

**2022  
Williamson Act Contracts**



**Board of Supervisors Meeting  
December 7, 2021- Agenda Item No. 16  
Planning File No. REF210027**

**Presenter: Nadia Garcia, Agricultural Commissioner's Office**

# 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, 2022

## **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

# 6 Applications for FSZ:

## Staff Recommendation:

### *Approve:*

- No. 2022-01 (Yellow Juliet II)
- No. 2022-02 (KVL Holdings)
- No. 2022-03 (Nixon Farms)
- No. 2022-04 (Fanoie Johson)
- No. 2022-05 (Silliman-Martin Ranch)

**Total: 9 parcels & 1,750 approx. acres**

### *Continue to next year's round of applications:*

- No. 2022-06 (De Santiago)

## 2022 Williamson Act Applications

App No.	Planning Area	Applicant	AgP Ac.	*FSZ Acreage	APN(s)	Staff's Recommendation
2022-01	Central Salinas Valley	Yellow Juliet II		304.01	145-011-064	Approve
2022-02	Central Salinas Valley	KVL Holdings		330.73	183-021-016 183-021-033	Approve
2022-03	Greater Salinas	Nixon Farms		297.11	107-031-007 107-031-008	Approve
2022-04	Greater Salinas	Fanoie-Johnson Ranch Trust		755.74	107-031-017 107-031-024	Approve
2022-05	Greater Salinas	Silliman (Martin Ranch)		58.74	177-081-017 207-121-009	Approve
2022-06	Central Salinas Valley	De Santiago		178.18	165-101-006 165-101-008	Continue to next year's round of applications

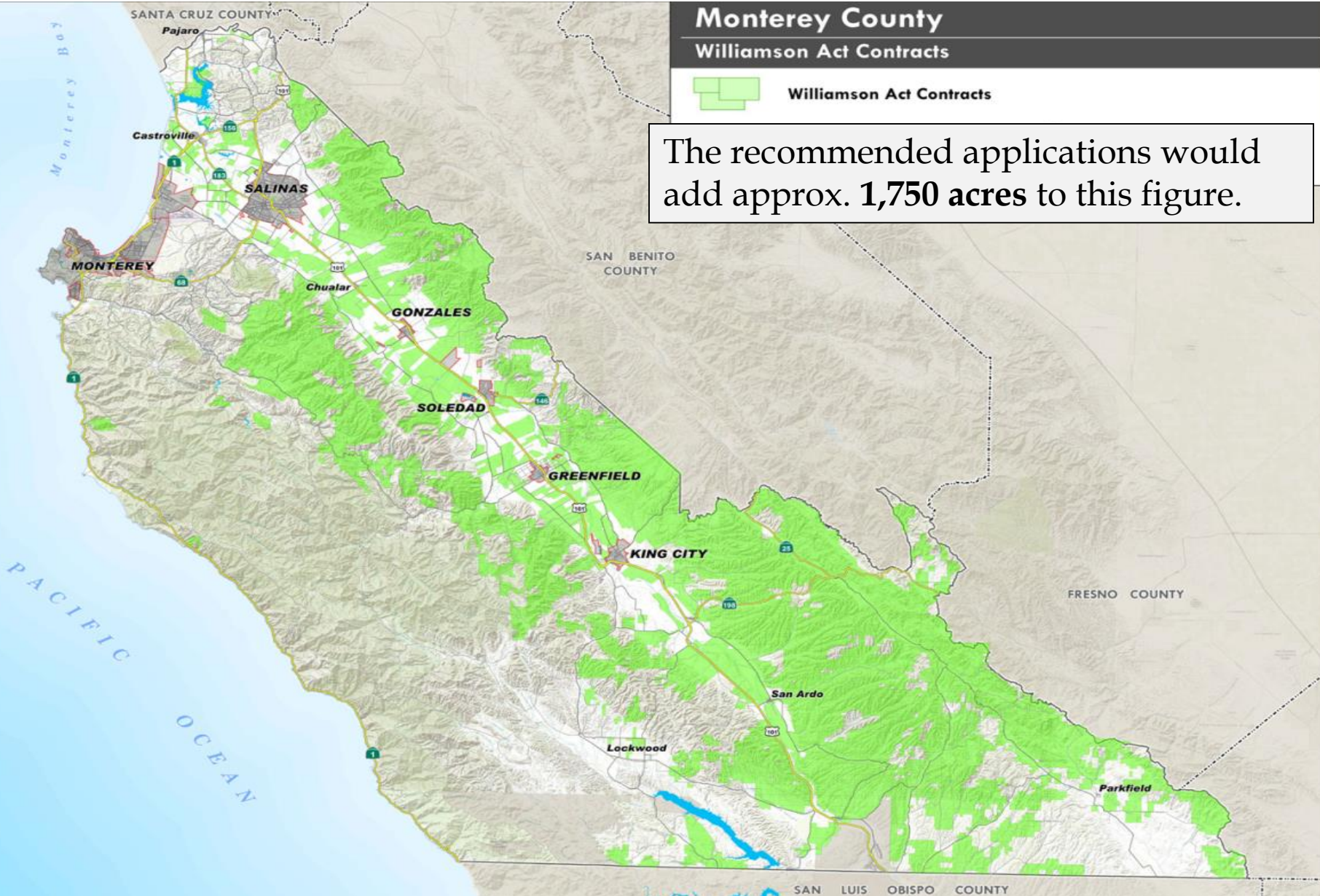
# Existing Land under Contracts in Monterey County: 797,000 acres

## Monterey County

### Williamson Act Contracts

 Williamson Act Contracts

The recommended applications would add approx. **1,750 acres** to this figure.



# Location of Applications

NTA CRUZ COUNTY

## Monterey County

### 2022 Williamson Act Applications



- 1 2022-01 FSZ Yellow Juliet II, LLC
- 2 2022-02 FSZ KVL Holdings, Inc
- 3 2022-03 FSZ Nixon Farms, LLC
- 4 2022-04 FSZ Fanoë-Johnson Ranch Trust
- 5 2022-05 FSZ Martin Ranch
- 6 2022-06 FSZ De Santiago

Map produced by the Monterey County Agricultural Commissioner's Office  
September 2021



Monterey Bay

SAN BENITO COUNTY

SALINAS

Chualar

GONZALES

SOLEDAD

GREENFIELD

KING CITY

FRESNO COUNTY

KINGS COUNTY

SAN LUIS OBISPO COUNTY

0 5 10 15 20 Miles

PACIFIC OCEAN

# Recommending Committees (APRC and AAC)

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

## 6 Applications for FSZ- Staff's Recommendation:

### Approve:

- No. 2022-01 *Yellow Juliet II* - Chualar (304 acres)
- No. 2022-02 *KVL Holdings* - Los Coches Rd, Soledad (330 acres)
- No. 2022-03 *Nixon Farms* - Zabala Rd, Salinas (297 acres)
- No. 2022-04 *Fanoie Johnson* - Alisal & Old Stage Rd, Salinas (756 acres)

### Approve subject to "smaller preserves/unique characteristic" finding:

- No. 2022-05 *Silliman-Martin Ranch* - Hunter Lane, Salinas (59 acres)

### Continue to next year's round of applications:

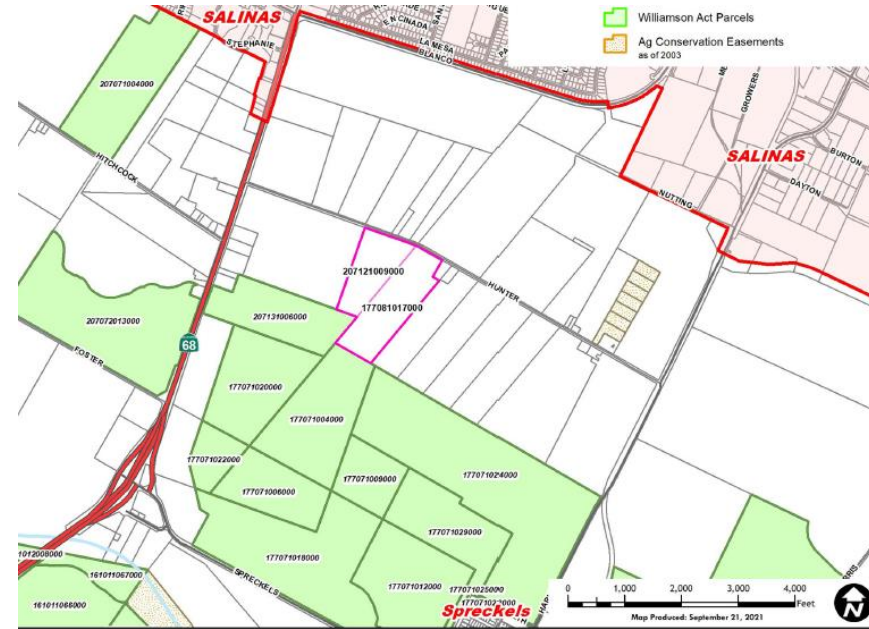
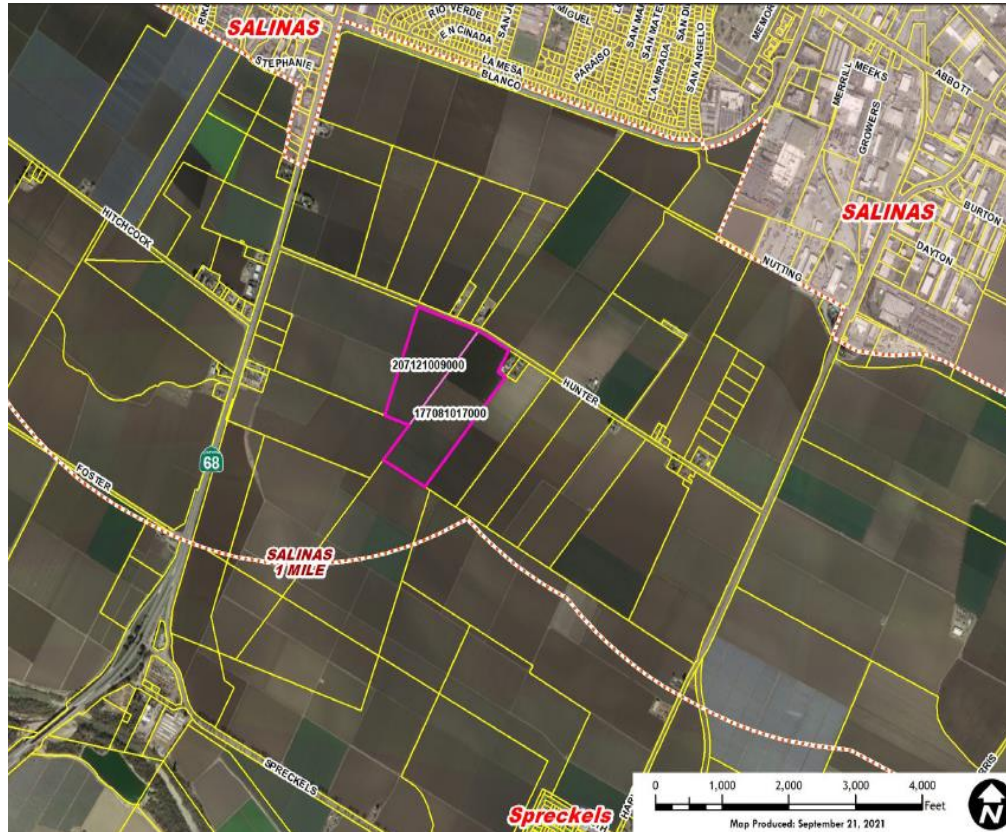
- No. 2022-06 *De Santiago* - Foothill Rd, Soledad (178 acres)



# No. 2022-05 Silliman-Martin Ranch (FSZ)

- 59 acres at Hunter Lane, Salinas
- Prime Farmland
- Board must make finding for smaller than 100 acres

APRC & AAC Recommends Approval

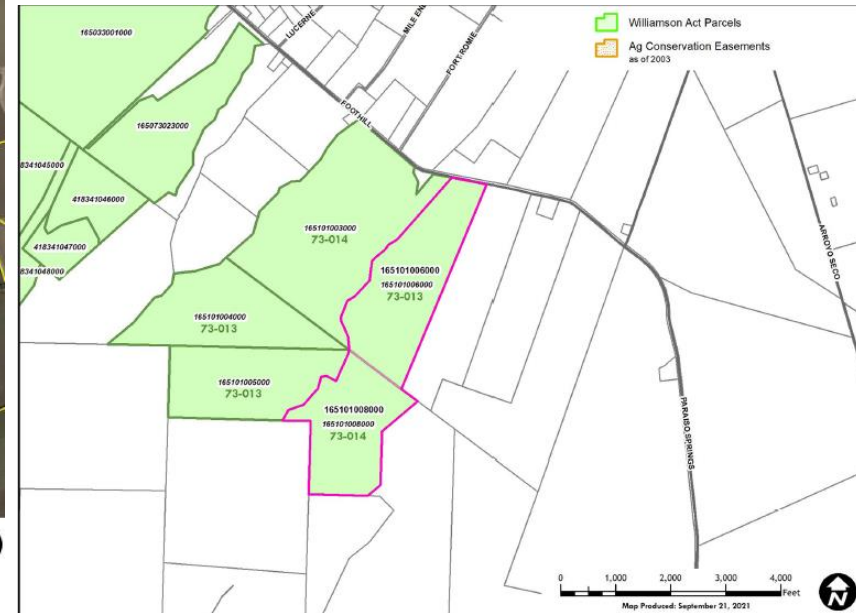
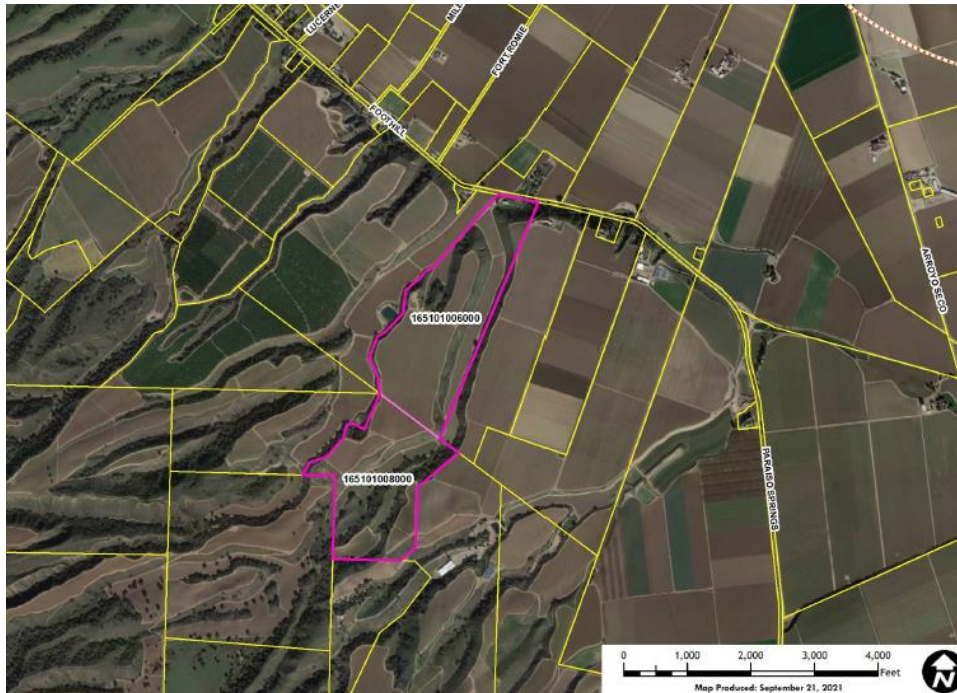
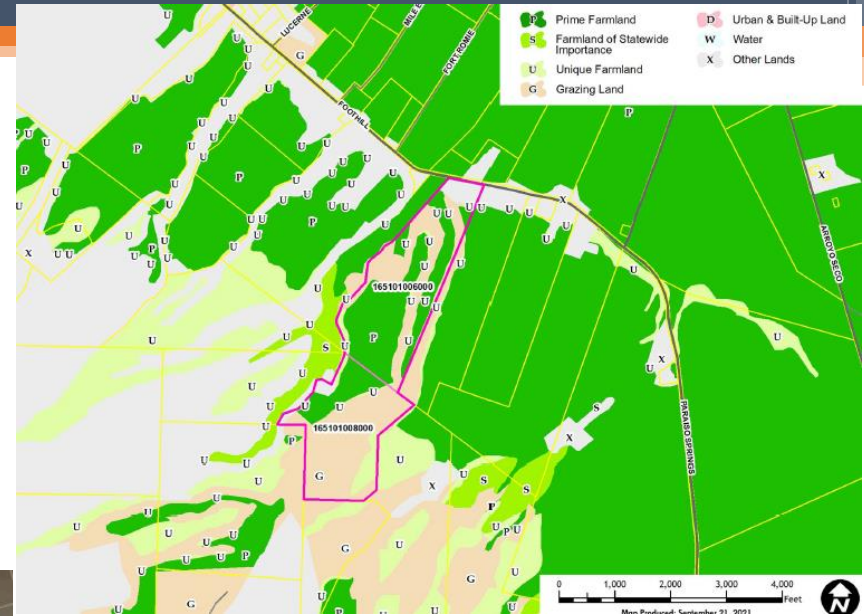


# No. 2022-06 TMV De Santiago (FSZ)

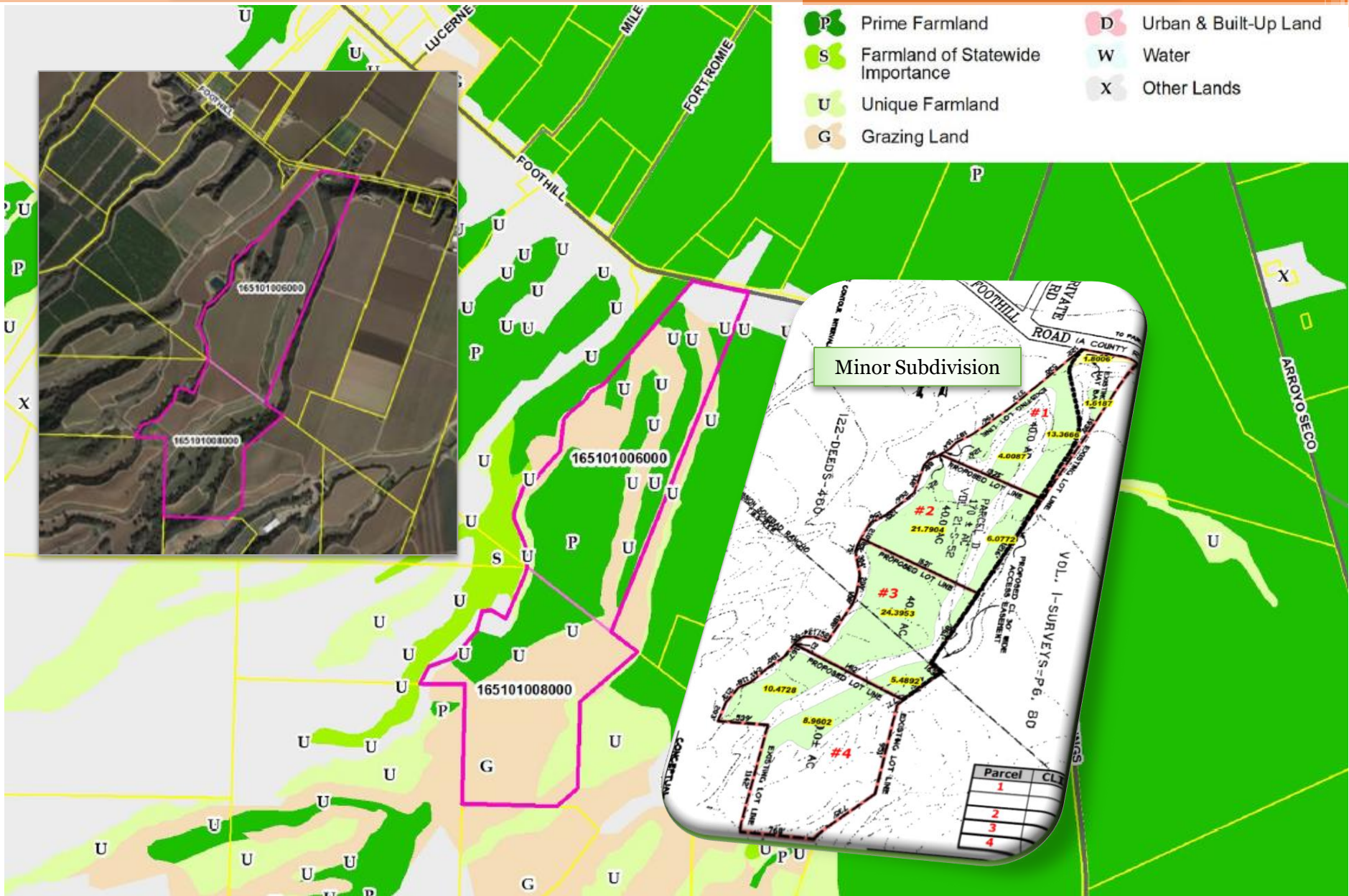
Upgrade from AgP 73-013 and 73-014

- 178 acres at Foothill Road, Soledad
- *Grazing Land, Prime Farmland pocket and slivers of Unique Farmland*
- Does not qualify for FSZ with less than 51% predominantly prime
- APCR Recommends Denial without Prejudice
- AAC Recommends Continuance to Next Year

## Staff recommends continuance



# De Santiago FSZ Application- Request to Continue to Next Year



# Tax Revenue Impact, but Overall Economic Benefit...

Approval of all six FSZ Applications:

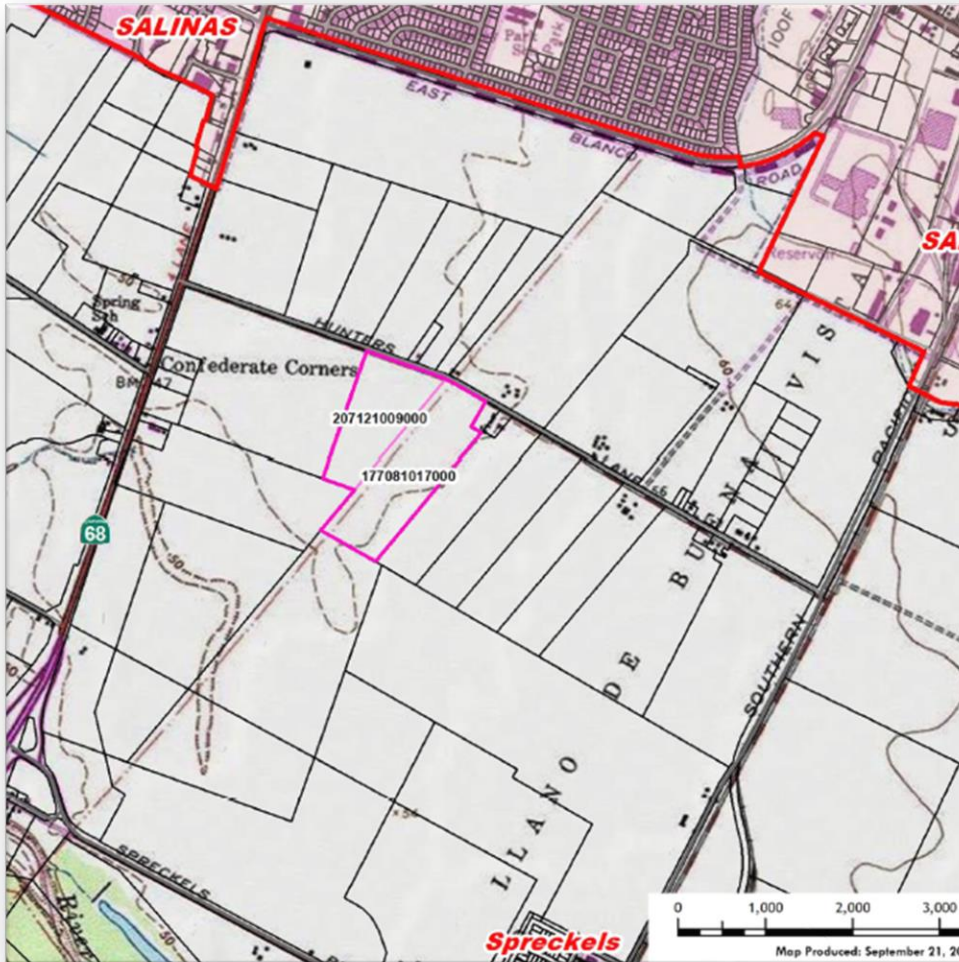
- Annual net tax loss to the County is **\$145,230** without subvention payments
- **\$130,493** with subvention payments

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)

# Notification Letters for 2022-05 Silliman-Martin Ranch



- Within 1 mile of the City of Salinas, but outside City's Sphere of Influence
- City Manager Notification of pending FSZ application
- No objection has been received from the City of Salinas

# Staff Recommendation:

## *Approval of FSZ applications:*

- No. 2022-01 (Yellow Juliet II)
- No. 2022-02 (KVL Holdings)
- No. 2022-03 (Nixon Farms)
- No. 2022-04 (Fanoie Johson)
- No. 2022-05 (Silliman-Martin Ranch)

## *Continue to next year's round of applications- FSZ application:*

- No. 2022-06 (De Santiago)

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