

Exhibit C

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**Before the HCD Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

ESALEN INSTITUTE (PLN150337-EXT1)

RESOLUTION NO. 22-057

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the permit extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162; and
- 2) Approving a three-year Permit Extension of a previously-approved Combined Development Permit (HCD-Planning File No. PLN150337; Planning Commission Resolution No. 20-010) allowing 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.

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

The Esalen Institute application (PLN150337-EXT1) came on for an administrative hearing before the Monterey County HCD Chief of Planning on September 7, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the HCD Chief of Planning finds and decides as follows:

FINDINGS AND EVIDENCE

1. FINDING:

CONSISTENCY / SITE SUITABILITY - The County has received and processed a three-year permit extension to a Combined Development Permit (HCD-Planning File No. PLN150337). The permit extension includes no changed circumstances from the previously approved permits.

EVIDENCE:

- a) On March 11, 2020, the Monterey County Planning Commission approved the Combined Development Permit (HCD-Planning File No. PLN150337) as reflected in Planning Commission Resolution No. 20-010 which is attached hereto as "Attachment 2" and incorporated herein by reference.

- b) An application for a permit extension was submitted on February 9, 2022. The Combined Development Permit was set to expire on March 11, 2022. However, 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. Pursuant to Section 20.82.110 of the Monterey County Zoning Ordinance – Coastal Zone (Title 20), a request for extension must be submitted to HCD-Planning at least 30 days prior to the expiration date of an approved or conditionally approved Combined Development Permit. Aengus Jeffers (Agent) submitted a request for extension on February 9, 2022, approximately 7 months prior the expiration date (September 11, 2022).
- c) This is the first extension request for this project. This three-year extension applies to the expiration date of the Combined Development Permit, and extends it from September 11, 2022, to September 11, 2025. All other applicable conditions of approval for PLN150337 and PLN150337-EXT1 still apply. This extension includes 4 new conditions (Specific Uses, Permit Approval Notice, Expiration and Ongoing Conditions [from the original permit]). All other conditions of approval will continue to be cleared under HCD-Planning File No. PLN150337, Planning Commission Resolution No. 20-010.
- d) The findings and evidence from PLN150337 (Planning Commission Resolution No. 20-010) are carried forward to this Permit Extension (PLN150337-EXT1) and are incorporated herein by reference.
- e) There have been no changes to the applicable plans, policies, and regulations since the original approval of the Combined Development Permit which would be grounds for denial of the extension pursuant to Title 20 Section 20.82.110. There are also no changes to the project, and the project remains the same as approved by Resolution No. 20-010. This permit extends the expiration date of the previous approval, and all findings and evidence contained in the previous approval are hereby carried forward and continue to apply.
- f) The property is located at 54105 Highway 1, Big Sur (Assessor's Parcel Number (421-011-018-000). Zoning is "WSC/40-D (CZ)" or Watershed and Scenic Conservation, 40 acres per unit, Design Control District zoning overlay in the Coastal Zone. The project involves construction of residential housing units for employees of the Esalen Institute. The ESALEN (PLN150337) employee housing is consistent with the Big Sur Land Use Plan (LUP) and Coastal Implementation Plans (CIP) which encourages employee housing associated with visitor serving uses in Big Sur (Section 5.1.2). The project allows replacement of two employee housing buildings destroyed by fire with three employee housing buildings and a "common room" predominately in the same location that the destroyed buildings were located and the after-the-fact construction of a 600 sq. ft. garage utilized as storage for a fire truck of the Big Sur Volunteer Fire Brigade. There have been no changes to the

applicable plans, policies, and regulations since the original approval of the Combined Development Permit that would be grounds for denial of the extension pursuant to Title 20 Section 20.82.110.A. There are also no changes to the project, and the project remains the same as approved by Planning Commission Resolution No. 20-010 (HCD-Planning File No. PLN1505337).

- g) The Esalen Institute owns and operates two properties in Big Sur; the “main campus” and the “south coast campus,” generally located off Highway 1 north of the town of Lucia and south of Julia Pfeiffer Burns State Park. The main campus is west of Highway 1 and offers workshops and classes, lodging for students and visitors, a cafeteria, classrooms, and natural hot springs perched on the cliffs of Big Sur. It was originally developed in the 1950s as the South Coast Motel and converted to employee housing associated with operations at the Esalen Institute main campus. Portions of the motel/housing were destroyed by fire in 2011. The Permit Extension has been requested because project construction has been delayed associated with the Covid-19 pandemic due to the loss of guests visiting the facility and subsequent road closures of Highway 1 over the past two years due to wildfires and landslides that prevented access to the site.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed extension found in Project Files PLN150337 and PLN150337-EXT1.

2. **FINDING:** **CEQA (Exempt)** - The Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162. The original CEQA action on the project was a Addendum Mitigated Negative Declaration per CEQA Guidelines Section 15074.

- EVIDENCE:**
- a) The project meets the criteria of CEQA Guidelines Section 15162 because no substantial changes are proposed requiring major revisions to the Addendum Mitigated Negative Declaration, and there are no substantial changes in the circumstances under which the project was approved that would necessitate substantial revisions to the Subsequent Mitigated Negative Declaration.
 - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed extension found in Project Files PLN150337 and PLN150337-EXT1.

3. **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. 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.

- 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) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed extension found in Project Files PLN150337 and PLN150337-EXT1.

4. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Title 20 section 20.86.030.A states that 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 HCD Chief of Planning does hereby:

Approve a 3-year Permit Extension of a previously-approved Combined Development Permit (HCD-Planning File No. PLN150337; Planning Commission Resolution No. 20-010) consisting of a Construction of three 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 an 43-unit employee housing complex and construction of a 1,133 square foot common room for employees of the Esalen Institute; After-the-fact permit for construction of a 600 square foot garage that houses a fire truck for the Big Sur Fire Brigade.

PASSED AND ADOPTED this 7th day of September, 2022.

DocuSigned by:

75F46D691F65425... On behalf of
Craig Spencer, HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON SEPTEMBER 12, 2022

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 SEPTEMBER 22, 2022.

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 September 11, 2025 unless construction or use is started within this period

County of Monterey HCD Planning

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

PLN150337-EXT1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Permit Extension of a previously-approved Combined Development Permit (HCD-Planning File No. PLN150337; Planning Commission Resolution No. 20-010) consisting of an After-the-fact Coastal Administrative Permit and Design Approval for a 600 square foot garage that houses a fire truck for the Big Sur Fire Brigade; A Coastal Development Permit and Design; Approval for the Construction of three 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 an 43-unit employee housing complex and construction of a 1,133 square foot common room for employees of the Esalen Institute; Coastal Development Permit for development on slopes of 30 percent or greater; and Coastal Development Permit for development within the critical viewshed. The property is located at 54105 Highway 1, Big Sur (Assessor's Parcel Number 421-011-018-000), 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: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Extension for a previously approved Combined Development Permit (Resolution Number 22-057) was approved by HCD-Chief of Planning for (Assessor's Parcel Number 421-011-018-000) on September 7, 2022. The permit was granted subject to four (4) 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. PD032(A) - PERMIT EXPIRATION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on September 11, 2025 unless use of the property or actual construction has begun within this period. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the HCD-Director of Planning. Any request for extension must be received by HCD-Planning at least 30 days prior to the expiration date.

4. PDSP01 - ONGOING CONDITIONS

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: All of the Conditions of Approval incorporated in project file No. PLN150337 and approved by the Planning Commission in Resolution 20-010 shall remain in effect.

Compliance or Monitoring Action to be Performed: As stated in Condition PDSP01 in the Resolution for project PLN150337.

Attachment 2

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**Before the Planning Commission
in and for the County of Monterey, State of California**

In the matter of the application of:

ESALEN INSTITUTE (PLN150337)

RESOLUTION NO. 20-010

Resolution by the Monterey County Planning Commission:

- 1) After-the-fact Coastal Administrative Permit and Design Approval for a 600 square foot garage that houses a fire truck for the Big Sur Fire Brigade; and
- 2) A Coastal Development Permit and Design Approval for the Construction of three 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 an 43-unit employee housing complex and construction of a 1,133 square foot common room for employees of the Esalen Institute;
- 3) Coastal Development Permit for development on slopes of 30 percent or greater;
- 4) Coastal Development Permit for development within the critical viewshed; and
- 5) Adopt a Mitigation Monitoring and Reporting Plan.

54105 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone (APN: 421-011-018-000)

The Esalen Institute application (PLN150337) came on for a public hearing before the Monterey County Planning Commission on March 11, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS AND EVIDENCE

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) The property is located at 54105 Highway 1, Big Sur (Assessor's Parcel Number 421-011-018-000), Big Sur Land Use Plan (LUP), Coastal Zone. The parcel is zoned Watershed and Scenic Conservation, 40 acres per unit, with a Design Control zoning overlay (Coastal Zone) [WSC/40-D (CZ)]. The project involves construction of residential housing units for employees of the Esalen Institute. The

employee housing is consistent with the Big Sur Land Use Plan (LUP) and Coastal Implementation Plans (CIP) which encourages employee housing associated with visitor serving uses in Big Sur (Section 5.1.2). The density of employee housing is consistent with the LUP and CIP which limits employee housing to no more than one (1) employee housing unit per inn unit. There are sixty-nine (69) inn units on the main campus of the Esalen Institute and fourth-three (43) employee housing units are proposed on the south coast campus of the Esalen Institute. Therefore, the employee housing is an allowed use in the WSC zoning district subject to a Coastal Development Permit.

- b) 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;
 - Big Sur Coastal Implementation Plan (Part 3); and
 - Monterey County Zoning Ordinance - Coastal (Title 20)
- Potential conflicts with slope and critical viewshed policies were identified however, standards for granting entitlements are met. The County finds that the project is consistent with the text, policies, and regulations in the applicable documents.
- c) The property is subject to Design Control Standards contained in Chapter 20.44 of the Coastal Implementation Plan, Part 1 (Coastal Zoning Ordinance, Title 20 of the Monterey County Code). The project is consistent with Chapter 20.44 as described in Finding No. 5.
- d) The density of employee housing is consistent with the Big Sur Coast Coastal Implementation Plan (Part 3) which limits employee units to no more than one (1) housing unit per inn unit. There are 69 inn units on the Esalen Main Campus and 43 employee housing units are proposed.
- e) The project will impact slopes greater than 30 percent. Development on slopes greater than 30 percent is prohibited unless findings are made that there is no feasible alternative which would allow development on slopes of less than 30 percent or that the proposed development better achieves the goals and policies of the Local Coastal Program. See Finding No. 6.
- f) The Big Sur Land Use Plan prohibits new development that would be visible from Highway 1 (within the critical viewshed) with certain exceptions. Exceptions to this policy apply as described in Finding No. 7.
- g) Three (3) temporary modular residential housing units were approved and two units were installed under a previous permit (12CP01355). One of those temporary units is located in the vicinity of the existing employee housing structure, and one is located in the parking lot that was constructed under PLN020599. The third modular unit, Unit 2, was never installed due to manufacturing problems. All temporary housing units would be removed in phases with the build out of this development proposal, with Unit 1 being removed after the completion of Phase 1 and the remaining temporary units located in the parking lot being removed after the completion of Phase 2.

- h) The project includes residential units for employee housing only. Mitigations and conditions have been applied under PLN020599 in the form of a deed restriction prohibiting the units on the South Coast property for visitor serving purposes.
- i) Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. The project was referred to the South Coast Land Use Advisory Committee (LUAC) for review on two (2) separate occasions. The first review of the project took place at a duly noticed public meeting on February 23, 2016 where the LUAC voted unanimously (3-0, no abstentions) in support of the project proposal. Staff felt it prudent to have the LUAC review the project again because the project underwent minor revisions in regard to placement of structures, the cumulative size of the project was reduced to 14,026 sq. ft., and because of the time gap between the February 23, 2016 meeting and the scheduled public hearing before the March 11, 2020 Planning Commission. The LUAC reviewed the project at a duly noticed public meeting on February 11, 2020, at which all persons had the opportunity to be heard and unanimously voted (4-0, no abstentions) to support the project as proposed. The LUAC noted no comments were made by any neighbor or the public.
- j) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN150337.

2. 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) 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.
 - b) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN150337.

3. FINDING: **NO VIOLATIONS** – The subject property is not in compliance with all rules and regulations pertaining to provisions of the County’s zoning ordinance. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

- EVIDENCE:**
- a) Staff conducted site inspections on February 20, 2015, on August 22, 2018, and again on February 11, 2020 to assess site conditions, including if any violation exists on the subject property and

conducted a Records search to determine if permits were issued for the metal garage that houses the Big Sur Volunteer fire Brigade truck. No permits could be found. This development proposal includes a Coastal Administrative Permit to include the garage, a permitted use in the WSC/40-D zone.

- b) The metal garage was constructed on the property following the fire in 2011. The garage is considered an accessory structure and is allowed on the site subject to a Coastal Administrative Permit per Section 20.17.040.E. The garage is not visible from Highway 1 and did not impact any sensitive coastal resources.
- c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN150337.

4. FINDING:

SITE SUITABILITY - The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Cal Fire District (Fire Protection District), and Water Resources Agency. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

EVIDENCE:

- a) The following technical reports have been prepared:
 - Biological Analysis for Proposed Staff Housing Units at South Coast Center (LIB200020) prepared by Toyon Consultants / Joe Rigney, Biological and Land Use Consultant, Santa Cruz, California, November 2, 2018.
 - Biological Report: Esalen Long-term Development Plan (LIB160009) prepared by Jeff Norman, Consulting Biologist, Big Sur, California, November 3, 2002
 - Onsite Wastewater System Upgrade (LIB160015) prepared by BioSphere Consulting / Andrew Brownstone, PG, Santa Cruz, California, September 16, 2012
 - Cultural resources Sensitivity Map and Recommendations (LIB160016) prepared by Gary S. Breschini, PhD., RPA, and Trudy Haversat, RPA, Salinas, California, July 31, 2002.
 - Geotechnical Exploration (LIB160018) prepared by ENGEO Inc. / J. Brooks Ramsdell, CEG, San Ramon, California, California, June 18, 2012.

County staff has independently reviewed these reports and concurs with their conclusions.

- b) The project planners have conducted site inspections on February 20, 2015, August 22, 2018, and again on February 11, 2020 to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- c) The project site is in an area identified in County records as having a high archaeological sensitivity. However, the project site is not within 750 feet of known archaeological resources. An archaeological survey (LIB160016) prepared for the project site

concluded that there is no surface evidence of potentially significant archaeological resources. In addition, although located in an area of high sensitivity, the area of proposed development has been disturbed by previous farming activities and construction activities. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN150337.

5. FINDING:

DESIGN – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE:

- a) The proposed project would replace two employee housing buildings destroyed by fire with three (3) employee housing buildings and a “common room” predominately in the same location that the destroyed buildings were located. The parcel is approximately 15.6 acres and developed with an employee housing building, two temporary employee housing units, and several accessory buildings, including a 600 sq. ft. garage utilized as storage for a fire truck of the Big Sur Volunteer Fire Brigade.
- b) Pursuant to Section 20.44, Title 20 (Coastal Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
- c) The proposed colors and materials are consistent with the rural coastal residential setting in the immediate vicinity. The buildings feature a board and batten siding in a neutral, greyish tone, with contrasting window and door trim. The roof materials are standing-seam steel and non-reflective. The “common room” is benched into the terrace with portions of the exterior walls “daylighting.” The exposed exterior walls feature stained fiber-cement with batten siding to match the residential buildings, and a roof that is a mix of standing-seam steel matching the residential buildings, and a living roof. Portions of this roof are supported by wooden posts and open wood truss elements stained a medium brown. The proposed colors and finishes would blend with the surrounding environment, are consistent with the existing developed character on site, and are consistent with other dwellings and appurtenant structures along the Big Sur coast.
- d) The subject property is located in an area where the Local Coastal Program requires visual public access (Section 3.2, Scenic Resources, Big Sur Coast Land Use Plan). The project does not interfere with views to the ocean or interfere with visual access along Highway 1.

The project site is located and approximately 100 feet landward from the eastern edge Highway 1 and 25 feet above Highway 1 road grade. The property is screened from Highway 1 by dense vegetative growth characterized by a mix of Gowen's cypress, Monterey pine, Monterey cypress, and other lower, bushy plants. The proposed development is consistent with Big Sur Coast Land Use Plan Policies 3.2.1, 3.2.3.(A.2) in that the structural development of the site is clustered and historically screened by the utilization of vegetation and topography. The design and siting of the replacement housing units is such that clustering of the major components of the site is achieved in an area that is screened by dense vegetation as described above. The southwestern portion of Building 1 can be seen through the trees as viewed from Highway 1 and a portion of the northwestern portion of Building 3 can be seen through the vegetation as viewed from Highway 1. The southern portion of the existing residential structure is visible from Highway 1. There is no alternative building location on the site that is less visible than the location proposed. The proposed location utilizes the previous building location and takes advantage of the existing screening techniques unique to this location: vegetation, existing development, and topography. As proposed, the project would not result in any adverse visual impacts, and the project is consistent with the applicable visual resource and public access policies of the Big Sur Coast Land Use Plan.

- e) The development standards for the WSC zoning district are identified in MCC Section 20.17.060. Required setbacks in the WSC district for main structures is 30 feet (front), 20 feet (rear), and 20 feet (side). Corresponding maximum structure height is 24 feet from average natural grade. The proposed maximum height for the development is 24 feet from average natural grade at its high point – the northwestern portion of Building 3- while the typical maximum height of the development is approximately 21 feet from average natural grade. The allowed site coverage maximum in the WSC/40-D zoning district is 10 percent. The property is approximately 15.6 acres or 679,536 square feet which would allow site coverage of 67,953 square feet. As proposed, the project would result in structural coverage of approximately 7,410 sq. ft. and would result in cumulative site coverage of 18,046 square feet or 2.7 percent. Therefore, as proposed, the project meets all required development standards.
- f) The project planners conducted site inspections on February 20, 2015, August 22, 2018, and again on February 11, 2020 to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC and will not adversely impact the rural coastal character or scenic/visual resources.
- g) Based on the evidence described above, the proposed structures and uses are consistent with the surrounding rural coastal character (i.e., structural design features, colors, and material finishes). In addition, the proposed development would not have an impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with the rural coastal character, and assures visual integrity with existing site development.

- 6. FINDING:** **DEVELOPMENT ON SLOPE** – The proposed development better achieves the goals, policies and objectives of the Big Sur land use plan than other development alternatives.
- EVIDENCE:**
- a) In accordance with applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20, Parts 1 and 3), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The project planners conducted site inspections on February 20, 2015, August 22, 2018, and again on February 11, 2020, to verify the subject project minimizes development on slopes of 30 percent or greater in accordance with the applicable goals and policies of the applicable land use plan and zoning codes.
 - c) Proposed Building 2 and Building 3 would be located on a man-made terrace composed of imported fill materials and supported by slopes of 30 percent composed of the same imported fill materials. Portions of both proposed buildings are located on these manufactured slopes that do not reflect the natural topography of the site. Minor encroachment on slopes would also occur with construction of a driveway and parking areas that wrap around the proposed housing development.
 - d) As proposed, the project is primarily located within the historic developed area of the site and does not require disturbance of the site beyond the historic limits of disturbance of the site. Siting of structures elsewhere on the site would increase visibility of structures within the critical viewshed along Highway 1, would require substantially more grading due to topography of the site, and/or would impact native vegetation and sensitive biological resources at the site (environmentally sensitive habitat). The location of the proposed building on the slopes substantially avoids and minimizes potential impacts to views, habitat, and slopes.
 - e) The slope density formula contained in the Big Sur Land Use Plan (LUP) and Coastal Implementation Plan (CIP) would not preclude the density of employee housing proposed at the site. Employee housing is consistent with the Esalen Institute housing plan associated with the visitor serving use pursuant to policy 5.4.3.I.2.b and will not exceed the size limitations (850 square feet) or exceed the number of inn units (69).
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150337.

- 7. FINDING** **VIEWSHED** - The subject project is consistent with the viewshed requirements of the Big Sur Coast Land Use Plan.
- EVIDENCE:**
- a) The project includes application for development within the Big Sur Critical Viewshed. In accordance with the applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit have been met.
 - b) Visually, the existing property borders and is visible from Highway 1 which is regulated pursuant to Big Sur Critical Viewshed policies as

defined in Chapter 3.2 (Scenic Resources) of the Big Sur Coast Land Use Plan (LUP).

- c) A portion of the southern elevation of the existing building can be seen when viewed from driveway entrance. Portions of the proposed development would be visible from specific points of Highway 1 in the vicinity of the site. A portion of the northern extent of Building 3 would be visible from a point approximately 20 feet north of the driveway entrance. A portion of Building 2, approximately 15 feet of the southern roof line, would be visible from a point approximately 10 feet south of the driveway entrance. The project is consistent with the Big Sur Coast Land Use Plan Policies 3.2.3.A.7 in that the proposed development is located in the same location of the old motel structure converted to residential use that was destroyed by fire in 2011. Orange netting was erected at the site to show the location, height, and to evaluate the visual effects of the proposed development when viewed from Highway 1. The proposed structures are in keeping with the historic location and visibility of the structures destroyed by the 2011 fire. There are no alternative locations on the property that would avoid or minimize visibility of structures within the critical viewshed.
- d) The proposed employee housing is considered replacement of employee housing that was destroyed by fire in 2011. The development proposal utilizes previously developed portions of the site and places the replacement structures in the vicinity of the existing employee housing structure, thus achieving a clustered development, consistent with Policy 3.2.3.A.2 of the Big Sur Land Use Plan.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150337.

8. 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 Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 6.1.1 of the Monterey County 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, Local Coastal Program Shoreline Access Plan Central Section, in the Big Sur Coast Land Use Plan). Furthermore, the Shoreline Access Plan map (Central Section) Figure 2 indicates that this area is inappropriate for shoreline access.
 - d) The subject property is identified as an area where the Local Coastal Program requires visual public access (Figure 2, Local Coastal

Program Shoreline Access Plan Central Section, in the Big Sur Coast Land Use Plan). See Evidence “e” below.

- e) 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 design and siting of the proposed employee housing would not intensify impacts on the viewshed from what historically existed as before the property was impacted by fire. As proposed, the project is consistent with applicable visual resource and public access policies in the Big Sur Coast Land Use Plan.
- f) The project planners completed site inspections on February 20, 2015, August 22, 2018, and again on February 11, 2020, to verify that the proposed project would not impact public access. The project planners also reviewed plans and visual simulations of the proposed development to verify that the structures will not impact visual resources/access. See also Finding No. 2.
- g) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN150337.

9. FINDING:

CEQA (Addendum): - An Addendum to a previously certified Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

EVIDENCE:

- a) An MND for the Esalen Institute project (PLN020599) was prepared and certified by the Planning Commission on November 12, 2003 (Planning Commission Resolution 03080).
- b) Monterey County RMA-Planning prepared an Addendum to a previously adopted Initial Study/Mitigated Negative Declaration (Planning Commission Resolution No. 03080) pursuant to CEQA Guidelines Section 15164. The Addendum is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN150337).
- c) An Addendum to the Esalen Institute project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
- d) The Addendum attached as Exhibit E to the March 11, 2020 Staff Report to the Planning Commission reflects the County’s independent judgment and analysis.
- e) Pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- f) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. The previously adopted MND considered environmental impacts associated with development of new employee housing and new paved parking areas. Only the paved

parking areas were constructed, and the new project includes minor revisions to the design of the employee housing. The changes in the design of the employee housing did not require substantial revisions to the project description or lead to new significant impacts or substantially increased impacts from what was originally considered.

- g) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the prior MND. Some changes have occurred at the site since the original MND was approved. A fire destroyed one of the housing units at the site. In addition, there have been some changes with respect to CEQA since 2003. The addendum addresses the changed physical and legislative circumstances at the site and concluded that minor revisions were adequate to address these changes. No new impacts or substantially increased severity of impacts were identified as a result of the circumstances.
- h) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. Other than minor changes in the project description and changes in circumstances, no new information of substantial importance has been identified.
- i) Mitigation Measures applicable to this project proposal, including protection of the restored arroyo willow habitat and protection of the existing forestation on the site have been carried forward to this approval. Other impacts were considered less than significant with implementation of existing Monterey County policies and regulations already addressing grading and noise, and protection of cultural resources allows.
- j) Evidence received and considered includes the project application materials, the Archaeological Reconnaissance (Planning File No. LIB160016 and LIB160017), Biological assessment (LIB160009 and LIB200020), County resources including the Monterey County Geographic Information System and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN150337) and are hereby incorporated herein by reference.
- k) Staff conducted site inspections on January 8, 2019 and March 11, 2019 to verify that the site is suitable for the scope and intent of this project.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150337.

10. FINDING:

APPEALABILITY - The decision on this project may be appealed to the Monterey County Board of Supervisors and the California Coastal Commission.

EVIDENCE:

- a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (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.

- b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use (i.e.; development of employee housing, development on slopes of 30 percent or greater, and development within the viewshed).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- 1) After-the-fact Coastal Administrative Permit and Design Approval for a 600 square foot garage that houses a fire truck for the Big Sur Fire Brigade; and
- 2) A Coastal Development Permit and Design Approval for the Construction of three 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 an 43-unit employee housing complex and construction of a 1,133 square foot common room for employees of the Esalen Institute;
- 3) Coastal Development Permit for development on slopes of 30 percent or greater;
- 4) A Coastal Development Permit to allow development within the critical viewshed; and
- 5) Adopt a Mitigation Monitoring and Reporting Plan.

In general conformance with the attached plans and subject to 26 conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of March 2020 upon motion of Commissioner Diehl, seconded by Commissioner Daniels, by the following vote:

AYES: Coffelt, Duflock, Diehl, Getzelman, Gonzalez, Mendoza, Roberts, Daniels
NOES: None
ABSENT: Ambriz, Monsalve
ABSTAIN: None



Brandon Swanson, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON MAY 07 2020

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 MAY 18 2020.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS 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, ESALEN (PLN150337)

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 RMA-Planning and RMA-Building Services offices in Salinas.

Monterey County RMA Planning

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

PLN150337

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN150337) consists of a Coastal Development Permit and Design Approval to allow the replacement of a previously burned down employee housing building with three worker housing buildings consisting of: Building #1: 2,830 square feet, Building #2: 4,292 square feet and Building #3: 5,771 square feet, and one common room of 1,133 square feet (primarily below grade); and grading (4,966 cubic yards cut/3,039 cubic yards import fill). The project would be constructed in two phases: Phase I includes site preparation for the entire project, Building 2 and Building 3; Phase II includes Building 1 and the Common room. The project also includes a Coastal Development permit for development on slopes of 30 percent or greater; Coastal Development Permit for development in the critical view shed. The project also includes a perimeter driveway around the structural development to facilitate service vehicles and emergency vehicles. The property is located at 54150 Highway 1, Big Sur (Assessor's Parcel Number 421-011-018-000), Big Sur Coast Area Plan/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 RMA Chief of 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. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number 20-010) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 421-011-018-000 on March 11, 2020. The permit was granted subject to 26 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Compliance or Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be Performed: shall provide proof of recordation of this notice to the RMA - Planning.

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation A copy of the Resolution of Approval (Resolution No.20-010) for the Combined
Monitoring Measure: Development Permit (Planning File No.: PLN150337) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Prior to commencement of any grading or construction activities, the Owner/Applicant
Monitoring shall submit evidence to RMA-Planning for review and approval, that the Resolution of
Action to be Performed: Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-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 RMA - 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.
(RMA - 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 RMA - 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.

5. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the RMA Chief of Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

6. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

7. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical view shed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-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 RMA Chief 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. (RMA - 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 RMA - 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 RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

9. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-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.

10. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

11. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

12. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan, prepared by a registered Professional Engineer, incorporating the recommendations in the project Geotechnical Exploration prepared by ENGEO Incorporated. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

13. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

14. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

15. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

16. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to RMA-Environmental Services. In lieu of a Stormwater Pollution Prevention Plan (SWPPP), a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

17. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

18. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Exploration. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

19. EHSP01 – PHASE 2 WASTEWATER PLAN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: EHSP01 – PHASE 2 WASTEWATER PLAN (Non-Standard)

The applicant has proposed to expand the existing alternative onsite wastewater treatment system (OWTS) with supplemental treatment that serves existing buildings on the site in order to accommodate the structures proposed in Phase 1 (Buildings 2 & 3). The Environmental Health Bureau (EHB) has reviewed the proposed expansion, including site and soil evaluation and wastewater analysis, and has determined that adequate area exists to accommodate the proposed alternative OWTS expansion for Phase 1.

Prior to issuance of construction permits for Phase 2 (Building 1 and Common Building), the applicant shall submit a comprehensive analysis of existing and proposed wastewater generation for the property and an evaluation of the existing alternative OWTS, completed by a qualified professional, to the EHB for review and acceptance. As determined necessary by the qualified professional, submit to the EHB the following information prior to issuance of construction permits for Phase 2:

- Alternative OWTS application with applicable fees
- OWTS feasibility report
- OWTS design plans

(Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of Phase 2 construction permit(s), the applicant shall submit the information specified by this condition to the EHB for review and acceptance.

As determined necessary and concurrent with Phase 2 construction permits, the applicant shall obtain an Alternative OWTS permit from the EHB.

20. EHSP03 – EMPLOYEE HOUSING (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Comply with Employee Housing Regulations found in the California Health and Safety Code Section 17000-17062.5 and the California Code of Regulations Title 25, Division 1, Chapter 1, Subchapter 3 Sections 600-940.
(Environmental Health)

Compliance or Monitoring Action to be Performed: This property has existing health permits for Employee Housing from the Environmental Health Bureau.

Prior to occupancy of the proposed dwelling units, amend the existing employee housing permit.

21. EHSP02 – SEPARATE RECYCLABLES

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All persons shall separate recyclables from other solid waste generated at their premises and shall place such recyclables into a different approved container to facilitate segregation at a solid waste facility pursuant to California Assembly Bill AB 341 and Monterey County Code, Chapter 10.41. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall submit to the Environmental Health Bureau for review and approval a descriptive plan on how recyclables will be collected and stored. Solid waste and recycling container enclosures shall be sized appropriately and located on the site plan.

22. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the DPW.

23. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

24. MM1 Smith's blue butterfly & Coastal Scrub Habitat

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A. Current buckwheat locations shall be protected by orange construction fencing supported by metal or wooden posts where appropriate at both the Main and South Coast Properties, as determined by the project biologist;
B. Signs shall be posted with language to warn workers about the need to protect these areas and of any penalties that may be incurred if harm to the buckwheats or butterflies [Smith's blue] occurs;
C. The project biologist shall provide a brief educational awareness training to all construction workers (to be interpreted into other languages, as may be necessary) prior to breaking ground, and to new hires, as may be necessary throughout the life of the project

2. Of the .235 acres of coastal sage scrub habitat at the South Coast Property, .0214 acres is within the Caltrans right-of-way along Highway 1. A Memorandum of Understanding (MOU) shall be entered into by Esalen with Caltrans for use of the right-of-way and an encroachment permit shall be secured by Esalen from Caltrans (Cal Trans refused to enter into this agreement because of safety concerns and loss of ability to maintain the ROW to their standards). If for some valid reason the MOU and encroachment permit cannot be obtained, Esalen shall establish or restore, and maintain, .214 acres of coastal sage scrub habitat east of the private access road paralleling Highway 1 and surrounding the northerly parking area. This area, if required, shall be conveyed to the County by way of a conservation easement.

3. All non-native and ornamental plants currently growing at the western and southern peripheries of the northerly parking lot shall be removed as part of the weed control and habitat restoration plan for that area. During the life of the long-term redevelopment project, at both the Main and South Coast Properties:

a. Areas of disturbed soil shall be kept free of invasive-exotic plants to prevent their spread into potential Smith's blue butterfly habitat areas;

b. Regular sprinkling of any and all disturbed soil in project areas within 100 feet of seacliff buckwheat plants shall be conducted to reduce impacts caused by dust to buckwheat plants and Smith's blue butterfly life stages. Dust control measures shall continue until disturbed soils areas are paved and revegetated according to the landscape/revegetation plan.

5. Implementation and success of the coastal sage scrub habitat restoration areas at both properties shall be monitored at least three times yearly for a period of at five years after the areas are initially restored, or until the habitat areas can be verified by the project biologist as successfully restored, whichever is longer. Should problems arise regarding the success of these measures, the project biologist shall notify, in writing, the management of Esalen Institute. If the success of these measures is jeopardized, the project biologist shall notify, in writing, the management of Esalen Institute and the Monterey County Resource Management Agency (RMA).

Compliance or Monitoring Action to be Performed: Photos shall be taken by the project biologist before during, and after construction activities to provide evidence of compliance.

25. MM 2 ARROYO WILLOW HABITAT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to minimize potential impacts to the arroyo willow riparian forest habitat at the South Coast Center:

During construction, a sturdy debris fence shall be installed and maintained along the southeast side of the natural drainage channel to the north of the southerly parking area in order to separate this drainage channel area from the southerly parking lot construction site. This fence shall serve to prevent excavated material from cascading downslope into the arroyo willow riparian forest. The fence will be kept in place until the project is completed. Any disturbed soil shall be immediately stabilized through the use of netting and/or sterile Esalen Initial Study Page 29 mulching. Also, any disturbed soil generated by this phase of the project will be kept free of exotic plants.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and building permits, RMA staff shall review the final site plans, building and grading, and landscape/revegetation plans to verify that the requirements of Mitigation Measure 10 [MM2] are incorporated into the designs of all plans at all levels of ministerial approval and condition compliance, as well as included as notes on all such plans where appropriate.

26. MM 3 NO INTENSIFICATION OF A LEGAL NON-CONFORMING USE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to prevent the intensification of a legal non-conforming use, prior to issuance of grading and build permits, Esalen Institute shall record a deed restriction that precludes employee housing units from being used as guest units, and vice versa, so that the level of visitor service and employee accommodations are not increased. Employees at Esalen Institute include permanent and contract staff, extended students, and work study students. Visitors/guests are defined as persons staying 30 days or less. This deed restriction could possibly be revoked if in the future Esalen is successful in obtaining approval of an amendment to the County's certified Local Coastal Program that would change the zoning designation of Esalen's properties, which might then allow an intensification of use.

Compliance or Monitoring Action to be Performed: Prior to issuance of building and grading permits, RMA staff will verify recordation of the deed restriction required by Mitigation Measure 16 [Of The Mitigated Negative Declaration PLN020599].

ABBREVIATIONS	
>	Angle
⊕	Centerline
∅	Diameter
@	At
A.B.	Anchor Bolt
ABV	Above
AC	Air Conditioning
ADD'L	Additional
ADJ.	Adjacent
AFF	Above Finished Floor
AFS	Above Finished Slab
ALUM	Aluminum
APPROX	Approximate
BASE	Baseboard
BD	Board
BIT	Bituthane
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Beam
B.N.	Boundary Nailing
B.O.	Bottom Of
B.O.T.	By Owner or by Others
BOT	Bottom
B.P.	Building Paper
BRG	Bearing
BTW.	Between
CJ	Control Joint
CLR	Clear
CMU	Concrete Masonry Unit
CNTR	Center
COL	Column
COMP	Composition
CONC	Concrete
CONT	Continuous
COTG	Clean Out to Grade
CSK	Countersink
DBL	Double
DF	Douglas Fir
DIA	Diameter
DM	Dimension
DN	Down
DS	Down spout
DWG	Drawing
(E)	Existing
EA	Each
EL.	Elevation
ELEV.	Elevation
EMBED	Embedded
E.N.	Edge Nailing
E.T.R.	Existing to Remain
EQ	Equal
EW	Each Way
EXT.	Exterior
FAU	Forced Air Unit
F.D.	Floor Drain
FDN	Foundation
F.F.	Finish Floor
FHWS	Flat Head Wood Screw
FIN	Finish
FLASH	Flashing
FLR	Floor
F.O.C.	Face of Concrete
F.O.F.	Face of Framing
F.O.M.	Face of Masonry
F.O.S.	Face of Stud
FRMG	Framing
FTG	Footing
GA	Gauge
GALV	Galvanized
GL	Glu Lam
GLB	Glu Lam Beam
GSM	Galv. Sheet Metal
GYP.BD.	Gypsum Board
GYP	Gypsum
HB	Hose bib
HDR	Header
HGT	Height
HORIZ	Horizontal
HT	Height
HVAC	Heating, Ventilation & AC
I.D.	Inside Diameter
INT	Interior
J.H.	Joist Hanger
JT.	Joint
LAM	Laminate
MAX	Maximum
M.B.	Machine Bolt
MFR	Manufacturer
MIN	Minimum
MTL	Metal
(N)	New
NAT.	Natural
N.L.C.	Not in Contract
NO. OF #	Number
N.T.S.	Not to Scale
O/	Over
O.C.	On Center
O.D.	Outside Diameter
O.H.	Overhang
O.F.O.	Outside Face of
OPNG.	Opening
OPP.	Opposite
OPP. HD.	Opposite Hand
OZ.	Ounce
PEN.	Penetration
P.E.N.	Plywood Edge Nailing
PSE	Pneumatically Impacted
PL	Plate
P.L.	Property Line
PT	Pressure Treated
PLYWD	Plywood
PTD	Painted
PV	Photovoltaic
PWD	Plywood
R.	Riser
RAD.	Radius
RCP	Reflected Ceiling Plan
RWD	Redwood
REINF.	Reinforcement
REQ'D	Required
R.O.	Rough Opening
R.S.	Roof Structure
S.A.D.	See Architectural Drawings
S.C.D.	See Civil Drawings
SF	Square Footage
SHT.	Sheet
SHT'G	Sheathing
SIM.	Similar
SL.	Slope
S.L.D.	See Landscape Drawings
S.O.G.	Slab on Grade
SPEC	Specifications
SS	Stainless Steel
SSCO	Sanitary Sewer Clean Out
S.S.D.	See Structural Drawings
S.S.W.	Simpson Shear Wall
STD	Standard
STL	Steel
STRUCT.	Structural
T.	Tread
T.B.D.	To Be Determined
T&B	Top and Bottom
T&G	Tongue and Groove
T.G.	Tempered Glass
TKK	Thick
T.O.	Top of
T.O.B.	Top of Beam
T.O.C.	Top of Concrete
T.O.F.F.	Top of Finished Floor
T.O.PL.	Top of Plate
T.O.R.S.	Top of Roof Structure
T.O.S.	Top of Slab
T.O.S.F.	Top of Subfloor
T.O.W.	Top of Wall
TYP.	Typical
U.O.N.	Unless Otherwise Noted
VAR.	Varies
VER.	Verify
VERT.	Vertical
VGDF	Vertical Grain Douglas Fir
V.I.F.	Verify in Field
W/	With
WD	Wood
WDW	Window
WP	Waterproof
W.R.	Water Resistant
W.S.	Wood Screws
W.S.P.	Wood Sheathing Panel

SYMBOL LEGEND	
NORTH ARROWS	
REVISION NUMBER	
DRAWING TITLE	
SECTION REFERENCE	
DETAIL REFERENCE	
INTERIOR & EXTERIOR ELEVATION REFERENCES	
WINDOW TAG	
DOOR TAG	
CENTERLINE	
BATT INSULATION	
INSULATION AS NOTED	
ROOM TAG	
ROOM NUMBER	
ELEVATION MARKER	
ROOF SLOPE	
ELEVATION BENCH MARK	
FLOOR LINE	
STRUCTURAL GRID	

PROJECT DIRECTORY	
OWNER Esalen Institute 55000 Highway #1 Big Sur, CA 93920 E: browleem@gmail.com T: 805.528.9830	CIVIL ENGINEER - LANDSCAPE Hyphe Design Laboratory 942 Clay Street Oakland, CA 94607 E: roberto@hyphe.net E: eric@hyphe.net T: 510.455.4474
ARCHITECT Arkin Tilt Architects 1101 Eighth Street, Suite 180 Berkeley, CA 94710 E: tom@arkintilt.com T: 510.528.9830 F: 510.528.0206	ELECTRICAL ENGINEER PCE Engineering 1009 Morro St. Suite 205 San Luis Obispo, CA 93401 E: greg@powercomengineering.com T: 805.541.9700
STRUCTURAL ENGINEER Verdant Structural Engineers 1101 Eighth Street, Suite 180 Berkeley, California 94710 E: anthony@verdantstructural.com T: 510.528.5394 F: 510.528.0206	SOILS ENGINEER Grice Engineering, Inc. 561-A Brunken Ave, Salinas, CA 93901 E: samge@sbcglobal.net T: 831.422.9619
WASTEWATER Biosphere Consulting 1315 King Street, Santa Cruz, California 95060 E: andrew@biosphere-consulting.com T: 831.430.9116 F: 800.515.8685	SURVEYOR Rasmussen Land Surveying, Inc. PO Box 3135 Monterey, CA 93942-3135 E: roger@rasmussenland.com T: 831.375.7240
	MODULAR BUILDING CONTRACTOR Irontown Homes 1947 North Chappel Drive Spanish Fork, Utah 84660 E: kam@irontownhomes.com T: 801.798.9026



PROJECT DESCRIPTION

Project Scope
The work includes the construction of three worker housing buildings and one common building. Residential scope consists of (22) studio units, (8) one-bedrooms, and (2) two-bedrooms.

Related site work includes a new loop road and associated parking, attachment of new buildings to existing utility systems, new landscape and hardscape including a new accessible pathway and adjoining van-accessible parking spaces.

New construction will be connected to the existing Advantex secondary treatment system and then into the existing drip dispersal system -both of which are proposed to be significantly enlarged. The existing gravity flow septic system and leachfield is proposed to be abandoned, with the existing septic tank capped to serve as an emergency sewage haul away tank.

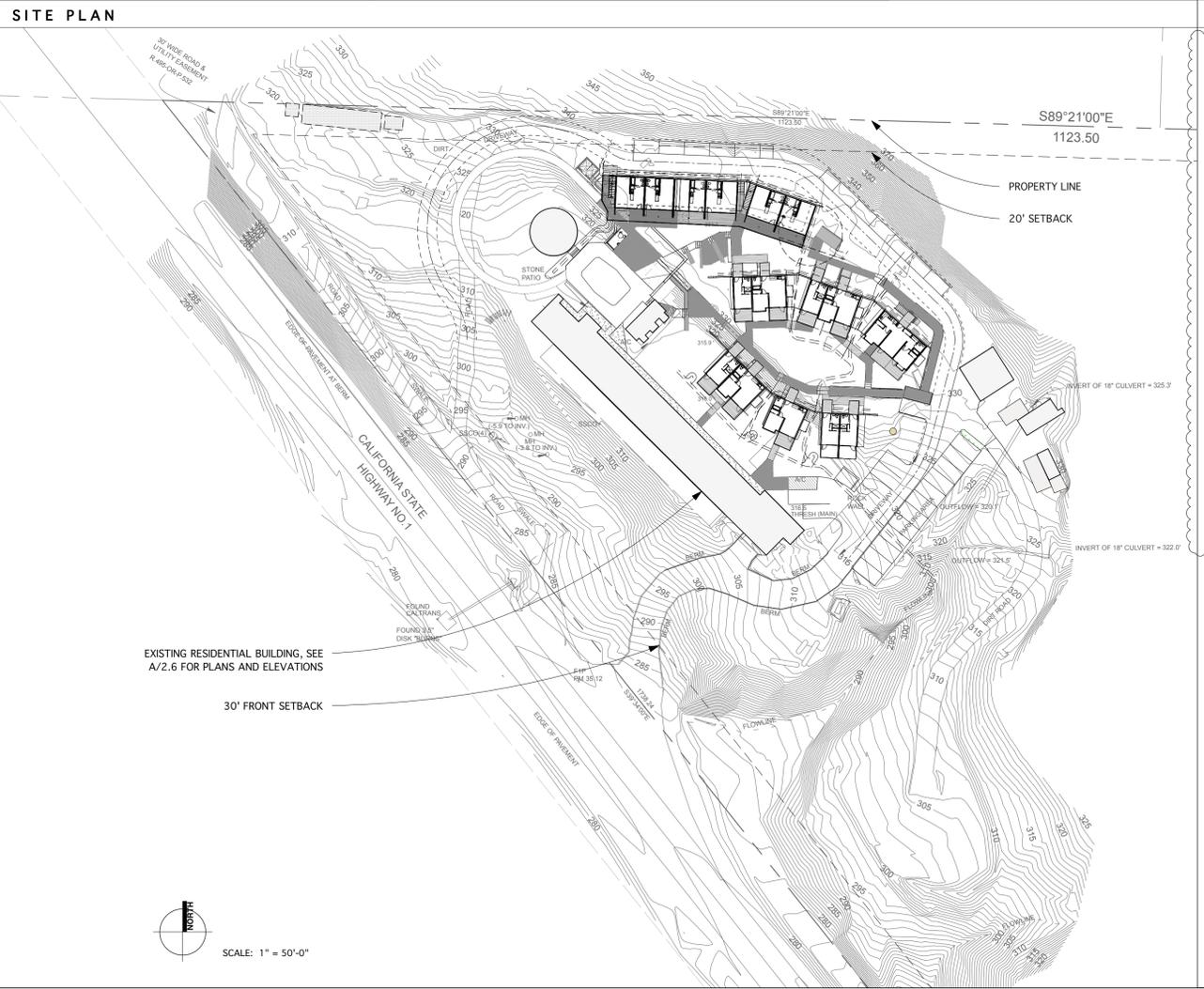
The existing spring box and tank storage system for water will only be altered with connections to the existing construction.

The existing 5,240 s.f. residential building will remain and not be altered.

PROJECT DATA	
Esalen Institute, Southcoast Property 54105 Highway 1, Big Sur, CA 93920	Revision Date: 04.21.2017 (1) 10.16.2017 (2)
APN = 421-011-018-000 CDP = PLN020599 PARCEL SIZE approximate = 15.6 Acres	
Building Square Footage Existing building = 5,240 square feet Building #1 = 2,668 square feet Building #2 = 4,094 square feet Building #3 = 6,713 square feet	
Total proposed new square footage = 13,475 square feet Total square footage including existing building = 18,715 square feet	
Floor Area Ratio = 2.75%	
Building Coverage Existing residential building = 5,240 square feet Existing accessory buildings = 1,390 square feet Proposed residential buildings = 6,222 square feet Common Building = 1,010 square feet (Primarily below grade)	
Proposed Building Coverage = 12,852	
Lot coverage of buildings = 2%	
Setbacks Front = 30' Side = 20' Rear = 20' Max Ht= 24' 20'MIN between structures	
Parking 68 Uncovered Spaces (42 required per C.I.P. - Title 20)	
Proposed Cut and Fill Estimate See Civil Drawings	

1101 8th Street, #180
Berkeley, CA 94710
phone 510.528.9830
fax 510.528.0306
info@arkintilt.com
www.arkintilt.com

ARKIN TILT ARCHITECTS
Ecological Planning & Design

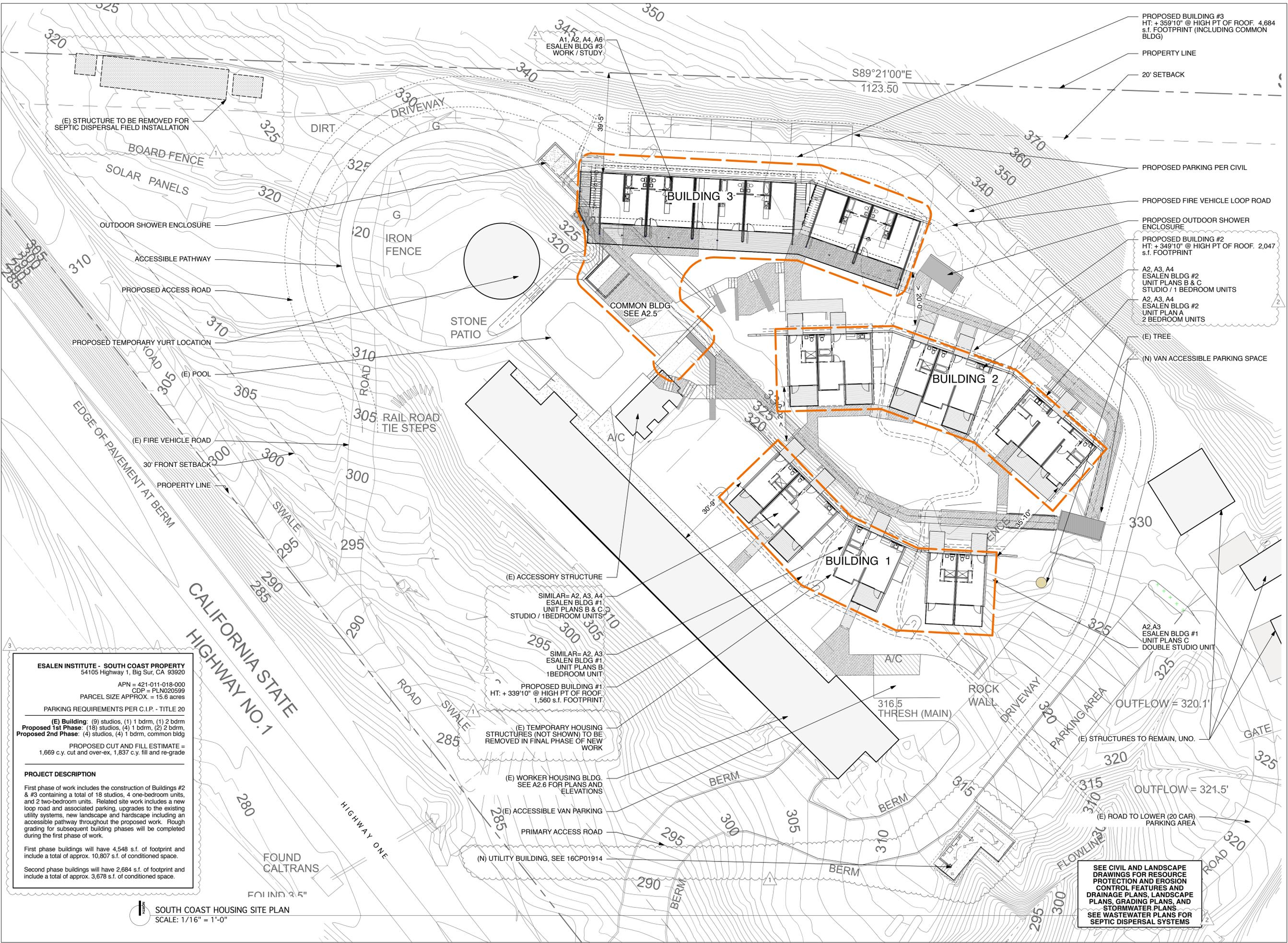


DRAWING INDEX	
A0.0 COVER SHEET	
A1.1 SITE PLAN	
A2 STUDIO-1BDRM FLOOR PLANS	
A3 STUDIO-1BDRM FLOOR ELEVATIONS	
A4 STUDIO-1BDRM FLOOR SECTIONS	
A2 2BEDROOM PLANS	
A3 2BEDROOM ELEVATIONS	
A4 2BEDROOM SECTIONS	
A1 WORKSTUDY EAST / WORK STUDY WEST PLANS	
A2 WORKSTUDY EAST / WORK STUDY WEST PLANS	
A4 WORKSTUDY EAST / WORK STUDY WEST ELEVATIONS	
A6 WORKSTUDY EAST / WORK STUDY WEST SECTIONS	
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C1.3 SITE SECTIONS C	
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C3.0 RESOURCE PROTECTION & EROSION CONTROL PLAN	
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C4.0 UTILITY PLAN	
C5.0 GRADING PLAN	
C6.0 FOUNDATION DRAINAGE & STORMWATER PLAN	
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W1.0 WASTEWATER SYSTEM PLAN	
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W3.0 WASTEWATER SYSTEM DETAILS	

NEW UTILITY BUILDING FOR:
ESALEN INSTITUTE
54105 HIGHWAY #1
BIG SUR, CA 93920
A.P.N. # 421-011-018-000

Cover Sheet

DATE: 10.16.2017
JOB: ESC
SCALE: VARIES
DRAWN: TB / CR
SHEET: **A0.0**



ESALEN INSTITUTE - SOUTH COAST PROPERTY
 54105 Highway 1, Big Sur, CA 93920
 APN = 421-011-018-000
 CDP = PLN020599
 PARCEL SIZE APPROX. = 15.6 acres

PARKING REQUIREMENTS PER C.I.P. - TITLE 20

(E) Building: (9) studios, (1) 1 bdrm, (1) 2 bdrm
Proposed 1st Phase: (18) studios, (4) 1 bdrm, (2) 2 bdrm,
Proposed 2nd Phase: (4) studios, (4) 1 bdrm, common bldg

PROPOSED CUT AND FILL ESTIMATE =
 1,669 c.y. cut and over-ex, 1,837 c.y. fill and re-grade

PROJECT DESCRIPTION

First phase of work includes the construction of Buildings #2 & #3 containing a total of 18 studios, 4 one-bedroom units, and 2 two-bedroom units. Related site work includes a new loop road and associated parking, upgrades to the existing utility systems, new landscape and hardscape including an accessible pathway throughout the proposed work. Rough grading for subsequent building phases will be completed during the first phase of work.

First phase buildings will have 4,548 s.f. of footprint and include a total of approx. 10,807 s.f. of conditioned space.

Second phase buildings will have 2,684 s.f. of footprint and include a total of approx. 3,678 s.f. of conditioned space.

SOUTH COAST HOUSING SITE PLAN
 SCALE: 1/16" = 1'-0"

PROPOSED BUILDING #3
 HT: + 359'10" @ HIGH PT OF ROOF. 4,684 s.f. FOOTPRINT (INCLUDING COMMON BLDG)

PROPERTY LINE

20' SETBACK

PROPOSED PARKING PER CIVIL

PROPOSED FIRE VEHICLE LOOP ROAD

PROPOSED OUTDOOR SHOWER ENCLOSURE

PROPOSED BUILDING #2
 HT: + 349'10" @ HIGH PT OF ROOF. 2,047 s.f. FOOTPRINT

A2, A3, A4
 ESALEN BLDG #2
 UNIT PLANS B & C
 STUDIO / 1 BEDROOM UNITS

A2, A3, A4
 ESALEN BLDG #2
 UNIT PLAN A
 2 BEDROOM UNITS

(E) TREE

(N) VAN ACCESSIBLE PARKING SPACE

(E) ACCESSORY STRUCTURE

SIMILAR= A2, A3, A4
 ESALEN BLDG #1
 UNIT PLANS B & C
 STUDIO / 1BEDROOM UNITS

SIMILAR= A2, A3
 ESALEN BLDG #1
 UNIT PLANS B
 1BEDROOM UNIT

PROPOSED BUILDING #1
 HT: + 339'10" @ HIGH PT OF ROOF.
 1,560 s.f. FOOTPRINT

(E) TEMPORARY HOUSING STRUCTURES (NOT SHOWN) TO BE REMOVED IN FINAL PHASE OF NEW WORK

(E) WORKER HOUSING BLDG. SEE A2.6 FOR PLANS AND ELEVATIONS

(E) ACCESSIBLE VAN PARKING

PRIMARY ACCESS ROAD

(N) UTILITY BUILDING, SEE 16CP01914

SEE CIVIL AND LANDSCAPE DRAWINGS FOR RESOURCE PROTECTION AND EROSION CONTROL FEATURES AND DRAINAGE PLANS, LANDSCAPE PLANS, GRADING PLANS, AND STORMWATER PLANS. SEE WASTEWATER PLANS FOR SEPTIC DISPERSAL SYSTEMS

Revision Date	I.D.
04.21.2017	1
10.16.2017	2
7.26.2017	3

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 Ecological Planning & Design

1101 8th Street, #180
 Berkeley, CA 94710
 phone 510.528.9830
 fax 510.528.0206
 info@arkintilt.com
 www.arkintilt.com

STAFF HOUSING UNITS FOR:
ESALEN INSTITUTE
 54105 HIGHWAY #1
 BIG SUR, CA. 93920
 A.P.N. # 421-011-018-000

DATE: 01.04.2016
 JOB: ESC
 SCALE: 1/16" = 1'-0"
 DRAWN: ATA
 SHEET:

A1.1

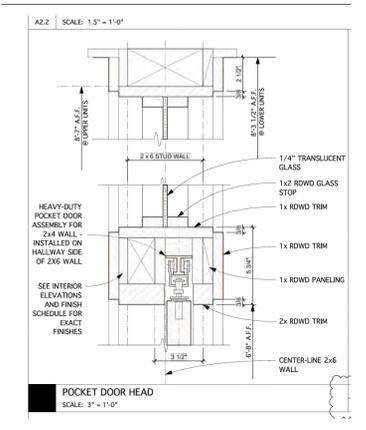
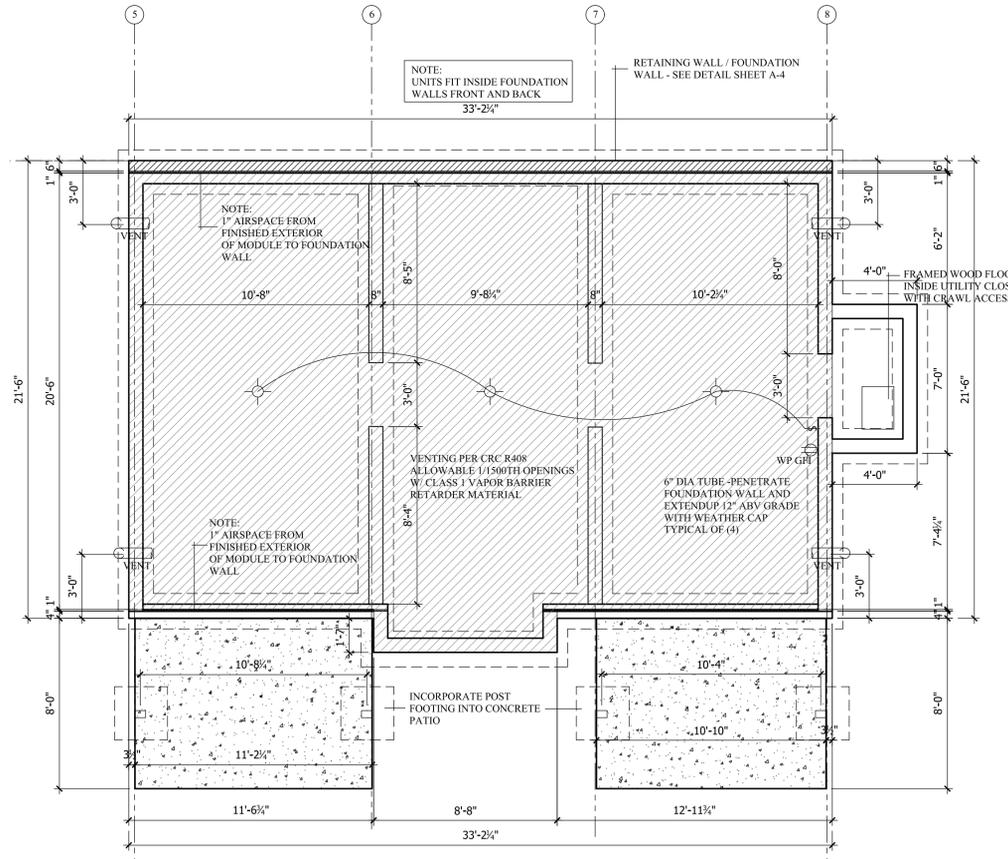
REVISION	DATE

FLOOR PLANS

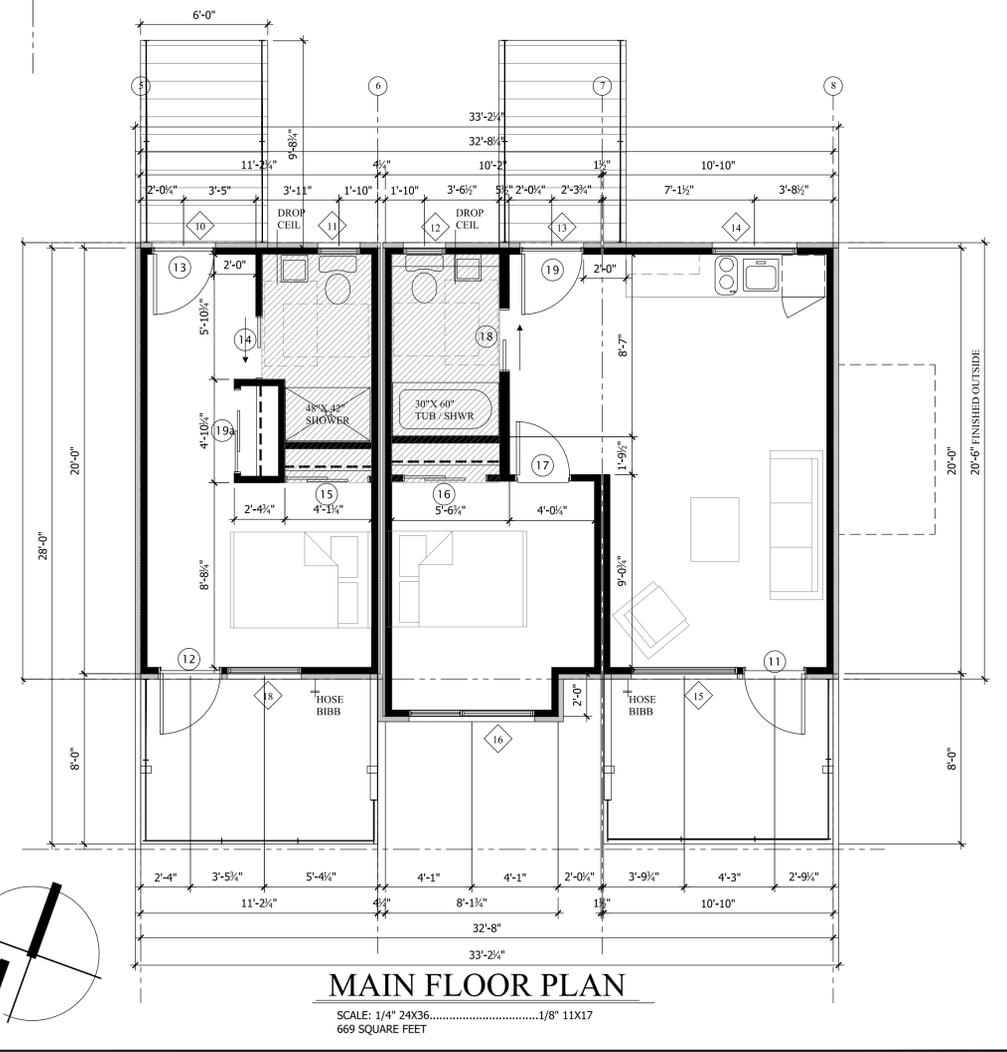
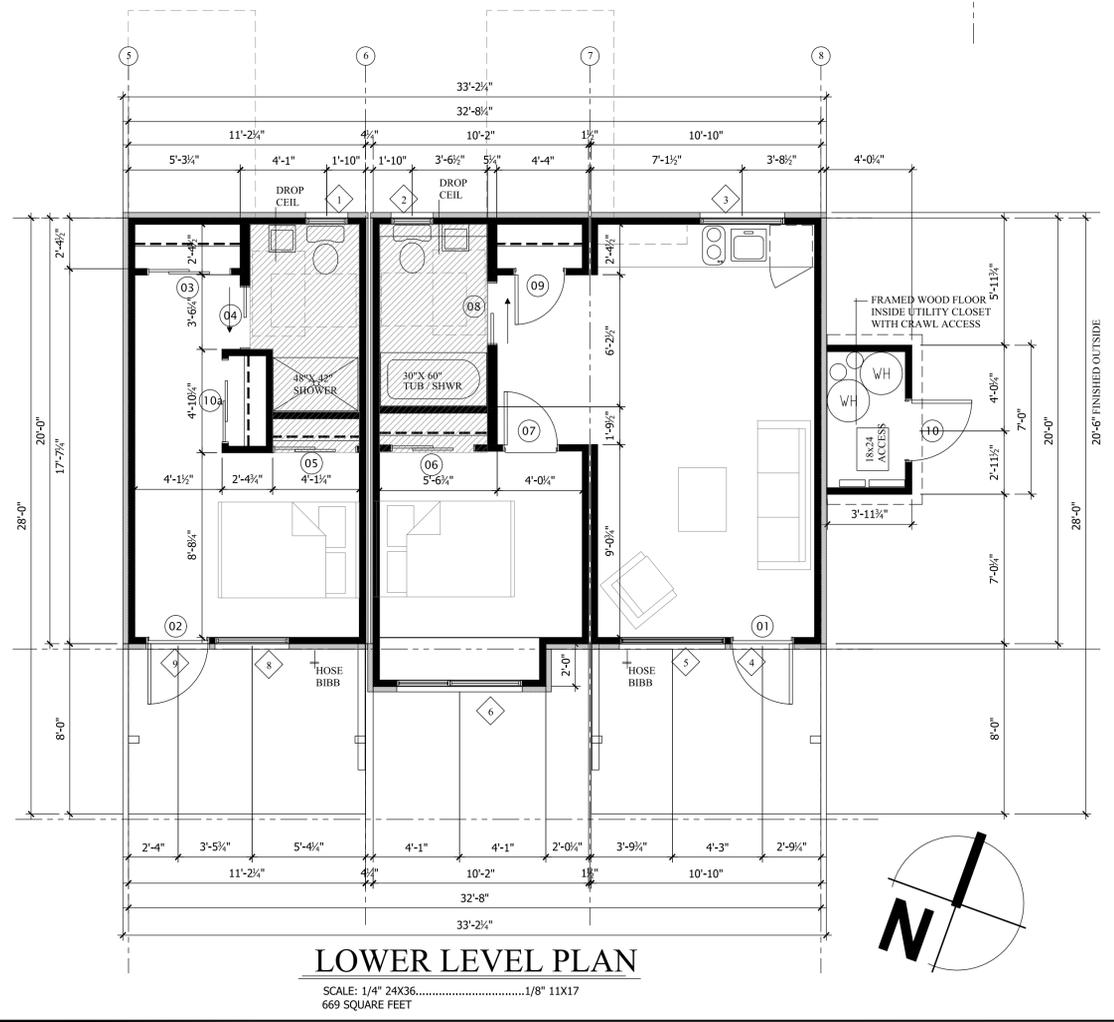
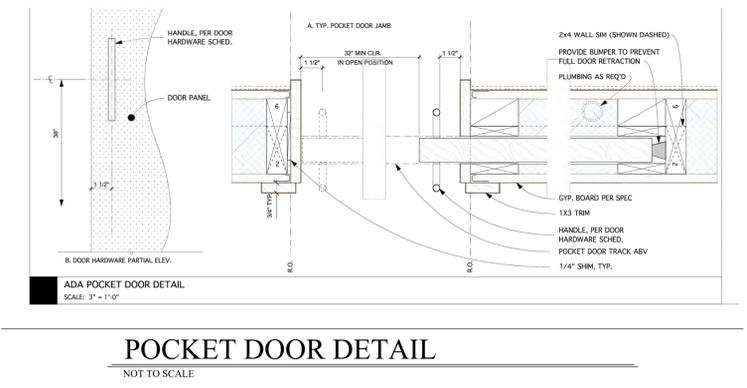
PROJECT FOR:
ESALEN BUILDING 2
UNIT PLANS B & C
STUDIO / 1 BED UNITS
 BIG SUR, CA.

APPROVAL STAMPS

SHEET NUMBER
A-2



- GENERAL NOTES:**
1. FIREBLOCKING SHALL BE PROVIDED:
 - 1.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT CEILING & FLOOR LEVELS AND HORIZONTALLY AT 10'-0" MAX.
 - 1.2. AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS AND DROPPED CEILINGS.
 2. N.A.
 - 2.1. N.A.
 - 2.2. N.A.
 - 2.3. EXPOSED EARTH TO BE COVERED WITH A CONTINUOUS CLASS 1 VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND AT LEAST 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL OR INSULATION.
 1. EXTERIOR CRAWLSPACE ACCESS TO BE INSTALLED IN FOUNDATION.



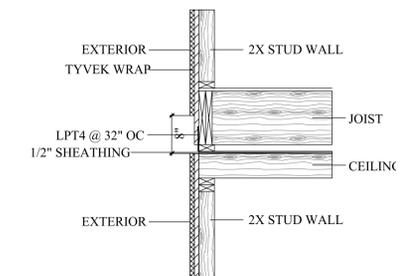
REVISION	DATE

ELEVATIONS

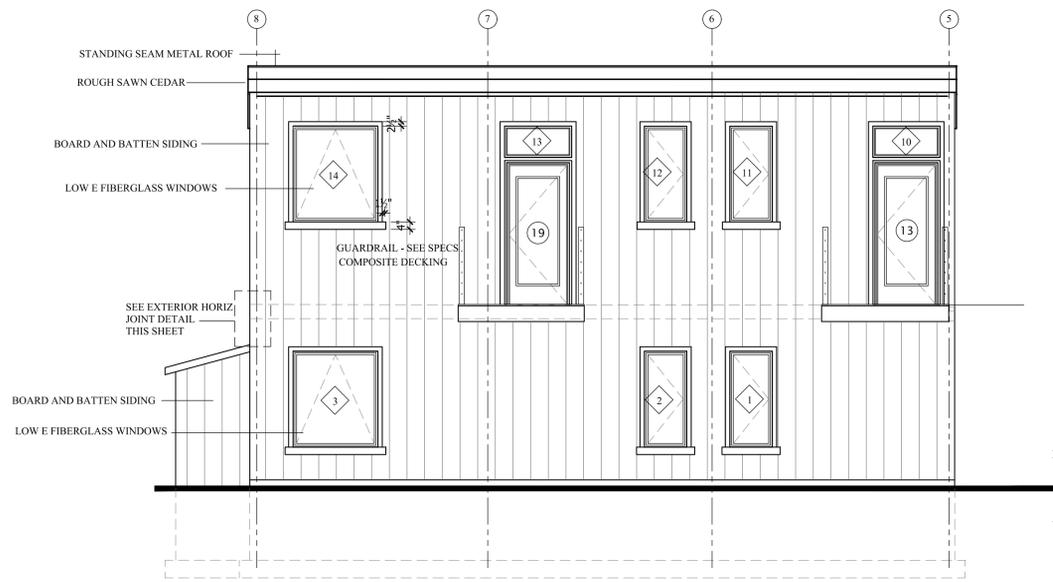
PROJECT FOR:
ESALEN BUILDING 2
UNIT PLANS B & C
STUDIO / 1 BED UNITS
BIG SUR, CA.

APPROVAL STAMPS

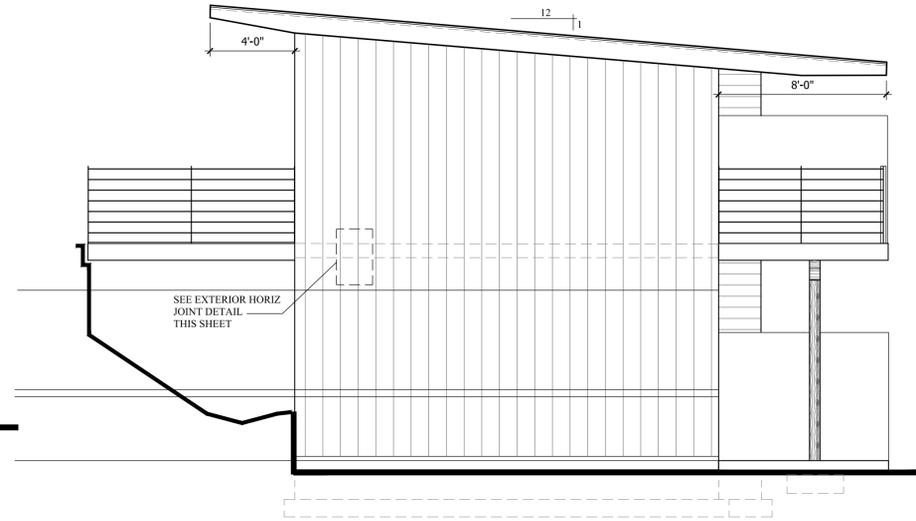
SHEET NUMBER
A-3



HORIZONTAL JOINT DETAIL
NO SCALE



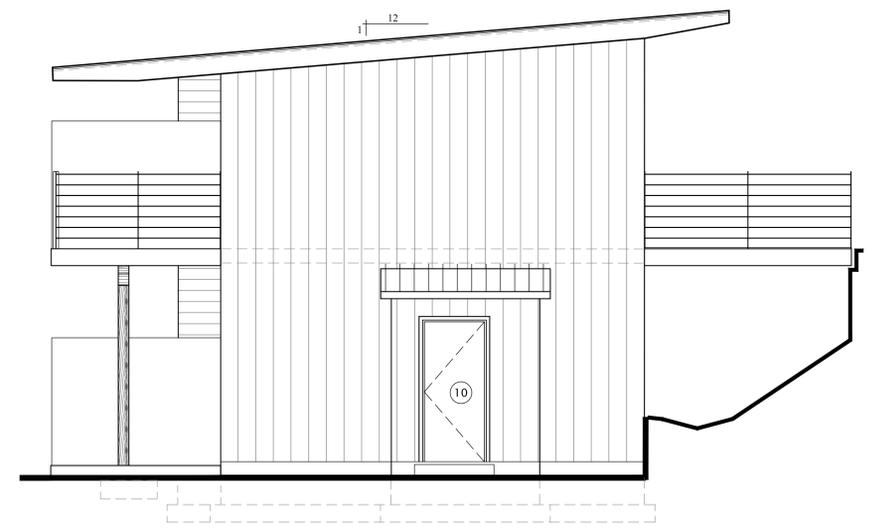
FRONT ELEVATION
SCALE: 1/4" 24X36.....1/8" 11X17



LEFT SIDE ELEVATION
SCALE: 1/4" 24X36.....1/8" 11X17



REAR ELEVATION
SCALE: 1/4" 24X36.....1/8" 11X17



RIGHT SIDE ELEVATION
SCALE: 1/4" 24X36.....1/8" 11X17

REVISION	DATE

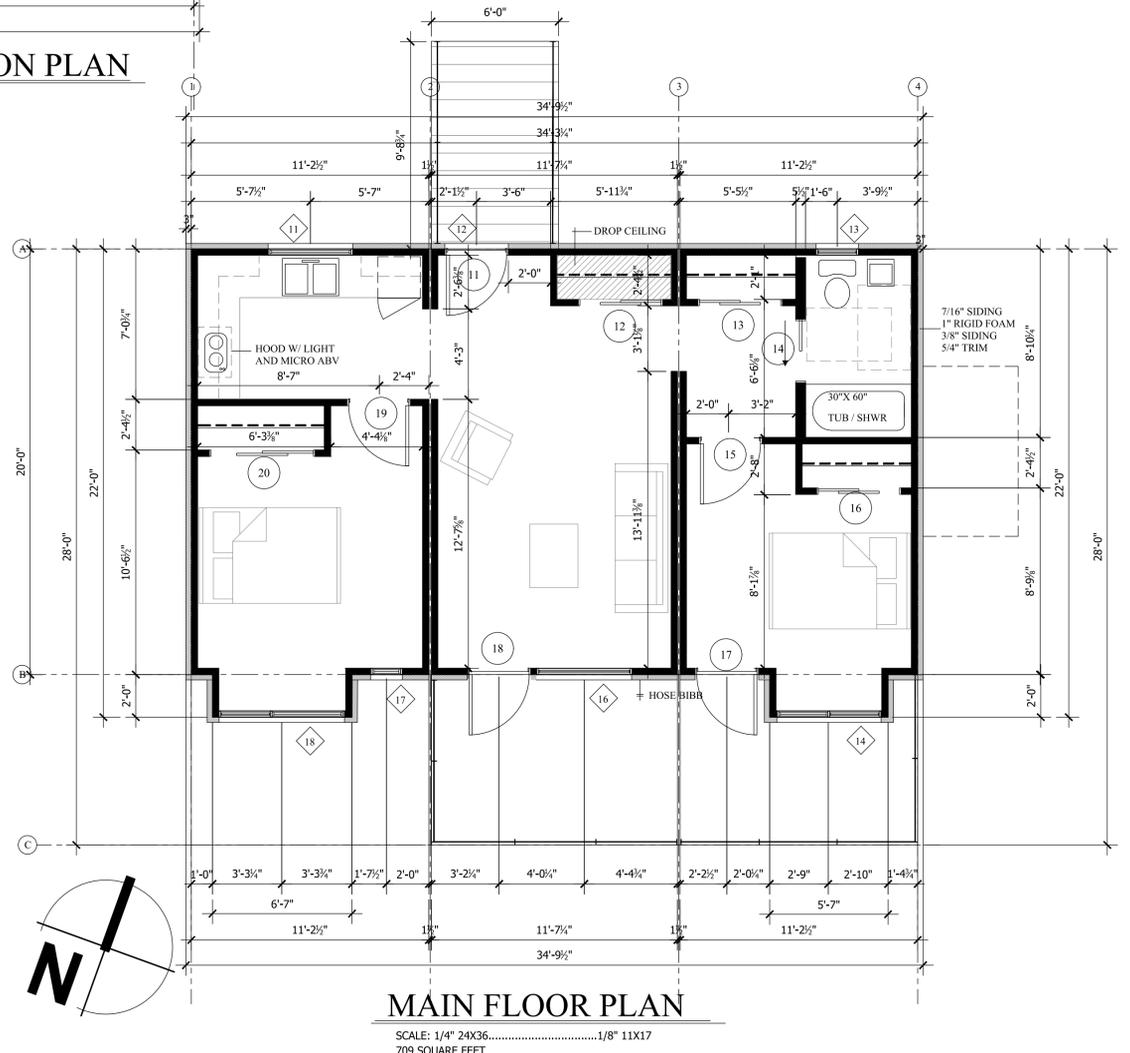
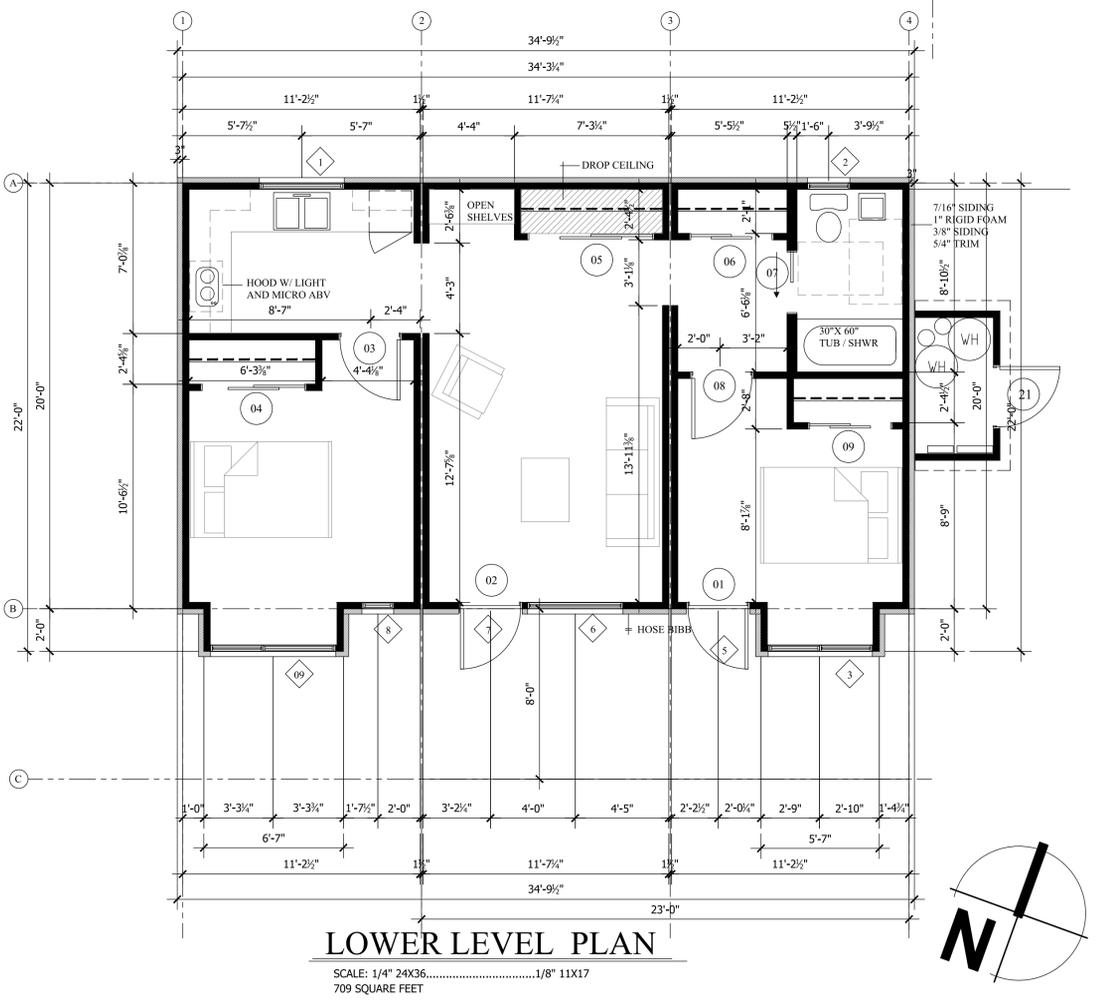
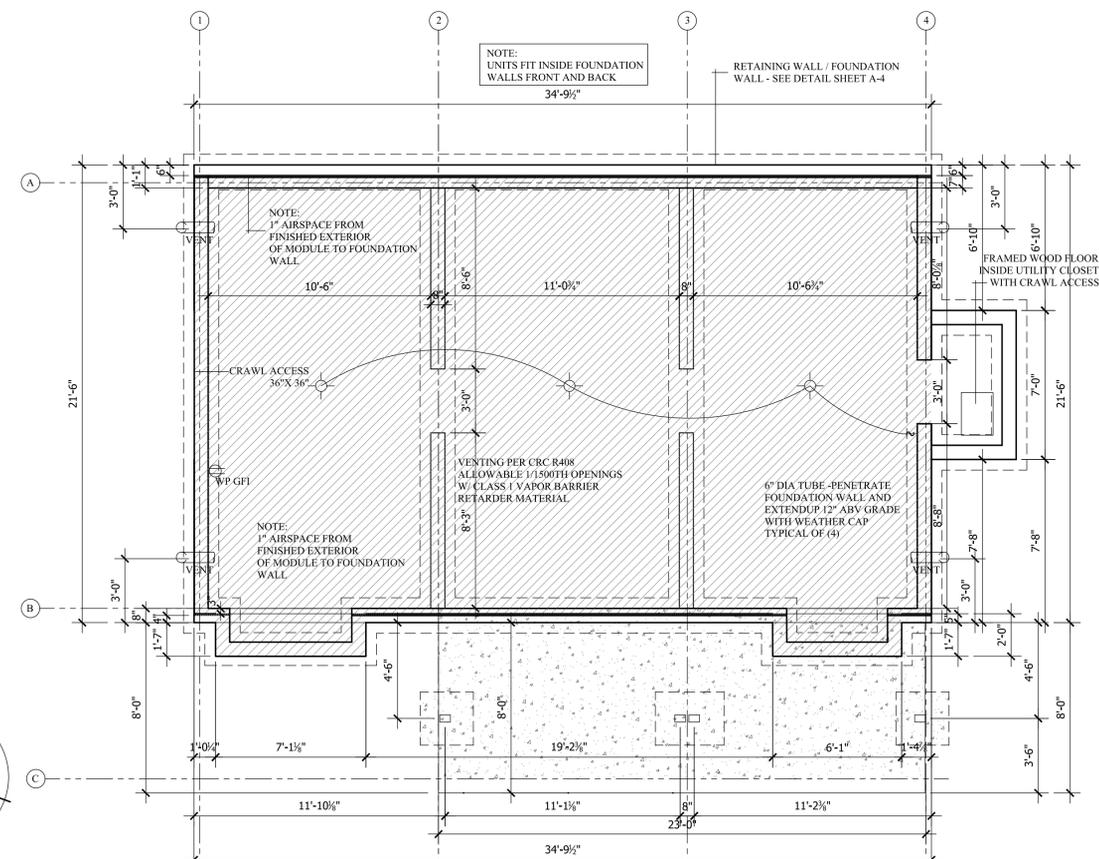
FLOOR PLANS

PROJECT FOR:
ESALEN BUILDING 2
UNIT PLAN A
2 BEDROOM UNITS
BIG SUR, CA.

APPROVAL STAMPS

SHEET NUMBER
A-2

- GENERAL NOTES:**
- FIREBLOCKING SHALL BE PROVIDED:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT CEILING & FLOOR LEVELS AND HORIZONTALLY AT 10' MAX.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS AND DROPPED CEILING.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, WIRES, ETC. AT CEILING AND FLOOR LEVELS.
 - N.A.
 - N.A.
 - N.A.
 - EXPOSED EARTH TO BE COVERED WITH A CONTINUOUS CLASS I VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND AT LEAST 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL OR INSULATION.
 - EXTERIOR CRAWLSPACE ACCESS TO BE INSTALLED IN FOUNDATION.



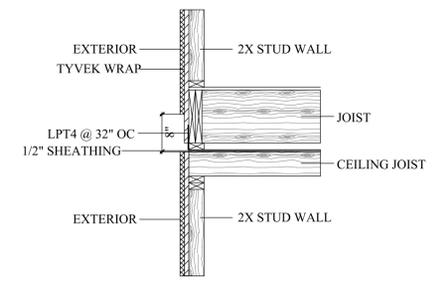
REVISION	DATE

ELEVATIONS

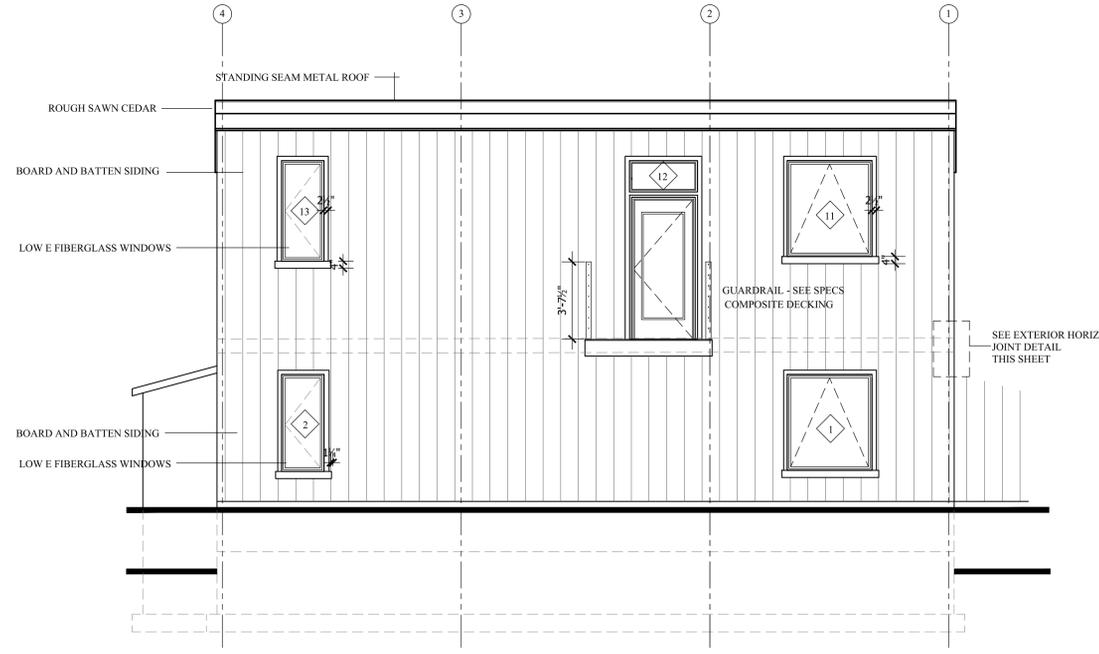
PROJECT FOR:
ESALEN BUILDING 2
UNIT PLAN A
2 BEDROOM UNITS
 BIG SUR, CA.

APPROVAL STAMPS

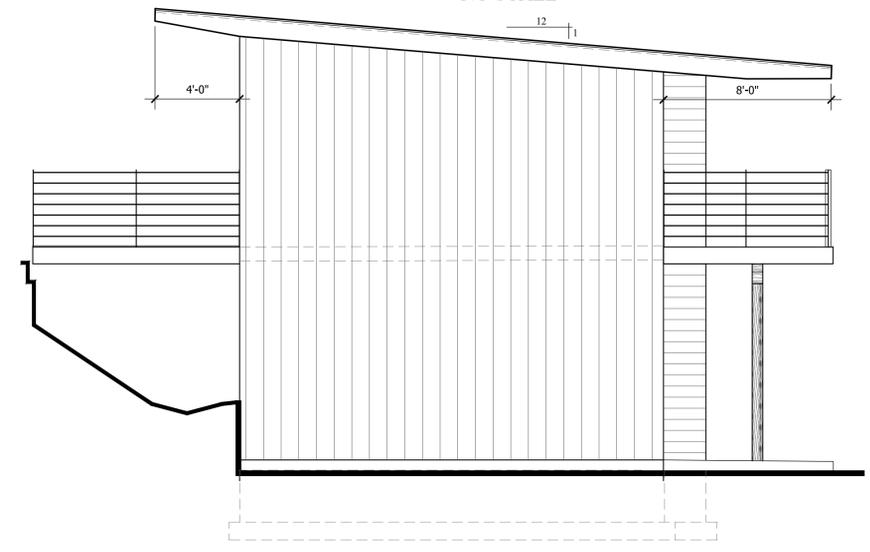
SHEET NUMBER
A-3



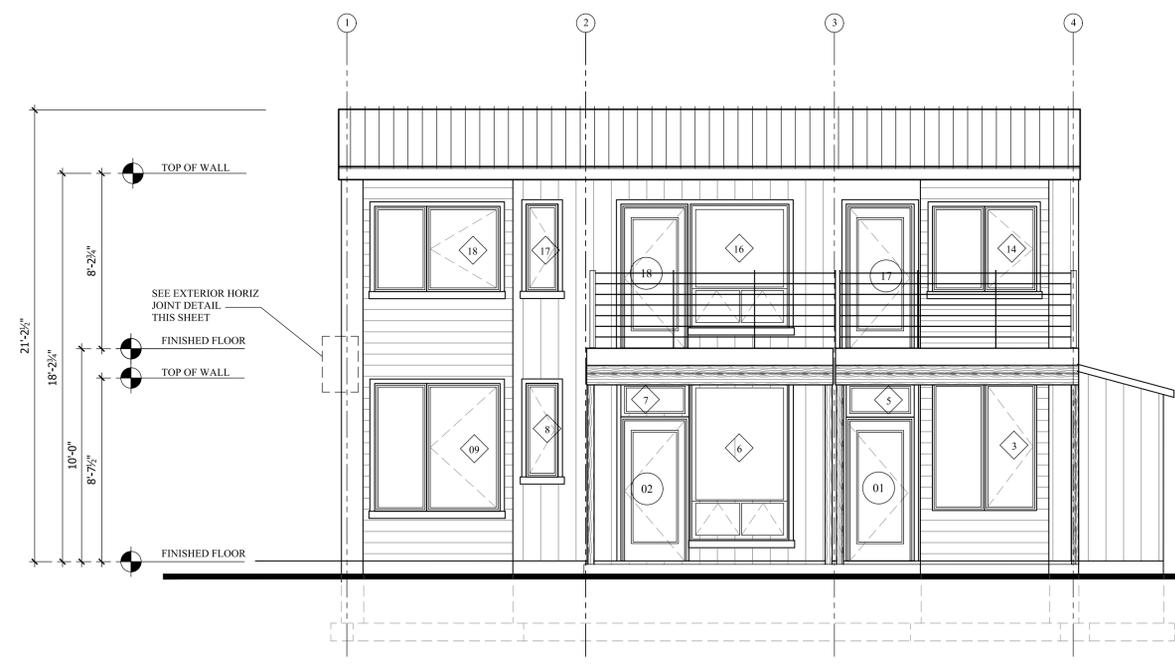
**HORIZONTAL MARRIAGE
 DETAIL**
 NO SCALE



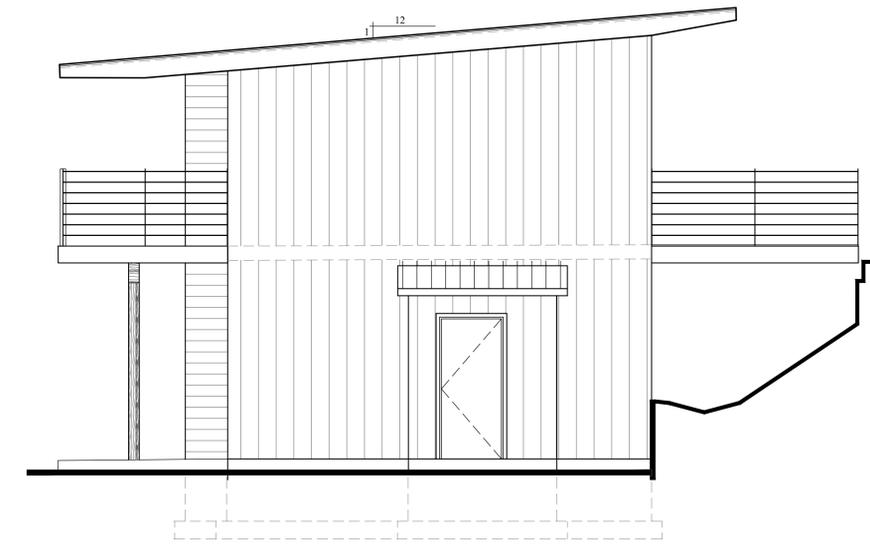
FRONT ELEVATION
 SCALE: 1/4" 24X36.....1/8" 11X17



RIGHT ELEVATION
 SCALE: 1/4" 24X36.....1/8" 11X17



REAR ELEVATION
 SCALE: 1/4" 24X36.....1/8" 11X17



LEFT ELEVATION
 SCALE: 1/4" 24X36.....1/8" 11X17

REVISION	DATE

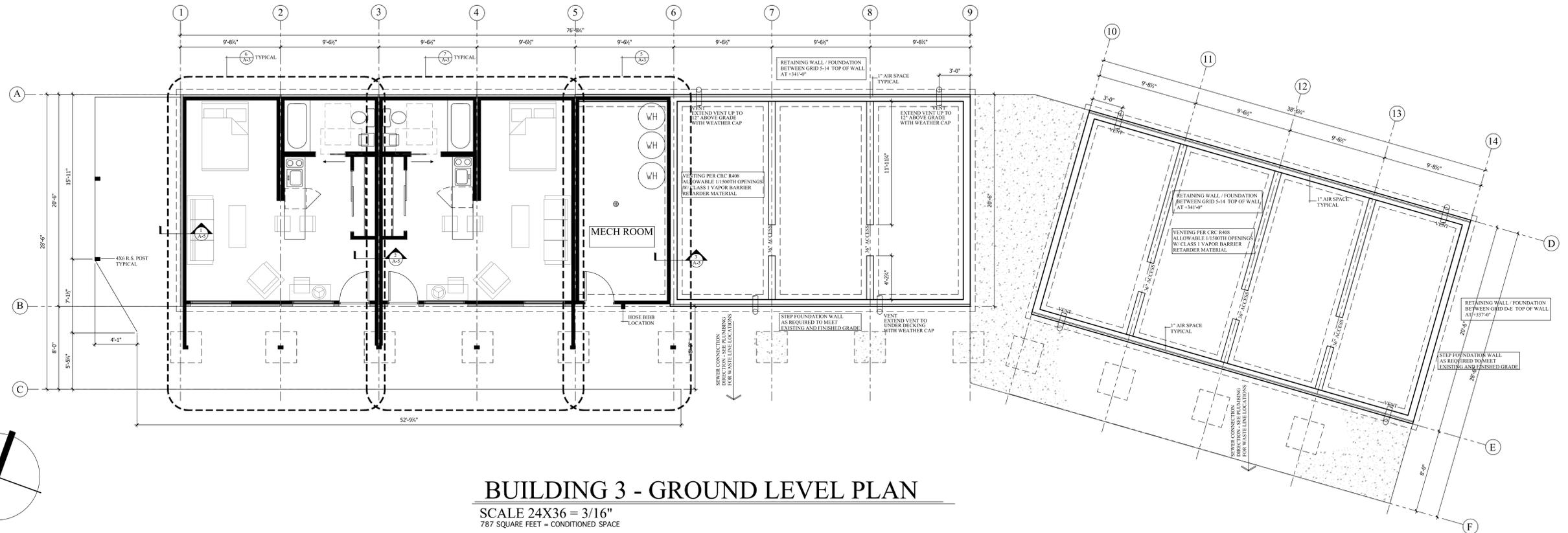
**COMBINED
FLOOR PLANS
LEVEL 1**

**PROJECT FOR:
ESALEN BUILDING 3
OVERALL BUILDING
WORK / STUDY UNITS
BIG SUR, CA.**

APPROVAL STAMPS

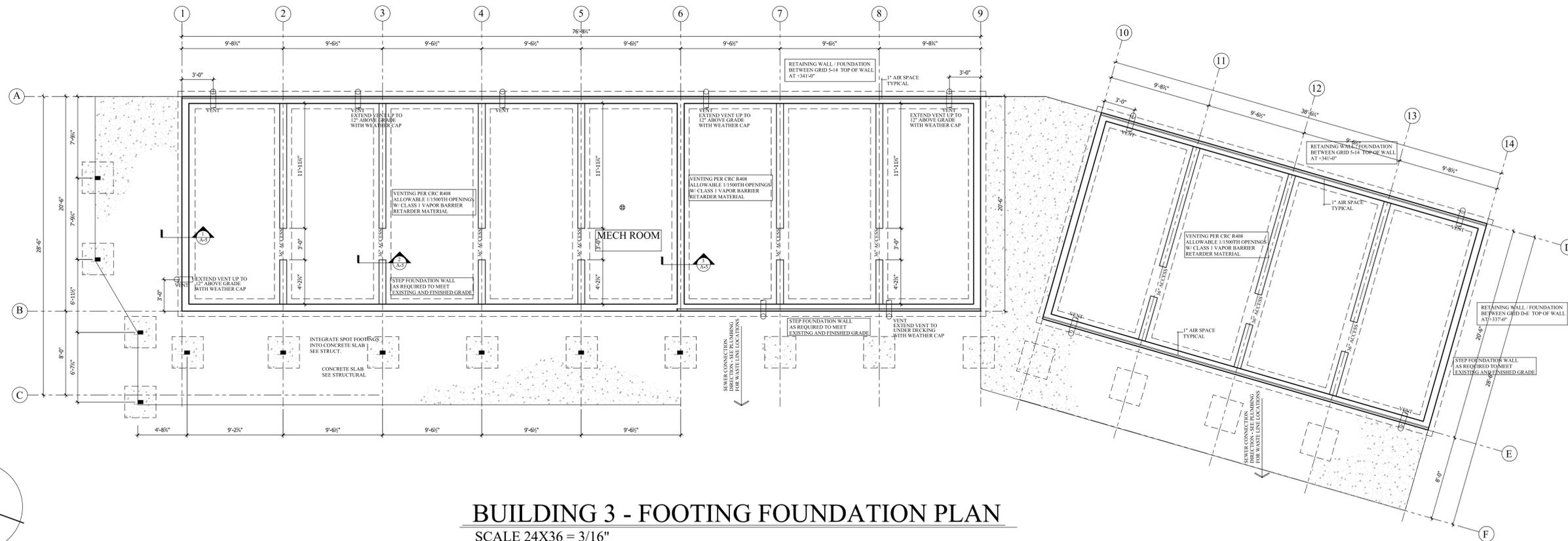
SHEET NUMBER

A-1



BUILDING 3 - GROUND LEVEL PLAN

SCALE 24X36 = 3/16"
787 SQUARE FEET = CONDITIONED SPACE



BUILDING 3 - FOOTING FOUNDATION PLAN

SCALE 24X36 = 3/16"



REVISION	DATE

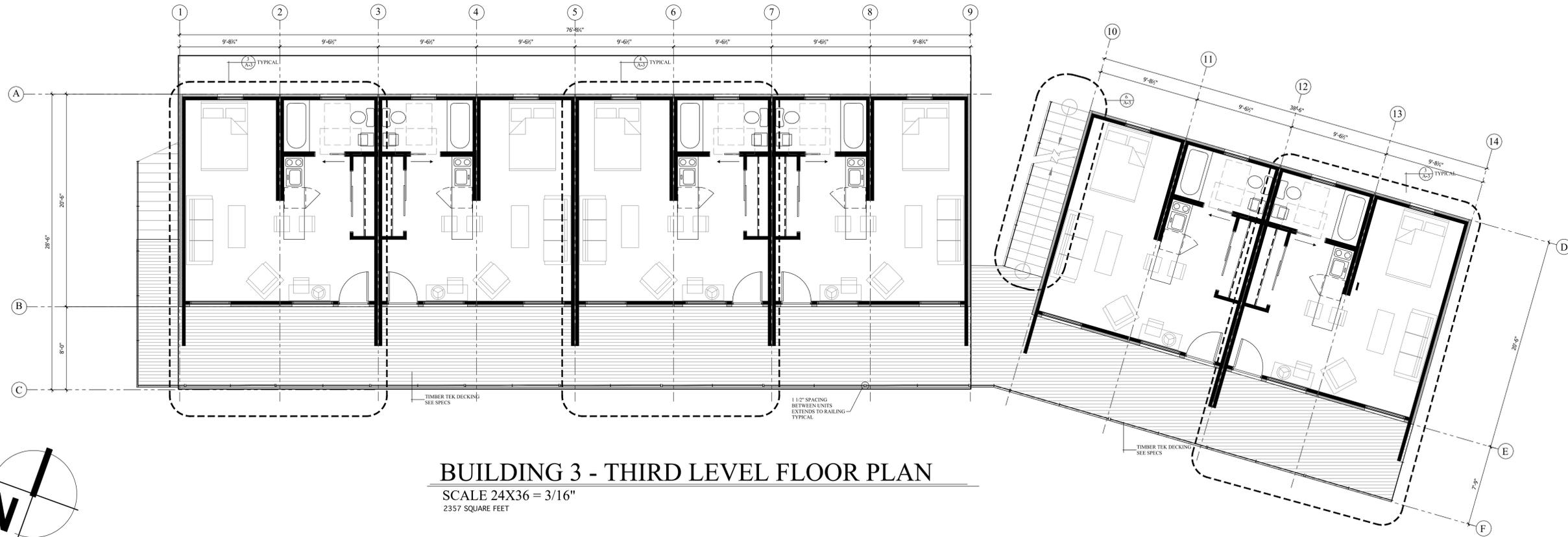
**COMBINED
FLOOR PLANS
LEVEL 2 AND 3**

PROJECT FOR:
**ESALEN BUILDING 3
OVERALL BUILDING
WORK / STUDY UNITS**
BIG SUR, CA.

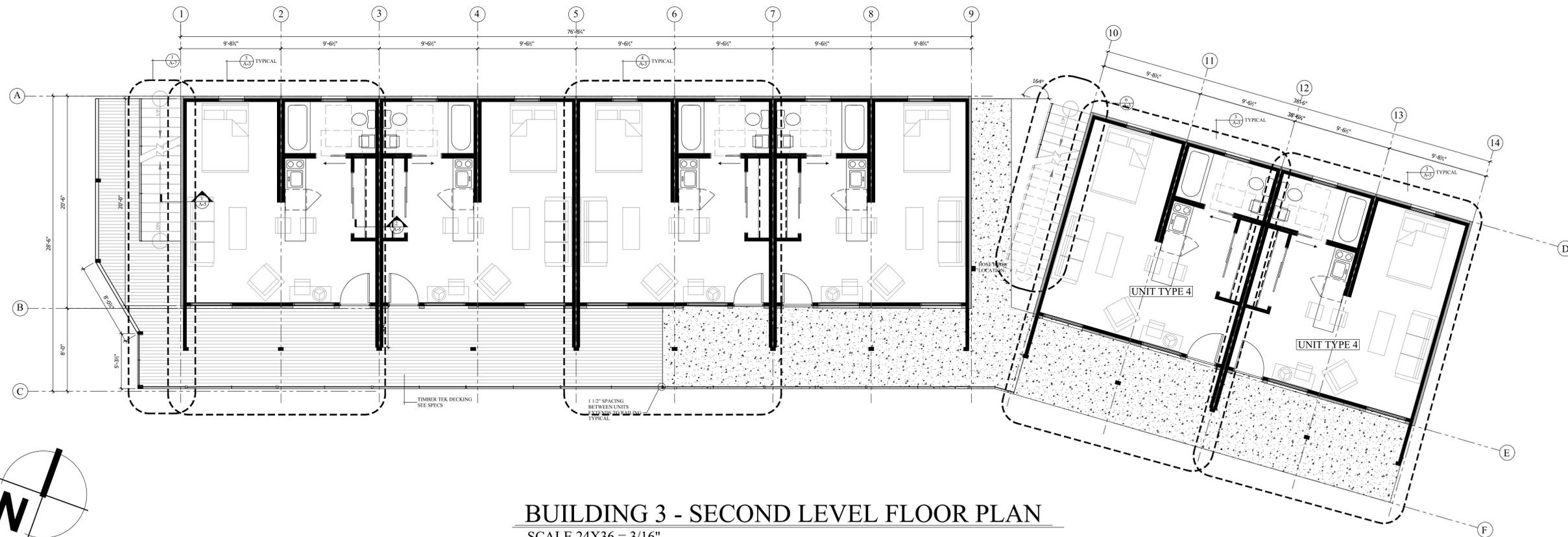
APPROVAL STAMPS

SHEET NUMBER

A-2

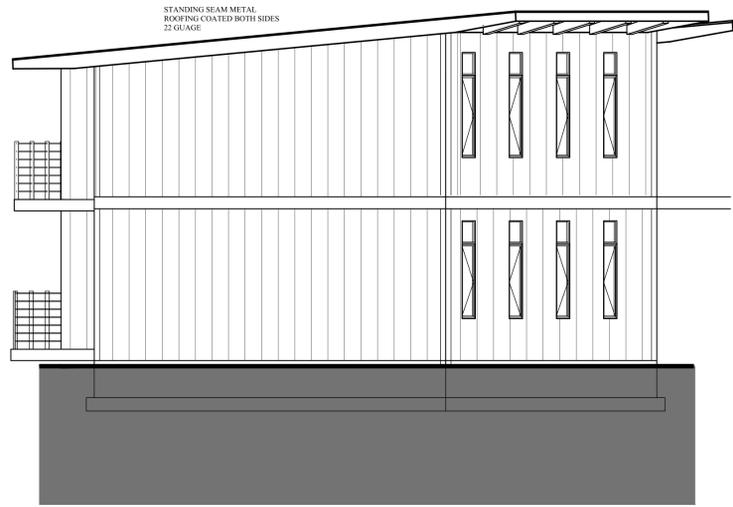


BUILDING 3 - THIRD LEVEL FLOOR PLAN
SCALE 24X36 = 3/16"
2357 SQUARE FEET



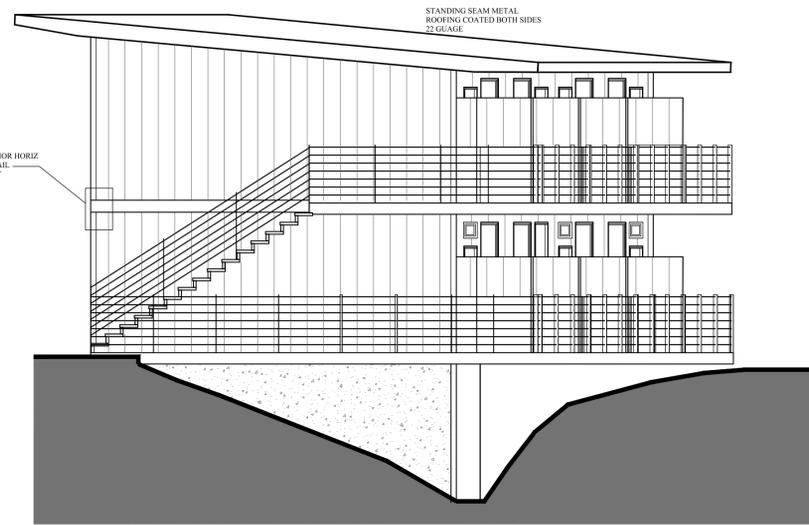
BUILDING 3 - SECOND LEVEL FLOOR PLAN
SCALE 24X36 = 3/16"
2357 SQUARE FEET





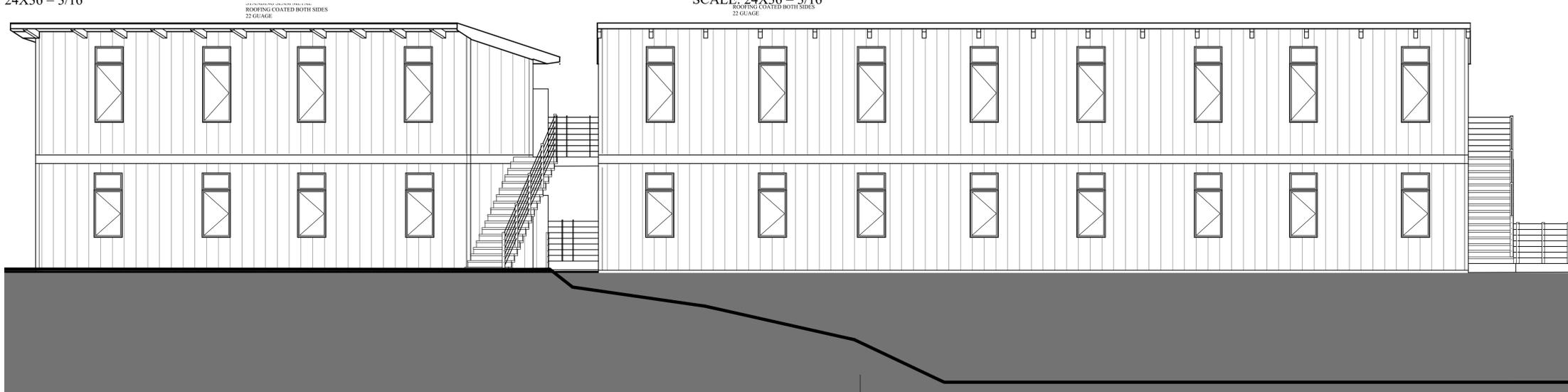
SOUTH SIDE ELEVATION

SCALE: 24X36 = 3/16"



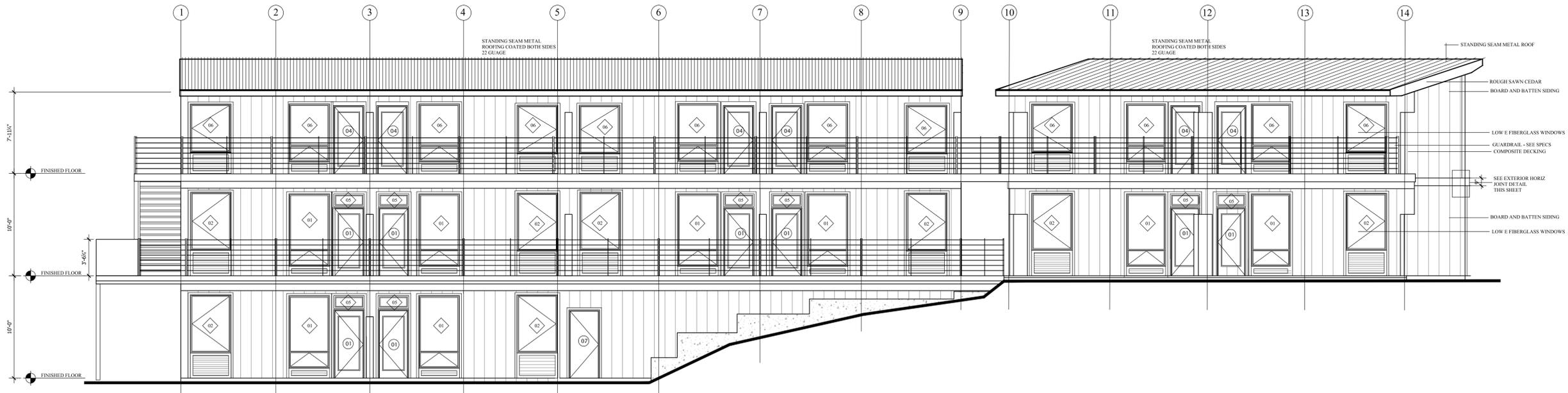
NORTH SIDE ELEVATION

SCALE: 24X36 = 3/16"



EAST SIDE ELEVATION

SCALE: 24X36 = 3/16"



WEST SIDE ELEVATION

SCALE: 24X36 = 3/16"

REVISION	DATE

**BUILDING 3
ELEVATIONS**

PROJECT FOR:
**ESALEN BUILDING 3
LARGE / SMALL
WORK / STUDY UNITS**
BIG SUR, CA.

APPROVAL STAMPS

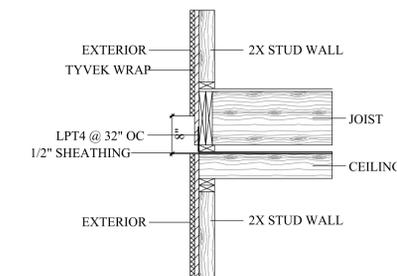
REVISION	DATE

ELEVATIONS

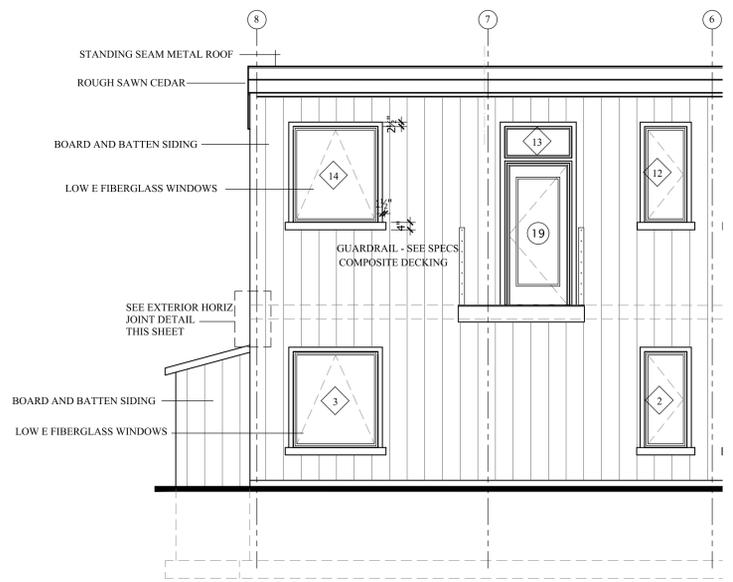
PROJECT FOR:
ESALEN BUILDING 1
UNIT PLAN B
ONE BEDROOM UNIT
BIG SUR, CA.

APPROVAL STAMPS

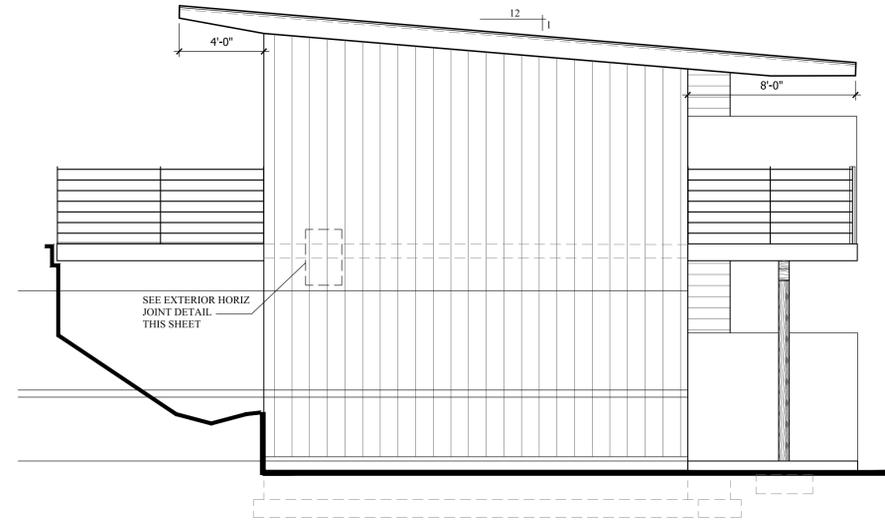
SHEET NUMBER
A-3
9 22 2017



HORIZONTAL JOINT DETAIL
NO SCALE



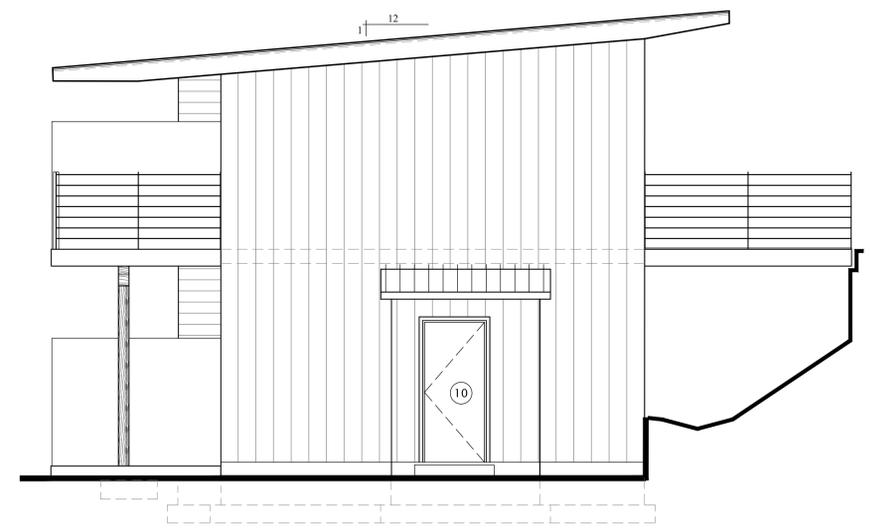
FRONT ELEVATION
SCALE: 1/4" 24X36.....1/8" 11X17



LEFT SIDE ELEVATION
SCALE: 1/4" 24X36.....1/8" 11X17



REAR ELEVATION
SCALE: 1/4" 24X36.....1/8" 11X17



RIGHT SIDE ELEVATION
SCALE: 1/4" 24X36.....1/8" 11X17

REVISION	DATE

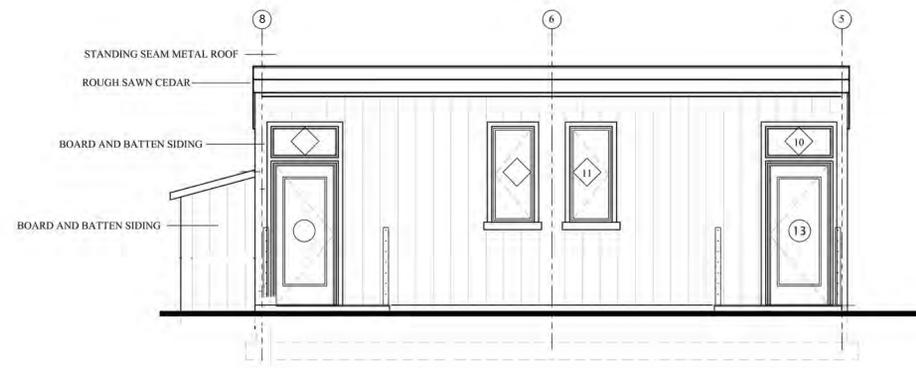
ELEVATIONS

PROJECT FOR:
ESALEN BUILDING 1
UNIT PLAN C
DOUBLE STUDIO UNIT
 BIG SUR, CA.

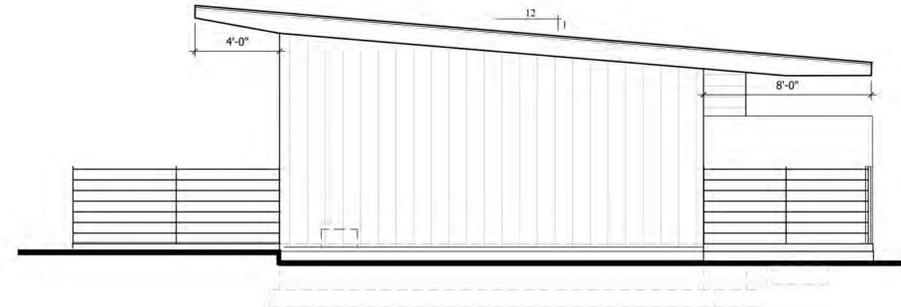
APPROVAL STAMPS

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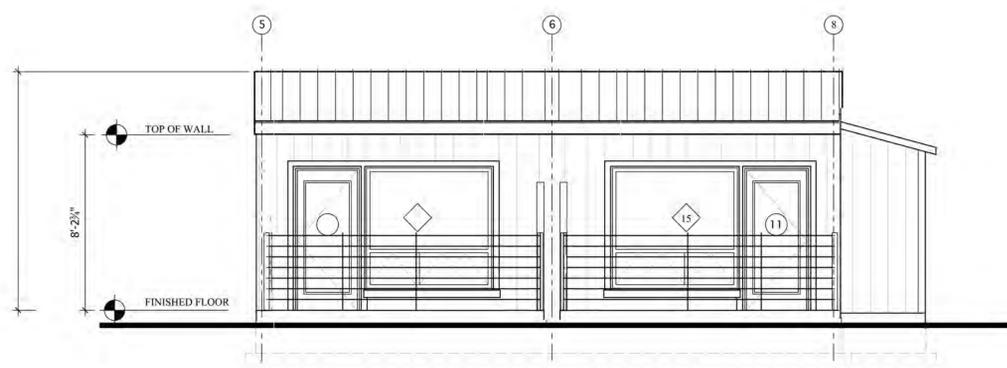
SHEET NUMBER
A-3
 9 29 2017



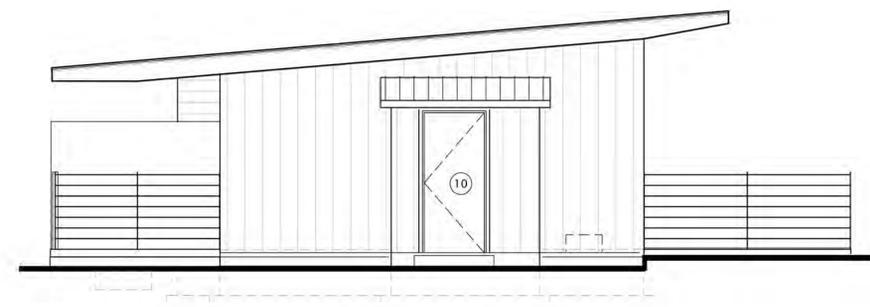
FRONT ELEVATION
 SCALE: 1/4" 24X36.....1/8" 11X17



LEFT SIDE ELEVATION
 SCALE: 1/4" 24X36.....1/8" 11X17



REAR ELEVATION
 SCALE: 1/4" 24X36.....1/8" 11X17



RIGHT SIDE ELEVATION
 SCALE: 1/4" 24X36.....1/8" 11X17



ARKIN · TILT
ARCHITECTS
Ecological Planning & Design

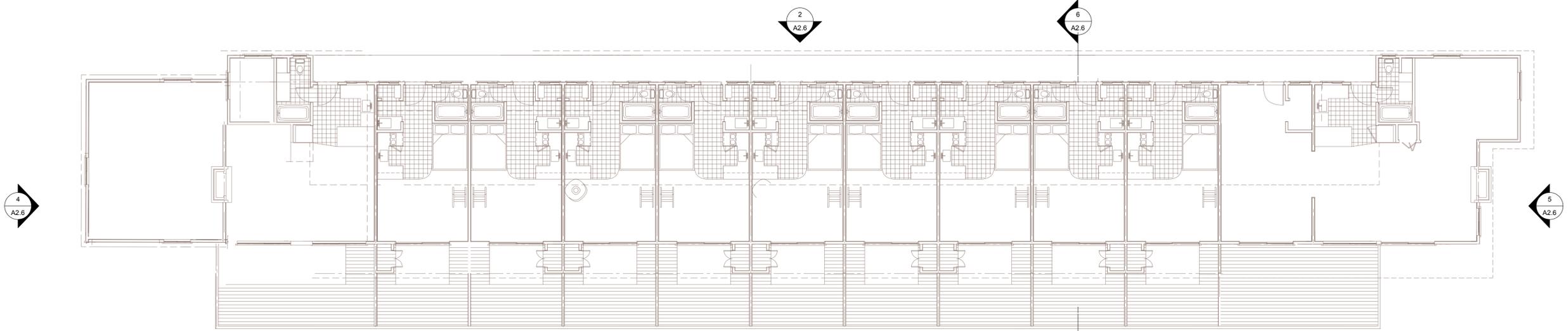
1101 8th Street, #180
Berkeley, CA 94710
phone 510.528.9830
fax 510.528.0206
info@arkintilt.com
www.arkintilt.com

Staff Housing Units for:
The Esalen Institute
54105 Hwy 1
Big Sur, CA 93920
APN # 421-011-018-000

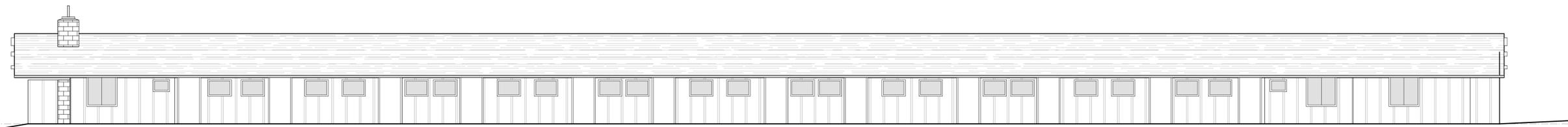
Existing Building

DATE: 01.04.2016
JOB: ESC
SCALE: 1/4" = 1'-0"
DRAWN: TB, CR
SHEET:

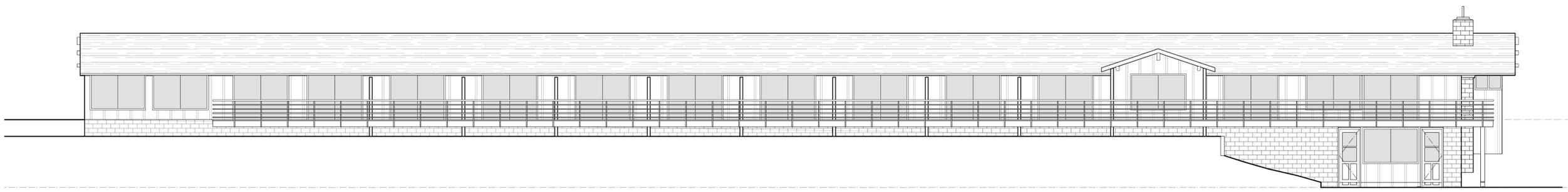
A2.6



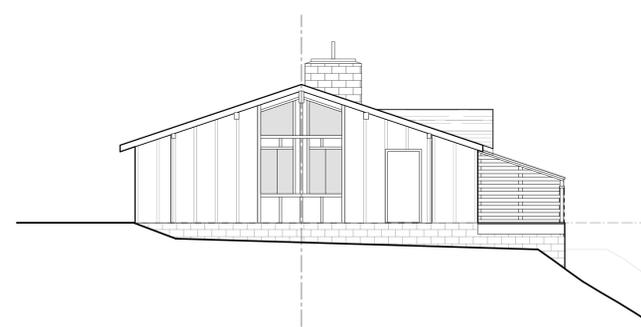
1 EXISTING RESIDENTIAL BUILDING PLAN
A2.6 SCALE: 1/8" = 1'-0"



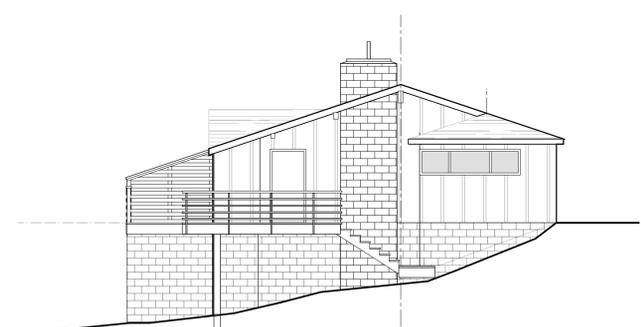
2 EAST ELEVATION
A2.6 SCALE: 1/8" = 1'-0"



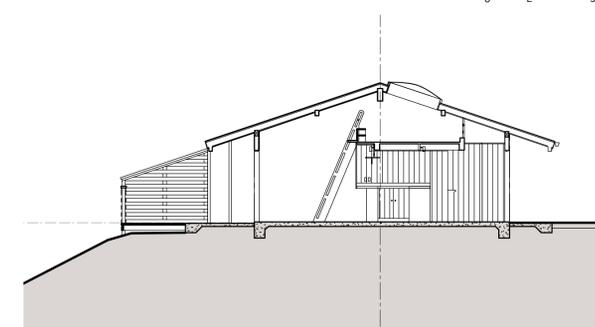
3 WEST ELEVATION
A2.6 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
A2.6 SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION
A2.6 SCALE: 1/8" = 1'-0"



6 SECTION
A2.6 SCALE: 1/8" = 1'-0"

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