Exhibit A

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DRAFT RESOLUTION

Before the Historic Resources Review Board in and for the County of Monterey, State of California

Resolution No. 25
DA250201 - LEVETT DENNIS A & JEANNE COX TRS
Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331; and 2) approve a Design Approval to allow the replacement of existing wood shingle roofing materials with Class A fire resistant fiberglass based shingles on an existing 3,200 square foot dairy barn. Color to consist of weathered wood (brownish).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on September 4, 2025, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, on July 16, 2025, Charles Mandurrago (applicant) filed with the County of Monterey, an application for a Design Approval to allow the replacement of existing wood shingle roofing materials with Class A fire resistant fiberglass based shingles on an existing 3,200 square foot dairy barn. Color to consist of weathered wood (brownish).

WHEREAS, the subject parcel is located south of Carmel Valley Road, Carmel Valley (APN 015-201-012-000). The zoning is "LDR/2.5-D-S-RAZ " Low Residential, 2.5 units per acre, Design Control District, Site Plan Review Zoning, Residential Allocation Zoning District. Per Title 18.25.020 of Monterey County Code the County must preserve protect and enhance those structures and areas that contribute to the historical heritage of the County of Monterey.

WHEREAS, the Hatton Dairy Barn was listed in Monterey County's Local Official Register of Historic Resources by Monterey County's Board of Supervisors in June 2009.

WHEREAS, William Hatton was the owner-operator of the Del Monte Dairy, one of the most extensive dairying interests in Monterey County in the late 19th century, controlling as many as 4000 acres at one time. Hatton's dairy milked as many as 600 high quality Holstein and Durham cows daily. In 1883 Hatton became superintendent of the PIC ranching operations in Carmel Valley, moving to Los Laureles Ranch. Hatton purchased 1000 acres of mid-valley property (Upper Ranch) with Sinclair Ollason in the 1880s, where the subject dairy barn is located, later buying out the Ollason interest. By 1888 Hatton had been hired by Dominga Doni de Atherton, to manage her dairy on the Rancho Canada de la Segunda, which he later purchased in 1892. Mr. Hatton was considered in his time to be one of the foremost progressive dairymen in California.

His introduction of Durham cattle, early use of mechanical milk separators and other evolving technologies, and his testing laboratory for better project quality and safety were some of the earliest dairying innovations in the state.

WHEREAS, the Hatton Dairy Barn is a 40 by 80 foot wood framed dairy barn, rectangular in plan, that rests on a concrete foundation. The exterior walls are clad with wide vertical flush Douglas fir siding. The medium pitched front gabled roof has wide overhanging eaves with exposed rafter tails. There are two gabled, louvred wood ventilators on the roof ridge. The roof is covered with elongated wood shingles. Double doors are located on the gable ends of the barn. The opening at the east doors is flanked by rail mounted sliding doors on the side aisles. The north and south elevations have a series of stall window openings with sliding wood shutters that match the exterior siding. The barn is immediately south of Carmel Valley Road and is in a rural neighborhood of older farm buildings and open space. The barn was rehabilitated in 2011. The wood siding on the west, east, and north elevations was replaced with Douglas fir siding that matched the original. The south elevation is original wood that was patched from pieces of wood taken from the other elevations. A new roof was installed using custom-made, 36 inch wood shakes that replicate the original. The barn's character defining features are its Rectilinear plan and one-story massing, gabled roof with louvered windows, door openings on the west and east elevations, stall windows with sliding wood shutters, and wood siding on the south elevation.

WHEREAS, a Phase II Historic Assessment for the Hatton Dairy Barn was prepared by Historical Consultant, Meg Clovis on July 10, 2025, using an excerpt from the Primary Record and Building, Structure, and Object Record for the property (DPR 523A & B) which was completed by Kent Seavey in December 2008 which concludes that the project meets the applicable Secretary of the Interior's Standard's for Rehabilitation; therefore, the proposed project will not impact the historic integrity of the Hatton Dairy Barn. (HCD-Planning Library No. LIB250211).

WHEREAS, the compliance of the proposed work on the Hatton Dairy Barn is consistent with the Secretary of the Interior's Standards for Rehabilitation. As detailed in the Phase II Historic Assessment prepared for the project, the proposed work meets Standards One, Two, Three, Five and Nine. Standards Four, Seven, Eight, and Ten are not applicable. The report states that upon HRRB approval of the replacement roof materials, the proposed work will meet Standard Six. A digital color sample of the replacement materials has been considered by the HRRB. The project meets the applicable Secretary of the Interior's Standard's for Rehabilitation; therefore, the proposed project will not impact the historic integrity of the Hatton Dairy Barn.

WHEREAS, the project qualifies as a Categorical Exemption pursuant to CEQA Guidelines Section 15331 because this exemption applies to projects that are for the "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. The minor renovation of this project meets this criterion for an exemption.

THEREFORE, BE IT RESOLVED, that having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB

recommends approval of the Administrative Design Approval subject to the following findings, which are supported by the listed evidence:

Finding: The project qualifies for a categorical exemption from the CEQA Guidelines pursuant to CEQA Guidelines section 15331.

Finding: The proposed work is consistent with Section 18.25.20 of the Monterey County Zoning Code (Preservation of historic resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

Evidence:

1. Design Approval Application and other materials in file.
2. Preservation of Historic Resources zoning regulations applicable to the site as found in Chapter 18.25 of the Monterey County Code.
3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. Phase II Historic Assessment for the Hatton Dairy Barn prepared by Historical Consultant, Meg Clovis, dated July 10, 2025.
5. Phase I Historic Report prepared by Kent Seavey, dated December 20, 2008.
5. Oral testimony and HRRB discussion during the public hearing and the administrative record.
6. The State CEQA Guidelines.

Passed and adopted on this **4th day of September, 2025**, upon motion of _____, seconded by
_____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Attest
Name: Craig Spencer, HCD Director
Date September 4, 2025

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