

Exhibit A

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**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:

ECHENIQUE RANCH AND ECHENIQUE JILL TR ET AL - (PLN180527-EXT1)

RESOLUTION NO. 25-

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 as an extension of a permit that was previously found to qualify for a class 5 exemption; and
- 2) Approving a 4-year extension to the expiration date of a previously-approved Lot Line Adjustment (Board of Supervisors Resolution No. 20-108, HCD-Planning File No. PLN180527) between four legal lots of record.

[PLN180527-EXT1, Echenique Ranch, the properties are located west of Lockwood San Lucas Road, San Lucas, South County Area Plan (Assessor's Parcel Number's 421-121-027-000; 421-121-028-000; and 421-121-029-000)]

The ECHENIQUE RANCH AND ECHENIQUE JILL TR ET AL application (PLN180527-EXT1) came on for consideration by the County of Monterey Chief of Planning on January 15, 2025. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on April 28, 2020, a Lot Line Adjustment was approved by the County of Monterey Board of Supervisors through Resolution No. 20-108. The approved Lot Line Adjustment reconfigured parcel boundaries between four legal lots of record, with each parcel being under Williamson Act Contract (AGP No. 69-012). Parcels adjusted include; Parcel A, 160.5 acres (Accessor's Parcel Number 421-121-029-000); Parcel B, 40.5 acres (Accessor's Parcel Number 421-121-028-000); Parcel C, 160.5 acres (portion of Accessor's Parcel Number 421-121-027-000), and Parcel D, 160.5 acres (portion of Accessor's Parcel Number 421-121-027-000) which are to be adjusted into four lots of 120.3 acres (Parcel 1), 161.4 acres (Parcel 2), 117.3 acres (Parcel 3), and 123 acres (Parcel 4); respectively. In accordance with the adopted resolution, the Lot Line Adjustment is set to expire on April 28, 2022;

WHEREAS, the applicant submitted a written request on September 29, 2021, and again on May 11, 2023, more than thirty (30) days prior to the expiration of the Lot Line Adjustment. The written request for a four-year extension was filed by the applicant's agent, Lynn Kovach. The extension is requested because various title issues needed to be resolved prior to recording the deeds that reflect the lot line adjustment;

WHEREAS, this extension does not change the previously approved lot line adjustment and all findings previously made in Board of Supervisors Resolution No. 20-108 continue to apply to this extension.;

WHEREAS, the subject properties were found to be legal lots pursuant to existing patents and include the entirety of Assessor's Parcel Numbers 421-121-028-000 and 421-121-029-000 and portions of 421-121-027-000 for a total of 522 acres;

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, condition compliance applied in Resolution No. 20-108 continues to apply except that this extension modifies the expiration date of the Lot Line Adjustment from April 28, 2022 to April 28, 2026;

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 Exemption pursuant to Section 15305 of the CEQA Guidelines; and

WHEREAS, pursuant to MCC Section 19.16.020.A, the discretionary decision of the Chief of Planning is appealable to the Board of Supervisors. The decision of the Board of Supervisors would be final and may not be appealed.

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 as an extension of a permit that was previously found to qualify for a class 5 exemption; and
- 2) Approve a 4-year extension to the expiration date of a previously-approved Lot Line Adjustment (Board of Supervisors Resolution No. 20-108, HCD-Planning File No. PLN180527) between four legal lots of record.

PASSED AND ADOPTED this 15th day of January 2025.

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD 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

PLN180527-EXT1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Permit Extension (PLN180527-EXT1) allows a 2-year Permit Extension to a previously-approved Lot Line Adjustment (Board of Supervisors Resolution No. 20-108, HCD-Planning File No. PLN180527) between four legal lots of record under Williamson Act Contract of approximately 160.5 acres (Parcel A), 40.5 acres (Parcel B), 160.5 acres (Parcel C), and 160.5 acres (Parcel D) resulting in four legal lots of record of 120.3 acres (Parcel 1), 161.4 acres (Parcel 2), 117.3 acres (Parcel 3), and 123 acres (Parcel 4), Williamson Act Agricultural Preserve Land Conservation Contract (AGP) No. 69-012 established by County Board of Supervisors Resolution No. 69-35-12 with no net decrease in acreage under Williamson Act Contract. The properties are located west of Lockwood San Lucas Road, San Lucas, (Assessor's Parcel Numbers 421-121-027-000; 421-121-028-000; and 421-121-029-000), South County 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 HCD - 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. (HCD - 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.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

Monitoring Measure: "A Permit Extension (Resolution Number _____) was approved by the HCD Chief of Planning for Assessor's Parcel Numbers 421-121-027-000; 421-121-028-000; and 421-121-029-000 on January 15, 2025. The permit was granted subject to 2 conditions of approval which run 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: shall provide proof of recordation of this notice to the HCD - Planning.