



Monterey County Board of Supervisors

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

Board Order

Resolution No. 19-033

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

PLN180204 - RAVA JERRY J II TR

Conducted public hearing and adopted Resolution No. 19-033 for approval of a Lot Line Adjustment between three (3) legal lots of record of 160 acres (Parcel 1), 160 acres (Parcel 2) and 156.5 acres (Parcel 3) merging three (3) lots into two (2) resulting in lots of 91 acres (Parcel A) and 385.5 acres (Parcel B). The properties are located north of Wildhorse Canyon Road, near King City (Portion of Assessor's Parcel Number 420-091-010-000 and 420-091-018-000), Central Salinas Valley Area Plan. The properties are under Williamson Act Contract.

Propose California Environmental Quality Act (CEQA) Action: Categorically Exempt per California Environmental Quality Act (CEQA) Guidelines Section 15305(a)

Project Location: North of Wildhorse Canyon Road, near King City (Assessor's Parcel Number 420-091-010-000 and 420-091-018-000), Central Salinas Valley Area Plan.

PASSED AND ADOPTED on this 5th day of February 2019, by the following vote, to wit:

AYES: Supervisors Alejo, Phillips, Lopez, Phillips, 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 February 5, 2019.

Dated: February 25, 2019
File ID: RES 19-183

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*

**RAVA JERRY II, Trustee of the Jerry Rava II Trust Dated August 19, 1994
(PLN180204)**

Resolution No. 19-033

- Resolution of the Monterey County Board of Supervisors:)
- a. Finding that the project is a Lot Line Adjustment not resulting in a new)
parcel, which qualifies as a Class 5 Categorical Exemption per California)
Environmental Quality Act (CEQA) Guidelines Section 15305(a), and)
there are no exceptions pursuant to CEQA Guidelines Section 15300.2;)
 - b. Approving a Lot Line Adjustment between three (3) legal lots of 160)
acres (Parcel 1), 160 acres (Parcel 2) and 156.5 acres (Parcel 3) merging)
three (3) lots into two (2), resulting in lots of 91 acres (Parcel A) and)
385.5 acres (Parcel B) under Williamson Act Agricultural Preserve Land)
Conservation Contract No. 68-018 (Document No. G05567, Reel 545,)
Pages 559-572) established by County Board of Supervisors Resolution)
No. 68-56-18, with no net decrease in acreage under the Williamson Act)
Contract; and)
 - c. Authorizing the Chair to execute a new or amended Land Conservation)
Contract 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 or Contracts for)
the reconfigured lots between the County and Jerry Rava II, Trustee of the)
Jerry Rava II Trust Dated August 19, 1994 reflecting the new legal)
descriptions, current ownership interests and to incorporate any legislative)
changes to State Williamson Act provisions and current County)
Agricultural Preserve Policies or Procedures; and)
 - d. Directing the Clerk of the Board to record the new or amended Land)
Conservation Contract or Contracts subject to the submittal of the)
appropriate recording fees from the property owner of record.)
- (PLN180204/ Jerry Rava II, Trustee of the Jerry Rava II Trust Dated August 19,)
1994, Central Salinas Valley Area Plan).....)

RECITALS:

WHEREAS, an application was submitted for a Lot Line Adjustment between three (3) legal lots of record involving Parcel 1 (Portion of APN 420-091-018), Parcel 2 (Portion of APN 420-091-018) and Parcel 3 (Portion of APN 420-091-010) owned by Jerry Rava II, Trustee of the Jerry Rava II Trust Dated August 19, 1994, hereinafter called "Owner", and

WHEREAS, the legality of the three (3) subject parcels is based on existing Patents dated 1878, 1891 and 1896 on file with the County Recorder and found in Planning File No. PLN180204 and incorporated herein by this reference; and

WHEREAS, all parcels are subject to Agricultural Preserve Contract No. 68-018 (Document No. G05567, Reel 545, Pages 559-572) established by County Board of Supervisors Resolution No. 68-56-18, and will be reconfigured; and

WHEREAS, the Lot Line Adjustment will result in two (2) reconfigured lots consisting of approximately 91 acres (Parcel A) and 385.5 acres (Parcel B) with no net decrease in acreage under the Williamson Act Contract; and

WHEREAS, the Lot Line Adjustment will allow the continued used for grazing in Parcel A and row crop farming and grazing in Parcel B which is consistent with the applicable Williamson Act Agricultural Preserve Land Conservation Contract (LCC) No. 68-018 (Document No. G05567, Reel 545, Pages 559-572) for the respective parcels, and is consistent with Board approved compatible uses; and

WHEREAS, the Board of Supervisors finds that the proposed Lot Line Adjustment of property is consistent with policies of the 2010 Monterey County General Plan, the Central Salinas Valley Area Plan, regulations in the Zoning Ordinance (Title 21 of the Monterey County Code) and the Subdivision Ordinance (Title 19 of the Monterey County Code), and Section 51257 of the California Government Code (Williamson Act), and current County Agricultural Preserve Policies or Procedures as evidenced below; and,

WHEREAS, California Government Code Section 51257 requires that certain findings be made by the Board of Supervisors to facilitate Lot Line Adjustments of land under Williamson Act Contract; and

WHEREAS, the Board of Supervisors further finds that the request for a Lot Line Adjustment is consistent with California Government Code Section 51257 (Williamson Act); and

WHEREAS, the Board of Supervisors further finds that the request for a Lot Line Adjustment is consistent with Board Resolution No. 00-462 (Resolution relating to the processing of Lot Line Adjustment affecting property under Agricultural Preserve Contract pursuant to the Williamson Act); and

WHEREAS, the Board of Supervisors, having considered the application and the evidence related thereto, finds and declares that:

1. **FINDING: CONSISTENCY** – The project, as described in Condition of Approval No. 1 and as conditioned, conforms to the policies, requirements, and standards of:
 - 1.) The 2010 Monterey County General Plan;
 - 2.) The Central Salinas Valley Area Plan;
 - 3.) The Monterey County Zoning Ordinance (Title 21);
 - 4.) The Monterey County Subdivision Ordinance (Title 19 - Inland Subdivision Ordinance); and
 - 5.) Section 51257 of the California Government Code (Williamson Act).

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of this application. No conflicts between these documents and this project application were found to exist as further discussed in Finding 1/Evidence Sections (b) through (i) below. No communications were received during the course of review of the project indicating any project inconsistencies with the text, policies, and regulations in these documents.

- (b) The subject lots are located north of Wildhorse Canyon Road, Central Salinas Valley Area Plan, in unincorporated County of Monterey outside King City. The current configuration of the three (3) parcels consists of approximately 160 acres (Parcel 1-Portion of APN 420-091-018); 160 acres (Parcel 2- Portion of APN 420-091-018); and 156.5 acres (Parcel 3 – Portion of APN 420-091-010). The project will result in two (2) reconfigured parcels of 91 acres (Proposed Parcel A) and 385.5 acres (Proposed Parcel B) respectively.
- (c) The purpose for the Lot Line Adjustment is to reconfigure the property boundaries to combine all row crop farming areas located on Parcels 1, 2 and 3 and some cattle grazing lands in Parcels 1 and 2 into one (1) proposed parcel (Parcel B) and to have the remaining cattle grazing lands located within Parcel 3 to be located within proposed Parcel A. The reconfiguration is consistent with the Board adopted list of compatible uses and the applicable Williamson Act Contract (LCC No. 68-018).
- (d) The current uses of the properties are cattle grazing and row crop farming. These two (2) agricultural uses are to remain and are consistent with the agricultural zoning designation of Permanent Grazing – 40-acre minimum (PG/40). The agricultural uses are also compatible with the applicable Williamson Act Agricultural Preserve and Land Conservation Contract No. 68-018 (Document No. G05567, Reel 545, Pages 559-572) established by Board of Supervisors Resolution No. 68-56-18 in 1968.
- (e) The proposed lot line configuration would result in adjusted Parcel A, 91 acres and Parcel B, 385.5 acres. Both proposed lots meet the minimum lot size requirement for the PG/40 Zoning District.
- (f) The new configuration would promote appropriate and orderly growth and development while protecting desirable land uses consistent with the Monterey County General Plan Land Use Goal LU-1.
- (g) The proposed lot configuration would produce a superior parcel configuration as it would not create a net decrease in agricultural acreage but will allow all the row crop farming areas and a majority of the cattle grazing lands to be located within two (2) separate parcels (Parcels A and B), respectfully. The proposal would better facilitate the routine and ongoing agricultural activities of the cattle grazing and row crop operations. Monterey County promotes agriculture, and as such, elected to include an Agricultural Element as part of the General Plan to establish policies directed at enhancing and supporting the long-term productivity and commercial viability of the County's agricultural industry. Policy AG-1.3 allows the proposed Lot Line Adjustments as it is exclusively intended for agricultural purposes.
- (h) The proposed consolidation of Parcels 1, 2 and portion of Parcel 3 is allowed through the proposed Lot Line Adjustment (Monterey County Code [MCC] Section 19.09.005(B)).
- (i) The application, plans, and related support materials found in Planning File No. PLN180204.

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: RMA - Planning Division, South Monterey County Fire Protection District, RMA-Public Works, Water Resources Agency and Environmental Health Bureau. There has been no indication from these departments/agencies that the site

is not suitable for the proposed Lot Line Adjustment. Conditions have been incorporated accordingly.

(b) The Environmental Health Bureau (EHB) reviewed the application and determined that the proposed Lot Line Adjustment would not impact any wells on the associated parcels.

(c) The application, plans, and related support materials found in Planning File No. PLN180204.

(d) The Lot Line Adjustment would not result in any new developable parcels or an adjusted lot that is inconsistent with the general plan or with subject Agricultural Preserve Land Conservation Contract (LCC No. 68-018).

- 3. FINDING: CONFORMANCE WITH SUBDIVISION ORDINANCE AND PARCEL LEGALITY DETERMINATION** - Pursuant to Section 19.09.025.B.1 of the Monterey County Subdivision Ordinance (Title 19), the Lot Line Adjustment is between two (2) or more existing adjacent lots.

- EVIDENCE:**
- (a) The subject Lot Line Adjustment is between three (3) existing adjacent lots.
 - (b) Parcel "1" (Portion of APN 420-091-018) containing approximately 160 acres, was recognized as a legal lot pursuant to United States of America Patent Certificate No. 19438, Page 223, granted by the United States of America to Jens M. Skov, dated November 21, 1896.
 - (c) Parcel "2" (Portion of APN 420-091-018) containing approximately 160 acres, was recognized as a legal lot pursuant to United States of America Patent Certificate No. 14497, Page 13, granted by the United States of America to Charles Carlson, dated February 26, 1891.
 - (d) Parcel "3" (Portion of APN 420-091-010) containing approximately 156.5 acres, was recognized as a legal lot pursuant to: 1) United States of America Patent, Page 382-383, granting 160 acres by the United States of America to William H. Tuttle, dated February 5, 1878; and 2) Grant Deed G22154, Reel 1244, Page 57, dated May 19, 1978, excluding 3.5 acres of the 160-acre parcel located in the southeast corner of the ¼ southwest quarter of Section 8 Township 20 South Range 9 East MDM into a separate parcel owned by Elen B. Copley, Irving J. Copley and Edwin H. Copley "Copley Ranch."
 - (f) The application, plans, and related support materials can be found in Planning File No. PLN180204.

- 4. FINDING: CONFORMANCE WITH SUBDIVISION ORDINANCE AND NO NEW LOTS CREATED** – Pursuant to the MCC Section 19.09.025.B.2 of the Monterey County Subdivision Ordinance (Title 19), a greater number of parcels or lots than originally existed will not be created as a result of the Lot Line Adjustment.

- EVIDENCE:**
- (a) The existing three (3) contiguous lots of record will be adjusted, resulting in two (2) lots. The proposed Lot Line Adjustment would not result in more developable parcels and would not compromise the long-term agricultural productivity of the other parcels. Furthermore, no farmland will be taken out of production.
 - (b) The consolidation of Parcel 1, Parcel 2 and a portion of Parcel 3 can be consolidated through the lot line adjustment application procedure.
 - (c) The application, plans, and related support materials found in Planning File No. PLN180204.

5. **FINDING: CONFORMANCE WITH SUBDIVISION ORDINANCE AND CONTIGUOUS LOTS OF RECORD** – Pursuant to MCC Section 19.09.025.B.3 of the Monterey County Subdivision Ordinance (Title 19), the parcels resulting from the Lot Line Adjustment conform to the County Zoning and Building Ordinances and are contiguous parcels.
- EVIDENCE:** (a) The application and plans for a Lot Line Adjustment found in Planning File No. PLN180204.
- (b) See evidence in Finding 1, above.
6. **FINDING: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** – The project is categorically exempt from environmental review.
- EVIDENCE:** (a) Guidelines for CEQA, California Code of Regulations, Title 14, Chapter 3, Section 15305(a) categorically exempts Lot Line Adjustments, side yard, and setback variances in areas with an average natural slope of less than 20% not resulting in the creation of any new parcel.
- (b) Section 15317 of the CEQA Guidelines 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.
- (c) Based on a review of the project plans, approval of the project would not result in any potentially adverse impacts. No additional development is proposed with this project.
- (d) See preceding findings and related evidence.
7. **FINDING: PUBLIC NOTICE** - Public notice of the pending Lot Line Adjustment was provided pursuant to MCC Section 19.01.055, (Title 19 - Subdivisions).
- EVIDENCE:** Materials in Planning File No. PLN180204.
8. **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 (Title 21). No violations exist on the property.
- EVIDENCE:** Staff has reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on the subject property.
9. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this 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:** See preceding findings #1, #2, #3, #4 and #5 and supporting evidence.
10. **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 amendments to Agricultural Preserve Land Conservation Contract No. 68-018, recorded as Document No. G05567, Reel 545, Pages 559-572, with the Monterey County Recorder on February 29, 1968, which shall be applicable to the three (3) reconfigured lots will reflect the redistribution of 476.5 acres of land under Williamson Act Contract.
- (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 (1) additional year shall be added automatically to the initial term unless notice of nonrenewal is given.

- 11. 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. In cases where two (2) lots involved in a Lot Line Adjustment are both subject to Contracts rescinded pursuant to this Section, this finding will be satisfied if the aggregate acreage of the land restricted by the new Contracts is at least as great as the aggregate acreage restricted by the rescinded Contracts.

- EVIDENCE:** (a) The Lot Line Adjustment will reconfigure the lots but will not result in a net loss of acreage currently under Contract. Therefore, the Lot Line Adjustment would not result in a net decrease in the amount of the acreage restricted.
- (b) Condition of Approval No. 4 shall require that a surveyor prepare legal descriptions for each newly configured parcel and submit them to RMA-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. PLN180204.

- 12. FINDING: 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 or Contracts will continue to cover at least 90 percent of the subject lots under Agricultural Preserve Land Conservation Contract No. 68-018.
- (b) The application and plans for a Lot Line Adjustment found in Planning File No. PLN180204.

- 13. 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 Government Code Section 51222.

- EVIDENCE:** (a) The proposed Lot Line Adjustment applicable to the three (3) reconfigured parcels shall reflect the redistribution of 476.5 acres of land under Williamson Act Land Conservation 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.” The total acreage involved in the subject Lot Line Adjustment is 476.5 acres in total.
- (c) County of Monterey Board of Supervisors Resolution No. 01-485 requires that agricultural preserves will not be considered unless the group of contiguous parcels included in the preserve contains 100 or more acres, or 40 or more acres if the Board finds that smaller preserves are necessary due to the unique characteristics of the agricultural enterprises in the area. The subject Lot Line Adjustment will retain all of the 476.5 acres in farmland production within Agricultural Preserve Land Conservation Contract No. (LCC No. 68-018).
- (d) The application plans, and related support materials found in Planning File No. PLN180204.

- 14. FINDING: 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 proposed lot configuration would produce a superior parcel configuration as it would not create a net decrease in agricultural acreage but will allow all the row crop farming areas and a majority of the cattle grazing lands to be located within two (2) separate proposed parcels (Parcels A and B), respectfully. The proposal would better facilitate the routine and ongoing agricultural activities of the cattle grazing and row crop operations. Monterey County promotes agriculture, and as such, elected to include an Agricultural Element as part of the General Plan to establish policies directed at enhancing and supporting the long-term productivity and commercial viability of the County’s agricultural industry. Policy AG-1.3 allows the proposed Lot Line Adjustments as it is exclusively intended for agricultural purposes.
- (b) The application plans, and related support materials found in Planning File No. PLN180204.

- 15. 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 as Permanent Grazing – 40-acre minimum (“PG/40”). The Lot Line Adjustment will not affect current agricultural operations on the subject properties and on adjacent properties. No physical development is proposed. The adjustment would not allow any uses that could not also occur under the current configuration.
- (b) The application and plans for a Lot Line Adjustment found in Planning File No. PLN180204.

- 16. 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 existing three (3) reconfigured lots do not result in a greater number of developable parcels than existed prior to the adjustment. See Finding 4.
(b) The application, plans, and related support materials found in Planning File No. PLN180204.

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

- a. Find that the project is a Lot Line Adjustment not resulting in a new parcel, which qualifies as a Class 5 Categorical Exemption per California Environmental Quality Act (CEQA) Guidelines Section 15305(a), and there are no exceptions pursuant to CEQA Guidelines Section 15300.2;
- b. Approve a Lot Line Adjustment between three (3) existing legal lots of record of approximately 160 acres (Parcel 1), 160 acres (Parcel 2) and 156.5 acres (Parcel 3) merging three (3) lots into two (2), resulting in two (2) reconfigured lots consisting of approximately 91 acres (Parcel A) and 385.5 acres (Parcel B) under Williamson Act Agricultural Preserve Land Conservation Contract No. 68-018 (Document No. G05567, Reel 545, Pages 559-572) established by County Board of Supervisors Resolution No. 68-56-18, with no net decrease in acreage under the Williamson Act Contract; and
- c. Authorize the Chair to execute a new or amended Land Conservation Contract or Contracts 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 or Contracts for the reconfigured lots between the County and Jerry Rava II, Trustee of the Jerry Rava Trust Dated August 19, 1994 reflecting the new legal descriptions, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
- d. Direct the Clerk of the Board to record the new or amended Land Conservation Contract or Contracts subject to the submittal of the appropriate recording fees from the property owners of record.

In general conformance with the attached sketch and plans, and subject to the attached conditions all being attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED on this 5th day of February 2019, by the following vote, to wit:

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

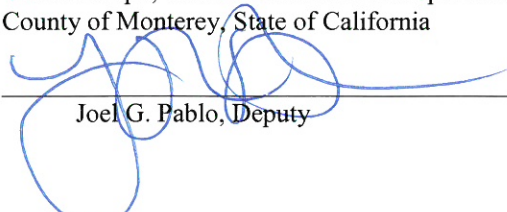
NOES: None

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 February 5, 2019.

Dated: February 25, 2019
File ID: RES 19-183

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


Joel G. Pablo, Deputy

Monterey County RMA Planning

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

PLN180204

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Lot Line Adjustment (PLN180204) allows an adjustment between three (3) legal lots of record of 160 acres (Parcel 1 - Portion of APN 420-091-018), 160 acres (Parcel 2 - Portion of APN 420-091-018) and 156.5 acres (Parcel 3 - Portion of APN 420-091-010). The project will result in two (2) reconfigured parcels of 91 acres (Parcel A) and 385.5 acres (Parcel B), respectively. The property is located north of Wildhorse Canyon Road, Central Salinas Valley Area Plan, in unincorporated County of Monterey outside of King City and is under a Williamson Act Contract. 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: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure:

"A Lot Line Adjustment (Resolution Number 19-033) was approved by the Monterey County Board of Supervisors for Assessor's Parcel Numbers 420-091-018 and 420-091-010 on February 5, 2019. The permit was granted subject to five (5) 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 RMA - Planning.

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

**Condition/Mitigation
Monitoring Measure:**

The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

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

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of the County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of the County Counsel-Risk Management and RMA-Planning.

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: RMA-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 descriptions 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.

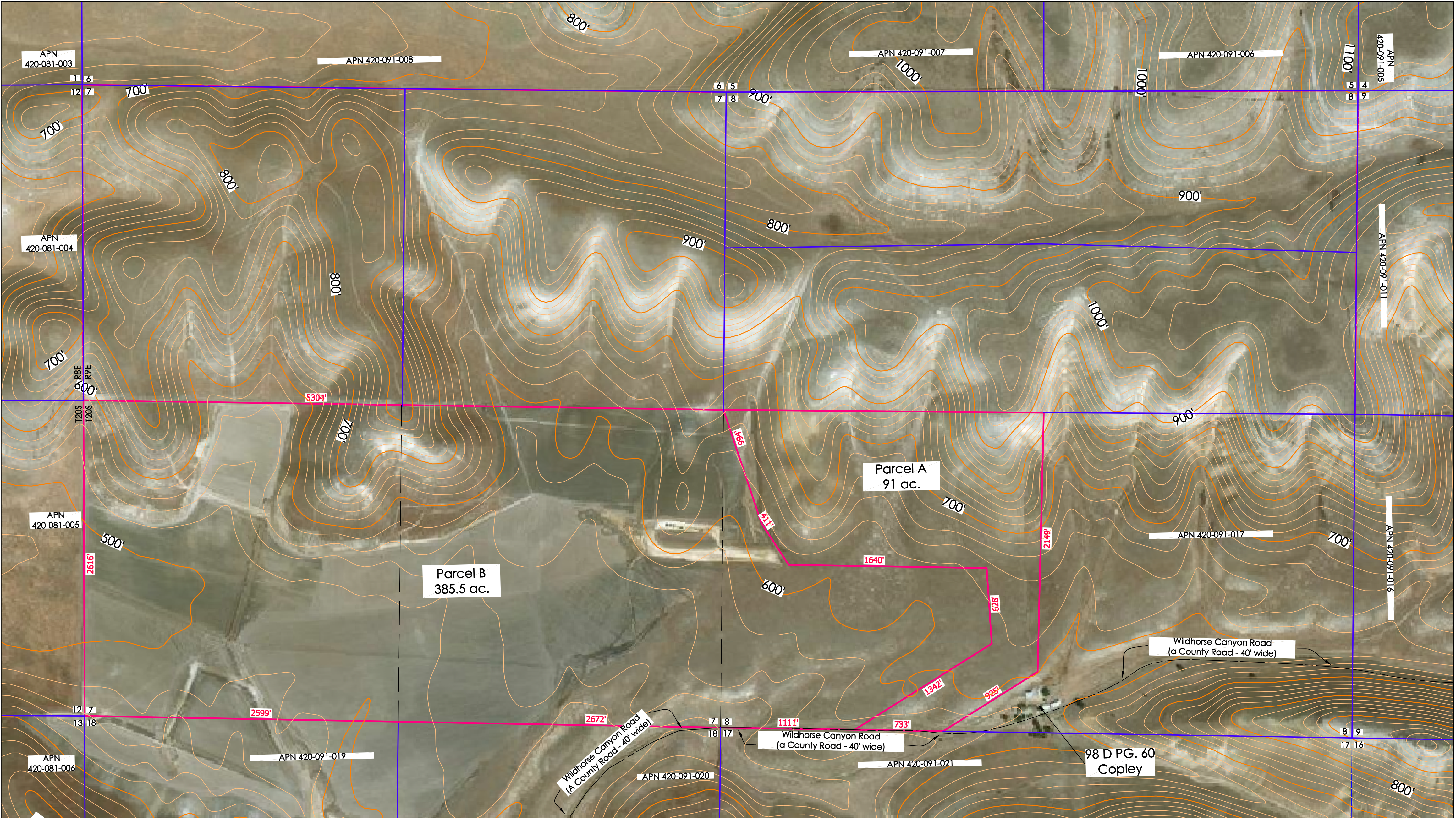
Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

5. PD037 - WILLIAMSON ACT

Responsible Department: RMA-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-Risk Management. (RMA - 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-Risk Management, 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.



PROPOSED LOT LINE CONFIGURATION



VICINITY MAP
Not to scale

STATEMENT

THIS PROPERTY LOCATED WITHIN SECTIONS 7 & 8, T.20 S., R.9 W., M.D.B.& M. INVOLVES THE LOT LINE ADJUSTMENT OF THREE PARCELS OF 160, 160 AND 156.5 ACRES IN SIZE INTO TWO PARCELS OF 91 AND 385.5 ACRES IN SIZE.

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 SUBJECT TO THE WILLIAMSON ACT, PER CONTRACT NO. AGP 68-018, (Reel 545 O.R. Pg. 559) THE PROPERTY IS CURRENTLY USED FOR AGRICULTURAL PURPOSES. (Parcel A is Grazing. Parcel B is Row Crop & Grazing) THE PROPOSED USE OF THE PROPERTY IS THE SAME.

THERE ARE CURRENTLY NO STRUCTURES ON THE PROPERTY AS SHOWN ON THE MAP.

THERE ARE NO WATER SUPPLY OR WASTEWATER FACILITIES ONSITE.

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.

OWNER

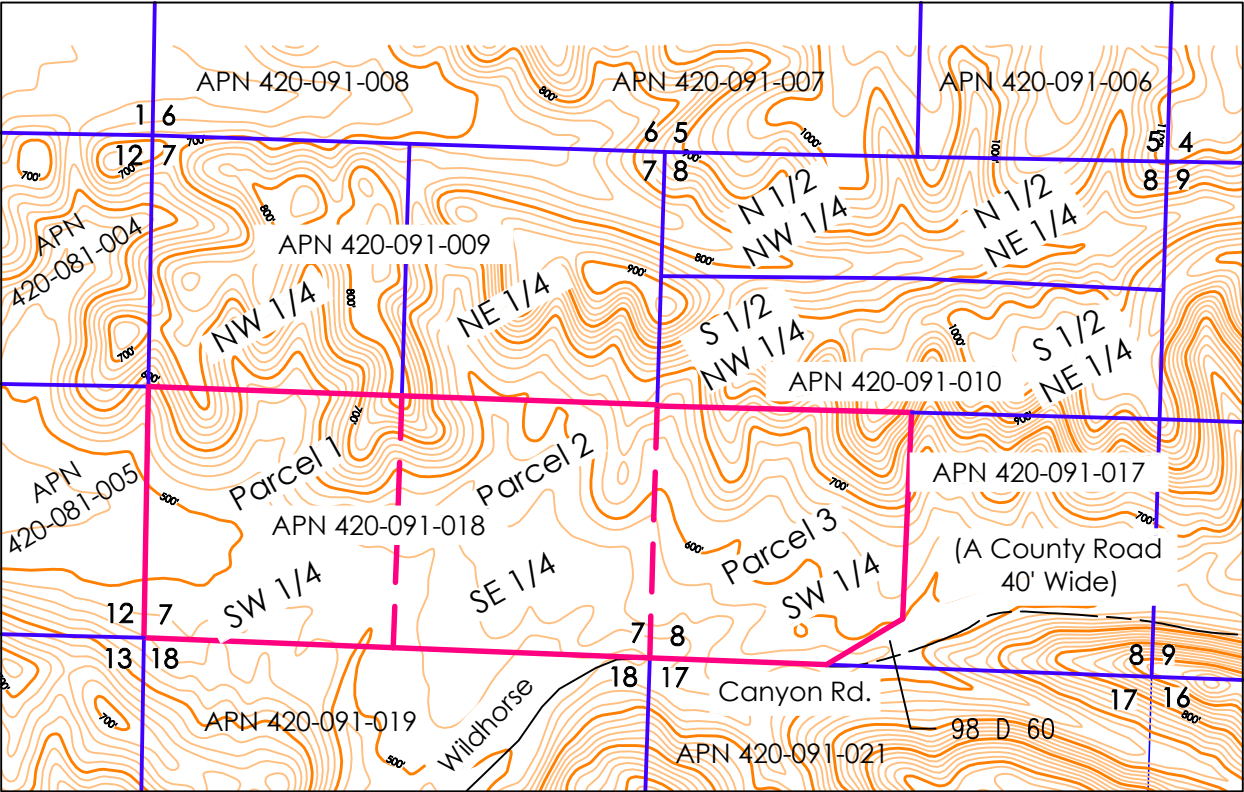
A.P.N. 420-091-010 & -018
JERRY RAVA II, TRUSTEE OF THE JERRY RAVA II TRUST
RAVA RANCHES
700 AIRPORT ROAD
KING CITY, CA 93930

APPLICANT

JERRY RAVA
RAVA RANCHES
700 AIRPORT ROAD
KING CITY, CA 93930

REPRESENTATIVE

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



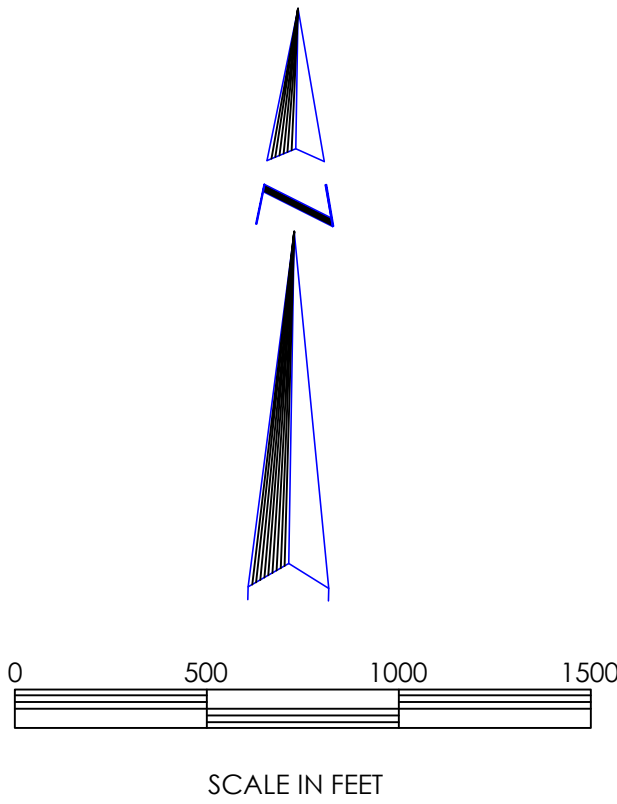
EXISTING LOT LINE CONFIGURATION
Scale: 1"=2000'

SUMMARY TABLE

Subject Property APN	Existing Parcel Designation	Existing Acreage	Existing Zoning	GP Land Use Designation	Proposed Property Designation	Proposed Acreage	Proposed Zoning
420-091-018 Portion	1	160	PG/40	Permanent Grazing 10-160 Ac. Min.	Parcel A	91	No Changes
420-091-018 Portion	2	160	PG/40	Permanent Grazing 10-160 Ac. Min.	Parcel B	385.5	No Changes
420-091-010 Portion	3	156.5	PG/40	Permanent Grazing 10-160 Ac. Min.			

LEGEND

- PROPERTY LINE
- LOT LINE
- OLD LOT LINE (TO BE REMOVED)
- ASSESSOR PARCEL LINE



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

SCALE: 1" = 500' VIEW: TM N DATE: December 18, 2018
FILE NAME: Rava Nino TM North.dwg JOB #14208 Sheet 1 of 1

PLN 180204
TENTATIVE LOT LINE ADJUSTMENT MAP
SHOWING THE PROPOSED ADJUSTMENT OF TRACTS OF LAND
WITHIN A PORTION OF SEC. 7
AND A PORTION OF SEC. 8,
T.20 S., R.9 E., M.D.B. & M.
MONTEREY COUNTY, CALIFORNIA