



Mendocino County

Legislation Text

File #: 17-1123, **Version:** 1

TO: Board of Supervisors
FROM: Assessor/Clerk-Recorder and Agriculture
MEETING DATE: December 19, 2017

DEPARTMENT CONTACT:

Sue Ranochak

PHONE:

234-6826

DEPARTMENT CONTACT:

Diane Curry

PHONE:

234-6830

ITEM TYPE: Noticed Public Hearing

TIME ALLOCATED FOR ITEM: 15 min

AGENDA TITLE:

Noticed Public Hearing - Discussion and Possible Approval to Establish Shorter Williamson Act Contracts, Effective in Calendar Year 2018, Pursuant to State Statute, Making the Requisite Finding Pursuant to Government Code Section 16142.1(d)

(Sponsors: Assessor/Clerk-Recorder and Agriculture)

RECOMMENDED ACTION/MOTION:

Approve the establishment of shorter Williamson Act Contracts, effective in Calendar Year 2018, pursuant to State Statute, making the requisite finding pursuant to Government Code Section 16142.1(d), and direct staff to notify all affected landowners of final decision and the right to prevent the reduction in term by serving notice of non-renewal.

PREVIOUS BOARD/BOARD COMMITTEE ACTIONS:

On December 20, 2016 the Board of Supervisors held a noticed public hearing and made the requisite finding pursuant to Government Code Section 16142.1(d).

SUMMARY OF REQUEST:

On July 15, 2011, the legislature enacted AB 1265 which allows counties to offset a portion of the loss of Williamson Act Subvention Funds. AB 1265 permits counties to voluntarily implement new contracts that are 10 percent shorter in exchange for a 10 percent reduction in property tax relief enjoyed by the landowner. If the landowner does not want to participate, the option to non-renew the contract is available. AB 1265 allows the counties to participate if they find that the county received less than one-half of the foregone property tax revenue pursuant to Government Code 16142.1(d) for the previous fiscal year.

For Fiscal Year 2017-18, the foregone tax revenue is approximately \$1,483,614.99. Mendocino County will receive zero in

Williamson Act Funding from the State for Fiscal year 2017-18.

The County is not mandated to implement Government Code Section 16142.1(d). The statute simply allows the opportunity for the County to implement on an annual basis. Notices to all landowners in the program (that have not been previously non-renewed) were mailed on December 4, 2017. The notification included the scheduled public hearing. The Notice of Hearing was also published in the Ukiah Daily Journal's November 30, 2017 edition. At the public hearing, the Board can make a final decision to implement the provisions of AB 1265. If the Board decides to implement, staff will send notification to landowners of the final decision and their right to file a notice of non-renewal.

ALTERNATIVE ACTION/MOTION:
Do Not approve implementation.

SUPPLEMENTAL INFORMATION AVAILABLE ONLINE AT: N/A

FISCAL IMPACT:
SOURCE OF FUNDING: N/A
BUDGETED IN CURRENT F/Y: N/A

CURRENT F/Y COST: N/A
ANNUAL RECURRING COST: N/A

SUPERVISORIAL DISTRICT: ALL
VOTE REQUIREMENT: MAJORITY

AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL: Choose an item.

CEO LIAISON: Steve Dunncliff, Deputy CEO

CEO REVIEW: Yes

CEO COMMENTS:

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Executed By: KARLA VAN HAGEN
Final Status: APPROVED
Date: DECEMBER 21, 2017

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