

Exhibit A

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**EXHIBIT A
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:

**ESALEN INSTITUTE (ESALEN SOUTH COAST EMPLOYEE HOUSING)
(PLN150337-EXT2)**

RESOLUTION NO. 26-026

Resolution by the County of Monterey Chief of
Planning:

- 1) Consider the previously adopted Mitigated Negative Declaration, together with an Addendum, and find that the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Sections 15162 and 15164.; and
- 2) Approve a second three-year extension to a previously approved Combined Development Permit (PLN150337) allowing an after-the-fact approval of a fire truck garage (approx. 600 square feet); construction of 3 new employee housing structures (32-units and approx. 12,893 square feet total) increasing the total employee housing units to 43; construction of an employee common room (approx. 1,133 square feet); and development on slopes in excess of 30% and within the Critical Viewshed [PLN150337-EXT2 Esalen Institute, 54105 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone (Assessor's Parcel Number 421-011-018-000)]

The Esalen Institute application (PLN150337-EXT2) came on for an administrative hearing before the County of Monterey Chief of Planning on March 18, 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 March 11, 2020, a Combined Development Permit (PLN150337) was approved by the Monterey County Planning Commission through Resolution No. 20-010 and is incorporated by reference. As approved, the project consists of allowing an after-the-fact approval of a fire truck garage (approx. 600 square feet); construction of 3 new employee housing structures (32-units and approx. 12,893 square feet total) increasing the total employee housing units to 43; construction of an employee common room (approx. 1,133 square feet); and

development on slopes in excess of 30% and within the Critical Viewshed. In accordance with the resolution, this entitlement is set to expire on March 11, 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, but were set to expire prior to March 17, 2020. Therefore, the permit was automatically extended to September 11, 2022.

WHEREAS, on September 7, 2022, a three-year Permit Extension (PLN150337-EXT1) of the previously-approved Combined Development Permit was approved by the Chief of Planning through Resolution No. 22-057. In accordance with the resolution, this entitlement is set to expire on September 11, 2025.

WHEREAS, in accordance with Monterey County Code section 20.82.070.A the applicant submitted a written request for an additional three-year extension on July 7, 2025, more than thirty (30) days prior to the expiration of the Combined Development Permit. The written request for the extension was filed by the applicant's agent, Aengus L. Jeffers, (The Law Offices of Aengus L. Jeffers). The extension was requested because construction will not be started by September 11, 2025 and the Applicant needs more time to satisfy the conditions of approval.

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 subject property;

WHEREAS, condition compliance approved with Resolution No. 20-010 continues to apply, and shall be satisfied under PLN150337. This Extension only modifies the expiration date of the Combined Development Permit as extended by PLN150337-EXT1 from September 11, 2025 to September 11, 2028.

WHEREAS, Resolution No.20-010 adopted a previously certified Mitigation Monitoring and Reporting Plan together with an Addendum to the previously adopted Initial Study/Mitigated Negative Declaration, and found that the Combined Development Permit did not require supplemental or subsequent environmental review pursuant to CEQA Guidelines sections 15162 and 15164. 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 15164 because no substantial changes are proposed requiring major revisions to the Mitigation Monitoring and Reporting Plan.

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 HCD-Chief of Planning does hereby:

1. Consider the previously adopted Mitigated Negative Declaration, together with an Addendum, and find that the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Sections 15162 and 15164.and;
2. Approve a second three-year extension to a previously approved Combined Development Permit (PLN150337) allowing an after-the-fact approval of a fire truck garage (approx. 600 square feet); construction of 3 new employee housing structures (32-units and approx. 12,893 square feet total) increasing the total employee housing units to 43; construction of an employee common room (approx. 1,133 square feet); and development on slopes in excess of 30% and within the Critical Viewshed.

PASSED AND ADOPTED this 18 day of March 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 CLERK TO 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 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.

County of Monterey HCD Planning

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

PLN150337-EXT2

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Permit Extension (PLN150337-EXT2) allows an Extension of a Combined Development Permit consisting of a: Consisting of three (3) new employee housing structures containing 32 new employee housing units (12,893 square feet in total), to be added to an existing structure containing 11 employee housing units that will remain, resulting in a 43 unit employee housing complex and construction of a 1,133 square foot common room for employees of the Esalen Institute; and After-the-fact permit for construction of a 600 square garage that houses a fire truck for the Big Sur Fire Brigade. The property is located at 54105 Highway 1, Big Sur (Assessor's Parcel Number 421-011-018-000), on the east side of Highway 1, 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 Parce Number 421-011-018-000 on March 18, 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.