

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

**Before the Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

**SNYDER NANCY & SANDERS CAROLYN A AND BRITTON JACK ROBERT TR
(PLN230251)**

RESOLUTION NO. 26-011

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305(a), and none of the exceptions contained in Section 15300.2 apply, and
- 2) Approve a Lot Line Adjustment between two legal lots of records: Parcel 1 [41.33-acres; Assessor's Parcel Number 257-091-011-000] in the City of Soledad and Parcel 2 [33.93-acres; Assessor's Parcel Number 257-091-009-000] in the County of Monterey, resulting in two parcels containing 45.68 acres (Adjusted Parcel 1) and 29.58 acres (Adjusted Parcel 2).

[PLN230251, SNYDER NANCY & SANDERS CAROLYN A, NO ADDRESS ASSIGNED San Vicente Rd, Soledad (Assessor's Parcel Numbers: 257-091-011-000 and 257-091-009-000), Central Salinas Valley Area Plan]

The SNYDER NANCY & SANDERS CAROLYN A AND BRITTON JACK ROBERT TR application (PLN230251) came on for an administrative decision before the County of Monterey Chief of Planning on January 21, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING:

CONSISTENCY - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Central Salinas Valley Area Plan; the requirements of the applicable subdivision and zoning ordinances (Titles 19 and 21); and other County health, safety, and welfare ordinances related to land use development.

EVIDENCE: a)

The project has been reviewed for consistency with the text, policies, and regulations in the:

- 2010 Monterey County General Plan;
- Central Salinas Valley Area Plan;

- Monterey County Zoning Ordinance (Title 19); and
- Monterey County Zoning Ordinance - (Title 21)

No conflicts were found to exist. The County received no communications from interested members of the public during the course of project review indicating any inconsistencies with the text, policies, and/or regulations of the Monterey County Code (MCC), and the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.

b) Project. The proposed project involves a Lot Line Adjustment between two legal lots of records: Parcel 1 [41.33-acres; Assessor's Parcel Number 257-091-011-000] in the City of Soledad and Parcel 2 [33.93-acres; Assessor's Parcel Number 257-091-009-000] in the County of Monterey, resulting in two parcels containing 45.68 acres (Adjusted Parcel 1) and 29.58 acres (Adjusted Parcel 2). The lot line adjustment proposes to transfer 4.35 acres of Parcel 2 into Parcel 1. Per the Applicant/Owner, the project is being proposed as a way to resolve boundary issues and to address ongoing ownership disputes (error in transfer) regarding the 4.35 acres of land (see subsequent Evidence "e"). 41.33 acres of Adjusted Parcel 1 will be within the City of Soledad's jurisdiction, and 4.35 acres of Adjusted Parcel 1 will be within the County of Monterey jurisdiction. Adjusted Parcel 2 (29.58 acres) will remain within the County of Monterey's jurisdiction. See evidence below. This LLA does not adjust the jurisdictional boundaries, only parcel boundaries. Any future development of the 4.35 acres of land transferred to Parcel 1 and development of Adjusted Parcel 2 will be subject to County Code Chapter 21.92 (Regulations to Mitigate for Development on Farmland) as they are currently designated Agricultural and contain Prime Farmland.

c) Allowed Use. The properties are located off San Vicente Road with no addresses in both the City and County jurisdiction of Soledad (Assessor's Parcel Numbers 257-091-011-000 and 257-091-009-000), within the Central Salinas Valley Area Plan. Parcel 1 is located in the County of Monterey and is zoned Farmland with a density of 40 acres per unit or [F/40]. Parcel 2 is located in the City of Soledad and is zoned Community Commercial District. The lot line adjustment proposes to transfer 4.35 acres of Parcel 2 into Parcel 1. The newly configured parcels will maintain their respective historical use, and no new land uses are proposed with this Lot Line Adjustment. The reconfiguration of the parcels will not otherwise intensify water use, create new building areas, or development potential beyond what currently exists. Therefore, the proposed project involves an allowed use.

d) Lot Legality. Parcel 1 was created through the recordation of a Parcel Map, entitled "Parcel Map Soledad Plaza", filed October 24, 2007, in Volume 22, Page 78, in the Office of the County Recorder of the County of Monterey (Document No. 432000151). Therefore, the County recognizes Parcel 1 as legal lots of record. Parcel 2 is recognized on this Parcel Map as "Designated Remainder [Parcel] A". Remainder parcels on Parcel or Final Maps are not recognized as legal lots of record until recognized through issuance of a Certificate

of Compliance or other recognition (Government Code § 66424.6). In this case, the remainder parcel (Parcel 2) is under separate ownership from Parcel 1 and has been conveyed in the current configuration since being subdivided from Parcel 1. The Parcel 2 meets is non-conforming to lot size, as described in subsequent evidence “e”, but complies with all other site development standards and subdivision map act requirements. Therefore, Parcel 2 is also recognized by the County as a legal lot of record. Condition No. 4 has been applied to require issuance of Certificates of Compliance, which will recognize Adjusted Parcels 1 and 2 as legal lots of record.

e) Review of Development Standards. The development standards for the County’s F zoning district, as outlined in Title 21 section 21.30.060, establish a minimum building site of 40 acres. Development standards for the City of Soledad’s “C-C” or Community Commercial District are found in Municipal Code Chapter 17.22, which establishes a 2-acre minimum. Parcel 1 (41.33 acres), located within the City of Soledad, meets the City’s 2-acre requirement. Adjusted Parcel 1 (45.68 acres), which will be split zoned C-C and F and within both the City’s and County’s jurisdiction, will meet the respective 2-acre and 40-acre requirements. Parcel 2, at 33.93 acres, does not meet the County’s 40-acre requirement for the F zoning district. Adjusted Parcel 2, at 29.58, will also not meet the 40-acre requirement and is decreasing in size by 4.35 acres.

General Plan Policy LU-1.16 allows lot line adjustments between or among lots that do not conform to minimum parcel size standards, provided the resultant lots are consistent with all other General Plan policies, zoning and building ordinances, and the lot line adjustment resolves parcel boundaries between affected owners, produces a superior parcel configuration, or other configuration that better achieves the goals, policies and objectives of the General Plan. in this case, Adjusted Parcel 2 does not conform to minimum parcel size standards, however, the LLA will resolve boundary issues by transferring 4.35 acres of Parcel 2 to Adjusted Parcel 1, as described below.

After Parcels 1 and 2 were created through subdivision in 2007, the property owners (Synders) entered into a Memorandum of Ground Lease with the Braga Ranch. This lease cites that the “Landlord [Synder] is the owner of approximately 45.69 acres...”, referencing Parcel 1 of the 2007 subdivision. Although the lease describes the affected parcel as 45.96 acres, Parcel 1 of the 2007 subdivision is clearly shown and illustrated as 41.33 acres. Over the years, the inaccurate description of Parcel 1’s acreage has caused confusion between Parcel 1 and Parcel 2 landowners. Parcel 1 is owned by Jack Britton, yet the 4.34-acre portion of Parcel 2 is also owned by Jack Britton and has been conveyed via a separate deed. The remainder of Parcel 2 is owned by Nancy Synder. The current grant deed for Parcel 1 (APN: 257-091-011-000) in the City of Soledad, makes reference to “Parcel 1” of the 2007 Final Map for legal description purposes.

However, the grant deed for the 4.35-acre portion of Parcel 2 (APN: 257-091-011-000), also makes reference to “Parcel 1” of the 2007 Final Map for legal description purposes. This is incorrect as Parcel 1 of the 2007 Final Map is only 41.33 acres. However, this demonstrates the error in transferring of land since the creation of these parcels and should be corrected to resolve the dispute/confusion. To resolve this issue, the LLA transfers 4.35 acres of Parcel 2 to Adjusted Parcel 1. Accordingly, the LLA also produces a superior parcel configuration, as it will align ownership with the intended boundaries. Thus, reducing the size of Parcel 2 is allowed in this case, pursuant to 2010 General Plan Policy LU-1.16.

As there are no existing or proposed structures on either parcel, this LLA will not affect the maximum development potential, setbacks, heights, etc.

- f) Land Use Advisory Committee (LUAC) Review. The project was not referred a Land Use Advisory Committee (LUAC) for review, as one does not exist for the Central Salinas Valley planning area and does not involve a public hearing Design Approval, a Lot Line Adjustment in the Coastal Zone, preparation of an Initial Study, or a Variance.
- g) Subdivision Map Act Consistency. Pursuant to Section 66412(d) of the Subdivision Map Act (SMA), the SMA is inapplicable to the lot line adjustment due to the fact that the final outcome of the LLA is not more than four adjoining parcels, and a greater number of parcels than previously existed is not being created. See Finding No. 6 and supporting evidence
- h) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in are File No. PLN230251.

2. FINDING:

EVIDENCE:

- a) **SITE SUITABILITY** - The site is physically suitable for the use proposed.
The project has been reviewed for site suitability by the following departments and agencies: City of Soledad, County HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Mission Soledad Rural Fire Protection District, and Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County’s GIS database, and conducted a site visit via Google Earth, to verify that the project conforms to the applicable lot line adjustment plans and that the subject property is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
- b) There are no physical or environmental constraints that indicate that the property is not suitable for the use proposed and no technical reports were prepared as no environmental concerns were raised by HCD-Planning.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development are found in File No. PLN230251.

3. FINDING: **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

- a) 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.
- b) There are no known violations on the subject parcels.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in File No. PLN230251.

4. FINDING: **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

- a) The project was reviewed by City of Soledad, County HCD-Planning, Mission Soledad Rural FPD (Fire Protection District), HCD-Engineering Services, HCD-Environmental Services, and the Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) This LLA will not affect existing utility connections.
- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in File No. PLN230251.

5. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines section 15305(a) categorically exempts minor lot line adjustments not resulting in the creation of any new parcel. The proposed lot line adjustment reconfigures the meets and bounds for two parcels and will not create any new parcels after adjustment. Therefore, the project is consistent with the parameters of the Class 5 categorical exemptions.
- b) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no substantial evidence of unusual circumstances because there is no feature or condition of the project that distinguishes the project from the exempt class. The properties are not located in an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency trees are proposed for removal. The project does not involve a designated historical resource or a hazardous waste site. There is no substantial evidence

that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in File No. PLN230251.

6. FINDING:

LOT LINE ADJUSTMENT – Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance – Inland) of the Monterey County Code (MCC) allow a lot line adjustment that meets the following standards:

1. The lot line adjustment is between four or fewer existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment; and
3. The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

As proposed, the project meets these standards.

EVIDENCE:

a) Parcel 2 (County of Monterey jurisdiction) is zoned F/40. Parcel 1 (City of Soledad jurisdiction) is zoned C-C.

b) The lot line adjustment is between four or fewer existing adjoining parcels. The two existing legal lots of record are as follows: Parcel 1 [41.33-acres; Assessor's Parcel Number 257-091-011-000] in the City of Soledad and Parcel 2 [33.93-acres; Assessor's Parcel Number 257-091-009-000] in the County of Monterey. The combined area is a total of 75.36 acres. After the adjustment, there will be two (2) legal lots of record and maintain the total 75.26 acres. This LLA will result in two parcels containing 45.68 acres (Adjusted Parcel 1) and 29.58 acres (Adjusted Parcel 2).

c) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted, resulting in one legal parcel of record. Therefore, no new parcels will be created.

d) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21) and Subdivision Ordinance (Title 19). County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and that no violations exist on the property (see Finding Nos. 1, 2, 3, and 4; and supporting evidence).

e) The subject properties are zoned for commercial and agricultural purposes, and none of the property areas are under Williamson Act contract. The proposed lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged.

f) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the boundary changes, execution and recordation of deeds reflecting the lot line adjustment as well as a Certificate of Compliance for each adjusted

lot is required per incorporated standard conditions of approval (Condition No. 4).

- h) The project planner conducted a site inspection via Google Earth to verify that the project would not conflict with zoning or building ordinances.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in File No. PLN230251.

7. FINDING:

EVIDENCE: a)

APPEALABILITY - The decision on this project may be appealed to the Monterey County Board of Supervisors.

Board of Supervisors. Section 19.16.020.A of the Monterey County Subdivision Ordinance (Title 19) states that the Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions of the Director of Planning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the County of Monterey Chief of Planning does hereby:

1. Finding that the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305(a), and none of the exceptions contained in Section 15300.2 apply, and
2. Approve a Lot Line Adjustment between two (2) legal lots of records Parcel 1 [41.33-acres; Assessor's Parcel Number 257-091-011-000] in the City of Soledad and Parcel 2 [33.93-acres; Assessor's Parcel Number 257-091-009-000] in the County of Monterey, resulting in two parcels containing 45.68 acres (Adjusted Parcel 1) and 29.58 acres (Adjusted Parcel 2).

All of which are in general conformance with the attached sketch and subject to the attached 8 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 21st day of January 2026.

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 TO 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.

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.

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 offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

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

PLN230251

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN230251) allows a Lot Line Adjustment between two legal lots of records: Parcel 1 [41.33-acres; Assessor's Parcel Number 257-091-011-000] in the City of Soledad and Parcel 2 [33.93-acres; Assessor's Parcel Number 257-091-009-000] in the County of Monterey, resulting in two parcels containing 45.68 acres (Adjusted Parcel 1) and 29.58 acres (Adjusted Parcel 2). The properties are located at [NO ADDRESS ASSIGNED] San Vicente Rd (Assessor's Parcel Numbers 257-091-009-000 and 257-091-011-000), 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 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "An Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 257-091-009-000 and 257-091-011-000 on January 21, 2026. The permit was granted subject to 5 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 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.

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

Responsible Department: Planning

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, PLN230251. 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.

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - 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 HCD -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.

5. PROOF OF ACCESS (NON-STANDARD CONDITION)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The subject property does not currently have existing right-of-way access, and coordination with the City's Planning Department is highly advisable to initiate the required Annexation and Sphere of Influence Amendment without completing these processes to the satisfaction of the City. Prior and on-going to any future development, the property owner shall consult with the City of Soledad to obtain right-of-way access through San Vicente Road, which is maintained and operated by the City.

Compliance or Monitoring Action to be Performed: Prior and on-going to any future development, the property owner shall consult with the City of Soledad to obtain right-of-way access through San Vicente Road, which is maintained and operated by the City.



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