



# County of Monterey

Item No.3

## Administrative Permit

Legistar File Number: AP 25-045

September 03, 2025

Introduced: 8/27/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

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

Administrative hearing to consider action on 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.

**Project Location:** 51173, 51701, and 51983 Freeman Flat Road, King City

**Proposed CEQA action:** Find the project Categorical Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find that the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and there are no exceptions pursuant to Section 15300.2; and
- b. 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.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 1 condition of approval.

### PROJECT INFORMATION

**Agent:** Lynn Kovach

**Property Owners:** Rava Jerry J II TR and Jerry & Suzanne Rava Family Limited Partnership and Nino Family LP

**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

**Zoning:** Farmland, 40 acres per unit [F/40], and Permanent Grazing, 40 acres per unit [PG/40]

**Plan Area:** Central Salinas Valley Area Plan

**Project Planner:** Kayla Nelson, Associate Planner  
nelsonk@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a two-year Permit Extension to a previously approved Combined Development Permit, subject to the findings and evidence in the attached Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN210153 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On September 3, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 2, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Condition of Approval

Exhibit B - Extension Letter, dated March 13, 2025

Exhibit C - Board of Supervisors Resolution No. 23-128, dated April 18, 2023

cc: Front Counter Copy; South County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; Rava Jerry J II TR and Jerry & Suzanne Rava Family Limited Partnership and Nino Family LP, Property Owners; Lynn Kovach, Agent; Koren McWilliams and Carol Prado, Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN210153-EXT1