

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

STATE OF CALIFORNIA DEPT OF TRANSPORTATION (CASTRO CANYON BRIDGE) (PLN210039-EXT1)

RESOLUTION NO. 25-

Resolution by the County of Monterey Chief of Planning:

- 1) Finding project Categorically Exempt pursuant to section 15303 of the CEQA Guidelines, and there are no exceptions per section 15300.2; and
- 2) Approving a three-year extension to a previously approved Combined Development Permit (PLN210039) that allowed safety improvements to the Castro Canyon Bridge within the Big Sur Critical Viewshed, on slopes exceeding 30 percent, and within 100 feet of environmentally sensitive habitat.

[PLN210039-EXT1, State of California Department of Transportation, State Route 1 (Highway 1), Post Mile 43.12, Castro Canyon Bridge (Br. No. 44-0035, between Post Mile markers 43.05 – 43.25), Big Sur Land Use Plan, Coastal Zone (Assessor's Parcel Numbers: 000-000-000-000)]

The STATE OF CALIFORNIA DEPT OF TRANSPORTATION (CASTRO CANYON BRIDGE) application (PLN210039-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on May 7, 2025. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on March 9, 2022, a Combined Development Permit (PLN210039) was approved by the County of Monterey Planning Commission through Resolution No. 22-004. The approved Combined Development Permit consisted of: 1) Coastal Development Permit and Design Approval to allow safety improvements to the Castro Canyon Bridge, inclusive of restriping of lanes, bridge rail and crash cushion upgrades, placement of a new retaining wall, and drainage upgrades; 2) Coastal Development Permit to allow development within the Big Sur Critical Viewshed; 3) Coastal Development Permit to allow development on slopes exceeding 30 percent; and 4) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat. In accordance with the adopted resolution, this Combined Development Permit was set to expire on March 9, 2025; and

WHEREAS, on February 12, 2025, the applicant submitted a written request to extend the previously approved Combined Development Permit by three years, 26 days prior to the expiration date of PLN210039. Pursuant to Title 20 section 20.70.110, extension requests shall be submitted within 30 days of a Combined Development Permit's expiration. However, in this case, the Chief of Planning accepts the submitted request as it is needed to address circumstances beyond the control of the applicant. The extension was requested because the project has been on hold due to legal issues;

WHEREAS, this extension does not change the previously approved Combined Development Permit, and all findings previously made in the Planning Commission Resolution No. 22-004 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, conditions of approval adopted with Resolution No. 22-004 continue to apply, except that this extension modifies the expiration date of the Combined Development Permit from March 9, 2025 to March 9, 2028;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines section 15303 Categorically Exempts utility extensions and street improvements, such as those needed for bridge safety improvements. Therefore, the Planning Commission found PLN210039 consistent with CEQA Guidelines section 15303 and that none of the exceptions under section 15300.2 applied to the project. 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 is also Categorically Exempt pursuant to CEQA Guidelines section 15303; 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) Find the project Categorically Exempt pursuant to section 15303 of the CEQA Guidelines, and there are no exceptions per section 15300.2; and
- 2) Approve a three-year extension to a previously approved Combined Development Permit (PLN210039) that allowed safety improvements to the Castro Canyon Bridge within the Big Sur Critical Viewshed, on slopes exceeding 30 percent, and within 100 feet of environmentally sensitive habitat.

PASSED AND ADOPTED this 7th day of May 2025.

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. 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.
2. 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

PLN210039-EXT1

1. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A three-year extension to a previously approved Combined Development Permit (PLN210039) that allowed safety improvements to the Castro Canyon Bridge within the Big Sur Critical Viewshed, on slopes exceeding 30 percent, and within 100 feet of environmentally sensitive habitat (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 000-000-000-000, Castro Canyon Bridge (Br. No. 44-0035, Post Mile 43.12, located between Post-Mile Markers 43.05 – 43.25) on May 7, 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be shall provide proof of recordation of this notice to the HCD - Planning.
Performed:

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