

# Exhibit A

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JAMES E. HANSEN

9895 Bluegill Drive  
Paso Robles, CA 93446  
jhansen@CountryLakeEstates.net  
(805) 296-3205

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August 3, 2021

Ms. Michelle Huang  
Planner  
Monterey County Department of  
Housing and Community Development  
1441 Schilling Place, 2<sup>nd</sup> Floor  
Salinas, Ca 98901

Dear Ms. Huang:

I withdraw my Vesting Tentative Map Subdivision Extension Request for PLN 040103 dated August 19, 2019 concerning my property (Assessor Parcel Numbers 423-251-034-000 [original undivided parcel] & 423-251-067-000 [remainder parcel]).

Previously, the Monterey County Planning Commission and Board of Supervisors unanimously approved the vesting tentative map for 37 residential and 5 commercial lots or 42 total lots. The phase one final map was recorded for 9 residential, and 5 commercial lots for a total of 14 lots numbered C1-C5, 1-3, 4, 7, 11-14. If the vesting tentative map were extended, it would allow the creation of 28 additional lots on the remainder parcel.

This map extension request withdrawal completes and closes all future subdivision activity with respect to the permit PLN 040103 because I am irrevocably abandoning the 28 lots numbered 5-6, 8-10, 15-37 on the vesting tentative map.

County staff's recommendation to deny our fee waiver request and the Planning Commission's subsequent denial means that we pay twice for the process of filing a map phase – once when we file a phase map and again to extend the map because staff won't record the documents in a timely manner which eradicates the Map Acts' grant of three years to file the next phased map. That seemed rather short sighted given that in ten years the increased taxes on the development would approximate a half million dollars a year. This indicates the County hasn't begun

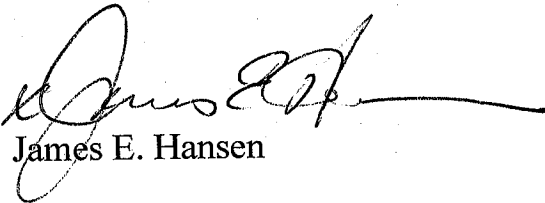
to implement the first recommendations in the recent Citygate Associates review of the county's land use processes.

Accordingly, I reviewed the future financial viability of the project in this regulatory light. This revealed that irrespective the codified rules, it takes years for staff to complete various steps in the process and then only after I involve expensive attorneys to move things along. It is typical that the map extension request I am withdrawing is two years old. Review of the subdivision improvement plans took over a year when 60 days was allowed. Recording of documents associated with the phase one map was delayed almost two years past when the map was filed which necessitated the original extension request.

Taking the actual experience of this project together with the observations set forth in the Citygate Associates review of the county's land use processes, I unfortunately conclude the continuing regulatory risk renders continuation of the project economically unviable at this time.

Please include this letter in the project file available to the public.

Respectfully,

A handwritten signature in black ink, appearing to read "James E. Hansen", with a long horizontal flourish extending to the right.

James E. Hansen