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[Insert Owner name/address]

**WILLIAMSON ACT
JOINT MANAGEMENT AGREEMENT**

_____, _____ and _____ (collectively, “Owners”) own the following properties which are collectively referred to as the “Property” in this Agreement:

Assessor’s Parcel Number	Owner(s)	Acreage (approximate)

The Property currently is used collectively for the following agricultural use(s):

The Property is subject to Land Conservation (Williamson Act) Contract(s) pursuant to the Williamson Act, Government Code § 51200 *et seq.* Although the individual properties do not meet the minimum acreage that the Williamson Act presumes is necessary to sustain commercial agricultural use, the properties are able to sustain agricultural use when jointly used and managed for agricultural use. Therefore, Owners agree that the commercial agricultural use(s) on the properties comprising the Property will be operated collectively and under the joint management of the owners of all of the properties for so long as any portion of the Property remains under Williamson Act contract.

If in the future the commercial agricultural use(s) on any of the properties is proposed to be operated independently from the other lots under this Joint Management Agreement (“Agreement”), this Agreement may be amended if the owner of the lot that is proposed to be operated independently submits documentation demonstrating, to the satisfaction of the County of Santa Clara Planning Office and County of Santa Clara Agricultural Commissioner’s Office, that the independent operation can by itself function as a viable

commercial agricultural unit and that the lots that remain under the Joint Manage Agreement can continue to function as a viable commercial agricultural unit.

This Agreement will remain in effect for so long as the Property, or any portion thereof, remains under Williamson Act contract. Once any portion of the Property is no longer under Williamson Act contract, this Agreement will terminate with respect to that portion of the Property, but the Agreement will remain in effect for any portion(s) of the Property remaining under Williamson Act contract. Owners acknowledge that termination of the Williamson Act contract for a portion of the Property may cause the County to issue a notice of nonrenewal for the Williamson Act contract(s) applicable to the remainder of the Property.

This Agreement constitutes a covenant running with the land pursuant to Civil Code section 1468 and is binding on Owners and their successors in interest including, but not limited to, their heirs, executors, administrators, trustees and assigns.

The County of Santa Clara is a third party beneficiary to this Agreement and may enforce the Agreement through any lawful means available to County.

The effective date of this Agreement is the latest date of any of the Owner signatures below.

Owners

Dated: _____

By: _____
[Name]

Title: _____

Dated: _____

By: _____
[Name]

Title: _____

Dated: _____

By: _____
[Name]

Title: _____

[Note: All owner signatures must be notarized]