

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

ECHENIQUE RANCH (PLN180517-EXT2)

RESOLUTION NO. 25-

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 5 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines as an extension of a permit that was previously found to qualify for a Class 5 exemption; and
- 2) Approving a 2-year extension to the expiration date of a previously approved and extended Lot Line Adjustment (Board of Supervisors Reso. No. 19-342 and Chief of Planning Reso. No. 24-047, HCD-Planning Permit File Nos. PLN180517 and PLN180517-EXT1) among four legal lots of record.

[PLN180517-EXT2, Echenique Ranch, the properties are located west of Lockwood San Lucas Road, San Lucas, South County Area Plan (Assessor's Parcel Numbers: 421-121-027-000; 421-121-053-000; 421-121-056-000; and 421-121-058-000)]

The ECHENIQUE RANCH application (PLN180517-EXT2) came on for a public hearing before the County of Monterey Chief of Planning on April 2, 2025. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on October 15, 2019, a Lot Line Adjustment was approved by the County of Monterey Board of Supervisors through Resolution No. 19-342. The approved Lot Line Adjustment was among four legal lots of record with each parcel being under Williamson Act Contract (AGP No. 69-012). Parcels adjusted include: Parcel 1, 160 acres (a portion of Assessor's Parcel Number 421-121-053-000); Parcel 2, 40 acres (Assessor's Parcel Number 421-121-056-000); Parcel 3, 160 acres (portion of Assessor's Parcel Number 421-121-053-000 and portion of Assessor's Parcel Number 421-121-027-000); Parcel 4, 320 acres (Assessor's Parcel Number 421-121-058-000) which are to be adjusted into four lots of 218 acres (Parcel A), 141 acres (Parcel B), 228 acres (Parcel C) and 93 acres (Parcel D), respectively. In accordance with the adopted resolution, this Lot Line Adjustment was set to expire on October 15, 2021; and

WHEREAS, on December 4, 2024, the Lot Line Adjustment was granted a 2-year extension by the County of Monterey Chief of Planning through Resolution No. 24-047, extending the expiration of the permit from October 15, 2021 to October 15, 2023; and

WHEREAS, the applicant submitted a written request for an additional 2-year extension on May 11, 2023, more than thirty (30) days prior to the expiration date of the Lot Line Adjustment. The written request was filed by the applicant's agent, Lynn Kovach. The extension was requested because various title issues needed to be resolved prior to recording the deeds that reflect the Lot Line Adjustment; and

WHEREAS, this extension does not change the previously approved Lot Line Adjustment and all findings previously made in the Board of Supervisors Resolution No. 19-342 continue to apply to this extension; and

WHEREAS, the subject properties were found to be legal lots pursuant to existing patents and include the entirety of Assessor's Parcel Numbers 421-121-056-000 and 421-121-058-000 and portions of 421-121-053-000 and 421-121-027-000 for a total of 680 acres; and

WHEREAS, 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; and

WHEREAS, condition compliance applied in Resolution No. 19-342 continues to apply except that this extension modifies the expiration date of the Lot Line Adjustment from October 15, 2023 to October 15, 2025; and

WHEREAS, the project was deemed Categorically Exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15305(a) and there were no exceptions under CEQA Guidelines Section 15300.2. Section 15305(a) Categorically Exempts minor alterations in land use limitations such as Lot Line Adjustments. Therefore, the Board of Supervisors found the project consistent with CEQA Guidelines Section 15305 and that none of the exceptions under CEQA Guidelines Section 15300.2 applied to this project. There are no changes included in this extension and the conditions on the ground have not changed since the original approval. Therefore, this extension to the Lot Line Adjustment is also Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines; and

WHEREAS, pursuant to County of Monterey Code Section 19.16.020.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.

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

- 1) Find that the project qualifies for a Class 5 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines as an extension of a permit that was previously found to qualify for a Class 5 exemption; and
- 2) Approve a 2-year extension to the expiration date of a previously approved and extended Lot Line Adjustment (Board of Supervisors Reso. No. 19-342 and Chief of Planning Reso.

No. 24-047, HCD-Planning Permit File Nos. PLN180517 and PLN180517-EXT1) among four legal lots of record.

PASSED AND ADOPTED this 2nd day of April 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. You 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.

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County of Monterey HCD Planning

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

PLN180517-EXT2

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 second two-year extension to the expiration date of a previously approved and extended Lot Line Adjustment (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 421-121-053-000 (portion of); 421-121-056-000; 421-121-027-000 (portion of); and 421-121-058-000 on April 2, 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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