

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:

ESALEN INSTITUTE (PLN250294)

RESOLUTION NO. 26-034

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the proposed test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal Administrative Permit to allow construction of a test well; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN250294, Esalen Institute, 54105 Highway 1, Big Sur, Big Sur Land Use Plan, Coastal Zone, (Assessor's Parcel Number: 421-011-018-000)]

The ESALEN INSTITUTE application (PLN250294) came on for an administrative decision hearing before the County of Monterey Chief of Planning on April 1, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan (BSC LUP);
 - Coastal Implementation Plan, Part 3 (BSC CIP); and
 - Monterey County Zoning Ordinance (Title 20).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Allowed Use. The property is located at 54105 Highway 1, Big Sur, Big Sur Coast Land Use Plan, (Assessor's Parcel Number 421-011-018-000). The parcel is zoned Watershed Scenic Conservation with a maximum

gross density of forty (40) acres per unit and a Design Control Overlay in the Coastal Zone or “WSC/40-D(CZ)”, which allows for wells and small water systems serving 14 or fewer connections per Title 20 Section 20.17.040.J. Additionally, the well would have the ability to provide fire suppression in the event of an emergency to protect the existing residence on the property. The project does not require a design approval since no new structures were proposed as illustrated in the attached plans. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject 15.67 acre property (APN 421-011-018-000) is identified in its current configuration as Lot 1, of Section 5, Township 21 South, Range 3 East, Mount Diablo Base and Meridian, Lying Easternly of Center Line of the California State Highway (HWY 1). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Development Standards. The proposed test well has a required setback of 100 feet from a septic system. The test well will be located near a previously disturbed area of the subject parcel (road). The test well will be drilled approximately 80 feet from the north adjacent property line. The well will be situated approximately 155 feet from the existing septic system which serves a single family dwelling on the property. The location of the irrigation well maintains the required 100-foot radius from existing septic systems and future expansion leach fields in the area.
- e) Cultural Resources. The Monterey County Geographic Informational System (GIS) records identify that the project site is within an area of high sensitivity for cultural resources and is within 750 feet of known archaeological resources. Pursuant to CIP Section 20.145.120.B, an archaeological report shall be required for development within an area of high sensitivity for cultural resources and is within 750 feet of a known archaeological resource. On September 24, 2025, archaeologists Susan Morley and Brenna Wheeler conducted a pedestrian survey (LIB260070) and found negative results and the project’s area of potential effect is located within the boundaries of prior historic grading and excavation that likely corresponds with the parcel’s initial development (see Finding 2, Evidence “b”). Big Sur Coast LUP Key Policy 3.11.1 states that archaeologically sensitive areas shall be maintained and protected for their scientific and cultural heritage values, and requires that impacts to archaeological resources be avoided or minimized to the extent feasible. No evidence of significant resources has been identified on the project parcel, but the report confirms that there are resources nearby, within 750 feet of the subject property. Therefore, a Coastal Administrative Permit is applied in such case. In addition, the standard condition of approval (Condition No. 3) has been incorporated into this project which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- f) Environmentally Sensitive Habitat Areas. The Monterey County GIS, specifically the California Natural Diversity Database (CNDDDB), identifies the subject property as not to be within 100 feet of potential ESHA on the property; however, the parcel is located south of Burns Creek, and the adjacent parcels north of the test well are recorded to

have ESHA. The applicant submitted a biological report (LIB250420) as the development may have potentially been located within 100 feet of an environmentally sensitive habitat, pursuant to the BSC CIP section 20.145.040.A.1. The report indicated that there are no significant natural vegetation or habitat within the project area.

According to the project biologist's survey, there is a potential that the adjacent blue gum eucalyptus and Monterey cypress trees provide monarch butterfly overwintering habitat. Although Monarch butterflies are not special status species, their overwintering habitat is recognized by the Big Sur Coast LUP as ESHA. Thus, with the implementation of standard Condition No. 4 (tree and root protection), any potentially overwintering habitat would be protected in place. Although Monarch butterflies were not observed, should construction initiate between October 15 and February 28, Condition No. 5 will require a pre-construction survey for monarch butterflies and related overwintering habitat to be prepared, and necessary buffer zones to be installed if observed. As designed and sited, the project will have less than significant impacts on Monarch butterfly overwintering habitat, and as conditioned, would ensure no impacts occur. As proposed and conditioned, the project is consistent with the policies and regulations outlined in BSC LUP and BSC CIP and avoids impacts on nearby sensitive habitat areas and does not introduce any uses or development that are incompatible with the continuance of those habitat areas

- g) Public Access. As demonstrated in Finding No. 5, the development is consistent with public access policies of the Big Sur Coast LUP.
- h) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the County of Monterey Board of Supervisors per Resolution No. 08-338, this application does not meet any of the criteria in the guidelines requiring LUAC review because the project is for a test well and does not propose to build any new structures at this time.
- i) The project planner conducted a virtual site inspection to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to HCD-Planning found in Project File PLN250294.

2. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Environmental Health Bureau, and California Coastal Commission. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to biological and cultural resources. The following reports have been prepared:

- “Biological Assessment” (LIB250420) prepared by Toyon Consultants, Santa Cruz, CA, September 18, 2025.
- “Memorandum in Support of the Phase I Archaeological Waiver” (LIB260070) prepared by Achasta Archaeological Services, Marina, CA, September 24, 2025.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a virtual site inspection to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to HCD-Planning found in Project File PLN250294.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, Environmental Health Bureau, and California Coastal Commission. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary water and sanitary facilities are available for the property. The property will continue to be served by a private water system and an existing private septic system. The Environmental Health Bureau imposed conditions on the project that would ensure that the project meet all State and County requirements regarding wastewater treatment.
 - c) Staff conducted a virtual site inspection to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250294.

4. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a virtual site inspection and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250294.

5. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Big Sur Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 2, Major Public Access and Recreational Facilities, in the Big Sur Coast Land Use Plan).
 - d) Based on review the project will not intensify impacts on the viewshed. The proposed development is consistent with the Big Sur Coast Land Use Plan Policies 3.2.3 and 3.2.4 and will not block public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The test well will not intensify impacts on the viewshed. As proposed, the project is consistent with applicable visual resource and public access policies in the Big Sur Coast Land Use Plan
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250294.
6. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of small new facilities. The proposed project is to allow a test well for the purpose of irrigation. As a secondary measure, the irrigation would provide water for fire suppression for protection of the existing single family dwelling. Therefore, the project qualifies for a Class 3 categorical exemption.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The subject property is located in a high archeological sensitivity area; however, due to the limited nature of the development (above ground stockpiling and hauling off drill spoils) and confined area of disturbance for the well (10-feet by 10-feet), the project would not result in a significant impact to resources (see Finding No. 1, Evidence “f”) since the project.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on September 14, 2022.
 - d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250294.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Board of Supervisors. Pursuant to Section 20.86.030 of Title 20, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the County of Monterey Chief of Planning does hereby:

1. Find the test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(d), and there are no exceptions pursuant to Section 15300.2;
2. Approve a Coastal Administrative Permit to allow construction of a test well; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 1st day of April 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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.

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.

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.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

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

PLN250294

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit (PLN250294) allows the installation of a test well. The property is located at 54105 Highway 1, Big Sur (Assessor's Parcel Number 421-011-018-000), Big Sur Coast Land Use Plan. 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 Coastal Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 421-011-18-000 on April 1, 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PDSP004-MONARCH BUTTERFLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The monarch butterfly (*Danaus plexippus*) is noted to occur in nearby groves of eucalyptus, Monterey cypress, and Monterey pine trees. Butterfly overwintering roosting sites are recognized as Environmentally Sensitive Habitat Area in the Big Sur Coast Land Use Plan. Any disturbance to roosting trees or loud activities near roosting sites can disrupt the overwintering butterflies. The Monterey cypress trees on the parcel may provide potential overwintering roosts for the Monarch butterfly. Surveys were conducted for the development of this report but found no observations of overwintering on the bluff or inland parcels during 2026-2027 seasonal site monitoring. Though overwintering habitat is determined to be of low potential on the subject parcel, the potential does exist for the butterfly to overwinter on site. If proposed construction is proposed during nesting season, surveys should be conducted during observations times (mid-October – February) to determine their presence or lack thereof. If overwintering populations are observed, construction buffer zones shall be developed to limit unwarranted construction impacts from potentially impacting the butterflies.

Compliance or Monitoring Action to be Performed: The existing grove of blue gum eucalyptus and Monterey cypress trees should be preserved and protection fencing be installed to avert unwarranted construction impacts to the tree trunks, roots, and limbs

If construction is to be initiated between October 15 and February 28, the Project Biologist shall conduct a pre-construction survey for Monarch butterflies. Pre-construction surveys shall be conducted no more than 30 days prior to the start of construction. If overwintering populations are observed, construction buffer zones shall be developed to limit unwarranted construction impacts from potentially impacting the butterflies.

6. EHSP01- WELL CONSTRUCTION PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain a water well construction permit from the Environmental Health Bureau pursuant to Monterey County Code Chapter 15.08, Water Wells.

Compliance or Monitoring Action to be Performed: Prior to drilling the well, a CA-licensed well drilling contractor shall obtain a water well construction permit from the Environmental Health Bureau on behalf of the property owner.

7. EHSP02 - NEW WELL SOURCE CAPACITY TEST IN NON-ALLUVIAL FORMATION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: In order to determine the yield of the well and demonstrate compliance with Section 601.1 of the Uniform Plumbing Code, all new or rehabilitated wells constructed in a non-alluvial formation that are proposed to serve as the sole source or be added to a potable water distribution system shall first undergo a minimum of a 72-hour continuous source capacity test, witnessed by the Environmental Health Bureau ("EHB"). The testing shall conform to the Source Capacity Test Procedure, available from the EHB. The source capacity testing must yield a sufficient quantity to support the proposed development, as determined by EHB. The applicant shall pay all associated fees to the EHB.

Source capacity testing shall only be completed during the dry season as specified by the Source Capacity Test Procedure, typically no earlier than August 1 of each year and no later than the first significant rainfall event of the wet season. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the EHB recommending that the test well being approved for conversion to a production well, contact Drinking Water Protection Services of the EHB to schedule a Source Capacity Test and obtain procedure guidelines. A qualified professional shall perform the test and prepare a report as detailed by the EHB Source Capacity Testing Procedure. Submit the report to EHB for review and acceptance.

8. EHSP03- NEW DOMESTIC WELL: WATER QUALITY (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. In order to demonstrate a potable supply, a new domestic well shall first undergo water quality testing. Sample collection shall be done after development of the well and shall include analysis of coliform bacteria, and primary inorganics and secondary compounds as listed in Tables 64431-A and 64449-A&B in Title 22 of the California Code of Regulations. Waivers for asbestos, MTBE, and thiobencarb may be available upon request. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program (ELAP). If water quality results indicate that the well exceeds a primary drinking water standard(s), an EHB approved water treatment system shall installed before a building is occupied and the applicant shall record a deed restriction indicating that treatment is necessary for the well water to meet Title 22, CCR primary drinking water standards. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a construction permit, the applicant shall submit water quality analysis results to the Environmental Health Bureau (EHB) for review. If EHB determines that the water quality is adequate, no further action is required.

If EHB determines that treatment is necessary:

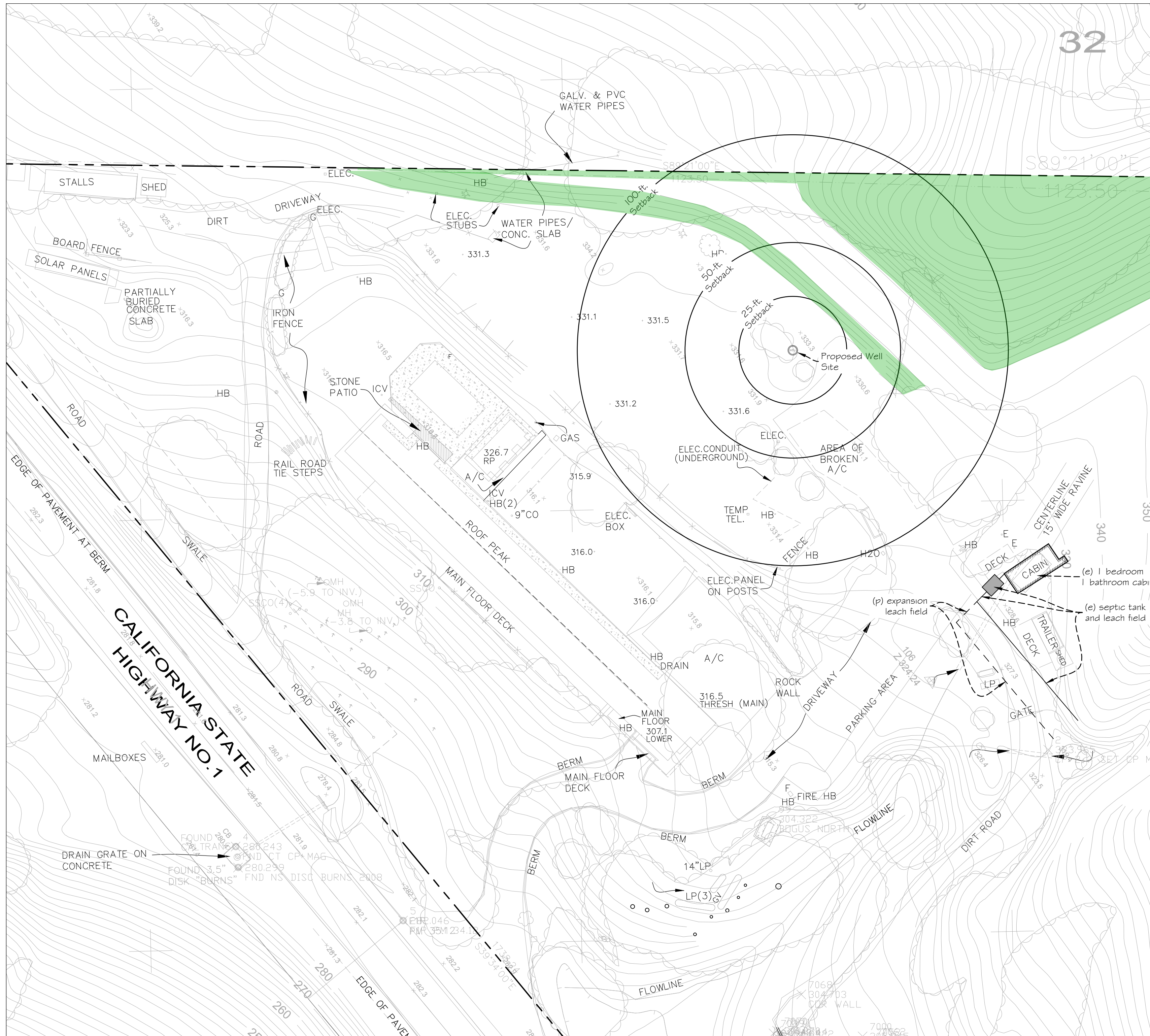
- Prior to issuance of a construction permit, the applicant shall provide plans prepared by a qualified individual for a water treatment system to EHB for review and approval.
- Prior to occupancy of a building, the applicant shall install the EHB-approved water treatment system and provide to the EHB as-built plans prepared by a qualified individual and water quality analysis of samples of raw water and treated water that demonstrate the treatment system is able to reduce the contaminant(s) to Title 22, CCR primary drinking water standards.

The applicant shall submit a draft deed restriction for review and approval by EHB and County Counsel.

The applicant shall provide proof of recordation of the approved deed restriction to EHB and Planning Department.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

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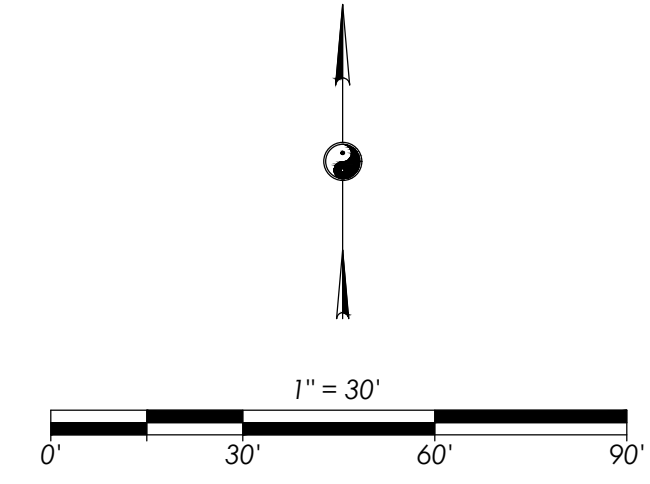
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Project Data Summary Table

- 1) Project Type: Coastal Administrative Permit (CAP) for a Test Well
- 2) File Number: PENDING
- 3) Project Address: 54105 Highway 1, Big Sur, CA 93920
- 4) Assessor Parcel Number: 421-011-018-000
- 5) Parcel Size: 17.1 acres
- 6) Land Use Designation: Watershed & Scenic Conservation, Design Control District, Coastal Zone
- 7) Zoning Designation & Density: WSC/40-D(CZ) & 40AU
- 8) Well setbacks from existing and proposed expansion leachfields is shown.
- 9) Contour interval on survey map is two feet.
- 10) Well location is shown with a 100 / 50 / 25 ft. well radius setbacks
- 11) Development (# of connections) depends on the well's source capacity and groundwater quality.
- 12) Site Preparation:
 - No grading, cut, or fill of in-situ soils is needed for creation of the drilling pad and work area.
 - Approximately half of existing soil stockpile to be relocated to create a drilling pad.
 - No tree or vegetation removal.
- 13) Erosion Control Plan:
 - Silt fencing / hay wattles on downhill perimeter of the drilling pad
 - A 10 ft. wide by 20 ft. long by 5-10 ft. deep pit to be constructed to retain all drilling fluids and cuttings
 - Pit to be back-filled with all cuttings to remain on-site
- 14) No tree or vegetation removal is required.
- 15) SPECIAL NOTE: "Stop work within 50 meters (165 ft.) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical, or paleontological resources are uncovered."

Areas of >30% slope near the development

Subject Parcel Boundary



Proposed Well Site Plan

54105 Highway 1, APN: 421-011-018
 Located in Big Sur, Monterey County, State of California

Prepared For: Esalen Institute
 Requested By: Hugh Brownlee, brownlee PM & Aaron Bierman,
 Bierman Hydrogeologic

August 2025

Rasmussen Land Surveying, Inc.
 2150 Garden Road, Suite A-3,
 Monterey, California 93942
 P: 831.375.7240 F: 831.375.2545

RLS W.O. # 21099

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