

2024
Williamson Act Contracts



Board of Supervisors Meeting
December 5, 2023 - Agenda Item No. 10
Planning File No. REF230029

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, 2024

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

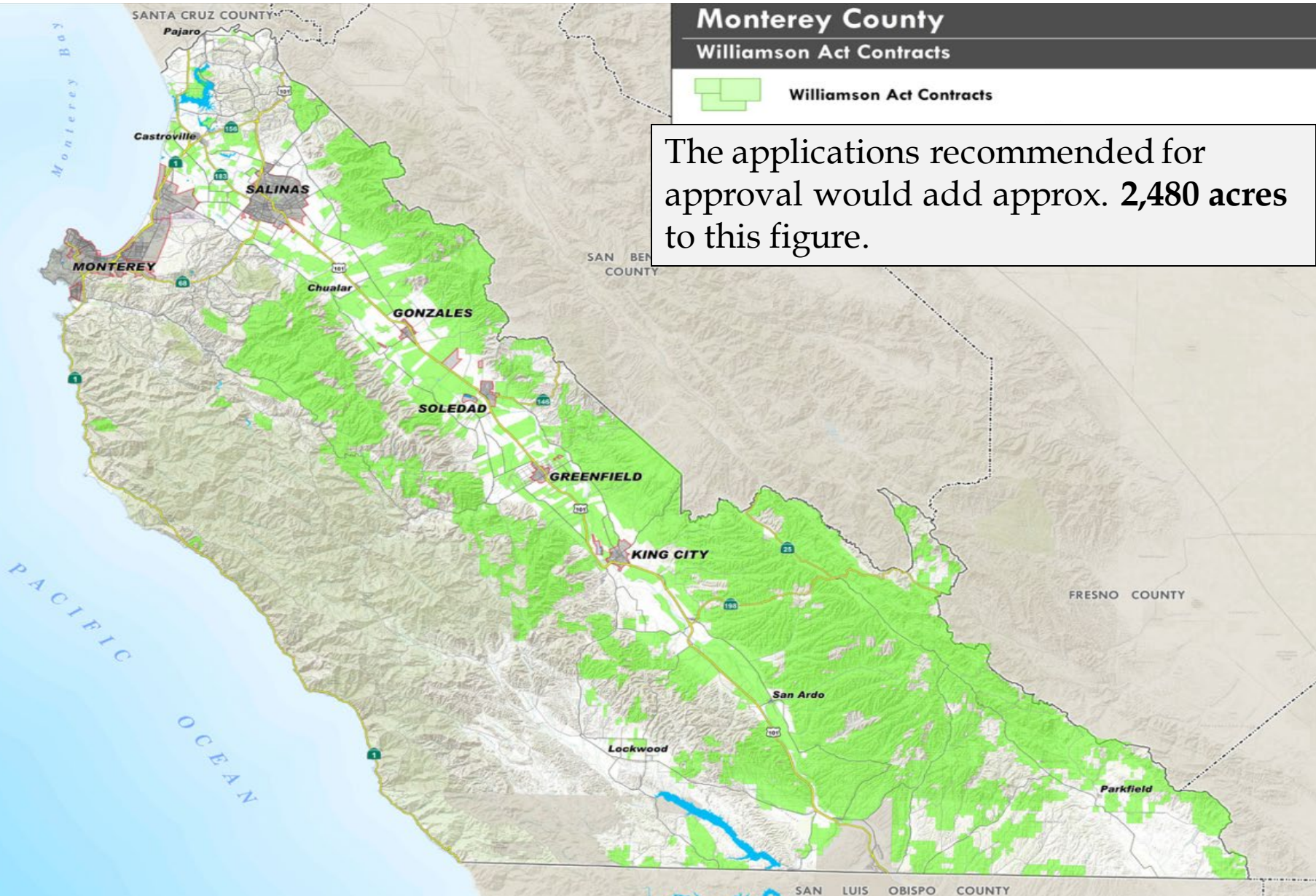
Existing Land under Contracts in Monterey County: 802,282 acres

Monterey County

Williamson Act Contracts



The applications recommended for approval would add approx. **2,480 acres** to this figure.

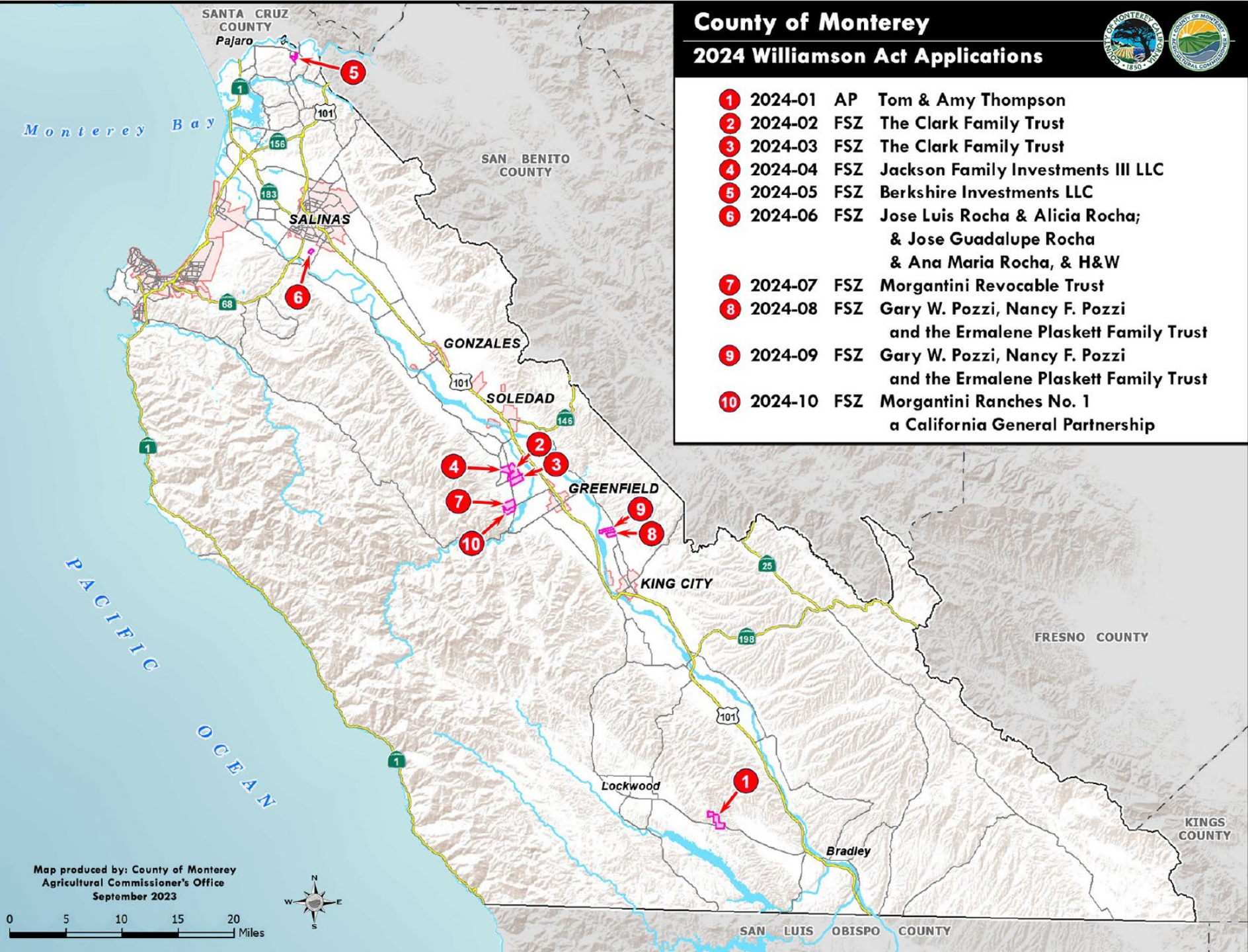


County of Monterey

2024 Williamson Act Applications



- | | | | |
|----|---------|-----|---|
| 1 | 2024-01 | AP | Tom & Amy Thompson |
| 2 | 2024-02 | FSZ | The Clark Family Trust |
| 3 | 2024-03 | FSZ | The Clark Family Trust |
| 4 | 2024-04 | FSZ | Jackson Family Investments III LLC |
| 5 | 2024-05 | FSZ | Berkshire Investments LLC |
| 6 | 2024-06 | FSZ | Jose Luis Rocha & Alicia Rocha;
& Jose Guadalupe Rocha
& Ana Maria Rocha, & H&W |
| 7 | 2024-07 | FSZ | Morgantini Revocable Trust |
| 8 | 2024-08 | FSZ | Gary W. Pozzi, Nancy F. Pozzi
and the Ermalene Plaskett Family Trust |
| 9 | 2024-09 | FSZ | Gary W. Pozzi, Nancy F. Pozzi
and the Ermalene Plaskett Family Trust |
| 10 | 2024-10 | FSZ | Morgantini Ranches No. 1
a California General Partnership |



Map produced by: County of Monterey
Agricultural Commissioner's Office
September 2023

0 5 10 15 20
Miles

Recommending Committees (APRC and AAC)

- **Agricultural Preserve Review Committee (APRC)**
- **Agricultural Advisory Committee (AAC)**
 - **AAC lack of quorum on October 26, and November 16, 2023**

Staff's Recommendation:

Approve:

- No. 2024-02 *Clark* – Arroyo Seco Rd, Soledad (FSZ)
- No. 2024-03 *Clark* – Arroyo Seco Rd, Soledad (FSZ)
- No. 2024-04 *Jackson Family* – Arroyo Seco Rd, Soledad (FSZ)
- No. 2024-08 *Pozzi* – Metz Rd, King City (FSZ)
- No. 2024-09 *Pozzi* – Metz Rd, King City (FSZ)

Partial Approval:

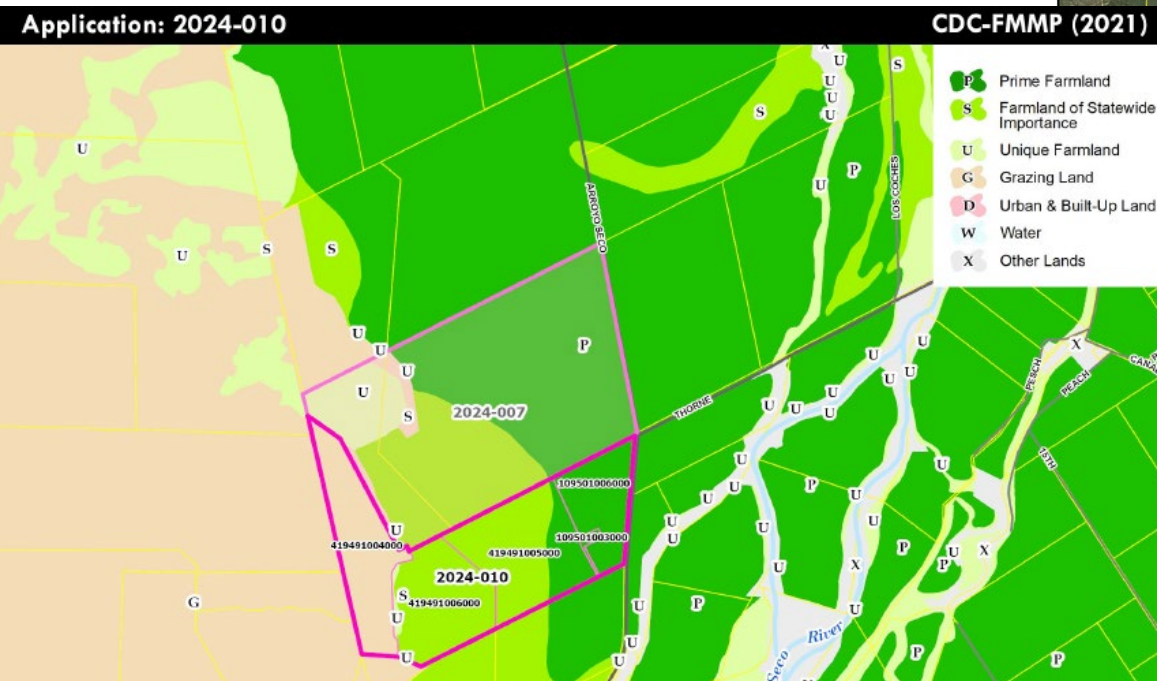
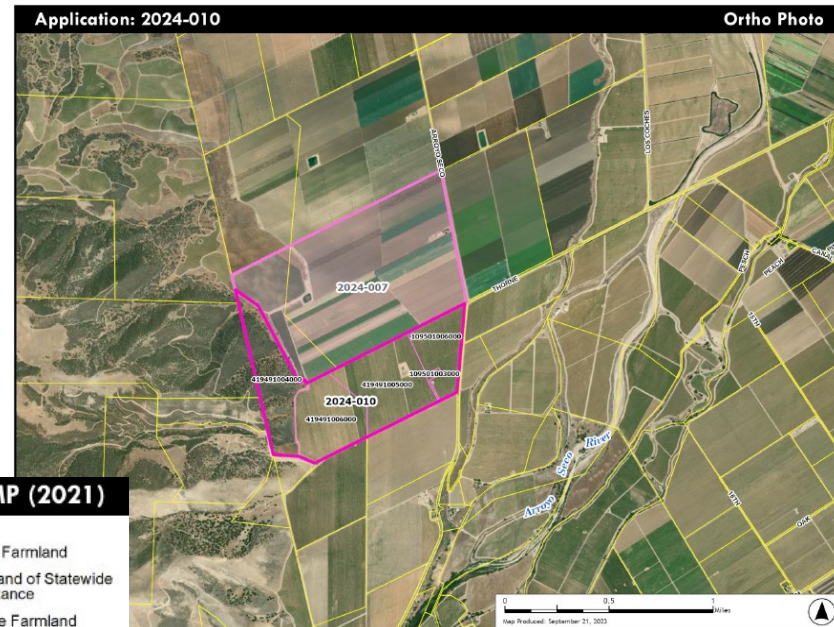
- No. 2024-10 *Morgantini Ranches* – Arroyo Seco Rd, Greenfield (FSZ)

Continue to the 2025 round of applications:

- No. 2024-01 *Thompson* – Jolon Rd, Bradley (AgP)
- No. 2024-05 *Berkshire Investments* – San Miguel Canyon Rd, Watsonville (FSZ)
- No. 2024-06 *Rocha* – Hunter Ln, Salinas (FSZ)
- No. 2024-07 *Morgantini Trust* – Arroyo Seco Rd, Greenfield (FSZ)

Partial Approval of No. 2024-10 Morgantini (FSZ)

- 41650 Arroyo Seco Rd, Greenfield
- Application includes 5 APNs totaling 289 acres
- 2 of 5 APNs not recommended to be part of the FSZ:
 - ✓ APN: 419-491-004
 - 73 acres of "Grazing Land"-AgP No. 68-082
 - ✓ APN: 109-501-003 (10,000 sq. ft. well lot)



APRC Recommends Approval of 215 acres (3 out of 5 parcels) designated *Prime Farmlands* and *Farmland of Statewide Importance*

APRC Recommendation for Continuance to the 2025 round of applications:

- No. 2024-01 (AgP: Thompson)
- No. 2024-05 (FSZ: Berkshire)
- No. 2024-06 (FSZ: Rocha)
- No. 2024-07 (FSZ: Morgantini)

Staff's Recommendation:

Approve:

- No. 2024-02 (Clark)
- No. 2024-03 (Clark)
- No. 2024-04 (Jackson Family)
- No. 2024-08 (Pozzi)
- No. 2024-09 (Pozzi)

Partial Approval:

- No. 2024-10 (Morgantini Ranches)

Continue to the 2025 round of applications:

- No. 2024-01 (Thompson)
- No. 2024-05 (Berkshire Investments)
- No. 2024-06 (Rocha)
- No. 2024-07 (Morgantini Trust)