

Exhibit A

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Exhibit A
DRAFT RESOLUTION

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

**RAVA JERRY J II TR AND RAVA FAMILY PROPCO LLC & RAVA JERRY J II TR
AND NINO FAMILY LP ET AL (PLN210153-EXT1)**

RESOLUTION NO. 25-041

Resolution by the County of Monterey Chief of
Planning:

- 1) Finding that the project qualifies for a class 5
Categorical Exemption pursuant to the
California Environmental Quality Act (CEQA)
Guidelines section 15305 and there are no
exceptions pursuant to section 15300.2; and
- 2) Approving a two-year permit extension to the
expiration date of a previously approved Lot
Line Adjustment (Board of Supervisors
Resolution No. 23-128, HCD-Planning File No.
PLN210153) among four legal lots of record.

[PLN210153-EXT1, Nino and Rava Family, 51173,
51701, and 51983, King City, Central Salinas Valley
Area Plan (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)]

**The RAVA and NINO FAMILY application (PLN210153-EXT1) came on for an
administrative hearing before the County of Monterey Chief of Planning on September 3,
2025. Having considered all the written and documentary evidence, the Chief of Planning
finds and decides as follows:**

RECITALS

WHEREAS, on April 18, 2023, a Lot Line Adjustment was approved by the County of
Monterey Board of Supervisors through Resolution No. 23-128. The approved Lot Line
Adjustment was among four legal lots of record under two Williamson Act Contracts
(Agricultural Preserve Contract No. 93-011 and Farmland Security Zone Contract No. 68-016).
Parcels adjusted include: Parcel 1, 160.0 acres (Assessor's Parcel Numbers 420-101-006-000 and
420-101-007-000), Parcel 2, 24.6 acres (Assessor's Parcel Number 420-101-004-000), Parcel 3,
692.2 acres (Assessor's Parcel Numbers 420-091-038-000, 420-091-031-000, 420-091-039-000,
and 420-091-040-000) and Parcel 4, 440.0 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), 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. In accordance with the resolution, this entitlement was set to expire on April 18, 2025;

WHEREAS, the applicant submitted a written request for an additional two-year extension on March 13, 2025, more than thirty (30) days prior to the expiration date of the Lot Line Adjustment. The written request for the extension was filed by the applicant's agent, Lynn Kovach. The granting of this extension was requested because the applicant needs more time to finalize the grant deeds for the originally approved Lot Line Adjustment;

WHEREAS, this extension does not change the scope of previously approved Lot Line Adjustment, and all findings previously made in the Board of Supervisors Resolution No. 23-128 continue to apply to this extension;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property;

WHEREAS, the Conditions of Approval contained in Resolution No. 23-128 continue to apply, except that this extension modifies the expiration date of the Lot Line Adjustment from April 18, 2025 to April 18, 2027;

WHEREAS, the project was deemed Categorically Exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15305(a) and there were no exceptions under CEQA Guidelines Section 15300.2. Section 15305(a) Categorically Exempts minor alterations in land use limitations such as Lot Line Adjustments. Therefore, the Board of Supervisors found the project consistent with CEQA Guidelines Section 15305 and that none of the exceptions under CEQA Guidelines Section 15300.2 applied to this project. There are no changes included in this extension and the conditions on the ground have not changed since the original approval. Therefore, this extension to the Lot Line Adjustment is also Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines; and

WHEREAS, pursuant to Title 21 section 21.80.040.A, the discretionary decisions of the Chief of Planning are appealable to the Planning Commission. The decision of the Planning Commission would be final and may not be appealed.

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the County of Monterey Chief of Planning does hereby:

- 1) Find that the project qualifies for a class 5 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15305 and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a two-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 23-128, HCD-Planning File No. PLN210153) among four legal lots of record.

PASSED AND ADOPTED this 3rd day of September 2025.

Melanie Beretti, AICP

HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.
2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

County of Monterey HCD Planning

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

PLN210153-EXT1

1. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

Monitoring Measure: "A two-year permit extension to the expiration date of a previously approved Lot Line Adjustment (PLN210153) (Resolution Number _____) was approved by the Chief of Planning 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 September 3, 2025. The permit was granted subject to 1 condition of approval which runs with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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