



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-828

November 18, 2025

Introduced: 11/7/2025

Current Status: Agenda Ready

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Matter Type: General Agenda Item

a. Find that the consideration of sixteen (16) Williamson Act Applications, consisting of one (1) Application for the Establishment of an Agricultural Preserve (“AGP”) and Land Conservation Contract (“LCC”) and fifteen (15) Applications for the Creation of Farmland Security Zones (“FSZ”) and corresponding FSZ Contracts is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations (CCR), Title 14, Chapter 3, Article 19, Categorical Exemptions, CEQA Guidelines CCR Section 15317 Open Space Contracts or Easements (Class 17 establishment of agricultural preserves) and there are no exceptions pursuant to CEQA Guidelines CCR Section 15300.2.

b. Set a Public Hearing for December 9, 2025, at 10:30 A.M., to consider 16 Williamson Act Applications consisting of one (1) Application to Establish an AGP-LCC and 15 Applications to create an FSZ and enter into corresponding FSZ Contracts including:

1. AGP-LCC Application No. 2026-01 - Kevin D. Kester & June E. Kester, Trustees of the Kevin & June Kester Family Revocable Trust, U/D/T November 18, 2003, Assessor’s Parcel Numbers (APNs) 423-141-053-000 and 423-141-054-000; Approximately 160 acres in the South County Area Plan;
2. FSZ Application No. 2026-02 - Donald B. Richardson, Jr. and Marilyn DeC. Richardson, Trustees of the Donald B. and Marilyn DeC. Richardson 1992 Living Trust; Assessor’s Parcel Number (APN) 183-011-012-000; Approximately 65 acres in the Central Salinas Valley Area Plan;
3. FSZ Application No. 2026-03 - Jerry and Suzanne Rava Family LLC, a California limited liability company, Assessor’s Parcel Numbers (APNs) 231-052-015-000, 231-052-020-000, 231-052-021-000, 231-052-022-000, 231-052-024-000, and 235-101-045-000; Approximately 1,860 acres in the Central Salinas Valley Area Plan;
4. FSZ Application No. 2026-04 - Breschini Ranch LLC; Assessor’s Parcel Number (APN) 223-034-009-000; Approximately 100 acres in the Central Salinas Valley Area Plan;
5. FSZ Application No. 2026-05 - Bruce Pisoni, Successor Trustee, of the Pisoni Family Trust - Exemption Trust, Under Declaration of Trust Dated December 20, 2001; Alisa A. Pura, a married woman as her sole and separate property; Albert Andrew Pura, as Trustee, or any Successor Trustee, of the Albert Andrey Pura Trust, Dated June 11, 2020; Stanley A. Braga and Valerie A. Braga, Trustees of the Braga Revocable Living Trust U.T.A dated July 30, 2001; Clifford D. Corda and Nancy A. Corda, Trustees of the 199 Corda Revocable Trust UDT dated September 8, 1999; Chris William Corda, Trustee of the Chris William Corda Trust dated March 26, 2001; Kathryn L. Torres, Trustee, The Kathryn L. Torres Family Trust of 2023, U.D.T. 6/26/24; All as their interest may appear or record; Assessor’s Parcel Number (APN) 223-011-012-000; Approximately 177 acres in the Central Salinas Valley Area Plan.
6. FSZ Application No. 2026-06 - Jerry and Suzanne Rava Family LLC, a California limited liability company, Assessor’s Parcel Number (APN) 422-111-046-000; Approximately 190 acres in the

Central Salinas Valley Area Plan;

7. FSZ Application No. 2026-07 - RCT Land Company, LP, a California limited partnership; Assessor's Parcel Numbers (APNs) 417-151-027-000 and 257-021-013-000; Approximately 241 acres in the Central Salinas Valley Area Plan;

8. FSZ Application No. 2026-08 - RCT Land Company, LP, a California limited partnership; Assessor's Parcel Number (APN) 257-021-029-000; Approximately 335 acres in the Central Salinas Valley Area Plan;

9. FSZ Application No. 2026-09 - RCT Land Company, LP, a California limited partnership; Assessor's Parcel Number (APN) 257-021-004-000; Approximately 207 acres in the Central Salinas Valley Area Plan;

10. FSZ Application No. 2026-10 - John Edward Doud and Jane Devine Doud, Trustees of The Doud Family 1997 Revocable Trust established on February 18, 1997; Assessor's Parcel Number (APN) 419-501-002-000; Approximately 167 acres in the Central Salinas Valley Area Plan;

11. FSZ Application No. 2026-11 - Blanco Fields, LLC, a limited liability company and AMMA Farms, LLC, a limited liability company; Assessor's Parcel Numbers (APNs) 135-091-007-000, 135-101-004-000; 135-101-012-000; Approximately 284 acres in the Greater Salinas Area Plan;

12. FSZ Application No. 2026-12 - Bonifacio Gardens, LLC, a limited liability company, Assessor's Parcel Numbers (APNs) 135-111-007-000 and 135-111-009-000; Approximately 164 acres in the Greater Salinas Area Plan;

13. FSZ Application No. 2026-13 - Palmero Greens, LLC, a California Limited Liability Company; Assessor's Parcel Numbers (APNs) 135-112-004-000 and 135-112-001-000; Approximately 189 acres in the Greater Salinas Area Plan;

14. FSZ Application No. 2026-14 - Amma Farms, LLC, Limited Liability Company; Assessor Parcel Numbers (APNs) 135-042-004-000; 135-043-005-000; Approximately 185 acres in the North County Land Use Plan;

15. FSZ Application No. 2026-15 - R2 Hunter, LLC, a California Limited Liability Company; Assessor Parcel Numbers (APNs) 177-081-005-000; 177-081-006-000; and 177-081-007-000; Approximately 83 acres in the Greater Salinas Area Plan;

16. FSZ Application No. 2026-16 - Beverly Joan Morgantini, Trustee of the 1996 Morgantini Revocable Trust Under Declaration of Trust dated August 16, 1996; Assessor's Parcel Numbers (APNs) 111-021-005-000 and 111-021-007-000; Approximately 403 acres in the Central Salinas Valley Area Plan.

c. Direct the Clerk of the Board of Supervisors to publish the Notice of Public Hearing for the Public Hearing to take place on December 9, 2025, at 10:30 A.M., to consider one (1) Application to Establish an Agricultural Preserve and 15 Applications to Create Farmland Security Zones and enter into corresponding Williamson Act AGP-LCC and FSZ Contracts as set forth in the Applications listed above.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Set a public hearing for December 9, 2025, at 10:30 A.M. to consider the 2026 Williamson Act Applications, to establish one (1) Agricultural Preserve ("AGP") and Land Conservation Contract ("LCC") and to create 15 Farmland Security Zones ("FSZ") and FSZ Contracts.

SUMMARY:

Each calendar year, the Board of Supervisors must consider Applications to Establish AGPs and LCCs and Applications to Create FSZs and corresponding FSZ Contracts pursuant to the Land Conservation Act of 1965 (Williamson Act). This year, 16 Williamson Act Applications, including one (1) Application to Establish an AGP and enter into an LCC, and 15 Applications for the Creation of FSZs and enter into corresponding FSZ Contracts will be considered. The 16 applications being considered this year include 2 applications from the 2025 round of applications which were continued without prejudice to the 2026 round of applications to preserve the application fees while the owner-applicants resolved issues related to application eligibility criteria.

DISCUSSION:

Williamson Act AGP-LCC and FSZ Contracts consist of agreements between landowners and the County whereby the landowners may receive a reduced property tax assessment by agreeing that their property is to be utilized solely for commercial agricultural production of food or fiber and compatible uses as set forth in the Board of Supervisors approved list of compatible uses as applicable to AGPs and FSZs, respectively. Williamson Act Contracts are established with an initial 20-year term which renews annually on January 1 of each succeeding year to add one (1) additional year to the term unless notice of nonrenewal is provided by the landowner or County.

The Agricultural Preservation Review Committee (APRC) which consists of staff from the Department of Housing and Community Development (HCD-Planning), Agricultural Commissioner's Office, Assessor-Recorder's Office, and the Office of the County Counsel reviewed the 2026 Williamson Act Applications on October 15, 2025. The Monterey County Agricultural Advisory Committee (AAC) considered the 2026 Williamson Act Applications on October 16, 2025. Because this item must be set for a noticed public hearing, the December 9, 2025, staff report will provide the Board of Supervisors with recommendations from the APRC and the AAC regarding each of the applications. Board action is required to establish, by contract, AGP and FSZ status for those selected applications, to commence in the year 2026, if the subject property meets the criteria pursuant to Board Resolution No. 01-485, as amended by Board Resolution No. 03-383 (Procedures for Agricultural Preserves) (**Attachment B**) and Board Resolution No. 01-486 (Procedure for the Creation of Farmland Security Zones and Contracts) (**Attachment C**).

Approximately 804,139 acres of land within the unincorporated area of the County of Monterey are presently under Williamson Act Contract. The 16 applications under consideration total 31 parcels and approximately 4,652 acres. Agricultural Preserves are generally comprised of "non-prime" (typically grazing) lands, whereas Farmland Security Zone acreage must be comprised of at least fifty-one percent (51%) "predominantly prime" farmland (typically row crop).

Attached to this report is the 2026 Application Matrix (**Attachment D**) listing the name, acreage and parcel number(s) and General Plan/Area Plan location, for applications submitted, and a large-scale map (**Attachment E**) showing the general locations of the proposed applications.

OTHER AGENCY INVOLVEMENT:

The APRC, consisting of staff from HCD-Planning, Agricultural Commissioner's Office, Assessor-Recorder's Office, and the Office of the County Counsel reviewed the 2026 Williamson Act Applications on October 15, 2025. The Monterey County Agricultural Advisory Committee (AAC)

considered the 2026 Williamson Act Applications on October 16, 2025. The APRC and AAC's recommendations will be provided in the Board Report for the Public Hearing on December 9, 2025.

FINANCING:

In the event that the Board of Supervisors decides to approve the applications and enter into these Contracts at the December 9, 2025, hearing, the assessed valuation of properties placed under said Contracts shall be reduced to their respective restricted values, resulting in a property tax reduction. An estimate of the net tax reduction will be provided in the Board Report for the Public Hearing on December 9, 2025.

Prepared by: Kayla Nelson, Associate Planner, Housing and Community Development ext. 6408

Reviewed and Approved by: Craig Spencer, Director of Housing and Community Development

This report was prepared with assistance by:

- Mary Grace Perry, Deputy County Counsel, Office of the County Counsel
- Marc Gomes, GIS Analyst, Agricultural Commissioner's Office
- Nadia Ochoa, Ag Resource and Policy Manager, Agricultural Commissioner's Office
- Gregg Macfarlane, Assistant Assessor-Valuation, Assessor-Recorder's Office

The following attachments are on file with the Clerk of the Board:

Attachment A - Notice of Public Hearing for December 9, 2025, at 10:30 A.M.

Attachment B - Board Resolution No. 01-485, as amended by Board Resolution No. 03-383 (Procedures for Agricultural Preserves)

Attachment C - Board Resolution No. 01-486 (Procedure for the Creation of Farmland Security Zones and Contracts)

Attachment D - 2026 Application Matrix

Attachment E - Map of the 2026 Williamson Act Applications

cc: Front Counter Copy; Board of Supervisors; Juan Hidalgo, Agricultural Commissioner/Sealer of Weights and Measures, Agricultural Commissioner's Office; Craig Spencer, Director of Housing and Community Development; Nadia Ochoa, Ag Resource and Policy Manager, Agricultural Commissioner's Office; Mary Grace Perry, Deputy County Counsel, Office of the County Counsel; Gregg Macfarlane, Assistant Assessor-Valuation, Assessor-Recorder's Office; Applicant/Owners and/or Applicant/Owners' respective Legal Representatives/Agents; The Open Monterey Project; LandWatch; Lozeau Drury LLP; Project File REF250036.