

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:

AVILA MARGARET J TR ET AL & AVILA SAM ET AL (PLN200176-EXT1)

RESOLUTION NO. 26-045

Resolution by the County of Monterey Chief of Planning:

- 1) Find the project categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15305, Minor Alterations in Land Use Limitations; and there are no exceptions pursuant to CEQA Guidelines CCR Section 15300.2; and
- 2) Approving a two-year Permit Extension to a previously-approved Lot Line Adjustment (HCD-Planning File No. PLN200176) allowing a Lot Line Adjustment of Williamson Act lands within Agricultural Preserve No. 72-1 and corresponding Land Conservation Contract No. 72-1 as amended in 1990 between four (4) legal lots of record consisting of 636.8 acres (Assessor's Parcel Number 423-091-025-000), 211.9 acres (Assessor's Parcel Number 423-091-038-000), 321.1 acres (Assessor's Parcel Number 423-091-041-000) and 222.6 acres (Assessor's Parcel Number 424-081-012-000) before the Lot Line Adjustment, resulting in four (4) adjusted parcels consisting of; 519.7 acres (Parcel A), 329 acres (Parcel B), 486.1 acres (Parcel C) and 57.6 acres (Parcel D).

[PLN200176-EXT1, AVILA & AVILA, 101 South Highway 191, San Ardo, & 72125 Jolon Road, Bradley, South County Area Plan (Assessor's Parcel Numbers 423-091-025-000, 423-091-38-000, 423-091-041-000, 424-081-012-000)

The Avila & Avila application (PLN200176-EXT1) came on for a public hearing before the County of Monterey Chief of Planning on May 20, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on April 23, 2024, a Lot Line Adjustment PLN200176, was approved by the Board of Supervisors through Resolution No. 24-139 and is incorporated by reference. As approved, the project consists of a Lot Line Adjustment of Williamson Act lands within Agricultural Preserve No. 72-1 and corresponding Land Conservation Contract No. 72-1 as amended in 1990 between four legal lots of record consisting of; Parcel 1 - 636.8 acres (Assessor's Parcel Number 423-091-025-000), Parcel 2 - 211.9 acres (Assessor's Parcel Number 423-091-038-000); Parcel 3 - 321.1 acres (Assessor's Parcel Number 423-091-041-000) and Parcel 4 - 222.6 acres (Assessor's Parcel Number 424-081-012-000). The adjustment would result in four parcels consisting of; 519.7 acres (Parcel A), 329 acres (Parcel B), 486.1 acres (Parcel C) and 57.6 acres (Parcel D), respectively. In accordance with the resolution, this entitlement is set to expire on April 23, 2026;

WHEREAS, pursuant to Monterey County Code Section 19.09.035 the applicant may, upon written application, request extension of the lot line adjustment map approval. Such application shall be filed with the Director of Planning, before approval is due to expire and shall state the reason(s) for requesting the extension. A written request was received on March 20, 2026, for a two-year extension, more than 30 days from expiration. Due to lack of action by counsel for one of the litigants in the judicial partition action that precipitated this Lot Line Adjustment the execution of the deeds will not occur before April 23, 2026.;

WHEREAS this extension does not include any change to the approved project scope; therefore, there is no change to the findings of site suitability and health life and safety;

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 condition compliance approved with Resolution No. 24-139 continues to apply and shall be satisfied under PLN200176. This Extension only modifies the expiration date of the Lot Line Adjustment from April 23, 2026, to April 23, 2028.

WHEREAS California Environmental Quality Act (CEQA) Guidelines CCR Section15305, Minor Alterations in Land Use Limitations; and there are no exceptions pursuant to CEQA Guidelines CCR Section15300.2; and

WHEREAS, pursuant to MCC Section 19.16.020, the Board of Supervisors shall consider appeals from the discretionary decisions of the Chief of Planning and 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 the project categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15305, Minor Alterations in Land Use Limitations; and there are no exceptions pursuant to CEQA Guidelines CCR Section 15300.2; and
- 2) Approve two-year Permit Extension to a previously-approved Lot Line Adjustment (HCD-Planning File No. PLN200176-EXT1) allowing a Lot Line Adjustment of Williamson Act lands within Agricultural Preserve No. 72-1 and corresponding Land Conservation Contract No. 72-1 as amended in 1990 between four (4) legal lots of record consisting of 636.8 acres (Assessor's Parcel Number 423-091-025-000), 211.9 acres (Assessor's Parcel Number 423-091-038-000), 321.1 acres (Assessor's Parcel Number 423-091-041-000) and 222.6 acres (Assessor's Parcel Number 424-081-012-000) before the Lot Line Adjustment, resulting in four (4) adjusted parcels consisting of; 519.7 acres (Parcel A), 329 acres (Parcel B), 486.1 acres (Parcel C) and 57.6 acres (Parcel D).

PASSED AND ADOPTED this 20th day of May 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 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

PLN200176-EXT1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Permit Extension (PLN200176-EXT1) allows a Lot Line Adjustment (PLN200176) between four legal lots of record consisting of: Parcel 1 - 636.8 acres (Assessor's Parcel Number 423-091-025-000), Parcel 2 - 211.9 acres (Assessor's Parcel Number 423-091-038-000); Parcel 3 - 321.1 acres (Assessor's Parcel Number 423-091-041-000) and Parcel 4 - 222.6 acres (Assessor's Parcel Number 424-081-012-000). The adjustment would result in four parcels of: 519.7 acres (Parcel A), 329 acres (Parcel B), 486.1 acres (Parcel C) and 57.6 acres (Parcel D), respectively. The property is located at 101 South Highway 101, San Ardo & 72125 Jolon Road, Bradley, near Nacimiento Lake Drive. (Assessor's Parcel Numbers 423-091-025-000, 423-091-038-000, 423-091-041-000 & 424-081-012-000), South County 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:
"A Permit Extension (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Numbers 423-091-025-000, 423-091-038-000, 423-091-041-000, 424-081-012-000 on May 20, 2026. The permit was granted subject to 2 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.