

PLN250191 – FRANSCIONI ERMA A ET AL & JACKSON FAMILY INVESTMENTS LLC

Board of Supervisors

January 13th, 2026

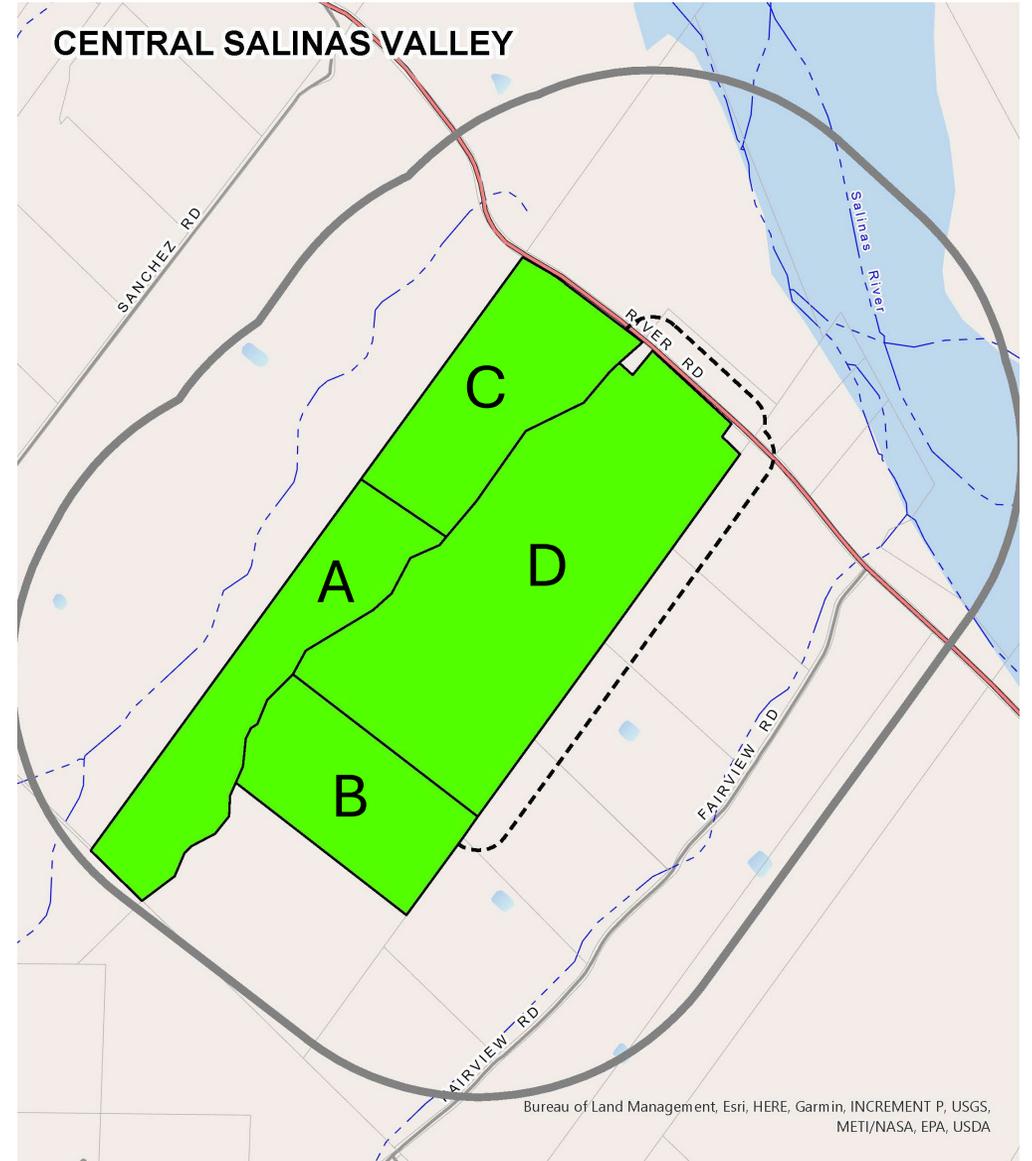
Agenda Item #10

Project Planner: Jordan Evans-Polockow



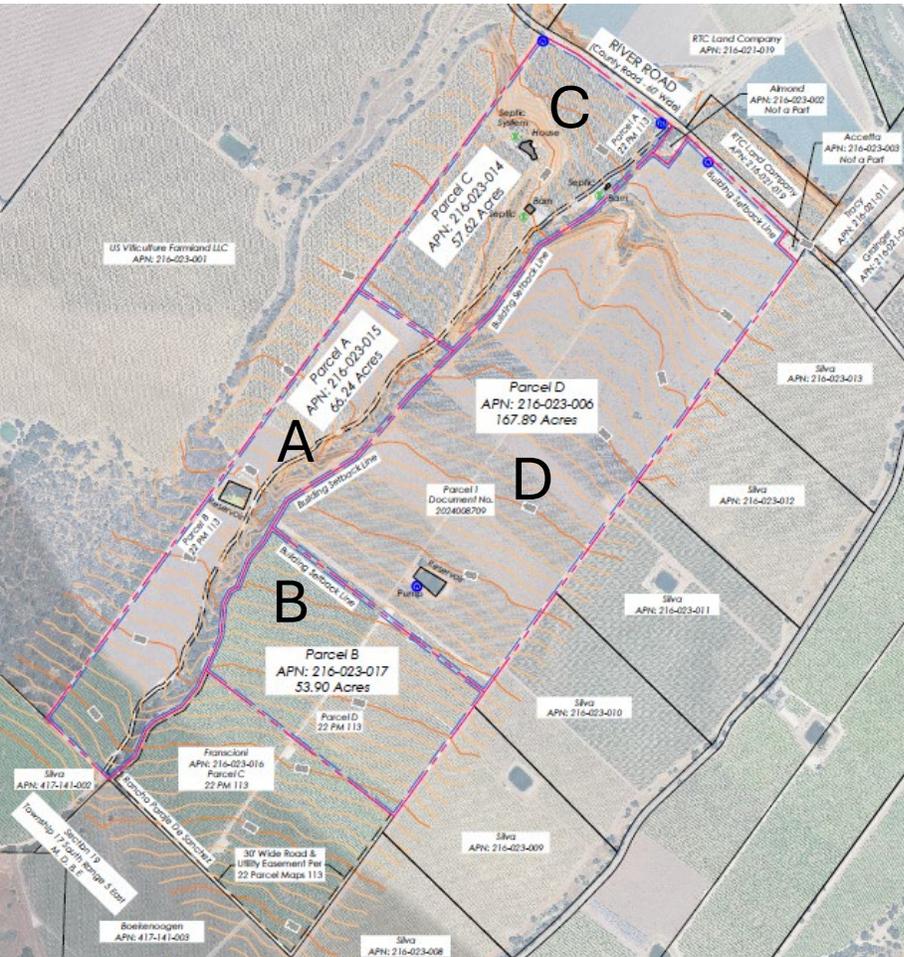
Location

- 32070, 32080, 32176, & 32721 River Road, Soledad, CA 93960
- Parcel A, APN: 216-023-015-000
- Parcel B, APN: 216-023-017-000
- Parcel C, APN: 216-023-014-000
- Parcel D, APN: 216-023-006-000
- Zoning: Farmland, 40 acres per unit, or “F/40”
- Area Plan: Central Salinas Valley Area Plan



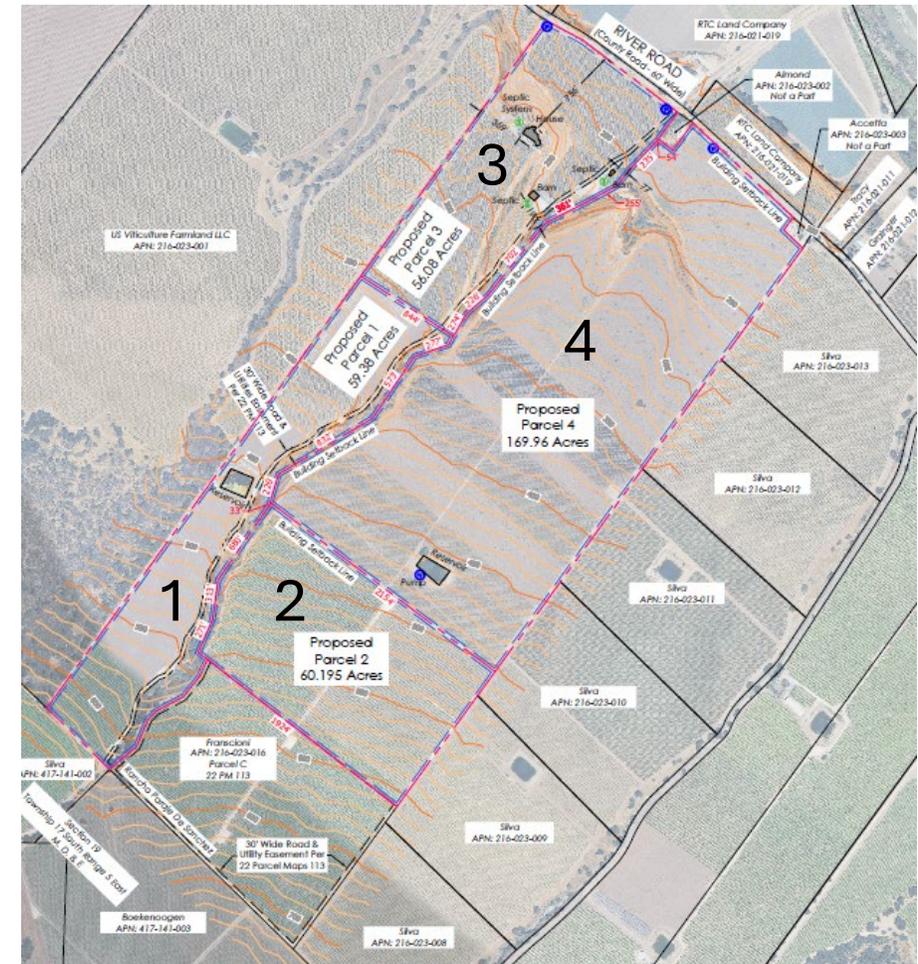
Lot Line Adjustment Involving Williamson

Act Contracts



177.76 acres within Williamson Act Contracts

- Current Configuration:
 - Parcel A - 66.24 acres; under Williamson Act Contract No. 2012-007
 - Parcel B - 53.90 acres; under Williamson Act Contract No. 2012-007
 - Parcel C - 57.62 acres; under Williamson Act Contract No. 2012-008
 - Parcel D - 167.89 acres; not under currently a Williamson Act Contract
- Proposed Reconfiguration:
 - Parcel 1 - 59.38 acres under a new or amended Williamson Act Contract
 - Parcel 2 - 60.20 acres under a new or amended Williamson Act Contract;
 - Parcel 3 - 56.08 acres under a new or amended Williamson Act Contract;
 - Parcel 4 - 169.96 acres not to be under a Williamson Act Contract



175.66 acres to remain within Williamson Act Contracts

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Consistent With County & State Regulations

2010 County of Monterey General Plan:

- Policies LU – 1.14 & LU – 1.16 Lot Line Adjustments address:
 - Four contiguous separate legal parcels of record will be adjusted, resulting in four contiguous legal parcels of record
 - Resolve a boundary issue between or among affected owners
 - Produce a superior parcel configuration
 - Facilitate routine & ongoing agricultural activities
 - Better achieve the goals, policies & objectives of the General Plan

Williamson Act Contract Findings:

- No Net Acreage Decrease
- Sustain Agricultural Use
- Long-Term Agricultural Productivity
- Adjacent Agricultural Land Use
- No New Developable Parcels
- Contract Rescission & Amendment

Advisory Committee Reviews

- There is no LUAC assigned to these parcels for the project to go before
- On November 20th, the Agricultural Advisory Committee unanimously recommended approval
 - November Minutes from the AAC are not available yet

Recommendations

- Find that the minor Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines (Guidelines) section 15305 and that the revisions of open space contracts under the Williamson Act qualifies for a Class 17 Categorical Exemption pursuant to Guidelines section 15317, and there are no exceptions pursuant to CCR section 15300.2
- Approve a Lot Line Adjustment between four parcels containing 57.62 acres (Parcel C – Assessor's Parcel Number (APN) 216-023-014-000); 66.24 acres (Parcel A - APN 216-023-015-000); 53.90 acres (Parcel B – APN 216-023-017-000); and 167.89 acres – APN 216-023-006-000). The adjustment would result in four parcels containing 56.08 acres (adjusted Parcel C); 59.38 acres (adjusted Parcel A); 60.195 acres (adjusted Parcel B); and 169.96 acres (adjusted Parcel D)
- Authorize the Chair of the Board to execute a new or amended Farmland Security Zone Contract rescinding a portion of the existing Farmland Security Zone Contract No. 2012-007 and 2012-008 (Board of Supervisors Resolution No. 00-462) to reflect the newly reconfigured Williamson Act parcel, and simultaneously execute a new or amended Farmland Security Zone Contract between the County and The Francioni Living Trust, reflecting the new legal description and current ownership interest and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
- Direct the Clerk of the Board to record the new or amended contract with corresponding recording fees to be paid by the property owner