

2019 Williamson Act Contracts



Board of Supervisors
December 4, 2018
Planning File No. REF180014



Each year the County Board of Supervisors Approves New Williamson Act Contracts

Application

Deadline:

✓ September 17

Cost of

Application:

✓ \$3,400

Public Hearing:

✓ December 4,
2018



12 Applications: 9 FSZ's and 3 AGP's

Staff Recommends:

Continue four (4) applications to the 2020 round:

- No. 2019-007 (Abram)
- No. 2019-008 (Miller)*
- No. 2019-009 (DeSantiago)*
- No. 2019-012 (Asellus Mtry)

*Continued from last year

Approve eight (8) applications:

- No. 2019-001 (Sanders)
- No. 2019-002 (Reed)
- No. 2019-003 (McPherson&Wash)
- No. 2019-004 (McPherson&Wash)
- No. 2019-005 (Wilder)
- No. 2019-006 (Fairview Road Ranch)
- No. 2019-010 (Work,Birks,Bojorquez)
- No. 2019-011 (Ag Land Trust)

App No.	Planning Area	Applicant	AgP Acreage	FSZ Acreage	APN(s)	Recommendation by Ag Preserve Review Committee
2019-001	South County	Sanders Family Vineyard	160		422-081-064	Approve
2019-002	Central Salinas Valley	Reed		182.5	221-021-005 221-021-006	Approve
2019-003	Central Salinas Valley	McPherson & Washington		323.1	137-091-002 137-091-003 137-091-004	Approve
2019-004	Central Salinas Valley	McPherson & Washington		300	137-051-006 137-081-001	Approve
2019-005	Greater Salinas	Wilder Ranch & Wilder Sly Ranch		321.3	227-051-004	Approve
2019-006	Central Salinas Valley	Fairview Road Ranch		112.9	216-022-002	Approve
2019-007	Central Salinas Valley	Abram		241.6	137-051-009	Continue to next year
2019-008	North County	Miller		74.50	117-411-012 117-411-024	Continue to next year
2019-009	Central Salinas Valley	De Santiago		170	165-101-006 165-101-008	Continue to next year
2019-010	South County	Work, Birks & Bojorquez	931.3		424-161-020 424-181-001 424-181-002 424-181-022	Approve
2019-011	Greater Salinas	Ag Land Trust		196.9	253-014-003	Approve
2019-012	South County Area Plan	Assellus Monterey	395.7		422-121-004 422-121-005 422-121-032	Continue to next year

Williamson Act Protects Agriculture

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, 2019

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 more than 40 acres subject to BOS findings
- ✓ History of ag 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 must be at least 51% “predominantly prime” farmland (typically row crops)
- ✓ Greater tax benefit
- ✓ If in Sphere of Influence of a City, City must by Resolution approve the FSZ application

Recommending Committees (APRC and AAC)

- ✓ Agricultural Preserve Review Committee (APRC)
- ✓ Agricultural Advisory Committee (AAC)
- ✓ Staff's recommendation is consistent with the recommendations of these committees

Monterey County

2019 Williamson Act Applications

1	2019-001	AgP	Sanders Family Vineyard LLC
2	2019-002	FSZ	Reed
3	2019-003	FSZ	McPherson and Washington
4	2019-004	FSZ	McPherson and Washington
5	2019-005	FSZ	Wilder Ranch LLC and Wilder Sly Ranch LLC
6	2019-006	FSZ	Fairview Road Ranch
7	2019-007	FSZ	Abram
8	2019-008	FSZ	Miller
9	2019-009	FSZ	Linda S. De Santiago Living Trust
10	2019-010	AgP	Work, Birks and Bojorquez
11	2019-011	FSZ	Ag Land Trust
12	2019-012	AgP	Assellus Monterey

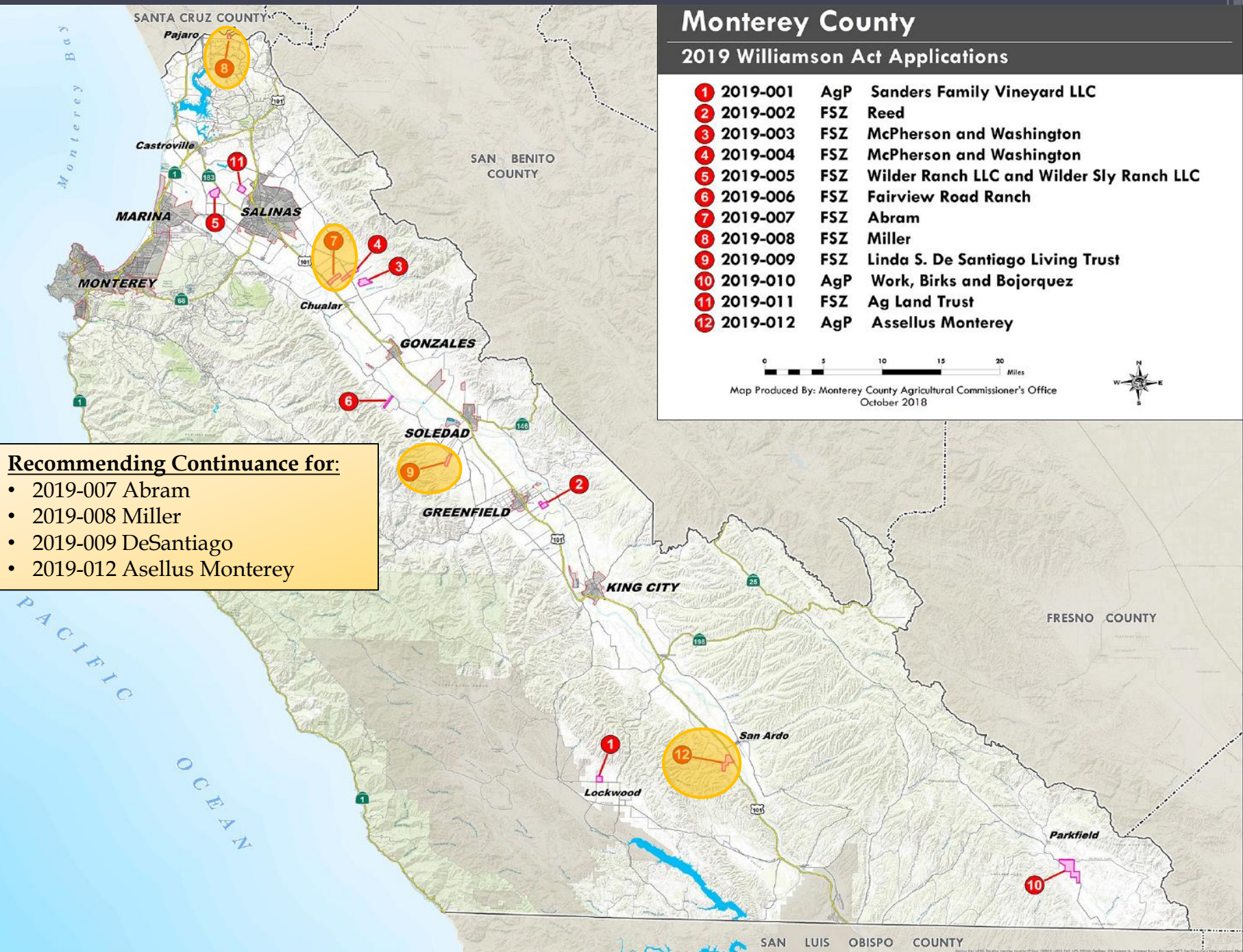


Map Produced By: Monterey County Agricultural Commissioner's Office
October 2018

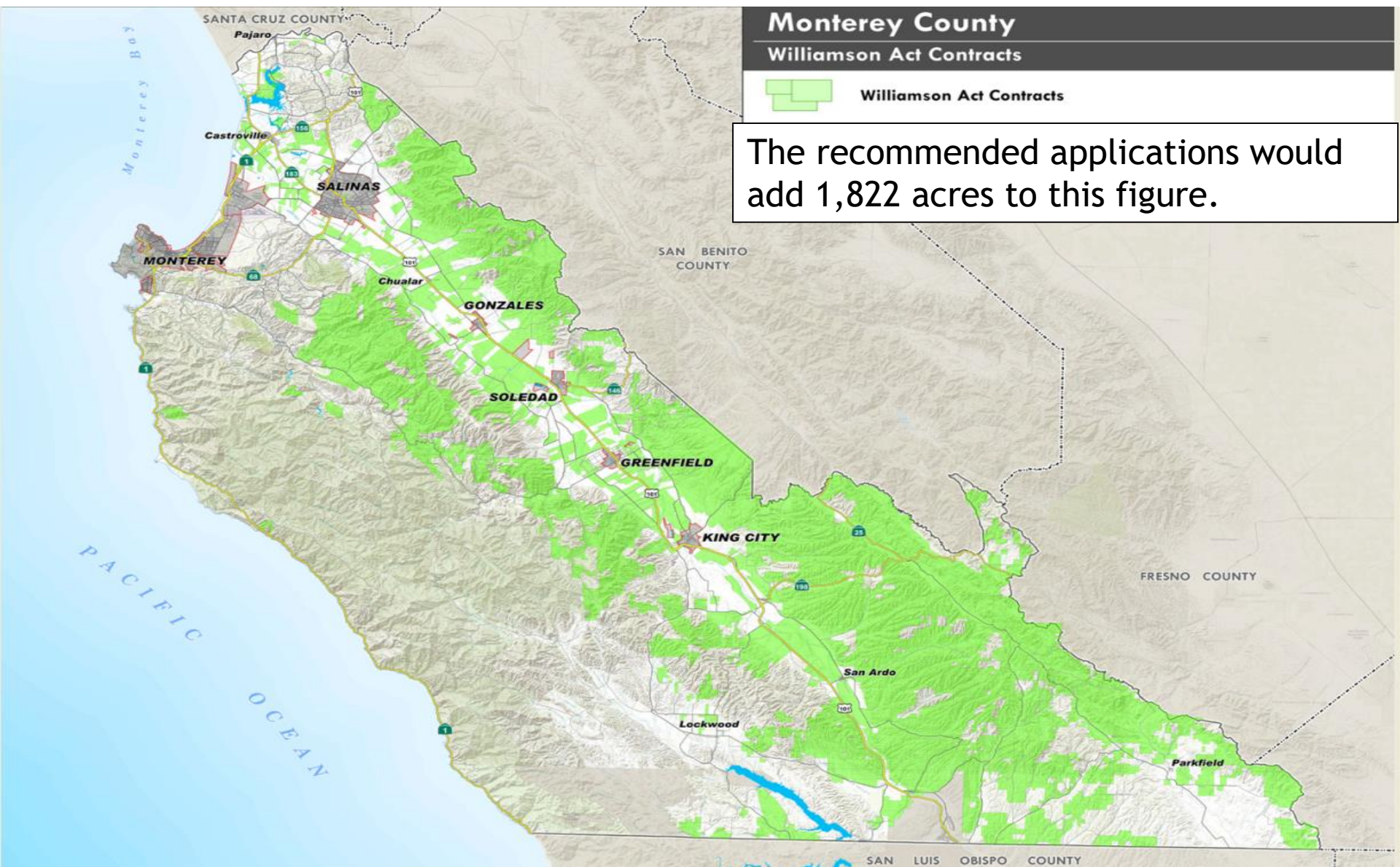


Recommending Continuance for:

- 2019-007 Abram
- 2019-008 Miller
- 2019-009 DeSantiago
- 2019-012 Asellus Monterey



Existing Land under Contracts in Monterey County : 786,938 acres



Revenue Impact

Approval of the recommended Applications:

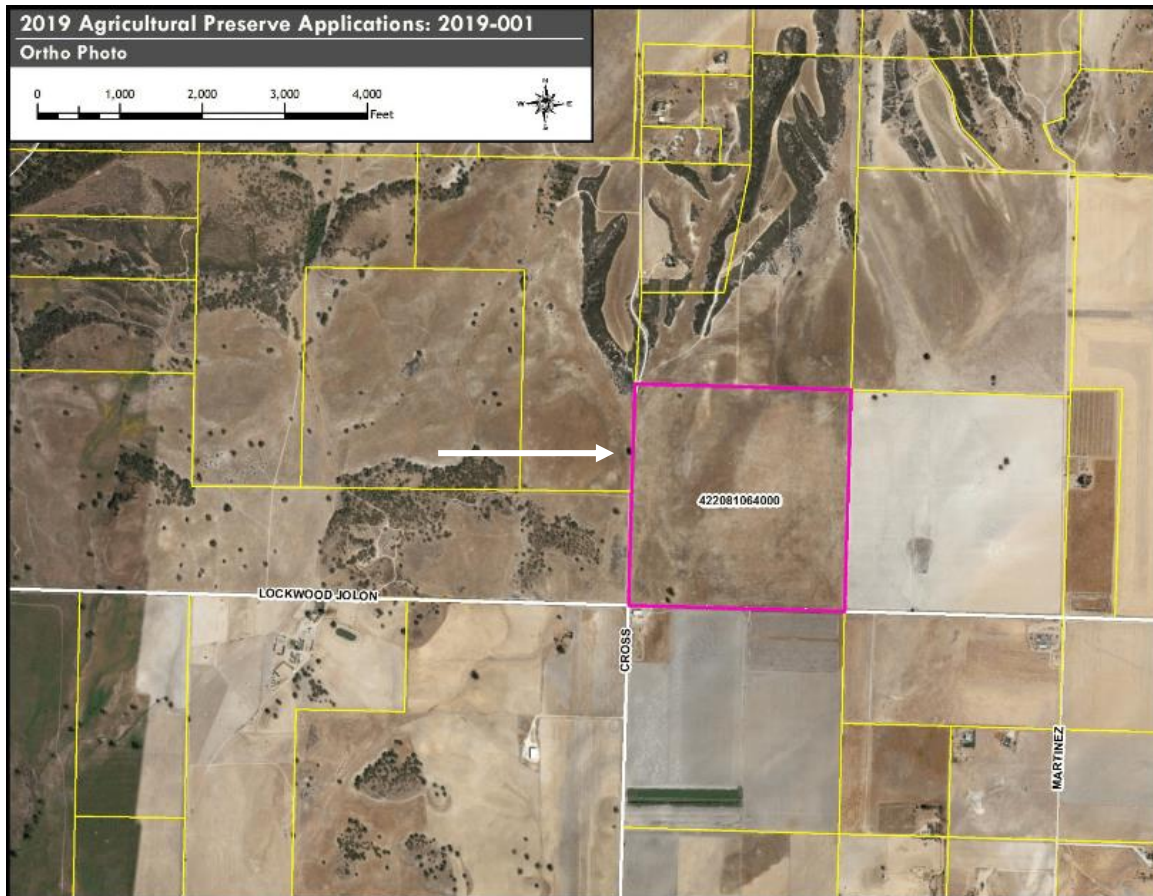
- Annual net tax loss to the County is \$197,567

Notification Letter for 2019-011

- Application 2018- 011 (Ag Land Trust) within 1 mile of the City of Salinas, but outside the City's Sphere of Influence.
- City Manager of has been informed of the pending FSZ application as well as their right to protest.
- No communication on an objection has been received to date from the City of Salinas.

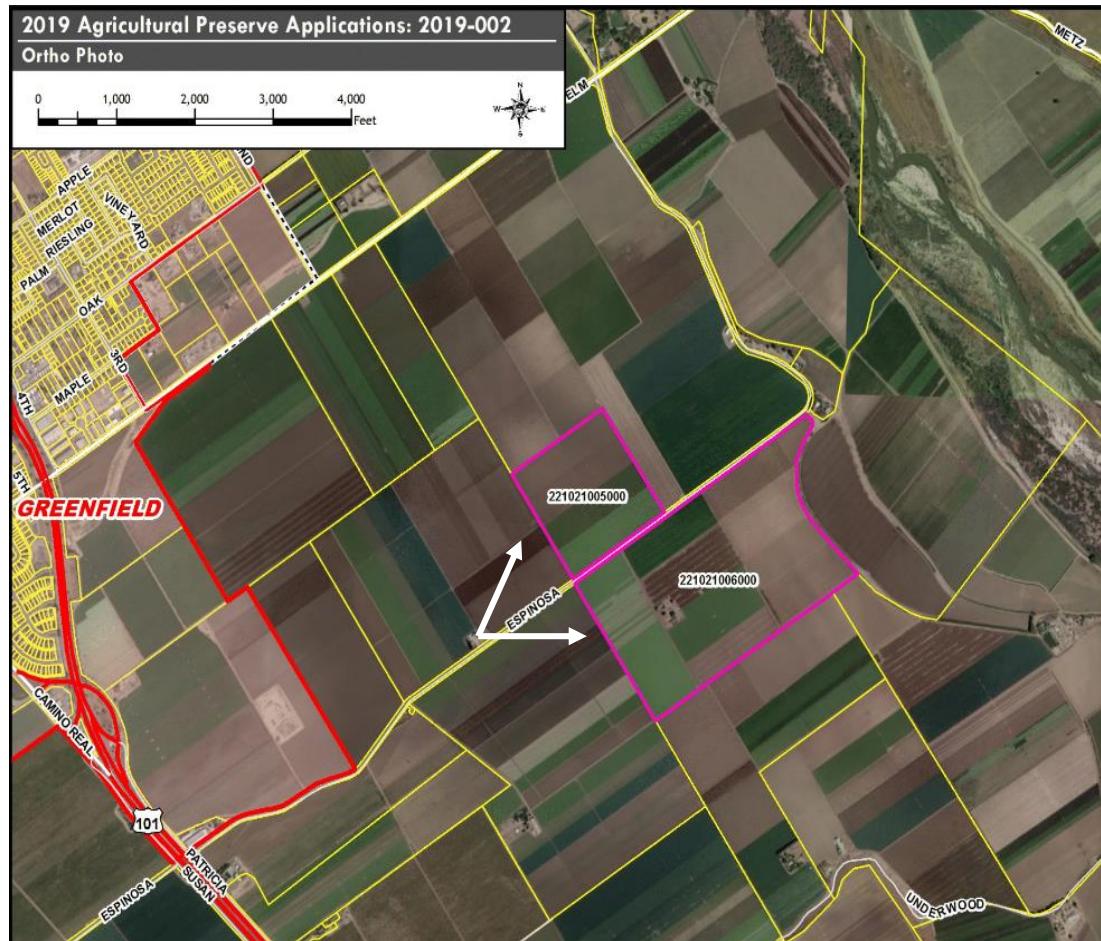
No. 2019-001 Sanders (AgP)

- 160 acres in Lockwood/Jolon Rd.
- Grazing Land (FMMP)
- Staff Recommends Approval



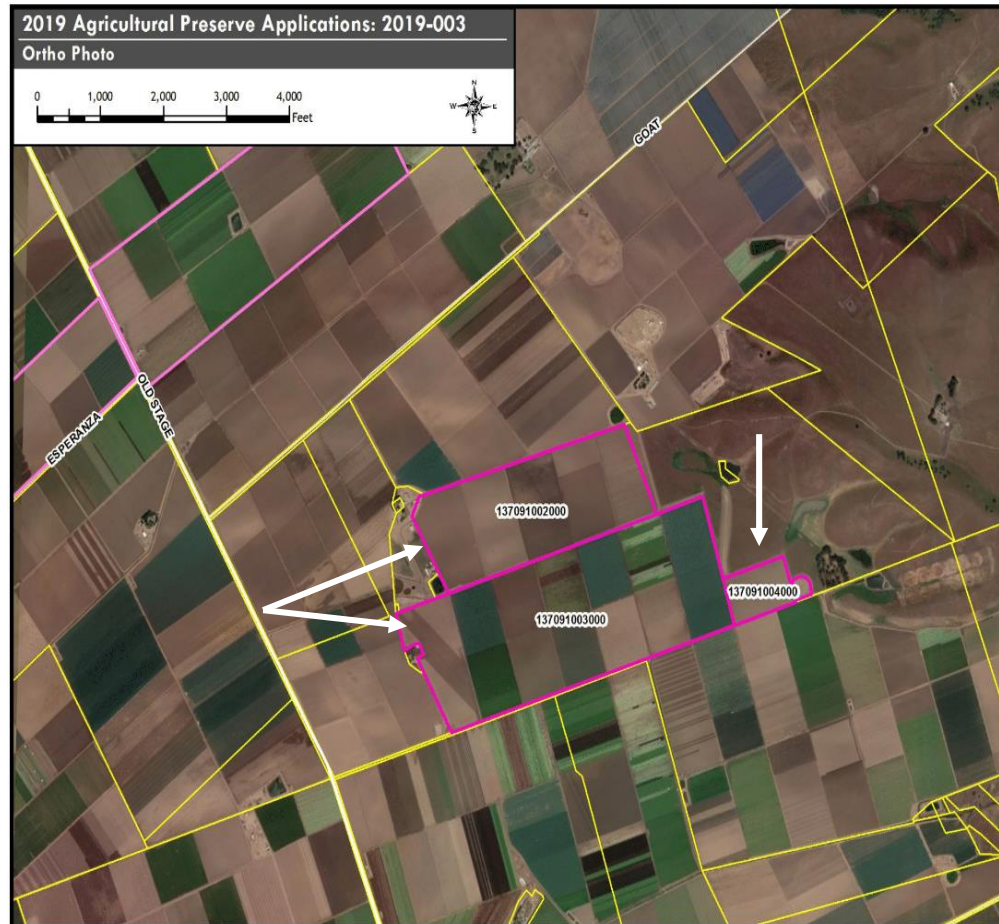
No. 2019-002 Reed (FSZ)

- 182.5 acres in Greenfield area
- Prime Farmland (FMMP)
- Upgrading from an AgP (71-049)
- Staff Recommends Approval



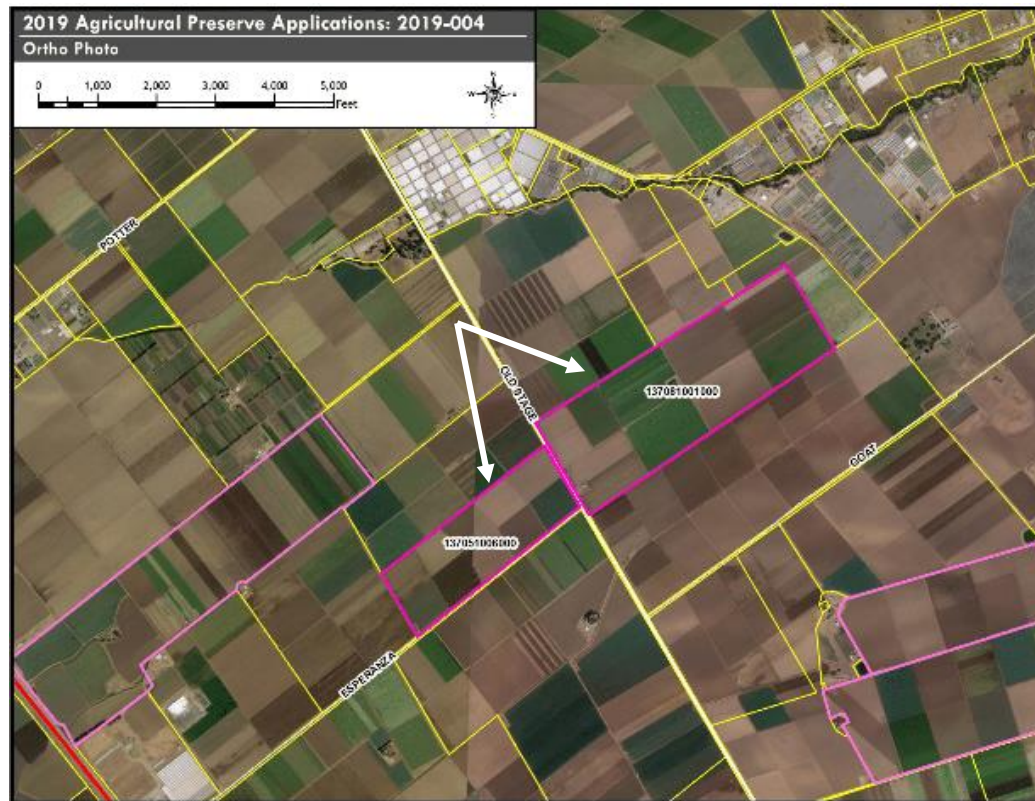
No. 2019-003 McPherson & Washington (FSZ)

- 323.1 acres in Old Stage/ Chualar Cyn area
- Prime Farmland (FMMP)
- Upgrading from an AgP (71-066)
- Staff Recommends Approval



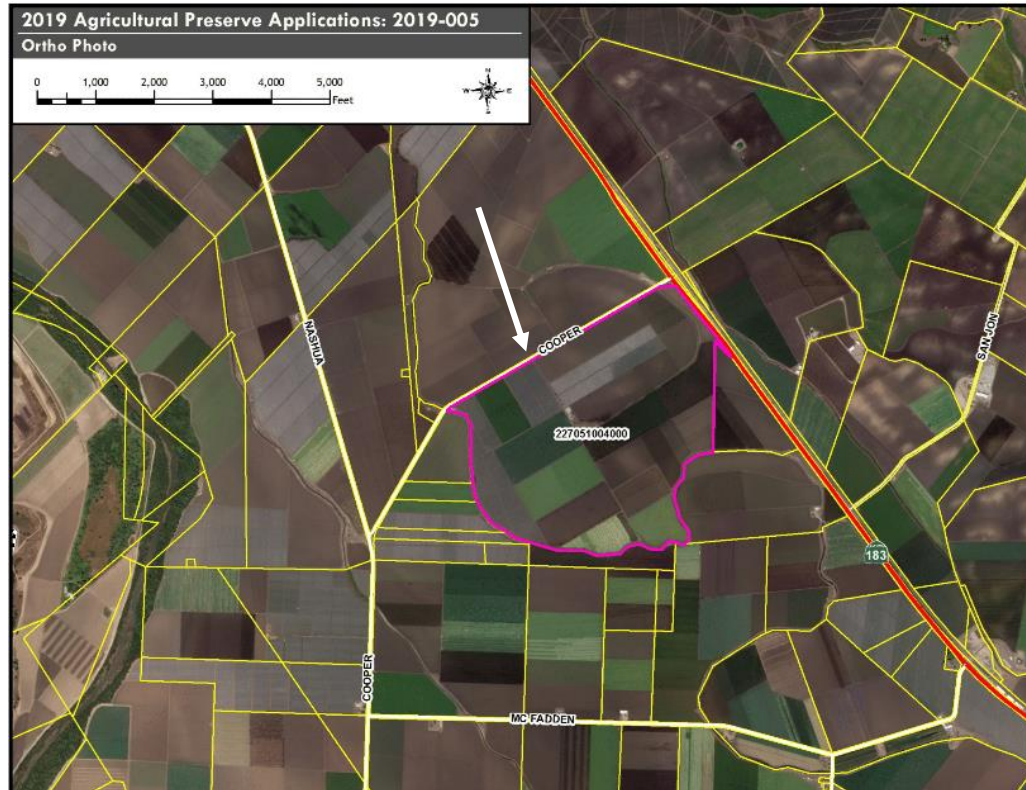
No. 2019-004 McPherson & Washington (FSZ)

- 300 acres in Old Stage/Esperanza Rd area
- Prime Farmland (FMMP)
- Upgrading from an AgP (71-066 on one parcel)
- Staff Recommends Approval



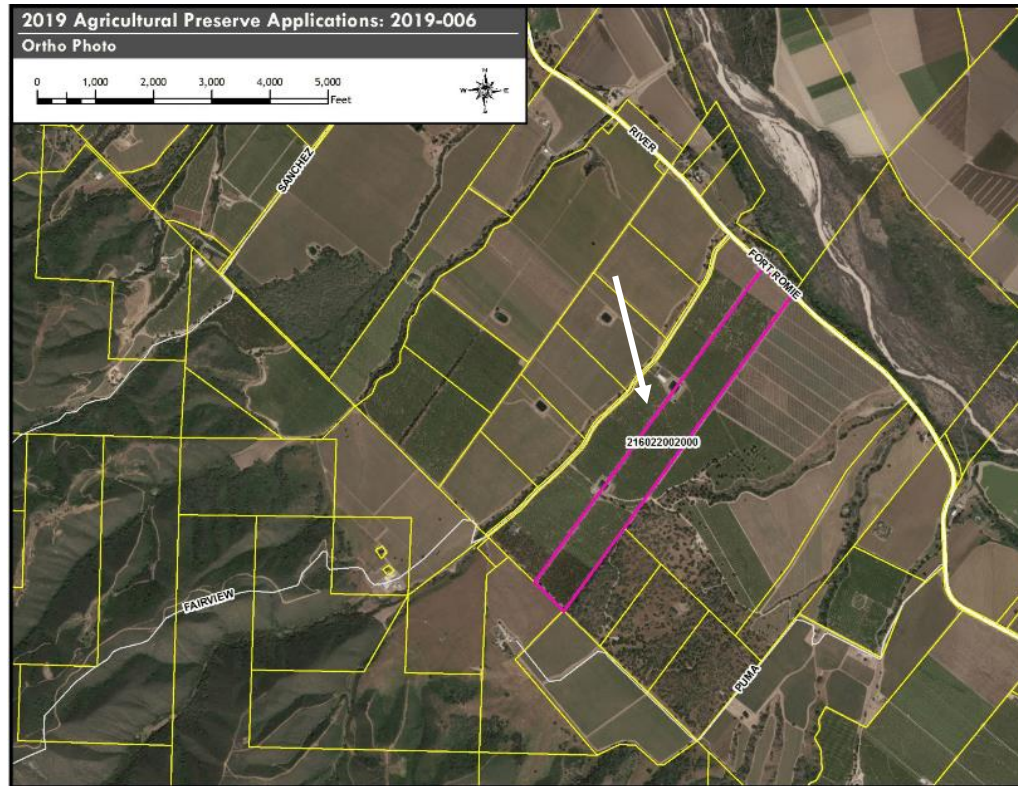
No. 2019-005 Wilder (FSZ)

- 321.3 acres in Greater Salinas (Cooper)
- Prime Farmland (FMMP)
- Staff Recommends Approval



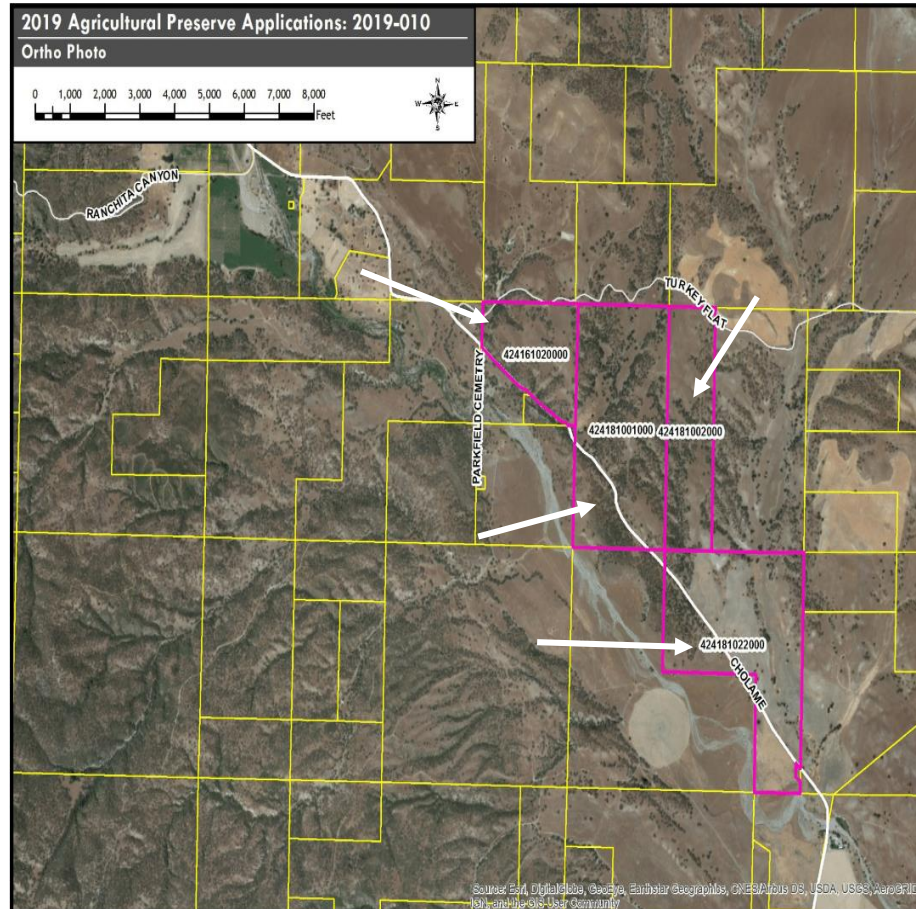
No. 2019-006 Fairview Rd Ranch (FSZ)

- 112.9 acres in Soledad area
- Prime Farmland (majority) w/ Unique Farmland (FMMP)
- Staff Recommends Approval



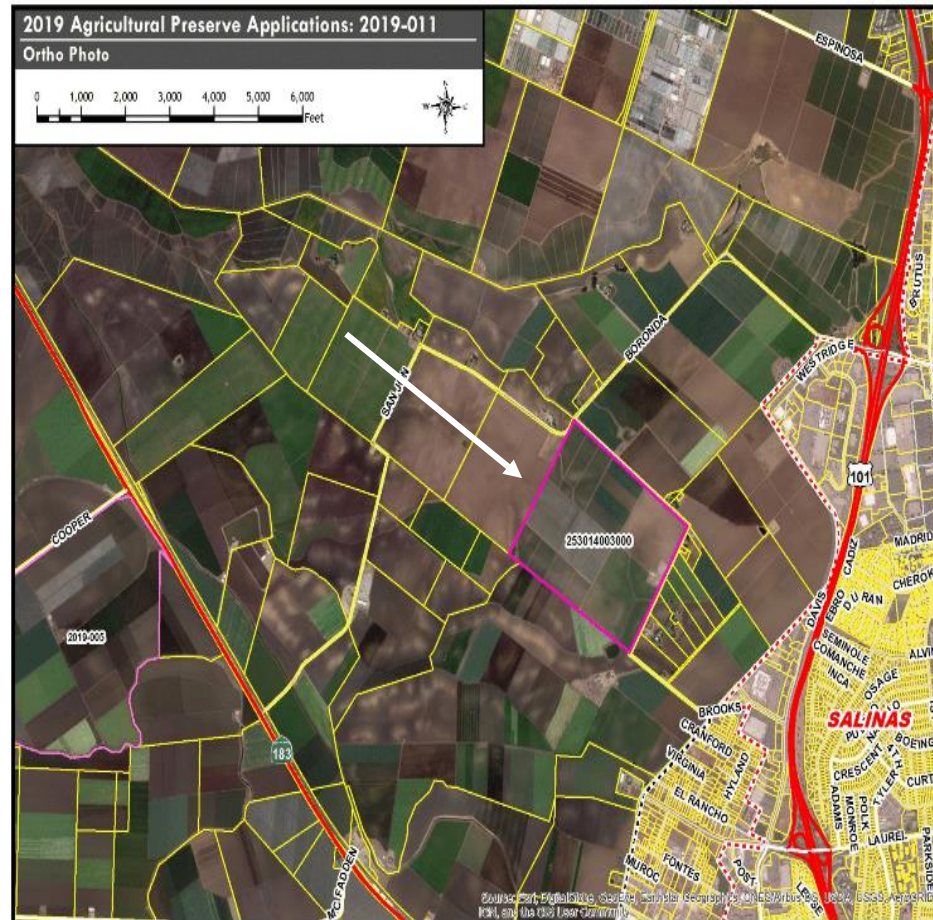
No. 2019-010 Work,Birk,Bojorquez (AgP)

- 931.3 acres in Parkfield area
- Grazing Land (FMMP)
- Staff Recommends Approval



- 196.9 acres in Greater Salinas area
- Farmland of Statewide Importance w/ pockets of Unique Farmland (FMMP)
- Notification to City of Salinas
- Staff Recommends Approval

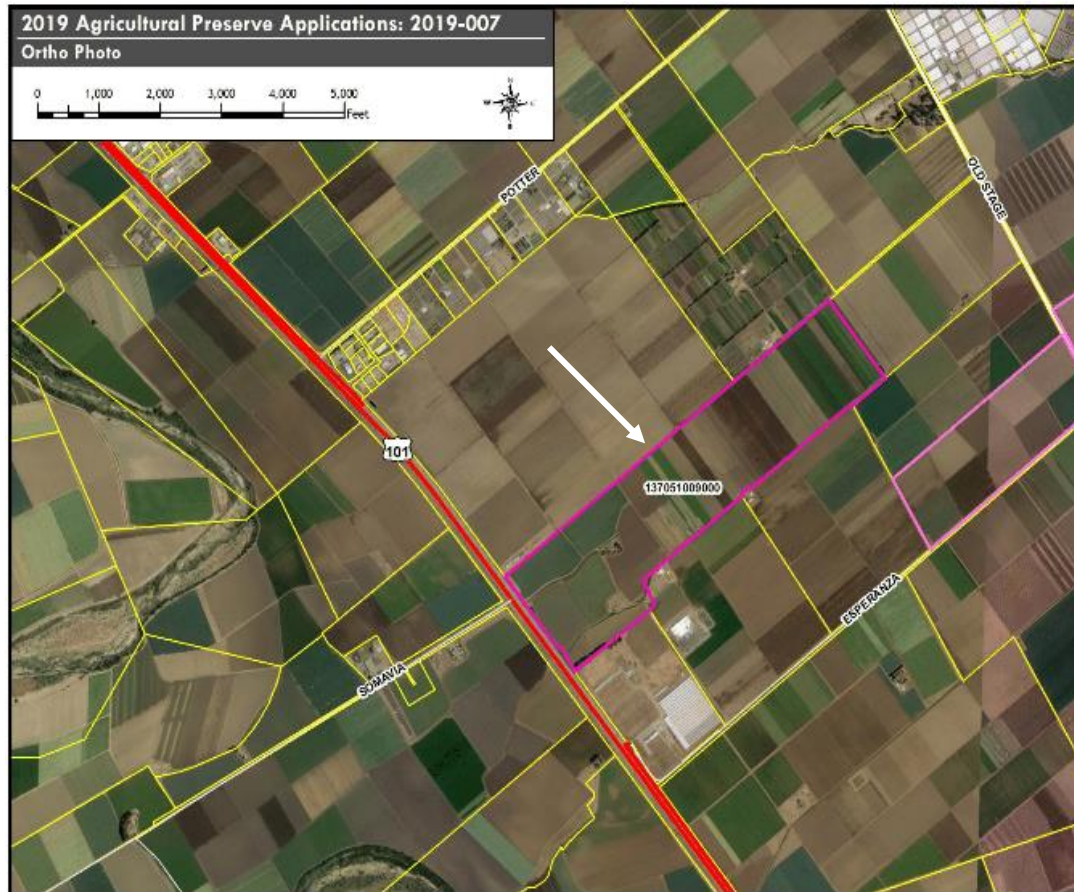
- 196.9 acres in Greater Salinas area
- Farmland of Statewide Importance w/ pockets of Unique Farmland (FMMP)
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Abram Application:

No. 2019-007 Abram (FSZ)

- 241.6 acres in Potter/Chualar Rd.
- Prime Farmland (majority) w/ Unique Farmland (FMMP)
- Staff Recommends Continue to Next Year



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- No. 2019-010 (Work et al)
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