

# **Attachment A**

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

**Resolution No.**

Resolution of the Board of Supervisors of the County of Monterey: )

- a. 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 CCR )  
Section 15300; and )
- b. Approving 14 applications to establish an Amendment to an )  
existing Agricultural Preserve (AGP) and Land Conservation )  
Contract (LCC) and to create 13 Farmland Security Zones and )  
Contracts: )
  - 1. AGP-LCC Application No. 2026-01 to amend existing )  
AGP-LCC No. 71-17 – Kevin D. Kester & June E. )  
Kester, Trustees of the Kevin & June Kester Family )  
Revocable Trust, U/D/T November 18, 2003, )  
Assessor’s Parcel Numbers (APNs) 423-141-053-000 )  
and 423-141-054-000 to add approximately 160 acres )  
(APNs 423-141-053-000 and 423-141-054-000) to add )  
approximately 160 acres to LCC No. 71-17 (recorded )  
on February 26, 1971, as Reel 689, Pages 332-344, )  
Resolution No. 71-14-17); Adding approximately 160 )  
acres to AGP-LCC No. 71-17 in the South County )  
Area Plan; )
  - 2. FSZ Application No. 2026-02 – Donald B. )  
Richardson, Jr. and Marilyn DeC. Richardson, )  
Trustees of the Donald B. and Marilyn DeC. )  
Richardson 1992 Living Trust; APN 183-011-012- )  
000; Approximately 65 acres in the Central Salinas )  
Valley Area Plan; )
  - 3. FSZ Application No. 2026-04 – Breschini Ranch )  
LLC; APN 223-034-009-000; Approximately 100 )  
acres in the Central Salinas Valley Area Plan; )
  - 4. FSZ Application No. 2026-05 – Bruce Pisoni, )  
Successor Trustee, of the Pisoni Family Trust - )  
Exemption Trust, Under Declaration of Trust Dated )  
December 20, 2001; Alisa A. Pura, a married woman )  
as her sole and separate property; Albert Andrew Pura, )  
as Trustee, or any Successor Trustee, of the Albert )  
Andrey Pura Trust, Dated June 11, 2020; Stanley A. )  
Braga and Valerie A. Braga, Trustees of the Braga )  
Revocable Living Trust U.T.A dated July 30, 2001; )  
Clifford D. Corda and Nancy A. Corda, Trustees of )  
the 199 Corda Revocable Trust UDT dated September )  
8, 1999; Chris William Corda, Trustee of the Chris )

- William Corda Trust dated March 26, 2001; Kathryn L. Torres, Trustee, The Kathryn L. Torres Family Trust of 2023, U.D.T. 6/26/24; All as their interest may appear or record; APN 223-011-012-000; Approximately 177 acres in the Central Salinas Valley Area Plan;
5. FSZ Application No. 2026-06 – Jerry and Suzanne Rava Family LLC, a California limited liability company, APN 422-111-046-000; Approximately 190 acres in the Central Salinas Valley Area Plan;
  6. FSZ Application No. 2026-07 – RCT Land Company, LP, a California limited partnership; APNs 417-151-027-000 and 257-021-013-000; Approximately 241 acres in the Central Salinas Valley Area Plan;
  7. FSZ Application No. 2026-08 – RCT Land Company, LP, a California limited partnership; APN 257-021-029-000; Approximately 335 acres in the Central Salinas Valley Area Plan;
  8. FSZ Application No. 2026-09 – RCT Land Company, LP, a California limited partnership; APN 257-021-004-000; Approximately 207 acres in the Central Salinas Valley Area Plan;
  9. FSZ Application No. 2026-11 – Blanco Fields, LLC, a limited liability company and AMMA Farms, LLC, a limited liability company; APNs 135-091-007-000, 135-101-004-000; 135-101-012-000; Approximately 284 acres in the Greater Salinas Area Plan;
  10. FSZ Application No. 2026-12 – Bonifacio Gardens, LLC, a limited liability company, APNs 135-111-007-000 and 135-111-009-000; Approximately 164 acres in the Greater Salinas Area Plan;
  11. FSZ Application No. 2026-13 – Palmero Greens, LLC, a California Limited Liability Company; APNs 135-112-004-000 and 135-112-001-000; Approximately 189 acres in the Greater Salinas Area Plan
  12. FSZ Application No. 2026-14 – Amma Farms, LLC, Limited Liability Company; APNs 135-042-004-000; 135-043-005-000; Approximately 185 acres in the North County Land Use Plan;
  13. FSZ Application No. 2026-15 – 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;
  14. FSZ Application No. 2026-16 – Beverly Joan Morgantini, Trustee of the 1996 Morgantini Revocable Trust Under Declaration of Trust dated August 16, 1996; APNs 111-021-005-000 and 111-

- 021-007-000; Approximately 403 acres in the Central Salinas Valley Area Plan; and )  
 )  
 c. Continuing without prejudice two (2) applications to the 2027 round of applications: )  
 )  
 1. FSZ Application No. 2026-03 – Jerry and Suzanne Rava Family LLC, a California limited liability company, APNs 231-052-015-000, 231-052-020-000, 231-052-021-000, 231-052-022-000, 231-052-024-000, and 235-101-045-000; Approximately 1,860 acres in the Central Salinas Valley Area Plan; )  
 )  
 2. FSZ Application No. 2026-10 –John Edward Doud and Jane Devine Doud, Trustees of The Doud Family 1997 Revocable Trust established on February 18, 1997; APN 419-501-002-000; Approximately 167 acres in the Central Salinas Valley Area Plan; and )  
 )  
 d. Authorizing the Chair to execute the corresponding Williamson Act Contracts for the 14 applications to establish one (1) AGP and LCC as an Amendment to existing AGP-LCC No. 71-17 pursuant to AGP-LCC Application No. 2026-01 and to create 13 FSZs and Contracts for the corresponding 13 applications recommended for approval to create 13 FSZs and Contracts; and )  
 )  
 e. Directing the Clerk of the Board of Supervisors to record the 2026 Amendment to existing AGP-LCC No. 71-17 pursuant to AGP Application No. 2026-01 and 13 FSZ Contracts prior to the January 1, 2026, property tax lien date subject to the submittal of the corresponding recording fees by the property owners of record. )  
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 (REF250036 – Williamson Act Contract Applications 2027 – County-wide) )  
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A public hearing before the Board of Supervisors of the County of Monterey was conducted on December 9, 2025. During said hearing, the Board considered a total of 16 Williamson Act Applications. Having considered all the written and documentary evidence, the administrative record, the staff report and discussion, oral testimony, other evidence presented, including the record of proceedings in Housing and Community Development (HCD) Planning File No. REF250036 – Williamson Act Contract Applications 2026 – 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 suitable for an Agricultural Preserve (AGP) pursuant to Board of Supervisors Resolution No. 01-485 as amended by Resolution No. 03-383 with the supported recommendation of approval from the Agricultural Advisory Committee, it being the intention to create 13 new FSZs and amend one (1) existing AGP and Land Conservation Contract (LCC) for these parcels, as expressly requested by the property owners of record; and, therefore said Board approves one (1) application for an Amendment to AGP-LCC No. 71-17 and corresponding LCC pursuant to AGP Application No. 2026-01, and 13 applications to create FSZs and corresponding FSZ Contracts, consisting of thirty-one (31) parcels totaling approximately 4,652 acres, as set forth below:

1. AGP-LCC Application No. 2026-01 to amend existing AGP-LCC No. 71-17 – Kevin D. Kester & June E. Kester, Trustees of the Kevin & June Kester Family Revocable Trust, U/D/T November 18, 2003, Assessor’s Parcel Numbers (APNs) 423-141-053-000 and 423-141-054-000 to add approximately 160 acres (APNs 423-141-053-000 and 423-141-054-000) to LCC No. 71-17 (recorded on February 26, 1971, as Reel 689, Pages 332-344, Board Resolution No. 71-14-17); Adding approximately 160 acres to AGP-LCC No. 71-17 in the South County Area Plan;
2. FSZ Application No. 2026-02 – Donald B. Richardson, Jr. and Marilyn DeC. Richardson, Trustees of the Donald B. and Marilyn DeC. Richardson 1992 Living Trust; APN 183-011-012-000; Approximately 65 acres in the Central Salinas Valley Area Plan;
3. FSZ Application No. 2026-04 – Breschini Ranch LLC; APN 223-034-009-000; Approximately 100 acres in the Central Salinas Valley Area Plan;
4. FSZ Application No. 2026-05 – Bruce Pisoni, Successor Trustee, of the Pisoni Family Trust - Exemption Trust, Under Declaration of Trust Dated December 20, 2001; Alisa A. Pura, a married woman as her sole and separate property; Albert Andrew Pura, as Trustee, or any Successor Trustee, of the Albert Andrew Pura Trust, Dated June 11, 2020; Stanley A. Braga and Valerie A. Braga, Trustees of the Braga Revocable Living Trust U.T.A dated July 30, 2001; Clifford D. Corda and Nancy A. Corda, Trustees of the 199 Corda Revocable Trust UDT dated September 8, 1999; Chris William Corda, Trustee of the Chris William Corda Trust dated March 26, 2001; Kathryn L. Torres, Trustee, The Kathryn L. Torres Family Trust of 2023, U.D.T. 6/26/24; All as their interest may appear or record; APN 223-011-012-000; Approximately 177 acres in the Central Salinas Valley Area Plan;
5. FSZ Application No. 2026-06 – Jerry and Suzanne Rava Family LLC, a California limited liability company, APN 422-111-046-000; Approximately 190 acres in the Central Salinas Valley Area Plan;

6. FSZ Application No. 2026-07 – RCT Land Company, LP, a California limited partnership; APNs 417-151-027-000 and 257-021-013-000; Approximately 241 acres in the Central Salinas Valley Area Plan;
7. FSZ Application No. 2026-08 – RCT Land Company, LP, a California limited partnership; APN 257-021-029-000; Approximately 335 acres in the Central Salinas Valley Area Plan;
8. FSZ Application No. 2026-09 – RCT Land Company, LP, a California limited partnership; APN 257-021-004-000; Approximately 207 acres in the Central Salinas Valley Area Plan;
9. FSZ Application No. 2026-11 – Blanco Fields, LLC, a limited liability company and AMMA Farms, LLC, a limited liability company; APNs 135-091-007-000, 135-101-004-000; 135-101-012-000; Approximately 284 acres in the Greater Salinas Area Plan;
10. FSZ Application No. 2026-12 – Bonifacio Gardens, LLC, a limited liability company, APNs 135-111-007-000 and 135-111-009-000; Approximately 164 acres in the Greater Salinas Area Plan;
11. FSZ Application No. 2026-13 – Palmero Greens, LLC, a California Limited Liability Company; APNs 135-112-004-000 and 135-112-001-000; Approximately 189 acres in the Greater Salinas Area Plan
12. FSZ Application No. 2026-14 – Amma Farms, LLC, Limited Liability Company; APNs 135-042-004-000; 135-043-005-000; Approximately 185 acres in the North County Land Use Plan;
13. FSZ Application No. 2026-15 – 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;
14. FSZ Application No. 2026-16 – Beverly Joan Morgantini, Trustee of the 1996 Morgantini Revocable Trust Under Declaration of Trust dated August 16, 1996; APNs 111-021-005-000 and 111-021-007-000; Approximately 403 acres in the Central Salinas Valley Area Plan; and

**WHEREAS**, the Board of Supervisors continues without prejudice FSZ Application No. 2026-03 (Jerry and Suzanne Rava Family LLC, a California limited liability company; APNs 231-052-015-000, 231-052-020-000, 231-052-021-000, 231-052-022-000, 231-052-024-000, and 235-101-045-000); and FSZ Application No. 2026-10 (John Edward Doud and Jane Devine Doud, Trustees of The Doud Family 1997 Revocable Trust established on February 18, 1997; APN 419-501-002-000) to the 2027 round of applications to provide the owner-applicants with time to work through issues affecting their respective applications.

### **DECISION**

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

- a. Find that the consideration of 16 Williamson Act Applications, consisting of one (1) Application for the Establishment of an Agricultural Preserve (AGP) and Land Conservation Contract (LCC) and 15 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 14 applications to establish one (1) Agricultural Preserve (AGP) and Land Conservation Contract and to create 13 Farmland Security Zones (FSZ) and Contracts:
  1. AGP-LCC Application No. 2026-01 to amend existing AGP-LCC No. 71-17 – Kevin D. Kester & June E. Kester, Trustees of the Kevin & June Kester Family Revocable Trust, U/D/T November 18, 2003, Assessor’s Parcel Numbers (APNs) 423-141-053-000 and 423-141-054-000 to add approximately 160 acres (APNs 423-141-053-000 and 423-141-054-000) to LCC No. 71-17 (recorded on February 26, 1971, as Reel 689, Pages 332-344, Board Resolution No. 71-14-17); Adding approximately 160 acres to AGP-LCC No. 71-17 in the South County Area Plan;
  2. FSZ Application No. 2026-02 – Donald B. Richardson, Jr. and Marilyn DeC. Richardson, Trustees of the Donald B. and Marilyn DeC. Richardson 1992 Living Trust; APN 183-011-012-000; Approximately 65 acres in the Central Salinas Valley Area Plan;
  3. FSZ Application No. 2026-04 – Breschini Ranch LLC; APN 223-034-009-000; Approximately 100 acres in the Central Salinas Valley Area Plan;
  4. FSZ Application No. 2026-05 – Bruce Pisoni, Successor Trustee, of the Pisoni Family Trust - Exemption Trust, Under Declaration of Trust Dated December 20, 2001; Alisa A. Pura, a married woman as her sole and separate property; Albert Andrew Pura, as Trustee, or any Successor Trustee, of the Albert Andrey Pura Trust, Dated June 11, 2020; Stanley A. Braga and Valerie A. Braga, Trustees of the Braga Revocable Living Trust U.T.A dated July 30, 2001; Clifford D. Corda and Nancy A. Corda, Trustees of the 199 Corda Revocable Trust UDT dated September 8, 1999; Chris William Corda, Trustee of the Chris William Corda Trust dated March 26, 2001; Kathryn L. Torres, Trustee, The Kathryn L. Torres Family Trust of 2023, U.D.T. 6/26/24; All as their interest may appear or record; APN 223-011-012-000; Approximately 177 acres in the Central Salinas Valley Area Plan;
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9. FSZ Application No. 2026-11 – Blanco Fields, LLC, a limited liability company and AMMA Farms, LLC, a limited liability company; APNs 135-091-007-000, 135-101-004-000; 135-101-012-000; Approximately 284 acres in the Greater Salinas Area Plan;
  10. FSZ Application No. 2026-12 – Bonifacio Gardens, LLC, a limited liability company, APNs 135-111-007-000 and 135-111-009-000; Approximately 164 acres in the Greater Salinas Area Plan;
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  12. FSZ Application No. 2026-14 – Amma Farms, LLC, Limited Liability Company; APNs 135-042-004-000; 135-043-005-000; Approximately 185 acres in the North County Land Use Plan;
  13. FSZ Application No. 2026-15 – 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;
  14. FSZ Application No. 2026-16 – Beverly Joan Morgantini, Trustee of the 1996 Morgantini Revocable Trust Under Declaration of Trust dated August 16, 1996; APNs 111-021-005-000 and 111-021-007-000; Approximately 403 acres in the Central Salinas Valley Area Plan;
- c. Continue without prejudice two (2) applications to the 2027 round of applications:
1. FSZ Application No. 2026-03 – Jerry and Suzanne Rava Family LLC, a California limited liability company, APNs 231-052-015-000, 231-052-020-000, 231-052-021-000, 231-052-022-000, 231-052-024-000, and 235-101-045-000; Approximately 1,860 acres in the Central Salinas Valley Area Plan;
  2. FSZ Application No. 2026-10 – John Edward Doud and Jane Devine Doud, Trustees of The Doud Family 1997 Revocable Trust established on February 18, 1997; APN 419-501-002-000; Approximately 167 acres in the Central Salinas Valley Area Plan; and
- d. Authorize the Chair to execute the corresponding Williamson Act Contracts for the 14 applications to establish one (1) AGP and LCC as an Amendment to existing AGP-LCC No. 71-17 pursuant to AGP-LCC Application No. 2026-01 and to create 13 FSZs and Contracts for the corresponding 13 applications recommended for approval to create 13 FSZs and Contracts; and
- e. Direct the Clerk of the Board of Supervisors to record the 2026 Amendment to existing AGP-LCC No. 77-17 pursuant to AGP Application No. AG 2026-01 and 13 FSZ Contracts prior to the January 1, 2026 property tax lien date subject to the submittal of the corresponding recording fees by the property owners of record.
- (REF250036 – Williamson Act Contract Applications 2026 – County-wide)

**PASSED AND ADOPTED** on this 9th day of December 2025, upon motion of  
Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, by the following vote, to- wit:  
AYES:  
NOES:  
ABSENT:

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 \_\_\_\_ for the meeting on \_\_\_\_\_.

Dated:

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

By \_\_\_\_\_  
Deputy