

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:

BIG SUR PRESERVATION ALLIANCE LLC (PLN130516-AMD1-EXT2)

RESOLUTION NO. 26-044

Resolution by the County of Monterey Chief of Planning:

- 1) Finding the previously adopted Mitigated Negative Declaration, together with the addendum and find the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162 and 15164 and;
- 2) Approving a second three year Permit Extension to a previously-approved Combined Development Permit , HCD-Planning File No. PLN130516, as amended by PLN130516-AMD1, and extended by PLN130516-AMD1-EXT1) allowing construction of a single family dwelling (approx. 8,160) with an attached garage (approx. 558 square feet); a detached accessory dwelling unit (approx. 980 square feet) with an attached garage/ mechanical room (approx. 765 square feet); a ground mounted solar photovoltaic system (approx. 3,250 square feet); a detached generator shed (approx. 362 square feet); conversion of a test well into a domestic well; and development within a positive archaeological site and within 100 feet of environmentally sensitive habitat areas. Site improvements include removal of non-native trees, installation of a septic facility and grading.

[PLN130516-AMD1-EXT2 BIG SUR
PRESERVATION ALLIANCE LLC, 62200 Highway
1, Big Sur Assessor's Parcel Number 422-011-029-000)
Big Sur Coast Land Use Plan.

The BIG SUR PRESERVATION ALLIANCE LLC application (PLN130516-AMD1-EXT2) came on for a public hearing before the Chief of Planning on May 20, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on May 10, 2017, a Combined Development Permit (PLN130516) was approved by the Planning Commission through Resolution No. 17-015 and is incorporated by reference. As approved, the project consisted of an 8,135 square foot two-story single family dwelling with attached 838 square foot garage and 571 square foot mechanical room; grading of approximately 1,100 cubic yards of cut/1,100 cubic yards of fill to be balanced on site, removal of 12 planted (non-native) cypress trees (ranging between 7" and 13" in diameter); underground water tank, underground propane tank, 3,000 gallon septic tank and leach field system, and a roof-mounted photovoltaic system; Coastal Administrative Permit and Design Approval for an 813 square foot detached Accessory Dwelling Unit with attached 25 square foot mechanical room; grading of approximately 300 cubic yards of cut/300 cubic yards of fill, 1,500 gallon septic tank and leach field system and retaining wall; a Coastal Administrative Permit converting an existing test well (PLN130057) to a permanent well serving two units; a Coastal Development Permit for development with a positive archaeological report; and a Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area (ESHA); and a Design Approval to allow installation of a ground-mounted photovoltaic system. In accordance with the resolution, this entitlement is set to expire on May 10, 2020;

WHEREAS, on August 28, 2019, an Amendment to the previously approved Combined Development Permit (PLN130516-AMD1) was approved by the Planning Commission through Resolution No. 19-027 and is incorporated by reference. As approved the project scope changed to allow minor design changes to the single family dwelling, including the addition of 25 square feet, minor design changes to the previously approved attached garage and mechanical room, including a reduction of 33 square feet; design changes to the previously-approved accessory dwelling unit, including the addition of 167 square feet to the unit, and the addition of a 765 square foot attached garage and mechanical room; installation of a 3,250 square foot photovoltaic system; addition of a 362 square foot detached generator shed; removal of one additional 6-inch planted cypress tree; and an increase to associated grading of 900 cubic yards of cut and fill, and an increase in the area of site disturbance of 0.9-acre. The Amendment was set to expire on August 28, 2022.

WHEREAS, On June 9, 2020, the Monterey County Board of Supervisors adopted (Urgency Ordinance Regarding Land Uses) granting 6-month automatic extensions to all ministerial and discretionary land use permits, such as development permits, if the entitlements were issued prior to March 17, 2020. Therefore, the permit was automatically extended to February 28, 2023.

WHEREAS, on September 7, 2022, an Extension (PLN130516-AMD1-EXT1) to the previously approved and amended Combined Development Permit was approved by the Chief of Planning through Resolution No. 22-060 and is incorporated by reference. As approved, the project scope of work did not change, only extend the amended Combined Development Permit expiration date from February 28, 2023, to February 28, 2026.

WHEREAS, Pursuant to Monterey County Code (MCC) Title 20 (Coastal Zone), Section 20.82.110.A, a written request for an extension must be submitted to the appropriate authority at least 30 days prior to the expiration date of an approved or conditionally approved Combined Development Permit. Agent, Laura Lawrence with The Law Offices of Aengus Jeffers, requested a second three-year extension in the form of an application on January 20, 2026, more than 30

days from expiration. Due to the three-year closure of Highway 1, starting with Paul's Slide south of the property in January 2023, followed by the Regent's Slide north of the property in February 2024 subsequently preventing them from beginning construction;

WHEREAS, there have been no significant changes in circumstances on site or with the approved design, nor have any changes occurred in the regulations that would affect the conclusion or findings by which the project was approved in Resolution Nos. 17-015, 19-027, and 22-060. This extension does not include any change to the approved project scope; therefore, there is not change to the findings of site suitability and health life and safety. This second Extension only modifies the term of the amended Combined Development Permit;

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 condition compliance approved with Resolution No. 19-027 continues to apply, and shall be satisfied under PLN130516-AMD1. This second Extension only modifies the expiration date of the amended Combined Development Permit as extended by PLN130516-AMD1-EXT1 from February 28, 2026, to February 28, 2029.

WHEREAS, Resolution No. 17-015 adopted a Mitigated Negative Declaration, and subsequent amendment (PLN130516-AMD1) Resolution No. 19-027 adopted an Addendum together with the previously adopted Mitigated Negative Declaration. The second Extension to the amended Combined Development Permit (PLN130516-AMD1) Resolution No. 22-060 does not require additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162. 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 amended Combined Development Permit does not require subsequent environmental review pursuant to CEQA Guidelines sections 15162 and 15164 because no substantial changes are proposed requiring major revisions to the Addendum and Mitigated Negative Declaration; 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) Find the previously adopted Mitigated Negative Declaration, together with the addendum and find the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162 and 15164 and;

- 2) Approve a second three year Permit Extension to a previously-approved Combined Development Permit , HCD-Planning File No. PLN130516, as amended by PLN130516-AMD1, and extended by PLN130516-AMD1-EXT1) allowing construction of a single family dwelling (approx. 8,160) with an attached garage (approx. 558 square feet); a detached accessory dwelling unit (approx. 980 square feet) with an attached garage/mechanical room (approx. 765 square feet); a ground mounted solar photovoltaic system (approx. 3,250 square feet); a detached generator shed (approx. 362 square feet); conversion of a test well into a domestic well; and development within a positive archaeological site and within 100 feet of environmentally sensitive habitat areas. Site improvements include removal of non-native trees, installation of a septic facility and grading.

PASSED AND ADOPTED this 20th day of May 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.

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County of Monterey HCD Planning

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

PLN130516-AMD1-EXT2

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Permit Extension (PLN130516-AMD1-EXT2) allows Combined Development Permit PLN130516 (Planning Commission Resolution No.17-015) and amended by PLN130516-AMD1 (Planning Commission Resolution No. 19-027) and extended by PLN130516-AMD1-EXT1 (Resolution No. 22-060) that allowed the construction of a single family dwelling (approximately 8,160 square feet) with an attached garage (approximately 558 square feet); a detached accessory dwelling unit (approximately 980 square feet) with an attached garage/mechanical room (approximately 765 square feet); a ground mounted solar photovoltaic system (approximately 3,250 square feet); a detached generator shed (approximately 362 square feet); conversion of a test well into a domestic well; and development within a positive archaeological site and within 100 feet of environmentally sensitive habitat areas. Site improvements include removal of non-native trees, installation of a septic facility and grading. This permit includes minor design changes to the previously approved single family dwelling, garage & mechanical room and accessory dwelling unit; and removal of one (1) additional planted Cypress tree (6" in diameter). The property is located at 62200, 62210 & 62240 Highway 1, Big Sur (Assessor's Parcel Number 422-011-029-000), Big Sur Coast 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 Chief of Planning for Assessor's Parcel Number 422-011-029-000 on May 20, 2026. The permit was granted subject to 2 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.