

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:

POST RANCH INN LLC & ONESIMO PARCEL C LLC (PLN160047-AMD1-EXT1)

RESOLUTION NO. ___

Resolution by the County of Monterey Chief of Planning:

- 1) Considering a previously adopted Mitigated Negative Declaration, and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines; and
- 2) Approving a three-year extension to the expiration date of a previously approved Minor and Trivial Amendment (PLN160047-AMD1) to an approved Combined Development Permit (PLN160047) consisting of:
 - a. Revising the narrative component of the General Development Plan to include a Public Access Plan (Figure 8.8);
 - b. revising the illustrative component of the General Development with a Public Access Plan sheet (Sheet C0.0); and
 - c. after-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of archaeological resources.

[PLN160047-AMD1-EXT1, Post Ranch Inn LLC and Onesimo Parcel C LLC, 7900 and 47998 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone, (Assessor's Parcel Numbers 419-311-042-000 and 419-311-038-000)]

The POST RANCH INN LLC & ONESIMO PARCEL C LLC application (PLN160047-AMD1-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on July 16, 2025. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on July 25, 2002, a Mitigated Negative Declaration was adopted, and a Combined Development Plan, which included a General Development Plan establishing the buildout of the Post Ranch Inn Resort, was approved by the Monterey County Board of Supervisors through Resolution No. 02-269 (HCD-Planning File No. PLN970492);

WHEREAS, on August 25, 2021, a Mitigated Negative Declaration was adopted, and a Combined Development Permit was approved by the Planning Commission through Resolution

No. 21-029 (HCD-Planning No. PLN160047). The approved Combined Development Permit consisted of amending the approved General Development Plan (Resolution No. 02-269, HCD-Planning File No. PLN970492) while subsequently approving the Combined Development Permits for the reconfiguration of current and future buildout phases of the Post Ranch Inn Resort. In accordance with the resolution, this entitlement is set to expire on August 25, 2024;

WHEREAS, on May 4, 2022, a Minor and Trivial Amendment to a previously approved Combined Development Permit (Resolution No. 21-029, HCD-Planning No. PLN160047) was approved by the Chief of Planning through Resolution No. 22-025. The approved Minor and Trivial Amendment revised the approved General Development Plan to include a Public Access Plan and an after-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of known archaeological resources. In accordance with the resolution, this entitlement is set to expire on May 4, 2025.

WHEREAS, the applicant submitted a written request for an additional three-year extension on March 13, 2025, more than thirty (30) days prior to the expiration date of the Combined Development Permit. The written request for the extension was filed by the applicant's agent, Aengus Jeffers. The extension was requested because of the cost to construct 12 additional employee units in Big Sur. The granting of this extension would allow the applicant more time to find more cost effective units;

WHEREAS, this extension does not change the previously approved Combined Development Permit, and all findings previously made in the Chief of Planning Resolution No. 22-025 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 subject property;

WHEREAS, the conditions of approval contained in Resolution No. 22-025 continues to apply, except that this extension modifies the expiration date of the Combined Development Permit from May 4, 2025 to May 4, 2028;

WHEREAS, A Mitigated Negative Declaration was previously adopted for the project, and in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162, the resulting changes from the amendment would not require any further environmental documentation. Therefore, the Chief of Planning found PLN160047-AMD1 consistent with CEQA Guidelines section 15162 (Planning Commission Resolution No. 22-025). 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 Combined Development Permit meets the criteria of CEQA Guidelines Section 15162 because no substantial changes are proposed requiring major revisions to the Negative Declaration, and there are no substantial changes in the circumstances under which the project was approved that would necessitate substantial revisions to the Mitigated Negative Declaration; 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) Consider a previously adopted Mitigated Negative Declaration, and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines; and
- 2) Approve a three-year extension to the expiration date of a previously approved Minor and Trivial Amendment (PLN160047-AMD1) to an approved Combined Development Permit (PLN160047) consisting of:
 - a. Revising the narrative component of the General Development Plan to include a Public Access Plan (Figure 8.8);
 - b. Revising the illustrative component of the General Development with a Public Access Plan sheet (Sheet C0.0); and
 - c. After-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of archaeological resources.

PASSED AND ADOPTED this 16th day of July 2025.

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION WAS MAILED TO THE 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

PLN160047-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 three-year permit extension to the expiration date of a previously-approved Minor and Trivial Amendment (PLN160047-AMD1) to an approved Combined Development Permit (PLN160047), (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 419-311-042-000 and 419-311-038-000 on July 16, 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.