

The Williamson and Farmland Security Zone Acts

Preserving California Agriculture

Study Area: San Joaquin
Valley

Presented to the
Senate Local Government Committee

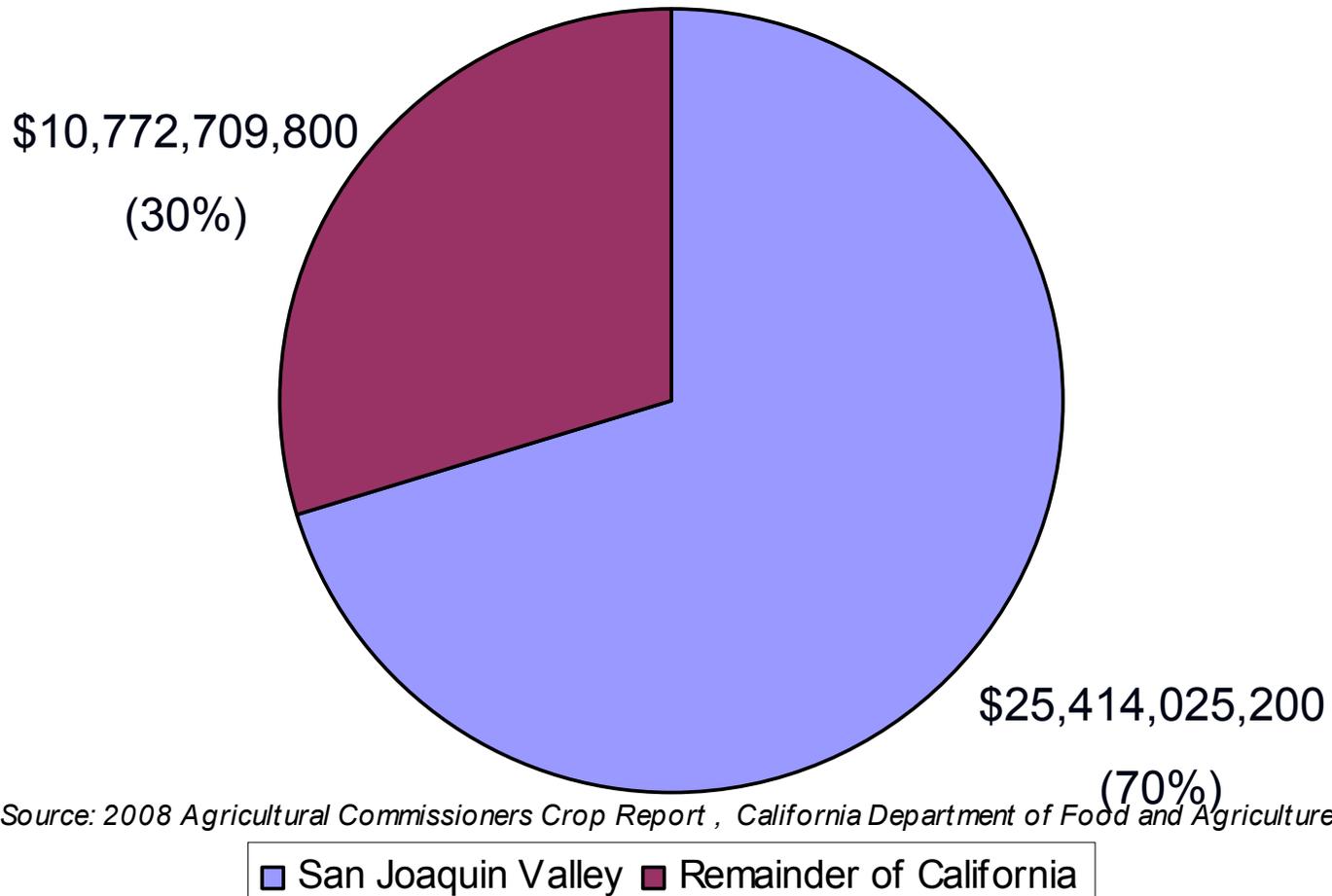
March 2010

Partnership between the State, Local Government and Private Landowners

- The Williamson Act and Farmland Security Zone are State programs designed to preserve agricultural and open space lands. They also ensure a safe and secure food supply and combat greenhouse gasses by restricting land uses to farming and ranching. The programs depend upon a partnership with counties and landowners.
 - Williamson Act: Counties enter into 10 year contracts with landowners. Property taxes are reduced through a change in basis for assessment to the production capability, rather than the development value of the land.
 - FSZ: Counties issue 20 year contracts to landowners. Property taxes are reduced 35 % below the Williamson Act property tax level.
 - Contracts are renewed automatically for a 10 or 20 year period unless non-renewed by the county or cancelled by the landowner.
- The subvention represents the State's good faith incentive for counties to offer contracts to landowners.
- Without the State subvention, counties are left with no option but to issue notices of nonrenewal, which take 9 (Williamson Act) to 19 (FSZ) years to phase back to normal property tax levels.

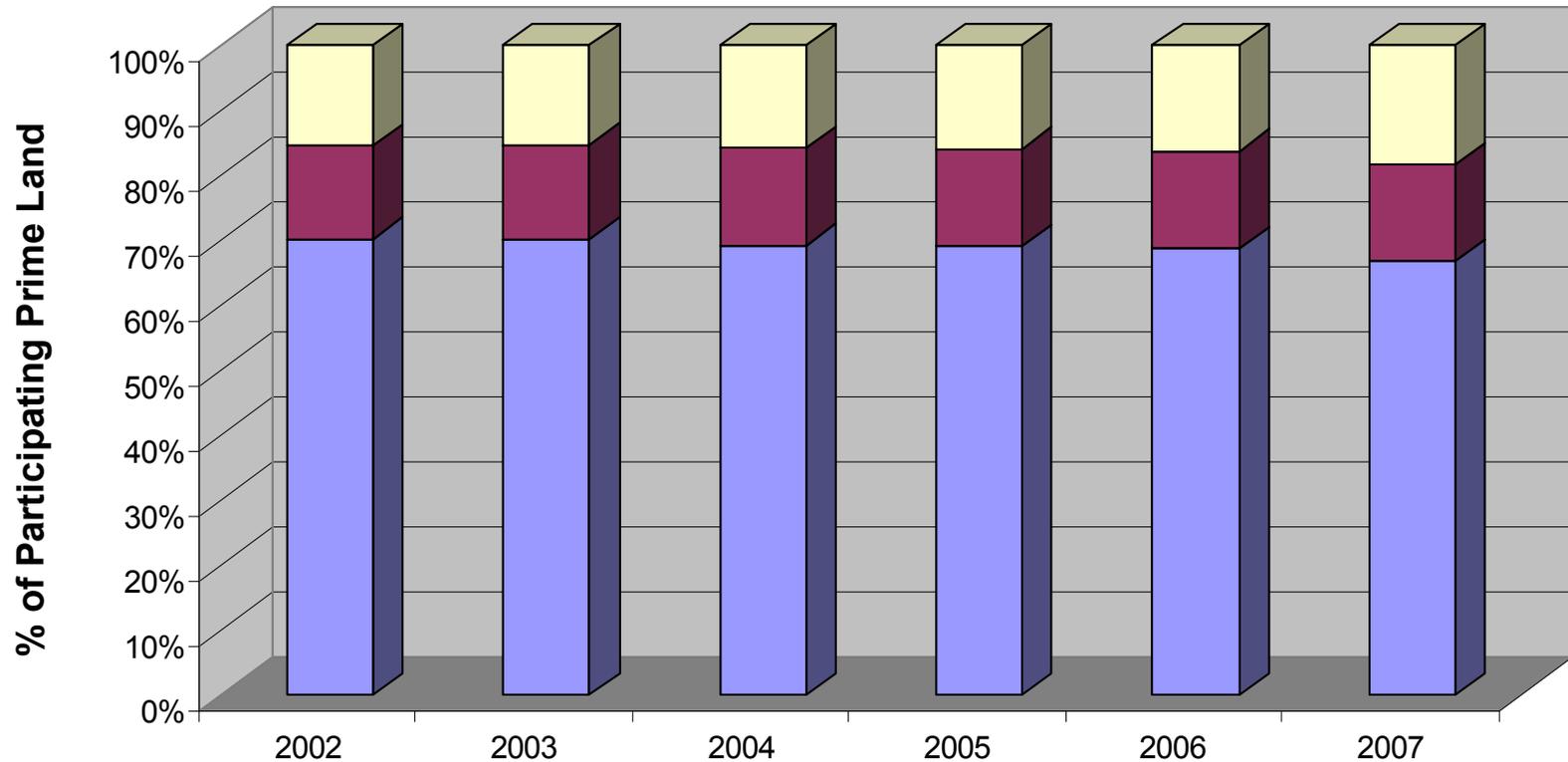
Reference Figure 1: Prime Agricultural Land in the San Joaquin Valley (2006)

California Gross Agricultural Production Values (2008)



Reference Table 1: Total Gross Production Value of Agricultural Commodities (2008)

Williamson Act (10 Year): Prime Agricultural Land

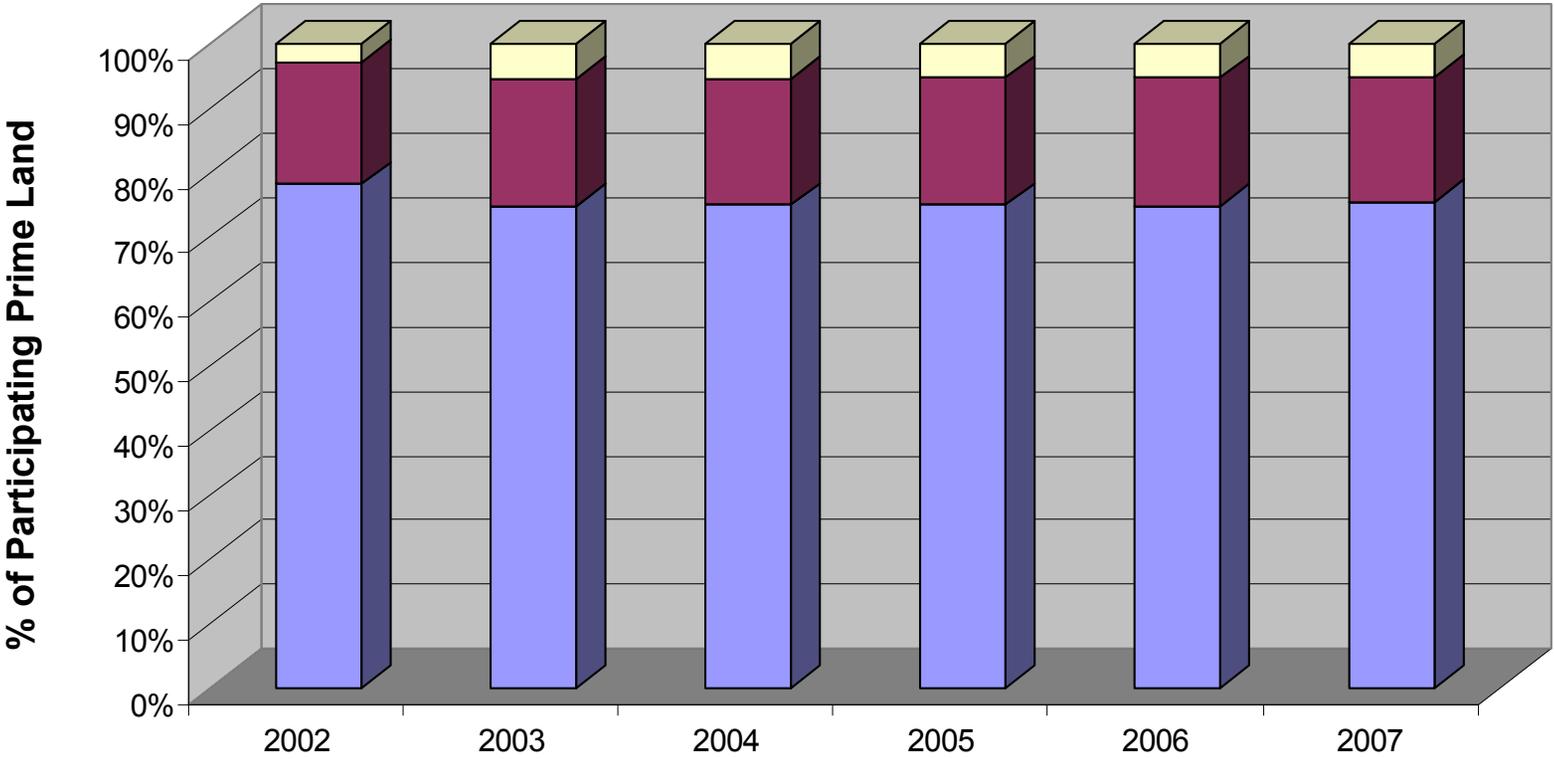


Source: California Department of Conservation

■ San Joaquin Valley ■ Sacramento Valley ■ Remainder of California

Reference Table 2: WA (10 Year): Participating Prime Agricultural Land (acres)

Farmland Security Zone (20 Year): Prime Agricultural Land



Source: California Department of Conservation

■ San Joaquin Valley ■ Sacramento Valley ■ Remainder of California

Reference Table 4: FSZ (20 Year): Prime Agricultural Land

Harvested Cropland (acres)



Source: USDA-NASS 2002 Census of Agriculture
© USDA-NASS 2005-2006

Reference Table 6: Harvested Cropland (2002)

Median Farm Size (acres)

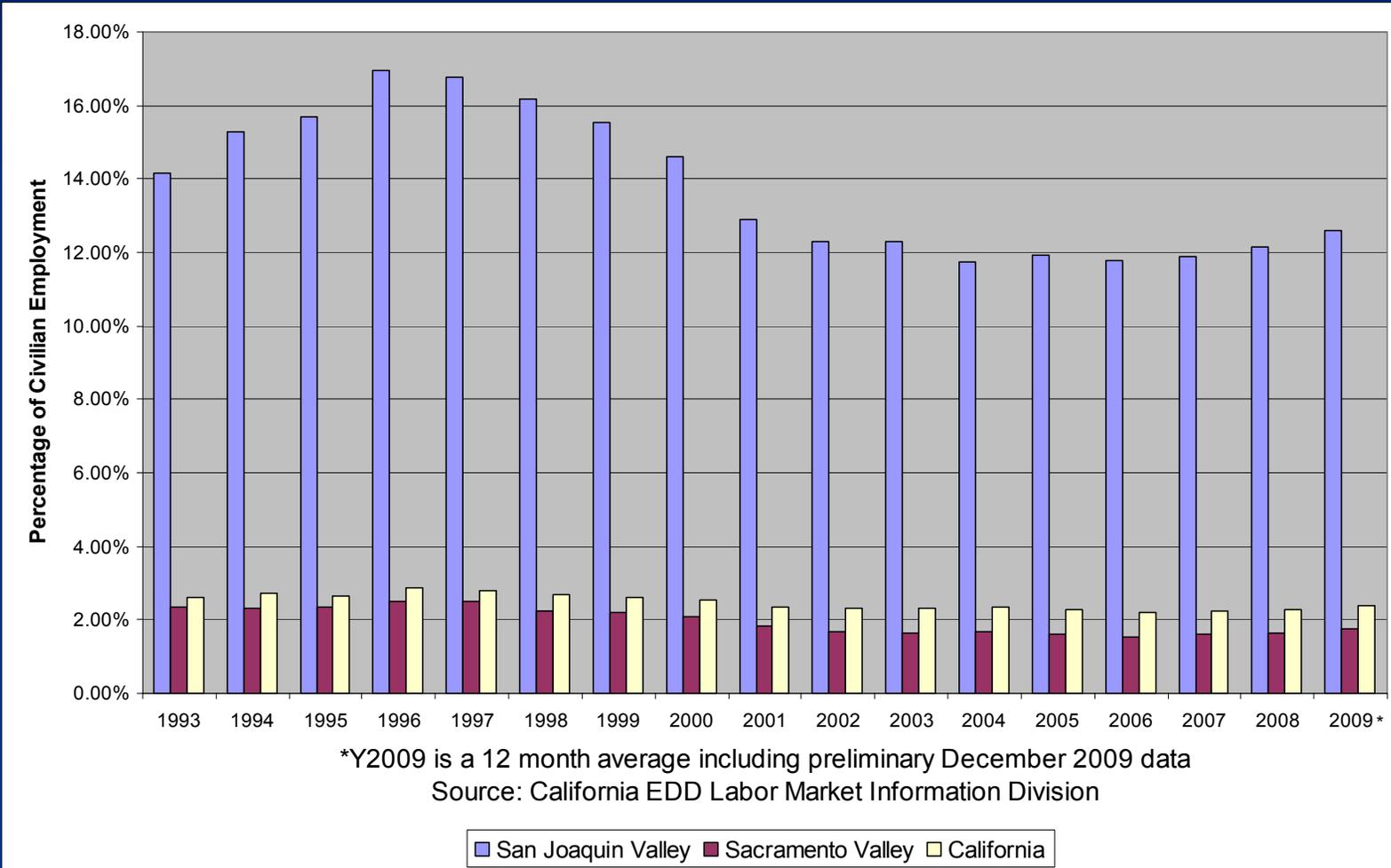


Source: USDA-NASS 2002 Census of Agriculture
© USDA-NASS 2005-2006

Reference Table 8: Median Farm Size by San Joaquin Valley County (acres)

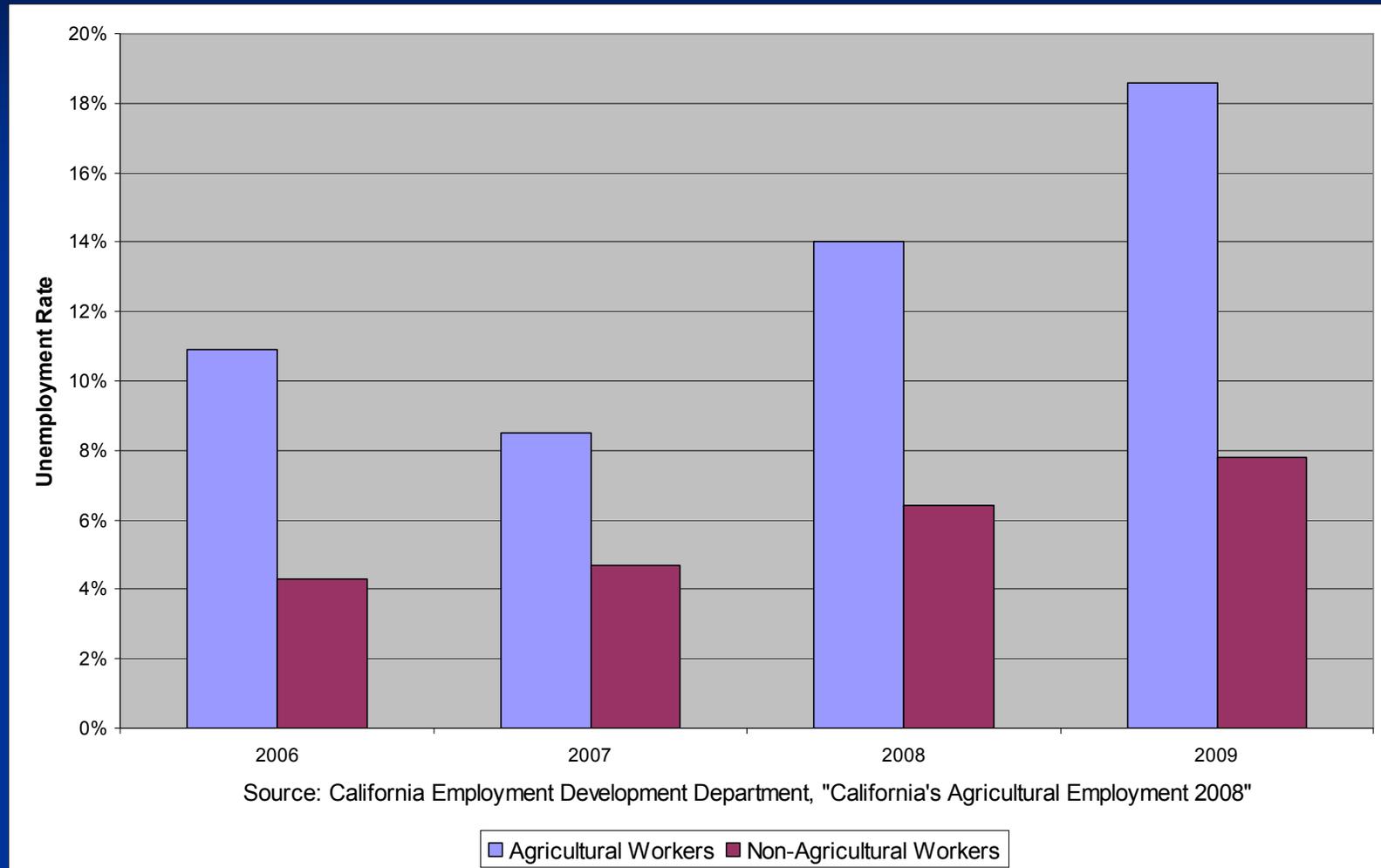
California Agricultural Employment 1993 □ 2009

Data does not include agricultural processing workers or undocumented workers



Reference Table 10: Agricultural Employment as a Percentage of Civilian Employment

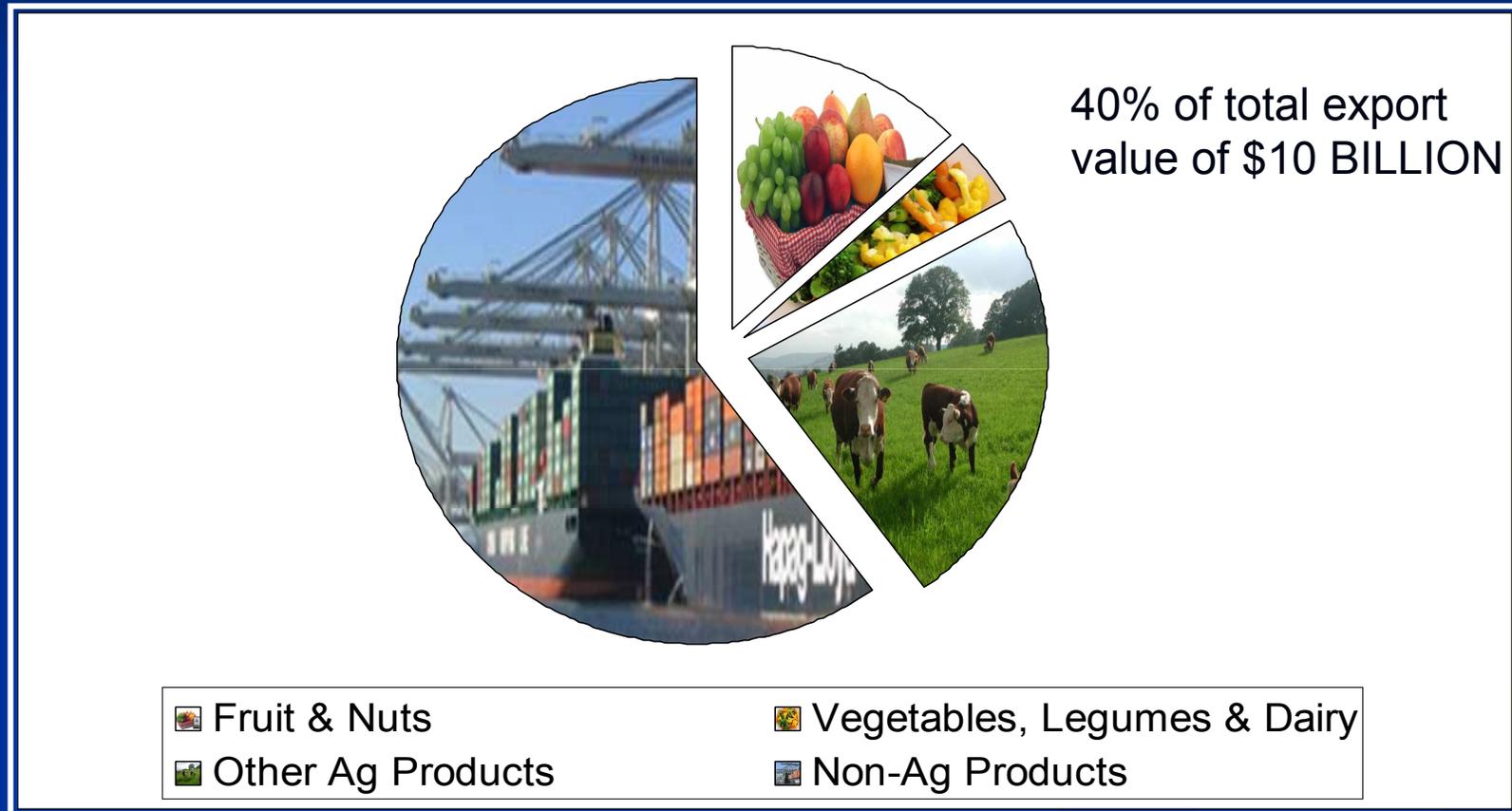
California Unemployment



Reference Page 13 of Supporting and Additional Documents

Port of Oakland Exports

Agricultural exports create 22% of the Port's annual revenue of \$135 MILLION



Source: Jahan Byrne, Port of Oakland, Business Development and Marketing
Reference Page 14 of Additional and Supporting Documents

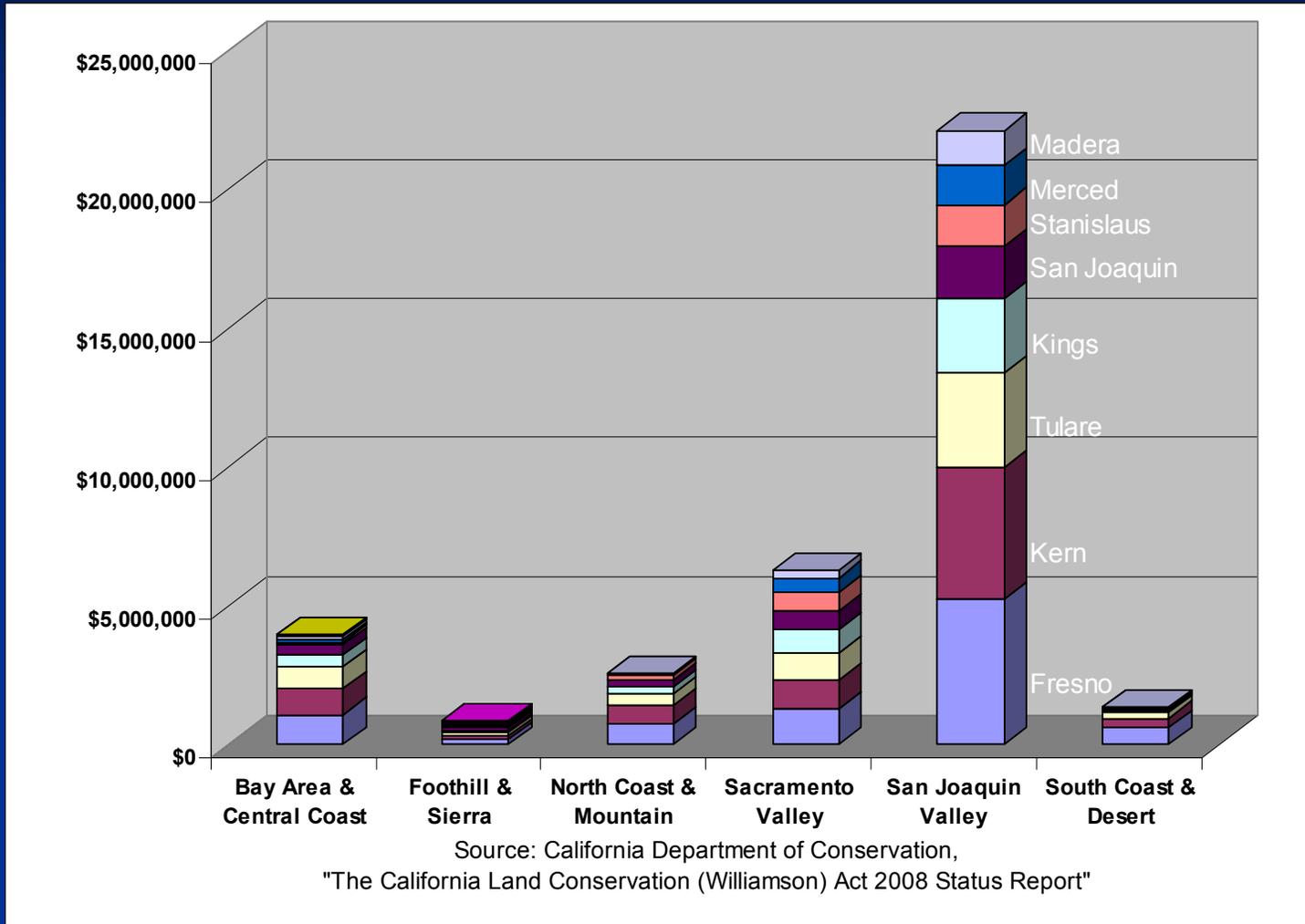
State and Local Partnership: San Joaquin Valley Contributions (2008/09)

	Williamson/FSZ Acts Value	Value without Williamson/FSZ Acts
Total Assessed Value	\$13,857,461,057	\$26,011,929,709
Taxes @ 1%	\$138,574,611	\$260,119,297
<i>Lost Revenue to SJV Counties:</i>		\$26,807,424

Source: Counties of Fresno, Kern, Kings, Madera, Mariposa, Merced, San Joaquin, Stanislaus and Tulare

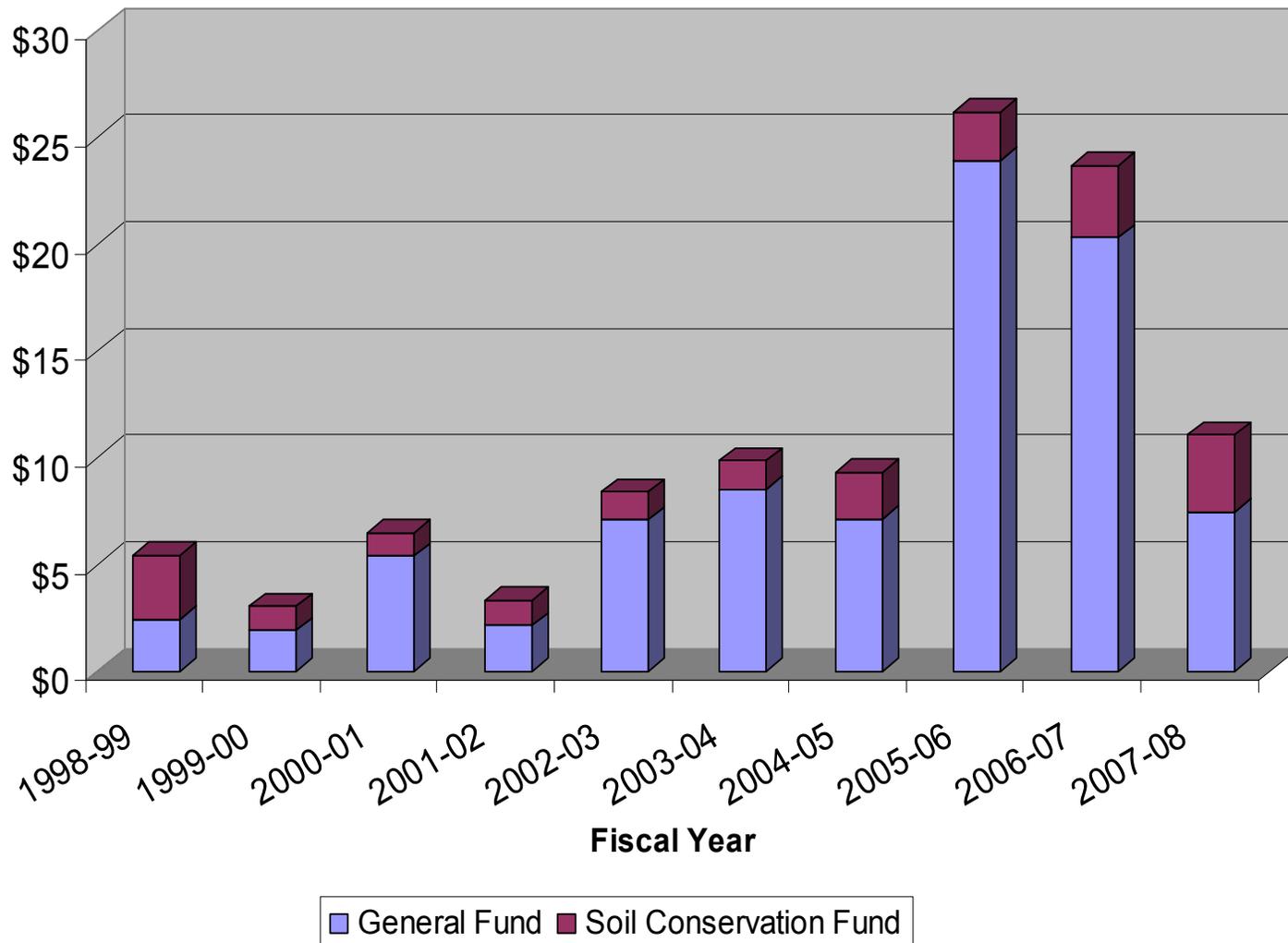
Reference Table 12: Property Tax Losses to San Joaquin Valley (SJV) Counties (dollars)

2007-2008 Williamson Act Subvention Payments by County



Reference Table 13: 2007-2008 Williamson Act Subvention Payments by County

Cancellation Fees Paid to the State of California

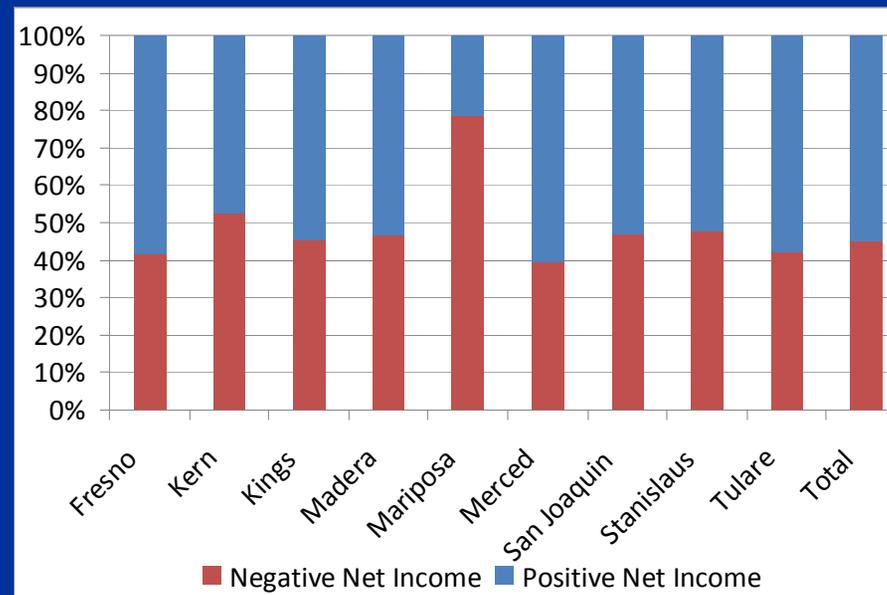


Source: California Department of Conservation

Reference Table 14: Early Cancellation Fees Paid to the State of California

Casualties of the Williamson Act Subvention Cuts?

- Williamson Act subventions pay for County Public Safety, Land Use, Elections, Human Services. . .all services that depend upon local discretionary dollars are at risk.
- Farming Operations on the edge due to drought, environmental and economic factors will fail.



Source: USDA 2007 Census of Agriculture - County Data, Table 4.

Reference Table 15: Farms by Net Income

The Williamson and Farmland Security Zone Acts

Preserving California Agriculture

Study Area: San Joaquin
Valley

Supporting and
Additional Documents

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California Government Code §56300(a)

"It is the intent of the Legislature that each commission, not later than January 1, 2002, shall establish written policies and procedures and exercise its powers pursuant to this part in a manner consistent with those policies and procedures and that **encourages** and provides planned, well-ordered, efficient urban development patterns with **appropriate consideration of preserving open-space and agricultural lands** within those patterns." [Emphasis added]

California Public Resources Code §30242

"All other **lands suitable for agricultural use shall not be converted to nonagricultural uses** unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands." [Emphasis added]

California Gross Agricultural Production Values (2008)

Table 1: Total Gross Production Value of Agricultural Commodities (2008)		
<i>Region</i>	<i>Gross Production Value</i>	<i>% of California</i>
California	\$36,186,735,000	100.00%
Fresno	\$5,662,895,000	15.65%
Kern	\$4,033,312,000	11.15%
Kings	\$1,760,168,000	4.86%
Madera	\$1,310,875,000	3.62%
Mariposa	\$25,483,400	0.07%
Merced	\$2,999,701,000	8.29%
San Joaquin	\$2,129,725,000	5.89%
Stanislaus	\$2,473,843,000	6.84%
Tulare	\$5,018,022,800	13.87%
San Joaquin Valley	\$25,414,025,200	70.23%
Remainder of California	\$10,772,709,800	29.77%
<i>Source: California Department of Food and Agriculture, 2008 Agricultural Commissioner's Crop Report</i>		

“California’s agricultural abundance includes more than 400 commodities. ... Many crops are produced solely in California.”

– UC Davis, “Agricultural Statistical Review”

Williamson Act (10 Year): Prime Agricultural Land

Table 2:
WA (10 Year): Participating Prime Agricultural Land (acres)

	<i>San Joaquin Valley</i>	<i>Sacramento Valley</i>	<i>Remainder of California</i>
2002	3,734,107	764,792	827,267
2003	3,699,740	771,237	809,037
2004	3,634,353	779,845	831,447
2005	3,602,794	781,408	838,821
2006	3,572,144	783,483	844,894
2007	3,550,224	787,297	980,000

Source: California Department of Conservation, "The California Land Conservation (Williamson) Act 2008 Status Report"

“Prime farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.”

– California Department of Conservation, Division of Land Resource Protection

Table 3:
WA (10 Year): Participating Nonprime Agricultural Land (acres)

	<i>San Joaquin Valley</i>	<i>Sacramento Valley</i>	<i>Remainder of California</i>
2002	3,233,218	1,727,249	5,450,193
2003	3,237,764	1,724,573	5,495,760
2004	3,269,103	1,729,409	5,528,725
2005	3,265,791	1,724,364	5,503,874
2006	3,255,403	1,734,164	5,520,326
2007	3,255,986	1,736,093	5,361,204

Source: California Department of Conservation, "The California Land Conservation (Williamson) Act 2008 Status Report"

Nonprime farmland would be all other agricultural land used for farming and ranching purposes

Farmland Security Zone (20 Year): Prime Agricultural Land

Table 4:			
FSZ (20 Year): Participating Prime Agricultural Land (acres)			
	<i>San Joaquin Valley</i>	<i>Sacramento Valley</i>	<i>Remainder of California</i>
2002	512,098	124,579	18,939
2003	516,546	136,114	38,009
2004	545,585	142,204	40,507
2005	553,120	145,425	39,833
2006	553,613	146,061	40,043
2007	574,159	146,795	40,236

Source: California Department of Conservation, "The California Land Conservation (Williamson) Act 2008 Status Report"

“Prime farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.”

– California Department of Conservation, Division of Land Resource Protection

Table 5:			
FSZ (20 Year): Participating Nonprime Agricultural Land (acres)			
	<i>San Joaquin Valley</i>	<i>Sacramento Valley</i>	<i>Remainder of California</i>
2002	21,342	10,059	21,326
2003	20,825	14,082	37,221
2004	26,350	12,802	39,530
2005	26,275	12,872	40,673
2006	26,160	13,309	40,665
2007	27,464	13,315	40,117

Source: California Department of Conservation, "The California Land Conservation (Williamson) Act 2008 Status Report"

Nonprime farmland would be all other agricultural land used for farming and ranching purposes

Harvested Cropland (acres)

**Table 6:
Harvested Cropland (2002)**

<i>Region</i>	<i>Acres</i>	<i>% of California</i>
California	8,466,321	100.00%
Fresno	1,078,900	12.74%
Kern	798,722	9.43%
Kings	414,608	4.90%
Madera	314,715	3.72%
Mariposa	636	0.01%
Merced	479,156	5.66%
San Joaquin	517,267	6.11%
Stanislaus	347,750	4.11%
Tulare	682,460	8.06%
San Joaquin Valley	4,634,214	54.74%
Remainder of California	3,832,107	45.26%

Source: US Department of Agriculture, National Agricultural Statistics Service, "2002 Census of Agriculture"

**Table 7:
Harvested Cropland (2007)**

<i>Region</i>	<i>Acres</i>	<i>% of California</i>	<i>Change from 2002</i>	<i>% Change from 2002</i>
California	7,633,173	100.00%	(833,148)	-9.84%
Fresno	978,948	12.82%	(99,952)	-9.26%
Kern	764,929	10.02%	(33,793)	-4.23%
Kings	419,954	5.50%	5,346	1.29%
Madera	264,767	3.47%	(49,948)	-15.87%
Mariposa	286	0.00%	(350)	-55.03%
Merced	466,304	6.11%	(12,852)	-2.68%
San Joaquin	444,670	5.83%	(72,597)	-14.03%
Stanislaus	307,992	4.03%	(39,758)	-11.43%
Tulare	560,320	7.34%	(122,140)	-17.90%
San Joaquin Valley	4,208,170	55.13%	(426,044)	-9.19%
Remainder of California	3,425,003	44.87%	(407,104)	-10.62%

Source: US Department of Agriculture, National Agricultural Statistics Service, "2007 Census of Agriculture"

The San Joaquin Valley lost 426,044 acres of harvested cropland between 2002 and 2007 while the remaining counties in California lost 407,104 acres of harvested cropland.

Median Farm Size (acres)

**Table 8:
Median Farm Size by San Joaquin Valley County (acres)**

<i>County</i>	<i>2002</i>	<i>2007</i>
Fresno	40	36
Kern	167	80
Kings	75	40
Madera	80	58
Mariposa	169	86
Merced	60	40
San Joaquin	35	25
Stanislaus	28	20
Tulare	39	25

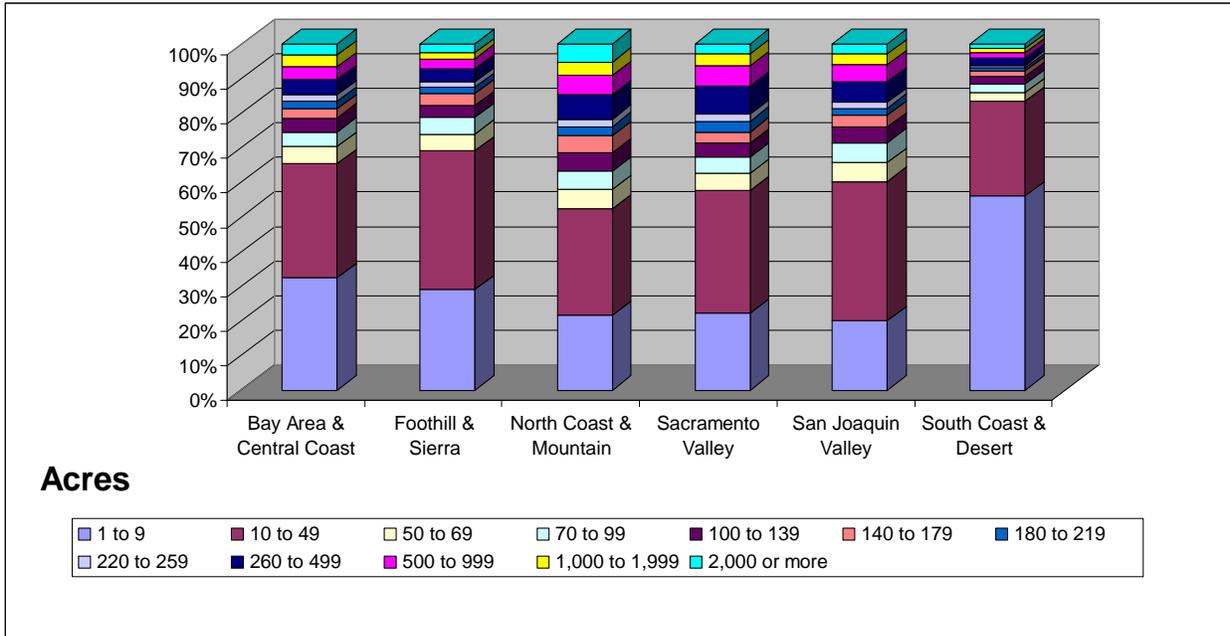
Source: US Department of Agriculture, National Agricultural Statistics Service, "2002 Census of Agriculture"

**Table 9:
Median Farm Size by California Region (acres)**

<i>Region</i>	<i>2002</i>	<i>2007</i>
Bay & Central Coast	24	20
Foothill & Sierra	22	20
North Coast & Mountain	50	42
Sacramento Valley	40	32
San Joaquin Valley	39	32
South Coast and Desert	9	7

Source: US Department of Agriculture, National Agricultural Statistics Service, "2002 Census of Agriculture"

**Figure 2:
Percentage of Farms by Size by Region**



California Agricultural Employment 1993-2009

Data does not include agricultural processing workers or undocumented workers

**Table 10:
Agricultural Employment as a Percentage of Civilian Employment**

	<i>San Joaquin Valley</i>	<i>Sacramento Valley</i>	<i>California</i>
1993	14.16%	2.34%	2.62%
1994	15.27%	2.31%	2.72%
1995	15.69%	2.34%	2.66%
1996	16.97%	2.49%	2.85%
1997	16.76%	2.49%	2.79%
1998	16.16%	2.25%	2.67%
1999	15.55%	2.22%	2.60%
2000	14.59%	2.08%	2.55%
2001	12.89%	1.83%	2.34%
2002	12.31%	1.69%	2.30%
2003	12.28%	1.64%	2.32%
2004	11.73%	1.66%	2.36%
2005	11.93%	1.61%	2.27%
2006	11.79%	1.54%	2.21%
2007	11.89%	1.60%	2.24%
2008	12.15%	1.64%	2.29%
2009*	12.58%	1.74%	2.39%

**Year 2009 is a 12 month average including preliminary December 2009 data*

Source: California Employment Development Department, Labor Market Information Division

**Table 11:
Daily Harvest Labor Demand for Selected Crops (1998)**

<i>County</i>	<i>Crop</i>	<i># of Workers/Day</i>
Fresno	Grapes	56,800
Kern	Misc. Vegetables	15,500
Kings	Peaches/Nectarines	1,750
Madera	Figs	3,000
Merced	Melons	2,750
San Joaquin	Cherries	9,000
Stanislaus	Peaches/Nectarines/Plums	5,600
Tulare	Navel Oranges	4,500

Source: Nisei Farmer's League, "Crop Calendar/Harvest – Labor Statistics"

California Unemployment

“The unemployment rate among agricultural workers was 14.0 percent in 2008, up from 8.5 percent in 2007 and 10.9 percent in 2006. The unemployment rate among nonagricultural workers was 6.4 percent in 2008, up from 4.7 percent in 2007, and 4.3 percent in 2006. By April 2009, the unemployment rate among agricultural and nonagricultural workers had risen to 18.6 and 7.8 percent, respectively. These data are expressed as a 12 month average of Current Population Survey data.”

- California Employment Development Department, “California’s Agricultural Employment 2008”

Port of Oakland Exports

- **40% of total export value of \$10 Billion came from agricultural products in 2008**
 - *\$1.3 Billion from edible fruit and nuts*
 - *\$400 Million from vegetables, legumes, nuts and dairy*
 - *\$2.3 Billion from other products (meat products, hay, cotton, grain, etc.)*
 - **22% of Port's annual revenue of \$135 Million came from agricultural products in 2008**
- Jahan Byrne, Port of Oakland, Business Development and Marketing

State and Local Partnership: San Joaquin Valley Contributions (2008/09)

**Table 12:
Property Tax Losses to San Joaquin Valley (SJV) Counties (dollars)**

<i>Williamson/ FSZ Acts Value</i>	<i>Taxes @ 1%</i>	<i>Value without Williamson/ FSZ Acts</i>	<i>Taxes @ 1%</i>	<i>Counties' Portion</i>
13,857,461,057	138,574,611	26,038,929,709	260,389,297	26,807,424
<i>Williamson/FSZ Acts Value</i>		<i>Value without Williamson/FS Z Acts</i>		
Total Assessed Value	13,857,461,057	Assessed Value Total	26,038,929,709	
Taxes @ 1%	138,574,611	Taxes @ 1%	260,389,297	
Lost Revenue to SJV Counties		26,807,424		

Source: Counties of Fresno, Kern, Kings, Madera, Mariposa, Merced, San Joaquin, Stanislaus and Tulare

2007-2008 Williamson Act Subvention Payments by County

**Table 13:
2007-2008 Williamson Act Subvention Payments by County**

Bay Area & Central Coast

San Luis Obispo	\$1,088,726
Monterey	\$962,326
San Benito	\$762,764
Sonoma	\$438,990
Santa Clara	\$341,843
Marin	\$110,160
Alameda	\$99,101
Napa	\$92,285
Contra Costa	\$67,155
Santa Cruz	\$21,097
San Mateo	\$0
Total	\$3,984,447

Foothill & Sierra

Mariposa	\$183,869
Calaveras	\$130,801
Amador	\$110,818
Tuolumne	\$107,097
Plumas	\$103,609
Mono	\$66,548
Sierra	\$51,922
Placer	\$43,112
El Dorado	\$41,874
Nevada	\$18,958
Total	\$858,608

North Coast & Mountain

Siskiyou	\$770,655
Mendocino	\$624,508
Lassen	\$433,157
Shasta	\$279,632
Humboldt	\$217,007
Modoc	\$181,006
Lake	\$68,657
Trinity	\$21,805
Total	\$2,596,427

Sacramento Valley

Yolo	\$1,283,038
Glenn	\$1,044,684
Tehama	\$961,091
Colusa	\$847,145
Solano	\$718,362
Butte	\$639,561
Sacramento	\$527,073
Sutter	\$262,304
Total	\$6,283,258

San Joaquin Valley

Fresno	\$5,270,408
Kern	\$4,733,094
Tulare	\$3,411,417
Kings	\$2,681,127
San Joaquin	\$1,908,313
Stanislaus	\$1,466,943
Merced	\$1,429,352
Madera	\$1,246,397
Total	\$22,147,051

South Coast & Desert

Santa Barbara	\$637,896
Ventura	\$327,805
Riverside	\$207,921
San Diego	\$79,964
Imperial	\$60,024
Los Angeles	\$40,031
San Bernardino	\$11,752
Orange	\$351
Total	\$1,365,744

Source: California Department of Conservation, "The California Land Conservation (Williamson) Act 2008 Status Report"

Cancellation Fees Paid to the State of California

**Table 14:
Early Cancellation Fees Paid to the State of California**

<i>Fiscal Year</i>	<i>General Fund</i>	<i>Soil Conservation Fund</i>	<i>Total</i>
1998-99	\$2,453,432.00	\$2,988,318.00	\$5,441,750.00
1999-00	\$1,930,070.00	\$1,098,797.00	\$3,028,867.00
2000-01	\$5,388,514.00	\$1,091,057.00	\$6,479,571.00
2001-02	\$2,158,537.50	\$1,179,460.00	\$3,337,997.50
2002-03	\$7,086,623.50	\$1,298,596.00	\$8,385,219.50
2003-04	\$8,519,226.75	\$1,349,894.00	\$9,869,120.75
2004-05	\$7,141,387.00	\$2,193,053.00	\$9,334,440.00
2005-06	\$23,918,009.12	\$2,254,000.00	\$26,172,009.12
2006-07	\$20,307,442.25	\$3,360,400.00	\$23,667,842.25
2007-08	\$7,480,922.00	\$3,599,761.00	\$11,080,683.00

Source: California Department of Conservation

Casualties of the Williamson Act Subvention Cuts?

**Table 15:
Farms by Net Income**

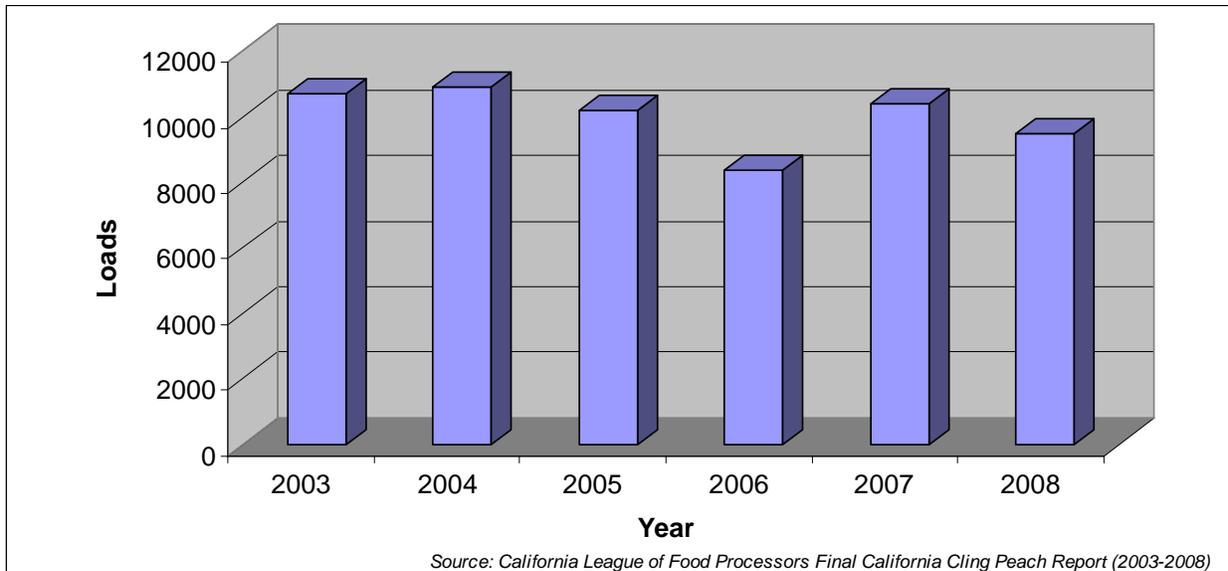
<i>County</i>	<i>Farms with (+) Net Income</i>	<i>Farms with (-) Net Income</i>	<i>% of Farms with (+) Net Income</i>	<i>% of Farms with (-) Net Income</i>
Fresno	3,536	2,545	58%	42%
Kern	1,002	1,115	47%	53%
Kings	614	515	54%	46%
Madera	911	797	53%	47%
Mariposa	65	237	22%	78%
Merced	1,581	1,026	61%	39%
San Joaquin	1,916	1,708	53%	47%
Stanislaus	2,147	1,967	52%	48%
Tulare	3,025	2,215	58%	42%
Total	14,797	12,125	55%	45%

Source: USDA 2007 Census of Agriculture - County Data, Table 4.

Other Additional Documents

Examples of Agricultural Impact on Trucking Industry

**Figure 3:
Cling Peach Deliveries by Truck Load**



**Table 16:
Tomato Deliveries in the San Joaquin Valley (July 2008-October 2008)**

County	Crop Weight (tons)	Crop Gross Value (\$)	Trucking (loads)	Trucking Gross Value (\$)
Fresno	4,155,117	\$332,409,360	159,812	\$41,551,120
Kern	637,116	\$50,969,280	24,504	\$6,371,040
Kings	1,388,214	\$111,057,120	53,392	\$13,881,920
Madera	50,757	\$4,060,560	1,952	\$507,520
Merced	735,065	\$58,805,200	28,271	\$7,350,460
San Joaquin	1,253,834	\$100,306,720	48,224	\$12,538,240
Stanislaus	490,769	\$39,261,520	18,875	\$4,907,500
Total	8,710,872	\$696,869,760	335,030	\$87,107,800

Source: Processing Tomato Advisory Board

County Boards of Supervisors

Fresno – Judy Case, Phil Larson

Kern – Jon McQuiston

Kings – Tony Oliveira

Madera – Frank Bigelow

Mariposa – Lyle Turpin

Merced – John Pedrozo, Deidre F. Kelsey

San Joaquin – Ken Vogel, Leroy Ornellas

Stanislaus – Jim DeMartini, Vito Chiesa

Tulare – Steve Worthley, Mike Ennis

Fresno County Ag Commissioner – Carol Hafner

Fresno County Office of Economic Development – Jeanette Ishii

Kahn, Soares and Conway – George Soares, Louie Brown

Kingsburg Federal Land Bank – Scott Anderson

Fresno County Farm Bureau – Ryan Jacobsen

Nisei Farmers League – Manuel Cunha, Jr.

Data Compiled by:

Fresno County Economic Development

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Fresno County Economic Development, United States Department of Agriculture, San Joaquin Valley Agricultural Commissioners, San Joaquin Valley Assessor-Recorders, Fresno County Farm Bureau, Nisei Farmers League