

*Before the Board of Supervisors  
County of Monterey, State of California*

In the matter of the application of:

**FRANSCIONI ERMA A ET AL and JACKSON  
FAMILY INVESTMENTS LLC (PLN250191)**

**Resolution No.: 26-019**

- Adopt a Resolution to: )
1. Find that the minor Lot Line Adjustment qualifies for )  
a Class 5 Categorical Exemption from CEQA under )  
Guidelines section 15305, that the revisions to the open )  
space contracts under the Williamson Act qualify the )  
project for a Class 17 Categorical Exemption pursuant to )  
Guidelines section 15317, and there are no exceptions )  
pursuant to Guidelines section 15300.2; )
  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). )
  3. 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 No. 2012-008 (Board of Supervisors )  
Resolution No. 00-462) to reflect the newly reconfigured )  
parcels, and simultaneously execute a new or amended )  
Farmland Security Zone Contract between the County )  
and Gary Francioni, reflecting the new legal description )  
and current ownership interests and to incorporate any )  
legislative changes to State Williamson Act provisions )  
and current County Agricultural Preserve Policies or )  
Procedures; and )
  4. Directed the Clerk of the Board to record the new or )  
amended contracts with corresponding recording fees to )  
be paid by the property owners. )

**The FRANSCIONI LIVING TRUST AND JACKSON FAMILY INVESTMENTS III LLC application (PLN250191) came on for a public hearing before the Board of Supervisors of the County of Monterey on January 13<sup>th</sup> 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors of the County of Monterey finds and decides as follows:**

## FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
  - Central Salinas Valley Area Plan;
  - Monterey County Subdivision Ordinance (Title 19); and
  - Monterey County Zoning Ordinance (Title 21).
- No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- b) The project includes a Lot Line Adjustment between four legal lots of record, including:
- Parcel A; 66.24 acres; (Assessor's Parcel Number: 216-023-015-000 under Williamson Act Contract No. 2012-007);
  - Parcel B; 53.90 acres; (Assessor's Parcel Number: 216-023-017-000 under Williamson Act Contract No. 2012-007);
  - Parcel C; 57.62 acres; (Assessor's Parcel Number: 216-023-014-000 under Williamson Act Contract No. 2012-008); and
  - Parcel D; 167.89 acres (Assessor's Parcel Number: 216-023-006-000) which is not under currently a Williamson Act Contract.
- After this Lot Line Adjustment, the resulting lots will include:
- 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.
- c) Lot Legality. The Francioni parcels (Parcels A, B, and C) as well as the Jackson Investments parcel (Parcel D) are shown in their current configurations in the Parcel Map recorded at Volume 22 Page 113, known as “Maps of the Partition of the Paraje de Sanchez Ranchos and Ex-Mission Soledad Rancho” is in Document No. 432000234 dated April of 2009. Therefore, the subject properties are legal lots of record.
- d) Allowed Use. The properties are located at 32070, 32080, 32176, and 32721 River Road, Soledad (Assessor's Parcel Number: 216-023-015-000 – Parcel A), (Assessor's Parcel Number: 216-023-017-000 – Parcel B), and (Assessor's Parcel Number: 216-023-014-000 – Parcel C) and Assessor's Parcel Number: 216-023-006-000 – Parcel D, all within the Central Salinas Valley Area Plan. Parcels A, B, C, and D are currently zoned Farmland, 40 acres per unit or “F/40”. All lots are farmed with row crops. Farming is a principally permitted use in the Farmland

Zoning District. There are two single-family dwellings and a non-habitable accessory structure on Parcel C, with no other dwellings on Parcels A, B, and D. Parcels A, B, and C are farmed by the Francioni Living Trust. Portions of Parcels A, B, and C, as well as all of Parcel D are farmed by Jackson Family Investments III LLC. This project will adjust the boundaries between the four properties such that the Francioni Living Trust operations will be entirely within adjusted Parcels 1, 2, and 3, and Jackson Family Investments III LLC operations will be entirely within adjusted Parcel 4.

Jackson Family Investments III LLC has allowed the Francioni Living Trust to grow wine vineyards on acres of land adjacent to the Salinas River. The proposed Lot Line Adjustment would resolve a boundary issue between Jackson Family Investments III LLC and the Francioni Living Trust farming operations. All lots conform to the minimum 40 acre parcel size in the Farmland Zone both in their existing configuration and as proposed in this lot line adjustment. Therefore, the project is an allowed land use for this site. No additional development is proposed with this Lot Line Adjustment.

- e) Visual Sensitivity. The project is located in an area of visual sensitivity along River Road according to the Central Salinas Valley Scenic Highways and Visual Sensitivity Map (Figure 13). The project does not propose to build any new structures as part of this application.
- f) Williamson Act and Agricultural and Winery Corridor Plan (AWCP). Both parcels are located within the Central/Arroyo Seco/River Road segment of the AWCP. Parcels A, B, and C are currently under Williamson Act Contract (Nos. 2012-007 and 2012-008), which would allow the continued agricultural use under an amended contract. Parcel D is not subject to a Williamson Act Contract; no contract is currently proposed for Parcel D.
- g) Agricultural Advisory Committee (AAC) Review. The project was referred to the Agricultural Advisory Committee pursuant to Board of Supervisors adopted Guidelines on November 20, 2025. The committee members unanimously recommended approval of the project without any changes by a vote of 7-0 with 4 members absent.
- h) The project planner conducted a virtual site inspection on November 19, 2025, to verify that the project on the subject parcel conforms to the plans listed above.
- i) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey Department of Housing and Community Development (HCD-Planning) are found in HCD-Planning Project File No. PLN250191.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Environmental Health

Bureau, Gonzales Rural Fire Protection District, and the Agricultural Commissioner's Office. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. The conditions recommended by the reviewing agencies have been incorporated into this permit.

- b) Staff conducted a virtual site inspection on November 19, 2025, to verify that the site is suitable for this use.
- c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning are found in Project File No. PLN250191.

**3. FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, Environmental Health Bureau, Gonzales Rural Fire Protection District and the Agricultural Commissioner's Office. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) This Lot Line Adjustment will not change any physical conditions at the site or in the vicinity.
  - c) Staff conducted a virtual site inspection on November 19, 2025 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File No. PLN250191.

**4. FINDING:** **NO VIOLATIONS** – The subject property complies with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject properties.
  - b) Staff conducted a virtual site inspection on November 19, 2025, and researched County records to assess if any violation exists on the subject property.
  - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File No. PLN250191.

5. **FINDING:** **LOT LINE ADJUSTMENT** - The adjustment of the parcels is consistent with Subdivision Map Act and Title 19 (Subdivision Ordinance – Inland) of the Monterey County Code including the following required findings:
1. The lot line adjustment is between two (or more) existing adjacent parcels;
  2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment; and
  3. The parcels resulting from the lot line adjustment conform to County zoning and building ordinances.

- EVIDENCE:**
- a) Lot Line Adjustments between four or fewer adjoining parcels are identified as an exclusion to the requirements of the Subdivision Map Act (California Government Code section 66412(d)). No tentative, parcel, or final map is required for the lot line adjustment. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment (Condition No. 3) and a Certificate of Compliance for each new lot shall be filed (Condition No. 4).
  - b) The LLA is between four contiguous lots. It will not create a greater number of parcels than originally existed. Four contiguous separate legal parcels of record will be adjusted, resulting in four contiguous legal parcels of record.
  - c) The LLA is consistent with Title 21 (Zoning Ordinance) of the Monterey County Code and County staff verified that the subject property complies with all rules and regulations pertaining to the use of the property, and no violations exist on the property (see Finding Nos. 1, 2, and 4).
  - d) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250191.

6. **FINDING:** **CEQA (Exempt)** – The project is a Lot Line Adjustment, which is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15305 (a) categorically exempts minor Lot Line Adjustments that do not result in the creation of any new parcels. Additionally, the revision of open space contracts under the Williamson Act qualify for a Class 17 Categorical Exemption pursuant to CEQA Guidelines section 15317.
  - b) The subject application for a Lot Line Adjustment is minor in nature and will not result in the creation of any new parcels. See Finding No. 5.
  - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a

significant effect, or development that would result in a cumulative significant impact. No structural development is proposed as part of this project.

- d) No adverse environmental effects were identified during staff review of the development application during a virtual site visit on November 19, 2025.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File No. PLN250191.

7.       **FINDING:**       **WILLIAMSON ACT – CONTRACTS** – Pursuant to California Government Code section 51257(a)(1), the new contract or amended contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.
- EVIDENCE:**   a)   The term of the original Farmland Security Zone Contract (Contract Nos. 2012-007 and 2012-008) is 20 years which renews annually on each succeeding January 1. The new or amended contract will have an initial term of 20 years, which also will renew annually on each succeeding January 1.
8.       **FINDING:**       **WILLIAMSON ACT – NO NET ACREAGE DECREASE** – . Pursuant to Government Code section 51257(a)(2) there is a net decrease in the amount of the acreage restricted, however more than 90 percent of the land under the existing contracts will remain under the new contracts pursuant to Government Code section 51257(a)(3).
- EVIDENCE:**   a)   Parcels A, B and C contain 177.76 acres total and are subject to Williamson Act Farmland Security Zone Contracts. As proposed, adjusted parcels A, B, and C will contain 175.655 acres, with these three adjusted parcels to remain under a new or amended Williamson Act Farmland Security Zone Contract. Parcel D is not subject to a Williamson Act contract. The decrease in acreage from existing to proposed is approximately 2.1 acres. The 2.1 acres reduction out of 177.76 acres under the existing contracts represents an approximately 1.18 percent reduction of the total area. This results in over 98 percent of the land remaining under the new contracts. (See also Finding 9) .
- b)   The application, plans, and related support materials are found in Planning File No. PLN250191.
9.       **FINDING:**       **WILLIAMSON ACT – NEW CONTRACTS** – Pursuant to Government Code section 51257(a)(3), at least 90 percent of the land under the former Contract or Contracts remains under the new or amended Contract.
- EVIDENCE:**   a)   The total acreage currently under Farmland Security Zone Contract No. 2012-007 is 120.14 acres (Parcel A and Parcel B). Ten percent of 120.14 acres is 12.014 acres. As proposed, the contract for Parcel A and

B will be rescinded and simultaneously a new/amended contract will be entered into for 119.58 acres (Parcel 1 and Parcel 2). There would be a net reduction in acreage under contract of 0.56 acres which is less than a 10 percent reduction. More than 90 percent of the acreage currently under contract will remain under the new or amended contract. The proposed new or amended Farmland Security Zone Contract will continue to cover 119.58 acres under the original Farmland Security Zone Contract No. 2012-007, which equals 99.5 percent.

- b) The total acreage currently under Farmland Security Zone Contract No. 2012-008 is 57.62 acres (Parcel C). Ten percent of 57.62 acres is 5.762 acres. As proposed, the contract for Parcel C will be rescinded and simultaneously a new/amended contract will be entered into for 56.08 acres (Parcel 1 and Parcel 2). There would be a net reduction in acreage under contract of 1.54 acres which is less than a 10 percent reduction. More than 90 percent of the acreage currently under contract will remain under the new or amended contract. The proposed new or amended Farmland Security Zone Contract will continue to cover 56.08 acres under the original Farmland Security Zone Contract No. 2012-008 which equals 97.3 percent.
- c) The application, plans, and related support materials are found in Planning File No. PLN250191.

**10. FINDING:**

**WILLIAMSON ACT – SUSTAIN AGRICULTURAL USE –**

Pursuant to California Government Code section 51257(a)(4), after the Lot Line Adjustment, the relevant parcels will be large enough to sustain their agricultural use, as required by section 51222.

- EVIDENCE:** a) Pursuant to Government Code section 51222, et seq. (the Williamson Act),

Agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land.

The proposed Lot Line Adjustment will reconfigure existing Parcel A (66.24 acres under Williamson Act Contract), Parcel B (53.90 acres under Williamson Act Contract), Parcel C (57.62 acres under Williamson Act Contract), and Parcel D (167.89 acres area currently not under Williamson Act Contract), resulting in the Four (4) Parcels that includes a 59.38 acre parcel [Adjusted Parcel 1], a 60.20 acre parcel [Adjusted Parcel 2], a 56.08 acre parcel [Adjusted Parcel 3], and a 169.96 acre parcel [Adjusted Parcel 4]. The subject properties consist of prime farmland, farmland of statewide importance, and unique farmland. Reconfigured Parcels 1 (59.38 acres), Parcel 2 (60.20 acres), and Parcel 3 (56.08 acres) will all be large enough to sustain agricultural use as defined in Government Code section 51222.

- b) County of Monterey Board of Supervisors Resolution No. 00-462 as amended per Board of Supervisors Resolution No. 03-373 requires that agricultural preserves will not be considered unless the group of contiguous parcels included in the preserve contains 100 or more acres, or 40 or more acres if the Board finds that smaller preserves are necessary due to the unique characteristics of the agricultural enterprises in the area. Farmland Security Zone Contract No. 2012-007 covers 120.14 acres. Approximately 119.58 acres will remain subject to Farmland Security Zone Contract No. 2012-007 as amended by this approval. Farmland Security Zone Contract No. 2012-008 covers 57.62 acres. Approximately 1.54 acres will be coming out of contract. However, 56.08 acres will remain subject to Farmland Security Zone Contract No. 2012-008 as amended by this approval.
- c) The application, plans, and related support materials are found in Planning File No. PLN250191.

**11. FINDING:** **WILLIAMSON ACT – LONG-TERM AGRICULTURAL PRODUCTIVITY** – Pursuant to Government Code section 51257(a)(5), the Lot Line Adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a Contract or Contracts.

- EVIDENCE:**
- a) The Lot Line Adjustment is proposed to align parcel boundaries with existing agricultural uses. No change in the agricultural use is proposed. See also, Finding No. 10 and supporting Evidence above.
  - b) The application, plans, and related support materials are found in Planning File No. PLN250191.

**12. FINDING:** **WILLIAMSON ACT – ADJACENT AGRICULTURAL LAND USE** – Pursuant to Government Code section 51257(a)(6), the Lot Line Adjustment is not likely to result in the removal of adjacent land from agricultural use.

- EVIDENCE:**
- a) The subject parcels are designated as “F/40” Farmlands, with a minimum building site of 40 acres. The Lot Line Adjustment will not affect current agricultural uses on the subject properties or on adjacent properties. This project will adjust the boundaries between four properties such that the Franscioni Living Trust operations will be entirely within adjusted Parcels 1, 2, and 3, and Jackson Family Investments III, LLC operations will be entirely within adjusted Parcel 4. The boundary change accommodates an existing condition and no physical change in the agricultural use or production is anticipated and no physical development is being proposed. The adjustment would not allow any uses that could not also occur under the current configuration.
  - b) See Finding No. 5 (Lot Line Adjustment).
  - c) The application, plans, and related support materials are found in Planning File No. PLN250191.

- 13. FINDING: WILLIAMSON ACT – NO NEW DEVELOPABLE PARCELS –**  
Pursuant to Government Code section 51257(a)(7), the Lot Line Adjustment will not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.
- EVIDENCE:**
- a) The purpose of the Lot Line Adjustment is to move the existing property lines of Parcels A, B, and C, resulting in a transfer of acreage to Parcel D in order to be consistent with current farming operations. Four lots exist currently and four lots will remain after the Lot Line Adjustment. All four lots will remain greater than 40 acres consistent with the 2010 General Plan “Farmland” land use designation
  - b) See Finding No. 5 (Lot Line Adjustment).
  - c) The application, plans, and related support materials are found in Planning File No. PLN250191.
- 14. FINDING: WILLIAMSON ACT – CONTRACT RESCISSION AND AMENDMENT –** Government Code section 51257 (a) requires that, to facilitate a Lot Line Adjustment, and pursuant to section 66412(d), the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract provided the board finds all of the elements listed in Government Code section 51257 (a)(1) through (a)(7).
- EVIDENCE:**
- a) The County and the Francioni Living Trust mutually agree that as a condition of approval of this Lot Line Adjustment Williamson Act Contract No. 2012-007 (Board of Supervisors Resolution No. 00-462) and Williamson Act Contract No. 2012-008 (Board of Supervisors Resolution No. 00-462) will be rescinded and simultaneously new Williamson Act contracts will be entered covering the reconfigured parcels (See Condition No. 5).
  - b) See Findings and Evidence No. 7 through No. 13 above.
  - c) The application, plans, and related support materials found in Planning File No. PLN250191.

**NOW THEREFORE, IT IS HEREBY RESOLVED** that in order to facilitate the Lot Line Adjustment of Williamson Act Lands, the Board of Supervisors hereby:

- a. Find that the minor Lot Line Adjustment qualifies for a Class 5 Categorical Exemption from CEQA under Guidelines section 15305, that the revisions to the open space contracts under the Williamson Act qualify the project for a Class 17 Categorical Exemption pursuant to Guidelines section 15317, and there are no exceptions pursuant to Guidelines section 15300.2;
- b. 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).

- c. 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 No. 2012-008 (Board of Supervisors Resolution No. 00-462) to reflect the newly reconfigured parcels, and simultaneously execute a new or amended Farmland Security Zone Contract between the County and Gary Franscioni, reflecting the new legal description and current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
- d. Directed the Clerk of the Board to record the new or amended contracts with corresponding recording fees to be paid by the property owners.

**PASSED AND ADOPTED** on this 13<sup>th</sup> day of January 2026, by roll call vote:

AYES: Supervisors Alejo, Church, Root Askew and Daniels

NOES: None

ABSENT: Supervisor Lopez

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on January 13, 2026.

Revised Dated: February 11, 2026  
File ID: RES 26-004  
Agenda Item No.: 10

Valerie Ralph, Clerk of the Board of Supervisors  
County of Monterey, State of California

  
Margarita Hernandez, Deputy

# County of Monterey HCD Planning

## Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250191

### Revised

#### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Lot Line Adjustment (PLN250191) allows Four (4) Parcels that includes Parcel A of 66.24 acres (area under Williamson Act Contract) (Assessor's Parcel Number 216-023-015-000), Parcel B of 53.90 acres (area under Williamson Act Contract) (Assessor's Parcel Number 216-023-017-000), Parcel C of 57.62 acres (area under Williamson Act Contract) (Assessor's Parcel Number 216-023-014-000), and Parcel D of 167.89 acres (area currently not under Williamson Act Contract) (Assessor's Parcel Number 216-023-006-000), resulting in the Four (4) Parcels that includes a 59.38 acre parcel [Adjusted Parcel 1], a 60.20 acre parcel [Adjusted Parcel 2], a 56.08 acre parcel [Adjusted Parcel 3], and a 169.96 acre parcel [Adjusted Parcel 4]. The property is located at 32070 River Road, Soledad (Assessor's Parcel Numbers 216-023-015-000, 216-023-017-000, 216-023-014-000, and 216-023-006-000), Central Salinas Valley Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Lot Line Adjustment (Resolution Number 26-019) was approved by the Board of Supervisors for Assessor's Parcel Numbers 216-023-015-000 , 216-023-017-000, 216-023-014-000, and 216-023-006-000 on January 13th, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

## 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.  
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

#### 5. PD037 - WILLIAMSON ACT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The property owner shall enter into a new or amended Agricultural Preserve Land Conservation Contract or Contracts with the Board of Supervisors of the County of Monterey for the Lot Line Adjustment of Williamson Act lands deemed necessary by the Office of the County Counsel. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel, the property owners of record shall execute a new or amended contract or contracts to be prepared by the Office of the County Counsel, which shall be recorded after the recordation of the Certificates of Compliance and subject to the submittal of the appropriate recording fees by the property owners of record.

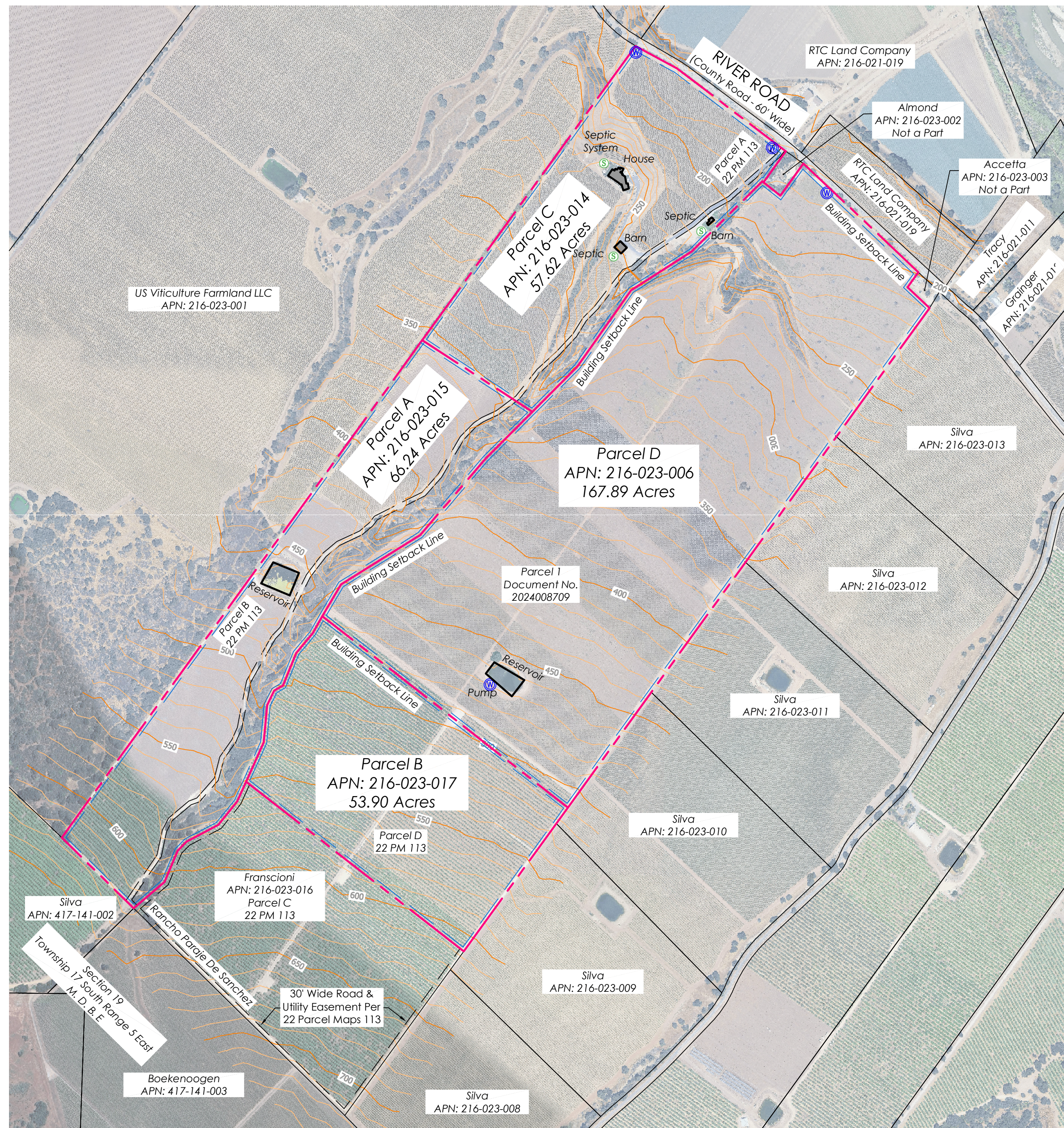
#### 6. PD045 - COC (LOT LINE ADJUSTMENTS)

**Responsible Department:** Planning

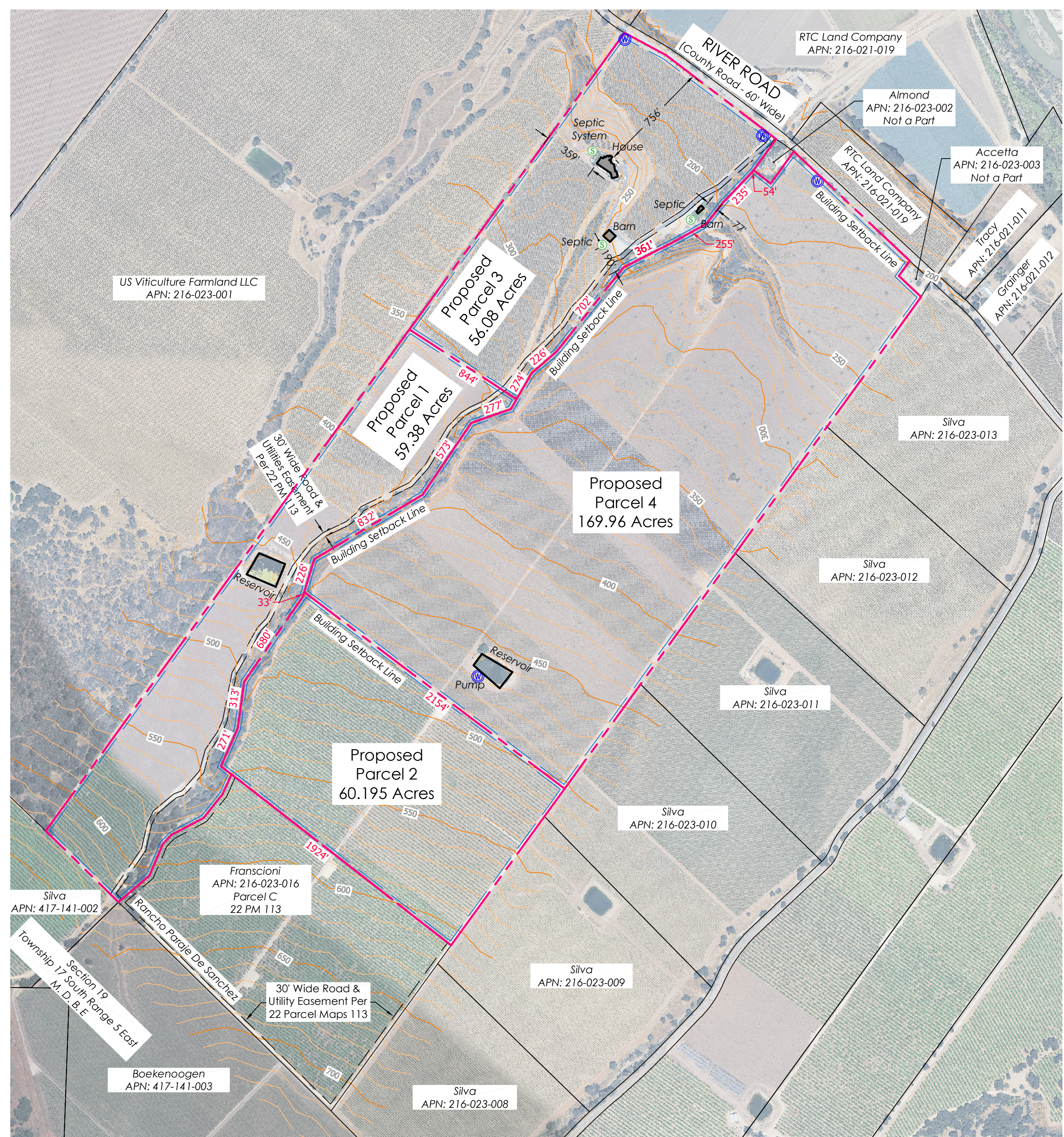
**Condition/Mitigation Monitoring Measure:** The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

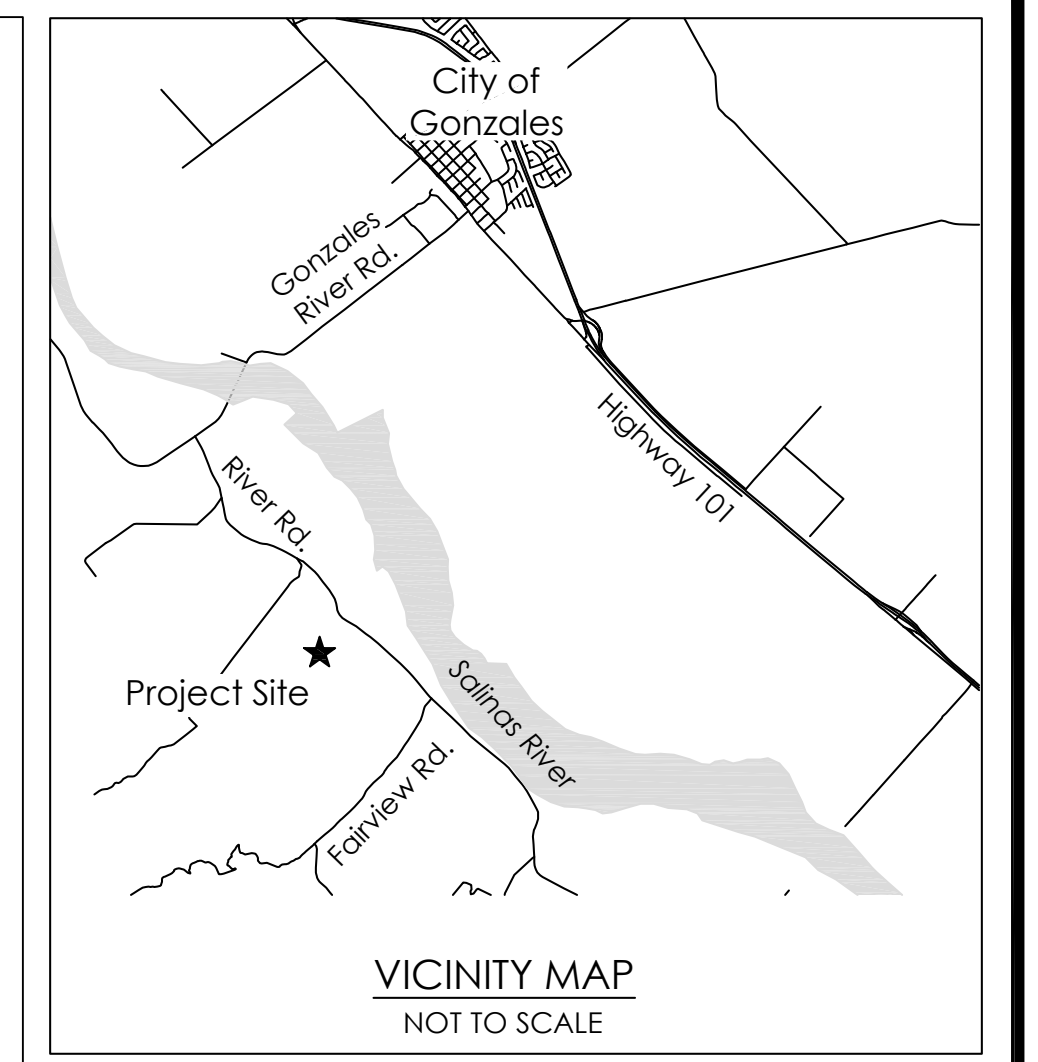
Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.



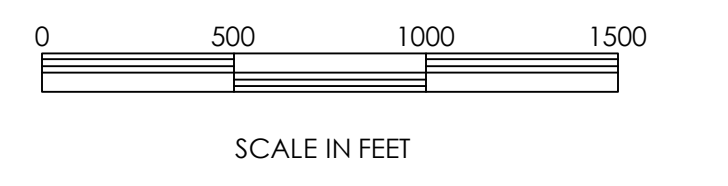
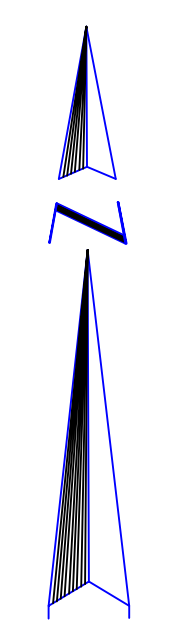
**EXISTING LOT CONFIGURATION**  
Scale: 1" = 500'



**PROPOSED LOT CONFIGURATION**  
Scale: 1" = 500'



VICINITY MAP  
NOT TO SCALE



**OWNERS**

GARY FRANSCIONI  
APNs 216-023-014, -015, -017  
32721 RIVER ROAD  
SOLEDAD, CA 93930

JACKSON FAMILY INVESTMENTS III LLC  
APN 216-023-006  
421 AVIATION BLVD  
SANTA ROSA, CA 95403

**REPRESENTATIVE**

LYNN KOVACH, PLS 5321  
831-659-9864  
P.O. BOX 1378  
CARMEL VALLEY, CA 93924

PREPARED FOR: Gary Francioni  
SURVEYED BY: POLARIS LAND SURVEYING  
P. O. BOX 1378  
CARMEL VALLEY, CA 93924  
831-659-9564

SCALE: 1" = 500' VIEW: LLA DATE: June 9, 2025  
FILE NAME: Francioni.LLA.dwg JOB #25-145 Sheet 1 of 1

**STATEMENT**

THIS PROPERTY IS LOCATED WITHIN RANCHO PARAJE DE SANCHEZ, AND INVOLVES THE LOT LINE ADJUSTMENT OF FOUR PARCELS OF 57.62 ACRES, 66.24 ACRES, 53.90 ACRES, AND 167.89 ACRES INTO FOUR PARCELS OF 59.38 ACRES, 60.20 ACRES, 56.08 ACRES & 169.96 ACRES IN SIZE.

THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO ALIGN THE PARCELS WITH THE USAGE.

THE EXISTING ZONING ON THE PROPERTIES IS "F/40".

THE FOUR PARCELS ARE CURRENTLY USED FOR FARMING PURPOSES. THE PROPOSED USE FOR THE NEW PARCELS IS FOR FARMING PURPOSES.

THERE ARE TWO HOUSES ON PARCEL B, AS SHOWN.

THERE ARE CURRENTLY STRUCTURES ON THE PROPERTY AS SHOWN ON THE MAP.

THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN.

WATER IS PROVIDED BY PRIVATE WELLS LOCATED ON PARCELS 3 & 4. THERE IS NO PROPOSED NEW WELL.

THERE ARE THREE SEPTIC SYSTEM ON PARCEL C.

CONTOUR INTERVAL IS 10 FEET.

NO TREES ARE TO BE PLANTED OR REMOVED. THERE ARE NO PROPOSED COMMON AREAS OR AREAS TO BE DEDICATED TO PUBLIC USE. NO DEVELOPMENT STRUCTURES OR GRADING ARE BEING PROPOSED WITH THIS APPLICATION. SO NO EROSION CONTROL MEASURES ARE PROPOSED.

**SUMMARY TABLE**

Subject Property	Property Owner	APN	Existing Acreage	Existing Zoning
Parcel A	GARY FRANSCIONI	216-023-015	66.24	F/40
Parcel B	GARY FRANSCIONI	216-023-017	53.90	F/40
Parcel C	GARY FRANSCIONI	216-023-014	57.26	F/40
Parcel D	JACKSON FAMILY INVESTMENTS III LLC	216-023-003	167.89	F/40

Proposed Property Designation	Property Owner	Proposed Acreage	Proposed Zoning
Parcel 1	GARY FRANSCIONI	59.38	F/40
Parcel 2	GARY FRANSCIONI	60.20	F/40
Parcel 3	GARY FRANSCIONI	56.08	F/40
Parcel 4	JACKSON FAMILY INVESTMENTS III LLC	169.96	F/40

**TENTATIVE LOT LINE ADJUSTMENT MAP**  
OF  
LANDS OF FRANSCIONI  
PARCELS A, B & D  
VOLUME 22 PARCEL MAPS PAGE 113 &  
LAND OF JACKSON FAMILY INVESTMENTS  
PARCEL I AS DESCRIBED IN  
REEL 757 OF OFFICIAL RECORDS AT PAGE 688  
LYING WITHIN THE RANCHO PARAJE DE SANCHEZ,  
MONTEREY COUNTY, CALIFORNIA