



Monterey County Board of Supervisors

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Order

Resolution No. 18-410

Upon motion of Supervisor Phillips, seconded by Supervisor Salinas and carried by those members present, the Board of Supervisors hereby:

- a. Conducted a public hearing to consider twelve (12) 2019 Williamson Act applications (REF180014); and
- b. Adopted a Resolution No. 18-410:
 1. Found that Open Space Contracts or Easements qualifies as Class 17 Categorical Exemption pursuant to section 15317 of the California Environmental Quality Act (CEQA) Guidelines;
 2. Continued three (3) applications, consisting of seven (7) parcels totaling 640.2 acres, to the 2020 round of applications;
 3. Approved a total of nine (9) contracts to establish two (2) Agricultural Preserves ("AgP") and Land Conservation Contracts and to establish seven (7) Farmland Security Zone ("FSZ") and FSZ Contracts, consisting of sixteen (16) parcels totaling 2,796.6 acres;
 4. Authorized the Chair to execute the recommended Agricultural Preserve Land Conservation Contracts and the Farmland Security Zone Contracts; and
 5. Directed the Clerk of the Board of Supervisors to record the Agricultural Preserve Land Conservation and Farmland Security Zone Contracts prior to the January 1, 2019 property tax lien date subject to submittal of recording fees by the property owners.

PASSED AND ADOPTED on this 4th day of December 2018, by the following vote, to wit:

AYES: Supervisors Alejo, Salinas, Phillips, Parker 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 81 for the meeting December 4, 2018.

Dated: January 9, 2019
File ID: RES 18-162

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. 18-410

Resolution No. 18-410 of the Monterey County Board of Supervisors)
to:)

- a. Find that the project is for Open Space Contracts or Easements)
which qualifies as Class 17 Categorical Exemption pursuant to)
section 15317 of the CEQA Guidelines, and there are no)
exceptions pursuant to section 15300.2)
- b. Continue the following three (3) applications, consisting of)
seven (7) parcels totaling 640.2 acres, to the 2020 round of)
applications:)
 1. No. 2019-008 (FSZ) - Clinton F. Miller, Jr. and Karen)
V. Miller, Trustees of the Miller Family Trust dated)
December 9, 1999; APNs 117-411-012 and 117-411-)
024 to establish a Farmland Security Zone and Contract)
(Continued FSZ Application No. 2018-001) totaling)
74.50 acres;)
 2. No. 2019-009 (FSZ) - Linda S. De Santiago Living)
Trust dated December 21, 1998; APNs 165-101-006 and)
165-101-008 to establish a Farmland Security Zone and)
Contract (Continued FSZ Application No. 2018-006))
totaling 170 acres; and)
 3. No. 2019-012 (AgP) - Asellus Monterey II LLC; APNs)
422-121-004; 422-121-005; and 422-121-032 to)
establish an Agricultural Preserve and Land)
Conservation Contract totaling 395.7 acres.)
- c. Approve the following nine (9) applications to establish two (2))
Agricultural Preserve ("AgP") and Land Conservation)
Contracts and establish seven (7) Farmland Security Zones)
("FSZ") and FSZ Contracts, consisting of sixteen (16) parcels)
totaling 2,769.6 acres:)
 1. No. 2019-001 (AgP) – Sanders Family Vineyard, LLC;)
APN 422-081-064 to establish an AgP and approve a)
Land Conservation Contract as applicable to the real)
property described in Exhibit A "Legal Description" to)
proposed new AgP Contract No. 2019-001 totaling 160)
acres;)
 2. No. 2019-002 (FSZ) - Michael G. & Vicki L. Reed,)
Cotrustees of the MV Reed Revocable Living Trust)
dated July 14, 2015; Philip Reed, Trustee; Amelia M.)
Reed Irrevocable Trust; Kenneth Reed; James Reed;)
Kevin Reed; APNs 221-021-005 and 221-021-006 to)

- create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new FSZ Contract No. 2019-002 and rescind all of Agricultural Preserve and Land Conservation Contract No. 71-049 and simultaneously place the property in a new Farmland Security Zone and Contract as applicable to the real property described in Exhibit A “Legal Description” to the proposed new Farmland Security Zone Contract No. 2019-002, totaling 182.5 acres;
3. No. 2019-003 (FSZ) - Craig D. McPherson and Jennifer L. McPherson, Trustees of the McPherson Family Trust dated July 19, 2013, as Craig McPherson’s sole and separate property, an undivided fifty percent (50%); and Heather M. Washington, Trustee of the Heather M. Washington Separate Property Trust dated February 29, 2016, and undivided fifty percent (50%); APNs 137-091-002; 137-091-003; and 137-091-004 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new FSZ Contract No. 2019-003 and rescind a portion of Agricultural Preserve and Land Conservation Contract No. 71-066 and simultaneously place the property in a new Farmland Security Zone and Contract as applicable to the real property described in Exhibit A “Legal Description” to the proposed new Farmland Security Zone Contract No. 2019-003 totaling 323.1 acres;
4. No. 2019-004 (FSZ) – Craig D. McPherson and Jennifer L. McPherson, Trustees of the McPherson Family Trust dated July 19, 2013, as Craig McPherson’s sole and separate property, an undivided fifty percent (50%); and Heather M. Washington, Trustee of the Heather M. Washington Separate Property Trust dated February 29, 2016, and undivided fifty percent (50%); APNs 137-051-006 and 137-081-001 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new FSZ Contract No. 2019-004 and rescind a portion of Agricultural Preserve and Land Conservation Contract No. 71-066 and simultaneously place the property in a new Farmland Security Zone and Contract as applicable to the real property described in Exhibit A “Legal Description” to the proposed new Farmland Security Zone Contract No. 2019-004, totaling 300 acres;

5. No. 2019-005 (FSZ)- Wilder Ranch LLC, a California limited liability company (undivided ½ interest); and Wilder Sly Ranch LLC (undivided ½ interest); APN 227-051-004 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new FSZ Contract No. 2019-005, totaling 321.3 acres;
6. No. 2019-006 (FSZ)- aka Fairview Road Ranch; Andrew P. Gilmour; Maureen G. Cook; J. Link Leavens; and Leslie A. Leavens; APN 216-022-002 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new FSZ Contract No. 2019-006, totaling 112.9 acres;
7. No. 2019-007 (FSZ) - Lawrence Abram, Trustee of the Abram Family Trust dated February 24, 1983; Lawrence Abram, Trustee of the Abram Family Trust u/t/a dated June 28, 1993; Lawrence Abram, Trustee of the Bypass Trust Under the Abram Family Trust u/t/a dated May 7, 1982; Lori Abram, Trustee of the 2007 Lori A. Abram Irrevocable Trust dated September 2, 2007; APN 137-051-009 to establish a Farmland Security Zone and Contract totaling 241.6 acres;
8. No. 2019-010 (AgP)- George R. Work as Trustee of the WORK FAMILY ESTATE TRUST dated October 30, 1971, George R. Work, Colleen M. Work, Jody L. Birks, Johnita A. Fisher Life Estate; APNs 424-161-020; 424-181-001; 424-181-002; and 424-181-022 to establish an AgP and approve a Land Conservation Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new AgP Contract No. 2019-010, totaling 931.3 acres; and
9. No. 2019-011 (FSZ)- Ag Land Trust Inc.; APN 253-014-003 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new FSZ Contract No. 2019-011, totaling 196.9 acres;
- d. Authorize the Chair to execute the recommended Farmland Security Zone Contracts and Agricultural Preserve Land Conservation Contracts.
- e. Direct the Clerk of the Board to record the Farmland Security Zone and Agricultural Preserve Land Conservation Contracts prior to the January 1, 2019 property tax lien date subject to the

submittal of recording fees by the property owners of record.)
 (REF180014 – Williamson Act Contract Applications 2019 – County-)
 wide))

A public hearing before the Monterey County Board of Supervisors was completed on December 4, 2018. The hearing considered a total of twelve (12) Williamson Act Applications [three (3) continued to the 2020 round of applications, two (2) approved to establish Agricultural Preserve and Contracts and seven (7) approved to establish FSZ Contracts] effective January 1, 2019. 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 the project qualifies for a Categorical Exemption pursuant to Class 17, Section 15317 (Open Space Contracts or Easements) of the CEQA Guidelines. This section 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 is continuing three (3) applications, consisting of seven (7) parcels totaling 640.2 acres, to 2020 for Farmland Security Zone and Contracts and Agricultural Preserve and Contracts:

1. No. 2019-008 (FSZ) - Clinton F. Miller, Jr. and Karen V. Miller, Trustees of the Miller Family Trust dated December 9, 1999; APNs 117-411-012 and 117-411-024 to establish a Farmland Security Zone and Contract (Continued FSZ Application No. 2018-001), totaling 74.50 acres;
2. No. 2019-009 (FSZ) - Linda S. De Santiago Living Trust dated December 21, 1998; APNs 165-101-006 and 165-101-008 to establish a Farmland Security Zone and Contract (Continued FSZ Application No. 2018-006), totaling 170 acres; and
3. No. 2019-012 (AgP) - Asellus Monterey II LLC; APNs 422-121-004; 422-121-005; and 422-121-032 to establish an Agricultural Preserve and Land Conservation Contract, totaling 395.7 acres.

A continuance on the three (3) applications will preserve the application fees already submitted.

WHEREAS, the Board of Supervisors finds that the parcels of the following property, consisting of sixteen (16) parcels totaling 2,769.6 acres, 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 Farmland Security Zone for these parcels, as expressly requested by the property owners of record:

1. No. 2019-001 (AgP) – Sanders Family Vineyard, LLC; APN 422-081-064 to establish an AgP and approve a Land Conservation Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new AgP Contract No. 2019-001 totaling 160 acres;

2. No. 2019-002 (FSZ) - Michael G. & Vicki L. Reed, Co-trustees of the MV Reed Revocable Living Trust; Philip Reed, Trustee; Amelia M. Reed Irrevocable Trust dated July 14, 2015; Kenneth Reed; James Reed; Kevin Reed; APNs 221-021-005 and 221-021-006 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2019-002 and rescind all of Agricultural Preserve and Land Conservation Contract No. 71-049 and simultaneously place the property in a new Farmland Security Zone and Contract as applicable to the real property described in Exhibit A "Legal Description" to the proposed new Farmland Security Zone Contract No. 2019-002 totaling 182.5 acres
3. No. 2019-003 (FSZ) - Craig D. McPherson and Jennifer L. McPherson, Trustees of the McPherson Family Trust dated July 19, 2013, as Craig McPherson's sole and separate property, an undivided fifty percent (50%); and Heather M. Washington, Trustee of the Heather M. Washington Separate Property Trust dated February 29, 2016, and undivided fifty percent (50%); APNs 137-091-002; 137-091-003; and 137-091-004 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2019-003 and rescind a portion of Agricultural Preserve and Land Conservation Contract No. 71-066 and simultaneously place the property in a new Farmland Security Zone and Contract as applicable to the real property described in Exhibit A "Legal Description" to the proposed new Farmland Security Zone Contract No. 2019-003 totaling 323.1 acres;
4. No. 2019-004 (FSZ) – Craig D. McPherson and Jennifer L. McPherson, Trustees of the McPherson Family Trust dated July 19, 2013, as Craig McPherson's sole and separate property, an undivided fifty percent (50%); and Heather M. Washington, Trustee of the Heather M. Washington Separate Property Trust dated February 29, 2016, and undivided fifty percent (50%); APNs 137-051-006 and 137-081-001 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2019-004 and rescind a portion of Agricultural Preserve and Land Conservation Contract No. 71-066 and simultaneously place the property in a new Farmland Security Zone and Contract as applicable to the real property described in Exhibit A "Legal Description" to the proposed new Farmland Security Zone Contract No. 2019-004 totaling 300 acres;
5. No. 2019-005 (FSZ)- Wilder Ranch LLC, a California limited liability company (undivided ½ interest); and Wilder Sly Ranch LLC (undivided ½ interest); APN 227-051-004 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2019-005 totaling 321.3 acres;
6. No. 2019-006 (FSZ)- aka Fairview Road Ranch; Andrew P. Gilmour; Maureen G. Cook; J. Link Leavens; and Leslie A. Leavens; APN 216-022-002 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2019-006 totaling 112.9 acres;
7. No. 2019-007 (FSZ) - Lawrence Abram, Trustee of the Abram Family Trust dated February 24, 1983; Lawrence Abram, Trustee of the Abram Family Trust u/t/a dated June 28, 1993; Lawrence Abram, Trustee of the Bypass Trust Under the Abram Family Trust u/t/a dated May 7, 1982; Lori Abram, Trustee of the 2007 Lori A. Abram Irrevocable Trust dated

September 2, 2007; APN 137-051-009 to establish a Farmland Security Zone and Contract totaling 241.6 acres;

8. No. 2019-010 (AgP)- George R. Work as Trustee of the WORK FAMILY ESTATE TRUST dated October 30, 1971, George R. Work, Colleen M. Work, Jody L. Birks, Johnita A. Fisher Life Estate; APNs 424-161-020; 424-181-001; 424-181-002; and 424-181-022 to establish an AgP and approve a Land Conservation Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new AgP Contract No. 2019-010 totaling 931.3 acres; and
9. No. 2019-011 (FSZ)- Ag Land Trust Inc.; APN 253-014-003 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2019-011 totaling 196.9 acres.

DECISION

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

- a. Find that the project is for Open Space Contracts or Easements which qualifies as Class 17 Categorical Exemption pursuant to section 15317 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
- b. Continue the following three (3) applications, consisting of seven (7) parcels totaling 640.2 acres, to the 2020 round of applications:
 1. No. 2019-008 (FSZ) - Clinton F. Miller, Jr. and Karen V. Miller, Trustees of the Miller Family Trust dated December 9, 1999; APNs 117-411-012 and 117-411-024 to establish a Farmland Security Zone and Contract (Continued FSZ Application No. 2018-001) totaling 74.50 acres;
 2. No. 2019-009 (FSZ) - Linda S. De Santiago Living Trust dated December 21, 1998; APNs 165-101-006 and 165-101-008 to establish a Farmland Security Zone and Contract (Continued FSZ Application No. 2018-006) totaling 170 acres; and
 3. No. 2019-012 (AgP) - Asellus Monterey II LLC; APNs 422-121-004; 422-121-005; and 422-121-032 to establish an Agricultural Preserve and Land Conservation Contract totaling 395.7 acres.
- c. Approve the following nine (9) applications to establish two (2) Agricultural Preserve ("AgP") and Land Conservation Contracts and establish seven (7) Farmland Security Zones ("FSZ") and FSZ Contracts, consisting of sixteen (16) parcels totaling 2,769.6 acres:
 1. No. 2019-001 (AgP) – Sanders Family Vineyard, LLC; APN 422-081-064 to establish an AgP and approve a Land Conservation Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new AgP Contract No. 2019-001, totaling 160 acres;
 2. No. 2019-002 (FSZ) - Michael G. & Vicki L. Reed, Cotrustees of the MV Reed Revocable Living Trust dated July 14, 2015; Philip Reed, Trustee; Amelia M. Reed Irrevocable Trust; Kenneth Reed; James Reed; Kevin Reed; APNs 221-021-005 and 221-

021-006 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2019-002 and rescind all of Agricultural Preserve and Land Conservation Contract No. 71-049 and simultaneously place the property in a new Farmland Security Zone and Contract as applicable to the real property described in Exhibit A "Legal Description" to the proposed new Farmland Security Zone Contract No. 2019-002 totaling 182.5 acres;

3. No. 2019-003 (FSZ) - Craig D. McPherson and Jennifer L. McPherson, Trustees of the McPherson Family Trust dated July 19, 2013, as Craig McPherson's sole and separate property, an undivided fifty percent (50%); and Heather M. Washington, Trustee of the Heather M. Washington Separate Property Trust dated February 29, 2016, and undivided fifty percent (50%); APNs 137-091-002; 137-091-003; and 137-091-004 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2019-003 and rescind a portion of Agricultural Preserve and Land Conservation Contract No. 71-066 and simultaneously place the property in a new Farmland Security Zone and Contract as applicable to the real property described in Exhibit A "Legal Description" to the proposed new Farmland Security Zone Contract No. 2019-003 totaling 323.1 acres;
4. No. 2019-004 (FSZ) – Craig D. McPherson and Jennifer L. McPherson, Trustees of the McPherson Family Trust dated July 19, 2013, as Craig McPherson's sole and separate property, an undivided fifty percent (50%); and Heather M. Washington, Trustee of the Heather M. Washington Separate Property Trust dated February 29, 2016, and undivided fifty percent (50%); APNs 137-051-006 and 137-081-001 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2019-004 and rescind a portion of Agricultural Preserve and Land Conservation Contract No. 71-066 and simultaneously place the property in a new Farmland Security Zone and Contract as applicable to the real property described in Exhibit A "Legal Description" to the proposed new Farmland Security Zone Contract No. 2019-004 totaling 300 acres;
5. No. 2019-005 (FSZ)- Wilder Ranch LLC, a California limited liability company (undivided ½ interest); and Wilder Sly Ranch LLC (undivided ½ interest); APN 227-051-004 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2019-005 totaling 321.3 acres;
6. No. 2019-006 (FSZ)- aka Fairview Road Ranch; Andrew P. Gilmour; Maureen G. Cook; J. Link Leavens; and Leslie A. Leavens; APN 216-022-002 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2019-006 totaling 112.9 acres;
7. No. 2019-007 (FSZ) - Lawrence Abram, Trustee of the Abram Family Trust dated February 24, 1983; Lawrence Abram, Trustee of the Abram Family Trust u/t/a dated June 28, 1993; Lawrence Abram, Trustee of the Bypass Trust Under the Abram Family Trust u/t/a dated May 7, 1982; Lori Abram, Trustee of the 2007 Lori A. Abram Irrevocable Trust dated September 2, 2007; APN 137-051-009 to establish a Farmland Security Zone and Contract totaling 241.6 acres;

8. No. 2019-010 (AgP)- George R. Work as Trustee of the WORK FAMILY ESTATE TRUST dated October 30, 1971, George R. Work, Colleen M. Work, Jody L. Birks, Johnita A. Fisher Life Estate; APNs 424-161-020; 424-181-001; 424-181-002; and 424-181-022 to establish an AgP and approve a Land Conservation Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new AgP Contract No. 2019-010 totaling 931.3 acres; and
 9. No. 2019-011 (FSZ)- Ag Land Trust Inc.; APN 253-014-003 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2019-011 totaling 196.9 acres.
- d. Authorize the Chair to execute the recommended Farmland Security Zone Contracts and Agricultural Preserve Land Conservation Contracts; and
 - e. 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, 2019 property tax lien date subject to the submittal of recording fees by the property owners of record.

(REF180014 – Williamson Act Contract Applications 2019– County-wide)

PASSED AND ADOPTED on this 4th day of December 2018, by the following vote, to wit:

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

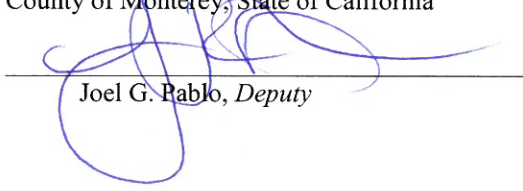
NOES: None

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 81 for the meeting December 4, 2018.

Dated: January 10, 2019
File ID: RES 18-162

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



Joel G. Pablo, Deputy