

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

Resolution No.: 24-419

- Resolution of the Monterey County Board of Supervisors to:)
- a. Find that the consideration of thirteen (13) Williamson Act)
Applications, consisting of one (1) Application for the)
Establishment of an Agricultural Preserve (“AGP”) and Land)
Conservation Contract (“LCC”) and twelve (12) Applications)
for the Creation of Farmland Security Zones (“FSZ”) and)
corresponding FSZ Contracts is Categorically Exempt from)
the California Environmental Quality Act (CEQA) pursuant)
to the California Code of Regulations (CCR), Title 14,)
Chapter 3, Article 19, Categorical Exemptions, CEQA)
Guidelines CCR Section 15317 for Open Space Contracts or)
Easements (Class 17 establishment of agricultural preserves))
and there are no exceptions pursuant to CEQA Guidelines)
CCR Section 15300.2; and)
- b. Approve nine (9) applications to create nine (9) FSZs and)
Contracts:)
1. FSZ Application No. 2025-02 – Berkshire Investments)
LLC, a California Limited Liability Company;)
Assessor’s Parcel Numbers (APNs) 267-044-005-000;)
267-044-014-000; 267-044-015-000; and 267-044-)
016-000; Approximately 125 acres in the North)
County Area Plan;)
2. FSZ Application No. 2025-05 – Silacci Family Trust)
dated June 21, 1982, as to a 50% interest and the)
Kenneth A. Silacci Separate Property Trust dated)
November 16, 2010, as to a 50% interest; APN 135-)
111-005-000; Approximately 105 acres in the Greater)
Salinas Area Plan;)
3. FSZ Application No. 2025-06 – Sair Partnership 9)
LLC Ranch, a Delaware Limited Liability Company;)
APNs 223-031-019-000 and 223-071-002-000;)
Approximately 239 acres in the Central Salinas Valley)
Area Plan;)
4. FSZ Application No. 2025-07 – Ticino California)
LLC, a California Limited Liability Company; APN)
221-011-016-000; Approximately 130 acres in the)
Central Salinas Valley Area Plan;)
5. FSZ Application No. 2025-08 – Riboli Doctor’s)
Vineyard LLC, a California Limited Liability)
Company; APN 165-013-003-000; Approximately 339)
acres in the Central Salinas Valley Area Plan;)
6. FSZ Application No. 2025-09 – Irene P. Guidotti and)
John E. Guidotti, Co-Trustees of the Exemption Trust)

- under the 1995 Guidotti Revocable Trust dated January 12, 1995, John E. Guidotti, a married man as his sole and separate property, Janice Andreotti, an unmarried woman, as her sole and separate property, Ella J. Guidotti, Trustee of the 1997 Ella J. Guidotti Revocable Trust dated February 6, 1997, James E. Guidotti and Paula A. Guidotti, Trustees of the 1998 James & Paula Guidotti Revocable Trust dated March 17, 1998, Roy Anthony Marci and Dorothy Rose Marci, Trustees of the 1992 Marci Revocable Trust dated June 26, 1992, Milton Guidotti and Rosemary Guidotti, Trustees of the 1995 Milton & Rosemary Guidotti Revocable Trust dated December 28, 1995, and Fred H. Guidotti and Judy P. Guidotti, Trustees of the Guidotti Family Trust dated July 19, 2006; APN 165-072-002-000; Approximately 125 acres in the Central Salinas Valley Area Plan;
7. FSZ Application No. 2025-10 – Ella J. Guidotti, Trustee of the 1997 Ella J. Guidotti Revocable Trust dated February 6, 1997, James E. Guidotti and Paula A. Guidotti, Trustees of the 1998 James & Paula Guidotti Revocable Trust dated March 17, 1998, Roy Anthony Marci and Dorothy Rose Marci, Trustees of the 1992 Marci Revocable Trust dated June 26, 1992, Milton Guidotti and Rosemary Guidotti, Trustees of the 1995 Milton & Rosemary Guidotti Revocable Trust dated December 28, 1995, James E. Guidotti and Paula A. Guidotti, Trustees of the 1998 James & Paula Guidotti Revocable Trust U/D/T dated March 17, 1998, Elmer J. Guidotti and Irene P. Guidotti, Trustees of the 1995 Guidotti Revocable Trust U/D/T dated January 12, 1995, Irene P. Guidotti and John E. Guidotti, Co-Trustees of the Exemption Trust under the 1995 Guidotti Revocable Trust dated January 12, 1995, John E. Guidotti, Janice Andreotti, and Fred H. Guidotti and Judy P. Guidotti, Trustees of The Guidotti Family Trust dated July 18, 2006; APN 183-021-032-000; Approximately 326 acres with +/- 280 farmable acres in the Central Salinas Valley Area Plan;
8. FSZ Application No. 2025-11 – Lisette Moore Allen, Successor Trustee of the Joe S. Moore Trust Agreement dated April 27, 2000 (APN 167-052-005-000); Lisette Moore Allen, Successor Sole Trustee of the Joe S. Moore Trust Agreement dated April 27, 2000 and The Louis and Myrna Moore Family Trust, initially created October 4, 2000, Louis Charles

- Somavia Moore and Myrna Silvia Zepeda Moore as)
Trustees (APN 223-011-041-000); Approximately 284)
acres in the Central Salinas Valley Area Plan;)
 - 9. FSZ Application No. 2025-12 – Arroyo Vineyards)
LLC, a Delaware Limited Liability Company; APNs)
109-391-013-000 and 419-491-007-000;)
Approximately 186 acres in the Central Salinas Valley)
Area Plan; and)
 - c. Continue without prejudice two (2) applications to the 2026)
round of applications:)
 - 1. FSZ Application No. 2025-03 – 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;)
 - 2. FSZ Application No. 2025-04 – The 1996 Morgantini)
Revocable Trust Under Declaration of Trust dated)
August 16, 1996, Beverly Joan Morgantini, Trustee;)
APNs 111-021-005-000 and 111-021-007-000;)
Approximately 400 acres in the Central Salinas Valley)
Area Plan; and)
 - d. Deny without prejudice one (1) application:)
 - 1. AGP-LCC Application No. 2025-01 – Coker)
Ellsworth Family Trust dated September 7, 2000,)
Shawn McNamara, Tom Thompson and Amy)
Thompson; APNs 423-071-030-000 and 423-071-055-)
000; Approximately 627 acres in the South County)
Area Plan; and)
 - e. Accept one (1) application withdrawal and issue a partial)
application fee refund of \$6,755:)
 - 1. FSZ Application No. 2025-13 – Arroyo Vineyards)
LLC, a Delaware Limited Liability Company; APNs)
183-021-008-000; 183-021-016-000; 183-021-033-)
000; and 183-021-034-000; Approximately 318 acres)
in the Central Salinas Valley Area Plan; and)
 - f. Authorize the Chair to execute nine (9) FSZ Contracts for the)
corresponding (9) applications recommended for approval to)
create nine (9) FSZs and Contracts; and)
 - g. Direct the Clerk of the Board to record the FSZ Contracts)
prior to the January 1, 2025, property tax lien date subject to)
the submittal of the corresponding recording fees by the)
property owners of record.
- (REF240030 – Williamson Act Contract Applications 2025 – County-
wide)

A public hearing before the Board of Supervisors of the County of Monterey was conducted on December 3, 2024. During said hearing, the Board considered a total of thirteen (13) Williamson

Act Applications. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, other evidence presented, including the record of proceedings in Housing and Community Development (HCD) Planning File No. REF240030 – Williamson Act Contract Applications 2025 – County-wide, and the recommendations of the Agricultural Preservation Review Committee, and the Agricultural Advisory Committee, which are incorporated by this reference, the Board of Supervisors hereby finds and decides as follows:

RECITALS

WHEREAS, the Board of Supervisors finds 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. CEQA Guidelines Section 15317 categorically exempts the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area.

WHEREAS, the Board of Supervisors finds that the following applications are consistent with the General Plan of the County of Monterey and are suitable for inclusion in a Farmland Security Zone (“FSZ”) pursuant to Board of Supervisors Resolution No. 01-486 and with the supported recommendation of approval from the Agricultural Advisory Committee, it being the intention to create an FSZ for these parcels, as expressly requested by the property owners of record; and, therefore said Board approves nine (9) applications to create nine (9) FSZs and corresponding FSZ Contracts, consisting of fifteen (15) parcels totaling approximately 1,859 acres, as set forth below:

1. FSZ Application No. 2025-02 – Berkshire Investments LLC, a California Limited Liability Company; Assessor’s Parcel Numbers (APNs) 267-044-005-000; 267-044-014-000; 267-044-015-000; and 267-044-016-000; Approximately 125 acres in the North County Area Plan;
2. FSZ Application No. 2025-05 – Silacci Family Trust dated June 21, 1982, as to a 50% interest and the Kenneth A. Silacci Separate Property Trust dated November 16, 2010, as to a 50% interest; APN 135-111-005-000; Approximately 105 acres in the Greater Salinas Area Plan;
3. FSZ Application No. 2025-06 – Sair Partnership 9 LLC Ranch, a Delaware Limited Liability Company; APNs 223-031-019-000 and 223-071-002-000; Approximately 239 acres in the Central Salinas Valley Area Plan;
4. FSZ Application No. 2025-07 – Ticino California LLC, a California Limited Liability Company; APN 221-011-016-000; Approximately 130 acres in the Central Salinas Valley Area Plan;
5. FSZ Application No. 2025-08 – Riboli Doctor’s Vineyard LLC, a California Limited Liability Company; APN 165-013-003-000; Approximately 339 acres in the Central Salinas Valley Area Plan;
6. FSZ Application No. 2025-09 – Irene P. Guidotti and John E. Guidotti, Co-Trustees of the Exemption Trust under the 1995 Guidotti Revocable Trust dated January 12, 1995, John E. Guidotti, a married man as his sole and separate property, Janice Andreotti, an unmarried woman, as her sole and separate

property, Ella J. Guidotti, Trustee of the 1997 Ella J. Guidotti Revocable Trust dated February 6, 1997, James E. Guidotti and Paula A. Guidotti, Trustees of the 1998 James & Paula Guidotti Revocable Trust dated March 17, 1998, Roy Anthony Marci and Dorothy Rose Marci, Trustees of the 1992 Marci Revocable Trust dated June 26, 1992, Milton Guidotti and Rosemary Guidotti, Trustees of the 1995 Milton & Rosemary Guidotti Revocable Trust dated December 28, 1995, and Fred H. Guidotti and Judy P. Guidotti, Trustees of the Guidotti Family Trust dated July 19, 2006; APN 165-072-002-000; Approximately 125 acres in the Central Salinas Valley Area Plan;

7. FSZ Application No. 2025-10 – Ella J. Guidotti, Trustee of the 1997 Ella J. Guidotti Revocable Trust dated February 6, 1997, James E. Guidotti and Paula A. Guidotti, Trustees of the 1998 James & Paula Guidotti Revocable Trust dated March 17, 1998, Roy Anthony Marci and Dorothy Rose Marci, Trustees of the 1992 Marci Revocable Trust dated June 26, 1992, Milton Guidotti and Rosemary Guidotti, Trustees of the 1995 Milton & Rosemary Guidotti Revocable Trust dated December 28, 1995, James E. Guidotti and Paula A. Guidotti, Trustees of the 1998 James & Paula Guidotti Revocable Trust U/D/T dated March 17, 1998, Elmer J. Guidotti and Irene P. Guidotti, Trustees of the 1995 Guidotti Revocable Trust U/D/T dated January 12, 1995, Irene P. Guidotti and John E. Guidotti, Co-Trustees of the Exemption Trust under the 1995 Guidotti Revocable Trust dated January 12, 1995, John E. Guidotti, Janice Andreotti, and Fred H. Guidotti and Judy P. Guidotti, Trustees of The Guidotti Family Trust dated July 18, 2006; APN 183-021-032-000; Approximately 326 acres with +/- 280 farmable acres in the Central Salinas Valley Area Plan;
8. FSZ Application No. 2025-11 – Lisette Moore Allen, Successor Trustee of the Joe S. Moore Trust Agreement dated April 27, 2000 (APN 167-052-005-000); Lisette Moore Allen, Successor Sole Trustee of the Joe S. Moore Trust Agreement dated April 27, 2000 and The Louis and Myrna Moore Family Trust, initially created October 4, 2000, Louis Charles Somavia Moore and Myrna Silvia Zepeda Moore as Trustees (APN 223-011-041-000); Approximately 284 acres in the Central Salinas Valley Area Plan;
9. FSZ Application No. 2025-12 – Arroyo Vineyards LLC, a Delaware Limited Liability Company; APNs 109-391-013-000 and 419-491-007-000; Approximately 186 acres in the Central Salinas Valley Area Plan; and

WHEREAS, the Board of Supervisors continues without prejudice FSZ Application No. 2025-03 (R2 Hunter LLC, a California Limited Liability Company; APNs 177-081-005-000; 177-081-006-000; and 177-081-007-000); and FSZ Application No. 2025-04 (The 1996 Morgantini Revocable Trust Under Declaration of Trust dated August 16, 1996, Beverly Joan Morgantini, Trustee; APNs 111-021-005-000 and 111-021-007-000) to the 2026 round of applications to provide the owner-applicants with time to work through issues affecting their respective applications;

WHEREAS, the Board of Supervisors denies without prejudice AGP-LCC Application No. 2025- 01 (Coker Ellsworth Family Trust dated September 7, 2000, Shawn McNamara, Tom Thompson and Amy Thompson; APNs 423-071-030-000 and 423-071-055-000), continued from

the 2024 round of applications; and, denies the applicant's request for a refund of the nonrefundable application fee;

WHEREAS, the Board of Supervisors accepts the withdrawal of FSZ Application No. 2025-13 (Arroyo Vineyards LLC, a Delaware Limited Liability Company; APNs 183-021-008-000; 183-021-016-000; 183-021-033-000; and 183-021-034-000) and approves the recommendation of the Agricultural Advisory Committee to provide a partial refund of the nonrefundable \$7,755 application fee in the amount of \$6,755.

DECISION

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors does hereby:

- a. Find that the consideration of thirteen (13) Williamson Act Applications, consisting of one (1) Application for the Establishment of an Agricultural Preserve (“AGP”) and Land Conservation Contract (“LCC”) and twelve (12) Applications for the Creation of Farmland Security Zones (“FSZ”) and corresponding FSZ Contracts is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations (CCR), Title 14, Chapter 3, Article 19, Categorical Exemptions, CEQA Guidelines CCR Section 15317 Open Space Contracts or Easements (Class 17 establishment of agricultural preserves) and there are no exceptions pursuant to CEQA Guidelines CCR Section 15300.2; and
- b. Approve nine (9) applications to create nine (9) FSZs and Contracts:
 1. FSZ Application No. 2025-02 – Berkshire Investments LLC, a California Limited Liability Company; Assessor’s Parcel Numbers (APNs) 267-044-005-000; 267-044-014-000; 267-044-015-000; and 267-044-016-000; Approximately 125 acres in the North County Area Plan;
 2. FSZ Application No. 2025-05 – Silacci Family Trust dated June 21, 1982, as to a 50% interest and the Kenneth A. Silacci Separate Property Trust dated November 16, 2010, as to a 50% interest; APN 135-111-005-000; Approximately 105 acres in the Greater Salinas Area Plan;
 3. FSZ Application No. 2025-06 – Sair Partnership 9 LLC Ranch, a Delaware Limited Liability Company; APNs 223-031-019-000 and 223-071-002-000; Approximately 239 acres in the Central Salinas Valley Area Plan;
 4. FSZ Application No. 2025-07 – Ticino California LLC, a California Limited Liability Company; APN 221-011-016-000; Approximately 130 acres in the Central Salinas Valley Area Plan;
 5. FSZ Application No. 2025-08 – Riboli Doctor’s Vineyard LLC, a California Limited Liability Company; APN 165-013-003-000; Approximately 339 acres in the Central Salinas Valley Area Plan;
 6. FSZ Application No. 2025-09 – Irene P. Guidotti and John E. Guidotti, Co-Trustees of the Exemption Trust under the 1995 Guidotti Revocable Trust dated January 12, 1995, John E. Guidotti, a married man as his sole and separate

property, Janice Andreotti, an unmarried woman, as her sole and separate property, Ella J. Guidotti, Trustee of the 1997 Ella J. Guidotti Revocable Trust dated February 6, 1997, James E. Guidotti and Paula A. Guidotti, Trustees of the 1998 James & Paula Guidotti Revocable Trust dated March 17, 1998, Roy Anthony Marci and Dorothy Rose Marci, Trustees of the 1992 Marci Revocable Trust dated June 26, 1992, Milton Guidotti and Rosemary Guidotti, Trustees of the 1995 Milton & Rosemary Guidotti Revocable Trust dated December 28, 1995, and Fred H. Guidotti and Judy P. Guidotti, Trustees of the Guidotti Family Trust dated July 19, 2006; APN 165-072-002-000; Approximately 125 acres in the Central Salinas Valley Area Plan;

7. FSZ Application No. 2025-10 – Ella J. Guidotti, Trustee of the 1997 Ella J. Guidotti Revocable Trust dated February 6, 1997, James E. Guidotti and Paula A. Guidotti, Trustees of the 1998 James & Paula Guidotti Revocable Trust dated March 17, 1998, Roy Anthony Marci and Dorothy Rose Marci, Trustees of the 1992 Marci Revocable Trust dated June 26, 1992, Milton Guidotti and Rosemary Guidotti, Trustees of the 1995 Milton & Rosemary Guidotti Revocable Trust dated December 28, 1995, James E. Guidotti and Paula A. Guidotti, Trustees of the 1998 James & Paula Guidotti Revocable Trust U/D/T dated March 17, 1998, Elmer J. Guidotti and Irene P. Guidotti, Trustees of the 1995 Guidotti Revocable Trust U/D/T dated January 12, 1995, Irene P. Guidotti and John E. Guidotti, Co-Trustees of the Exemption Trust under the 1995 Guidotti Revocable Trust dated January 12, 1995, John E. Guidotti, Janice Andreotti, and Fred H. Guidotti and Judy P. Guidotti, Trustees of The Guidotti Family Trust dated July 18, 2006; APN 183-021-032-000; Approximately 326 acres with +/- 280 farmable acres in the Central Salinas Valley Area Plan;
8. FSZ Application No. 2025-11 – Lisette Moore Allen, Successor Trustee of the Joe S. Moore Trust Agreement dated April 27, 2000 (APN 167-052-005-000); Lisette Moore Allen, Successor Sole Trustee of the Joe S. Moore Trust Agreement dated April 27, 2000 and The Louis and Myrna Moore Family Trust, initially created October 4, 2000, Louis Charles Somavia Moore and Myrna Silvia Zepeda Moore as Trustees (APN 223-011-041-000); Approximately 284 acres in the Central Salinas Valley Area Plan;
9. FSZ Application No. 2025-12 – Arroyo Vineyards LLC, a Delaware Limited Liability Company; APNs 109-391-013-000 and 419-491-007-000; Approximately 186 acres in the Central Salinas Valley Area Plan; and
- c. Continue without prejudice to the 2026 round of applications:
 1. FSZ Application No. 2025-03 – 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;
 2. FSZ Application No. 2025-04 – The 1996 Morgantini Revocable Trust Under Declaration of Trust dated August 16, 1996, Beverly Joan Morgantini, Trustee;

APNs 111-021-005-000 and 111-021-007-000; Approximately 400 acres in the Central Salinas Valley Area Plan; and

d. Deny without prejudice one (1) application:

1. AGP-LCC Application No. 2025-01 – Coker Ellsworth Family Trust dated September 7, 2000, Shawn McNamara, Tom Thompson and Amy Thompson; APNs 423-071-030-000 and 423-071-055-000; Approximately 627 acres in the South County Area Plan; and, the applicant's request for a refund of the nonrefundable application fee is denied.; and

e. Approve one (1) application withdrawal and approve a partial refund of the nonrefundable \$7,755 application fee, in the amount of \$6,755 to be refunded, as recommended by the Agricultural Advisory Committee due to mistake and/or inadvertence by the current owner-applicants in submitting an application for land subject to FSZ Contract No. 2022-02:

1. FSZ Application No. 2025-13 – Arroyo Vineyards LLC, a Delaware Limited Liability Company; APNs 183-021-008-000; 183-021-016-000; 183-021-033-000; and 183-021-034-000; Approximately 318 acres in the Central Salinas Valley Area Plan; and

f. Authorize the Chair to execute nine (9) FSZ Contracts for the corresponding nine (9) applications recommended for approval to create nine (9) FSZs and Contracts; and

g. Direct the Clerk of the Board to record the FSZ Contracts prior to the January 1, 2025, property tax lien date subject to the submittal of recording fees by the property owners of record.

(REF240030 – Williamson Act Contract Applications 2025 – County-wide)

PASSED AND ADOPTED on this 3rd day of December 2024, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Adams

NOES: None

ABSENT: None


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 December 3, 2024.

Dated: December 17, 2024

File ID: 24-766

Agenda Item No.: 25

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



Vicente Ramirez, Deputy