

# 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:

**SUNSET FARMS INC (PLN210077-EXT1)**

**RESOLUTION NO. 26-040**

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 section 15305 and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 21-385, HCD-Planning File No. PLN210077) between four legal lots of record.

[PLN210077-EXT1, Sunset Farms Inc., 301 Neponset Road, Marina, Greater Monterey Peninsula Area Plan (Assessor's Parcel Numbers: 229-011-016-000, 229-011-009-000, 229-011-042-000, and 229-011-047-000)]

**The Sunset Farms, Inc. application (PLN210077-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on May 6, 2026. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:**

**RECITALS**

**WHEREAS**, on November 2, 2021, and corrected resolution on December 22, 2021, a Lot Line Adjustment was approved by the County of Monterey Board of Supervisors through Resolution No. 21-385. The approved Lot Line Adjustment between four (4) legal lots of record (under Farmland Security Zone Contract No. 2010-018) resulting in four (4) lots of approximately 82.1 acres (Parcel A), 52.8 acres (Parcel B), 160.2 acres (Parcel C), and 36.5 acres (Parcel D), respectively, with no net change in acreage under the Williamson Act Contract. The proposed lot line adjustment will align with current agricultural uses and operations. In accordance with the resolution, this entitlement was set to expire on November 2, 2023;

**WHEREAS** the applicant worked with the County to diligently clear applicable conditions of approval; however not all conditions were cleared prior to the expiration of the permit. The County did not process the extension in an adequate amount of time and is therefore requesting an additional two-year extension, for a total of four years. The granting of this extension was

requested because the applicant needs more time to finalize the grant deeds for the originally approved Lot Line Adjustment. This extension will extend the term of the previously approved Lot Line Adjustment to November 2, 2027;

**WHEREAS**, this extension does not change the scope of previously approved Lot Line Adjustment, and all findings previously made in the Board of Supervisors Resolution No. 21-385 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 the subject property;

**WHEREAS** the Conditions of Approval contained in Resolution No. 21-385 continue to apply, except that this extension modifies the expiration date of the Lot Line Adjustment from November 2, 2023, to November 2, 2027;

**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 Title 21 section 21.80.040.A, the discretionary decisions of the Chief of Planning are appealable to the Planning Commission. The decision of the Planning Commission 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 that the project qualifies for a class 5 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15305 and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 21-385, HCD-Planning File No. PLN210077) among four legal lots of record.

**PASSED AND ADOPTED** this 6th day of May 2026.

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Melanie Beretti, AICP,  
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION 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.

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# County of Monterey HCD Planning

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

PLN210077-EXT1

### 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 four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (PLN210077) (Resolution No. 21-385) was approved by the Board of Supervisors for Assessor's Parcel Numbers 229-011-016-000, 229-011-009-000, 229-011-042-000 and 229-011-047-000 on November 2, 2021 corrected on December 22, 2021. The permit was granted subject to 1 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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