

Exhibit B

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From: lynn@polarislandsurveying.net
To: [Obledo, Summer x7096](#)
Subject: RE: PLN210153 RAVA Condition Compliance EXTENSION
Date: Thursday, March 13, 2025 12:59:18 PM
Attachments: [image001.png](#)

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Summer

We are going to have to request an extension on condition compliance. The client is still working with the lender to get their approval before finalizing the deeds.

Please let me know if there is anything else I need to do for this extension.

Thank you,

If you have any questions or need additional information, please call.

Lynn A. Kovach

P.L.S. 5321

Polaris Land Surveying, Inc.

831.659.9564

831.214.4764

From: Obledo, Summer x7096 <ObledoS@countyofmonterey.gov>

Sent: Tuesday, February 18, 2025 1:30 PM

To: lynn@polarislandsurveying.net

Subject: PLN210153 RAVA Condition Compliance

Hello Lynn,

I have been assigned the Condition Compliance tasks for PLN210153 Rava project. Fionna Jensen is still with Monterey County currently Acting Principal Planner and has taken on other duties at this time. I was reaching out today to let you know if you have any documentation to close out the three remaining three conditions on the project feel free to send them my way. Attached is the Condition Compliance Status Report (CCSR) for your review/records. If you have any questions my contact information is detailed below.

Thank you,

Summer Obledo *(she/her)*

Planning Technician - Condition Compliance



Development
1441 Schilling Place, South 2nd Floor
Salinas CA, 93901
(831) 783-7096
ObledoS@co.monterey.ca.us

Check your permit status at: Accela Citizens Access

-

County of Monterey Housing and Community Development Planning Department

Condition Compliance Status Report for PLN210153

(as of 02/18/2025)

1. PD001 - SPECIFIC USES ONLY

Current Status: On-Going

Responsible Department: Planning Department

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 on-going basis unless otherwise stated.

Comments By Staff

Last Update on:

Updated By:

5/18/2023 10:09:21AM

FRIEDRICHM

Condition Compliance Status Report for PLN210153

2. PD002 - NOTICE PERMIT APPROVAL

Current Status: **Not Met**

Responsible Department: Planning Department

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.

Comments By Staff

Last Update on:

Updated By:

11/15/2024: Contacted Agent via email regarding document status. Permit Approval Notice made available for front counter pick-up per Agent request (Liliana Ruiz)

11/15/2024 1:16:25PM

RUIZL3

11/14/2024: Permit Approval Notice ready for Owner's notarized signature. (Liliana Ruiz)

11/8/2024: Revised Permit Approval prepared and submitted to County Counsel for review. (Liliana Ruiz)

10/1/2024: Permit Approval Notice reprinted at request of Koren McWilliams and mailed to Applicant. (Liliana Ruiz)

6/21/2023: Document ready for Owner's notarized signature. Contacted Agent via email regarding document status. Document mailed to Agent per their request. (Summer Obledo)

6/20/2023: Permit Approval Notice prepared and submitted to County Counsel for review. (Summer Obledo)

5/26/2023: Requested Documents #2018042803, #2003140091, #2008042551, #2022053781, #2022053782, & #2020077753 from Agent via email. (Summer Obledo)

Condition Compliance Status Report for PLN210153

3. PD037 - WILLIAMSON ACT

Current Status: **Not Met**

Responsible Department: Planning Department

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.

Comments By Staff

Last Update on:

Updated By:

3/10/2023 1:33:02PM

JENSENF1

Condition Compliance Status Report for PLN210153

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

Current Status: **Not Met**

Responsible Department: Planning Department

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.

Condition Compliance Status Report for PLN210153

Comments By Staff

Last Update on:

Updated By:

5/18/2023 10:09:35AM

FRIEDRICHM

5. PD045 - COC (LOT LINE ADJUSTMENTS)

Current Status: **Not Met**

Responsible Department: Planning Department

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.

Comments By Staff

Last Update on:

Updated By:

5/18/2023 10:09:43AM

FRIEDRICHM

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

Current Status: **Met**

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.

Comments By Staff

Last Update on:

Updated By:

01/30/2024- EHB water system permit (Freeman Flat Rd. Water System #01) issued on 01/24/2024 for two connection water system. Condition updated to Met by Kyler Asato, EHB, on 01/30/2024.

1/30/2024 1:56:59PM

ASATOK

Condition Compliance Status Report for PLN210153

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

Current Status: **Met**

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.

Comments By Staff

Last Update on:

Updated By:

09/26/2024 - Small Water System Agreement for Freeman Flat Rd. Water System #01 was recorded with the Monterey County Recorder on 10/23/23 (Document No. 2023036994). The required easements are described under Article IX of the agreement and more particularly described and shown in Exhibit A. Condition 7 updated to MET by Corrine Ow of EHB on 09/27/24.

9/27/2024 11:00:09AM

OWC