

2025
Williamson Act Contracts



Board of Supervisors Meeting
December 3, 2024 - Agenda Item No. 25
Planning File No. REF240030

Williamson Act Protects Ag

The California Land Conservation Act of 1965 — allows local governments to establish contracts with landlords for the purpose of restricting parcels for agricultural use.



New Contracts would take effect January 1, 2025

Two (2) Programs:

- ✓ Agricultural Preserves (AgP)
- ✓ Farmland Security Zones [FSZ- (aka “Super Williamson Act”)]

Shared Qualifications for both Programs:

- ✓ Min. Acreage: 100 or more acres. Can be less than 100 acres, but 40 or more
- ✓ History of primary agricultural use 3 of 5 years
- ✓ Min. Income: \$8,000
- ✓ Consistent with County’s General Plan
- ✓ If within 1 mile of a city, notify the city to allow them the right to protest

Farmland Security Zone Applications:

- ✓ Land comprised of at least 51% of “predominantly prime” farmland which includes Prime, Farmland of Statewide Significance, Unique and Farmland of Local Importance
- ✓ Greater tax benefit
- ✓ If in Sphere of Influence of a City, City must by Resolution approve the FSZ application

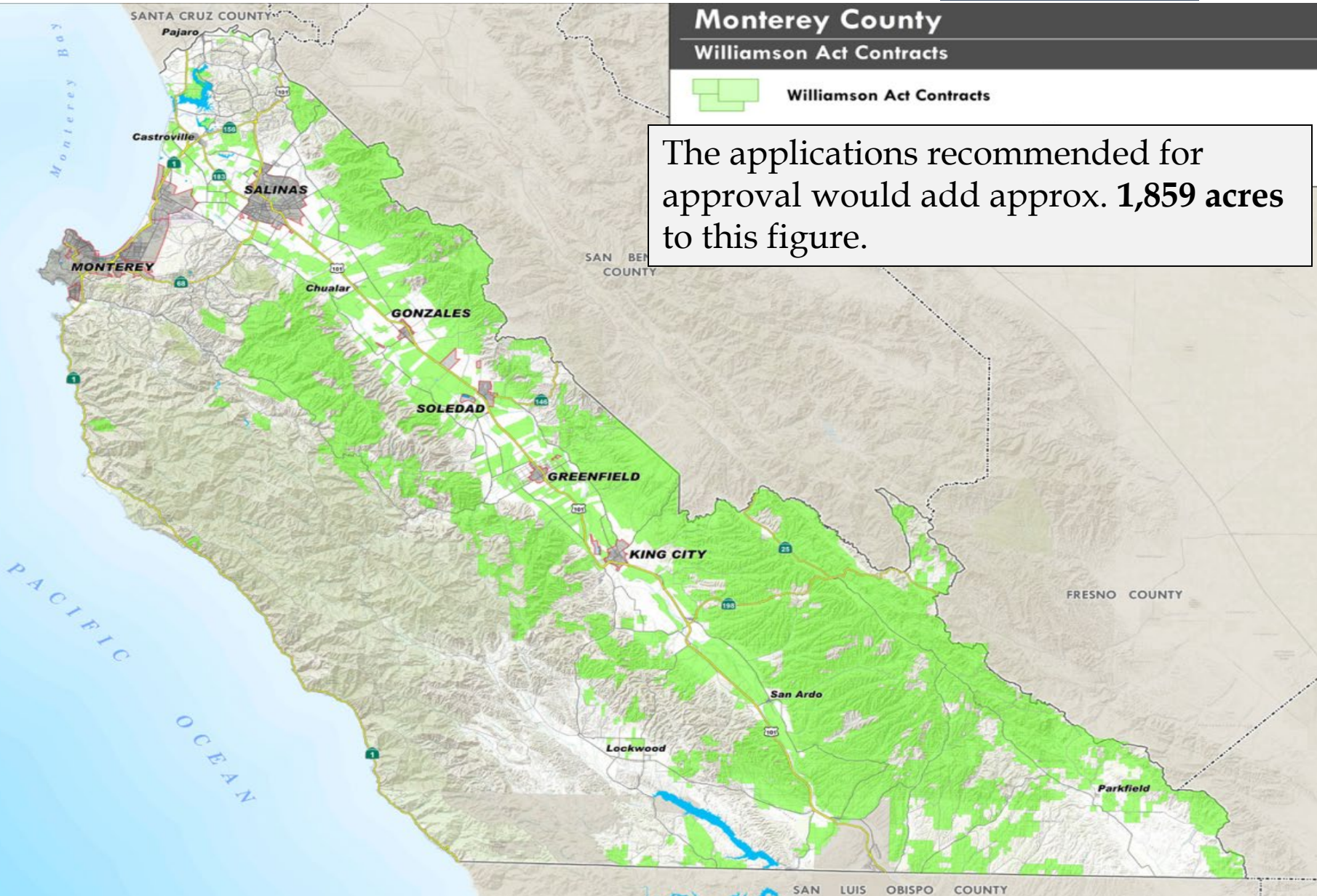
Existing Land under Contracts in Monterey County: 802,282 acres

Monterey County

Williamson Act Contracts



The applications recommended for approval would add approx. **1,859 acres** to this figure.



Recommending Committees (APRC and AAC)

- **Agricultural Preserve Review Committee (APRC)**
- **Agricultural Advisory Committee (AAC)**

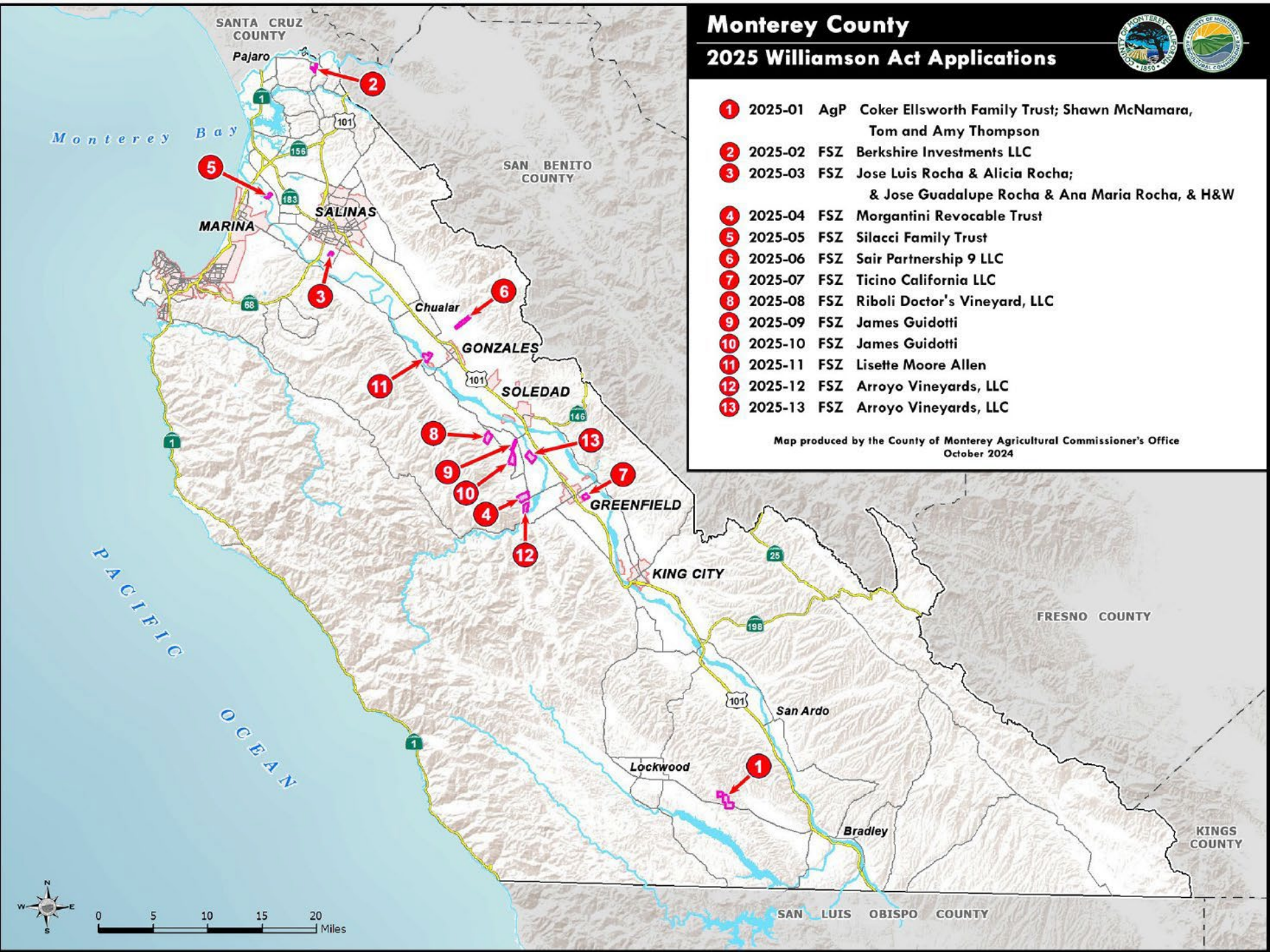
Monterey County

2025 Williamson Act Applications



- | | | | |
|----|---------|-----|---|
| 1 | 2025-01 | AgP | Coker Ellsworth Family Trust; Shawn McNamara, Tom and Amy Thompson |
| 2 | 2025-02 | FSZ | Berkshire Investments LLC |
| 3 | 2025-03 | FSZ | Jose Luis Rocha & Alicia Rocha; & Jose Guadalupe Rocha & Ana Maria Rocha, & H&W |
| 4 | 2025-04 | FSZ | Morgantini Revocable Trust |
| 5 | 2025-05 | FSZ | Silacci Family Trust |
| 6 | 2025-06 | FSZ | Sair Partnership 9 LLC |
| 7 | 2025-07 | FSZ | Ticino California LLC |
| 8 | 2025-08 | FSZ | Riboli Doctor's Vineyard, LLC |
| 9 | 2025-09 | FSZ | James Guidotti |
| 10 | 2025-10 | FSZ | James Guidotti |
| 11 | 2025-11 | FSZ | Lisette Moore Allen |
| 12 | 2025-12 | FSZ | Arroyo Vineyards, LLC |
| 13 | 2025-13 | FSZ | Arroyo Vineyards, LLC |

Map produced by the County of Monterey Agricultural Commissioner's Office
October 2024



Recommending Continuance without
Prejudice to next year's round of
applications (2026 round):

- FSZ No. 2025-03 (Rocha)
- FSZ No. 2025-04 (Morgantini)

Recommending Denial without Prejudice :

- AgP No. 2025-01 (Ellsworth, McNamara and Thompson)

Refund Request by Applicant- FSZ No. 2025-13 Arroyo Vineyards LLC

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October 7, 2024

Monterey County Board of Supervisors
168 W. Alisal Street
Salinas, CA 93901

Re: Monterey County Assessor Parcel Nos. 183-021-008; 016; 033; 034
Ste. Philippe Vineyard
Owners: Arroyo Vineyards, LLC

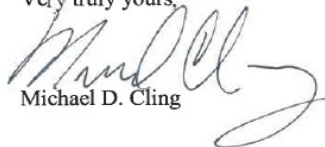
Dear Supervisors:

This letter will serve as the withdrawal by my client, Arroyo Seco Vineyards, LLC, of its recently submitted Application for Establishment of a Farmland Security Zone on the above properties. The reason for the withdrawal is that two of the parcels, Assessor Parcel Nos. 183-021-016 and 033, were previously approved for Farmland Security Zone Contract No. 2022-02 under submittal by the previous owner, KVL Holdings, Inc. The other two parcels, 183-021-008 and 034 are not cultivated vineyards and therefore do not qualify.

Since this application is being withdrawn, we would request refund of the application fee of \$7,755.

Thank you for your consideration of this matter.

Very truly yours,


Michael D. Cling

MDC/mmb

Tax Revenue Impact, but Overall Economic Benefit...

Approval of 9 Applications:

- Annual net tax loss to the County is **\$291,019** without subvention payments
- **\$274,566** with subvention payments

Note- State stopped subvention payments to Counties in 2009

Overall Economic Benefit:

- Agriculture main economic driver of Monterey County
 - Ag in Mo. Co. contributed \$11.7 billion to economy in 2018
- (Source: Economic Contributions of Mo. Co. Agriculture, published June 2020, Mo. Co. Agricultural Commissioner)

13 Applications:

Ag Preserve Review Committee (APRC) Recommendations:

Approve 9 FSZs:

- FSZ No. 2025-02 (Berkshire Investments)
- FSZ No. 2025-05 (Silacci Family Trust)
- FSZ No. 2025-06 (Sair Partnership)
- FSZ No. 2025-07 (Ticino California)
- FSZ No. 2025-08 (Riboli Doctor's Vnyd LLC)
- FSZ No. 2025-09 (Guidotti)
- FSZ No. 2025-10 (Guidotti)
- FSZ No. 2025-11 (Moore Allen)
- FSZ No. 2025-12 (Arroyo Vineyards LLC)

Continue 2 FSZs without Prejudice to next year's round of applications (2026 round):

- FSZ No. 2025-03 (Rocha)
- FSZ No. 2025-04 (Morgantini Revocable Trust)

Deny without Prejudice:

- AgP No. 2025-01 (Thompson, Ellsworth, McNamara)

Accept the withdrawal and issue an application fee refund of \$6,755:

- FSZ No. 2025-13 (Arroyo Vineyards LLC)