5. Keeping of honey bees.
6. Growing of plant products for producing biofuels.
7. Commercial breeding and training of horses, including training for racing as well as stock horses. A finding must be made, based upon evidence, that the primary function of the operation is commercial horse breeding or training for sale, and this is the source of revenue or income to the cover the cost(s) of the operation.
8. Fiber for basket-making and related commercial purposes.
9. Accessory uses which support commercial agricultural operations including curing, processing, packaging, packing, and shipping of agricultural products.
10. Accessory structures appurtenant and necessary to the commercial agricultural operation, including dwellings located on the land and occupied by persons directly engaged in the commercial agricultural operation (including lessors and lessees).
11. The growing of timber with the purpose of harvesting timber, the harvesting of timber, and necessary processing facilities.

B. Compatible Uses

The following land uses, and those uses which in the opinion of the Planning Director, subject to ratification by the Board of Supervisors, are be substantially similar in nature thereto, shall be deemed compatible with agricultural production uses and thus allowed within agricultural preserves, provided that these land uses are not the principal use, do not displace the agricultural production use, and occur while there is an agricultural production use occurring within the agricultural preserve as described above. Income derived from compatible uses will be capitalized for land valuation purposes.

Compatible structures and/or improvements will be taxed at normal rates without any property tax benefits.

1. Growing and harvesting of timber, but not including any processing facilities.
2. Farm employee housing which is incidental to a commercial agricultural use.
3. Roadside stands for the sale of agricultural produce.
4. The installation, construction, alteration, or maintenance of gas, water, sewer, and electrical utilities that serves the agricultural production or compatible use.
5. Power generation (including solar and wind) or communication facilities and their incidental appurtenances.
6. Offices, processing, packaging, shipping, training and vending facilities that are related to agricultural production operations.
7. Passive recreation that does not displace existing or future agricultural production use and does not include permanent structures.
8. Private airstrips and heliports if used as a part of an agricultural production use.
9. Production of game animals and fish with the specific intent for commercial harvest.
10. Mining if conducted in accordance with all requirements of county ordinance, state and federal law, including the Surface Mining and Reclamation Act of 1975. Reclamation shall be to agricultural production and compatible uses pursuant to Government Code 51238.2. A finding shall be made that the proposal is of limited extent and duration, so as to meet compatibility principles of state law.
11. Horses raised or maintained primarily for ranching work
12. Agritourism activities including buying produce directly from the farm, tours, education programs, promotion and seasonal events and activities, "u-pick" sales, navigating a corn maze, feeding animals, or lodging in a dwelling that pre-existed the Williamson Act contract where such lodging includes recreation, education, and other programs designed to promote the on- and off-site agricultural uses.
13. Home occupation enterprises conducted entirely within existing conventional single-family residential structures as determined by the Planning Director, and operated by permanent residents. Home enterprises on contracted lands shall not create any significant traffic impacts that affect contracted parcels.

C. Residential Uses

Any residential structure on contracted land must be occupied by persons directly engaged in the commercial agricultural operation. Landowners who lease their land for commercial agricultural uses may reside on a permanent or temporary basis on contracted land to monitor the lease arrangement and provisions pursuant to this restriction.

No new residential dwelling permits may be issued to a contracted parcel, unless the parcel is in full compliance with state law, these Rules, other County policies or the terms in the Williamson Act contract. Any proposed residential development which creates more than one residence per contract is subject to review by the Planning Director to ensure compliance with these Rules and the density provisions of the applicable zoning and general plan land use designation.

D. Conservation Program

Conservation programs can vary from permanent deed restrictions to temporary participation for a stated term or period of time. A conservation easement is an encumbrance that typically includes a transfer of usage rights (easement) between a landowner and a government agency or a qualified land protection organization (often called a "land trust"). Conservation programs in the County can include but are not limited to the United States Department Agriculture's Conservation Reserve Program, and programs of the Siskiyou Land Trust, the Siskiyou Land Conservancy, the Nature Conservancy, and the like. The primary purpose of a conservation easement is to protect land from certain forms of development or use. The landowner who gives up these "development or use rights" continues to privately own and manage the land and may receive tax advantages or other income.

Depending on the terms of the conservation program, the program may or may not be consistent with the property owner's contractual obligations under their Williamson Act Contract. The provisions herein are the applicable rules for conservation programs, including conservation easements under the County's Williamson Act Program. Any income received from program payments will be treated as farm income just as any other farm income and capitalized to determine property tax values.

1. A landowner may enter into a conservation program on contracted land and still qualify under these rules provided that the conservation program does not require the landowner to change or stop the contracted agricultural production use occurring on the property.
2. A landowner may enter into a conservation program that restricts the agricultural production use on a minor portion of contracted land provided that the conservation program does not change or alter the contracted agricultural production use of the property and that the conservation program supports the contracted agricultural production use of the property by reducing soil erosion,

enhancing water supply, improving groundwater recharge, creating windbreaks and the like.

3. A conservation program that requires the contracted agricultural use to be temporarily changed or temporarily stopped shall not qualify as an allowed use under these rules unless approved by the Planning Director under the Use Determination rules herein.
4. A conservation program that requires the contracted agricultural use to be permanently changed shall not qualify as an allowed use under these rules unless approved by the Planning Director under the Change in Use rules herein.
5. A conservation program that requires agricultural production use to stop shall not qualify as an allowed use under these rules.

E. Change in Use

While under contract, the primary agricultural use of the property shall be consistent with the agricultural use originally approved for entry into the Williamson Act program. In the event that the primary agricultural use has significantly changed or is proposed to be significantly changed, in the opinion of the Planning Director, the proposed change shall be processed as a Williamson Act contract rescission and simultaneous reentry pursuant to State Law. Implementing a crop rotation program or leaving the ground temporarily fallow for a season shall not be considered a change in use. A significant change in use would occur if the general nature of the primary agricultural commodity were to be changed. For example, if a Williamson Act contract was approved to raise cattle and this use was to be changed to raising crops or visa versa, this would be considered a significant change in use. The contract rescission/reentry application shall follow the approval process for new contracts detailed herein.

In the event that the change in primary agricultural use is not approved and the land owner does not or cannot resume the originally approved primary agricultural use, the Planning Director shall proceed with the County initiated non-renewal process specified under these rules.

F. Use Determinations

In the event that ambiguity exists concerning a proposed use and its compatibility with a Williamson Act contract or these Rules or a contract holder wishes to enter into a conservation program that requires the contracted agricultural use to be temporarily changed or temporarily stopped, a request for a formal written determination shall be made to the Planning Director on whether a proposed use, development, or conservation program is compatible with the contract for the property, the Williamson Act, the applicable Zoning requirements, or these Rules. The Planning Director may consult with the County Counsel's Office, or the Agricultural Commissioner's Office prior to making the requested determination.

Once a determination has been made, it shall be in writing. Should the Director determine that the use is not consistent with the contract for the property, the Williamson Act, the applicable Zoning requirements, or these Rules, this decision may be appealed to the Board of Supervisors pursuant to the County Code requirements.

If the Director determines that the use is consistent with the contract for the property, the Williamson Act, the applicable Zoning requirements, and these Rules, the Director shall forward a copy of the determination to the Board of Supervisors for its information.

Should the Board wish to review any such determination, the Board shall notify the Planning Director of this decision the later of ten (10) days or at its next regularly scheduled meeting.

V. Enforcement and Monitoring

Williamson Act contracts are binding agreements between landowners and the County that assume that the terms of the contract continue to be met in exchange for the restricted property tax assessments. As such, landowners must remain in compliance during the entire life of the contract, even after nonrenewal has been initiated. If, at any time, the Planning Director finds that the terms of a contract, including the requirements set forth in these Rules, are no longer being met, the County shall give the landowner sixty (60) days to remedy the contract violation. If the violation persists at the end of this period, the issue shall be brought before the Board of Supervisors to consider the filing of a Notice of Non-Renewal.

A. Annual Reporting Requirements

To assure that a parcel under a Williamson Act contract is being used for a commercial agricultural operation, landowners with a Williamson Act contract shall file an annual report with the County Assessor, on a form and within a timeline provided by the Assessor. The report shall provide a full description of the agricultural production uses on the parcel, how the agricultural commodities were used for commercial purposes, and contain a signed verification by the landowner, under penalty of perjury, that the land is being used for the purpose of producing an agricultural commodity for commercial purposes. Landowners with contracts shall be responsible for completing the report in a timely manner and coordinating with their lessees to assure the information is accurate.

If the annual report is not submitted to the County within the prescribed timeline, or the County deems the report incomplete, the County will send a notice to the landowner that will indicate the report has not been received or is not complete. The landowner will have 30 days from the receipt of the notice to submit the completed report to the County. If a completed report is not received at that time, the County may request additional information and inspect the property to verify the property is being used for a commercial agricultural operation.

B. Compliance Monitoring

The Planning Department, Agricultural Department, and Assessor's Office shall actively monitor this program by periodically sending out a separate compliance monitoring survey to determine whether landowners are complying with the program by using their property for commercial agricultural operations and to assure the intent of the program to encourage commercial agricultural production is being carried out in Siskiyou County.

When it appears to the County that a landowner is not complying with state law, these Rules, other County policies or the terms in the Williamson Act contract, the County will formally notify the landowner about the potential violations. The County will provide up to sixty (60) days for the landowner to rectify any violations before beginning the Enforcement Proceedings described in these Rules.

C. Enforcement

The County shall actively enforce the terms of the program and ensuing contracts and shall take any action legally available to enforce state law, these Rules, other County policies or the terms in the Williamson Act contract. Any conveyance, contract or authorization (whether oral or written) by the landowners or his or her successor in interest that would permit use of the property contrary to state law, these rules, other County policies or the terms of the Williamson Act contract shall be enforced by the County by the following non-exclusive remedies:

1. The County may non-renew the contract in accordance with the Government Code.
2. The County may seek a breach of contract in accordance with the Government Code.
3. The County may file an action in Superior Court of the County for the purpose of compelling compliance or restraining breach thereof.

VI. Modification of Williamson Act Contracted Lands

Any application for a land division or boundary line adjustment of a parcel or parcels subject to a Williamson Act contract, that propose to change the boundaries of the land subject to the contract, shall be accompanied by an application to rescind / reenter the Williamson Act contract to reflect the proposed parcel boundaries. For the purposes of determining application fees, this shall be considered an Agricultural Preserve Amendment pursuant to the Planning Department's fee schedule. Whenever land in the Agricultural Preserve is to be divided or modified, no parcel may be created which would not qualify for an agricultural preserve unless qualifying under Government Code Section 51230.1.

A. Division of Land

All proposals to subdivide land under a Williamson Act contract shall comply with the California Subdivision Map Act, Siskiyou County Subdivision Ordinance, and the minimum parcel size requirements for commercial agricultural production described in these Rules. Applications for land divisions shall be conditioned to require that new contracts be recorded for each parcel created by the division simultaneously with the recording of the parcel map, final map or parcel map wavier. To adjust the existing Williamson Act contract to coincide with, or be contained within, the new legal lot boundaries, the County and landowner must mutually agree to rescind the Williamson Act contract and simultaneously reenter into new contracts for each new parcel.

B. Boundary Line Adjustments

A boundary line adjustment request often involves the exchange of contracted land for previously non-contracted land, or an exchange of land between contracts. To adjust the perimeter of the existing Williamson Act contract to coincide with, or be contained within, the new legal lot boundaries, the County and landowners must mutually agree to rescind the Williamson Act contract and simultaneously reenter into a new contract or contracts.

To approve a rescission/reentry application and prior to recording a boundary line adjustment, the Board of Supervisors must make all of the following findings pursuant to Government Code section 51257:

1. The new contract(s) would initially restrict land within adjusted boundaries of legal lots for at least ten (10) years for Williamson Act contracts.
2. There is no net decrease in the amount of the aggregate acreage (total contract acreage combined between the parcels involved in the boundary line adjustment) subject to the existing and proposed contract(s).
3. At least ninety percent (90%) of the originally contracted land is included within a new contract(s).
4. The resulting legal lot area subject to contract is large enough to sustain qualifying agricultural uses.
5. The boundary line adjustment would not compromise the long-term agricultural production of land within the proposed legal lots or other agricultural lands subject to contract(s).
6. The boundary line adjustment is not likely to result in the removal of adjacent land from agricultural uses.
7. The boundary line adjustment does not result in a greater number of developable legal lots than existed prior to the adjustment, or an adjusted lot that is inconsistent with the County General Plan.

The rescission/reentry application may be processed before the Board of Supervisors periodically throughout the year provided that the Planning Director has found that the BLA complies with the above findings.

C. Sale of Property

An agricultural preserve and associated contract may contain multiple legal parcels. Over time it is possible that individual parcels within an agricultural preserve subject to a Williamson Act contract are sold to a different ownership interest or transferred to a non-immediate family member. A different ownership interest is defined as an entity that is comprised of different principal owners with different operating interests and does not include different business entities which have the same principal owners and operating interests. An immediate family member is defined by Government Code Section 51230.1.C as the spouse of the landowner, the natural or adopted children of the landowner, the parents of the landowner, or the siblings of the landowner.

The remaining property and the sold property are still subject to all of the requirements of state law, these Rules, and the terms of the contract. In order to ensure that the remaining property and the sold property still meet the applicable requirements, the following provisions are required:

1. Real Estate Transfer Disclosure Statement.

Pursuant to Civil Code § 1102.6a, prior to any transfer of contracted land, the transferor shall provide the following disclosure:

"The real property that is the subject of this transaction is subject to a contract pursuant to the California Land Conservation Act of 1965 ("Williamson Act"), Government Code § 51200 et seq., which requires that the land be devoted to agricultural use and imposes restrictions on the use and development of the land and the minimum parcel size. Furthermore, all owners of contracted parcels agree to submit a Williamson Act contract application to the County for review and consideration to cover their change in ownership interests within an agricultural preserve upon the sale or purchase of Williamson Act contracted lands pursuant to the County's **Rules for the Establishment and Administration of Agricultural Preserves and Williamson Act Contracts.**"

This disclosure shall be provided on a form substantially similar to that provided in Civil Code § 1102.6a. Completing the **Local Option Real Estate Transfer Disclosure Statement** available from the California Department of Real Estate shall be considered satisfying this requirement. The transferor shall ensure that the transferee signs the disclosure prior to completing the transfer and shall forward a copy of said disclosure to the

County of Siskiyou Planning Department, c/o Williamson Act Monitoring Program.

2. New Contract Requirement

Upon the sale or purchase of Williamson Act contracted land that constitutes only a portion of an Agricultural Preserve to a different ownership entity or non- immediate family member as defined herein, the transferor and transferee shall submit the necessary County applications to apply for separate Williamson Act contracts for each separate ownership entity.

- a. Should the transfer be finalized prior to June 1st in any given year, the contract application shall be submitted prior to July 1st of that given year. Should the transfer be finalized from June 1st to the last day of that any given year, the application shall be submitted prior to July 1st of the immediately subsequent year.
- b. In the event that the required application is not filed within the timeline detailed herein, the County, at its sole discretion, may consider this inaction as grounds for non-renewal.
- c. The transferor and transferee may file a single application to establish their new individual contracts.
- d. In the event that the new contracts are not approved by the County, the County will issue a notice of non-renewal for the existing contract at the earliest possible time in accordance with the Governmental Code and these Rules.

VII. Termination of Williamson Act Contracts

The purpose of this section is to establish standards for the termination of Williamson Act contracts and the withdrawal of land from Agricultural Preserves without impairing the integrity of the program. The procedures developed under this Rule are in accordance with the Williamson Act. Methods for terminating Williamson Act contracts include nonrenewal, cancellation, annexation, and public acquisition.

A. Non-Renewal

If either the landowner or the County desires in any year not to renew a contract, that party shall serve written notice of contract nonrenewal upon the other party in advance of the annual renewal date of the contract. The landowner shall serve the County at least 90 days prior to the renewal date and the County shall serve the landowner at least 60 days prior to the renewal date. Should the County initiate the non-renewal, the Planning Director shall forward the proposed non-renewal for review and approval by the Board of Supervisors prior to issuance of the notice of non-renewal.

Once a Notice of Nonrenewal is recorded, the contract shall remain in effect for the balance of the period remaining since its previous renewal (9 years for a Williamson Act Contract).

B. Cancellation

Only a property owner (not the County) may request cancellation of a Williamson Act contract to terminate the contract on all or a portion of the property. However, cancellation may be approved only under extraordinary circumstances as provided in the California Land Conservation Act of 1965. The Board of Supervisors, following a public hearing, must make all of the findings under one of the following two sets of determination to approve a cancellation request:

1. The cancellation is consistent with the purposes of the California Land Conservation Act of 1965 as evidenced by the following:
 - a. A Notice of Nonrenewal has been served;
 - b. Cancellation is not likely to result in the removal of adjacent lands from agricultural use;
 - c. Alternative uses are consistent with the Siskiyou County General Plan;
 - d. Cancellation will not result in discontinuous patterns of urban development;
 - e. There is no proximate non-contracted land which is both available and suitable for the proposed alternative use, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land, which is sufficiently close to the contracted land that it can serve as a practical alternative for the use which is proposed for the contracted land.
2. The cancellation is in the public interest as evidenced by the following:
 - a. Other public concerns substantially outweigh the objectives of the California Land Conservation Act of 1965;
 - b. There is no proximate non-contracted land which is both available and suitable for the proposed alternative use, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land, which is sufficiently close to the contracted land that it can serve as a practical alternative for the use which is proposed for the contracted land.

In the case of either alternative, the uneconomic character of an existing agricultural use shall not by itself be sufficient reason for cancellation of the contract. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use for the land.

Cancellation of a Contract also requires the property owner to pay a “cancellation fee” set by Government Code. This required cancellation fee is based on the current fair market value of the property, determined as if the property were free of the Contract restriction.

C. Annexation

If a city annexes land subject to a Williamson Act contract, the city succeeds to all rights, duties and powers of the county under the contract. The city protest provision of the California Land Conservation Act of 1965 has been eliminated effective January 1, 1991. Unless a city filed a valid protest before January 1, 1991, the city cannot terminate a contract upon annexation of the property to the city. A city protest made prior to January 1, 1991, is valid only if there is a record of the filing of the protest and the protest identifies the specific affected contract and subject parcel.

D. Public Acquisition

Land conservation contracts become void for land that is acquired by a federal, state or local government agency for necessary public uses and facilities. The California Land Conservation Act of 1965 contains policies and restrictions to avoid public acquisition of lands in agricultural preserves, with special emphasis on restricting of land subject to land conservation contracts or containing prime agricultural land. State and local government agencies are required to refer proposals to acquire land in agricultural preserves to the State Department of Conservation for review and response prior to acquisition.