



Monterey County Board of Supervisors

Board Order

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066
www.co.monterey.ca.us

A motion was made by Supervisor Jane Parker, seconded by Supervisor Mary L. Adams to:

Resolution No.: 20 - 398

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 CC Section 15300.2;
2. Approving eight (8) applications to establish two (2) AgPs and Land Conservation Contracts and approving six (6) applications to create FSZs and Contracts, consisting of nineteen (19) parcels totaling 2,498 acres:
 - a. FSZ Application No. 2021-01 (140 acres) - Flatland Properties LLC; APN 153-011-067 (Continued FSZ Application No. 2020-08)
 - b. FSZ Application No. 2021-02 (260.17 acres) - Boggiatto Ranch, LLC; APNs 113-021-017; 113-021-001 and 113-013-001
 - c. AgP Application No. 2021-03 (679.86 acres) - Tira Nanza Ranch, LLC; APNs 417-101-035; 417-101-036; 417-062-054; 417-062-055; 417-062-056 and 417-062-057
 - d. AgP Application No. 2021-04 (250 acres) - Stanley George Silva, II Declaration of Trust dated February 24, 2004 as Amended and Restated February 5, 2008, as to an undivided 50% interest and Tammy L. Silva, a married woman, as her sole and separate property, as to an undivided 50% interest, as tenants in common; APN 167-071-007 and 167-071-012
 - e. FSZ Application No. 2021-05 (305.67 acres) - William D. Massa, Trustee of the 1994 William D. Massa Revocable Trust U/D/T dated February 7, 1994; APN 145-011-064
 - f. FSZ Application No. 2021-06 (305.88 acres) - T.M.V. Lands, LLC; APNs 269-062-003; 269-063-002 and 269-063-003
 - g. FSZ Application No. 2021-07 (238.59 acres) - T.M.V. Lands, LLC; APNs 223-031-018 and 223-071-001
 - h. FSZ Application No. 2021-08 (318 acres) - T.M.V. Lands; APN 221-011-040; rescind Land Conservation Contract No. 73-8 and simultaneously approve FSZ No. 2021-008 as applicable to the subject property;
3. Authorizing the Chair to execute the recommended two (2) AgP Land Conservation Contracts and six (6) FSZ Contracts; and
4. Directing the Clerk of the Board of Supervisors to record the AgP Land Conservation Contracts and FSZ Contracts prior to January 1, 2021 property tax lien date subject to the submittal of the corresponding recording fees by the property owners of record.

PASSED AND ADOPTED on this 8th day of December 2020, by roll call vote:

AYES: Supervisors Alejo, Phillips, Lopez, Parker and Adams

NOES: None

ABSENT: None

(Government Code 54953)

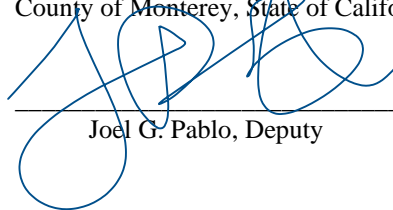
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting December 8, 2020.

Dated: December 8, 2020

File ID: RES 20-204

Agenda Item No.: 25

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



Joel G. Pablo, Deputy

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Resolution No. 20 - 398

- Resolution of the Monterey County Board of Supervisors to:)
- a. Find 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)
 - b. Approve eight (8) applications to establish two (2) Agricultural Preserves)
("AgP") and Land Conservation Contracts and to create six (6) Farmland)
Security Zones ("FSZ") and FSZ Contracts, consisting of nineteen (19))
parcels totaling 2,498 acres as set forth below.)
 - 1. FSZ Application No. 2021-01 (140 acres) - Flatland Properties LLC;)
APN 153-011-067 (Continued FSZ Application No. 2020-08))
 - 2. FSZ Application No. 2021-02 (260.17 acres) - Boggiatto Ranch, LLC;)
APNs 113-021-017; 113-021-001 and 113-013-001)
 - 3. AgP Application No. 2021-03 (679.86 acres) - Tira Nanza Ranch, LLC;)
APNs 417-101-035; 417-101-036; 417-062-054; 417-062-055; 417-062-)
056 and 417-062-057)
 - 4. AgP Application No. 2021-04 (250 acres) - Stanley George Silva, II)
Declaration of Trust dated February 24, 2004 as Amended and Restated)
February 5, 2008, as to an undivided 50% interest and Tammy L. Silva,)
a married woman, as her sole and separate property, as to an undivided)
50% interest, as tenants in common; APN 167-071-007 and 167-071-)
012)
 - 5. FSZ Application No. 2021-05 (305.67 acres) - William D. Massa,)
Trustee of the 1994 William D. Massa Revocable Trust U/D/T dated)
February 7, 1994; APN 145-011-064)
 - 6. FSZ Application No. 2021-06 (305.88 acres) - T.M.V. Lands, LLC;)
APNs 269-062-003; 269-063-002 and 269-063-003)
 - 7. FSZ Application No. 2021-07 (238.59 acres) - T.M.V. Lands, LLC;)
APNs 223-031-018 and 223-071-001)
 - 8. FSZ Application No. 2021-08 (318 acres) - T.M.V. Lands; APN 221-)
011-040; rescind Land Conservation Contract No. 73-8 and)
simultaneously approve FSZ No. 2021-008 as applicable to the subject)
property;)
 - c. Authorize the Chair to execute the recommended two (2) AgP Land)
Conservation Contracts and six (6) FSZ Contracts; and)
 - d. Direct the Clerk of the Board to record the Farmland Security Zone and)
Agricultural Preserve Land Conservation Contracts prior to the January 1,)
2021 property tax lien date subject to the submittal of recording fees by the)
property owners of record.)
- (REF200034 – Williamson Act Contract Applications 2021 – County-wide).....)

A public hearing before the Monterey County Board of Supervisors was conducted on December 8, 2020. During said hearing, the Board considered a total of eight (8) Williamson Act Applications. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County 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 an Agricultural Preserve or Farmland Security Zone, it being the intention to establish an Agricultural Preserve or create a Farmland Security Zone for these parcels, as expressly requested by the property owners of record; and, therefore said Board approves eight (8) applications to establish two (2) Agricultural Preserves (“AgP”) and Land Conservation Contracts and to create six (6) Farmland Security Zones (“FSZ”) and FSZ Contracts, consisting of nineteen (19) parcels totaling 2,498 acres, as set forth below.

1. FSZ Application No. 2021-01 (140 acres)- Flatland Properties LLC; APN 153-011-067 (Continued FSZ Application No. 2020-08)
2. FSZ Application No. 2021-02 (260.17 acres) - Boggiatto Ranch, LLC; APNs 113-021-017; 113-021-001 and 113-013-001
3. AgP Application No. 2021-03 (679.86 acres) - Tira Nanza Ranch, LLC; APNs 417-101-035; 417-101-036; 417-062-054; 417-062-055; 417-062-056 and 417-062-057
4. AgP Application No. 2021-04 (250 acres) - Stanley George Silva, II Declaration of Trust dated February 24, 2004 as Amended and Restated February 5, 2008, as to an undivided 50% interest and Tammy L. Silva, a married woman, as her sole and separate property, as to an undivided 50% interest, as tenants in common; APN 167-071-007 and 167-071-012
5. FSZ Application No. 2021-05 (305.67 acres) - William D. Massa, Trustee of the 1994 William D. Massa Revocable Trust U/D/T dated February 7, 1994; APN 145-011-064
6. FSZ Application No. 2021-06 (305.88 acres) - T.M.V. Lands, LLC; APNs 269-062-003; 269-063-002 and 269-063-003
7. FSZ Application No. 2021-07 (238.59 acres) - T.M.V. Lands, LLC; APNs 223-031-018 and 223-071-001
8. FSZ Application No. 2021-08 (318 acres) - T.M.V. Lands; APN 221-011-040; rescind Land Conservation Contract No. 73-8 and simultaneously approve FSZ No. 2021-008 as applicable to the subject property;

DECISION

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

- a. Find 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;
- b. Approve eight (8) applications to establish two (2) Agricultural Preserves (“AgP”) and Land Conservation Contracts and to create six (6) Farmland Security Zones (“FSZ”) and FSZ Contracts, consisting of nineteen (19) parcels totaling 2,498 acres, as set forth below.
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- c. Authorize the Chair to execute the recommended two (2) AgP Land Conservation Contracts and six (6) FSZ Contracts; and
- d. Direct the Clerk of the Board of Supervisors to record the Farmland Security Zone and Agricultural Preserve Land Conservation Contracts prior to the January 1, 2021 property tax lien date subject to the submittal of recording fees by the property owners of record.

(REF200034 – Williamson Act Contract Applications 2021– County-wide)

PASSED AND ADOPTED on this 8th day of December 2020, by roll call vote:

AYES: Supervisors Alejo, Phillips, Lopez, Parker and Adams

NOES: None

ABSENT: None

(Government Code 54953)

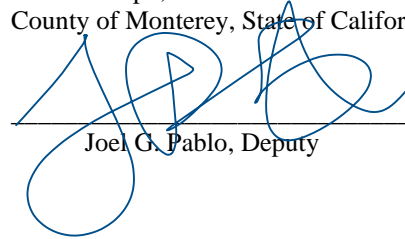
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting December 8, 2020.

Dated: December 8, 2020

File ID: RES 20-204

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



Joel G. Pablo, Deputy