

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:

PEBBLE BEACH COMPANY (PLN160240)

RESOLUTION NO. 25-060

Resolution by the County of Monterey Chief of Planning:

- 1) Consider the previously adopted Environmental Impact Report (SCH# 2011041028) for the Pebble Beach Company Concept Plan and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162; and
- 2) Approve a six-year extension to the expiration date of the previously approved Pebble Beach Company Concept Plan's (PBC's) Phases III and IV development and Phases II, III and IV vesting tentative maps, which were a part of the approved Local Coastal Program Amendment that modified the text and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (Board of Supervisors Resolution Nos. 12-148, 12-149, and 12-124, HCD-Planning File No. PLN100138 and Ordinance No. 5201). The expiration dates of these PBC Phases, relating to areas M, U, V, the Corporation Yard, the Collins Residence parcels, and development of the Inn at Spanish Bay Meeting Rooms, Ballroom Expansion, and Cottages, and the New Colton Building, are December 3, 2031.

[PLN160240, Pebble Beach Company properties, Pebble Beach, Del Monte Forest Land Use Plan Coastal Zone, (Assessor's Parcel Numbers: 007-091-028-000, 008-272-011-000, 008-312-002-000, 008-313-002-000 (portion), 008-313-003-000, 008-321-008-000, 008-321-009-000, 008-411-018-000, 008-423-029-000)]

The PEBBLE BEACH COMPANY application (PLN160240) came on for an administrative hearing before the County of Monterey Chief of Planning on December 3, 2025. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on June 19, 2012, Combined Development Permits (CDPs) to allow the phased development and preservation of the remaining Pebble Beach Company (PBC) properties located within the Del Monte Forest were approved by the Board of Supervisors through Resolution Numbers 12-148 and 12-149. The approved CDPs allowed 12 vesting tentative maps for the subdivision of approximately 899.6 acres, resulting in the creation of 90 to 100 single-family residential lots, the renovation and expansion of visitor-serving uses, and the preservation of 635 acres as forested open space. The CDPs included multiple Coastal Development Permits, Coastal Administrative Permits, and Design Approvals to allow new structural development at four primary sites (The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center); new and amended General Development Plans; lot line adjustments; structural and hardscape development, including associated grading; development within 100 feet of environmentally sensitive habitat; development on slope exceeding 30 percent; tree removal; and development within 750 feet of a known archaeological resource. In accordance with the resolution, all vesting tentative maps associated with the PBC Concept Plan were required to be recorded by July 16, 2014 (Condition No. 9 of Board of Supervisors Resolution No. 12-149). However, pursuant to CA Govt Code § 66452.24, this expiration date was automatically extended for 24 months from June 19, 2014, to June 19, 2016. Separately, development associated with Phase I and II was set to expire on June 19, 2015, Phase III on June 19, 2017, and Phase IV on June 19, 2020;

WHEREAS, Phase I (development and tentative map) of the PBC Concept Plan was timely vested by filing of Areas F-2 and I-2 Final Maps on July 16, 2014, as Vol 24 C&T pages 36 and 37, and construction of the Collins Field driving range and golf academy (Construction Permit Nos. 13CP00140) and infrastructure improvements in Area F-2 and I-2 (Construction Permit Nos. 13CP000504 and 13CP000505);

WHEREAS, Phase II (development) of the PBC Concept Plan was timely vested in 2013 by the construction of Area B's parking lot, and grading and demolition associated with the Equestrian Center Reconstruction/Events Staging Area (Construction Permit No. 13CP00507) and Lot Line Adjustment at Fairway One/Beirne completed with Certificate of Compliance recorded on January 23, 2015 (Document No. 2015003643);

WHEREAS, Phase II Corporate Yard tentative map of the PBC Concept Plan has yet to be vested and was set to expire on June 19, 2016, as previously extended under CA Govt Code § 66452.24;

WHEREAS, Phases III and IV (development) of the PBC Concept Plan have yet to be vested and were set to expire on June 19, 2017 and June 19, 2020, respectively. Additionally, the associated tentative maps of these Phases were set to expire on June 19, 2016, as previously extended under CA Govt Code § 66452.24;

WHEREAS, the applicant submitted a written request for an additional three-year extension on March 28, 2016, more than thirty (30) days prior to the expiration date of the vested tentative maps for Phases II through IV (June 19, 2016) and the expiration date of the development associated with Phases III and IV (June 19, 2017 and June 19, 2020). The written request for the extension was filed by the applicant's agent, Mark Stillwell, and indicated the need for time to prepare the remaining unrecorded maps for Collins, Corporate Yard, and Areas J, K, L, U, V, M, and B/C, as well as the construction of remaining development proposals. The extension was requested because of the complexity of decision-making on development components and the

slow nature of compliance with conditions and mitigations required prior to filing of Final Maps with multi-agency review;

WHEREAS, CA Govt. Code Section 66452.6(e) (Subdivision Map Act) states: “Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved”;

WHEREAS, although the extension request was filed in March 2016, the decision to extend Phase II through IV final maps occurred on December 3, 2025. Therefore, in accordance with CA Govt. Code Section 66452.6(e), expiration dates for unrecorded maps of U, V, M, Collins, Corporate Yard, and the Collins Residence parcels were automatically stayed or extended by an additional 9 years, 8 months, and 5 days (to December 3, 2025) while HCD-Planning processed the extension request. These delays were due to understaffing and staff departures in the Planning team, the reorganization of the Resource Management Agency into two separate departments (now Housing and Community Development and Public Works, Facilities, and Parks), and COVID-19 office closure;

WHEREAS, in discussing with HCD staff the delays in processing the requested extension in November 2025, the applicant clarified that a six-year extension was more appropriate to complete the conditions and mitigations required for construction and prior to filing the remaining final maps. Therefore, with the above-described automatic extension through December 3, 2025, and this approved six-year extension, the final maps for Phases II through IV must be recorded prior to December 3, 2031;

WHEREAS, County of Monterey Zoning Code Title 20 section 20.70.100.A allows for the extension of Coastal Development Permits. Similar to CA Govt. Code Section 66452.6(e), it is the HCD’s practice to stay the expiration date of Coastal Development Permits until such time that the extension request is considered by the Appropriate Authority. Accordingly, although the development associated with Phases III and IV were set to expire on June 19, 2017 and June 19, 2020, a timely extension request was made in 2016, and therefore, these expiration dates were stayed until December 3, 2025 and the six-year extension request of the related Coastal Development Permit is being considered from the time of approval of this application. A six-year extension is reasonable in this case to align the timing of the Coastal Development Permits and vesting tentative maps. Pursuant to CA Govt. Code Sections 65450 and 65455, the PBC Concept Plan also functions as a Specific Plan for the area, of which the phased development is a part. Therefore, a six-year extension of the Coastal Development Permits included the approved PBC Concept Plan, which included development of the Inn at Spanish Bay Meeting Rooms, Ballroom Expansion, and Cottages and the New Colton Building, all parts of Phase II, III and IV, as described in Board of Supervisors Resolution No. 12-149, is part of this action, and will now expire on December 3, 2031;

WHEREAS, this extension does not change the previously approved PBC Concept Plan and all findings previously made in Board of Supervisors Resolution No. 12-149, as supported by Board of Supervisors Resolution No. 12-148 (Final EIR adoption and Statement of Overriding Considerations), which continue to apply;

WHEREAS, no changes are proposed to the Local Coastal Program Amendment that modified the text and policies of the Del Monte Forest Land Use Plan and Monterey County Coastal Implementation Plan (Parts 1 and 5) and were adopted with a motion of intent on January 24, 2012, certified by the California Coastal Commission May 9, 2012, and adopted by the Board of Supervisors on May 22, 2012 (Board of Supervisors Resolution No. 12-124 and Ordinance No. 5201);

WHEREAS, the conditions of approval contained in Board of Supervisors Resolution Nos. 12-148 and 12-149 continue to apply, except that this extension modifies the expiration date of the PBC Concept Plan's phased development and tentative maps, as stated in Condition No. 9, Permit Expiration Dates, to a summary expiration date of December 3, 2031;

WHEREAS, County of Monterey HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject properties;

WHEREAS, the request for a Permit Extension does not change the scope of the previously approved Project, and does not alter the analysis or conclusions reached by the previously adopted Final EIR (SCH# 2011041028). Therefore, the project meets the criteria of CEQA Guidelines Section 15162, and no recirculation is required because no substantial changes are proposed requiring major revisions to the EIR, and there are no substantial changes in the circumstances under which the project was approved that would necessitate substantial revisions to the EIR; and

WHEREAS, pursuant to County of Monterey Zoning Code 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. This is because California Coastal Act Article 30603(b)(1) limits the grounds for appeal of a local decision after certification of a local coastal program to allegations that the development does not conform to the standards set forth in the certified local coastal program or the public access policies set forth in the Act. As a discretionary decision on the extension of an entitlement's duration, this permit is outside of those grounds.

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the County of Monterey Chief of Planning does hereby:

- 1) Consider the previously adopted Environmental Impact Report (SCH# 2011041028) for the Pebble Beach Company Concept Plan and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162; and
- 2) Approve a six-year extension to the expiration date of the previously approved Pebble Beach Company Concept Plan's (PBC's) Phases III and IV development and Phases II, III and IV vesting tentative maps, which were a part of the approved Local Coastal Program Amendment that modified the text and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (Board of Supervisors Resolution Nos. 12-148, 12-149, and 12-124, HCD-Planning File No. PLN100138 and Ordinance No. 5201). The expiration dates of these PBC Phases, relating to areas M, U, V, the Corporation Yard, the Collins Residence parcels, and development of the Inn at Spanish Bay Meeting Rooms, Ballroom Expansion, and Cottages, and the New Colton Building, are December 3, 2031.

PASSED AND ADOPTED this 3rd day of December 2025.

Melanie Beretti, AICP,
HCD 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.
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

PLN160240

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 six year extension (Resolution Number ***) was approved by the Chief of Planning for Assessor's Parcel Numbers 007-091-028-000, 008-272-011-000, 008-312-002-000, 008-313-002-000 (portion), 008-321-008-000, 008-321-009-000, 008-411-018-000, 008-423-029-000 on December 3, 2025. The permit was granted subject to one condition 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.

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