

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

In the matter of the application of:

**RAVA JERRY J II TR AND JERRY & SUZANNE RAVA  
FAMILY LIMITED PARTNERSHIP AND NINO FAMILY LP  
(PLN210153)**

**RESOLUTION NO. 23-128**

Resolution by the Monterey County Board of Supervisors:

1. Finding the project Categorically Exempt pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines;
2. Approving a Lot Line Adjustment between four legal lots of record (under Farmland Security Zone Contract Nos. 68-016 and 93-011): Parcel 1 (160.0 acres), Parcel 2 (24.6 acres), Parcel 3 (692.2 acres) and Parcel 4 (440.0 acres), resulting in four lots containing 123.5 acres [Adjusted Parcel 1 (C)], 730.1 acres [Adjusted Parcel 2 (B)], 303.2 acres [Adjusted Parcel 3 (A)], and 160 acres [Adjusted Parcel 4 (D)], with no net change in acreage under the Williamson Act Contracts;
3. Authorizing the Chair to execute a new or amended Land Conservation Contract(s) in order to rescind a portion of the existing Land Conservation Contract as applicable to the reconfigured lots only and simultaneously execute a new or amended Land Conservation Contract for the reconfigured lots between the County and the property owners reflecting the new legal description, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
4. Directing the Clerk of the Board to file the Lot Line Adjustment Map with the County Recorder with all applicable recording fees paid by the Property Owner in conformance with the attached Lot Line Adjustment map.

[(PLN210153) 51701 & 51983 Freeman Flat Road, King City, Central Salinas Valley Area Plan (APNs: 420-101-006-000, 420-101-007-000, 420-101-004-000, 420-101-005-000, 420-101-003-000, 420-091-033-000, 420-091-034-000, 420-091-032-000, 420-091-029-000, 420-091-038-000, 420-091-031-000, 420-091-039-000, and 420-091-040-000)]

**The RAVA application (PLN210153) came on for a public hearing before the Monterey County Board of Supervisors on April 18, 2023. 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 finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the policies of the 2010 Monterey County General Plan and Central Salinas Valley Area Plan, the requirements of the subdivision ordinance and zoning ordinance (Title 19 and 21, respectively), and Section 51257 of the California Government Code (Williamson Act).
- EVIDENCE:**
- a) The properties are located at 51701 & 51983 Freeman Flat Road, King City, Central Salinas Valley Area Plan (Accessors Parcel Numbers: 420-101-006-000, 420-101-007-000, 420-101-004-000, 420-091-420-101-006-000, 420-101-007-000, 420-101-004-000, 420-101-005-000, 420-101-003-000, 420-091-033-000, 420-091-034-000, 420-091-032-000, 420-091-029-000, 420-091-038-000, 420-091-031-000, 420-091-039-000, and 420-091-040-000).
  - b) Allowed Uses. The project involves a Lot Line Adjustment between four legal lots of record consisting of Parcel 1 of 160.0 acres (Assessor’s Parcel Numbers 420-101-006-000 & 420-101-007-000), Parcel 2 of 24.6 acres (Assessor’s Parcel Number 420-101-004-000), Parcel 3 of 692.2 acres (Assessor’s Parcel Numbers 420-101-005-000, 420-101-003-000, 420-091-033-000, 420-091-034-000, 420-091-032-000, and 420-091-029-000) and Parcel 4 of 440.0 acres (Assessor’s Parcel Numbers 420-091-038-000, 420-091-031-000, 420-091-039-000, and 420-091-040-000), resulting in 4 lots of 123.5 [Adjusted Parcel 1 (C)], 730.1 acres [Adjusted Parcel 2 (B)], 303.2 acres [Adjusted Parcel 3 (A)], and 160 acres [Adjusted Parcel 4 (D)]. These parcels are split zoned Farmland, 40 acres per unit [F/40], and Permanent Grazing, 40 acres per unit [PG/40]. The current uses of the properties are grazing, row crop fanning and two single family residences (one on Parcel 1 and one on Parcel 4). The existing agricultural uses and single-family residences are to remain and are consistent with the applicable agricultural zoning designations.
  - c) Lot Legality. Parcel 1 (160 acres in size) is identified in its current configuration, and under separate ownership, as Lot 6 and 7 of West half of the Southeast quarter (W 1/2 of SE 1/4) and East half of the Southwest quarter (E 1/2 of SW 1/4) of Section 20, in Township 20 South, Range 9 East of Mount Diablo Base and Meridian. Parcel 2 (26.4 acres in size) is identified in its current configuration, and under sperate ownership, as Lot4 4 being the Southeast quarter of the Southeast quarter (SE 1/4 of SE 1/4) of Section 19 and of the Southwest quarter of Southwest quarter (SW 1/4 of SW 1/4) of Section 20, in Township 20 South, Range 9 East of Mount Diablo Base and Meridian. Parcel 3 (692.2 acres in size) is identified in its current configuration, and under separate ownership, as Lot 29, 32, 32, 3 and 5 being the Southeast quarter and the East half of the Southwest quarter (SE 1/4 and E 1/2 of SW 1/4) of Section 17; the Northeast quarter, the East half of the Northwest quarter and the West half of the Southwest quarter (NE 1/4, E 1/2 of NW 1/4 & W 1/2 of SW 1/4) of Section 20; and the Southeast quarter (SE 1/4) of Section 19. In accordance with

Board of Supervisors Resolution No. 19-274 (PLN180205), Parcel 4, approximately 440 acres, was issued a Certificate of Compliance (Document No. 2021026531) on April 12, 2021. Therefore, the County recognizes Parcels 1, 2, 3 and 4 as being legal lots of record.

- d) Williamson Act Contracts. Currently, portions of Parcels 3 and 4 are under Williamson Act Agricultural Preserve and Land Conservation Contract (AGP) No. 93-011. The remainder of Parcel 4, not under the Agricultural Preserve contract, is under a Farmland Security Zone Contract (FSZC) No. 68-016. Parcels 1 and 2 are not under Williamson Act Contracts.
- e) The resulting parcel boundaries will better conform to surrounding topography and the Williamson Act Contract boundaries; Parcel B will be under APG No. 93-011 and Parcel D will be under FSZC No. 68-016. Parcels C and A are not subject to a FSCZ. The resulting parcels will continue the current uses (Parcels A as row crop, Parcel B as row crop and residential, Parcel C as grazing and residential, and Parcel D as grazing). The single-family residence and agricultural uses located on Parcel B are compatible with AGP No. 93-011 (Document No. 08307, Reel 2904, Pages 1481 to 1493) established pursuant to Board of Supervisors Resolution No. 92-35 dated February 2, 1993. The agricultural uses located in Parcel D are compatible with Farmland Security Zone Contract Amendment No. 68-016 (Document No. 2022053158) established pursuant to Board of Supervisors Resolution No. 68-56-16, dated February 29, 1968. The residence located on Parcel C meets all site development standards including the 40 acres per unit density limitation.
- f) The lot line adjustment would require that the contract be amended to reflect the new parcel configuration and legal descriptions. The lot line adjustment will not reduce the acreage of property under the contract or effect the current agricultural operations at the site; nor change the exterior boundaries of the Williamson Act Contract.
- g) Parcel 2 (24.6 acres) currently does not conform to the 40-acre minimum lot size requirement of the F/40 and PG/40 zoning districts. As proposed, the Lot Line Adjustment will bring Parcel 2 (adjusted to Parcel B; 730.1 acres) into conformance with the minimum lot size. Adjustment Parcels A, C, and D will continue to be in conformance with the minimum lot size requirements of F/40 and PG/40 zoning districts.
- h) The Lot Line Adjustment does not include any changes to the existing land/agricultural uses or any development of structures. The proposed Lot Line Adjustment is to better achieve the current overall agricultural operations to conform to its agricultural uses and improve the current agricultural operation efficiency by realigning the lot lines to the physical features of the land.
- i) The proposed lot line adjustment would promote appropriate and orderly growth and development while protecting desirable land uses, in this case agricultural land uses. The proposed lot line adjustment would: produce a superior lot configuration; promote resource

conservation as agricultural is a resource in this County; better achieve the goals, policies, and objectives of the General Plan; and facilitate routine and ongoing agricultural activities.

- j) 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 the documents.
- k) Agricultural Advisory Committee (AAC). The project was referred to the Agricultural Advisory Committee (AAC) for review on December 1, 2022. Due to a lack of quorum, the item was continued to the January 26, 2023, meeting for review at which the AAC unanimously recommended approval and supported the lot line adjustment as proposed. No concerns were raised during the meeting.
- l) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210153.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the South County Fire Protection District. Conditions recommended by HCD-Planning, Environmental Health Bureau, and HCD Environmental Services have been incorporated.
  - b) The project planner reviewed the submitted maps and support materials to verify that the project conforms to the plans listed above and that the project site is suitable for the proposed use. There are no physical or environmental constraints that would indicate that the property is not suitable for the use proposed.
  - c) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210153.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for, will not, under the circumstances of the 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 has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Public Works, HCD-Environmental Services, Environmental Health Bureau, and the North County Fire Protection District. 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) The Environmental Health Bureau reviewed the project application and included two conditions. Parcels B and C each have a residence, individual well and on-site wastewater treatment system. The well on Parcel B also serves an existing dwelling across Freeman Flat Road on APN: 420-101-002-000; this constitutes a small water system. As it is currently unpermitted, Condition Nos. 6 and 7 have been added to require obtaining a water system permit and establishing easements for the water well/distribution infrastructure.
- c) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210153.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance 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 Monterey County HCD - Planning and Building Services Department records and is not aware of any violations existing on the subject property.
  - b) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210153.

5. **FINDING:**
- a) **CEQA (EXEMPT)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
  - b) California Environmental Quality Act (CEQA) Guidelines Section 15305(a) categorically exempts minor lot line adjustments not resulting in the creation of any new parcel. The County, pursuant to Monterey County Code Title 19 (Subdivision Ordinance) Section 19.09.005.C, has determined that lot line adjustments which do not result in the relocation of the building area are consistent with the intent of the categorical exemption for minor lot line adjustments. This determination and application to the subject lot line adjustment is also consistent with CEQA Guidelines Section 150305(a), which exempts projects where minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project would not have a significant impact on any resources. There is not a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. The site is not located in a sensitive environment. There are no significant cumulative effects from the lot line adjustment on surrounding lands. There are no historical resources nor hazardous waste sites involved. The project will not have a significant effect on the environment and qualifies for a categorical exemption as a minor alteration in land use.

- c) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210153.

**6. FINDING:**

**LOT LINE ADJUSTMENT** – Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code (MCC) allow a lot line adjustment that meets the following standards:

- 1. The lot line adjustment is between four or fewer existing adjoining parcels;
- 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
- 3. The parcels resulting from the lot line adjustment conform to the County’s general plan, any applicable specific plan and zoning and building ordinances.

As proposed, the project meets these standards.

**EVIDENCE:**

- a) The subject lot line adjustment is between four existing adjacent legal lots of record and will result in four lots of record.
- b) No additional developable parcels will be created and will not take out of the current agricultural operations after the subject lot line adjustment.
- c) The parcels from the proposed lot line adjustment will be conform to the County’s General Plan, area plan, zoning and building ordinances. See evidence in Finding No. 1 and supporting evidence.
- d) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210153.

**7. FINDING:**

**WILLIAMSON ACT – CONTRACTS** – Pursuant to California Government Code Section 51257(a)(1), the new 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 ten (10) years.

**EVIDENCE:**

- a) The proposed amendment to Farmland Security Zone Contract No. 68-016 and Agriculture Preserve Contract No. 93-011 shall be applied to applicable reconfigured parcels.
- b) The term of the original Land Conservation Contract renews annually on each succeeding January 1; the term of the new or amended Contract or Contracts shall be automatically renewed on January 1 and one additional year shall be added automatically to the initial term unless notice of nonrenewal is given.

**8. FINDING:**

**WILLIAMSON ACT – NO NET ACREAGE DECREASE** - Pursuant to California Government Code Section 51257(a)(2), there is no net decrease in the amount of the acreage restricted.

**EVIDENCE:**

- a) The proposed lot line adjustment will adjust the legal lots of record; however, the adjustment will not result in net loss of acreage under the

Williamson Act Contracts. The total acreage of the proposed parcels will remain the same as the current.

- b) A condition of approval shall require that a surveyor prepare legal descriptions for each newly configured parcel and submit them to HCD-Planning for review and approval for recordation with the Monterey County Recorder's office as attachments to the Certificates of Compliance for the reconfigured parcels.
- c) The application, plans, and related support materials found in Planning File No. PLN210153.

**9. FINDINGS:**

**WILLIAMSON ACT – NEW CONTRACTS** - Pursuant to California 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 or Contracts.

**EVIDENCE:**

- a) The proposed new or amended Contract will continue to cover at least 90 percent of the lots which are subject to the Farmland Security Zone Contract No. 68-016 or Agriculture Preserve Contract No. 93-011
- b) The application, plans, and related support materials found in Planning File No. PLN210153.

**10. FINDING:**

**WILLIAMSON ACT – SUSTAIN AGRICULTURAL USE** - Pursuant to California Government Code Section 51257(a)(4), after the Lot Line Adjustment, the parcels of land subject to Contract will be large enough to sustain their agricultural use, as defined in Section 51222.

**EVIDENCE:**

- a) The proposed Lot Line Adjustment shall reflect the redistribution of 331.6 acres of land under a Williamson Act Contract.
- b) Pursuant to California Government Code Section 51222 (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." All resulting parcels will be greater than 40 acres in size (minimum size of 123 acres and maximum size of 730 acres) and better conform to the current topography and agriculture uses. Therefore, the adjusted parcels will be large enough to continue to sustain their agriculture use.
- c) The application, plans, and related support materials found in Planning File No. PLN210153.

**11. FINDINGS:**

**WILLIAMSON ACT – LONG-TERM AGRICULTURAL PRODUCTIVITY** - Pursuant to California 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 resulting parcel boundaries will better conform to surrounding topography and the Williamson Act Contract boundaries, therefore allowing the property owners to efficiently sustain and facilitate the

existing agricultural operation.

- 12. FINDING:** **WILLIAMSON ACT – ADJACENT AGRICULTURAL LAND USE** - Pursuant to California 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 and surrounding area are designated either Permanent Grazing – 40-acre minimum Zoning District [PG/40] or Farmland– 40-acre minimum Zoning District [F/40], or a combination of both. The Lot Line Adjustment will not affect the current agricultural operations on the subject parcels and on adjacent parcels. No physical development is proposed. The adjustment would not allow any uses that could not also occur under the current configuration.
  - b) The application, plans, and related support materials found in Planning File No. PLN210153.
- 13. FINDING:** **WILLIAMSON ACT – NO NEW DEVELOPABLE PARCELS** - Pursuant to California Government Code Section 51257(a)(7), the Lot Line Adjustment does 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 four reconfigured lots do not result in a greater number of developable parcels than existed prior to the adjustment. See Finding No. 6 and supporting evidence.
  - b) The application, plans, and related support materials found in Planning File No. PLN210153.

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Board of Supervisors of the County of Monterey does hereby:

1. Find the project Categorically Exempt pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines;
2. Approve a Lot Line Adjustment between four legal lots of record (under Farmland Security Zone Contract No. 68-016 and 93-011): Parcel 1 (160.0 acres), Parcel 2 (24.6 acres), Parcel 3 (692.2 acres) and Parcel 4 (440.0 acres), resulting in four lots containing 123.5 acres [Adjusted Parcel 1 (C)], 730.1 acres [Adjusted Parcel 2 (B)], 303.2 acres [Adjusted Parcel 3 (A)], and 160 acres [Adjusted Parcel 4 (D)], with no net change in acreage under the Williamson Act Contract;
3. Authorize the Chair to execute a new or amended Land Conservation Contract(s) in order to rescind a portion of the existing Land Conservation Contract as applicable to the reconfigured lots only and simultaneously execute a new or amended Land Conservation Contract for the reconfigured lots between the County and the property owners reflecting the new legal description, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and



4. Direct the Clerk of the Board to file the Lot Line Adjustment Map with the County Recorder for recording with all applicable recording fees paid by the Property Owner in conformance with the attached Lot Line Adjustment map.

**PASSED AND ADOPTED** on this 18<sup>th</sup> day of April 2023, by roll call vote:

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

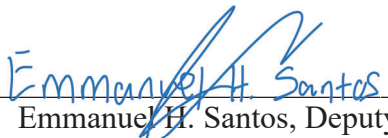
NOES: None

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 on April 18, 2023.

REVISED Date: May 8, 2023  
File ID: RES 23-064 Agenda  
Item No. 22

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

  
Emmanuel H. Santos, Deputy

# County of Monterey HCD Planning

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

PLN210153

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Lot Line Adjustment between four legal lots of record consisting of Parcel 1 of 160.0 acres (Assessor's Parcel Numbers 420-101-006-000 & 420-101-007-000), Parcel 2 of 24.6 acres (Assessor's Parcel Number 420-101-004-000), Parcel 3 of 692.2 acres (Assessor's Parcel Numbers 420-101-005-000, 420-101-003-000, 420-091-033-000, 420-091-034-000, 420-091-032-000, and 420-091-029-000) and Parcel 4 of 440.0 acres (Assessor's Parcel Numbers 420-091-038-000, 420-091-031-000, 420-091-039-000, and 420-091-040-000), resulting in 4 lots of 123.5 [Adjusted Parcel 1 (C)], 730.1 acres [Adjusted Parcel 2 (B)], 303.2 acres [Adjusted Parcel 3 (A)], and 160 acres [Adjusted Parcel 4 (D)]. The properties are located at 51701 & 51983 Freeman Flat Road, King City, 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 RMA - 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. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing 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 23-128) was approved by the Monterey County Board of Supervisors for Assessor's Parcel Numbers 420-101-006-000, 420-101-007-000, 420-101-004-000, 420-101-005-000, 420-101-003-000, 420-091-033-000, 420-091-034-000, 420-091-032-000, 420-091-029-000, 420-091-038-000, 420-091-031-000, 420-091-039-000, and 420-091-040-000 on April 18, 2023. 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 RMA - Planning."

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

## 3. 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.

#### 4. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:**

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
  - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
  - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
  - c. The purpose of the deed shall be stated on the first page of the deed, as follows:  
"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN210153. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
  - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
  - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
  - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
  - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

## 5. 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. (RMA - 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 RMA-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.

## 6. EHSP01 –OBTAIN WATER SYSTEM PERMIT (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The well on proposed Parcel B serves an existing dwelling on the site and an existing dwelling on APN 420-101-002-000. In accordance with Monterey County Code Chapter 15.04, Domestic Water Systems, the applicant shall obtain a water system permit from the Environmental Health Bureau. (Environmental Health)

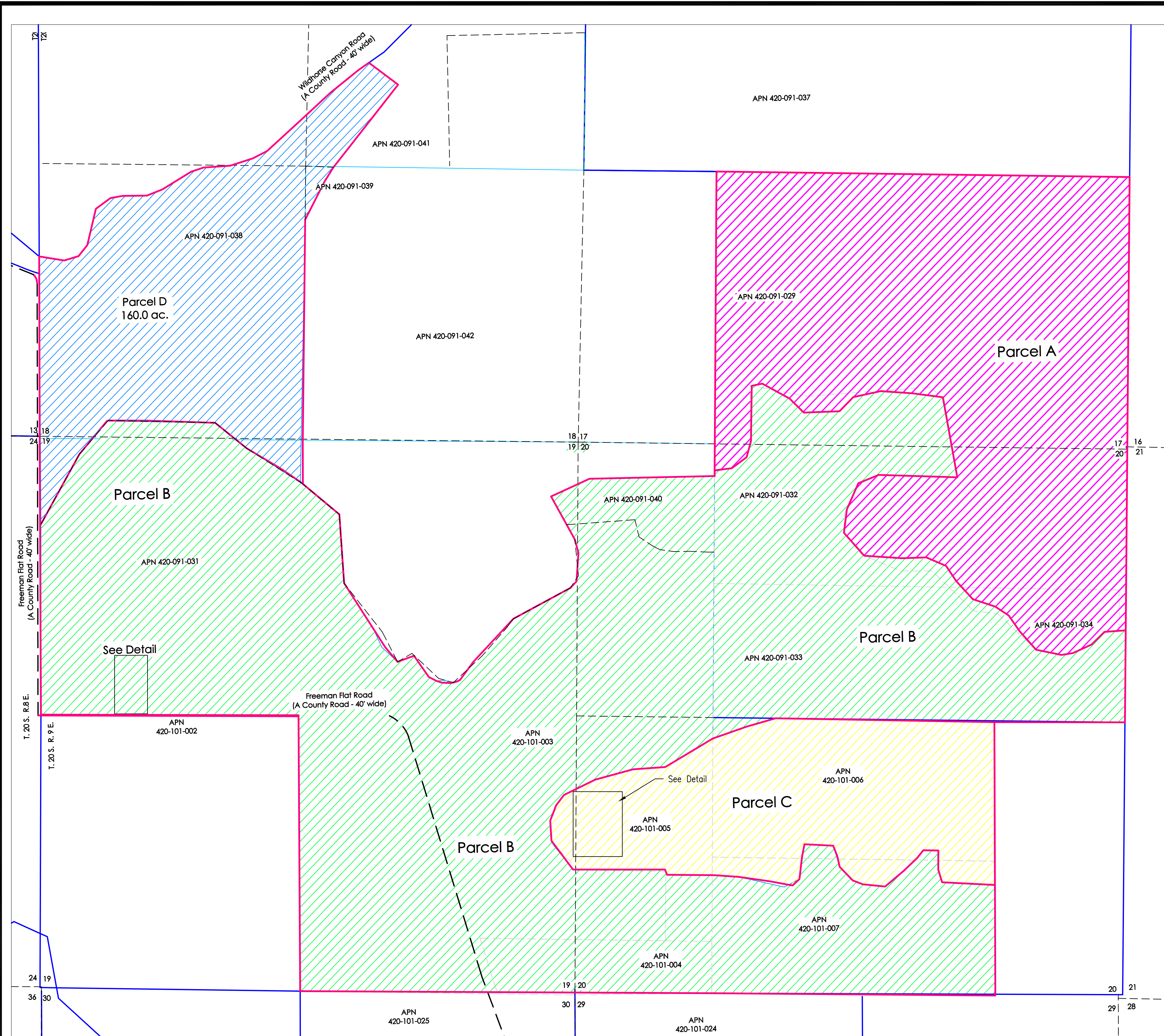
**Compliance or Monitoring Action to be Performed:** Prior to recordation of Certificates of Compliance, the applicant shall submit necessary water system application, reports and testing results, and payment of applicable fees to Environmental Health Bureau for review and approval.

## 7. EHSP02 - WELL AND WATER DISTRIBUTION INFRASTRUCTURE EASEMENTS (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Water well and water distribution access easements shall be established on proposed Parcel B to provide the land owner of APN 420-101-002-000 access to the well and water distribution infrastructure. (Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to recordation of Certificates of Compliance, the applicant shall submit the proposed easements to Environmental Health Bureau for review and approval.



PROPOSED LOT LINE CONFIGURATION

SUMMARY TABLE

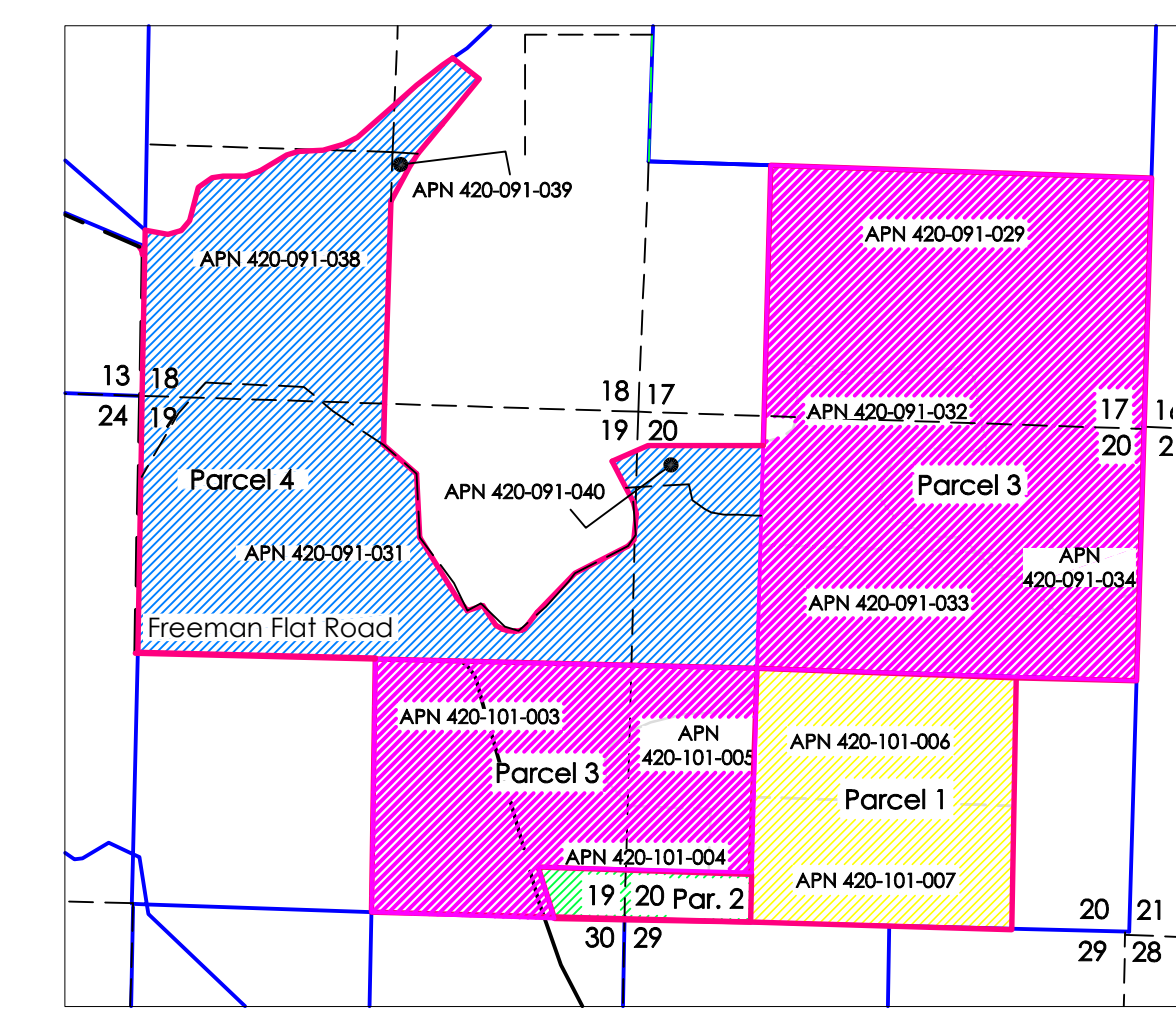
| Subject Property APN   | Existing Parcel Designation                                | Existing Acreage | Existing Zoning | GP Land Use Designation   | Proposed Property Designation | Proposed Acreage | Proposed Zoning |
|--|--|------------------|-----------------|---|-------------------------------|------------------|-----------------|
| 420-101-006<br>420-101-007   | 1<br>DOC. 2008082210                                       | 160.0            | PG/40<br>FG/40  | Permanent Grazing<br>10-160 Ac. Min. /<br>Farmlands 40-160 Ac. Min. | Parcel C                      | 123.5            | No Change       |
| 420-101-004  | 2  | 24.6             | PG/40<br>FG/40  | Permanent Grazing<br>10-160 Ac. Min. /<br>Farmlands 40-160 Ac. Min. | Parcel B                      | 730.1            | No Change       |
| 420-091-029<br>420-091-032<br>420-091-033<br>420-091-034<br>420-101-003<br>420-101-005 | 3<br>DOC. 2018039712<br>DOC. 2007069198<br>DOC. 2018058287 | 692.2            | PG/40<br>FG/40  | Permanent Grazing<br>10-160 Ac. Min. /<br>Farmlands 40-160 Ac. Min. | Parcel A                      | 303.2            | No Change       |
| 420-091-031<br>420-091-038<br>420-091-039<br>420-091-040                               | 4<br>Doc. 2021026531<br>PLN 180205                         | 440.0            | PG/40<br>FG/40  | Permanent Grazing<br>10-160 Ac. Min. /<br>Farmlands 40-160 Ac. Min. | Parcel D                      | 160              | No Change       |

LEGEND

- PROPERTY LINE
- LOT LINE
- - - SECTION LINE
- - - ASSESSORS PARCEL LINE

PREPARED FOR: Jerry Rava II  
 SURVEYED BY: POLARIS CONSULTING  
 P. O. BOX 1378  
 CARMEL VALLEY, CA 93924  
 831-659-9564

SCALE: 1" = 600' VIEW: TM 3 DATE: March 13, 2023  
 FILE NAME: Rava Nino TM 2 JOB #20-238 Sheet 1 of 1



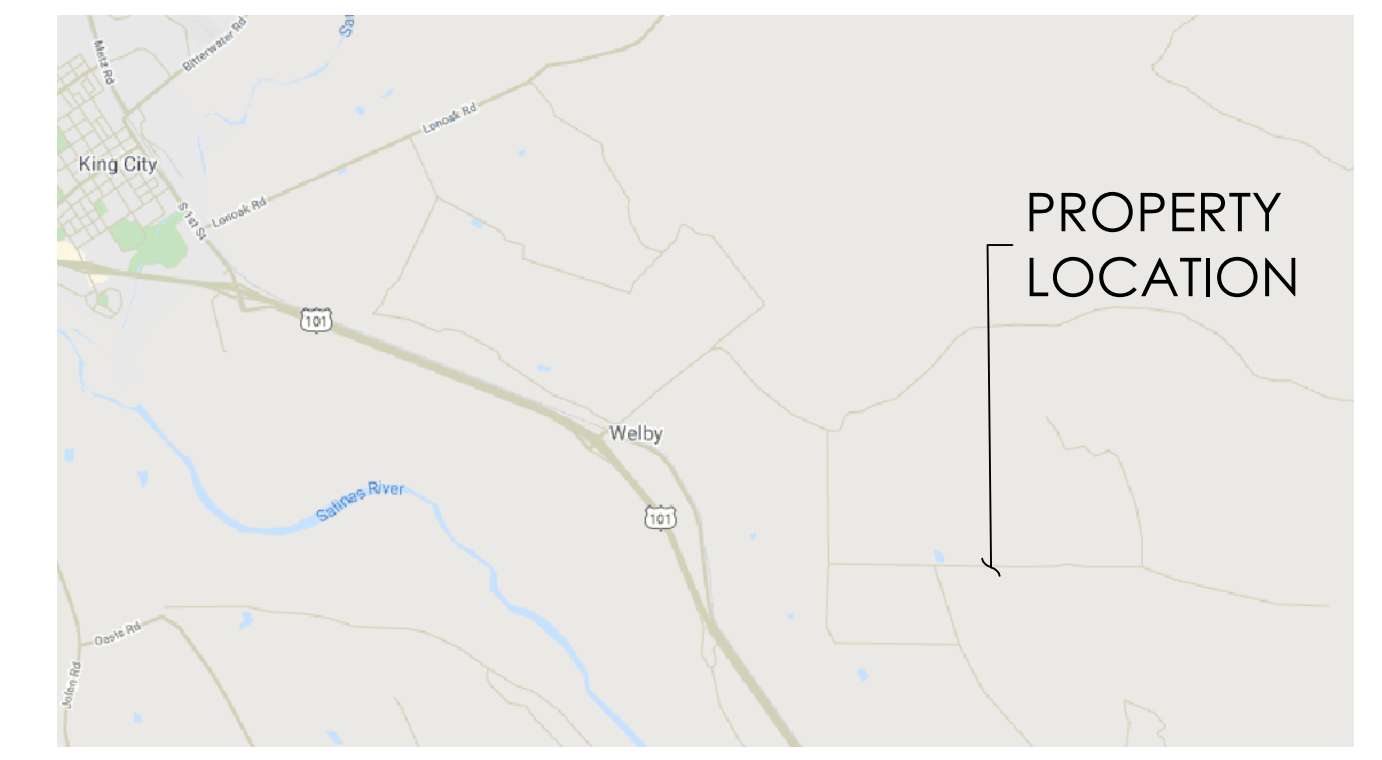
EXISTING LOT LINE CONFIGURATION  
Scale: 1"=2000'



Detail - Parcel B  
Not to Scale



Detail - Parcel C  
Not to Scale



VICINITY MAP  
Not to scale

STATEMENT

THIS PROPERTY LOCATED WITHIN SECTIONS 17, 18, 19, & 20, T.20 S., R.9 E., M.D.B. & M. INVOLVES THE LOT LINE ADJUSTMENT OF FOUR PARCELS OF 24.6, 164.6, 440.0, AND 692.1 ACRES IN SIZE INTO FOUR PARCELS OF 123.5, 303.2 AND 454.7 ACRES IN SIZE. THIS LAND IS ALL IN WILLIAMSON ACT. NO AREAS COVERED BY AN AGREEMENT WILL BE REMOVED.

THE CONTOURS SHOWN HEREON ARE DERIVED FROM USGS 1/4 ARC-SECOND DTM (2013) AND ARE DRAWN AT A 10-FOOT CONTOUR INTERVAL. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

THE EXISTING ZONING ON THE PROPERTIES IS "PG-40". THE PROPERTY IS CURRENTLY USED FOR AGRICULTURAL PURPOSES. (Parcels A & B are Row crop & residential. Parcel C is grazing.) THE PROPOSED USE OF THE PROPERTY IS THE SAME.

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

THERE IS A WELL & SEPTIC SYSTEM ON PARCEL B & C. THERE ARE NO WATER SUPPLY OR WASTEWATER FACILITIES ON PARCEL A & PARCEL D.

NEW WATER SUPPLY SHALL BE BY PRIVATE WELLS. SANITARY SEWER SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS. ELECTRICITY MAY BE PROVIDED BY PACIFIC GAS & ELECTRIC COMPANY OR SIMILAR PROVIDER. TELEPHONE MAY BE PROVIDED BY PACIFIC BELL COMPANY OR SIMILAR PROVIDER.

NO TREES ARE TO BE PLANTED OR REMOVED.

THERE ARE NO PROPOSED COMMON AREAS OR AREAS TO BE DEDICATED TO PUBLIC USE.

ACCESS TO EACH PARCEL WILL BE PROVIDED EITHER BY FRONTING ON A PUBLICLY MAINTAINED ROAD OR BY HAVING APPROVED LEGAL ACCESS VIA A PRIVATE ROAD OF ADEQUATE RIGHT-OF-WAY WIDTH. ACCESS SHALL MEET THE APPLICABLE ROAD STANDARDS AND BE DEEMED ADEQUATE ONLY IF IT WILL ALLOW REASONABLE INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

THIS PROPERTY DOES NOT LIE WITHIN THE FLOOD PLAIN.

SINCE NO DEVELOPMENT STRUCTURES OR GRADING ARE BEING PROPOSED WITH THIS APPLICATION, NO EROSION CONTROL MEASURES ARE NECESSARY.

OWNERS

A.P.N. 420-091-032 & -033 A.P.N. 420-101-003 & -004 A.P.N. 420-091-029 & 420-101-005  
 A.P.N. 420-091-034, -038, -039, -040, & 031 NINO FAMILY LP, ET AL  
 JERRY RAVA II, TRUSTEE OF THE JERRY RAVA II TRUST 51701 FREEMAN FLAT RD.  
 RAVA RANCHES KING CITY, CA 93930  
 700 AIRPORT ROAD  
 KING CITY, CA 93930  
 A.P.N. 420-101-006 & -007  
 JERRY & SUSANNE RAVA FAMILY LP.  
 RAVA RANCHES  
 700 AIRPORT ROAD  
 KING CITY, CA 93930

APPLICANT

JERRY RAVA, RAVA RANCHES LLC  
 700 AIRPORT ROAD  
 KING CITY, CA 93930  
 831-385-3285

REPRESENTATIVE

LYNN KOVACH, POLARIS CONSULTING  
 PO BOX 1378  
 CARMEL VALLEY, CA 93924  
 831-659-9564

PLN 210253  
**TENTATIVE LOT LINE ADJUSTMENT MAP**  
 EXHIBIT OF PARCELS - HATCHED  
 SHOWING THE PROPOSED DIVISION OF TRACTS OF LAND  
 BEING PORTIONS OF SECS. 17, 18, 19 AND 20,  
 T.20 S., R.9 E., M.D.B. & M.  
 MONTEREY COUNTY, CALIFORNIA