

Exhibit A

This page intentionally left blank.

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:

**CALIFORNIA DEPARTMENT OF TRANSPORTATION (HWY 156 ROUNDABOUTS)
(PLN200118-EXT1)**

RESOLUTION NO. 26-012

Resolution by the County of Monterey Chief of Planning:

1. Considering a previously certified Final Environmental Impact Report/ Environmental Assessment with Finding of No Significant Impact (FEIR/EA with FONSI) together with a NEPA/CEQA Re-Validation Form, prepared by the California Department of Transportation (SCH #1999111063), and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines sections 15162 or 15163; and
2. Approving a two-year Permit Extension to a previously approved Combined Development Permit (Monterey County Board of Supervisors, Resolution No. 23-103, HCD-Planning File No. PLN200118) consisting of:
 - a. a Coastal Development Permit to allow construction of three new roundabouts to replace the existing Highway 156/Castroville Boulevard intersection, including construction of new on and off ramps, a new bridge overpass, reuse of a portion of the current Castroville Boulevard as a mixed use bicycle and pedestrian path, driveway improvements, a new frontage road, the realignment of a Castroville Boulevard and replacement along the new or modified sections of Highway 156 and Castroville Boulevard;
 - b. Coastal Development Permit to allow development on slopes exceeding 25%;
 - c. Coastal Development Permit to allow the removal of one Coast Live Oak tree and two non-native landmark sized trees;
 - d. Coastal Development Permit to allow development within 100 feet of

environmentally sensitive habitat areas;
and

- e. Adoption of a Mitigation Monitoring and Reporting Plan.

PLN200118-EXT1, CALTRANS, Highway 156 between Castroville Boulevard (postmile R1.40) and the Moro Cojo Slough Bridge (postmile 1.60), North County Land Use Plan, Coastal Zone

The CALIFORNIA DEPARTMENT OF TRANSPORTATION application (PLN200118-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on February 4th, 2026. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on March 21, 2023, a Combined Development Permit was approved by the Monterey County Board of Supervisors through Resolution No. 23-045. The approved Combined Development Permit consisted of a Coastal Development Permit to allow construction of three roundabouts to replace the existing Highway 156/Castroville Boulevard intersection, including construction of new on and off ramps, a new bridge overpass, reuse of a portion of the current Castroville Boulevard as a mixed use bicycle and pedestrian path, driveway improvements, a new frontage road, the realignment of a Castroville Boulevard and replacement along the new or modified sections of Highway 156 and Castroville Boulevard. Other improvements included a Coastal Development Permit to allow development on slopes exceeding 25%, a Coastal Development Permit to allow the removal of one Coast Live Oak tree and two non-native landmark sized trees, and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat areas. Board of Supervisors Resolution No. 23-045 also adopted a Mitigation Monitoring and Reporting Plan. In accordance with this resolution, this previously approved Combined Development Permit is set to expire on March 21, 2026;

WHEREAS, the applicant submitted a written request for an additional two-year extension on September 25, 2025, more than thirty (30) days prior to the expiration date of the Combined Development Permit. The written request for the extension was filed by the applicant's agent, Geramaldi Aldi (California Department of Transportation; Caltrans). The extension was requested because Caltrans has encountered delays in the utility coordination process, and Right-of-Way negotiations, acquisitions, and completion of related agreements;

WHEREAS, there is no new information or substantial changes in circumstances that would have altered the original approval of the Combined Development Permit. This Extension only modifies the term of the Combined Development Permit; no changes in the scope of work are proposed;

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 properties;

WHEREAS, condition compliance approved with Resolution No. 23-103 continues to apply, and shall be satisfied under PLN200118. This Extension only modifies the expiration date of the Combined Development Permit from March 21, 2026 to March 21, 2028;

WHEREAS, Resolution No. 23-103 considered a previously certified Final Environmental Impact Report/ Environmental Assessment with Finding of No Significant Impact (FEIR/EA with FONSI) together with a NEPA/CEQA Re-Validation Form, prepared by the California Department of Transportation (SCH #1999111063), and found that the Combined Development Permit did not require supplemental or subsequent environmental review pursuant to CEQA Guidelines section 15162 or 15163. 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 does not require subsequent environmental review pursuant to CEQA Guidelines sections 15162 and 15163 because no substantial changes are proposed requiring major revisions to the FEIR/EA with FONSI, or the NEPA/CEQA Re-Validation Form, and there are no substantial changes in the circumstances under which the project was approved that would necessitate substantial revisions to the prior environmental document; and

WHEREAS, pursuant to Title 20 section 20.88.030, 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. Consider a previously certified Final Environmental Impact Report/ Environmental Assessment with Finding of No Significant Impact (FEIR/EA with FONSI) together with a NEPA/CEQA Re-Validation Form, prepared by the California Department of Transportation (SCH #1999111063), and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines sections 15162 or 15163; and
2. Approve a two-year Permit Extension to a previously approved Combined Development Permit (Monterey County Board of Supervisors, Resolution No. 23-103, HCD-Planning File No. PLN200118) consisting of:
 - a. a Coastal Development Permit to allow construction of three new roundabouts to replace the existing Highway 156/Castroville Boulevard intersection, including construction of new on and off ramps, a new bridge overpass, reuse of a portion of the current Castroville Boulevard as a mixed use bicycle and pedestrian path, driveway improvements, a new frontage road, the realignment of a Castroville Boulevard and replacement along the new or modified sections of Highway 156 and Castroville Boulevard;
 - b. Coastal Development Permit to allow development on slopes exceeding 25%;
 - c. Coastal Development Permit to allow the removal of one Coast Live Oak tree and two non-native landmark sized trees;
 - d. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat areas; and
 - e. Adoption of a Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED this 4 day of February 2026.

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.

This page intentionally left blank

County of Monterey HCD Planning

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

PLN200118-EXT1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Permit Extension (PLN200118-EXT1) allows Extension of a Combined Development Permit consisting of a: 1) Coastal Development Permit to allow construction of three (3) new roundabouts to replace the existing Castroville Boulevard/Highway 156 intersection, including construction of new on and off ramps, a new bridge overpass, reuse of a portion of the current Castroville Boulevard as a mixed use bicycle and pedestrian path, driveway improvements, a new frontage road, the realignment of Castroville Boulevard and replacement along the new or modified sections of Highway 156 and Castroville Boulevard; 2) Coastal Development Permit to allow development on slopes exceeding 25%; 3) Coastal Development Permit to allow the removal of one (1) native tree and two (2) non-native landmark trees; and 4) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat areas. The project is located on State Route (Highway) 156 between Castroville Boulevard [Postmile R1.40] and the Moro Cojo Slough Bridge [Postmile 1.60], adjacent to Castroville Boulevard as it intersects Collin Road, and within the Monte Del Lago mobile home park, Castroville (Assessor's Parcel Numbers 133-071-008-000, 133-071-010-000, 133-071-011-000, 133-071-012-000, 133-071-013-000, 133-071-021-000, 133-072-006-000, 133-072-014-000, 133-072-031-000, 133-072-034-000, 133-073-001-000, 133-073-002-000, 133-073-003-000, 133-073-004-000, 133-073-005-000, 133-073-006-000, 133-073-007-000, 133-073-008-000, 133-073-009-000 and 133-081-007-000), North County Land Use Plan, Coastal Zone. 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 HCD Chief of Planning for Assessor's Parcel Numbers 133-081-007-000, 133-073-002-000, 133-073-005-000, 133-073-008-000, 133-072-034-000, 133-073-009-000, 133-073-001-000, 133-073-004-000, 133-073-007-000, 133-072-031-000, 133-073-006-000, 133-073-003-000, 133-072-014-000, 133-072-006-000, 133-071-013-000, 133-071-012-000, 133-071-021-000, 133-071-010-000, 133-071-011-000, and 133-071-008-000 on February 4, 2026. The permit was granted subject to 6 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.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PDSP001 - CTS AND SCLTS INCIDENTAL TAKE PERMITS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant/owner shall comply with the Endangered Species Act (ESA) or the California Endangered Species Act (CESA) and consult with CDFW and USFWS to obtain Section 2081 Incidental Take Permits for the incidental take of California Tiger Salamander (CTS) and Santa Cruz Long-toed Salamander (SCLTS) prior to the issuance of a grading permit. The project applicant will be required to implement the approved mitigation monitoring plan and any additional permit requirements.

Compliance or Monitoring Action to be Performed: Prior to initiation of any ground disturbance, the Applicant/Owner shall submit to HCD-Planning a copy of the approved CTS incidental take permits from the CDFW.

Prior to initiation of any ground disturbance, the Applicant/Owner shall submit to HCD-Planning a copy of the approved SCLTS incidental take permits from the CDFW and USFWS.

5. PDSP003 – MITIGATION MONITORING PLAN FOR CONVERSION AGRICULTURE LAND (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Caltrans shall mitigate impacts of the project on agriculture lands at a ratio of 1 acre for every 1 acre impacted by the Project consistent with Coastal Implementation Plan, Part 2, Section 20.144.120.B.6.d.2. Mitigation may include: restoring the viability of agricultural land in the North Monterey County coastal zone, especially those lands that have been converted to other uses in the past or permanent protection of the most significant agricultural lands threatened by conversion to non-agricultural use by deed restriction or other appropriate mechanism. Prior to commencement of construction, Caltrans shall submit an agricultural mitigation plan describing the mitigation proposed to satisfy these requirements. This mitigation shall be completed as described in the agricultural mitigation plan within 3 years of the start of construction of the project, and must remain in place in perpetuity.

Additionally, prior to commencement of construction, Caltrans shall submit an agricultural viability report that addresses the long-term viability of the remaining agricultural operations on the parcels impacted by the project. The report shall be submitted to the Chief of Planning and the Agricultural Commissioner for review and approval.

The HCD-Chief of Planning, in consultation with the Agricultural Commissioner, may extend the 3 year timeline without an amendment to the permit provided the extension would result in ability for Caltrans to acquire property or easements for mitigation and provided Caltrans can demonstrate to the satisfaction of the Chief of Planning and the Agricultural Commissioner that they have made good faith efforts to satisfy the mitigation requirements. The timeline shall not be extended beyond 5 years from the start of construction.

If Caltrans does not satisfy the mitigation requirements of this condition within 3 years of the start of construction of the project, or within 5 years of the start of construction if granted an extension by the Chief of Planning, Caltrans shall, in addition to satisfying the mitigation requirements of this condition, establish a non-wasting endowment, or similar in-lieu fee, of a value equivalent to the value of the acreage of impacted agricultural lands at the start of construction. All agricultural mitigation shall be satisfied within 6 years of the start of construction of the project.

If Caltrans conveys a property interest to a land trust or similar organization as part of satisfying the agricultural mitigation requirements of this permit, the organization shall be a tax-exempt nonprofit organization as defined in California Civil Code section 815.3. The deed shall specify that the covenant is required by the County of Monterey for compliance with the policies, standards and regulations contained in the Monterey County Local Coastal Program, as certified by the California Coastal Commission; is funded by local and state dollars; that the purpose of the covenant is to provide for the long-term protection, conservation, and/or enhancement of agricultural lands as set forth in Monterey County Coastal Implementation Plan, Part 2 section 20.144.120.6.d.2; and that the covenant shall remain in place in perpetuity. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of construction, the Applicant/Owner shall submit a proposed agricultural mitigation plan to HCD-Chief of Planning and to the Executive Director of the California Coastal Commission, for review and approval.

Prior to commencement of construction, the Applicant/Owner shall submit a proposed agriculture viability report to the HCD-Chief of Planning, for review and approval. The Plan shall identify the on-going viability of commercial agricultural operations on the parcels impacted by the Project.

No later than 3 years after the start of construction, unless extended by the Chief of Planning and the Agricultural Commissioner, Caltrans shall provide evidence of the satisfaction of the required mitigation to the Chief of Planning and to the Executive Director of the California Coastal Commission.

6. PDSP004 - IMPLEMENTATION OF MITIGATION MEASURES (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Caltrans shall implement all mitigation measures identified as applying to the Highway 156/Castroville Boulevard interchange project.

Caltrans shall provide evidence to HCD-Planning that the mitigation measures adopted for the Project have been implemented. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis in accordance with the timing identified in the EIR/EA prepared for the Highway 156 West Corridor improvements, including the amendments contained in the Re-validation form prepared for the Project, Caltrans shall send verification that mitigation measures identified as applying to the Highway 156/Castroville Boulevard interchange project are being implemented in accordance with the Program.