Exhibit A

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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:
DOUD JOHN P TR ET AL (PLN050722-AMD1-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 CEQA Guidelines section 15305 and there are no exceptions pursuant to Section 15300.2; and
2) Approving a two-year permit extension to a previously approved Coastal Development Permit (PLN050722), as amended by PLN050722-AMD1, that allowed a lot line adjustment between four legal lots of record.

PLN050722-AMD1-EXT1, John Doud, East of Highway 1 between Soberanes Point and Kasler Point, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone (Assessor's Parcel Numbers: 243-211-022-000, 243-211-023-000, 417-011-016-000 and 417-021-002-000)]

The DOUD JOHN P TR ET AL application (PLN050722-AMD1-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on May 7, 2025. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on February 22, 2007, a Coastal Development Permit for a Lot Line Adjustment was approved by the Monterey County Subdivision Committee through Resolution No. 07002. The approved Lot Line Adjustment was among four legal lots of record: 555 acres (Parcel A, Assessor's Parcel Number 243-211-023-000), 530 acres (Lot 10, APN 243-211-022-000), 144 acres (Lot 2, APN 417-011-016-000) and 146 acres (Lot 3, APN 417-021-002-000) to result in four parcels with 116 acres (Parcel JDl), 72 acres (Parcel JD2), 931 acres (Parcel JD3), and 256 acres (Parcel JD4), respectively;

WHEREAS, on March 29, 2007, the approved Lot Line Adjustment (Monterey County Subdivision Committee Resolution No. 07002) was subsequently appealed by the California Coastal Commission staff (Appeal No. A-3-MCO-07-013), which raised concerns with the potential for development to occur within the Big Sur Critical Viewshed on the adjusted parcels;

WHEREAS, prior to the California Coastal Commission hearing on the appeal, the Applicant/Owner agreed to modify the previously approved Lot Line Adjustment to resolve raised concerns. Following this decision, California Coastal Commission staff withdrew Appeal No. A-3-MCO-07-013;

WHEREAS, on August 25, 2021, an amended Coastal Development Permit to modify the previous Lot Line Adjustment was approved by the Planning Commission through Resolution No. 21-028. As amended, the Coastal Development Permit adjusted four legal lots of record containing a total of 1,375 acres, and resulted in four parcels containing 497 acres (Parcel 1), 72 acres (Parcel 2), 573 acres (Parcel 3), and 233 acres (Parcel 4). The amendment also required the placement of much of the adjusted areas into a Conservation and Scenic Easement to protect the Big Sur Critical Viewshed and resolve the California Coastal Commission appeal. In accordance with the resolution, this entitlement was set to expire on August 25, 2023;

WHEREAS, pursuant to Title 20 section 20.70.110, the Applicant/Owner submitted a written request for an additional two-year extension on July 10, 2023, 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/Owner's agent, Laura Lawrence. The extension was requested because the

Applicant/Owner needed more time to work with the California Rangeland Trust to coordinate the bargain sale of a grazing easement for the property;

WHEREAS, this extension does not change the previously approved Coastal Development Permit and Lot Line Adjustment, and all findings previously made in the Planning Commission Resolution No. 21-028 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, conditions of approval contained in Planning Commission Resolution No. 21-028 continue to apply, except that this extension modifies the expiration date of the Coastal Development Permit Lot Line Adjustment from August 25, 2023 to August 25, 2025;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines section 15305 Categorically Exempts minor alterations in land use limitations, such as lot line adjustments between 5 and fewer lots. Therefore, the Planning Commission found PLN050722-AMD1 consistent with CEQA Guidelines Section 15305 and that none of the exceptions under section 15300.2 applied (Planning Commission Resolution No. 21-028). Other than the expiration date, there are no changes proposed in this extension, and the conditions on the ground have not changed since the original approval. Therefore, this extension to the previously approved Coastal Development Permit is also Categorically Exempt pursuant to CEQA Guidelines section 15305; and

WHEREAS, pursuant to Title 20 section 20.86.030.A, the discretionary decisions of the Chief of Planning are appealable to the Board of Supervisors. The decision of the Board of Supervisors 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 CEQA Guidelines section 15305 and there are no exceptions pursuant to Section 15300.2; and
2) Approve a two-year permit extension to a previously approved Coastal Development Permit (PLN050722), as amended by PLN050722-AMD1, that allowed a lot line adjustment between four legal lots of record.

PASSED AND ADOPTED this 7th day of May 2025.

_____

Melanie Beretti, AICP, 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 OF SUPERVISORS 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 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.

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County of Monterey HCD Planning

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

PLN050722-AMD1-EXT1

1. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A two-year permit extension to a previously approved Coastal Development Permit (PLN050722), as amended by PLN050722-AMD1, that allowed a lot line adjustment between four legal lots of record (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 243-211-022-000, 243-211-023-000, 417-011-016-000, and 417-021-002-000 on May 7, 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.

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