



County of Monterey

Item No.

Board Report

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

Legistar File Number: RES 25-172

December 09, 2025

Introduced: 11/20/2025

Current Status: Agenda Ready

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Matter Type: BoS Resolution

a. Conduct a public hearing to consider 16 Williamson Act Applications for 2026 to Create Farmland Security Zones (FSZ) and Contracts and to Establish an Amendment to an existing Agricultural Preserve (AGP) and Land Conservation Contract (LCC) (REF250036); and

b. Adopt a Resolution:

1. Finding that Open Space Contracts or Easements qualify as a Class 17 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), California Code of Regulations (CCR) CEQA Guidelines Section 15317 and there are no exceptions pursuant to CEQA Guidelines CCR Section 15300.2; and

2. Approving 14 applications to establish an Amendment to an existing AGP and LCC and to create 13 FSZs and Contracts as set forth below:

a. AGP-LCC Application No. 2026-01 to amend existing AGP-LCC No. 71-17 - 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 to add approximately 160 acres (APNs 423-141-053-000 and 423-141-054-000) to LCC No. 71-17 (recorded on February 26, 1971, as Reel 689, Pages 332-344, Board Resolution No. 71-14-17);

Adding approximately 160 acres to AGP-LCC No. 71-17 in the South County Area Plan;

b. 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; APN 183-011-012-000; Approximately 65 acres in the Central Salinas Valley Area Plan;

c. FSZ Application No. 2026-04 - Breschini Ranch LLC; APN 223-034-009-000; Approximately 100 acres in the Central Salinas Valley Area Plan;

d. 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 Andrew 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; APN 223-011-012-000; Approximately 177 acres in the Central Salinas Valley Area Plan;

e. FSZ Application No. 2026-06 - Jerry and Suzanne Rava Family LLC, a California limited liability company, APN 422-111-046-000; Approximately 190 acres in the Central Salinas Valley Area Plan;

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

- g. FSZ Application No. 2026-08 - RCT Land Company, LP, a California limited partnership; APN 257-021-029-000; Approximately 335 acres in the Central Salinas Valley Area Plan;
 - h. FSZ Application No. 2026-09 - RCT Land Company, LP, a California limited partnership; APN 257-021-004-000; Approximately 207 acres in the Central Salinas Valley Area Plan;
 - i. FSZ Application No. 2026-11 - Blanco Fields, LLC, a limited liability company and AMMA Farms, LLC, a limited liability company; APNs 135-091-007-000, 135-101-004-000; 135-101-012-000; Approximately 284 acres in the Greater Salinas Area Plan;
 - j. FSZ Application No. 2026-12 - Bonifacio Gardens, LLC, a limited liability company, APNs 135-111-007-000 and 135-111-009-000; Approximately 164 acres in the Greater Salinas Area Plan;
 - k. FSZ Application No. 2026-13 - Palmero Greens, LLC, a California Limited Liability Company; APNs 135-112-004-000 and 135-112-001-000; Approximately 189 acres in the Greater Salinas Area Plan
 - l. FSZ Application No. 2026-14 - Amma Farms, LLC, Limited Liability Company; APNs 135-042-004-000; 135-043-005-000; Approximately 185 acres in the North County Land Use Plan;
 - m. FSZ Application No. 2026-15 - R2 Hunter, LLC, a California Limited Liability Company; APNs 177-081-005-000; 177-081-006-000; and 177-081-007-000; Approximately 83 acres in the Greater Salinas Area Plan;
 - n. FSZ Application No. 2026-16 - Beverly Joan Morgantini, Trustee of the 1996 Morgantini Revocable Trust Under Declaration of Trust dated August 16, 1996; APNs 111-021-005-000 and 111-021-007-000; Approximately 403 acres in the Central Salinas Valley Area Plan; and
3. Continuing without prejudice two (2) applications to the 2027 round of applications:
- a. FSZ Application No. 2026-03 - Jerry and Suzanne Rava Family LLC, a California limited liability company, 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;
 - b. 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; APN 419-501-002-000; Approximately 167 acres in the Central Salinas Valley Area Plan; and
4. Authorizing the Chair to execute the corresponding Williamson Act Contracts for the 14 applications recommended for approval to establish one (1) AGP and LCC as an Amendment to existing AGP-LCC No. 71-17 pursuant to AGP-LCC Application No. 2026-01 and to create 13 FSZ Contracts for the corresponding 13 applications recommended for approval to create 13 FSZ and Contracts; and
5. Directing the Clerk of the Board of Supervisors to record the 2026 Amendment to existing AGP-LCC No. 71-17 pursuant to AGP Application No. 2026-01 and 13 FSZ Contracts recommended for approval prior to the January 1, 2026, property tax lien date subject to the submittal of the corresponding recording fees by the property owners of record.

California Environmental Quality Act (CEQA) Action: Find that Open Space Contracts or Easements qualify as a Class 17 Categorical Exemption pursuant to CEQA, California Code of Regulations (CCR) CEQA Guidelines Section 15317 and there are no exceptions pursuant to CEQA Guidelines CCR Section 15300.2.

RECOMMENDATION:

- a. Conduct a public hearing to consider 16 Williamson Act Applications for 2026 to Create Farmland Security Zones (FSZ) and Contracts and to Establish an Amendment to an existing Agricultural Preserve (AGP) and Land Conservation Contract (LCC) (REF250036); and
- b. Adopt a Resolution:
 1. Finding that Open Space Contracts or Easements qualify as a Class 17 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), California Code of Regulations (CCR) CEQA Guidelines Section 15317 and there are no exceptions pursuant to CEQA Guidelines CCR Section 15300.2; and
 2. Approving 14 applications to establish one (1) Agricultural Preserve (AGP) and Land Conservation Contract and to create 13 Farmland Security Zones (FSZ) and Contracts as set forth below:
 - a. AGP-LCC Application No. 2026-01 to amend existing AGP-LCC No. 71-17 - 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 to add approximately 160 acres (APNs 423-141-053-000 and 423-141-054-000) to LCC No. 71-17 (recorded on February 26, 1971, as Reel 689, Pages 332-344, Board Resolution No. 71-14-17); Adding approximately 160 acres to AGP-LCC No. 71-17 in the South County Area Plan;
 - b. 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; APN 183-011-012-000; Approximately 65 acres in the Central Salinas Valley Area Plan;
 - c. FSZ Application No. 2026-04 - Breschini Ranch LLC; APN 223-034-009-000; Approximately 100 acres in the Central Salinas Valley Area Plan;
 - d. 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; APN 223-011-012-000; Approximately 177 acres in the Central Salinas Valley Area Plan;
 - e. FSZ Application No. 2026-06 - Jerry and Suzanne Rava Family LLC, a California limited liability company, APN 422-111-046-000; Approximately 190 acres in the Central Salinas Valley Area Plan;
 - f. FSZ Application No. 2026-07 - RCT Land Company, LP, a California limited partnership; APNs 417-151-027-000 and 257-021-013-000; Approximately 241 acres in the Central Salinas Valley Area Plan;
 - g. FSZ Application No. 2026-08 - RCT Land Company, LP, a California limited partnership; APN 257-021-029-000; Approximately 335 acres in the Central Salinas Valley Area Plan;
 - h. FSZ Application No. 2026-09 - RCT Land Company, LP, a California limited partnership; APN 257-021-004-000; Approximately 207 acres in the Central Salinas Valley Area Plan;
 - i. FSZ Application No. 2026-11 - Blanco Fields, LLC, a limited liability company and AMMA Farms, LLC, a limited liability company; APNs 135-091-007-000, 135-101-004-000; 135-101-012-000; Approximately 284 acres in the Greater Salinas Area Plan;
 - j. FSZ Application No. 2026-12 - Bonifacio Gardens, LLC, a limited liability company, APNs

- 135-111-007-000 and 135-111-009-000; Approximately 164 acres in the Greater Salinas Area Plan;
- k. FSZ Application No. 2026-13 - Palmero Greens, LLC, a California Limited Liability Company; APNs 135-112-004-000 and 135-112-001-000; Approximately 189 acres in the Greater Salinas Area Plan
- l. FSZ Application No. 2026-14 - Amma Farms, LLC, Limited Liability Company; APNs 135-042-004-000; 135-043-005-000; Approximately 185 acres in the North County Land Use Plan;
- m. FSZ Application No. 2026-15 - R2 Hunter, LLC, a California Limited Liability Company; APNs 177-081-005-000; 177-081-006-000; and 177-081-007-000; Approximately 83 acres in the Greater Salinas Area Plan;
- n. FSZ Application No. 2026-16 - Beverly Joan Morgantini, Trustee of the 1996 Morgantini Revocable Trust Under Declaration of Trust dated August 16, 1996; APNs 111-021-005-000 and 111-021-007-000; Approximately 403 acres in the Central Salinas Valley Area Plan; and
3. Continue without prejudice two (2) applications to the 2027 round of applications:
- a. FSZ Application No. 2026-03 - Jerry and Suzanne Rava Family LLC, a California limited liability company, 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;
- b. 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; APN 419-501-002-000; Approximately 167 acres in the Central Salinas Valley Area Plan; and
4. Authorizing the Chair to execute the corresponding Williamson Act Contracts for the 14 applications recommended for approval to establish one (1) AGP and LCC as an Amendment to existing AGP-LCC No. 71-17 pursuant to AGP-LCC Application No. 2026-01 and to create 13 FSZs and FSZ Contracts for the corresponding 13 applications recommended for approval to create 13 FSZs and Contracts; and
5. Directing the Clerk of the Board of Supervisors to record the 2026-01 Amendment to AGP-LCC No. 71-17 and the 13 FSZ Contracts recommended for approval prior to the January 1, 2026, property tax lien date subject to the submittal of the corresponding recording fees by the property owners of record.

SUMMARY:

Each calendar year, the Board of Supervisors must consider Applications to Establish Agricultural Preserves (AGP) and enter into Land Conservation Contracts (LCC) and Applications to Create Farmland Security Zones (FSZ) and enter into FSZ Contracts pursuant to the Land Conservation Act of 1965 (Williamson Act). On November 18, 2025, the Board set December 9, 2025, as the date to hold a public hearing on this matter.

Before the applications are considered by the Board of Supervisors, the applications are reviewed by the Agricultural Preservation Review Committee (APRC) and the Agricultural Advisory Committee (AAC), respectively. These committees review the application materials provided by the applicant against the requirements of both programs. The APRC consists of staff from the Housing and Community Development (HCD) Planning Department, Agricultural Commissioner's Office, Assessor's Office, and the Office of the County Counsel.

Approximately 804,139 acres of land in the unincorporated area of the County of Monterey (sometimes referred to as “County”) are presently under a Williamson Act contract. This year, sixteen (16) Williamson Act applications are being considered for 2027, including one (1) application to establish an Agricultural Preserve and enter into a Land Conservation Contract and fifteen (15) applications for the creation of FSZs and to enter into FSZ Contracts. See **Attachment C** for the 2026 Williamson Act Applications list and **Attachment D** for a Map of each application location.

The APCR and AAC recommend that the Board approve the following fourteen (14) applications:

- a. AGP-LCC Application No. 2026-01 to amend existing AGP-LCC No. 71-17 - 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 to add approximately 160 acres (APNs 423-141-053-000 and 423-141-054-000) to LCC No. 71-17 (recorded on February 26, 1971, as Reel 689, Pages 332-344, Board Resolution No. 71-14-17) and simultaneously approve AGP No. 2025-01, as applicable to the subject property; Adding approximately 160 acres to AGP-LCC No. 71-17 in the South County Area Plan;
- b. 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; APN 183-011-012-000; Approximately 65 acres in the Central Salinas Valley Area Plan;
- c. FSZ Application No. No. 2026-04 - Breschini Ranch LLC; APN 223-034-009-000; Approximately 100 acres in the Central Salinas Valley Area Plan;
- d. 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 Andrew 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; APN 223-011-012-000; Approximately 177 acres in the Central Salinas Valley Area Plan;
- e. FSZ Application No. 2026-06 - Jerry and Suzanne Rava Family LLC, a California limited liability company, APN 422-111-046-000; Approximately 190 acres in the Central Salinas Valley Area Plan;
- f. FSZ Application No. 2026-07 - RCT Land Company, LP, a California limited partnership; APNs 417-151-027-000 and 257-021-013-000; Approximately 241 acres in the Central Salinas Valley Area Plan;
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- j. FSZ Application No. 2026-12 - Bonifacio Gardens, LLC, a limited liability company, APNs 135-111-007-000 and 135-111-009-000; Approximately 164 acres in the Greater Salinas Area Plan;
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- l. FSZ Application No. 2026-14 - Amma Farms, LLC, Limited Liability Company; APNs 135-042-004-000; 135-043-005-000; Approximately 185 acres in the North County Land Use Plan;
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Furthermore, the APRC and AAC recommend the Board continue Application Nos. 2026-03 (Jerry and Suzanne Rava Family LLC, a California limited liability company) and 2026-10 (John Edward Doud and Jane Devine Doud, Trustees of The Doud Family 1997 Revocable Trust established on February 18, 1997) to the 2027 round of applications without prejudice to preserve the application fees submitted with these applications and allow the applicants time to work through issues affecting their respective applications.

See **Attachment B** for an overview of the County's Williamson Act Program and a detailed discussion of the APRC and AAC recommendations for the 2026 Williamson Act Applications.

OTHER AGENCY INVOLVEMENT:

The APRC, consisting of staff from the Assessor-Recorder's Office, the Monterey County Agricultural Commissioner's Office, the Department of Housing and Community Development-Planning and the Office of the County Counsel and the AAC concur with this recommendation.

FINANCING:

Allowing the subject recommended 14 applications to attain FSZ and AGP status will reduce the assessed valuation of each property involved. The estimated impact amounts for each of the 14 applications to be considered for approval are shown on the Financial Impact Report attached herein (**Attachment H**). However, the Financial Impact Report will not have accurate estimated tax reductions for one of the applications recommended for continuance, since they have not been correctly assessed due to ownership non-reporting or incorrectly reporting actual site improvements. With this caveat, the Assessor's Office estimates that the annual net tax loss, if the 14 applications are approved, would be \$585,192 without subvention payments and \$552,988 with subvention payments. Subvention payments were suspended in Fiscal Year 2009-2010 because of the State's fiscal constraints.

Nevertheless, there is a greater overall economic benefit for agricultural conservation. In November of 2025, the County of Monterey Agricultural Commissioner's Office published the "Economic Contributions of Monterey County Agriculture Report" which determined that in 2023 agriculture in this County contributed \$11.706 billion to the economy. Agricultural production and processing also directly supported 56,365 employees, plus another 24,951 jobs from multiplier effects, ranking agriculture as the number one direct economic output, as well as for direct employment.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

The processing of Williamson Act Contract Applications in a timely manner represents the County's effective and timely response to the Agricultural Commissioner's and Housing and Community Development Department's customer requests. The ability to maintain a Williamson Act Contract provides an economic benefit to the agricultural industry, which is a major economic driver for the County of Monterey, as stated in the Financing section of this report. Additionally, the Williamson Act Program carries forward the goals and policies of the 2010 General Plan, specifically the Agricultural Element, which aims to promote the long-term protection, conservation, and enhancement of productive and potentially productive agricultural land.

Check the related Board of Supervisors Strategic Plan Goals:

☒ Administration

☐ Well-Being and Quality of Life

☒ Sustainable Infrastructure for the Present and Future

☐ Safe and Resilient Communities

☒ Diverse and Thriving Economy

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 - Draft Board Resolution

Attachment B - Discussion

Attachment C - List of 2026 Williamson Act Applications

Attachment D - County-wide Map - Monterey County 2026 Williamson Act

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

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

Attachment G - County Notification Letters to Cities dated October 22, 2025

Attachment H - Financial Impact Report for 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; Christina McGinnis, Keep Big Sur Wild; Project File REF250036.