

2026
Williamson Act Contracts



Board of Supervisors
December 9, 2025
Planning File No. REF250036

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, 2026

Two (2) Programs:

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

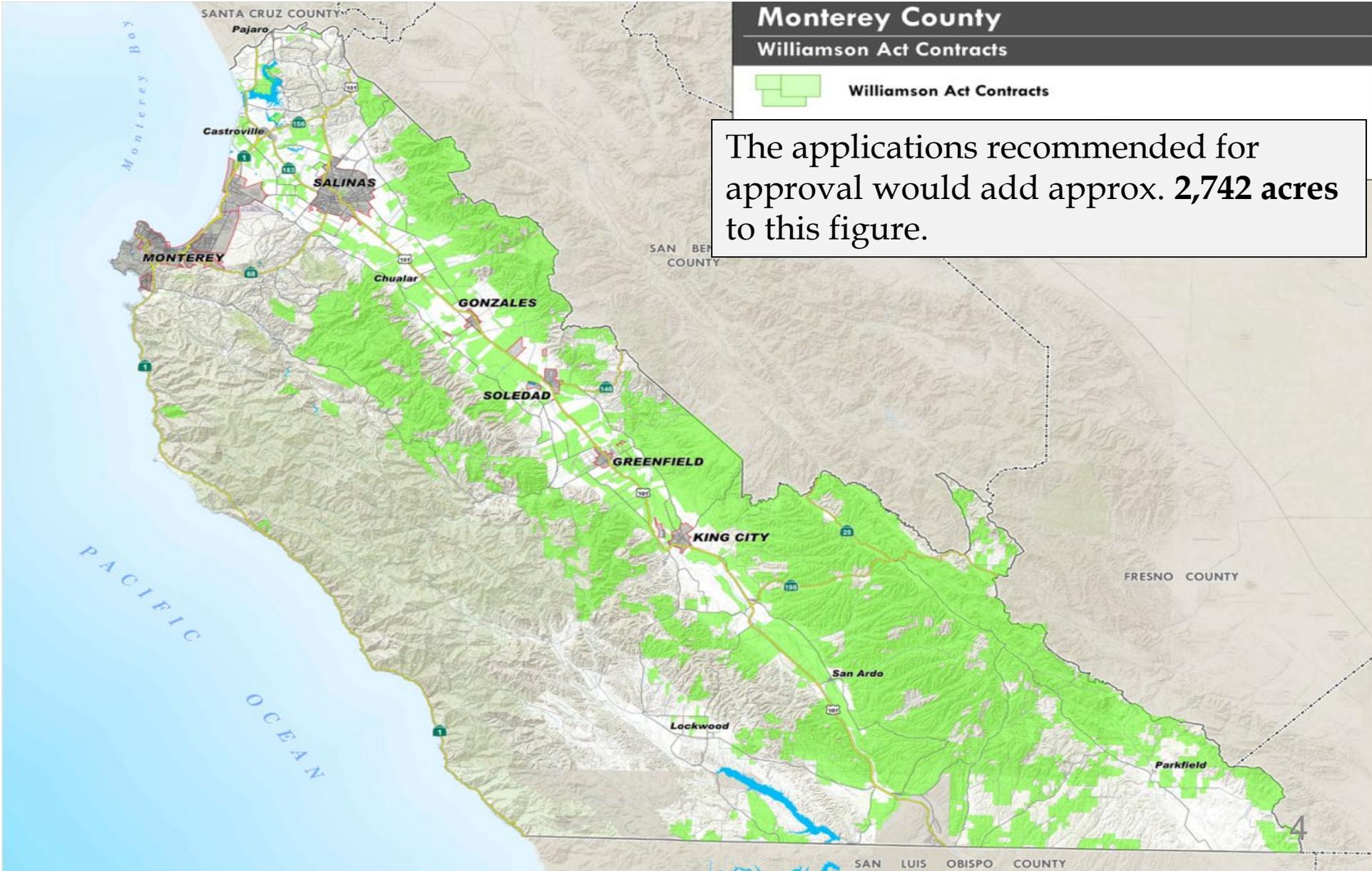
Shared Qualifications for both Programs:

- ✓ 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: 804,141 acres

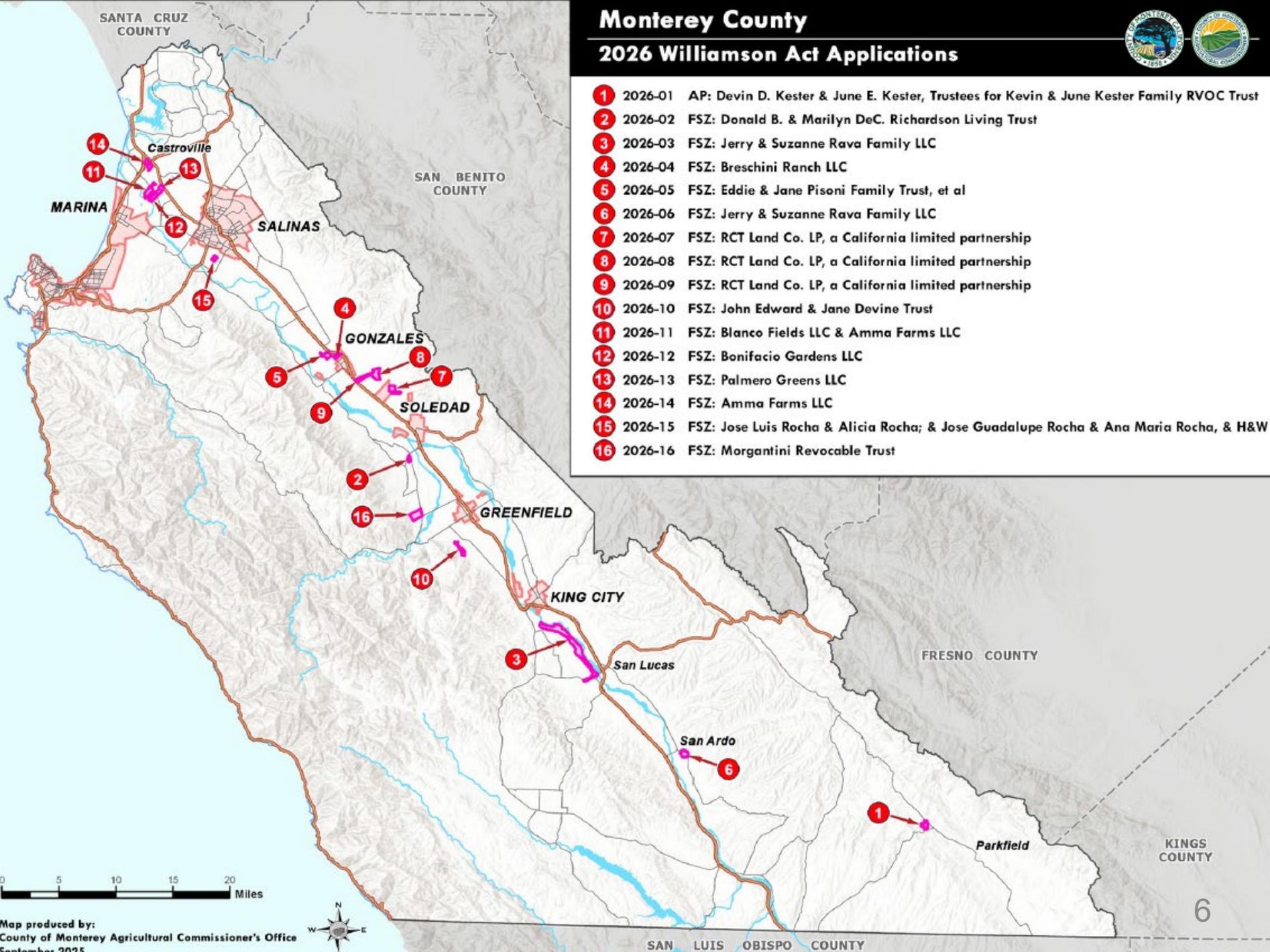


Recommending Committees (APRC and AAC)

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

Monterey County

2026 Williamson Act Applications



- 1 2026-01 AP: Devin D. Kester & June E. Kester, Trustees for Kevin & June Kester Family RVOC Trust
- 2 2026-02 FSZ: Donald B. & Marilyn DeC. Richardson Living Trust
- 3 2026-03 FSZ: Jerry & Suzanne Rava Family LLC
- 4 2026-04 FSZ: Breschini Ranch LLC
- 5 2026-05 FSZ: Eddie & Jane Pisoni Family Trust, et al
- 6 2026-06 FSZ: Jerry & Suzanne Rava Family LLC
- 7 2026-07 FSZ: RCT Land Co. LP, a California limited partnership
- 8 2026-08 FSZ: RCT Land Co. LP, a California limited partnership
- 9 2026-09 FSZ: RCT Land Co. LP, a California limited partnership
- 10 2026-10 FSZ: John Edward & Jane Devine Trust
- 11 2026-11 FSZ: Blanco Fields LLC & Amma Farms LLC
- 12 2026-12 FSZ: Bonifacio Gardens LLC
- 13 2026-13 FSZ: Palmero Greens LLC
- 14 2026-14 FSZ: Amma Farms LLC
- 15 2026-15 FSZ: Jose Luis Rocha & Alicia Rocha; & Jose Guadalupe Rocha & Ana Maria Rocha, & H&W
- 16 2026-16 FSZ: Morgantini Revocable Trust

0 5 10 15 20 Miles

Map produced by:
County of Monterey Agricultural Commissioner's Office
September 2025



Recommending Continuance without Prejudice to next year's round of applications (2027 round):

- FSZ No. 2026-03 (Jerry & Suzanne Rava Family LLC)
- FSZ No. 2026-10 (John Edward & Jane Devine Trust)

Tax Revenue Impact, but Overall Economic Benefit...

Approval of 14 Applications:

- Annual net tax loss to the County is **\$585,192** without subvention payments

*Note - State stopped subvention payments

Overall Economic Benefit:

- Agriculture main economic driver of Monterey County
 - Ag in Mo. Co. contributed \$11.7 billion to economy in 2023
- (Source: Economic Contributions of Mo. Co. Agriculture, published November 2025, Mo. Co. Agricultural Commissioner)

Recommending Approval of 14 Applications:

- AgP No. 2026-01 (Kester Family RVOC Trust)
- FSZ No. 2026-04 (Breschini Ranch LLC)
- FSZ No. 2026-05 (Eddie & Jane Pisoni Family Trust, et al)
- FSZ No. 2026-06 (Jerry & Suzanne Rava Family LLC)
- FSZ No. 2026-07 (RCT Land Co. LP, a California Limited Liability)
- FSZ No. 2026-08 (RCT Land Co. LP, a California Limited Liability)
- FSZ No. 2026-09 (RCT Land Co. LP, a California Limited Liability)
- FSZ No. 2026-11 (Blanco Fields LLC & Amma Farms LLC)
- FSZ No. 2026-12 (Bonifacio Gardens LLC)
- FSZ No. 2026-13 (Palmero Greens LLC)
- FSZ No. 2026-14 (Amma Farms LLC)
- FSZ No. 2026-16 (Morgantini Revocable Trust)

Continue 2 FSZs without Prejudice to next year's 2027 round of applications:

- FSZ No. 2026-03 (Jerry & Suzanne Rava Family LLC)
- FSZ No. 2026-10 (John Edward & Jane Devine Trust)