County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901

Meeting Agenda - Final

Wednesday, July 16, 2025
8:00 AM

Government Center
1441 Schilling Place
Salinas, CA 93901

Administrative Permit

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on July 16, 2025 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, July 15, 2025. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

SCHEDULED MATTERS

1. PLN160047-AMD1-EXT1 - POST RANCH INN LLC & ONESIMO PARCEL C LLC

Administrative hearing to consider a three-year permit extension to the expiration date of a previously-approved Minor and Trivial Amendment (PLN160047-AMD1) to an approved Combined Development Permit (PLN160047) consisting of revising the approved General Development Plan to include a Public Access Plan and an after-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of known archaeological resources.

Project Location: 47900 and 47998 Highway 1, Big Sur, Coastal Zone

Proposed CEQA action: Consider a previously adopted Mitigated Negative Declaration, and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Extension Request Letter
Exhibit C - Chief of Planning Resolution No. 22-025, dated May 4, 2022
Exhibit D - Planning Commission Resolution No. 21-029, dated August 25, 2021
Exhibit E - Board of Supervisors Resolution No. 02-269, dated July 25, 2002

2. PLN220233 - WOLLESEN NEILLORENZ & FERN JANTZEF TRS

Public hearing to allow a Lot Line Adjustment between three (3) legal lots of record, consisting of: Parcel 1 containing 161.4 acres (Assessor's Parcel Number 423-331-040-000), Parcel 2 containing 39.9 acres (Assessor's Parcel Number 423-061-034-000), and Parcel 3 containing 40.2 acres (Assessor's Parcel Number 423-331-018-000), resulting in a 85.7 acre parcel (Adjusted Parcel 1A), a 75.1 acre parcel (Adjusted Parcel 2A), and an 80.6 acre parcel (Adjusted Parcel 3A).

Project Location: Off Jolon Road, Lockwood

Proposed CEQA action: Find the project categorically exempt from CEQA pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to Section 15300.2

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

3. PLN240101 - BATES CHARLES CARROLL ET AL

Administrative hearing to consider a subdivision of an existing 23.67-acre parcel to create two lots containing of 18.567 acres (Parcel A) and 5.1 acres (Parcel B).

Project Location: 577 Viejo Road, Carmel, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15315, and none of the exceptions apply under Section 15300.2

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

Introduced: 7/7/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN160047-AMD1-EXT1 - POST RANCH INN LLC & ONESIMO PARCEL C LLC

Administrative hearing to consider a three-year permit extension to the expiration date of a previously-approved Minor and Trivial Amendment (PLN160047-AMD1) to an approved Combined Development Permit (PLN160047) consisting of revising the approved General Development Plan to include a Public Access Plan and an after-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of known archaeological resources.

Project Location: 47900 and 47998 Highway 1, Big Sur, Coastal Zone

Proposed CEQA action: Consider a previously adopted Mitigated Negative Declaration, and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Consider a previously adopted Mitigated Negative Declaration, and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines; and

b. Approve a three-year extension to the expiration date of a previously-approved Minor and Trivial Amendment (PLN160047-AMD1) to an approved Combined Development Permit (PLN160047) consisting of:

1. Revising the narrative component of the General Development Plan to include a Public Access Plan (Figure 8.8);
2. Revising the illustrative component of the General Development with a Public Access Plan sheet (Sheet C0.0); and
3. After-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 1 condition of approval.

PROJECT INFORMATION

Agent: Laura Lawrence

Property Owner: Post Ranch Inn, LLC and Onesimo Parcel C, LLC

APNs: 419-311-042-000 and 419-311-038-000

Parcel Size: 109 acres

Zoning: Watershed Scenic Conservation, 40 acres per unit, with Design Control and Historic Resources overlay districts, coastal zone, or "WSC/40-D-HR(CZ)" and Visitor Serving Commercial,

with Design Control and Historic Resources overlay districts, coastal zone or "VSC-D-HR(CZ)"
Plan Area: Big Sur Coast Land Use Plan, Coastal Zone.
Project Planner: Kayla Nelson
nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of a three-year Permit Extension to a previously approved Combined Development Permit, subject to the findings and evidence in the attached Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN160047 and PLN160047-AMD1 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On July 16, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 15, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Condition of Approval

Exhibit B - Extension Request Letter
Exhibit C - Chief of Planning Resolution No. 22-025, dated May 4, 2022
Exhibit D - Planning Commission Resolution No. 21-029, dated August 25, 2021
Exhibit E - Board of Supervisors Resolution No. 02-269, dated July 25, 2002

cc: Front Counter Copy; Big Sure Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; Post Ranch Inn, LLC and Onesimo Parcel C, LLC, Property Owners; Laura Lawrence, Agent; Arden Handshy; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN160047-AMD1-EXT1.

Introduced: 7/7/2025 **Current Status:** Agenda Ready

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Project Location: 47900 and 47998 Highway 1, Big Sur, Coastal Zone

Proposed CEQA action: Consider a previously adopted Mitigated Negative Declaration, and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines.

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Staff is recommending approval of a three-year Permit Extension to a previously approved Combined Development Permit, subject to the findings and evidence in the attached Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN160047 and PLN160047-AMD1 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On July 16, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 15, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

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cc: Front Counter Copy; Big Sure Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; Post Ranch Inn, LLC and Onesimo Parcel C, LLC, Property Owners; Laura Lawrence, Agent; Arden Handshy; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN160047-AMD1-EXT1.

Exhibit A

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Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
POST RANCH INN LLC & ONESIMO PARCEL C LLC (PLN160047-AMD1-EXT1)
RESOLUTION NO. __
Resolution by the County of Monterey Chief of Planning:

1) Considering a previously adopted Mitigated Negative Declaration, and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines; and
2) Approving a three-year extension to the expiration date of a previously approved Minor and Trivial Amendment (PLN160047-AMD1) to an approved Combined Development Permit (PLN160047) consisting of:
   a. Revising the narrative component of the General Development Plan to include a Public Access Plan (Figure 8.8);
   b. revising the illustrative component of the General Development with a Public Access Plan sheet (Sheet C0.0); and
   c. after-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of archaeological resources.

[PLN160047-AMD1-EXT1, Post Ranch Inn LLC and Onesimo Parcel C LLC, 7900 and 47998 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone, (Assessor's Parcel Numbers 419-311-042-000 and 419-311-038-000)]

The POST RANCH INN LLC & ONESIMO PARCEL C LLC application (PLN160047-AMD1-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on July 16, 2025. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on July 25, 2002, a Mitigated Negative Declaration was adopted, and a Combined Development Plan, which included a General Development Plan establishing the buildout of the Post Ranch Inn Resort, was approved by the Monterey County Board of Supervisors through Resolution No. 02-269 (HCD-Planning File No. PLN970492);

WHEREAS, on August 25, 2021, a Mitigated Negative Declaration was adopted, and a Combined Development Permit was approved by the Planning Commission through Resolution

No. 21-029 (HCD-Planning No. PLN160047). The approved Combined Development Permit consisted of amending the approved General Development Plan (Resolution No. 02-269, HCD-Planning File No. PLN970492) while subsequently approving the Combined Development Permits for the reconfiguration of current and future buildout phases of the Post Ranch Inn Resort. In accordance with the resolution, this entitlement is set to expire on August 25, 2024;

WHEREAS, on May 4, 2022, a Minor and Trivial Amendment to a previously approved Combined Development Permit (Resolution No. 21-029, HCD-Planning No. PLN160047) was approved by the Chief of Planning through Resolution No. 22-025. The approved Minor and Trivial Amendment revised the approved General Development Plan to include a Public Access Plan and an after-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of known archaeological resources. In accordance with the resolution, this entitlement is set to expire on May 4, 2025.

WHEREAS, the applicant submitted a written request for an additional three-year extension on March 13, 2025, more than thirty (30) days prior to the expiration date of the Combined Development Permit. The written request for the extension was filed by the applicant's agent, Aengus Jeffers. The extension was requested because of the cost to construct 12 additional employee units in Big Sur. The granting of this extension would allow the applicant more time to find more cost effective units;

WHEREAS, this extension does not change the previously approved Combined Development Permit, and all findings previously made in the Chief of Planning Resolution No. 22-025 continue to apply to this extension;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

WHEREAS, the conditions of approval contained in Resolution No. 22-025 continues to apply, except that this extension modifies the expiration date of the Combined Development Permit from May 4, 2025 to May 4, 2028;

WHEREAS, A Mitigated Negative Declaration was previously adopted for the project, and in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162, the resulting changes from the amendment would not require any further environmental documentation. Therefore, the Chief of Planning found PLN160047-AMD1 consistent with CEQA Guidelines section 15162 (Planning Commission Resolution No. 22-025). Other than the expiration date, there are no changes proposed in this extension, and the conditions on the ground have not changed since the original approval. Therefore, this extension to the Combined Development Permit meets the criteria of CEQA Guidelines Section 15162 because no substantial changes are proposed requiring major revisions to the Negative Declaration, and there are no substantial changes in the circumstances under which the project was approved that would necessitate substantial revisions to the Mitigated Negative Declaration; and

WHEREAS, pursuant to Title 20 section 20.86.030.A, the discretionary decisions of the Chief of Planning are appealable to the Board of Supervisors. The decision of the Board of Supervisors would be final and may not be appealed.

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the County of Monterey Chief of Planning does hereby:

1) Consider a previously adopted Mitigated Negative Declaration, and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines; and
2) Approve a three-year extension to the expiration date of a previously approved Minor and Trivial Amendment (PLN160047-AMD1) to an approved Combined Development Permit (PLN160047) consisting of:
    a. Revising the narrative component of the General Development Plan to include a Public Access Plan (Figure 8.8);
    b. Revising the illustrative component of the General Development with a Public Access Plan sheet (Sheet C0.0); and
    c. After-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of archaeological resources.

PASSED AND ADOPTED this 16th day of July 2025.

_____

Melanie Beretti, AICP

HCD Chief of Planning

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON _____.

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

County of Monterey HCD Planning

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

PLN160047-AMD1-EXT1

1. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A three-year permit extension to the expiration date of a previously-approved Minor and Trivial Amendment (PLN160047-AMD1) to an approved Combined Development Permit (PLN160047), (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 419-311-042-000 and 419-311-038-000 on July 16, 2025. The permit was granted subject to 1 condition of approval which runs 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.

Exhibit B

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PLN160047-AMD1-EXT1

THE LAW OFFICE OF AENGUS L. JEFFERS
A Professional Corporation
215 West Franklin Street, Fifth Floor
Monterey, California 93940

Phone: (831) 649-6100
Fax: (831) 325-0150
Email: Laura@aengusljeffers.com

March 13, 2025

VIA ELECTRONIC AND US MAIL DELIVERY

RECEIVED
MONTEREY COUNTY
MAR 19 2025
HOUSING & COMMUNITY
DEVELOPMENT DEPT

Melanie Beretti, HCD Chief of Planning Services
Monterey County RMA-Planning
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901

Re: PLN160047-AMD1-EXT1: Application for Extension of a Combined Development Permit for Post Ranch Inn, 47900 and 47998 Highway 1, Big Sur (APNs 419-311-038-000 and 419-311-042-000)

Dear Ms. Beretti:

At the request of our client, Post Ranch Inn LLC ("Applicant"), I am submitting this letter as the formal written request for an extension of Combined Development Permit PLN160047-AMD1("Application") approved for 47900 and 47998 Highway , Big Sur, CA, Big Sur Coast Land Use Plan Planning Area. The Application applies to the entirety of Post Ranch Inn ("Property"). A signed and executed Development Project Application is included.

The Tier 4 Permit Extension fee, in the amount of $6,384.00, will be paid once an invoice is received.

The Combined Development Permit PLN160047-AMD1 was approved by the Monterey County Chief of Planning on May 4, 2022 in Resolution No. 22-025 ("Permit"). The primary purpose of the Permit was to avoid a threatened Coastal Commission by quickly addressing Coastal Staff concerns about adequate public access through the Property. The Permit was granted for three years to expire on May 4, 2025. Pursuant to Monterey County Code §20.82.110, "The Director of Planning and Building Inspection may extend a Combined Development Permit upon receipt of a written request from the permittee, provided such request is made at least 30 days prior to expiration of the Combined Development Permit. The written request shall be filed with the Appropriate Authority and set forth the reasons supporting the request."

The Applicant has complied with the following conditions of approval:

PLN160047

- Condition 2 (Permit Approval Notice)
- Condition 4 (Indemnification Agreement)
- Condition 5 (Fish & Game Neg Dec/EIR)
- Condition 6 (Condition of Approval / Mitigation Monitoring Plan)

PLN160047-AMD1

- Condition 2 (Permit Approval Notice)
- Condition 3 (Indemnification Agreement)

The primary development purpose of the Permit is to construct 12 additional employee units. As much as the Applicant needs to construct these additional employee units as soon as possible, the Applicant has struggled with the cost to construct these units in Big Sur. The last 'affordable' builder the Applicant worked with ultimately estimated $800/sqft construction despite the efficiencies of pre-fabricating most of the structural elements offsite.

The Applicant is currently consulting with a new company, Shibusa Systems in coordination with Diane Coward's ReVision West (collectively, "Shibusa/ReVision West"), that claims their pre-fabrication approach can get this cost down to $500/sqft. Based upon Shibusa's success with their Cass Street demonstration project in Monterey ($341/sqft construction in Monterey), the Applicant and I are looking forward to working with Shibusa/ReVision West to ground truth their cost of construction and quality of construction estimates in Big Sur. Better yet, quite a number of other Big Sur businesses are looking at these 12 new employee units as a pilot project before deciding to work with Shibusa/ReVision West for their employee housing needs.

The purpose of this extension request is to give the Applicant additional time to work with Shibusa/ReVision West to final their plans. Therefore, we are requesting a three-year extension of the Permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Aengus L. Jeffers

ALJ:lml

Enclosure

cc: Hya Honorato, Associate Planner

Docusign Envelope ID: BE4BEE37-4058-4B9F-9E86-0A8829967F14

COUNTY OF MONTEREY
HOUSING AND COMMUNITY DEVELOPMENT

Planning – Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Development Project Application

This application is for:

- ☐ Combined Development Permit
- ☐ Rezoning
- ☐ Administrative Permit [Coastal/Non-Coastal]
- ☐ Use Permit
- ☐ Variance
- ☐ Design Approval
- ☐ General Development Plan
- ☐ Coastal Development Permit
- ☐ Modification of Conditions
- ☐ Local Coastal Plan Amendment [L.U.P. or C.I.P.]
- ☐ General Plan Amendment
- ☐ Minor Amendment [Coastal/Non-Coastal]
- ☐ Tentative Parcel Map [Minor Subdivision]
- ☐ Tentative Map [Standard Subdivision]
- ☐ Vesting Tentative Map
- ☐ Preliminary Map
- ☐ Preliminary Project Review Map
- ☐ Lot Line Adjustment
- ☐ Revised Final Map
- ☐ Revised Parcel Map
- ☐ Amended Final Map
- ☐ Amended Parcel Map
- ☐ Subdivision Extension Request
- ☑ Other PERMIT EXTENSION

1. **Owner[s] Name:** POST RANCH IN LLC
   Address: 215 WEST FRANKLIN STREET 5TH FLOOR **City:** MONTEREY **State:** CA
   Telephone: 831-649-6100 **Zip Code:** 93940
2. **Applicant's Name:** THE LAW OFFICE OF AENGUS L. JEFFERS
   Address: 215 WEST FRANKLIN STREET 5TH FLOOR **City:** MONTEREY **State:** CA
   Telephone: 831-649-6100 **Zip Code:** 93940
3. **Applicant's interest in property [Owner, Buyer, Representative, etc.]** REPRESENTATIVE
4. **Property address and nearest cross street:** 47900 AND 47998 HIGHWAY ONE, BIG SUR 93920 NORTH OF COASTLANDS ROAD
5. **Assessor's Parcel Number[s]:** 419-311-038-000 AND 419-311-042-000
6. **Current Zoning:** WSC/40-D (CZ); AND WSC/40-D-HR (CZ), VSC-D-HR (CZ)
7. **Property area [acres or square feet]:** 90.35 ACRES AND 11.56 ACRES (101.91 ACRES)
8. **Describe the proposed project:** THREE-YEAR EXTENSION OF COMBINED DEVELOPMENT PERMIT PLN160047-AMD1

9. **Rezoning Or Amendment Only** The applicant wishes to amend Section _____ of the Monterey County Code, from a _____ Zoning District to a _____ Zoning District or some other classification.

10. **General Plan Amendment Or Coastal Plan Amendment Only:** Describe the proposed amendment:

11. **Subdivision Information Only** Number of Lots: _____
    Purpose of Subdivision: Sale: ☐ Lease: ☐ Financing: ☐ ☐ Other: _____

12. **Lot Line Adjustment Information Only** What is the purpose of the adjustment: _____
    Will The Adjustment Relocate The Building Area? Yes ☐ No ☐
    Adjusted Parcel Size[s]: _____

Owner's Signature	**Owner's Signature**
Owner's Name [Please Print]	**Owner's Name [Please Print]**
Assessor's Parcel Number	**Assessor's Parcel Number**

13. **Variances Only:** **Describe the proposed variance:** _____

SEE PC RESOLUTION NO. 21-029 AND ADMINISTRATIVE RESOLUTION NO. 22-025

14. If new or additional construction is proposed, complete the following information:

A. Residential Development: Single Family Residence ☐ Other [how many total units] _____

No. of covered parking spaces _____ No. of uncovered parking spaces _____ Lot Coverage _____ %

B. Commercial or Industrial Development: No. of employees [include all shifts] 180

No. of covered parking spaces 6 No. of uncovered parking spaces 182

No. of Loading Spaces 3 Lot Coverage 0.77 %

15. Will grading or filling be required: Yes ■ No ☐ Cubic Yards 3,050 CY CUT AND FILL

16. Will the project require placement of structures, roads, grading cuts or fills on slopes of 30% or greater: Yes ☐ No ■

17. Will any trees be removed: Yes ■ No ☐ If yes, indicate the number, specie[s] and diameter:
SIX BAY LAURELS 12"-25" DBH AND ONE 6" REDWOOD; RELOCATE ONE 16" BIG LEAF MAPLE

Other vegetation to be removed: SEE SUPPLEMENTAL BIOLOGICAL ASSESSMENT REPORT LIB160407

18. How will water be supplied: Individual Wells _____ Mutual System X

Name of Public or Private Water System: POST RANCH INN

19. How will sewage or other waste be disposed: ONSITE WASTEWATER DISPOSAL SYSTEMS

Name of Public or Private Sewer System: _____

20. Is this land currently in row crop production: Yes ☐ No ■

21. Is this land used for grazing: Yes ☐ No ■

22. Is this land under an Agricultural Preservation Contract: Yes ☐ No ■ If yes, indicate the Contract No. _____

23. Is this proposed project located on a hazardous waste facility: Yes ☐ No ■ [Government Code 65962.5]. [A list of hazardous waste sites is maintained by the Environmental Health Dept., Phone 831-755-4500.]

I/We state that as the owner[s] or agent for owner[s] for the development permit application. I/We have read the complete application and know the contents herein. I/We declare under penalty of perjury that the information contained in this application including the plans and documents submitted herewith are true and correct to the best of my/our knowledge. If the project is approved, I/We understand that we may be charged an additional fee for staff time required to satisfy conditions of approval.

Dated: 3/13/2025 ***at*** MONTEREY COUNTY ***, California***

I declare under penalty that I am authorized by the owner[s] of the described property to make this application.

Mike Freed

POST RANCH INN LLC / ONESIMO PARCEL C LLC
Owner's Name [Please Print or Type]

DocuSigned by:
Mike Freed
9870A9616997426...
Owner's Signature

AENGUS L. JEFFERS
Agent's Name [Please Print or Type]

DocuSigned by:
Aengus Jeffers
1295F20A46C4480...
Agent's Signature

Some application fees are charged on a deposit basis. Processing hours in excess of the deposit will be billed to the applicant at an hourly rate, prior to issuance of entitlements or permits. Processing hours less than the original fee will be refunded at the same rate after issuance of the entitlements or permits.

For Department Use Only

Plan Designation: _____ Area Plan: _____
Legal Lot: _____ Zoning Violation Case No.: _____
Property Owner Verified: Yes ☐ No ☐ Height: _____ Lot Coverage _____
Setbacks: F_____ R _____ S _____ Special _____ OPL _____
FAR _____ Fire Haz. _____ SRA _____ Flood _____
Advisory Committee: _____
Geo. Hazard Zones: _____ Arch. Sensitivity Zone: _____ ESH: _____
Misc.: _____
Application Given Out By: _____ Date: _____
Application Received By: _____ Date: _____

Exhibit C

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Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
POST RANCH INN LLC & ONESIMO PARCEL C LLC (PLN160047-AMD1) RESOLUTION NO. 22-025
Resolution by the Monterey County HCD Chief of Planning:

1) Considering a previously adopted Mitigated Negative Declaration, and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines; and
2) Approving a Minor & Trivial Amendment to Combined Development Permit (PLN160047) consisting of:
   a. revising the narrative component of General Development Plan to include a Public Access Plan (Figure 8.8);
   b. revising the illustrative component of the General Development with a Public Access Plan sheet (Sheet C0.0); and
   c. after-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of archaeological resources.

[PLN160047-AMD1 POST RANCH INN LLC & ONESIMO PARCEL C LLC, 47900 and 47998 Highway 1, Big Sur (Assessor's Parcel Numbers 419-311-042-000 & 419-311-038-000), Big Sur Coast Land Use Plan]

Corrected May 24, 2022 (Added missing attachments listed on page 9. This resolutions corrects the previous resolution mailed on May 11, 2022).

The POST RANCH INN LLC & ONESIMO PARCEL C LLC application (PLN160047-AMD1) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on the May 4, 2022 Administrative Hearing date. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the Planning Commission Resolution No. 21-029 (Attachment 1), Conditions of Approval (Attachment 2), General Development Plan (Attachment 3), Project Plans (Attachment 4), and Countertop & Canopy Plans (Attachment 5) the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **PROCESS** – The County has processed the subject Minor & Trivial Amendment application in compliance with applicable procedural requirements.

EVIDENCE:

a) PC-6336. May 31, 1989, the County Planning Commission certified the Post Ranch Inn Final EIR and approved a Combined Development to allow development of the Post Ranch. Consistent with the Public Resources Code Section 30213, Condition No. 39 of the permit required a plan for the provision of lower cost visitor and recreational facilities, including opportunities oriented to providing public access.

b) PLN970492. July 25, 2002, the County Board of Supervisors approved a Combined Development Permit including a General Development Plan establishing the buildout of the Post Ranch Inn (Resolution No. 02-269). The project plans for this permit included a Public Access Plan (Sheet 0.6, "Circulation, Parking, Trails & Public Access Plan"). This Public Access Plan detailed an existing trail network including "offered" public trails, proposed "offered" public access trails, and other access and other recreational opportunities such as volleyball, picnic areas, and trail signage.

c) PLN160047. August 25, 2021, the County Planning Commission adopted a Mitigated Negative Declaration and approved a Combined Development Permit (Resolution No. 21-029) which included an update to the previously approved General Development Plan. While Finding No. 10 Evidence "d" of Resolution No 21-029 references back to this previous Public Access Plan, and indicates that the project does not propose any modifications to access provisions or configuration (apart from accessibility improvements to an existing approximately 800 lineal foot section of trail), an updated illustrative Public Access Plan and detailed narrative description of public access operations were not included in the application.

d) Local Appeal Period. August 27, 2021, Resolution No. 21-029 was mailed to the applicant and no requests for an appeal were filed in accordance with Title 20 Section 20.86.030. As such, the local appeal period for PLN160047 has been exhausted and the Planning Commission's decision stands.

e) Initial Coastal Commission Appeal Period. Per Title 20 Section 20.86.080, PLN160047 is appealable to the California Coastal Commission, as it involves development permitted within the base zoning as a conditionally permitted use. In accordance California Code of Regulations section 13331, on September 23, 2021 the County mailed a Final Local Action Notice (FLAN) to the California Coastal Commission, informing them of the local decision on PLN160047. California Code of Regulations section 13111 allows an appeal to be filed to the California Coastal Commission within 10 working days of their receipt of the FLAN. Coastal Commission staff expressed concern regarding the adequacy of public access & recreation in the General Development Plan, and it's consistency with the previously approved public access & recreation required for the property (see preceding Evidence "a" and "b"). Upon the request of the applicant's agent, on October 11, 2022 the County rescinded the FLAN in order allow the applicant to revise the public access & recreation components of the General Development Plan and address Coastal Commission staff's concerns. Withdrawing the FLAN stopped the 10-working day appeal clock. PLN160047 is approved by the County but has not gone through

its Coastal Commission appeal period.

f) Minor & Trivial Amendment. After coordination with Coastal Commission staff and County staff regarding appropriate modifications to the General Development Plan to address public access & recreation, on March 10, 2022 the applicant submitted a request for a Minor & Trivial Amendment to incorporate these modifications into PLN160047. See Finding 3.

g) Counter Approval. On April 4, 2022 the applicants agent requested that after-the-fact approval for the construction of a shade structure, which includes a foundation, countertop, and 358 square foot roof overhang be included in this Minor & Trivial Amendment. See Finding No. 1 & 3.

2. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- The Big Sur Coast Land Use Plan;
- Monterey County Coastal Implementation Plan, Part 3, Regulations for Development in the Big Sur Coast Land Use Plan (CIP); and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) PLN160047 Approval. Refer to the Findings and Decision in Monterey County Planning Commission Resolution No. 21-029 **(Attachment 1)** which are incorporated by referenced herein.

c) Project Scope. The proposed project is an amendment to a previously approved Combined Development Permit. The amendment, PLN160047-AMD1, consists of an after the fact approval to allow construction of a new 358 square foot covered counter structure in the Garden and Gallery area of the resort, and an updated Public Access Plan, including:

- An illustrative component on sheet C0.0 of the projects plans and Figure 8.7 of the General Development Plan; and
- A narrative component and diagram, Figure 8.8 of the General Development Plan.

No new construction would be approved with the Public Access Plan, apart for the placement of low-profile directional signs and placement of picnic benches.

d) Allowed Use. The subject properties contain multiple zoning. Assessor's Parcel Number 419-311-042-000 is split zoned with a portion of the property being Watershed Scenic Conservation, 40 acres per unit, with Design Control and Historic Resources overlay districts, coastal zone, or "WSC/40-D-HR(CZ)" and another portion being Visitor Serving Commercial, with Design Control and Historic Resources overlay districts, coastal zone or "VSC-D-HR(CZ)". Assessor's Parcel Numbers 419-311-039-000 and 419-311-038-000 is

zoned Watershed Scenic Conservation, 40 acres per unit, with a Design Control overlay district, coastal zone, or "WSC/40-D(CZ). Inn's are conditionally allowable, subject to the buildout limitations discussed in the Planning Commission Resolution No. 21-029. Therefore, the use of the property, as amended, is allowable.

e) Design & Scenic Resources. The property is subject to the Big Sur Coast Land Use Plan (BSC LUP), which has policies to protect the scenic resources of Big Sur, and the Design Control "D" overlay district, which establishes design review requirements to assure the protection of the public viewshed and neighborhood character. The proposed amendment is consistent with both the BSC LUP policies and the regulatory requirements of the "D" district (Title 20 Chapter 20.44). Consistent with BSC LUP Policy 5.4.3.E.1, the covered countertop has a tasteful rustic design using natural materials. The structural elements are redwood beams, and the finishes incorporate redwood siding and rustic corten metal siding. The structure is approximately 10 feet, low in profile and subordinate to the natural landscape. The public access scope of the amendment includes low profile public access signage directing visitors to trails, and picnic tables, similarly consistent with the rural theme.

f) Public Access & Recreation. As demonstrated in Finding No. 5 and supporting evidence, the amendment meets the public access and recreation requirements of the BSC LUP.

g) Resource Protection. As demonstrated in Finding No. 3 Evidence "e", the amendment is consistent with the resource protection policies of the BSC LUP and applicable regulations in the CIP.

h) The project planner conducted a site inspection on November 30, 2021 to verify that the project on the subject parcel conforms to the plans listed above.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN160047-AMD1.

3. FINDING: **AMENDMENT (Minor & Trivial)** – The amendment is of a minor or trivial nature, with no impacts not already assessed in the original permit action, and generally in keeping with the action of the appropriate authority.

EVIDENCE: a) Planning Commission Resolution No. 21-029 approved PLN160047, which included:

- a General Development Plan amendment for the Post Ranch Inn. The amendment effectively replaced the previously approved General Development Plan (PLN970492). It contemplated "current phase" and "future phase" development of the resort. It included a written "narrative" component, and an illustrative component, the project plans. The current phase improvements included
- a Combined Development permit consisting of multiple Coastal Development Permit and Design Approvals to allow construction of the "current phase" of development. The "future phase" would require separate Coastal Development Permit approvals.

The respective scope of the current and future phases is detailed in

subsequent Evidence “b” and “c”.

b) Current Phase – The Current Phase development consists of the relocation 4 guest units (construction 2 previously approved units in a different location, conversion of the Post House into 1 guest unit, and conversion of the Post Caretaker Unit into 1 guest unit); relocation 9 employee housing units (3 two-bedroom housing units, 3 studio housing units, and 3 management housing units); relocation spa facilities (convert units within the Butterfly building to a spa treatment rooms); repurpose the Maintenance Building into an Employee Commons Hall; consolidation of Central Service Facilities (construct a workshop, 2 staff restrooms, and a 3 unit staff bunkhouse,); improvement to an existing public trail; construction of 2 American Disability Act (ADA) accessible restrooms (approximately 95 square feet), an addition of 138 square feet to the Reception building; and improvement to water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities.

c) Future Phase – The Future Phase development, which has not received coastal development permit approval, consists of: a new detached spa room (approximately 108 square feet); a detached ADA compliant restroom (approximately 95 square feet) 150-feet southeast of the Sierra Mar restaurant; an addition to the Sierra Mar restaurant (approximately 1,502 square feet); and construction of the 3 remaining employee housing units. As specified in the General Development Plan, these improvements would be constructed at a later date and would require separate entitlements.

d) Amendment Scope – The amendment consists of an updated Public Access Plan (both an illustrative component on sheet C0.0 of the project plans and Figure 8.7 of the General Development Plan, and narrative description of public access operations in Figure 8.8 of the General Development Plan), and after-the-fact approval to allow construction of a new 358 square foot covered counter structure. No new construction would be approved with the Public Access Plan, apart for the placement of low-profile directional signs and placement of picnic benches.

e) There are no new impacts not assessed in the original application. The new shade structure is small in scale, 358 square feet, and located in the garden/gallery area, an area of the resort which has already been developed. No vegetation or tree removal was required for construction, and earth work was limited to the three feet of excavation required to install the structural footings, which occurred on a pad which had already been graded. Physical site improvements associated with the Public Access Plan change are extremely minor. The accessibility improvement of an approximately 800 lineal foot section of publicly accessible trail between the Garden and Gallery Area and the east of the pond was contemplated in the approval of PLN160047, and the only other physical changes are the placement of site furnishings: low profile directional and biological interpretive signs, and picnic benches available to the public.

f) The amendment is generally keeping with the action of the approval authority. The addition of a countertop / shade structure in the Garden and Gallery area is a minor accessory structure. The requirement for the

provision of lower cost visitor and recreational facilities, including opportunities oriented to providing public access, was established by Condition No. 39 of PC-6336, and a Public Access Plan showing trails and facilities was shown in the Public Access Plan included in PLN970492. The Public Access Plan included in this amendment proposes modifications to the previously approved access; including removal of a never constructed "offered" trail which would have run along the cliff side, and replacing volleyball and horseshoe areas with picnic benches located throughout the trail network. However, the modifications are consistent with the general vision of providing lower cost visitor and recreational facilities, including opportunities oriented to providing public access, as required by PC-6336.

g) Three conditions of approval have been added to this amendment:
- Condition No. 1 – Specific Uses;
- Condition No. 2 – Permit Approval Notice; and
- Condition No. 3 – Indemnification Agreement.

Specific Uses is a standard condition applied to all land use entitlements indicating that the entitlement only authorizes the uses and construction specifically authorized by the permit and conditions. Conditions 2 & 3 are re-applied from the original permit PLN160047, and would require a permit approval notice and indemnification agreement for the amendment specifically. All other conditions from the original approval of PLN160047 would remain and be cleared under PLN160047, which would remain the primary operative permit.

h) Refer to the Findings and Decision in Monterey County Planning Commission Resolution No. 21-029 **(Attachment 1)** which are incorporated by referenced herein.

i) The project planner conducted a site inspection on November 30, 2021.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project Files PLN160047 & PLN160047-AMD1.

4. FINDING: **CEQA (Previous Mitigated Negative Declaration) –** A Mitigated Negative Declaration was previously adopted for the project, and in accordance with CEQA Guidelines Section 15162, the resulting changes from the amendment would not require any further environmental documentation.

EVIDENCE: a) The proposed changes to the project do not involve significant or new environmental effects or a substantial increase in the severity of previously identified significant effects. See Finding No. 3 Evidence "e".

b) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which would involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

c) No new information of substantial importance has been identified which was not known at the time the Mitigated Negative Declaration was adopted which would indicate that: the project would have significant effects which have not been evaluated, an increase in severity for any potential environmental effects, or the modification of any of the

adopted mitigation measures.

d) Refer to the Findings and Decision in Monterey County Planning Commission Resolution No. 21-029 **(Attachment 1)** which are incorporated by referenced herein.

e) No adverse environmental effects were identified during staff review of the development application during and during a site visit on November 30, 2021.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project Files PLN160047 & PLN160047-AMD1

5. FINDING: **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) Big Sur Coast Land Use Plan (BSC LUP) Figure 2 – Shoreline Access Plan, North Section, indicates that the subject property is either inappropriate for access or in an area where suitability for access has not yet been determined, and BSC LUP Figure 3 – Trails Plan, North Section, indicates that the subject property is not in an existing or proposed trail or access corridor.

b) While physical access to the shore may not be appropriate, as evidenced above, documentation has been submitted that demonstrates historic public access use of the property. Approved in 1989, Condition No. 39 of the permit PC-6336 required a plan for the provision of lower cost visitor and recreational facilities, including opportunities oriented to providing public access. This requirement is in alignment with the California Coastal Act of 1976 Section 30213 which indicates that lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided, with developments providing public recreational opportunities being preferred. The Public Access Plan in PLN970492 was approved in 2002 and included an offered trail network that has been available for public use for the past 20 years.

c) The existing Public Access Plan, "Access Management Plan", included in PLN970492 is on Sheet 0.6 of the sketch attached to Board of Supervisors Resolution No. 02-269. It depicted a network of existing and proposed offered trails which were available for public use for hiking, a recreation area with volleyball and horseshoes, a proposed picnic area, trail signs, and biological interpretive displays.

d) The Big Sur Coast Land Use Plan (BSC LUP) and accompanying Coastal Implementation Plan Regulations (CIP) details policies and regulations relative to public access in the land use plan area. According to CIP Section 20.145.150.A.2, an amended access management plan is required for changes of accessway siting or facilities. A revised Public Access Plan "Amended Access Management Plan" has been submitted, in accordance with this CIP Section. The revised Public Access Plan has a narrative component, which describes public access operations and requirements (Figure 8.8 of the General Development Plan) and an illustrative component (Sheet C0.0 of the project plans, which are also

Figure 8.7 of the General Development Plan.)

e) The new narrative Public Access Plan (Figure 8.8 of the General Development Plan) expanded on the general narrative content which was depicted on the Public Access Plan shown on Sheet 0.6 of PLN970492. This new narrative component includes a detailed description of public access operations and procedures. This includes detailing that parking is available for free in the public parking areas, that restrooms are publicly available, that users of the public access provisions shall check in at the entrance gatehouse, and that public access may be closed during periods of extreme danger (such as wildfires) as determined by federal, state, or local governmental entities.

f) The revised illustrative access plan (Sheet C0.0) changes certain portions of the public trail layout to bring the plans into alignment with development which has occurred within the resort in the last twenty years since the adoption of the original Public Access Plan:
   - An proposed trail from the original plan which ran along the cliff west of the restaurant and was never constructed has been removed. This is consistent BSC LUP Policy 6.1.5.D.1., which indicates that the presence of unavoidable hazards may preclude some areas from access.
   - The recreation and volleyball area and horseshoes have been removed, being replaced with picnic benches located throughout the publicly available trails. These are more consistent with the scenic character of the Big Sur area.
   - Public parking areas have been added at the entrance of the resort to facilitate public availability of the recreational and access amenities.
   - The accessibility improvements analyzed in PLN160047 for the 800 linear foot "pond trail" are depicted in the Public Access Plan.

   The "lower boundary trail" has been re-aligned, bringing it out of an existing constructed solar panel area and a recorded archaeological easement area.

g) The aforementioned changes are all consistent with the Coastal Act of 1976 Section 30213 policy that lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided, with developments providing public recreational opportunities being preferred, as well as previous project approvals and environmental analysis. See Supporting Finding Nos 3 & 4.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN160047-AMD1.

6. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

a) Monterey County Zoning Ordinance Section 20.86.010 identifies the Board of Supervisors as the appropriate appeal authority in this case.

b) In accordance with Monterey County Zoning Ordinance Section 20.86.080, the proposed project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the Visitor Serving Commercial zoning district as a conditional use.

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DECISION

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

1. Consider a previously adopted Mitigated Negative Declaration, and find that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines;
2. Approve Minor & Trivial Amendment to Combined Development Permit (PLN160047) consisting of:
   a. revising the narrative component of General Development Plan to include a Public Access Plan (Figure 8.8);
   b. revising the illustrative component of the General Development with a Public Access Plan sheet (Sheet C0.0); and
   c. after-the-fact approval of a 358 square feet covered countertop structure at the Garden and Gallery area within 750 feet of archaeological resources.

All of which are in general conformance with the Planning Commission Resolution No. 21-029 (Attachment 1), Conditions of Approval (Attachment 2), General Development Plan (Attachment 3), Project Plans (Attachment 4), and Countertop & Canopy Plans (Attachment 5)**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 4th day of May, 2022.

DocuSigned by:
Craig Spencer
188DB67A496B450...

Craig Spencer
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON May 11, 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 May 23, 2022.

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, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 1-27-2021

Monterey County HCD Planning

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

PLN160047-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Minor & Trivial Amendment permit (PLN160047-AMD1) allows Minor & Trivial Amendment to Combined Development Permit (PLN160047) consisting of: a) revising the narrative component of General Development Plan to include a Public Access Plan (Figure 8.8); b) revising the illustrative component of the General Development with a Public Access Plan sheet (Sheet C0.0); and c) after-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of archaeological resources. The property is located at 47900 and 47998 Highway 1, Big Sur (Assessor's Parcel Numbers 419-311-042-000 & 419-311-038-000), Big Sur Coast Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing 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:
"A Minor & Trivial Amendment (Resolution Number 22-025) was approved by the Monterey County Chief of Planning for Assessor's Parcel Number's 419-311-042-000 & 419-311-038-000 on May 4, 2022. The permit was granted subject to three (3) 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. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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. (County Counsel-Risk Management)

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 Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

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

In the matter of the application of:
POST RANCH INN (PLN160047)
RESOLUTION NO. 21-029
Resolution by the Monterey County Planning Commission:

1. Adopting a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
2. Amending an approved General Development Plan (PLN970492) for "current phase" and "future phase" development of the Post Ranch Inn Resort reconfiguring the resort facilities while maintaining the approved buildout of 40 visitor serving units and 44 employee housing units;
3. Approving a Combined Development Permit for the current phase of development consisting of:
    a. Coastal Development Permit and Design Approval to allow relocation 4 guest units (construct 2 previously approved units in a different location, convert the Post House into 1 guest unit, and convert the Post Caretaker Unit into 1 guest unit); relocation of 9 employee housing units (3 two-bedroom housing units, 3 studio housing units, and 3 management housing units); relocation spa facilities (convert 4 guest units contained in the Butterfly building to a spa treatment rooms); repurpose the Maintenance Building into an Employee Commons Hall; and consolidation of Central Service Facilities (construct a workshop, 2 staff restrooms, and a 3 unit staff bunkhouse);
    b. Coastal Development Permit for improvements to a portion of an existing public trail;
    c. Coastal Development Permit and Design Approval for the construction of 2 ADA accessible restrooms (approximately 95 square feet each) and add 138 square feet to the Reception building;

Corrected on 8/31/21 to include complete Attachment 2 and to add Attachment 3. (This resolution supersedes the previous resolution mailed on 8/27/21)

d. Coastal Development Permit to improve water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities;
e. Coastal Development Permit to allow the removal of 7 protected trees;
f. Coastal Development Permit to allow development within 100 feet of ESHA; and
g. Coastal Development Permit to allow development within 750 feet of a positive archaeological site; and

4. Adopting a Condition Compliance and Mitigation Monitoring and Reporting Plan.

[PLN160047, Post Ranch Inn & Onesimo Parcel C, LLC, 47900 & 47998 Highway 1, Big Sur, Big Sur Coast Land Use Plan (APN: 419-311-038-000 & 419-311-042-000)]

The Post Ranch Inn & Onesimo Parcel C, LLC application (PLN160047) came on for public hearing before the Monterey County Planning Commission on July 28, 2021 and August 25, 2021. 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

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- 1982 Monterey County General Plan;
- Big Sur Coat Land Use Plan (BSC LUP);
- Monterey County Coastal Implementation Plan Part 3 (CIP); and
- Monterey County Coastal Implementation Plan Part 1, Monterey County Coastal Zoning Ordinance (Title 20).

Communications were received during the course of review of the project pertaining to environmental review (see Finding 9). However, none were received indicating inconsistencies with the text, policies, and regulations in these documents. Comments were fully analyzed to ensure no issues remain and addressed where appropriate. The subject property is located within the coastal zone; therefore, the 2010 Monterey County General Plan does not apply.

b) Zoning Designation – The subject properties contain multiple zoning. Assessor's Parcel Number 419-311-042-000 is split zoned with a portion of the property being Watershed Scenic Conservation, 40 acres per unit, with Design Control and Historic Resources overlay districts, coastal zone, or "WSC/40-D-HR(CZ)" and another portion being

Visitor Serving Commercial, with Design Control and Historic Resources overlay districts, coastal zone or "VSC-D-HR(CZ)". Assessor's Parcel Numbers 419-311-039-000 and 419-311-038-000 is zoned Watershed Scenic Conservation, 40 acres per unit, with a Design Control overlay district, coastal zone, or "WSC/40-D(CZ).

c) Land Use Designation – BSC LUP North Section Map and Detail A, shows portions of the Post Ranch Inn (PRI) within areas with land use designations of "Watershed and Scenic Conservation" or "WSC" and "Rural Community Center" or "RCC". The purpose/objective of the WSC classification is to protect watersheds, streams, plant communities, and scenic values and major categories of land use activities appropriate in RCC are those found in the Outdoor Recreation, Recreational, Visitor-Serving Commercial, Public and Quasi-Public classifications. BSC LUP Table 1- Land Use and Development Intensity and Buildout, identifies a maximum of 300 visitor accommodation units allowed in the plan area. Inns are allowed in the WSC and RCC designations with a 10-acre minimum parcel size and a maximum cluster of 30-units. Buildout of PRI was approved at 40 visitor serving units and the proposed project consists of conversion of uses in existing structures and relocation of approved, but not yet constructed, visitor serving units. Therefore, the number of visitor serving uses established was already accounted for in the previous entitlement. This is also the case with employee housing units. Table 1 does not specify the overall density standard; instead, density shall be specified in a housing plan required for each project. The previous entitlement approved the buildout of 44 employee housing units and the proposed project includes their relocation but maintains the maximum amount approved. See subsequent Evidence "h".

d) Visual Sensitivity and Design Control – The project has been found to be consistent with the applicable policies and regulations for visual sensitivity and design control. See Finding No. 6.

e) Tree Removal – The project has been found to be consistent with the applicable policies and regulations for the removal of projected in trees. See Finding No. 8.

f) Environmentally Sensitive Habitat Areas (ESHA) – The project has been found consistent with the applicable ESHA policies contained in the BSC LUP and regulations set forth in the CIP Parts 1 (Title 20) and Part 3. See Finding No. 7.

g) Public Access – As demonstrated in Finding No. 10, the development is consistent with public access policies of the BSC LUP. No issues remain.

h) Resort Facility Buildout – On June 25, 2002, the Board of Supervisors adopted a Mitigated Negative Declaration and approved a Combined Development Permit and General Development Plan (File No. PLN970492, Resolution No. 02-269) allowing a minor subdivision and lot line adjustment; 10 new inn units; 24 new employee housing units; a yoga, exercise, and spa building; a mercantile and gallery; service building; maintenance shop; wastewater system improvements; grading; landscaping; habitat restoration and protection; relocation of parking areas; increase and improvement of public access trails and recreation

areas; demolition of a pool, adjacent structures, and Quonset buildings; relocation of a firewood shed, and a 150,000 gallon water tank. This permit allowed a visitor serving unit buildout of 40 units and employee housing of 44 units. Approval of the General Development Plan amendment (see Finding No. 2) would allow the reconfiguration of the resort facility while staying within the approved unit buildout.

i) Visitor Serving Units – As demonstrated in preceding Evidence "h", a total of 40 visitor serving units have been approved on the site. The project includes relocation 4 guest units consisting of construction of 2 previously approved units, yet un-built, in a different location; conversion the Post House (previously used as employee housing) into 1 guest unit; and the conversion the Post Caretaker Unit into 1 guest unit (previously used as employee housing). As such, the visitor serving units associated with this permit does not exceed the approved buildout.

j) Employee Housing Plan – BSC LUP Policy 5.4.3.C.9 requires submittal an Employee Housing Plan with a profile of the number of expected employees and indicates, in general ranges, the income of the prospective employees, as well as other information, that would allow for an assessment of the employee housing needs. Although the previous entitlement (File No. PLN970492, Resolution No. 02-269) included an Employee Housing Plan, a revised plan was submitted updating the range of units, income and respective rental rates. The Employee Housing Plan is included within the General Development Plan (Attachment 2 of this resolution) for the resort. The project includes construction of 6 of the 12 approved, yet un-built, units into 3 buildings adjacent to the Phase I employee housing units on Parcel A. The 3 Management Housing units will be constructed as on Parcel C and are all identified as employee housing units in the amended General Development Plan and Employee Housing Plan. However, to achieve consistency with zoning and square foot limitations, they are allocated as the following; the 1,104 square foot Management Housing unit is allocated as the first single family dwelling on Parcel C in accordance with the WSC zoning, the 2nd 1,104 square foot Management Housing unit is allocated as an accessory dwelling unit in accordance with Title 21 Sections 20.17.040 and 20.64.030, and the 770 square foot Management Housing unit is allocated as an employee housing in accordance with BSC LUP Policy 5.4.3.I.2(b), CIP Section 20.145.140.B.4.a(4), and Title 20 Section 20.64.180. The 3 remaining employee housing units will be built at a later date and are identified in the General Development Plan as part of future phase development. A non-standard condition of approval has been incorporated requiring the owner/applicant to apply for the required entitlements for these units prior to, or concurrent with, applications filed for entitlements required for the Sierra Mar restaurant addition, the detached spa room and detached ADA restroom, as identified in Finding 2, Evidence "d" below. At single occupancy, the Studio Unit rents for $800 per month and $1,160 per month for double occupancy. The Two Bedroom Units rent for $1,200 per month. Rent for the Management Housing ranges from $1,500 to $2,000 per month. Because employees in the hospitality industry often work for more than one employer, it is anticipated that

the PRI employee housing would continue to contribute to affordable housing for Big Sur workers beyond Post Ranch Inn and Sierra Mar and reduce commuting traffic on Highway 1. The project includes a Bunkhouse with 3 single occupancy rooms which will be constructed on Parcel A, adjacent to the existing Reservations Office. These units are not considered permanent employee housing but are intended for drop in use by employees that commute to PRI and are scheduled to work a double shift or who are "stranded" at the property due to road closures or other conditions.

k) Inclusionary Housing Requirements – The June 25, 2002 entitlement for expansion of the resort approved an additional 24 employee housing units (Board of Supervisors Resolution No. 02-269). Condition 5 of the resolution required compliance with the County's Inclusionary Housing Ordinance by executing an Inclusionary Housing Agreement that restricts 4 of the 24 employee housing units to be rented to low income households.
An *Inclusionary Housing Regulatory Agreement and Declaration of Restrictive Covenants for the Post Ranch Inn Employee Housing Units* and an *Inclusionary Housing Agreement Master Developer – Inclusionary Rental Units* was recorded in 2005. These agreements are still in place and require the 4 rental units to remain as inclusionary units in perpetuity. Housing Development staff confirmed that only 2 of the 4 required inclusionary units have been certified and being monitored. Therefore, 2 of remaining units will require certification as part of this project and as specified in the agreement. Housing staff determined that since the project does not change the total employee housing units and the applicant is still subject to the signed agreements, the project is not subject to re-review under the current Inclusionary Housing Ordinance. Housing staff also confirmed that based on the 2021 monitoring of the 2 inclusionary units, rent for these units are approximately half of the maximum allowed under the Inclusionary housing rental limits. In conclusion, the project will comply with the affordable housing agreement in place for the property.

l) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review at a duly noticed public meeting on June 26, 2018, and voted 4 to 0 to approve the project with consideration of keeping lighting low and down facing, not utilizing black asphalt for new roads and for staff to clarify the zoning of parcels "C" and "D". The project has been conditioned requiring approval of a final exterior lighting plan concurrent with construction permit applications. Non-asphalt roadway materials will be used unless required by fire regulations. The Initial Study prepared for the project clarified and discussed zoning of PRI Parcels C and D as does the preceding Evidence "b" and "c". No issues brought up by the LUAC remain.

m) Staff conducted site inspections on February 8, 2018 to verify that the project on the subject property conforms to the plans listed above.

n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN160047.

2. **FINDING:** **GENERAL DEVELOPMENT PLAN -** In accordance with Monterey County Coastal Zoning Ordinance, Title 20, the General Development Plan (GDP) addresses the long range development and operation of the facilities – including physical expansion and new development, operational changes, circulation or transportation improvements, alternative development opportunities, environmental considerations, potential mitigation of adverse environmental impacts and conformance to the policies of the local area plan.

EVIDENCE:

a) On June 25, 2002, the Board of Supervisors adopted a Mitigated Negative Declaration and approved a Combined Development Permit and General Development Plan (see Finding 1, Evidence "h"). This project includes an amendment to the approved GDP to allow current and future development of the Post Ranch Inn Resort consisting of the reconfiguration of the resort facility while maintaining the approved buildout of 40 visitor serving units and 44 employee housing units.

b) The proposed GDP amendment includes "Current Phase" and "Future Phase" facility improvements. Once approved, all current and future development shall be consistent with the GDP.

c) Current Phase – The Current Phase development consists of the relocation 4 guest units (construction 2 previously approved units in a different location, conversion of the Post House into 1 guest unit, and conversion of the Post Caretaker Unit into 1 guest unit); relocation 9 employee housing units (3 two-bedroom housing units, 3 studio housing units, and 3 management housing units); relocation spa facilities (convert units within the Butterfly building to a spa treatment rooms); repurpose the Maintenance Building into an Employee Commons Hall; consolidation of Central Service Facilities (construct a workshop, 2 staff restrooms, and a 3 unit staff bunkhouse,); improvement to an existing public trail; construction of 2 American Disability Act (ADA) accessible restrooms (approximately 95 square feet), an addition of 138 square feet to the Reception building; and improvement to water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities.

d) Future Phase – The Future Phase development consists of a new detached spa room (approximately 108 square feet), a detached ADA compliant restroom (approximately 95 square feet) 150-feet southeast of the Sierra Mar restaurant, an addition to the Sierra Mar restaurant (approximately 1,502 square feet), and construction of the 3 remaining employee housing units. As specified in the GDP, these improvements would be constructed at a later date and would require separate entitlements.

e) The GDP is attached hereto, as Attachment 2, and incorporated herein by reference as Condition of Approval No. 1 – Specific Uses.

f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN160047.

3. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Cal Fire – Coastal on behalf of the Big Sur Volunteer Fire Brigade, HCD-Public Works and Facilities, HCD-Environmental Services, the Environmental Health Bureau and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Potential impacts to Archaeological Resources, Biological Resources, Geology and Soils, Traffic, and Water and Wastewater were identified. The following reports have been prepared and submitted with the application:

- "Cultural Resources Report – Post Ranch Inn Development Plan", dated November 2016 and "Supplement to Cultural Resources Report", dated March 2, 2018 (Monterey County Document No. LIB160406), prepared by John Schlagheck, M.A. PRA, Holman & Associates Archaeological Consultants, San Francisco, CA.
- "Engineering Geologic Investigation of Post Ranch Inn", prepared by Steven Bond and Associates Inc., September 4, 2001, for Combined Development Permit PLN970492.
- "Preliminary Screening Investigation", dated April 14, 2017 (Monterey LIB180430) prepared by Yvette M. Wilson, P.E., Rock Solid Engineering, Inc., Watsonville, CA.
- "Supplemental Biological Assessment of Post Ranch Property", dated November 10, 2016 and "Post Ranch: Biological Monitoring Clarifications for Incomplete Letter", dated May 9, 2018 (Monterey County Document No. LIB160407), prepared by Fred Ballerini Biological and Horticultural Services, Pacific Grove, CA.
- "Traffic Analysis for Post Ranch Inn Upgrades", dated November 16, 2016 (Monterey County Document No. LIB160409), prepared by Keith Higgins, P.E., T.E., Mott Macdonald, Gilroy, CA.
- "Capacity Analysis for the Water and Wastewater Systems for General Development Permit", dated November 17, 2016 (Monterey County Document No. LIB180268), prepared by Adrienne Carter, P.E., Fall Creek Engineering, Inc., Santa Cruz, CA.

The above-mentioned technical reports prepared by outside consultants demonstrate that there are no physical or environmental constraints indicating the site is not suitable for the proposed use. County staff has independently reviewed these reports and concurs with their conclusions. See Finding No. 9 for further discussion of environmental impacts.

c) The use is appropriately located given the surrounding land-use context. Surrounding lands uses consist of open space and visitor serving commercial uses. North along Highway 1 are the Loma Vista Gardens, Big Sur Bakery, and Big Sur Taphouse, east across Highway 1 lies Post Creek and the Ventana Campground, and south along Highway 1 lies the Ventana Big Sur resort. West of the project site are coastal bluffs and the Pacific Ocean.

d) The presently established land-use on the property is a resort facility, and the proposed modifications will not change the established land-use onsite. Additionally, the construction of the additional employee and visitor serving units is within the previously permitted and assessed buildout limitation.

e) Staff conducted site inspections on February 8, 2018 to verify that the site is suitable for this use.

f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN160047.

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

EVIDENCE: a) The project was reviewed by HCD-Planning, Cal Fire – Coastal on behalf of the Big Sur Volunteer Fire Brigade, HCD-Public Works and Facilities, HCD-Environmental Services, the Environmental Health Bureau, and the Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary water and wastewater facilities will be provided. The site will have appropriate water and wastewater facilities to serve the use. Adrienne Carter, P.E., Fall Creek Engineering, Inc. prepared a water and wastewater analysis to assess the water and wastewater demand generated for the proposed project, and whether that demand could be met by the existing facilities. (LIB180268). The existing domestic water system is composed of 5 active domestic wells, 2 storage tanks, and a branched distribution system. The irrigation system is supplied by separate smaller wells and small decentralized storage tanks. According to the findings of the report (LIB180268), the additional water demand generated by the project can be served by the existing domestic water system.

The existing wastewater system is composed of 5 decentralized onsite wastewater treatment systems. Three additions to the wastewater system will be required to service the additional wastewater demand generated by the project.

- The existing "Boneyard" system services the employee housing units east of the Fire House, and will also service the 3 new bunkhouse units in the Central Services Area. An additional leach field will be installed to accommodate the additional wastewater flows.
- A new septic system with a 1,500 gallon septic tank and 1,000 gallon pump tank will be installed to service the 3 management housing units.

- A new septic system with a 1,500 gallon septic tank will be installed to service the 2 additional guest units.

The report provided recommendations for these systems as well as new leachfields for the existing systems that would need installation. These recommendations will be incorporated into the respective construction permits and will be reviewed and approved by the Environmental Health Bureau in accordance with Monterey County Code Chapter 15.20 – Sewage Disposal. Between the existing system, and the proposed additions, there will be adequate wastewater capacity to service the project.

c) Necessary public facilities will be provided. The implementation of the project is not anticipated to require new or physically altered government facilities, or interfere with acceptable service ratios, response times, or other performance objectives for any of the public services.

d) A stormwater Management Plan shall be submitted as a condition of approval for the subject project, to ensure runoff is minimized and allow for stormwater infiltration.

e) The site is found appropriate for the development relative to geological hazards as discussed in detail in Finding No. 9 evidence "j" for discussion of geological hazards.

f) According to CAL FIRE fire hazard severity maps, the property is within the State Responsibility Area and within a High Fire Severity Zone. To address fire risk, as a part of a previous planning permit (Planning File No. PC-6336, Resolution No. 89-176), additional fire hydrants and the Big Sur Volunteer Fire Brigade were established onsite. Additionally, the project application includes a preliminary fuel management plan, which establishes buffer zones and vegetation management practices to reduce fire hazard risk to structures onsite.

g) Staff conducted site inspections on February 8, 2018 to verify that the subject project would not 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.

h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN160047.

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

EVIDENCE:

a) Staff reviewed Monterey County HCD - Planning and Building Services Department records and violations existing on subject property have been abated and Code Enforcement cases have been closed.

b) Staff conducted site inspections on February 8, 2018. County records were researched to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN160047.

6. **FINDING:** **VISUAL SENSITIVITY** – The project, as proposed and conditioned, is compatible with the existing scenic and visual resources of Big Sur and is consistent with the applicable scenic and visual resource protection policies set forth in the Big Sur Coast Land Use Plan (BSC LUP), the Monterey County Coastal Implementation Plan, Part 3 (CIP), and the Monterey County Zoning Ordinance (Title 20).

EVIDENCE: a) Visual Sensitivity Determination – Key Policy 3.2.1 of the BSC LUP prohibits developments visible from the critical viewshed, which is defined in Section 3.2.2.1 as: "*everything within sight of Highway 1 and major public viewing areas including turnouts, beaches and the following specific locations Soberanes Point, Garrapata Beach, Abalone Cove Vista Point, Bixby Creek Turnout, Hurricane Point Overlook, upper Sycamore Canyon Road (Highway 1 to Pais Road), Pfeiffer Beach/Cooper Beach, and specific views from Old Coast Road as defined by policy 3.8.4.4."* Portions of the subject properties have been identified to be within the Critical Viewshed, and are protected by a Viewshed Easement conveyed to the County (Reel 2630, Official Records, Page 1164) in accordance with Mitigation Measure No. 18 identified in the Post Ranch Final EIR (SCH No. 88041216) and adopted as Condition of Approval No. 1 of Planning Commission Resolution No. 89-176 (Monterey County File No. PC6336). The project planner also made an onsite determination that while portions of the property were in the Critical Viewshed, the proposed development would not be within the Critical Viewshed.

b) Design Development Standards – Policy 5.4.3 of the BSC LUP provides specific policies for development standards in the planning area. Policy 5.4.3.E.1 of the BSC LUP requires commercial developments to carry out the rustic character of Big Sur and requires parking areas to be screened from public views from Highway 1. Policy 5.4.3.L.4 of the BSC LUP requires development in the Big Sur Valley to have tasteful, rustic designs using natural materials and careful siting of structures to meet scenic protection objectives, rather than the criteria of non-visibility as existing development is already visible. Pursuant to Title 20 Section 20.44.010, the purpose of the Design Control or "D" district is to provide regulation of the location, size, configuration, materials, and colors of structures where design review is appropriate to assure protection of the public viewshed and/or neighborhood character. The design of new structures is consistent with these specific policy criteria and the purpose of the "D" district. The new structures match the architectural style of the existing development, creating aesthetic cohesion within the Post Ranch Inn complex. Methods have been used to give the appearance that the structures are low-lying structures tucked into the ground, subordinating them to the natural environment. The materials selected, including redwood siding; corten panels, rust toned corrugated metal roof panels; rust toned steel railings; heavy timber decks; and aluminum windows, are consistent with the existing

development, as well as the rustic character specified in the LUP policies.

c) Exterior Lighting – Exterior lighting shall be downlit, unobtrusive, and only illuminate the area intended. As a standard condition of approval, a final exterior lighting plan shall be required which shall demonstrate conformance with this requirement.

d) Staff conducted a site inspection on February 8, 2018 to verify that the site and proposed project was consistent with the applicable scenic and visual resource protection policies. During the field investigation, staff determined that the proposed development would not be seen from State Route 1 or major public viewing areas.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN160047.

7. **FINDING:** **ENVIRONMENTALLY SENSITIVE HABITAT AREAS** – The project minimizes impacts on environmentally sensitive habitat areas (ESHA) in accordance with the applicable goals and policies of the 1982 Monterey County General Plan (1982 GP); Big Sur Coast Land Use Plan (BSC LUP); Monterey County Coastal Implementation Plan, Part 3 (CIP); and the Monterey County Zoning Ordinance (Title 20).

EVIDENCE: a) ESHA Determination – Monterey County Geographic Information System (GIS) and the BSC LCP Environmentally Sensitive Habitat Areas (ESHA) map indicates that the subject property has the potential to contain rare, endangered, or sensitive plant habitats.

b) Report Requirement – Key Policy 3.3.1 of the BSC LUP states that all practical efforts shall be made to that maintain, restore, and if possible, enhance ESHA. In accordance with Section 20.145.040 of the CIP, a biological survey (Finding 3, Evidence "b") was submitted to identify ESHA on the property and determine if the project would have the potential to result in an impact to that ESHA.

c) Habitat – Vegetation found on the PRI site is characterized as Redwood Forest and riparian habitats. Oak woodlands, coast range grassland habitat can be found to the east (inland) and Coastal sage scrub, Northern Coastal scrub and Coastal bluff scrub are found to the west (coastal).

d) Special Status Species Identified – The biological report identifies that proposed development would occur within 100 feet of Coastal Prairie grassland, Redwood forest habitat – including understory species, and Oak woodlands.

e) Incidental Take Permit (ITP) and Habitat Conservation Plan (HCP) – An ITP was issued for the site and an HCP was adopted in 2006 and both are in effect for 20 years. Finding 9, Evidence "m".

f) Siting of Development – The project minimizes disturbance to biological resources to the maximum extent feasible by utilizing existing disturbed areas such as roadways, building pads, and an existing parking area. However, complete avoidance of ESHA is not feasible. BSC LUP Policy 3.3.2.1 states that development, including vegetation removal, shall not be permitted in ESHA if it would result in any potential disruption of habitat value. The project biologist provided

recommended actions and concluded that through implementation of those actions, the project would have a less than significant impact on special natural communities. These actions summarized in Finding 9, Evidence "h". The project, as proposed and mitigated, will not result in the significant disruption of ESHA.

g) Tree Removal in ESHA – The biologist findings for tree removal were independently reviewed and confirmed as described in Finding 8.

h) Staff conducted site inspections on February 8, 2018 to verify that the site and proposed project meet the criteria for an exemption.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN160047.

8. **FINDING:** **TREE REMOVAL –** Tree removal conforms with Big Sur Coast Land Use Plan (BSC LUP) policies and Coastal Implementation Plan, Part 3 (CIP) standards regarding water and marine resources, environmentally sensitive habitat areas, and scenic visual resources. The development has been sited, designed, and conditioned to minimize tree removal and protect retained trees.

EVIDENCE: a) The project includes the removal of 7 protected trees and a single 36-inch tree stump. Development at the Central Services area will require the removal of 4 California bay laurel trees, ranging in size from 12- to 25-inches in diameter and the 36-inch tree stump. Development in the Employee Housing area will require the removal of 2 California bay laurel trees, 12-inch and 24-inch, and a single 6-inch Redwood tree. Pursuant to CIP Section 20.145.060.B.1.a, tree removal was evaluated and the assessment is included in the biological report (Finding 3, Evidence "b") prepared and submitted with the project application.

b) The project biologist identified that coast live oak trees were interspersed within the California bay laurel trees and that the California Oak Mortality Task Force recommends consideration of removal of bay laurels within 15-feet of the trunks of oaks because bay laurels greatly contribute to sudden oak disease. In accordance with the recommendations of the biologist, Mitigation Measure 8 has been incorporated requiring replacement of California bay laurel trees in the Central Services and Employee Housing areas at a 1:1 ratio with coast live oak or coast redwood trees at that monitoring shall occur for a 5-year minimum to ensure the health and vigor of the replacement trees. Although siting of 1 of the employee housing buildings requires removal a 12-inch bay laurel and a 6-inch Redwood, the structure has been placed in such a way to accommodate the septic system and avoid removal of 2 (14-inch and 16-inch) Redwood trees. The biologist concludes that impacts would minimal and, as proposed and mitigated (Mitigation Measure 8), would not adversely affect the long-term vitality of the resource.

c) CIP Section 20.145.060.D.1, prohibits the removal of landmark trees except if the decision making body can find that there are no alternatives to development where the removal can be avoided. Furthermore, CIP Sections 20.145.060.D.3 & 4, requires limitation of tree removal to that which is necessary for the proposed development

and/or necessary to improve unhealthy forest conditions and for the long-term maintenance of the forest. All landmark trees proposed to be removed are California bay laurel trees and as discussed in preceding Evidence "b", removal of those trees and replacement with either coast live oaks or redwoods would improve the condition of the forest by reducing the potential for sudden oak disease to occur and spread.

d) The proposed development would occur in proximity to protected trees that would not be removed. Mitigation Measure 2 has been incorporated requiring installation of construction protection fencing to protect trees as well as environmentally sensitive habitat areas.

e) Trees that are removed will not expose proposed structures to views from State Route 1. Their removal will not expose the development or detract from the scenic value of the area.

f) The project arborist concludes that the proposed tree removal is minimum necessary for development and to reduce the risk of tree failure that would be a hazard to people or structures. Removal would not result in the fragmenting of an intact forest system, create a new forest edge, or impact the existing quality of the system. To ensure construction activities do not inadvertently cause harm to trees to be retained, mitigation measures requiring monitoring by a qualified arborist during grading and construction and implementation of an approved tree protection plan have been incorporated.

g) Due to site constraints and as a result of balancing policies for the protection of healthier trees, the tree removal is the minimum amount required in this case.

9. **FINDING:** **CEQA (Mitigated Negative Declaration) -** On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE: a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.

b) Monterey County HCD-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of HCD-Planning and is hereby incorporated by reference.

c) The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that would avoid the effects, or mitigate the effects, to a point where clearly no significant effects would occur.

d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation

Monitoring and/or Reporting Program" as a condition of project approval.

e) The Mitigated Negative Declaration ("MND") for PLN160047 was prepared in accordance with CEQA and circulated for public review from March 30, 2021 through April 29, 2021 (SCH#: 2021030671). Comments from State of California Department of Fish and Wildlife were received.

f) The project was found to have no impact on agriculture and forest resources, energy, hazards/hazardous materials, mineral resources, noise, and public services.

g) Less than significant impacts have been identified for aesthetics, air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use/planning, noise, and transportation and traffic. Standard conditions of approval to assure compliance with County requirements, some of which would reduce potential impacts to a less than significant level, have been incorporated and mitigation measures were not necessary in this case.

h) Biological Resources – Potential impacts to special status plant and animal species have been identified during environmental review. Mitigation Measures 1 through 8 require compliance with the adopted Post Ranch Inn Incidental Take Permit and Habitat Conservation Plan in effect, installation of protective fencing to avoid damaging protected trees an encroachment into environmentally sensitive habitats, incorporating protection measures within a Grading and Erosion Control plan, incorporating protection measures within a Drainage Plan, exotic species control, native plant salvaging, Coastal Terrace Prairie restoration, and a Landscape Plan for long-term maintenance of native plant areas. Implementation of these mitigation measures would reduce potential biological impacts to less than significant. Also see Finding Nos. 7 and 8.

i) Cultural Resources – Numerous archaeological resources are known to occur onsite and based on the archaeological report for the project (see Finding No. 3, Evidence "b"), the project would have the potential impact cultural resources. Mitigation Measures 9 through 13 have been incorporated requiring establishment of a zone in areas with a very high archaeological sensitivity, review of final construction plans by a qualified archaeologist, installation of protective fencing, and monitoring. Implementation of these mitigation measures would reduce project impacts to cultural resources to a less than significant level.

j) Geology and Soils – In accordance with California Geologic Survey Special Publication 117A, Guidelines for Evaluation and Mitigating Seismic Hazards in California, the preliminary, or screening, investigation (see Finding No. 3, Evidence "b") evaluated the severity of potential seismic hazards and identified areas of development that would have a low potential for seismic hazards. If the screening investigation clearly demonstrates the absence of seismic hazards, it satisfies the site-investigation report requirement and no further investigation will be required. The management housing, guest units and the hot tub restroom development areas are not located within mapped fault or landslide areas. However, if the findings of the investigation

cannot demonstrate the absence of seismic hazards, this special publication states that a more-comprehensive quantitative evaluation needs to be conducted. The Central Services, Gallery Parking and Restroom, Reception Addition, and Employee Housing areas have been identified to potentially contain geological hazards (landslide and seismic fault). Mitigation Measures 14 through 17 require submittal of site specific comprehensive quantitative geologic evaluation/investigation for each of these areas. Associated grading, building and structural plans shall include the recommendations identified in the geological report.

k) Tribal Cultural Resources – In accordance with Section 21080.3.1 of the Public Resources Code (often referred to as Assembly Bill 52 – Native Americans: California Environmental Quality Act) non-exempt projects subject to environmental review shall request a Tribal Consultation to determine if potential impacts to tribal cultural resources exist. On December 11, 2018, HCD-Planning staff consulted with the Ohlone/Costanoan-Esselen Nation (OCEN). The priority of OCEN is to protect their ancestor's remains and sacred resources through avoiding disturbance. OCEN asks that sites be preserved and/or all cultural and sacred items be left with their ancestors where they were discovered. OCEN recommended any potential impacts to tribal cultural resources be reduced by requiring a tribal monitor observe earth disturbance activities. In accordance with this recommendation, Mitigation Measure 18 has been incorporated and when implemented, potential impacts to tribal cultural resources would be reduced to less than significant.

l) Public Comment – Comments from State of California Department of Fish and Wildlife (CDFW) were received via a letter dated April 29, 2021. The letter states that the mitigation measures identified in the IS/MND were "general and non-specific and/or may be inadequate to reduce impacts to less than significant", specifically as they relate to the State endangered foothill yellow-legged frog (FYLF) and the federally threatened and State species of special concern California red-legged frog (CRLF). CDFW recommended 3 additional mitigations requiring protocol level surveys for FYLF and CRLF, employing a biological monitor when construction activity occurs between October 15th and May 1st and pre-construction consultation with CDFW to determine if the project can avoid a take and if that cannot be avoided, the applicant would be required to obtain an Incidental Take Permit.

m) Response to Public Comment: Take Permit and Habitat Conservation Plan and CRLF – As part of the 2002 Combined Development Permit and General Development Plan approval (File No. PLN970492), the applicant was required to apply for an incidental take permit from the Fish and Wildlife Service pursuant to section 10(a)(1)(B) of the Endangered Species Act of 1973 as the development would impact the endangered Smith's blue butterfly and the threatened California red-legged frog. In December 2006, the Post Ranch Inn Incidental Take Permit (ITP) was issued and a Habitat Conservation Plan (HCP) was adopted. In this case, mitigation requiring consultation would not be necessary since the current ITP is valid and the HCP would be in effect until 2026. Further, Mitigation Measure 1 ensures development occur in

accordance with the ITP and HCP in effect by requiring construction activities near CRLF employ construction protocols described in HCP sections 5.1.1.1 and 7.7.1, which requires work within 300 feet of the pond to only occur between May 15 and August 31 and that a qualified biologist monitor activities on a regular basis during the grading and construction during the fall-winter CRLF migration period on a daily basis. If a violation were to occur, a "stop work" order shall be issued immediately and the Ventura office of the Service will be contacted and the "stop work" order will remain in effect until the issue is resolved. This mitigation also requires that if the project components necessitate major or minor amendments to the ITP or HCP, the owner/applicant shall be responsible for obtaining the proper permissions from the US Fish and Wildlife Service and as specified with the process set forth in section 10 of the HCP. Therefore, incorporation of CDFW's recommendation would not be necessary in this case as they would be redundant with the existing mitigations for CRLF discussed in preceding Evidence "h".

n) Response to Public Comment: FYLF – CDFW identifies that FYLF are primarily stream dwelling and require shallow, flowing water in streams and rivers with at least some cobble-sized substrate, such as Post Creek. Historically, they have occurred in mountain streams from the San Gabriel River in Los Angeles County to southern Oregon and that FYLF have been documented to occur in the project vicinity. Unfortunately, the letter did not identify where in the project vicinity the occurrence was documented. In response, the applicant submitted a letter prepared by a biologist (John Gilchrist, June 15, 2021) describing the FYLF environmental requirements and documents biological surveys performed over the last 21 years indicating no known occurrences on the site. Aquatic surveys by qualified biologists have occurred on the site since 2000, following CRLF protocols set forth by the US Fish and Wildlife Service in accordance with the Post Ranch Inn Incidental Take Permit (ITP) and the Habitat Conservation Plan (HCP). These surveys are not limited to CRLF, all surveys monitor the presence of any amphibian species. To date, no FYLF have been identified. Gilchrist's response letter also identifies that the pond, wetlands above the pond and small wetlands in the north central portion of the property would not provide appropriate breeding or forage habitat and no other vegetative community at the site would be attractive to FYLF. CEQA Guidelines Section 15041(a), Authority to Mitigate, states that a lead agency, in this case the County, has authority to require feasible changes in any or all activities involved in a project in order to substantially lessen or avoid significant effects on the environment, consistent with the applicable constitutional requirements such as the "nexus" and "rough proportionality" standards established by case law. Staff finds that there is substantial evidence on record, the biological reports submitted with the application and 2 decades of survey and documentation, indicating that FYLF is not present on the PRI site. As such, staff recommends that mitigation measures addressing potential impacts to FYLF not be incorporated with the project as doing so would be inconsistent with the CEQA Guidelines on the authority to mitigate.

o) Clarification and Amplification: Wastewater – Section VI. Environmental Checklist, subsection 19(c) of the IS/MND states that the project would have a less than significant impact on wastewater capacity. However, a table with incomplete data, intended to be deleted, was inadvertently left in the document and conclusionary statements were inadvertently left out. No comments on this section were received during the public review period. To ensure a complete and accurate record, this evidence provides clarification and amplification in accordance with CEQA Guidelines Section 15073.5(c)(4) which states that new information may be added to the MND which merely clarifies, amplifies, or makes insignificant modifications. In these cases, recirculation of the IS/MND is not required. In addition to deletion of the table, the following language shall be added to subsection 19(c) of the PRI IS/MND: *"The Capacity Analysis for the Water and Wastewater Systems (Carter, Source 13) identifies that the majority of the proposed improvements and existing systems are located on Parcel A. The total wastewater flow from Parcel A is 15,650 gallons per day (gpd) and the flow-weighted nitrogen loading rate is projected to be 37 grams per acre. Parcel C will only have the management housing units and guest units; the 2 existing guest units, the Post House, and the Caretaker Unit are connected to the existing Main Treatment System on Parcel A. In Parcel C, the total wastewater disposed on this parcel would be 480 gpd and the resulting loading rate is 6 grams per acre. Both parcels would meet the requirements for nitrogen loading limits.*

The New Employee Housing (Boneyard) wastewater treatment system was designed for a flow capacity of 4,500 gpd and the estimated flow increases are within the capacity of the treatment system. Carter estimates the wastewater flow could increase by as much as 755 gpd to 2,555 gpd and the existing leachfield system has a rated capacity of 2,500 gpd. To accommodate the additional 55 gpd, an additional leachfield trench may need to be added to this system.

The Molera (North Ridge) Septic System would receive added wastewater from the new accessible restroom and Carter estimates the wastewater flow could increase by as much as 50 gpd to 1,170 gpd, which is within the capacity of the existing septic tank and leachfield system.

The 3 proposed management housing units would be served by a combined septic tank effluent pump (STEP) system that should be designed for a minimum of 360 gpd. Carter recommends a modified STEP system that includes a septic tank and a pump tank with at least 1 day of storage capacity. The leachfields should be designed for 200% disposal capacity for a total area of 2,400 sf.

The 2 proposed guest units would be served by a combined gravity septic system that should be designed for a minimum of 120 gpd. Carter recommends a 1,500 gallon septic tank and the leachfields should be designed for 200% disposal capacity for a total area of 400 sf.

Carter found that the leachfields for the Main Treatment System, the Boneyard Treatment System, and the Molera Standard System may not meet current Monterey County standards and may be required to be increased to accommodate 200% of the total daily flow. Further, all new leachfields will require site evaluations to determine the location and final dimensions of the new systems.

Incorporation of Carter's findings and recommendations during septic design and subsequent review by the Monterey County Environmental Health Bureau in accordance with Monterey County Code 15.20 – Sewage Disposal would result in a less than significant impact relative to wastewater."

p) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in HCD-Planning File No. PLN160047 and are hereby incorporated herein by reference.

q) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.
The site supports environmentally sensitive habitats. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Wildlife for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

r) Monterey County HCD-Planning, located at 1441 Shilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

10. **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) Big Sur Coast Land Use Plan (BSC LUP) Figure 2 – Shoreline Access Plan, North Section, indicates that the subject property is either inappropriate for access or in an area where suitability for access has not yet been determined.

b) BSC LUP Figure 3 – Trails Plan, North Section, indicates that the subject property is not in an existing or proposed trail or access corridor.
c) Physical access to the shore would not be appropriate in this case. The property does not have direct access to the coast, so lateral access is not possible. Additionally, the adjacent properties with direct coastal access are steeply sloped cliffsides without pedestrian access, so the vertical access standard would not be appropriate.
d) While physical access to the shore would not be appropriate, as evidenced above, public access has been established onsite in the form of a series of existing offered public trails, which are shown on the Public Access Plan in planning permit file PLN970492 (Board of Supervisors Resolution No. 02-269). The subject project does not propose any modifications to the configuration of this trail network.
e) Physical improvement of an approximately 800 lineal foot existing trail segment, part of the trail network discussed in preceding Evidence "d", is proposed. The segment is located between the Post Ranch Inn main access road on the east, the Post Gallery and Art and Furniture Gallery to the west, and an existing pond to the south. The proposed improvement would involve some earth work and the application of soil stabilizing material to make the trail segment ADA accessible. This increase in accessibility will enhance access to all members of the public.
f) Visual access will not be impacted by the proposed project. The project is not visible from State Route 1 or major public viewing areas.
g) Other than the existing trail system detailed in preceding Evidence "d", no evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
h) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN160047.
i) Staff conducted site inspections on February 8, 2018.

11. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:
a) Monterey County Zoning Ordinance Section 20.86.010 identifies the Board of Supervisors as the appropriate appeal authority in this case.
b) In accordance with Monterey County Zoning Ordinance Section 20.86.080, the proposed project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the Visitor Serving Commercial zoning district as a conditional use.

DECISION

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

1. Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
2. Amend an approved General Development Plan (PLN970492) for "current phase" and "future phase" development of the Post Ranch Inn Resort reconfiguring the resort facility

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while maintaining the approved buildout of 40 visitor serving units and 44 employee housing units;

3. Approve a Combined Development Permit for the current phase development consisting of:
    a. Coastal Development Permit and Design Approval to allow relocation 4 guest units (construct 2 previously approved units in a different location, convert the Post House into 1 guest unit, and convert the Post Caretaker Unit into 1 guest unit); relocation of 9 employee housing units (3 two-bedroom housing units, 3 studio housing units, and 3 management housing units); relocation spa facilities (convert the 4 guest units contained in the Butterfly building to a spa treatment rooms); repurpose the Maintenance Building into an Employee Commons Hall; and consolidation of Central Service Facilities (construct a workshop, 2 staff restrooms, and a 3 unit staff bunkhouse,);
    b. Coastal Development Permit for improvements to a portion of an existing public trail;
    c. Coastal Development Permit and Design Approval for the construction of 2 ADA accessible restrooms (approximately 95 square feet each) and add 138 square feet to the Reception building;
    d. Coastal Development Permit to improve water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities;
    e. Coastal Development Permit to allow the removal of 7 protected trees;
    f. Coastal Development Permit to allow development within 100 feet of ESHA; and
    g. Coastal Development Permit to allow development within 750 feet of a positive archaeological site; and
4. Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

All of which are subject to the attached conditions attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of August, 2021 upon motion of Commissioner Diehl, seconded by Commissioner Daniels by the following vote:

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

DocuSigned by:
Erik Lundquist, AICP
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Erik Lundquist, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **8/27/21**

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 **9/7/21**

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, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 5-14-2014

Post Ranch Inn
General Development Plan

File Number PLN160047

January 21, 2022

FINAL - Revised

Prepared by:

The Law Office of Aengus L. Jeffers
215 West Franklin Street, 5th Floor
Monterey, CA 93940
(831) 649-6100

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1.0 INTRODUCTION

This General Development Plan has been prepared pursuant to the Coastal Zoning Ordinance of the County of Monterey (Title 20). The purpose of this GDP is to describe and regulate the uses allowed at Post Ranch Inn (PRI) on the property located at 47900 and 47998 Highway One, Big Sur (Assessor's Parcel Number 419-311-038 and 419-311-042) with the accompanying Coastal Development Permits. A previous GDP was approved for the existing uses in 2002 under PLN970492 in Board of Supervisors Resolution No. 02-269. This GDP Amendment does not materially intensify the uses and operations at PRI but does seek to modify the implementation of the uses approved in 2002.

Today's Post Ranch Inn is part of the property originally homesteaded by William Brainard Post in the 1860s. Post Ranch Inn opened for business in 1992. In a year without fires, landslides, and bridge closings, Post Ranch pays transient occupancy taxes (TOT) in excess of $2 million a year. Post Ranch Inn is locally owned and managed and has remained under the same ownership since 1991.

2.0 PROPERTY DESCRIPTION

DESCRIPTION / LOCATION

Post Ranch Inn is located approximately 1 mile south of the intersection of Sycamore Canyon Road and Highway 1, west of the Post House and Ventana Inn on the western slopes of the Santa Lucia mountain range at the edge of the Pacific Ocean. PRI is comprised of 3 legal lots of record (Parcels A, C and D as shown in Volume 21 Parcel Maps, Page 119) (Assessor's Parcel Numbers 419-311-037, 419-311-038, and 419-311-042) totaling approximately 109 acres. Assessor Parcel Number 419-311-037 is not subject to this GDP as this parcel is structurally undeveloped except for the existing and approved solar panel array and underground utilities. ***Figure 8.1: Regional Location***, shows the property in a regional context, and ***Figure 8.2: Vicinity Map***, shows the property in relation to the immediate surrounding area. ***Figure 8.3: Aerial*** depicts an aerial perspective of the project site.

LAND USE DESIGNATION AND ZONING

The property is located within the Big Sur Coast Land Use Plan and a portion of the property is designated as a Rural Community Center on the map entitled *Big Sur Valley South – Detail B* and on the *Big Sur Land Use Plan – North Section*. Parcels A and C have two land use designations: Watershed & Scenic Conservation and Rural Community Center. The zoning designations for Parcel A are Visitor Serving Commercial with Design Control and Historic Resource overlays, coastal zone ["VSC-D-HR(CZ)"] and Watershed Scenic Conservation, 40 acre minimum with Design Control and Historic Resource overlays, coastal zone ["WSC/40-D-HR(CZ)"]. Parcel C is zoned Watershed Scenic Conservation, 40 acre minimum with a Design Control overlay, coastal zone ["WSC/40-D(CZ)"]. See ***Figure 8.4: Zoning Map*** and ***Figure 8.5: Land Use Map***.

3.0 EXISTING USES

EXISTING USES

PARCEL A

In 1989, Post Ranch Inn was established with the approval of a Coastal Development Permit approved under File Number PC06336 (Planning Commission Resolution 89-176). That permit was unanimously approved to construct 30 guest units; a small lodge and restaurant; reception lodge; conference room; pool house; pool and yurt; well and water storage; septic systems; storage supply building; mercantile building; woodshop; woodshed; 20 two-bedroom employee housing units; and a fire brigade building (leased for 99 years to the Big Sur Volunteer Fire Brigade for $1). The guest units, designed by Big Sur architect Mickey Muennig, were constructed north of the lodge and consist of 4 different designs: 5 individual earth shelter units, 6 double cylindrical ground units, one 6-unit ground unit, and 7 individual treehouse units.

In 2002, another Coastal Development Permit and a General Development Plan were approved under File Number PLN970492 (Board of Supervisors Resolution No. 02-269). That permit approved a minor subdivision and lot line adjustment to create Parcel D; an additional 10 inn units (for a total of 40 units); an additional 24 employee housing units (for a total of 44 units); a yoga, exercise, and spa building; a mercantile shop and gallery; service building; maintenance shop; wastewater system improvements; grading; landscaping; habitat restoration and protection; relocation of parking areas; increase and improvement of public access trails and recreation areas; demolition of a pool, adjacent structures, and Quonset buildings; relocation of a firewood shed, and a 150,000 gallon water tank on Parcel C to serve the Coastlands development.

PARCEL C

In addition to the existing uses approved in 1989 and 2002, the County has approved (at different times since 1989) the following commercial uses on Parcel C:

- A telecommunications tower (which has been approved on two separate occasions) to provides critical cellular service to parts of Big Sur;
- An antenna for the Monterey County Office of Emergency Services is hosted on the telecommunications tower along with related equipment to provide emergency services (fire, sheriff, ambulance) in Big Sur;
- A telecommunications antenna and equipment building is provided to the US Coast Guard for emergency marine communications; and
- A concrete semi-underground bunker is provided for: i) wine storage for PRI; ii) AT&T and Verizon's equipment to operate the telecommunications towers; and iii) a vault for the Big Sur Historic Society to protect and store its historic artifacts.

See Sheet G3.0, Existing Site Plan, in ***Figure 8.7: Illustrative General Development Plan*** for details of the Existing Uses.

PHYSICAL CHARACTERISTICS

Site Improvements

See ***Figure 8.7*** for details of the existing site improvements, including square footage of buildings, impervious surface calculations, utility systems, parking, circulation, trails, and easements.

Public Access

The Post Ranch Inn Loop Trail and other recreational amenities are available for general public use year-round. Trails are open daily to the public between 10:00 AM and one hour before sunset daily, on a first-come, first-served basis. All day use visitors must check-in and sign the guest registry/waiver at the Post Ranch gatehouse. Users will receive a hiking pass and a brochure containing a trail map and safety protocols. Available amenities include hiking trails, an ADA accessible public restroom, parking, benches, art gallery, and picnic tables. See Sheet C0.0 in ***Figure 8.7*** and ***Figure 8.8*** for the Public Access Plan.

Flood Hazard

The property is not in a Special Flood Hazard Area. According to Flood Insurance Rate Map, Community Panel Number 06053C0957H, dated June 21, 2017, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains.

Utilities

The site has a solar panel array that provides approximately 35% of the site's electric power (350,000 kW). The remaining power is provided by Pacific Gas and Electric. Emergency electrical power is provided by three, propane-fired generators and one diesel powered generator.

Water

The water system for the project site consists of five onsite wells, 250,000 gallons of domestic water storage (two separate water tanks), and 12,500 gallons of irrigation water storage. See ***Figure 8.7***. The water system is permitted by Monterey County Environmental Health Bureau (Facility Number FA0810197).

Wastewater Disposal

Wastewater for the project site is treated through conventional onsite wastewater treatment systems consisting of septic tank/leachline systems located throughout the property. There are 5 decentralized wastewater systems consisting of the Main Treatment System, the original Employee Housing Units enhanced wastewater system, the Boneyard enhanced wastewater treatment system, the Molera or North Ridge standard septic system, and a small standard septic system. There is also an existing greywater system to handle the water from the central laundry facility. See ***Figure 8.7***. The wastewater systems are permitted by Monterey County Environmental Health Bureau (Facility Number FA0825580).

Solid Waste Disposal & Recycling

Solid waste and recyclables are stored in an area within the Central Services. See ***Figure 8.7***. Waste is collected and transported to the Monterey Regional Waste Management District landfill in Marina, CA.

Hazardous Materials

PRI is permitted by Monterey County Environmental Health (Facility Number FA0810888) as a Hazardous Waste Generator and for their Aboveground Fuel Storage Tank. PRI has an up-to-date Business Response Plan and Inventory.

Signage

Property identification signage is comprised of rusted steel lettering mounted on a wood plank on the top of a wood-post retaining wall, at the main entrance drive from the adjacent California Highway 1. Buildings are identified with unit names mounted on low-height laser cut steel signs adjacent to their respective building entrance walkways. Additional wood and metal-framed informational signage is located throughout the site.

Lighting

Outdoor lighting is provided by building-mounted lighting fixtures located along walkways and entrance areas. Soffit areas over entryways have recessed halogen lighting. Limited quantities of bollard-type walkway lights are located along the walkways adjacent to building entrances. Timers and photocells control exterior lighting. Almost all of the outdoor lighting is LED and energy efficient.

Height and Setbacks

Height of the site structures does not exceed the height limits for the zoning districts. The structures meet or exceed the setbacks for the zoning districts.

Landscaping

The site landscaping incorporates natural, native and drought-tolerant vegetation. See Sheets L1.0 through L2.4 in ***Figure 8.7***.

OPERATIONS

Hours of Operation

PRI operates 24 hours a day, 365 days a year with employees in three shifts.

Employees

The current staffing level at PRI and Sierra Mar Restaurant is 180 employees (143 full-time and 37 part-time). Under normal operating circumstances, staffing levels are 190 employees (150 full-time and 40 part-time). See ***Figure 8.6: Employee Housing Plan***.

EMPLOYEE HOUSING

Pursuant to the Big Sur Coast Land Use Plan Coastal Implementation Plan Part 3, applications for commercial development, including new or expanded recreation, restaurant, and other

visitor-serving facilities shall include an employee housing plan. Post Ranch Inn (PRI) prepared an employee housing plan for the expansion of PRI approved in 2002. An update of the plan is in ***Figure 8.6.***

Post Ranch Inn has 44 approved employee housing units: 10 buildings with 20 units approved in 1989 (PC06336) and 6 more buildings with 24 units approved in 2002 (PLN970492). Of the approved employee housing units, 32 of the 44 units have been constructed. The remaining 12 units will be located on other areas of the property. See ***Figures 8.6*** and ***8.7***.

PRI leases all employee housing to full-time employees and their families at a subsidized monthly rate substantially lower than can be found elsewhere in Big Sur (and throughout Monterey County). The monthly cost to the employee is based upon the size of the unit. With respect to the two-bedroom units, which are primarily occupied by families, PRI does not charge extra based on occupancy.

Low Income Housing

Four of the 44 units are designated as low income employee housing rental units consistent with the *Inclusionary Housing Regulatory Agreement and Declaration of Restrictive Covenant* and an *Inclusionary Housing Master Developer Agreement* recorded under Monterey County Document Numbers 2004108633 and 2004108634. Because there is no change in the total proposed employee housing units or material intensification of PRI's operations, PRI continues to remain subject to the existing inclusionary housing agreements.

Two of the four units have been constructed consistent with the Building Permit Phasing Plan, as shown in Exhibit E of the *Inclusionary Housing Master Developer Agreement*. The other two low income units will be constructed and included with the remaining 12 units.

The maximum monthly housing rental cost for low income units is $1,424 (rent and utilities). PRI only charges about half of the maximum monthly housing rental cost for their low income units.

4.0 PROPOSED USES

PROPOSED USES

The proposed GDP Amendment does not materially alter or intensify development and operations at PRI relative to the current approved Coastal Development Permits and GDP. The proposed GDP Amendment is primarily focused on modifying the implementation of the previously approved Coastal Development Permits and GDP as follows:

- Relocate 4 guest units (construct 2 previously approved units in a different location; convert the Post House into 1 guest unit, and convert the Post Caretaker Unit into 1 guest unit);
- Relocate and construct 9 employee housing units (3 two-bedroom housing units, 3 studio housing units, and 3 management housing units);

- Construct a 3-unit staff bunkhouse;
- Relocate spa facilities (convert the Butterfly building to a spa);
- Repurpose the Maintenance Building into an Employee Commons Hall;
- Consolidate Central Service facilities (construct a workshop and 2 staff restrooms);
- Improve a portion of an existing public trail;
- Construct 2 restroom facilities (approximately 95 square feet each) compliant with the Americans with Disabilities Act (ADA);
- Add 138 square feet to the Reception building;
- Improve domestic water and fire water supply facilities, wastewater treatment facilities, and stormwater treatment facilities; and
- Removal of 7 protected trees subject to replanting mitigations.

See ***Figure 8.7*** for details of the Proposed Uses.

5.0 FUTURE USES

FUTURE USES

Under future phases of development and subject to future separate entitlements, the GDP supports the following structural changes:

- Relocate and construct 3 additional employee housing units;
- Add a roof to an existing outdoor patio to create a detached spa reception room (approximately 108 square feet);
- Construct a restroom facility near Sierra Mar Restaurant (approximately 95 square feet), compliant with the Americans with Disabilities Act (ADA); and
- Enclose 1,502 square feet of the Sierra Mar's existing open air dining deck to allow for 3 season dining service in this area.

The spa room, restroom, and restaurant addition are shown in ***Figure 8.7***. The location of the employee housing units is to be determined. All of these improvements would be constructed at a later date and would require separate entitlements.

6.0 LAND USE PLAN CONSISTENCY

Post Ranch Inn is consistent with key policies relating to development within the Rural Community Center and with Big Sur Coast Land Use Plan Policies as shown in the adopted findings and evidence in Monterey County file numbers PC06336, PLN970492, and PLN160047.

7.0 MITIGATION OF ENVIRONMENTAL EFFECTS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review from March 30, 2021 through April 29, 2021 (SCH#: 2021030671) and is on file with Monterey County HCD-Planning under file number PLN160047.

Potential impacts to biological resources, cultural resources, geology/soils, and tribal cultural resources were identified. In total, 18 mitigation measures have been incorporated to reduce these potential impacts to a less than significant level. Less than significant impacts have been identified for aesthetics, air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use/planning, noise, and transportation and traffic. Implementation of the current phase of development incorporates conditions of approval to assure compliance with County requirements, some of which would reduce potential impacts to a less than significant level. Therefore, mitigation measures were not necessary for the current phase of development to have a less than significant impact on these resources. Overall, impacts are not significant or are mitigated to a level of insignificance.

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8.0 FIGURES

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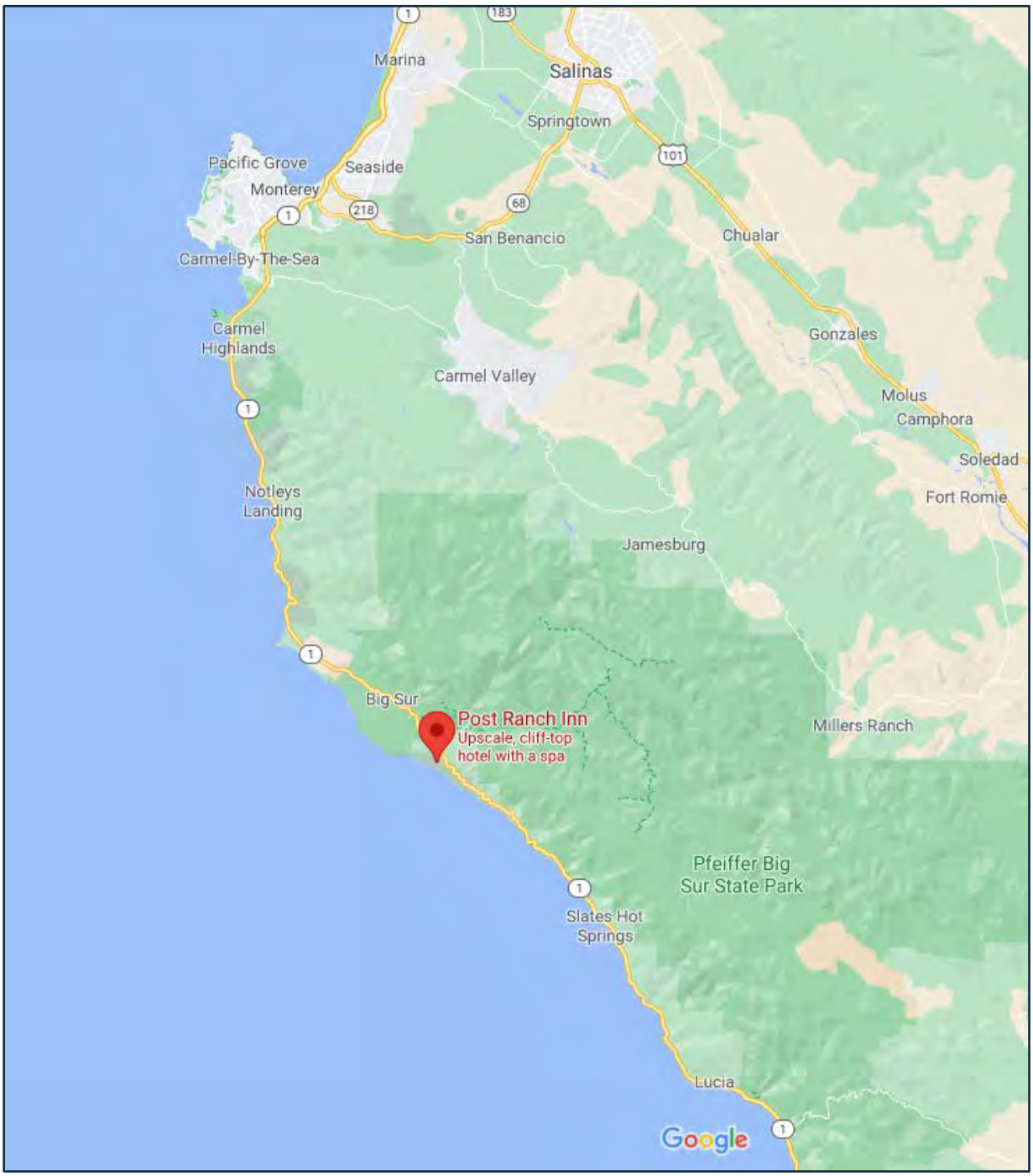
FIGURE 8.1: REGIONAL LOCATION



Source: Google Maps

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FIGURE 8.2: VICINITY MAP

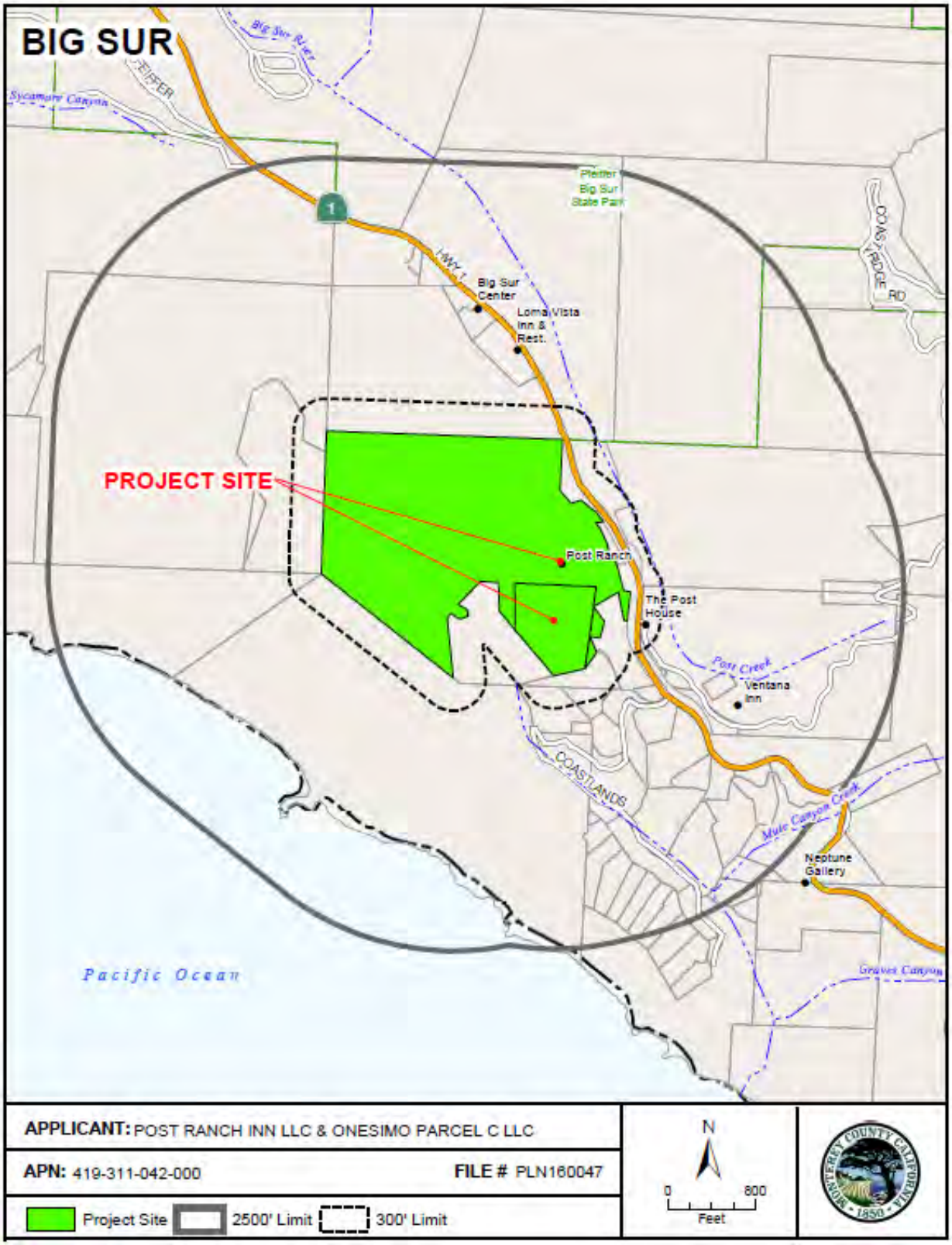

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FIGURE 8.3: AERIAL

Source: Google Earth 2/23/2021 Imagery

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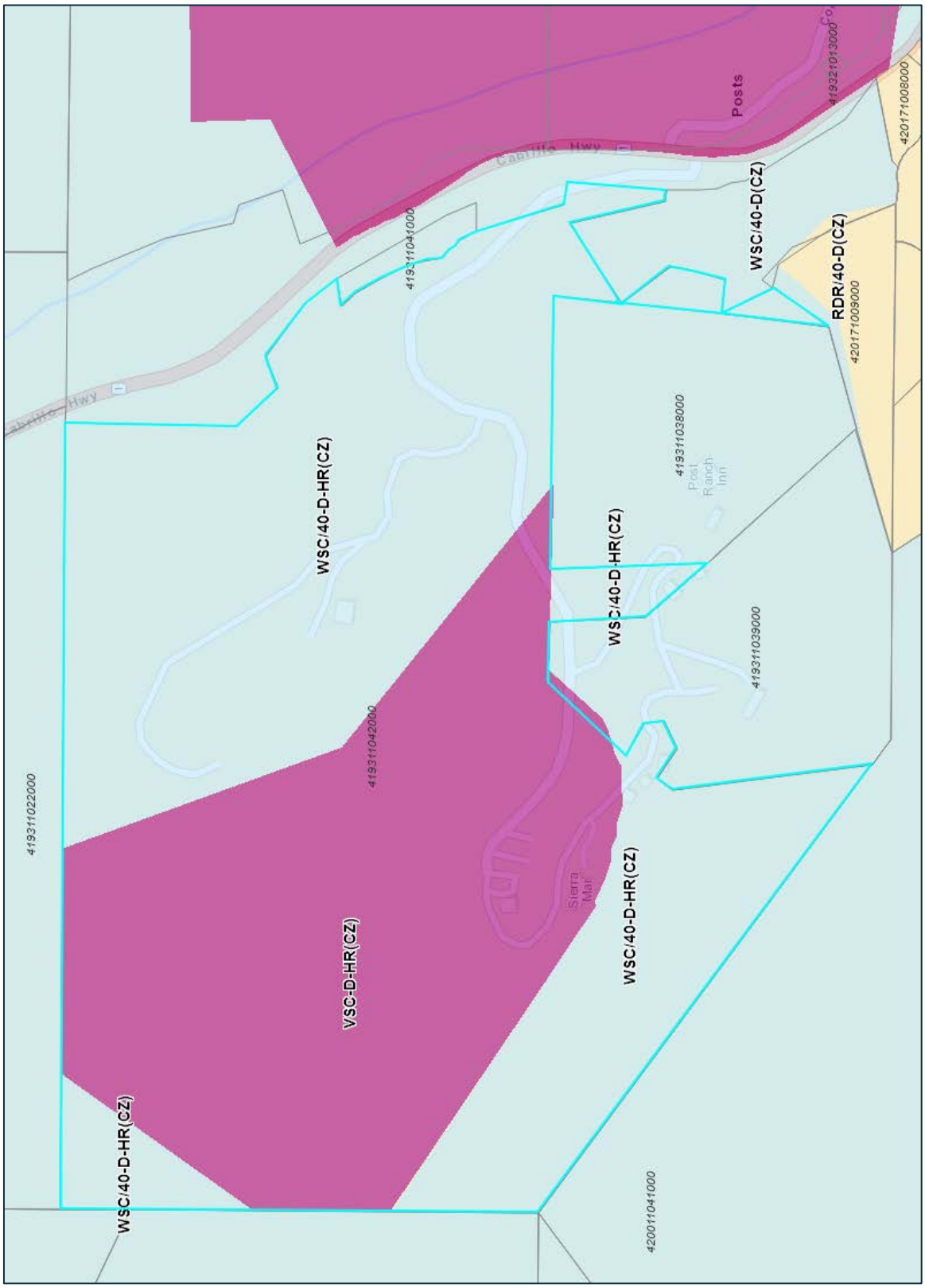
FIGURE 8.4: ZONING MAP



Source: Monterey County Lookup Zoning

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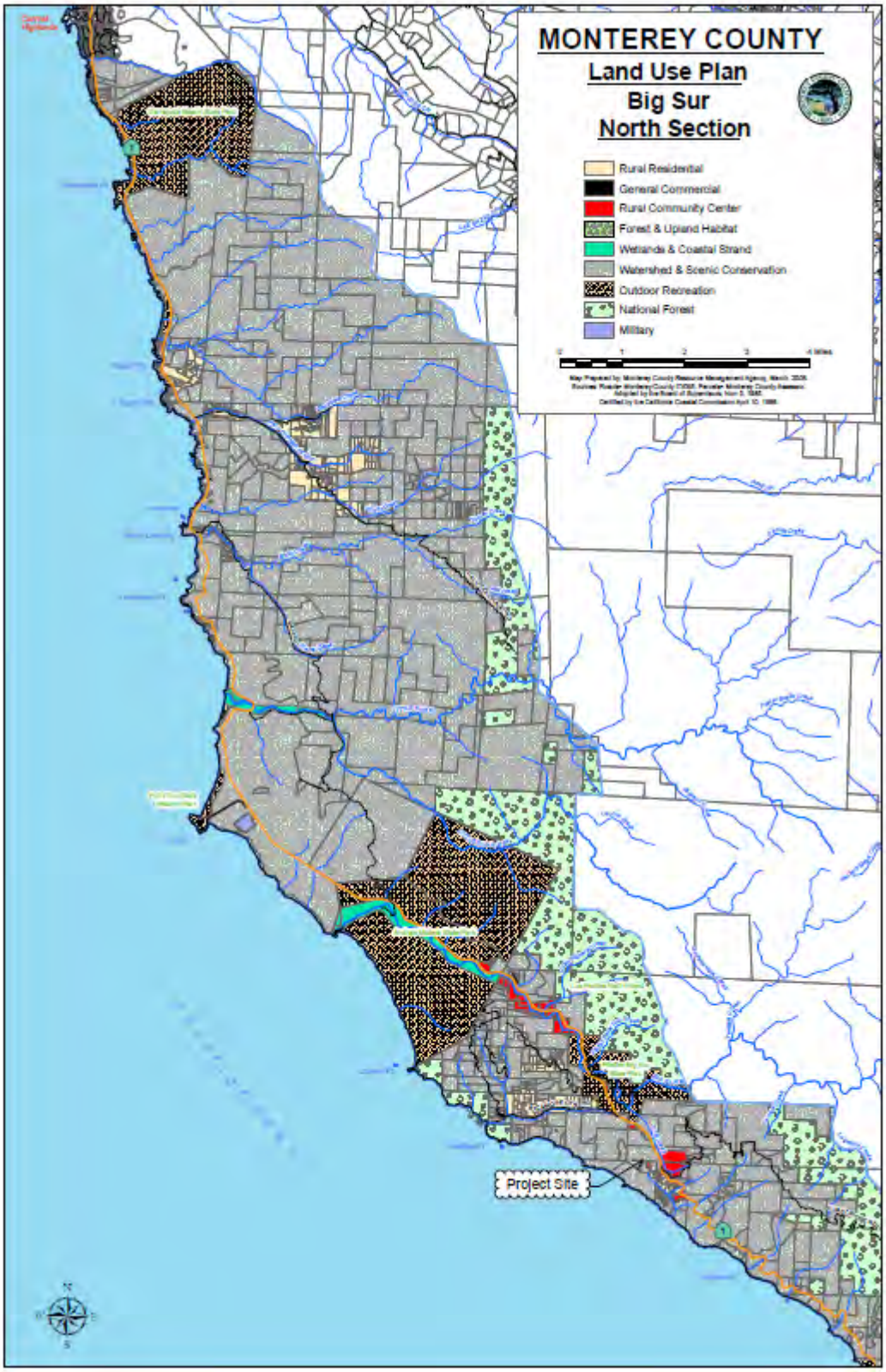
FIGURE 8.5: LAND USE MAP



Source: Big Sur Coast Land Use Plan

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FIGURE 8.6: EMPLOYEE HOUSING PLAN

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Post Ranch Inn
Updated Employee Housing Plan
PLN160047
August 6, 2021

Pursuant to the Big Sur Coast Land Use Plan Coastal Implementation Plan Part 3, applications for commercial development, including new or expanded recreation, restaurant, and other visitor-serving facilities shall include an employee housing plan. Post Ranch Inn (PRI) prepared an employee housing plan for the expansion of PRI approved in 2002. This document is an update of that plan.

Summary

Post Ranch Inn has 44 approved employee housing units: 10 buildings with 20 units approved in 1989 (PC06336) and 6 more buildings with 24 units approved in 2002 (PLN970492). Of the approved employee housing units, 32 of the 44 units have been constructed. The 6 buildings approved in 2002 were constructed, but only two employee units were constructed in each (construction permits were finaled in 2016), not the four that were originally proposed for each building. PRI still has 12 un-built, approved, and vested employee units. With the General Development Plan (GDP), PRI proposes to relocate and construct the 12 un-built and approved units to other areas on the property, nine of which are shown on Sheet C1.0 of the GDP.

The current staffing level at Post Ranch Inn and Sierra Mar Restaurant (SM) is 180 employees (143 full-time and 37 part-time). Under normal operating circumstances, staffing levels are 190 employees (150 full-time and 40 part-time). See Table 1 (attached). The current number of employees living onsite is 56 with 33 family members[1].

Employee Demographics:

Current Conditions:		(see Table 1)
Total number of employees (PRI+SM)	180	
Where they live:		
PRI Employee Housing	56	31.1%
Big Sur (South of Rocky Creek)	22	12.2%
Town (North of Rocky Creek)	102	56.7%

Future Conditions[2]:		
Total number of employees (PRI+SM)	190	
Where they live:		
PRI Employee Housing	75	39.5%
Big Sur (South of Rocky Creek)	23	12.1%
Town (North of Rocky Creek)	92	48.4%

The 32 existing housing units provide a total of 52 bedrooms, housing a total of 56 employees (many of whom have second jobs in Big Sur), along with 33 families members, totaling 89 occupants at Post Ranch. Because many of Post Ranch's service employees are also employed elsewhere in Big Sur and Post Ranch has sought to provide family accommodations (as opposed

[1] Actual occupancy number fluctuates based on employees moving offsite and onsite

[2] Note: This projection is based on a proposed management policy that all adult occupants will work at PRI/SM. Currently, 3 spouses and/or "other occupant" do not work at PRI/SM.

to just single employee efficiency units), Post Ranch is, in effect, also providing housing for employees of some 8 to 12 other Big Sur businesses. The 12 additional employee units will expand these opportunities for these other Big Sur businesses.

PRI leases all employee housing to full-time employees and their families at a subsidized monthly rate as show in the tables below. The monthly cost to the employee is based upon the size of the unit and the occupancy. With respect to the two-bedroom units, which are primarily occupied by families, PRI does not charge extra based on occupancy.

Existing Staff Housing

Phase I (PC06336): Phase I of the employee housing consists of twenty (20) 850 sqft housing units in ten (10) separate buildings. These units were designed for flexibility in accommodating employees. Each of the 20 units consists of a central kitchen dividing two wings, each wing with a bedroom and bathroom. Each of the 20 units can be occupied by a single family, with 2 bedrooms and 2 baths available. Or alternatively, the same unit can be occupied by 2 families, each with their own bedroom/living area and bathroom. In this configuration, the kitchen is shared by the 2 families. We refer to these two configurations as "full-unit" occupancy and "half-unit" occupancy. A full unit rents for $1,000 per month and a half unit rents for $500 per month. Two employees sharing the half-unit pay $250 per month each.

The existing buildings are numbered 1 through 10. Each unit is sub-lettered A, B, C, and D. Each of the 850 sqft units as described above and may be occupied by one or two small families.

Currently, 10 of the original 20 units are occupied by a single family. Each of the other 10 units are occupied by two separate families, sharing a central kitchen. Therefore, 30 separate families are living in the 20 existing units. Note that a "family" currently ranges from a single occupant to an occupancy of 6 utilizing a "full unit". The maximum occupancy currently for a "full unit" is 6 occupants and 4 occupants for a "half unit".

There are child occupants in 15 of the existing 20 units. However, looking at the 30 separate families now in residence, 10 full-units and 5 half-units are occupied by one or more of the 27 children on site. In four cases, a family with children is living in a "half unit" and sharing a kitchen with a family without children.

Phase I – Buildings 1-10

Type of Unit	Monthly Cost to Employee	Number & Size	Total Square Footage
Two Bedroom Units	$500 half unit $1,000 full unit	(20 units @ 850 sqft)	17,000 sqft

Phase II (PLN970492): Phase II of the employee housing consists of twelve (12) 521 sqft housing units in six (6) separate HCD-Approved factory-built buildings. These single family-occupancy studio units are stacked in a two-story configuration. Each of the 12 units consists of an open-concept kitchen, living, and bedroom space with a full bathroom and closet at the end of the unit. The existing buildings are numbered 11 through 16. Each unit is sub-lettered A and B. At single occupancy, the unit rents for $800 per month and $1,160 per month for double occupancy.

Currently, 9 of the 12 units are occupied by a single adult and 2 of the 12 units are occupied by two adults. One of the Phase II units is occupied by a staff member and child.

Phase II – Buildings 11-16

Type of Unit	Monthly Cost to Employee	Number & Size	Total Square Footage
Studios	$800 single occupancy $1,160 double occupancy	(12 units @ 521 sqft)	6,252 sqft

New Housing Units

The New Housing Units will add significantly to the affordable housing available to the Big Sur workforce and reduce commuting traffic on Highway 1. Because employees in the hospitality industry often work for more than one employer, the Post Ranch Inn will continue to contribute to housing for Big Sur workers beyond Post Ranch Inn and Sierra Mar.

PRI proposes to construct six (6) of the twelve (12) un-built and approved units into three buildings adjacent to the Phase I units on Parcel A. At single occupancy, the Studio Unit rents for $800 per month and $1,160 per month for double occupancy. The Two Bedroom Units rent for $1,200 per month. Three additional units will be constructed in a future phase, with the type of unit, size, and cost to be determined (TBD).

A bunkhouse with three single temporary occupancy rooms will be constructed on Parcel A adjacent to the existing Reservations Office. These units are intended for drop in use by employees commute to PRI and are scheduled to work a double shift or who are "stranded" at the property due to road closures or other conditions.

Parcel A

Type of Unit	Monthly Cost to Employee	Number & Size	Total Square Footage
Studio Units	$800 single occupancy $1,160 double occupancy	(3 units @ 470 sqft)	1,410 sqft
Two Bedroom Units	$1,200 full unit	(3 units @ 519 sqft)	1,557 sqft
TBD	TBD	3 units	TBD
Bunkhouse Room	No Cost	(3 rooms @ 114 sqft)	341 sqft

Three (3) units will be constructed as Management Housing on Parcel C. Parcel C is a 12-acre parcel that contains the Post House, the Post House caretaker unit, uses accessory to the inn uses, and wireless communication facilities. Parcel C is zoned Watershed and Scenic Conservation with a Design Control overlay. A portion of Parcel C is covered with the Rural Community Center land use classification. The Post House and the Post House caretaker unit are located on the portion of Parcel C that is designated with the RCC special land use classification. As part of the GDP, PRI proposes to convert the Post House and the Post House caretaker unit into two guest units.

Under the Monterey County Code (MCC), PRI proposes to construct one of the Management Housing units as the first single family dwelling on the parcel and one Management Housing unit as an accessory dwelling unit at 1,104 sqft each (MCC §20.17.040 and §20.64.030). The third

Management Housing unit will be constructed as employee housing at 770 sqft (MCC §20.64.180). The rent for the Management Housing will range from $1,500 to $2,000 per month.

Parcel C

Type of Unit	Monthly Cost to Employee	Number & Size	Total Square Footage
Two Bedroom	$2,000	(2 units @ 1,104 sqft)	2,208 sqft
Executive Family Units	$1,500	(1 unit @ 770 sqft)	770 sqft

When fully constructed, the Employee Housing at PRI consists of:

Existing Staff Housing (32 units):	Phase I (20 units)	17,000 sqft
	Phase II (12 units)	6,252 sqft
Proposed Staff Housing (12 units):	Parcel A (9 units)	3,308 sqft[3]
	Parcel C (3 units)	2,978 sqft
Total	**44 units**	**29,538 sqft**

Attachments:
Table 1. Staff Analysis – as of October 31, 2020

[3] Does not include the square footage of the three additional units to be constructed in a future phase.

Table 1: Post Ranch Inn - Staff Analysis

CURRENT STAFFING

Department	Job Category	Work Station	10.31.2020 Total Staff	Total Staff Hours/Shift Shift 1	Shift 2	Shift 3
				7a-3:30p	3p-11:30p	11:30p-7a
Front Desk						
	Supervisor	Reception	3	8	8	
	Clerks	Reception	6	12	12	
Night Audit		Reception	2			8
Bell Staff						
	Bell Person	Reception	8	12	12	
	Security	Front Gate	3	8	8	
PBX		Reception	4	8	6	
Property Accountant		Carmel	2	11.4		
		Post Acct. Office	1	5.7		
Front Gate		Front Gate	4	8	8	
Reservations						
	Manager / Supervisor	Carmel Office	2	11.4		
	Reservationist	Carmel Office	4	16		
	Reservationist	Post Res. Office	1	8		
Housekeeping						
	Manager	Housekeeping	2	11.4		
	Supervisor	Ridge	3	16	8	
	Laundry	Housekeeping	7	16	12	
	Housekeeper	Ridge	16	60	24	
	Janitor	Ridge	5	8	8	16
Maintenance						
	Supervisor	Maint Office	1	5.7		
	Operations Manager	Ridge	1	5.7		
	Painters	Ridge / shop	2	5.7		
	Window Cleaners	Ridge / shop	2	5.7		
	Maint. staff	Ridge	8	32	8	
Landscape						
	Supervisor	Nursery	1	5.7		
	Grounds Staff	Nursery	4	20		
Administration						
	General Manager	Reception	1	5.7		
	Human Resources	Admin Office	1	5.7		
	Human Resources	Carmel Office	1	3.0		
	Sales and Marketing	Sausilito	4			
Spa						
	Manager	Spa Office	1	5.7		
	Concierge	Spa	2	8		
	Therapist	Spa	22	24	24	
Mercantile						
	Management	Quonset	1	8		
	Sales	Quonset / Merch.	2	8		
Sierra Mar Restaurant						
	Management	Sierra Mar	3	8	8	
	Servers	Sierra Mar	19	20	32	
	Wine Somm.	Sierra Mar	3	4	8	
	Cooks	Sierra Mar	13	32	40	
	Bussers	Sierra Mar	8	16	24	
	Dishwashers	Sierra Mar	5	8	16	
	Night Cleaners	Sierra Mar	2			16

Total Number of Employees	**180**			
Total Staff Hours per Shift		**457**	**266**	**40**
Assumed Hours/Employee/Shift	**8**			
Assumed Employees Each Shift		**57**	**33**	**5**

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FIGURE 8.7: ILLUSTRATIVE GENERAL DEVELOPMENT PLAN

Sheet G1.0	Cover Sheet
Sheet G2.0	Project Information Sheet
Sheet G3.0	Existing Site Plan
Sheet C0.0	Revised Public Access Plan
Sheet C1.0	Civil Improvements and Circulation Plan
Sheet C2.0	Water System Improvement Plan
Sheet C3.0	Enlargements Sheet Key
Sheet C3.1	Central Services Improvement Plan
Sheet C3.2	Management Housing Improvement Plan
Sheet C3.3	Guest Units Improvement Plan
Sheet C3.4	Gallery Accessible Parking and Restroom Improvement Plan
Sheet C3.5	Hot Tub Accessible Restroom Improvement Plan
Sheet C3.6	Reception Addition Improvement Plan
Sheet C3.7	Accessible Restroom, Spa Room, and Restaurant Addition Improvement Plan
Sheet C3.8	Employee Housing Improvement Plan
Sheet C4.0	Erosion Control Plan
Sheet C4.1	Erosion Control Details
Sheet A1.1	Central Service Floor Plans
Sheet A1.2	Central Services Elevations
Sheet A1.3	Workshop Elevations
Sheet A2.1	Management Housing Floor Plans and Elevations
Sheet A2.2	Existing Post House
Sheet A2.3	Existing Post House Caretaker's Unit
Sheet A2.4	Spa, Guest Rooms, & Library Existing Uses
Sheet A2.5	Spa, Guest Rooms, & Library Proposed Uses
Sheet A3.1	Guest Unit Plan and Elevations
Sheet A3.2	Guest Unit Sections
Sheet A6.1	Reception Storage & Server Room Plans
Sheet A7.1	Restroom Plan & Elevations
Sheet A7.2	Restaurant Expansion Plans
Sheet A7.3	Spa Treatment Room Plans
Sheet A8.1	NW Employee Unit Plans
Sheet A8.2	NW Employee Elevations
Sheet L1.0	Overall Landscape Site Plan and Key Plan
Sheet L1.1	Fuel Management Site Plan
Sheet L2.0	Central Services Landscape Plan
Sheet L2.1	Management Housing Landscape Plan
Sheet L2.2	Guest Units Landscape Plan
Sheet L2.3	Accessible Restroom, Spa, and Restaurant Addition Landscape Plan
Sheet L2.4	Employee Housing Landscape Plan

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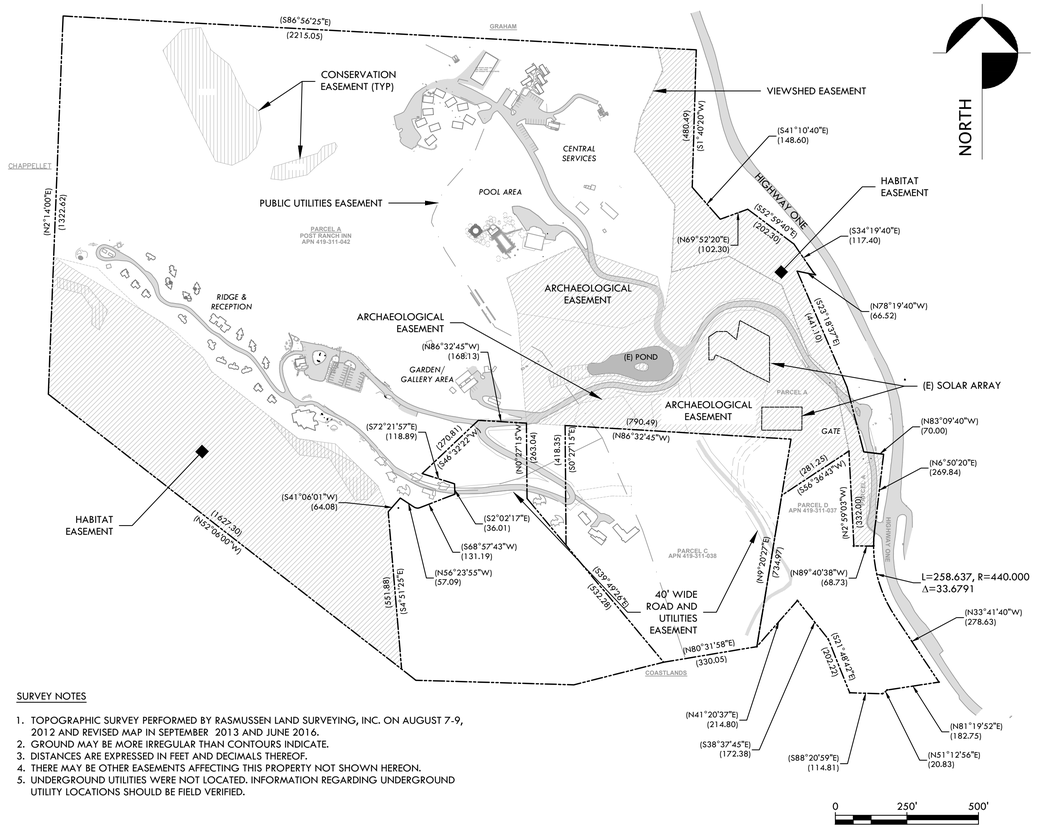
GENERAL DEVELOPMENT PLAN
POST RANCH INN, BIG SUR, CALIFORNIA

VICINITY MAP
NTS
1

NORTH

PROJECT LOCATION MAP
NTS
2

NORTH



SURVEY NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY RASMUSSEN LAND SURVEYING, INC. ON AUGUST 7-9, 2012 AND REVISED MAP IN SEPTEMBER 2013 AND JUNE 2016.
2. GROUND MAY BE MORE IRREGULAR THAN CONTOURS INDICATE.
3. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. THERE MAY BE OTHER EASEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.
5. UNDERGROUND UTILITIES WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE FIELD VERIFIED.

POST RANCH INN - PARCEL BOUNDARIES AND EASEMENTS
SCALE: 1" = 250'
3

GENERAL NOTES

1. THE PURPOSE OF THIS PROJECT IS TO DEVELOP A GENERAL PLAN FOR POST RANCH INN AND ITS PROPERTIES AND ADDITIONS.
IMPROVEMENTS INCLUDE:
   - 9 EMPLOYEE HOUSING UNITS
   - 3 NEW MANAGEMENT HOUSING UNITS
   - 4 GUEST UNITS INCLUDING THE EXISTING POST HOUSE AND POST HOUSE CARETAKER UNIT AND TWO (2) NEW UNITS
   - 1 NEW STAFF LOUNGE
   - 1 NEW WORKSHOP
   - 2 NEW STAFF RESTROOMS
   - 3 NEW ACCESSIBLE RESTROOMS
   - 1 NEW STAND ALONE SPA TREATMENT ROOM
   - 3 EXISTING GUEST UNITS CONVERT TO SPA TREATMENT ROOMS
   - 1 RECEPTION ADDITION
   - 1 RESTAURANT ADDITION
   - IMPROVEMENTS TO EXISTING PUBLIC TRAIL
   - CELL TOWER REPLACEMENT UNDER SEPARATE PERMIT
2. THE PROJECT INCLUDES THE LISTED IMPROVEMENTS ABOVE AND ASSOCIATED GRADING, DRAINAGE, CIRCULATION, UTILITY, EROSION CONTROL AND OTHER CIVIL SITE IMPROVEMENTS.

LIST OF CONSULTANTS

1. PLANNING AND PERMIT CONTACT: ARDEN HANDSHY
2. OWNER AGENT: MIKE HIGGINS
3. PROJECT MANAGER: HUGH BROWNLEE (BROWNLEEPM)
4. ARCHITECT: PACIFIC BUILDING WORKSHOP & OKB ARCHITECTURE
5. CIVIL ENGINEER: FALL CREEK ENGINEERING, INC.
6. LANDSCAPE ARCHITECT: JONI L. JANECKI AND ASSOCIATES, INC.
7. ARCHAEOLOGY RESOURCES CONSULTANT: JOHN SCHLAGHECK
8. BIOTIC RESOURCES CONSULTANT: FRED BALLERINI
9. TRAFFIC ENGINEER: MOTT MACDONALD, INC.

SHEET INDEX

NO	SHEET	SHEET TITLE
1	G1.0	COVER SHEET
2	G2.0	PROJECT INFORMATION SHEET
3	G3.0	EXISTING SITE PLAN
4	C0.0	PUBLIC ACCESS PLAN
5	C1.0	CIVIL IMPROVEMENTS AND COIRCULATION PLAN
6	C2.0	WATER SYSTEM IMPROVEMENT PLAN
7	C3.0	ENLARGEMENT SHEET KEY
8	C3.1	CENTRAL SERVICES IMPROVEMENT PLAN
9	C3.2	MANAGEMENT HOUSING IMPROVEMENT PLAN
10	C3.3	GUEST UNITS IMPROVEMENT PLAN
11	C3.4	GALLERY ACCESSIBLE PARKING AND RESTROOM IMPROVEMENT PLAN
12	C3.5	HOT TUB ACCESSIBLE RESTROOM IMPROVEMENT PLAN
13	C3.6	RECEPTION ADDITION IMPROVEMENT PLAN
14	C3.7	ACCESSIBLE RESTROOM, SPA, AND RESTAURANT IMPROVEMENT PLAN
15	C3.8	EMPLOYEE HOUSING IMPROVEMENT PLAN
16	C3.9	COMMUNICATION TOWER(S) IMPROVEMENT PLAN
17	C4.0	EROSION CONTROL PLAN
18	C4.1	EROSION CONTROL DETAILS
19	A1.1	CENTRAL SERVICES FLOOR PLANS
20	A1.2	CENTRAL SERVICES ELEVATIONS
21	A1.3	WORKSHOP ELEVATIONS
22	A2.1	MANAGEMENT HOUSING FLOOR PLANS & ELEVATIONS
23	A2.2	(E) POST HOUSE
24	A2.3	(E) POST HOUSE CARETAKER'S UNIT
25	A2.4	(E) SPA, GUEST ROOMS & LIBRARY EXISTING USES
26	A2.5	(E) SPA, GUEST ROOMS & LIBRARY PROPOSED USES
27	A3.1	GUEST UNIT PLAN AND ELEVATIONS
28	A3.2	GUEST UNIT SECTIONS
29	A6.1	RECEPTION STORAGE & SERVER ROOM PLAN
30	A7.1	RESTROOM PLAN & ELEVATIONS
31	A7.2	RESTAURANT EXPANSION PLAN
32	A7.3	SPA TREATMENT ROOM PLAN
33	A8.1	NW EMPLOYEE UNIT PLANS
34	A8.2	NW EMPLOYEE ELEVATIONS
35	L1.0	OVERALL LANDSCAPE SITE PLAN AND KEY PLAN
36	L1.1	FUEL MANAGEMENT SITE PLAN
37	L2.0	CENTRAL SERVICES LANDSCAPE ENLARGEMENT PLAN
38	L2.1	MANAGEMENT HOUSING LANDSCAPE ENLARGEMENT PLAN
39	L2.2	GUEST UNITS LANDSCAPE ENLARGEMENT PLAN
40	L2.3	ACCESSIBLE RESTROOM, SPA, AND RESTAURANT ADDITION LANDSCAPE ENLARGEMENT PLAN
41	L2.4	EMPLOYEE HOUSING LANDSCAPE ENLARGEMENT PLAN

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

SHERWOOD DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-9054
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER — NO. 61605 — EXP. 12/31/21 — CIVIL — STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
COVER SHEET

REV.	DATE
1	10/19/2020
2	08/31/2021

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	G1.0

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

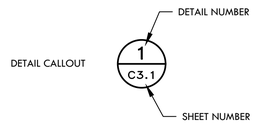
GENERAL ABBREVIATIONS LEGEND

AFF	ARCHITECTUAL FINISHED FLOOR
AVG	AVERAGE
B	BAY (TREE)
BC	BEGIN CURVE
BDG/BLD	BUILDING
BOC	BOTTOM OF CURB
BOW	BOTTOW OF WALL
CO	CLEANOUT
DBL	DOUBLE
DG	DECOMPOSED GRANITE
DIA/Ø	DIAMETER
(E)	EXISTING
EC	END CURVE
EG	EXISTING GROUND
EL	ELEVATION
ELEC.	ELECTRICAL
EO	ELECTRIC OUTLET
EP	ELECTRIC PANEL
EV	ELECTRICAL VAULT
FF	FINISHED FLOOR
FF LL	FINISHED FLOOR LOWER LEVEL
FG	FINISHED GRADE
FDC	FIRE DEPARTMENT CONNECTION
GEN	GENERATOR
GP	GATE POST
H20	WATER UTILITY
HB	HOSEBIB
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
K	OAK
LEN	LENGTH
LP	LIQUID PROPANE TANK
MH	MANHOLE
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
OC	ON CENTER
PED	PEDESTRIAN
P	PINE TREE
(P)	PROPOSED
PT	POINT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RR	RAILROAD TIE
RW	REDWOOD
SD	STORMDRAIN SYSTEM
SEW	SEWER SYSTEM
SF	SQUARE FEET
SP	SIGN POST
SS	SANITARY SEWER
SSD	SUBSURFACE DRIP
ST	STUMP
STA	STATION
TOC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UTIL.	UTILITIES
UV	UTILITY VAULT
WW	WASTEWATER

GENERAL LINE TYPES

- PROPERTY LINE
- EASEMENT BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- FL — FLOWLINE
- SD — EXISTING STORMDRAIN PIPE
- SD — NEW STORMDRAIN PIPE
- DW — EXISTING DOMESTIC WATER LINE
- DW — NEW DOMESTIC WATER LINE
- FW — EXISTING FIRE WATER LINE
- FW — NEW FIRE WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — NEW SANITARY SEWER
- E — EXISTING ELECTRICAL CONDUIT
- E — NEW ELECTRICAL CONDUIT
- GAS — EXISTING GAS LINE
- GAS — NEW GAS LINE
- OH — EXISTING OVERHEAD POWER LINE

GENERAL SYMBOL LEGEND



PROJECT DATA SUMMARY TABLES

PARCEL INFORMATION	ACRES	PROPOSED UNITS PER PARCEL
PARCEL A	92	36
PARCEL C	12	4
PARCEL D	6	0
TOTAL PARCELS	109	40
GENERAL PLAN LAND USE DESCRIPTION	SEE PLANNING NARRATIVE	
ZONING DESIGNATION	VSC (CZ) & WSC/40 (CZ)	

IMPERVIOUS COVERAGE	
TOTAL AREA COVERED BY EXISTING STRUCTURES (SF):	12,488
TOTAL AREA COVERED BY OTHER IMPERVIOUS SURFACES (SF):	19,416
TOTAL IMPERVIOUS SURFACES AREA (SF):	31,904

PARKING:		
TOTAL REQUIRED:	GUEST	49
	STAFF	147
TOTAL EXISTING:	GUEST	52
	STAFF	182
TOTAL PROPOSED:	GUEST	0
	STAFF	6

EXISTING BUILDING AREAS

BUILDING NAME	BUILDINGS	STORIES	GUESTROOMS	TOTAL (SF)
COAST	5	2	10	4,500
TREEHOUSE	7	1	7	3,150
BUTTERFLY	1	3	5	3,600
OCEAN	5	1	5	2,250
MOUNTAIN	1	2	2	900
PACIFIC SUITES	3	2	6	4,500
PEAK	2	2	2	1,200
CLIFF	2	1	2	1,200
TOTALS	26		39	21,300

NEW BUILDING AREAS

BUILDING SQUARE FOOTAGE		
BUILDING NAME	EACH (SF)	TOTAL (SF)
3 NEW STAFF HOUSING TWO (2) BEDROOM UNITS	609	1,827
3 NEW STAFF HOUSING STUDIO UNITS	532	1,596
2 NEW MANAGEMENT HOUSING	1,104	2,208
1 NEW EMPLOYEE MANAGEMENT HOUSE	770	770
2 NEW GUEST UNITS	945	1,890
3 NEW STAFF BUNKHOUSES	114	341
1 NEW STAFF LOUNGE		341
1 NEW WORKSHOP		1,358
2 NEW STAFF RESTROOMS	341	682
3 NEW ACCESSIBLE RESTROOMS	95	285
1 NEW SPA TREATMENT ROOM		108
1 RECEPTION ADDITION		138
1 RESTAURANT ADDITION		1,502
	TOTAL:	13,046

GRADING NOTES

PRELIMINARY GRADING VOLUMES			
SITE	CUT (CY)	FILL (CY)	NET
PROJECT IMPROVEMENTS	2150	900	1250 CY CUT

1. THESE GRADING VOLUMES ARE PRELIMINARY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL QUANTITIES.
2. NO COMPACTION FACTOR HAS BEEN APPLIED TO THE FILL VOLUMES.
3. NO EXPANSION FACTOR HAS BEEN APPLIED TO THE CUT VOLUMES.
4. GRADING VOLUMES DO NOT ACCOUNT FOR PAVEMENT SECTIONS.
5. ALL CONSTRUCTED SLOPES SHALL NOT EXCEED 2:1 (H:V)
6. VOLUMES DO NOT INCLUDE DRAINAGE BASINS OR SWALES.
7. DEVELOPMENT AND RELATED CONSTRUCTION ACTIVITIES SUCH AS SITE CLEANING, GRADING, SOIL REMOVAL OR PLACEMENT WHICH CAUSES A PERMANENT CHANGE TO EXISTING SITE CONDITIONS ARE PROHIBITED ON SLOPES GREATER THAN OR EQUAL TO 30%.
8. "A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION."
9. NO GRADING IN SENSITIVE AREAS.

IMPERVIOUS AREA CALCULATIONS

IMPERVIOUS AREA CALCULATIONS	SF
PRE-IMPROVEMENT IMPERVIOUS AREA	360,634
POST-IMPROVEMENT IMPERVIOUS AREA	392,538
TOTAL NEW IMPERVIOUS AREA	31,904

MINIMUM STORMWATER CONTROL METHOD (SCM) SIZES

SITE NO.	SITE NAME	SCM NAME	MINIMUM SCM AREA(SF)
1	CENTRAL SERVICES	RAIN GARDEN	119
2	MANAGEMENT HOUSING	RAIN GARDEN	533
3	GUEST UNTIS	RAIN GARDEN	434
4	GALLERY PARKING AND RESTROOM	RAIN GARDEN	95
5	MEDITATION RESTROOM	RAIN GARDEN	17
6	RECEPTION	RAIN GARDEN	10
7	RESTAURANT RESTROOM AND SPA	RAIN GARDEN	72
8	EMPLOYEE HOUSING UNITS	RAIN GARDEN	73

NOTE:
1. RAIN GARDENS SHALL NOT HAVE EXCAVATION IN VICINITY OF REDWOOD TREE ROOTS.

TREES TO BE REMOVED

SITE NAME	TREE TYPE	DIAMETER
CENTRAL SERVICES	B	24"
CENTRAL SERVICES	B	12"
CENTRAL SERVICES	B	13"
CENTRAL SERVICES	B	25"
CENTRAL SERVICES	ST	36"
EMPLOYEE HOUSING	B	12"
EMPLOYEE HOUSING	B	24"
EMPLOYEE HOUSING	R	6"
TOTAL TREES TO BE REMOVED =		8

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

SHERWOOD
DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-9054
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER
NO. 01 5605
EXP. 12/31/20
CIVIL
STATE OF CALIFORNIA
DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
PROJECT INFORMATION SHEET

REV.	DATE
1	10/19/2020

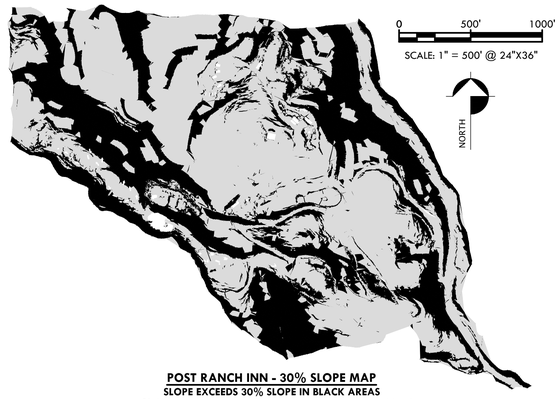
DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	G2.0

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

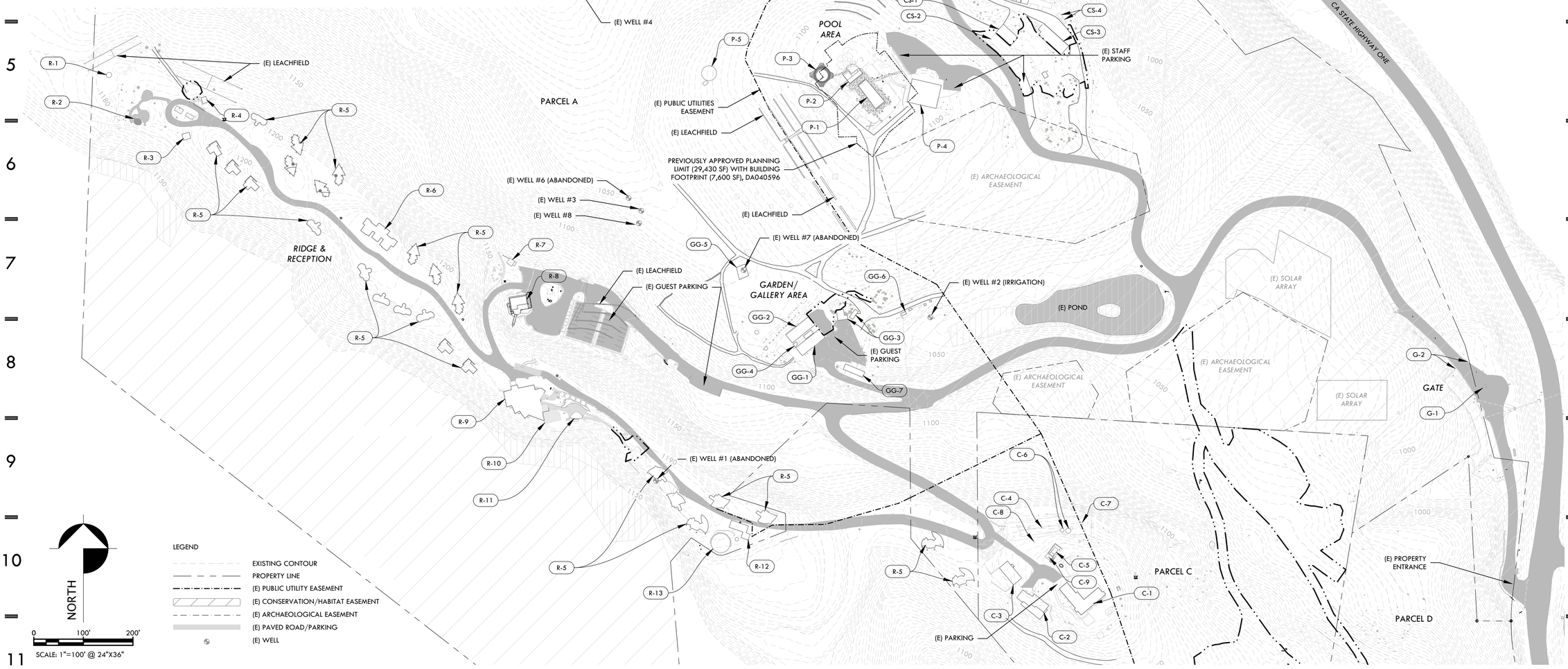
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

EXISTING FEATURES			
AREA			DESCRIPTION
RIDGE & RECEPTION	R	1	(E) 10,000 GALLON WATER TANK
	R	2	(E) ACCESSIBLE HOT TUB & PATIO
	R	3	(E) PUMP SHED
	R	4	(E) HOUSEKEEPING STORAGE
	R	5	(E) GUEST UNITS - 25 BUILDINGS TOTAL
	R	6	(E) SPA, GUEST ROOMS, & LIBRARY
	R	7	(E) BREAK ROOM
	R	8	(E) RECEPTION & ADMINISTRATION
	R	9	(E) SIERRA MAR RESTAURANT
	R	10	(E) OUTDOOR PATIO AND DINING SERVICE
	R	11	(E) ACCESSIBLE BASKING POOL & PATIO
	R	12	(E) MAINTENANCE/HOUSEKEEPING
	R	13	(E) 140,000 GALLON WATER TANK
PARCEL C	C	1	(E) POST HOUSE
	C	2	(E) POST HOUSE CARETAKER UNIT
	C	3	(E) UTILITY BUNKER, BIG SUR HISTORICAL SOCIETY, PRI WINE BUNKER
	C	4	(E) GENERATOR AND UTILITY PAD
	C	5	(E) MONOPINE BUNKER
	C	6	(E) IRRIGATION WATER TANKS (10,000 GALLON AND 2,500 GALLON)
	C	7	(E) LATTICE TOWER
	C	8	(E) CELL MONOPOLE TOWER
	C	9	(E) COAST GUARD MONOPINE TOWER
GATE	G	1	(E) GATE HOUSE
	G	2	(E) ENTRANCE GATE

EXISTING FEATURES			
AREA			DESCRIPTION
GARDEN/ GALLERY	GG	1	(E) POST GALLERY
	GG	2	(E) ART AND FURNITURE GALLERY
	GG	3	(E) STORAGE
	GG	4	(E) BATHROOM
	GG	5	(E) AGRICULTURAL POLE BARN/CHICKEN COOP
	GG	6	(E) WASTEWATER TREATMENT SYSTEM (1) MAIN
	GG	7	(E) FINANCE OFFICE
POOL	P	1	(E) POOL
	P	2	(E) BATHOUSE
	P	3	(E) YURT
	P	4	(E) FITNESS CENTER & ADMINISTRATIVE OFFICE & MERCANTILE
	P	5	(E) RAW WATER STORAGE TANK
CENTRAL SERVICES	CS	1	(E) RESERVATIONS OFFICE
	CS	2	(E) WOOD SHED
	CS	3	(E) SHIPPING & RECEIVING/STORAGE
	CS	4	(E) GAS AND DIESEL ISLANDS
	CS	5	(E) RECYCLING & TRASH STAGING
	CS	6	(E) RECEIVING COLD STORAGE
	CS	7	(E) WASTEWATER TREATMENT SYSTEM (3) BONE YARD
	CS	8	(E) EMPLOYEE HOUSING UNITS (EHUs) - 16 BUILDINGS TOTAL
	CS	9	(E) MAINTENANCE, LAUNDRY, AND STAFF RECREATION
	CS	10	(E) FIRE HOUSE
	CS	11	(E) CONSTRUCTION TRAILERS (4 TOTAL)
	CS	12	(E) WASTEWATER TREATMENT SYSTEM (2) EHU



POST RANCH INN - 30% SLOPE MAP
SLOPE EXCEEDS 30% SLOPE IN BLACK AREAS
30% SLOPE BOUNDARIES ARE SHOWN ON ENLARGEMENTS (SHEETS C3.1 THROUGH C3.8)



LEGEND

- EXISTING CONTOUR
- PROPERTY LINE
- (E) PUBLIC UTILITY EASEMENT
- (E) CONSERVATION/HABITAT EASEMENT
- (E) ARCHAEOLOGICAL EASEMENT
- (E) PAVED ROAD/PARKING
- (E) WELL

NORTH

0 100' 200'

SCALE: 1"=100' @ 24"X36"

EXISTING SITE PLAN

SCALE: 1"=100' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
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FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER PETER H. HARDY NO. 055605 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

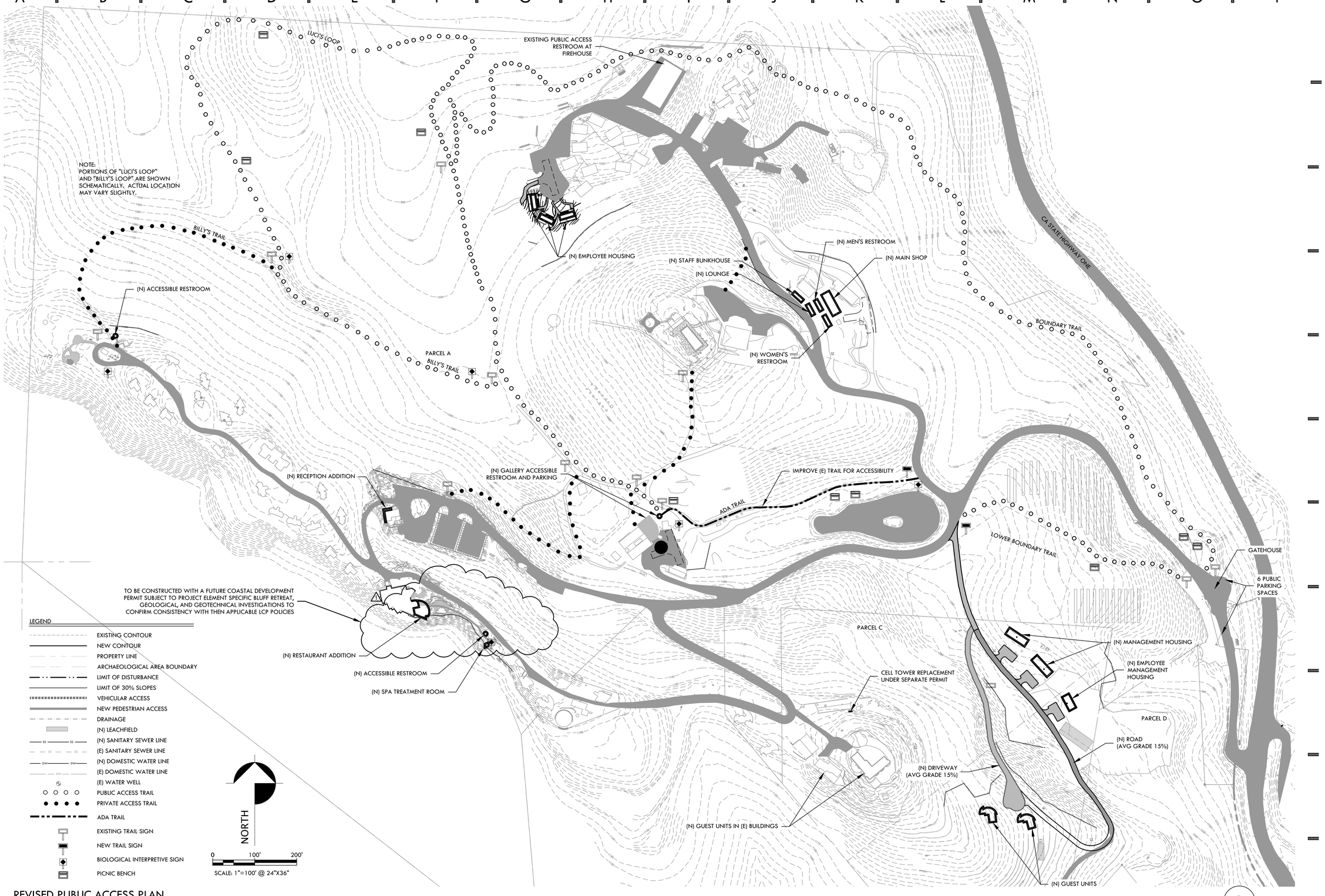
CONCEPT DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
EXISTING SITE PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	G3.0



REVISED PUBLIC ACCESS PLAN

SCALE: 1"=100' @ 24"X36"

1

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PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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SHERWOOD DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-5654
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER — NO. C 56054 — EXP. 12/31/20 — CIVIL — STATE OF CALIFORNIA

COASTAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
REVISED
PUBLIC ACCESS PLAN

REV.	DATE
1	10/19/2020

DRAWN BY:	JS
CHECKED BY:	RC
DATE:	JAN 19, 2022
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C0.0

(N) ACCESSIBLE RESTROOM

(N) EMPLOYEE HOUSING

R 63'

(N) STAFF BUNKHOUSE

(N) LOUNGE

(N) MEN'S RESTROOM

(N) MAIN SHOP

(N) WOMEN'S RESTROOM

R 61'

CA STATE HIGHWAY ONE

PARCEL A

R 47'

R 62'

R 39'

(N) RECEPTION ADDITION

(N) GALLERY ACCESSIBLE RESTROOM AND PARKING

IMPROVE (E) TRAIL FOR ACCESSIBILITY

R 117'

R 6'

TO BE CONSTRUCTED WITH A FUTURE COASTAL DEVELOPMENT PERMIT SUBJECT TO PROJECT ELEMENT SPECIFIC BLUFF RETREAT, GEOLOGICAL, AND GEOTECHNICAL INVESTIGATIONS TO CONFIRM CONSISTENCY WITH THEN APPLICABLE LCP POLICIES

(N) RESTAURANT ADDITION

(N) ACCESSIBLE RESTROOM

(N) SPA TREATMENT ROOM

PARCEL C

R 58'

(N) MANAGEMENT HOUSING

(N) EMPLOYEE MANAGEMENT HOUSING

CELL TOWER REPLACEMENT UNDER SEPARATE PERMIT

PARCEL D

(N) ROAD (AVG GRADE 15%)

(N) DRIVEWAY (AVG GRADE 15%)

R 39'

(N) GUEST UNITS IN (E) BUILDINGS

(N) GUEST UNITS

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF 30% SLOPES
- VEHICULAR ACCESS
- NEW PEDESTRIAN ACCESS
- DRAINAGE
- (N) LEACHFIELD
- SS (N) SANITARY SEWER LINE
- SS (E) SANITARY SEWER LINE
- DW (N) DOMESTIC WATER LINE
- DW (E) DOMESTIC WATER LINE
- (E) WATER WELL

NORTH

0 100' 200'

SCALE: 1"=100' @ 24"X36"

CIVIL IMPROVEMENTS AND CIRCULATION PLAN

SCALE: 1"=100' @ 24"X36"

1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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BIG SUR, CA 93920

SHERWOOD
DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-5654
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER
NO. C 5605
EXP. 12/31/20
CIVIL
STATE OF CALIFORNIA

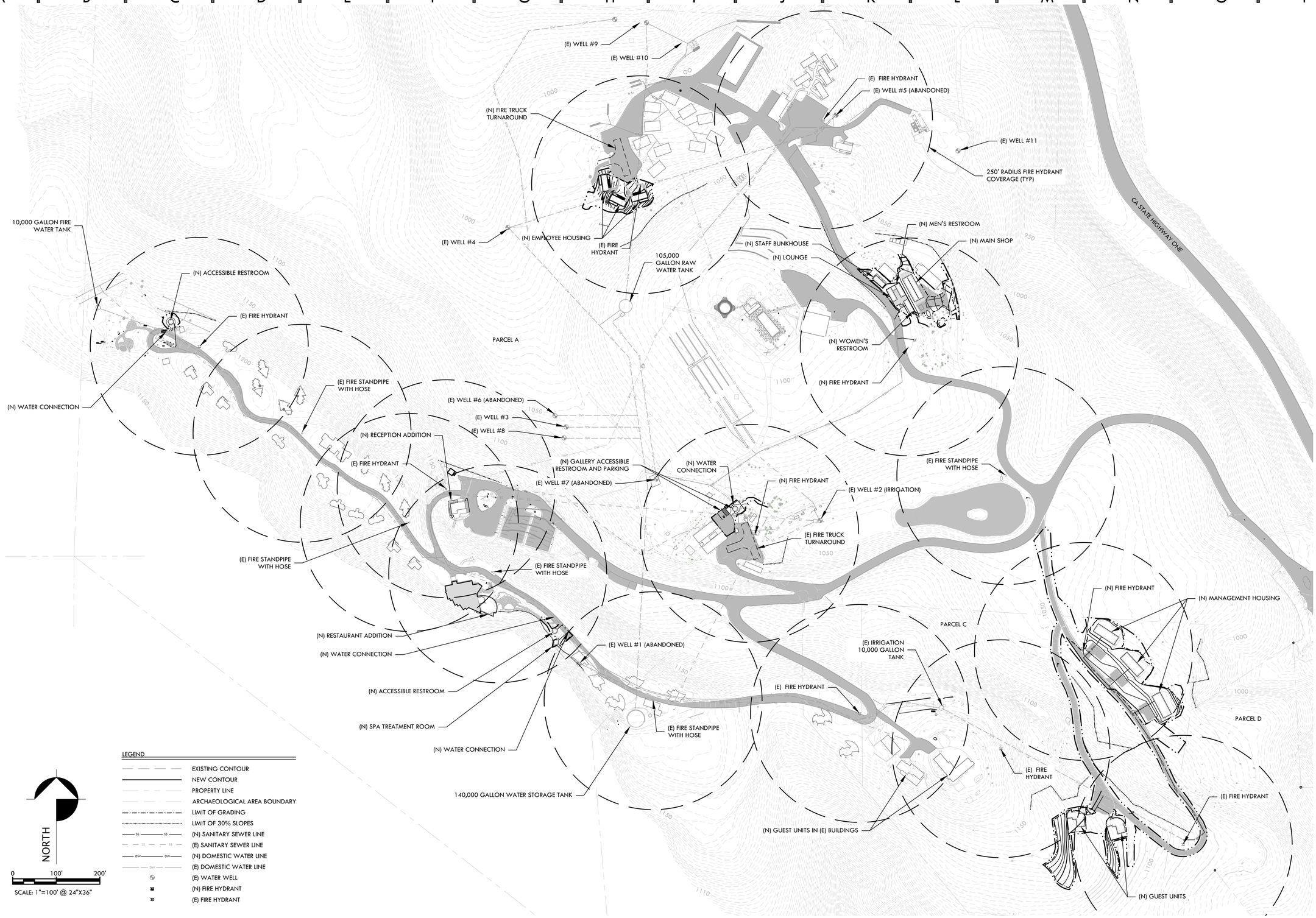
GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
CIVIL IMPROVEMENTS AND CIRCULATION PLAN

REV.	DATE
1	10/19/2020

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C1.0



WATER SYSTEM IMPROVEMENT PLAN

SCALE: 1"=100' @ 24"X36"

1

24"X36" SHEET - IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER PETER H. HARDY NO. 055605 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

CONCEPT DEVELOPMENT

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

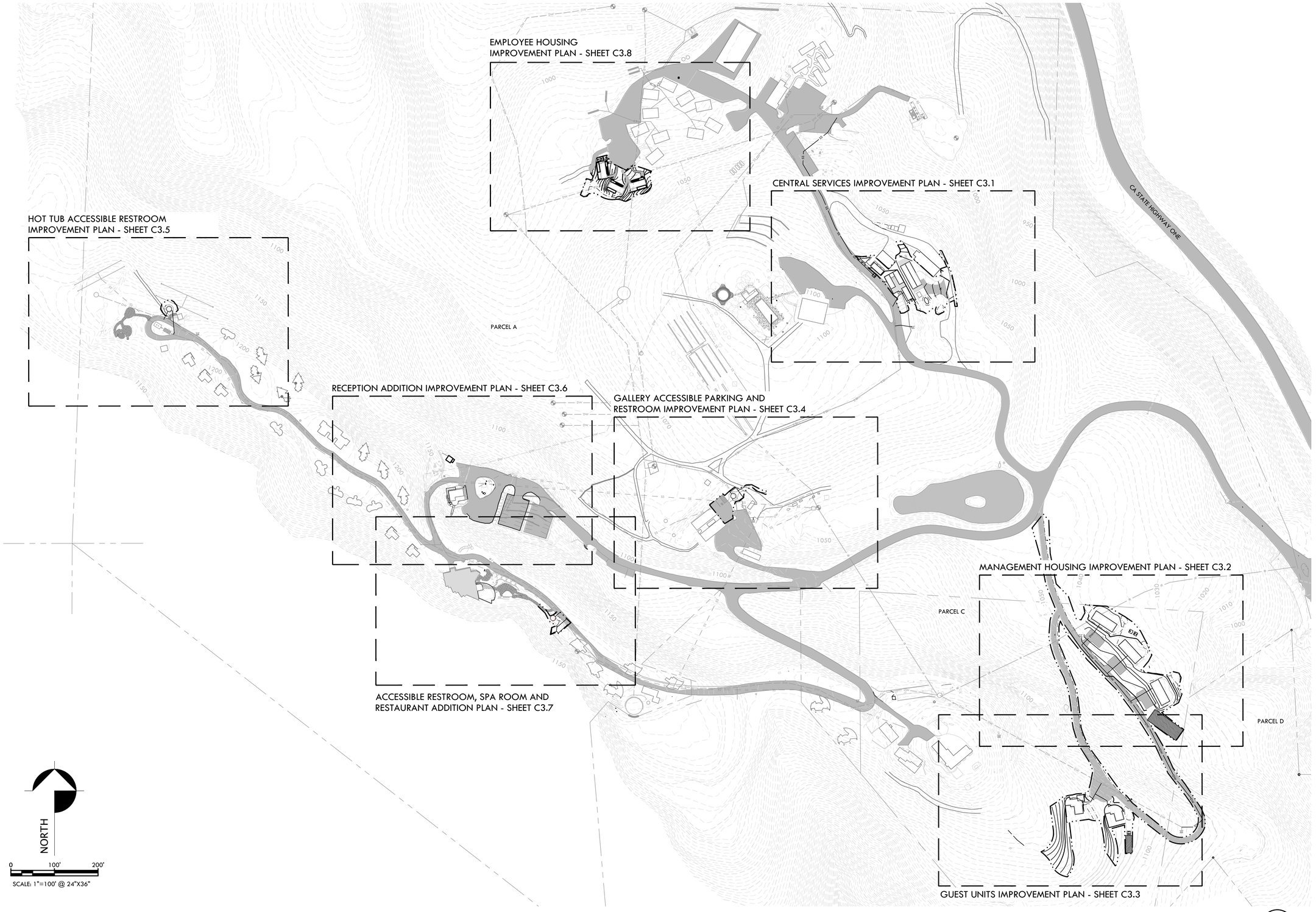
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

WATER SYSTEM IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C2.0



ENLARGEMENTS SHEET KEY

SCALE: 1"=100' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER PETER H. HARDY No. 055605 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

CONCEPT DEVELOPMENT

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

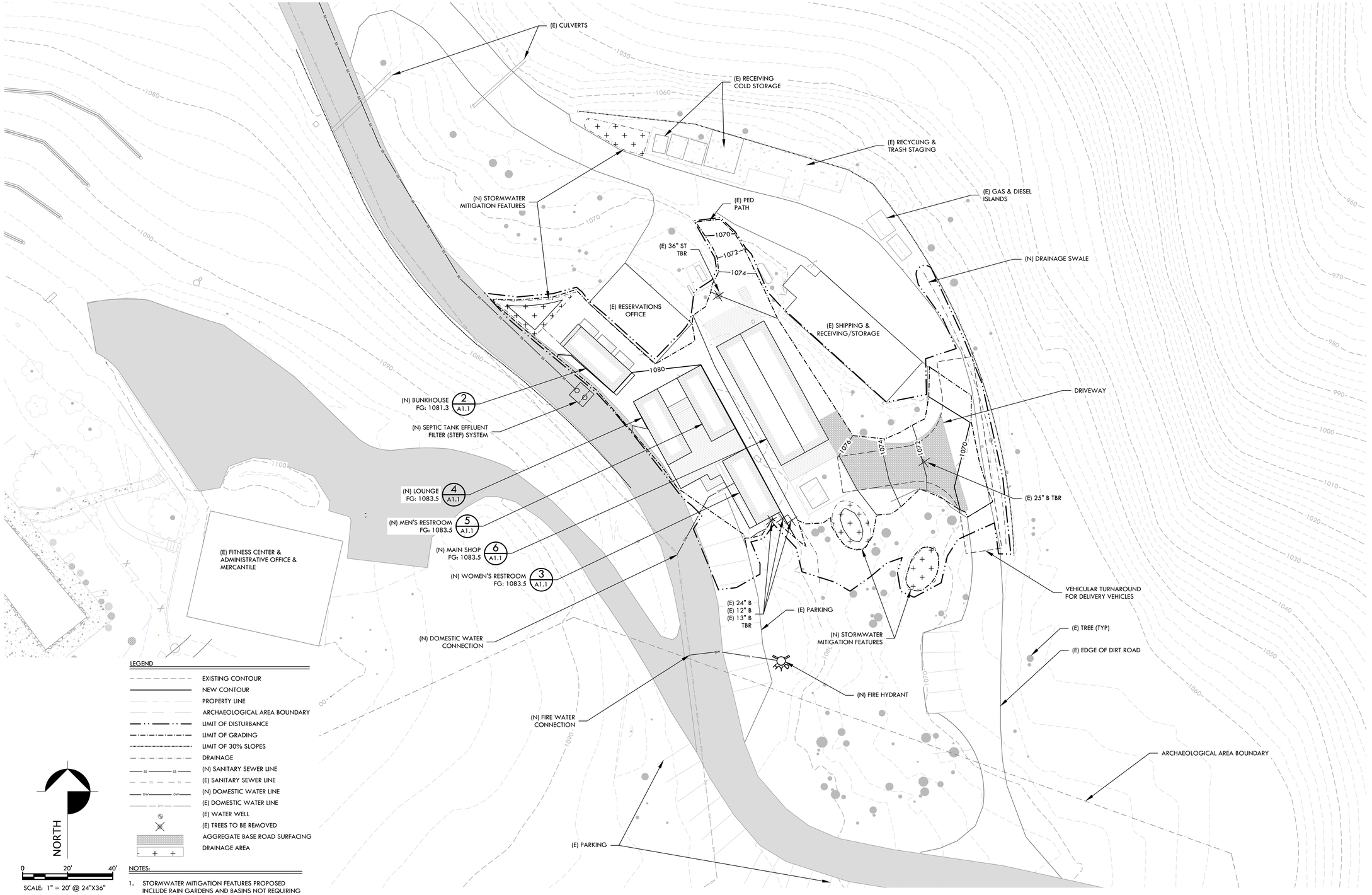
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

ENLARGEMENTS SHEET KEY

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.0



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (E) WATER WELL
- (E) TREES TO BE REMOVED
- AGGREGATE BASE ROAD SURFACING
- DRAINAGE AREA

NOTES:

1. STORMWATER MITIGATION FEATURES PROPOSED INCLUDE RAIN GARDENS AND BASINS NOT REQUIRING EXCAVATION IN ORDER TO PROVIDE TREE PROTECTION TO SHALLOW REDWOOD ROOTS.

CENTRAL SERVICES IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET - IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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REGISTERED PROFESSIONAL ENGINEER PETER H. HANDY NO. 055605 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

CONCEPT DEVELOPMENT

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

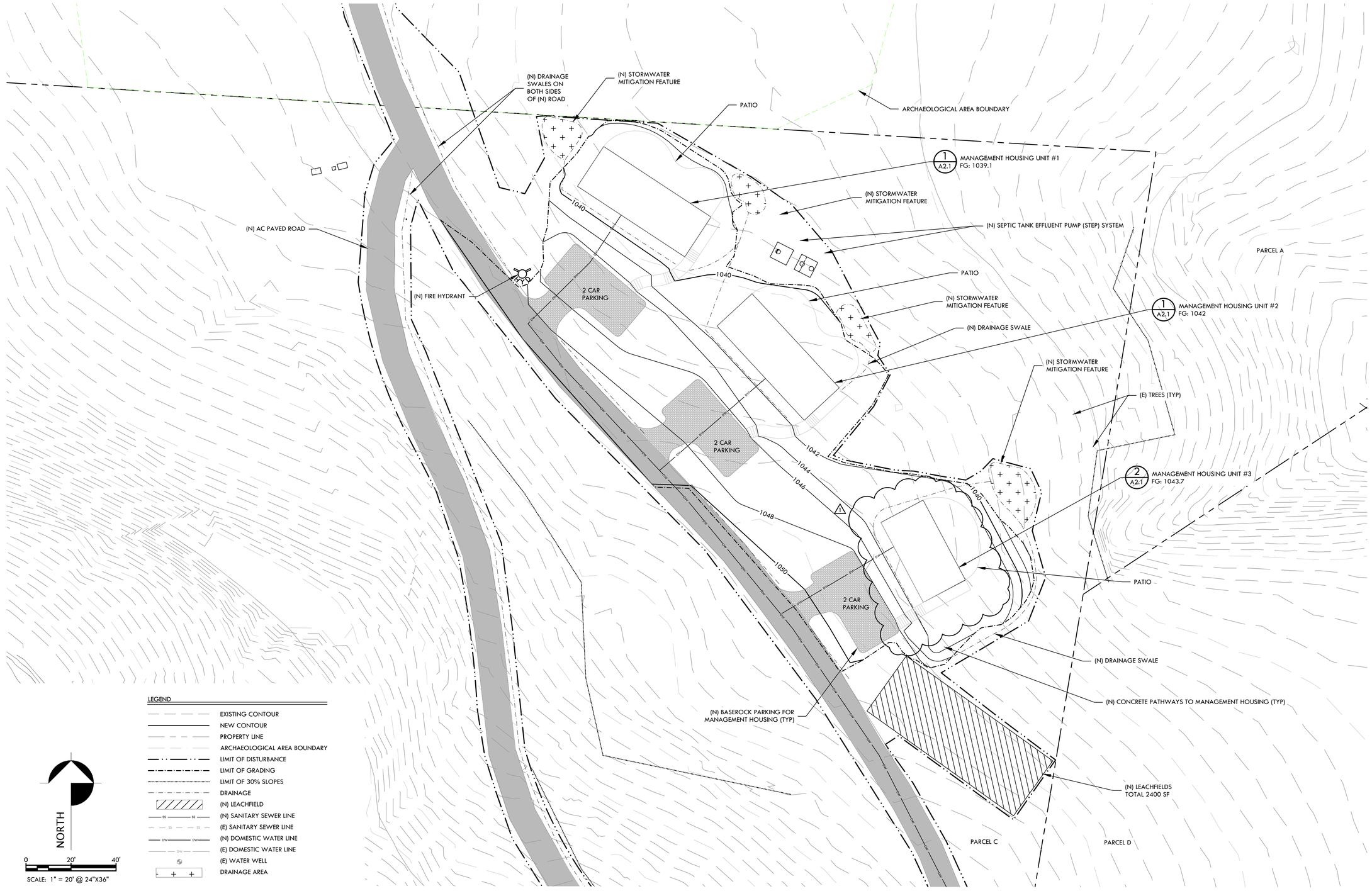
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

CENTRAL SERVICES IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.1



MANAGEMENT HOUSING IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn
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BIG SUR, CA 93920

SHERWOOD DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-5654
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER NO. C 56051 EXP. 12/31/19 CIVIL STATE OF CALIFORNIA

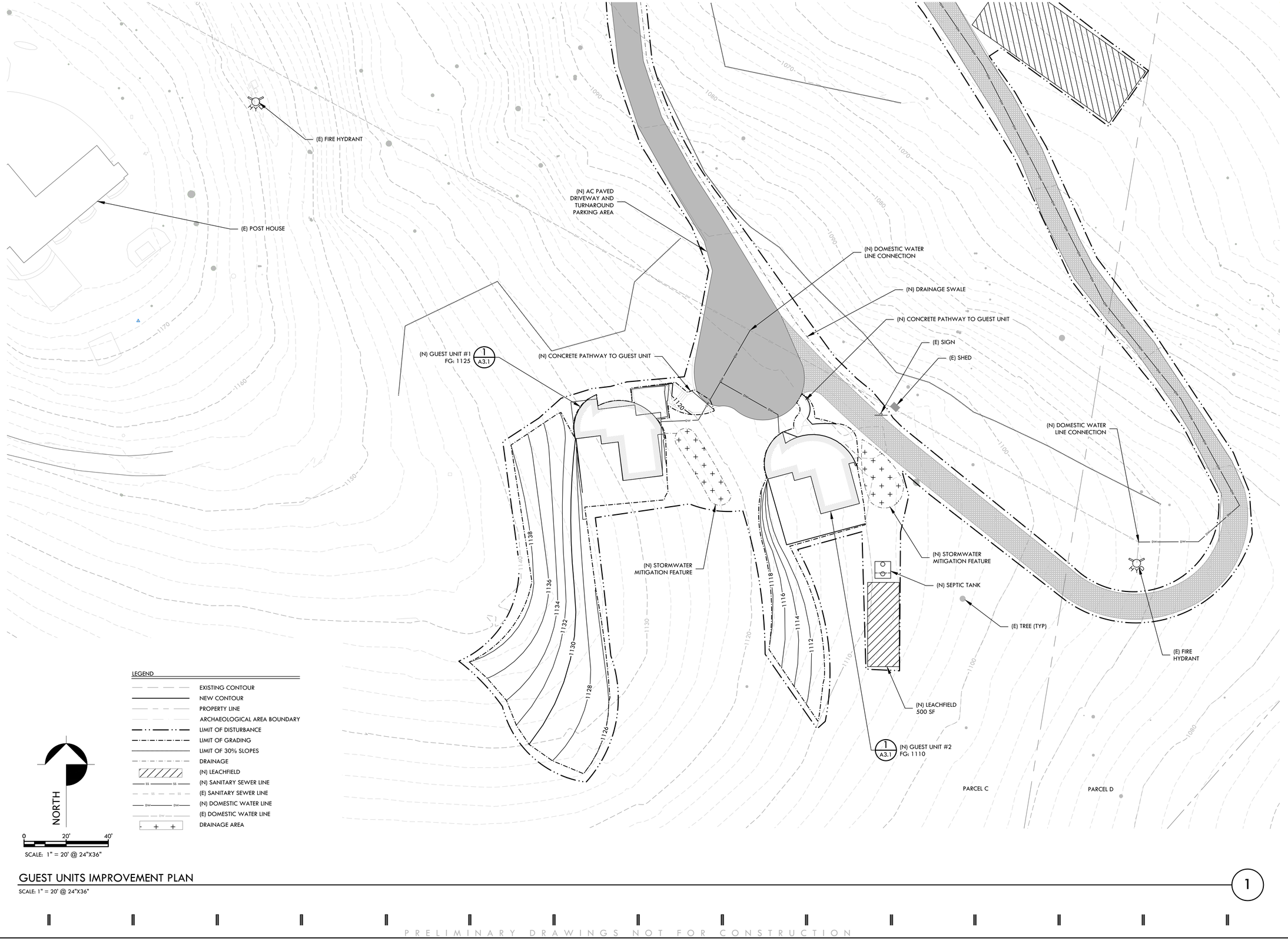
GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
MANAGEMENT HOUSING IMPROVEMENT PLAN

REV.	DATE
1	10/19/2020

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.2



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- DRAINAGE
- (N) LEACHFIELD
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- DRAINAGE AREA

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

GUEST UNITS IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET - IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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Civil•Environmental•Water Resources
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SANTA CRUZ, CA 95062
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REGISTERED PROFESSIONAL ENGINEER PETER H. HARDY NO. 055605 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

CONCEPT DEVELOPMENT

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
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APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

GUEST UNITS IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
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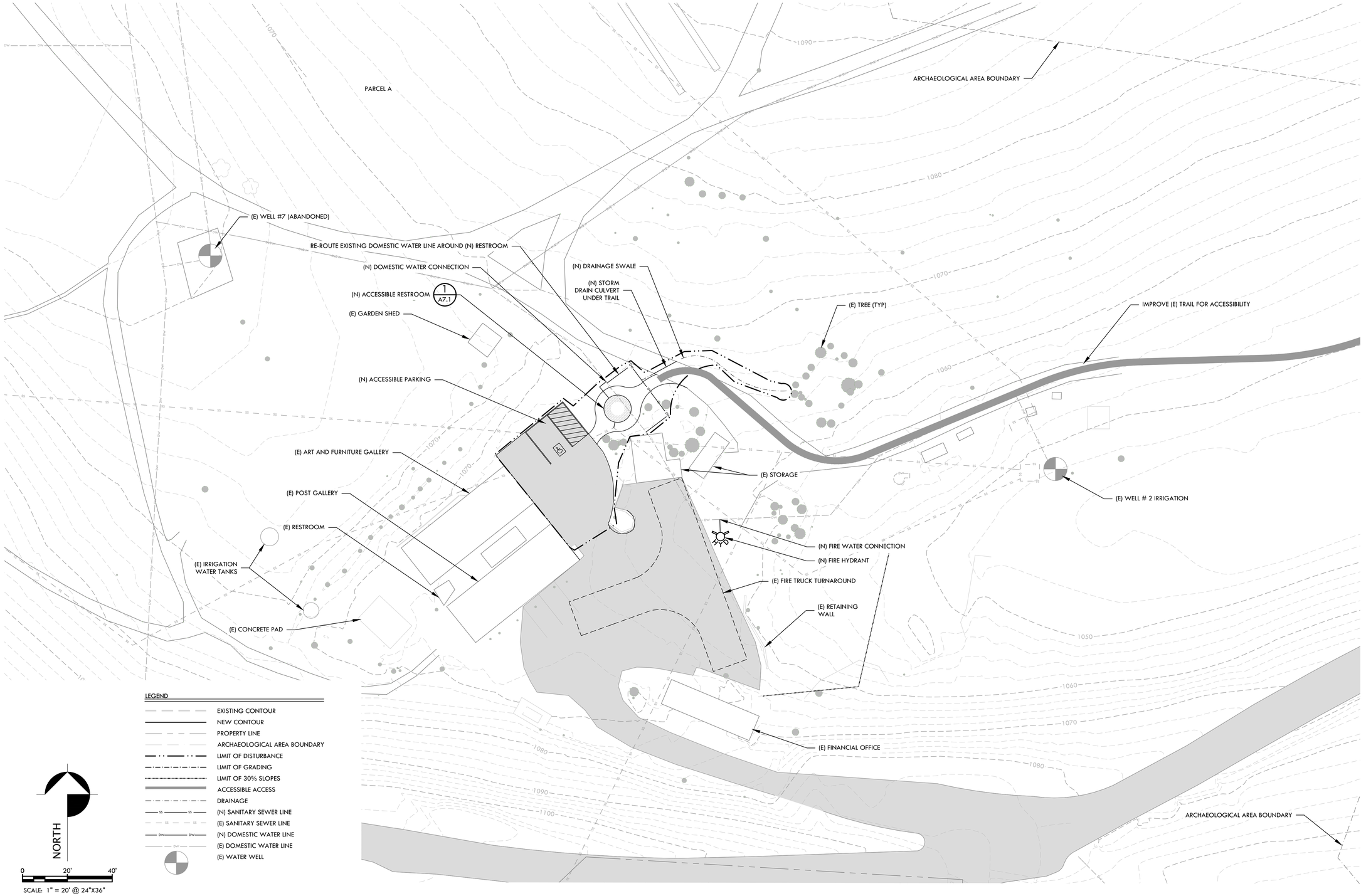
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.3



GALLERY ACCESSIBLE PARKING AND RESTROOM IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER PETER H. HARDY NO. 055605 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

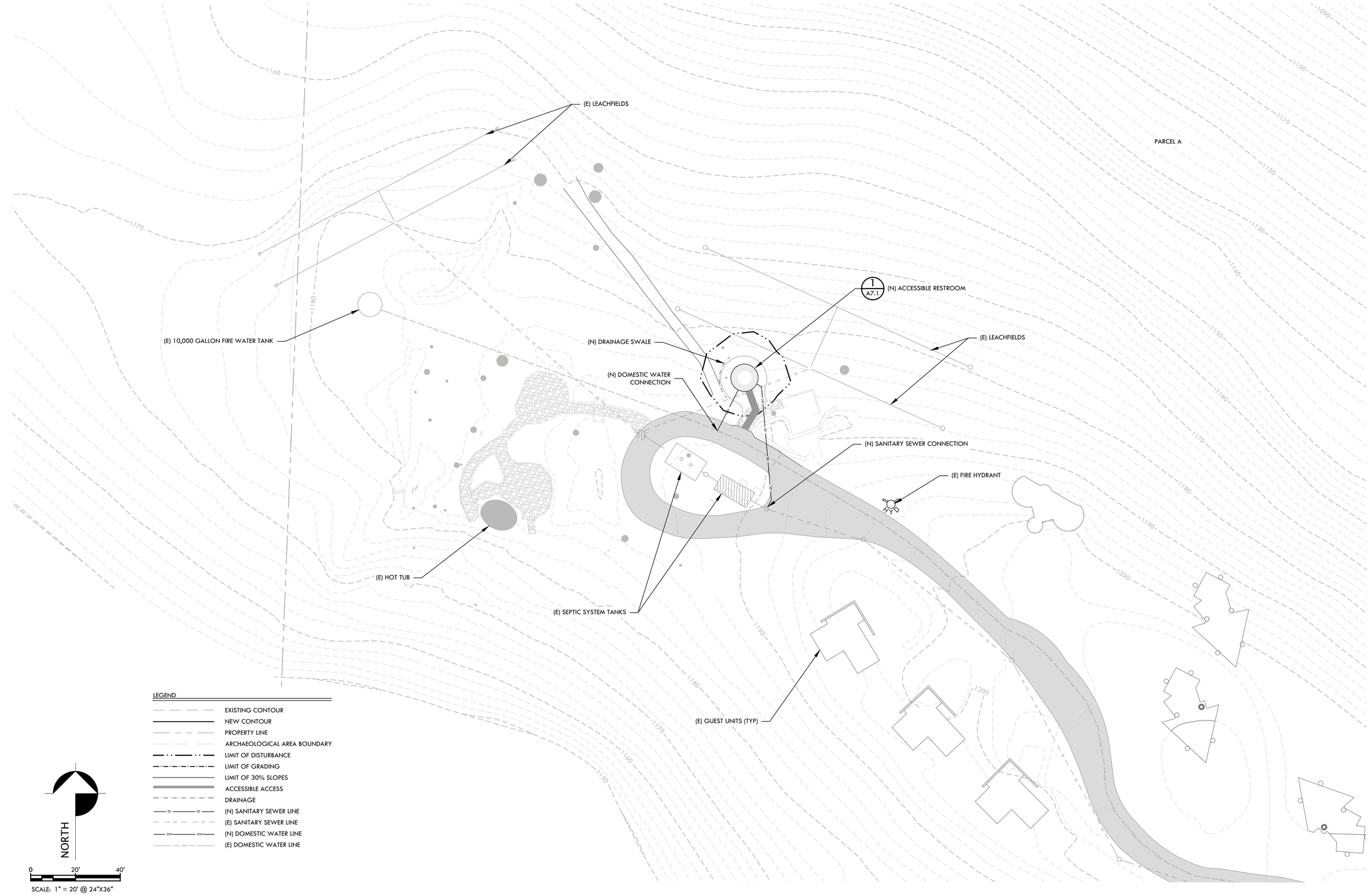
CONCEPT DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
GALLERY ACCESSIBLE PARKING AND RESTROOM IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.4



HOT TUB ACCESSIBLE RESTROOM IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.

Consulting Engineers

Civil•Environmental•Water Resources

1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER PETER H. HANDY NO. 055605 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

CONCEPT DEVELOPMENT

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
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BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

HOT TUB ACCESSIBLE RESTROOM IMPROVEMENT PLAN

REV.	DATE

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FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.5

PARCEL A

(E) GUEST UNIT (TYP)

(E) TREE (TYP)

(E) FIRE HYDRANT

(N) RECEPTION BUILDING ADDITION 1/A6.1

(E) RECEPTION

(E) FIRE STANDPIPE WITH HOSE

(E) PED PATH

(E) LEACHFIELD

(E) FIRE STANDPIPE WITH HOSE

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- DRAINAGE
- (N) STORM DRAIN LINE
- (E) WATER WELL

NOTES:

1. DIVERT ROOF RUNOFF TO EXISTING LANDSCAPING

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

RECEPTION ADDITION IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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BIG SUR, CA 93920

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Consulting Engineers
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REGISTERED PROFESSIONAL ENGINEER PETER H. HARDY NO. 055605 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

CONCEPT DEVELOPMENT

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POST RANCH INN
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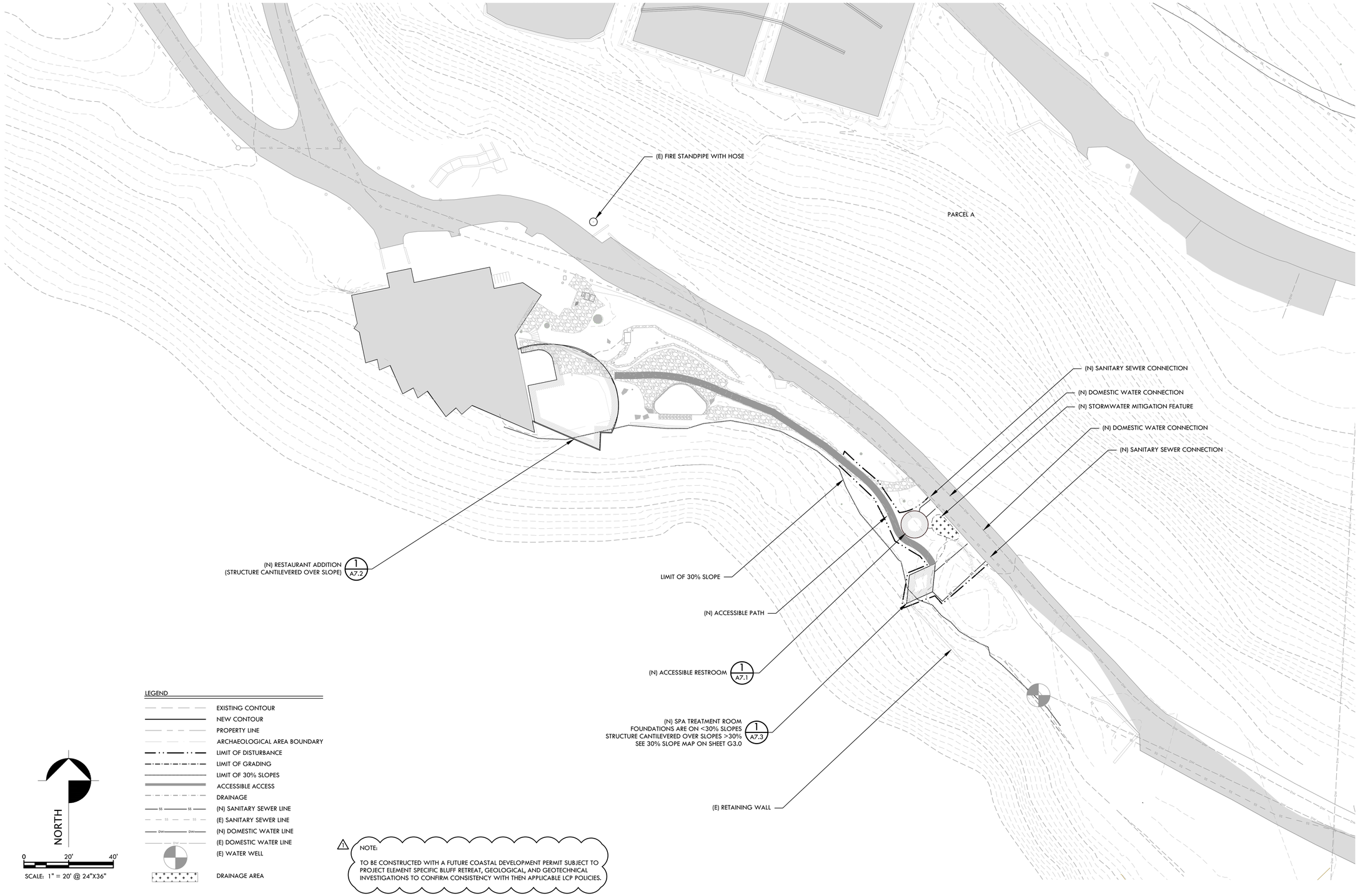
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

RECEPTION ADDITION IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.6



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- ACCESSIBLE ACCESS
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (E) WATER WELL
- DRAINAGE AREA

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

⚠ NOTE:

TO BE CONSTRUCTED WITH A FUTURE COASTAL DEVELOPMENT PERMIT SUBJECT TO PROJECT ELEMENT SPECIFIC BLUFF RETREAT, GEOLOGICAL, AND GEOTECHNICAL INVESTIGATIONS TO CONFIRM CONSISTENCY WITH THEN APPLICABLE LCP POLICIES.

ACCESSIBLE RESTROOM, SPA ROOM AND RESTAURANT ADDITION PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

SHERWOOD
DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-5654
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER ALICIA CHRISTINE LEE NO. C 75605 EXP. 12/31/20 CIVIL STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
ACCESSIBLE RESTROOM, SPA ROOM AND RESTAURANT ADDITION PLAN

REV.	DATE
⚠	10/19/2020

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.7

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- LIMIT OF DISTURBANCE
- DRAINAGE
- (E) TREES TO BE REMOVED
- STORMWATER MITIGATION FEATURE
- ASPHALT PAVING
- STABILIZED PATH
- RETAINING WALL

NORTH

0 10' 20'

SCALE: 1" = 10' @ 24"X36"

EMPLOYEE HOUSING IMPROVEMENT PLAN

SCALE: 1"=10' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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BIG SUR, CA 93920

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REGISTERED PROFESSIONAL ENGINEER PETER H. HANDY NO. 055605 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

CONCEPT DEVELOPMENT

PROJECT NAME:

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POST RANCH INN
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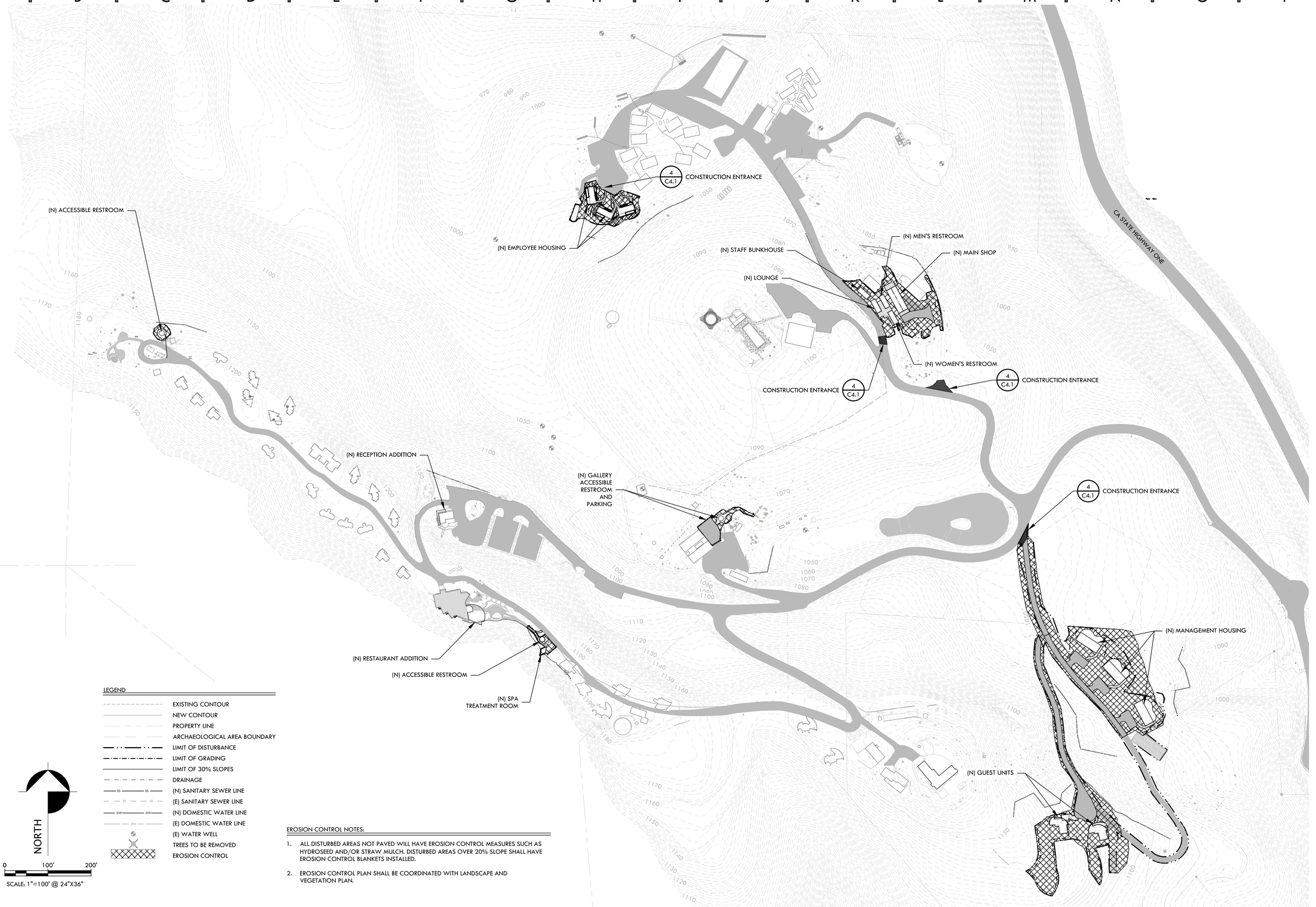
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

EMPLOYEE HOUSING IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.8



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (E) WATER WELL
- TREES TO BE REMOVED
- EROSION CONTROL

NORTH

0 100' 200'

SCALE: 1"=100' @ 24"X36"

EROSION CONTROL NOTES:

1. ALL DISTURBED AREAS NOT PAVED WILL HAVE EROSION CONTROL MEASURES SUCH AS HYDROSEED AND/OR STRAW MULCH. DISTURBED AREAS OVER 20% SLOPE SHALL HAVE EROSION CONTROL BLANKETS INSTALLED.
2. EROSION CONTROL PLAN SHALL BE COORDINATED WITH LANDSCAPE AND VEGETATION PLAN.

EROSION CONTROL PLAN

SCALE: 1"=100' @ 24"X36"

1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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SHEET TITLE:

EROSION CONTROL PLAN

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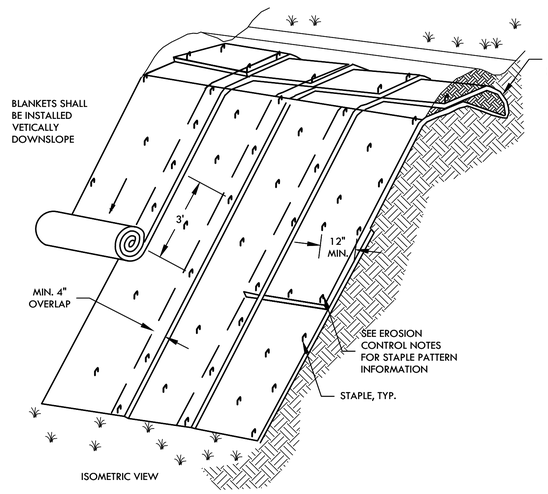
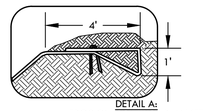
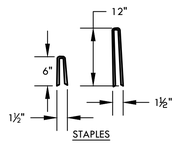
SCALE:	AS SHOWN
SHEET:	C4.0





DETAIL A:
EROSION CONTROL BLANKET ANCHOR DETAIL

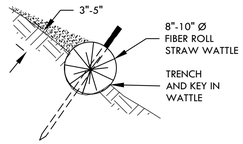


STAPLES

EROSION CONTROL BLANKET

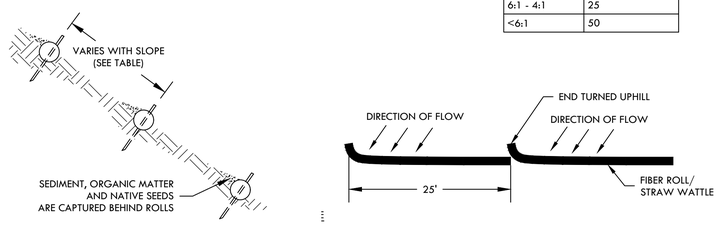
SCALE: AS DIMENSIONED

1



1" X 2" X 24" WOOD STAKE

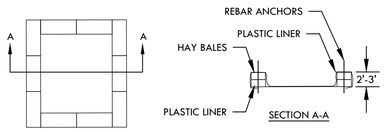
STRAW WATTLE MAX SPACING	
SLOPE (H:V)	SPACING (FT)
>1:1	5
2:1 - 1:1	10
4:1 - 2:1	20
6:1 - 4:1	25
<6:1	50



STRAW WATTLE

SCALE: AS DIMENSIONED

2



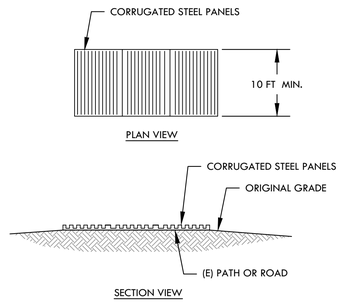
NOTES:

1. PLASTIC LINER SHALL BE WRAPPED AROUND AND TUCKED UNDER HAY BALES.
2. CONCRETE WASHOUT SHALL BE INSTALLED IN A LOCATION APPROVED BY THE PROJECT ENGINEER.

CONCRETE WASHOUT

SCALE: AS DIMENSIONED

3



STABILIZED CONSTRUCTION ENTRANCE

SCALE: AS DIMENSIONED

4

TYPICAL EROSION CONTROL NOTES:

1. GENERAL. THE CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES TO CONTROL SEDIMENT AND RUNOFF IN ACCORDANCE WITH THESE PLANS AND THE COUNTY OF MONTEREY REQUIREMENTS.

1.1. THE CONSTRUCTION OF THIS PROJECT IS NOT EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).

1.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

1.3. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN ALL AREAS WHERE SOIL IS DISTURBED.

1.4. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT ANY TIME RAIN IS FORECASTED.

1.5. ALL EROSION CONTROL AND SOIL CONSERVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY MONTEREY COUNTY AND THE CALIFORNIA BUILDING CODE.

1.6. DISTURBED AREAS SHALL BE STRAWED AND SEEDED AT THE COMPLETION OF THE PROJECT.

1.7. DURING THE CONSTRUCTION PERIOD IF RAIN IS FORECASTED, ALL DISTURBED AREAS SHALL BE COVERED ACCORDING TO THE FOLLOWING GUIDELINES:

1.7.1. OBTAIN STERILE, WEED-FREE WHEAT, BARLEY, OAT, OR RICE STRAW IN ORDER TO PREVENT THE SPREAD OF NOXIOUS WEEDS. AVOID MOLDY, COMPACTED STRAW BECAUSE IT TENDS TO CLUMP AND IS NOT EVENLY DISTRIBUTED.
1.7.2. THE STRAW SHALL BE EVENLY DISTRIBUTED BY HAND OR MACHINE TO THE DESIRED DEPTH AND SHOULD COVER THE EXPOSED AREA TO A UNIFORM DEPTH.
1.7.3. AN APPLICATION RATE OF 2,000 POUNDS PER ACRE SHOULD BE USED.
1.7.4. THERE SHOULD BE A MINIMUM OF 3 - 4" OF STRAW OVER THE SOIL AND NO BARE SOIL SHOULD BE VISIBLE.
1.7.5. ON STEEP OR HIGH WIND SITES, STRAW WILL BE USED FOR EROSION CONTROL AND WILL BE SPREAD AFTER CONSTRUCTION DISTURBANCE.

2. SEED AND MULCH. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR HAND BROADCASTING OF THE FOLLOWING SEED MIX AND INCORPORATED OVER ALL DISTURBED SLOPES:

BROMUS CARINATUS 10#/ACRE
LEYMUS TRITICOIDES 8#/AC.
HORDEUM BRACHYANTHERUM 5#/AC.
FESTUCA RUBRA 8#/AC.
DESCHAMPSIA CESPITOSA 8#/AC.

THE MIX/APPLICATION SHALL ALSO CONTAIN:
- FERTILIZER (6-3-3) SHALL BE HAND BROADCAST AND INCORPORATED AT 30-LB/ACRE OVER ENTIRE AREA.
- MYCHORRHIZAL FUNGI SHALL BE ADDED AT 50 LB/ ACRE.
- IF HYDROSEEDING, ADD MULCH AND TACKIFIER TO ABOVE.

2.1 ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.

2.2 ANY MATERIAL STOCKPILED ON-SITE SHALL BE COVERED WITH PLASTIC, ESPECIALLY DURING THE WINTER MONTHS OR DURING PERIODS OF RAIN.

2.3 SLOPES LESS THAN OR EQUAL TO 20% SHALL BE SEEDED AND COVERED WITH 2 INCHES OF STRAW MULCH.

2.4. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.

2.5 STRAW MULCH COVER SHALL BE SUFFICIENT SO THAT NO BARE SOIL IS VISIBLE.

2.6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.

3. STRAW WATTLE. STRAW WATTLES (OR FIBER ROLLS) SHALL BE INSTALLED ALONG THE CONTOUR OF THE SLOPE TO SLOW RUNOFF VELOCITY AND TRAP SEDIMENT. STRAW WATTLES SHALL BE INSTALLED WHEREVER THE DISTURBED SLOPE IS ADJACENT TO A STREAM OR DRAINAGE COURSE. TRENCH DEPTH SHALL BE ½ TO ½ OF THE THICKNESS OF THE WATTLE, AND THE WIDTH SHALL EQUAL THE WATTLE DIAMETER, IN ORDER TO PROVIDE AREA TO BACKFILL THE TRENCH. WOOD STAKES SHALL BE INSTALLED EVERY FOUR FEET THROUGH THE WATTLE AND THE END SHALL BE TURNED UP HILL TO PREVENT RUNOFF FORM GOING AROUND THE WATTLE.

4. CONCRETE WASHOUT. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. THE CONCRETE WASHOUT FACILITY SHALL BE BELOW GRADE AND CONSTRUCTED WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FEET. TEMPORARY CONCRETE FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. THE WASHOUT SHALL HAVE A 10 MIL POLYETHYLENE PLASTIC LINER. WHEN CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE AND MATERIALS FOR THE WASHOUT SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS, OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE CONCRETE WASHOUT SHOULD BE BACKFILLED AND REPAIRED.

5. EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE CONSTRUCTED OF JUTE FIBERS, CURLED WOOD FIBERS, STRAW, COCONUT FIBER, OR A COMBINATION OF THESE MATERIALS.

5.1. CONSTRUCTION GUIDELINES

5.1.1 GRADE AND SHAPE AREA OF INSTALLATION

5.1.2 REMOVE ALL ROCK, CLODS, AND VEGETATIVE OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED BLANKET WILL HAVE DIRECT CONTACT WITH THE SOIL.

5.1.3 LOOSEN 2-3 INCHES OF TOPSOIL ABOVE FINAL GRADE

5.1.4 U-SHAPED WIRE STAPLES, METAL GEOTEXTILE STAKE PINS OR TRIANGULAR WOODEN STAKES CAN BE USED TO ANCHOR MATS TO THE GROUND SURFACE. WIRE STAPLES SHOULD BE A MINIMUM OF 11 GAUGE. METAL STAKE PINS SHOULD BE 3/16 INCH DIAMETER STEEL WITH A 1 ½ INCH STEEL WASHER AT THE HEAD OF THE PIN. WIRE STAPLES AND METAL STAKES SHOULD BE DRIVEN FLUSH TO THE SOIL SURFACE. ALL ANCHORS SHOULD BE 6-8 INCHES LONG AND HAVE SUFFICIENT GROUND PENETRATION TO RESIST PULLOUT. LONGER ANCHORS MAY BE REQUIRED FOR LOOSE SOILS.

5.1.5 EROSION CONTROL BLANKETS AND HYDROSEED SHALL BE INSTALLED ON ALL DISTURBED SLOPES WITH GREATER THAN 20% GRADES.

5.2. INSTALLATION ON SLOPE:

5.2.1 BEGIN AT THE TOP OF THE SLOPE AND ANCHOR THE BLANKET IN A 6 INCH DEEP BY 6 INCH WIDE TRENCH. BACKFILL TRENCH AND TAMP EARTH FIRMLY.

5.2.2 UNROLL BLANKET DOWNSLOPE IN THE DIRECTION OF WATER FLOW. BLANKET SHOULD BE UNROLLED SLOWLY IN A CONTROLLED MANNER TO ACHIEVE DIRECT CONTACT WITH THE SOIL.

5.2.3. THE EDGE OF ADJACENT PARALLEL ROLLS MUST BE OVERLAPPED 2-3 INCHES AND BE STAPLED EVERY 3 FEET.

5.2.4. WHEN BLANKETS MUST BE SPLICED, PLACE BLANKET END OVER END (SHINGLE STYLE) WITH 6 INCH OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12 INCHES APART.

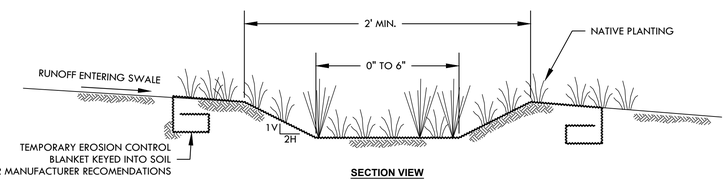
5.2.5. LAY BLANKET LOOSELY AND MAINTAIN DIRECT CONTACT WITH THE SOIL, DO NOT STRETCH.

5.2.6. BLANKETS SHALL BE STAPLED SUFFICIENTLY TO ANCHOR BLANKET AND MAINTAIN CONTACT WITH THE SOIL. STAPLES SHALL BE PLACED DOWN THE CENTER AND STAGGERED WITH THE STAPLES PLACED ALONG THE EDGES. STEEP SLOPES, 1:1 TO 2:1 REQUIRE 2 STAPLES PER SQUARE YARD. MODERATE SLOPES, 2:1 TO 3:1, REQUIRE 1-2 STAPLES PER SQUARE YARD (1 STAPLE 3 O.C.). GENTLE SLOPES REQUIRE 1 STAPLE PER SQUARE YARD.

6. OTHER PROVISIONS

6.1. IF CONSTRUCTION OCCURS BETWEEN OCTOBER 15TH AND APRIL 15TH, EXPOSED SOIL NOT INVOLVED IN IMMEDIATE CONSTRUCTION ACTIVITY SHALL BE PROTECTED FROM EROSION AT ALL TIMES. AFTER APRIL 15TH, EROSION CONTROL MEASURES SHALL BE IN PLACE DURING INCLEMENT WEATHER.

6.2. EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE BY THE CONTRACTOR UNTIL NATIVE VEGETATION HAS BEEN ESTABLISHED AND PROVIDES NECESSARY SLOPE COVER (MINIMUM 70% COVER).



TYPICAL VEGETATED SWALE

SCALE: AS DIMENSIONED

5

24"X36" SHEET: IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER PETER H. HANDY NO. 055605 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

CONCEPT DEVELOPMENT

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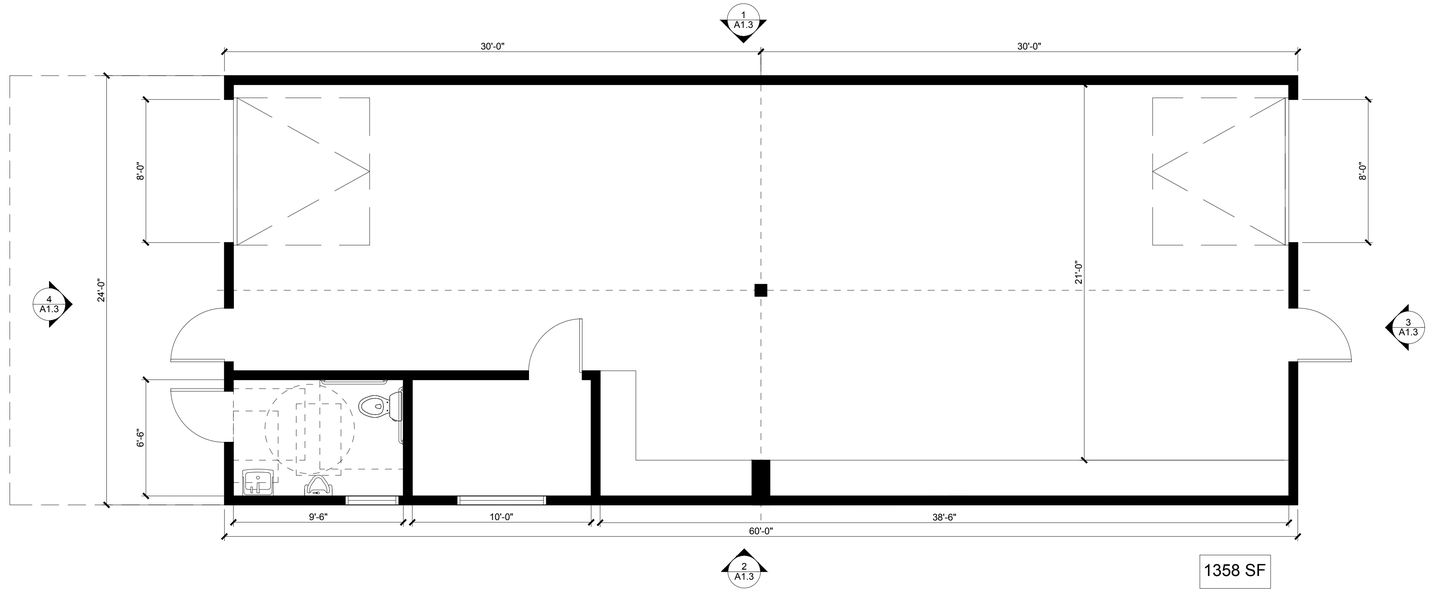
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

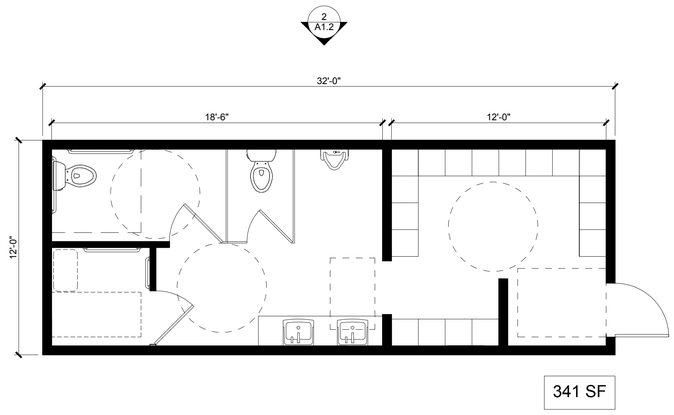
SHEET TITLE:
EROSION CONTROL DETAILS

REV.	DATE

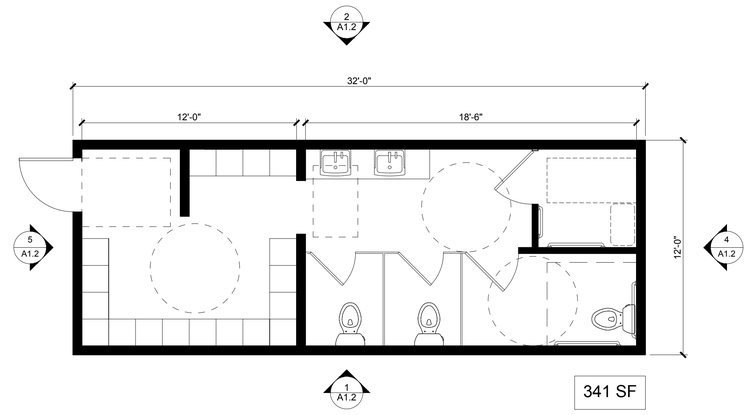
DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C4.1



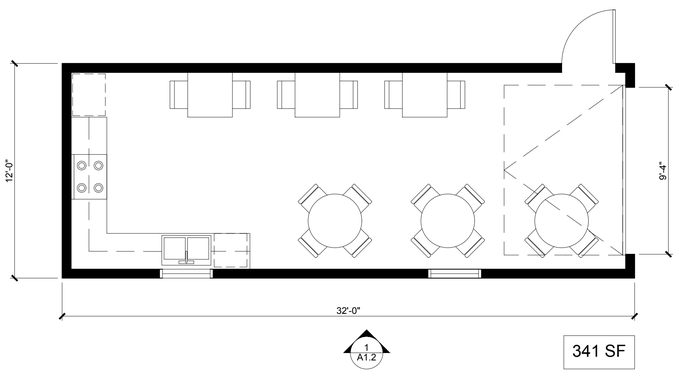
MAIN SHOP FLOOR PLAN | SCALE 1/4" = 1'-0" | 6



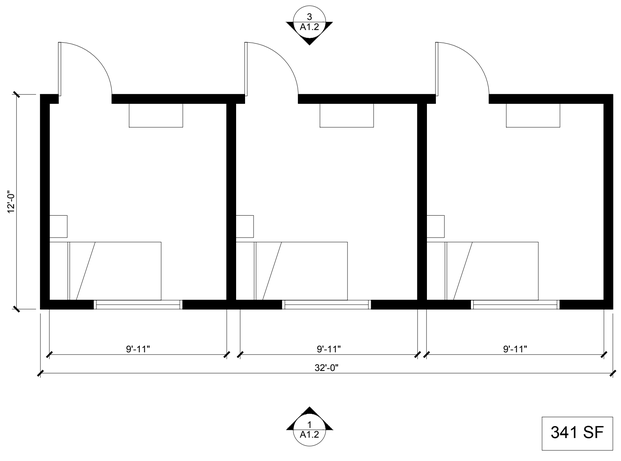
MENS RESTROOM FLOOR PLAN | SCALE 1/4" = 1'-0" | 5



WOMENS RESTROOM FLOOR PLAN | SCALE 1/4" = 1'-0" | 3



LOUNGE FLOOR PLAN | SCALE 1/4" = 1'-0" | 4



BUNKHOUSE FLOOR PLAN | SCALE 1/4" = 1'-0" | 2

CENTRAL SERVICES BUILDINGS

A SERIES OF 8 MODULAR STRUCTURES THAT WILL BE CLAD IN REDWOOD VERTICAL SIDING AND CORTEN STEEL ARRANGED AROUND EXISTING SUPPORT BUILDINGS. THE EMPLOYEE AND STAFF AREAS WILL BE CONNECTED BY A SERIES OF DECKS FOR BOTH EXPANDED BREAK AREAS AND TO CONNECT TO THE NEW PASSENGER DROP OFF. THE NEW WORKSHOP BUILDING WILL AUGMENT THE EXISTING MAINTENANCE YARD WITH ASSOCIATED STORAGE AND SERVICE USES.

GENERAL DESCRIPTION | SCALE NTS | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

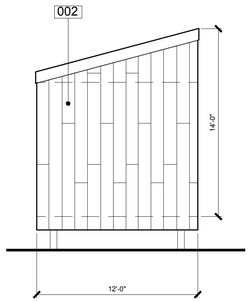
MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
323.839.3385 | PBWJKEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

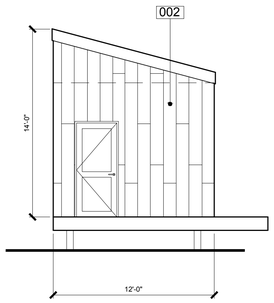
SHEET TITLE:
CENTRAL SERVICES FLOOR PLANS

REV.	DATE

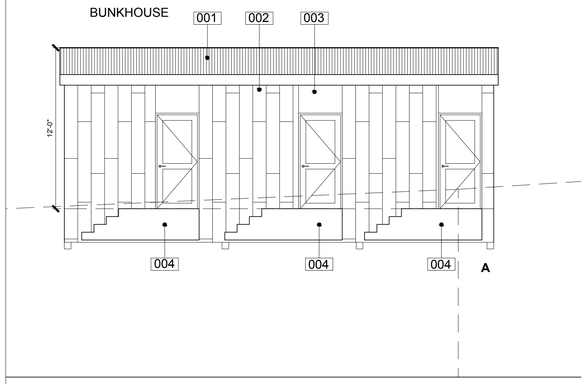
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A1.1



RESTROOM ELEVATION | SCALE 3/16" = 1'-0" | 5



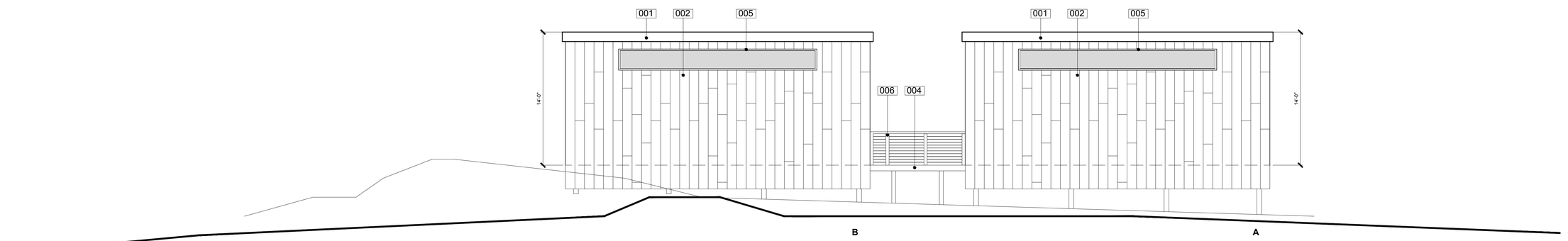
RESTROOM ELEVATION | SCALE 3/16" = 1'-0" | 4



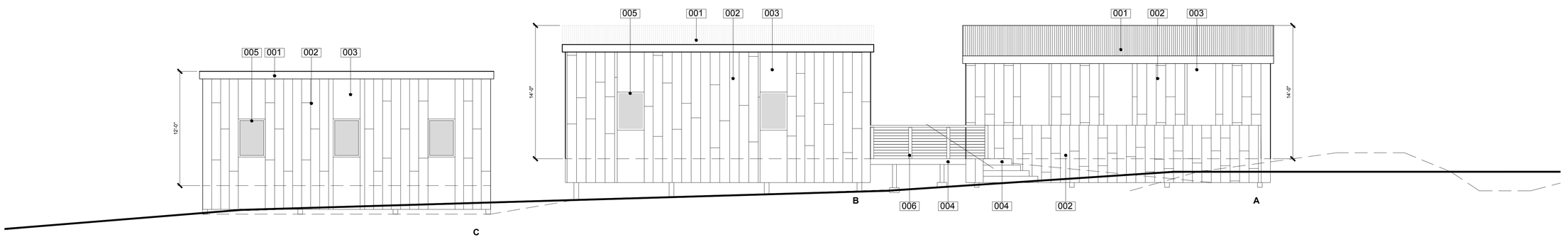
BUNK HOUSE NORTH ELEVATION | SCALE 3/16" = 1'-0" | 3

FINISH MATERIALS

001	CORRUGATED ROOF CORTEN PANELS
002	REDWOOD VERTICAL SIDING
003	FLAT CORTEN PANELS
004	HEAVY TIMBER
005	ALUMINUM WINDOW FRAMES
006	STEEL RAILINGS - MATCH EXISTING
007	CORTEN STANDING STEAM ROOF
008	POLYCARBONATE SKYLIGHT
009	REDWOOD 1X12 FACIA
010	STEEL VERTICAL LIFT GARAGE DOOR
011	SOLID WOOD DOOR
012	CORRUGATED WALL CORTEN PANELS
013	STEEL WINDOW FRAMES



MENS/WOMENS RESTROOM NORTH ELEVATION | SCALE 3/16" = 1'-0" | 2



BUNKHOUSE/LOUNGE/WOMENS RESTROOM SOUTH ELEVATION | SCALE 3/16" = 1'-0" | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

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BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
925.899.3385 | PBWJKIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
CENTRAL SERVICES ELEVATIONS

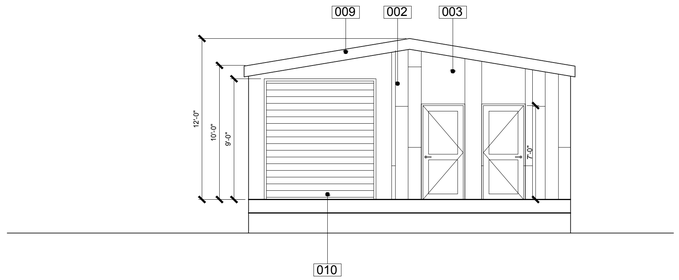
REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A1.2

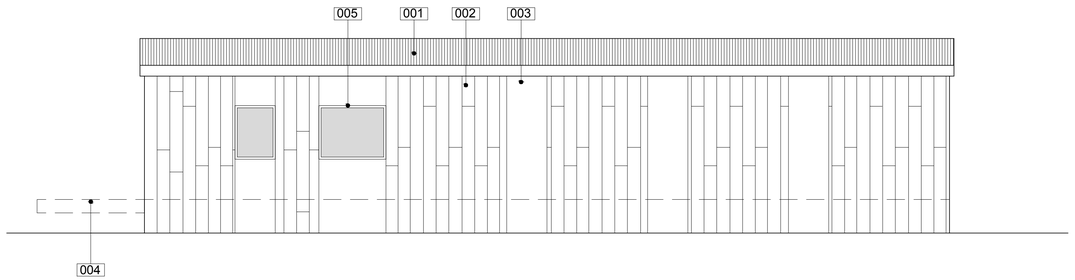
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FINISH MATERIALS

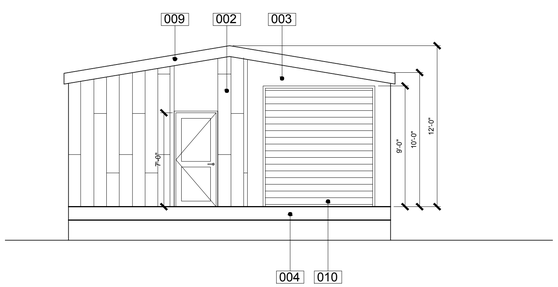
- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



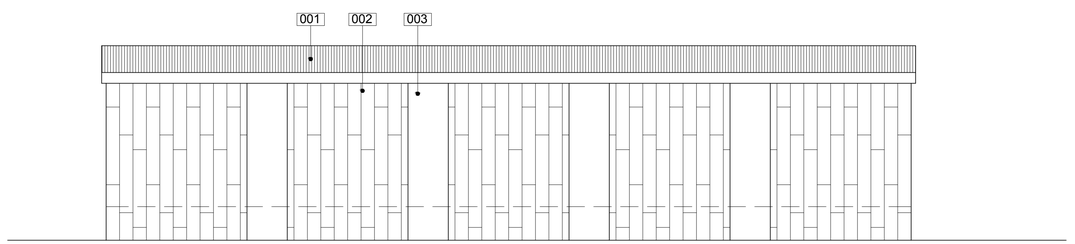
MAIN SHOP WEST ELEVATION SCALE 3/16" = 1'-0" 4



MAIN SHOP SOUTH ELEVATION SCALE 3/16" = 1'-0" 2



MAIN SHOP EAST ELEVATION SCALE 3/16" = 1'-0" 3



MAIN SHOP NORTH ELEVATION SCALE 3/16" = 1'-0" 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

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BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
925.899.3585 | PBWJKIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

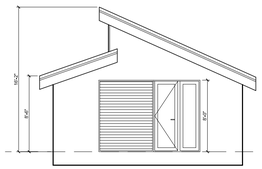
SHEET TITLE:

WORKSHOP ELEVATIONS

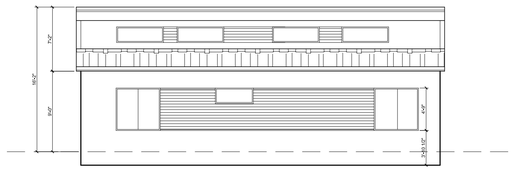
REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A1.3

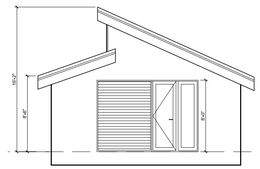
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



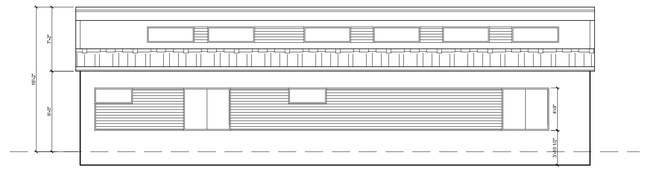
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 10



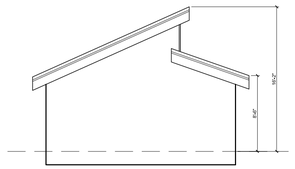
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 8



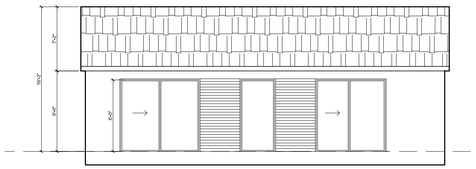
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 6



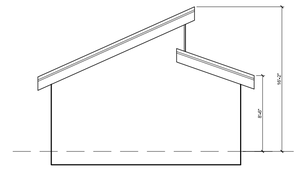
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 4



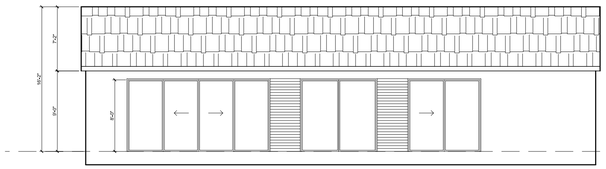
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 9



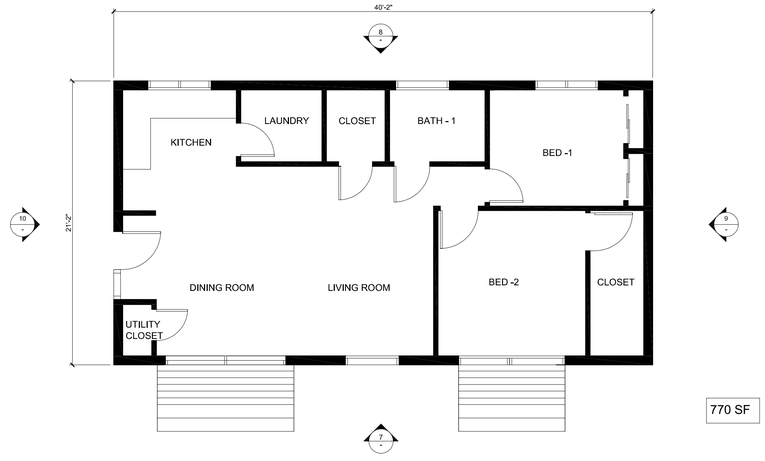
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 7



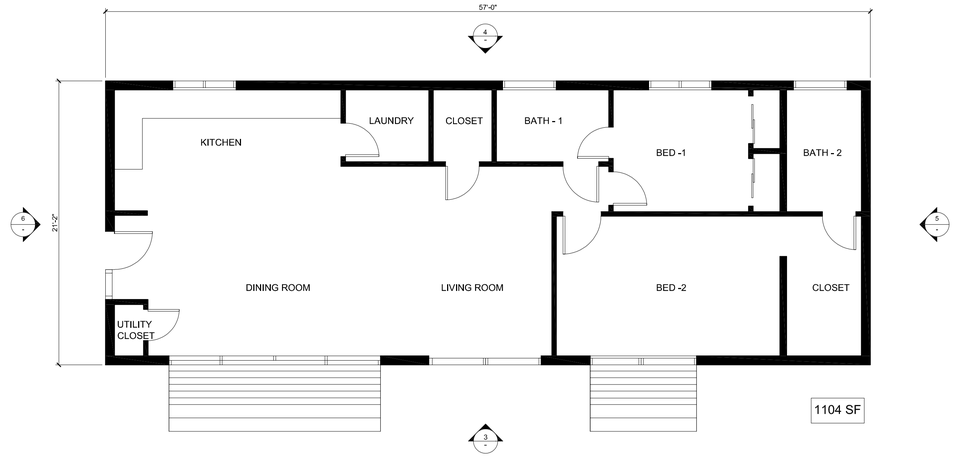
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 5



EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 3



MANAGEMENT HOUSING FLOOR PLAN - TYPE 2 | SCALE 3/16" = 1'-0" | 2



MANAGEMENT HOUSING FLOOR PLAN - TYPE 1 | SCALE 3/16" = 1'-0" | 1

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920

323.819.3365 | PBWNIEMANN@GMAIL.COM

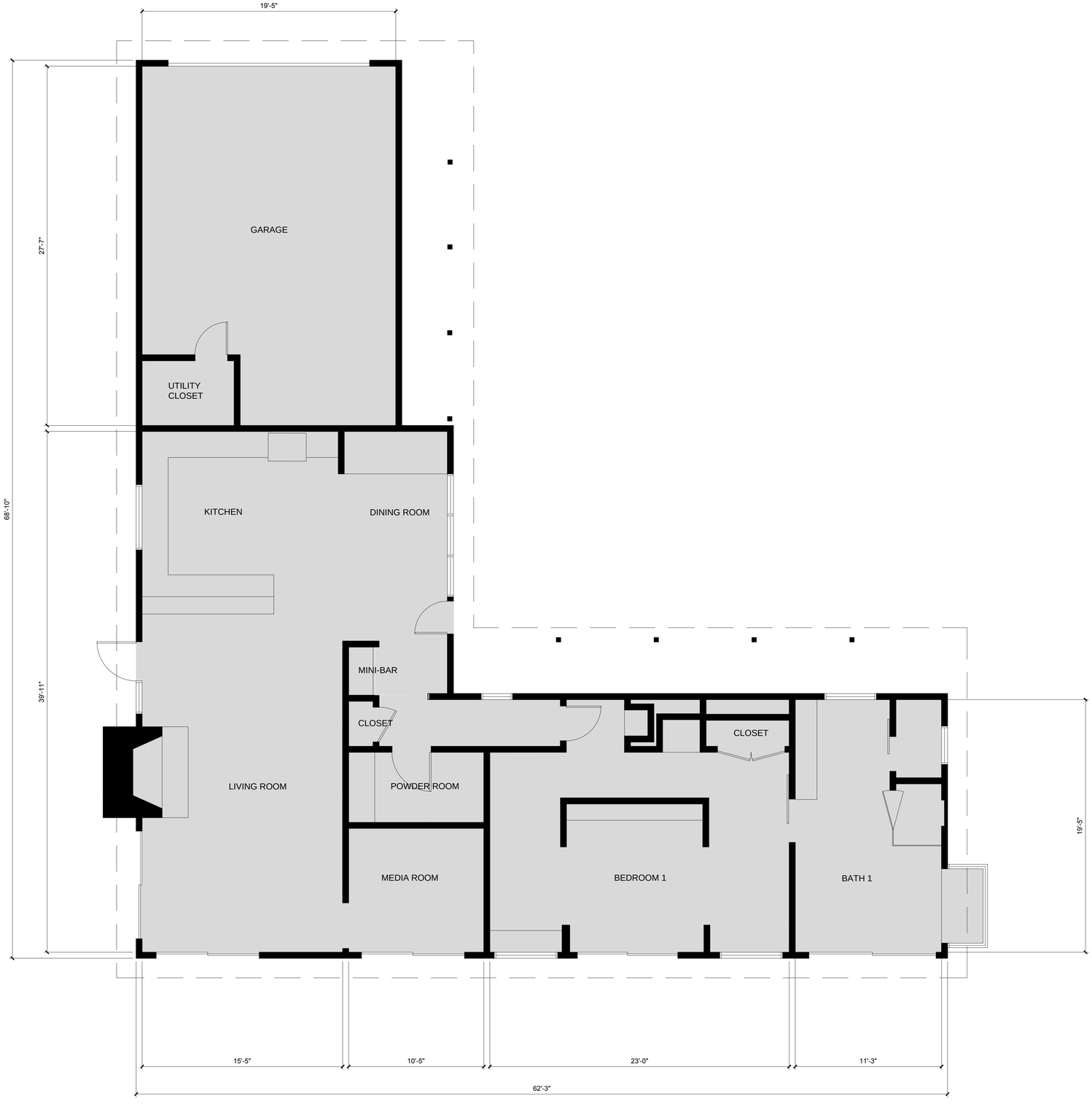
PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
MANAGEMENT HOUSING FLOOR PLAN & ELEVATIONS

REV.	DATE
1	10/19/2020

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.1

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



1. EXISTING TO REMAIN
2. NO EXTERIOR MODIFICATIONS

(E) POST HOUSE C1 SCALE 1/4" = 1'-0" 1

2'4"x3'6" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

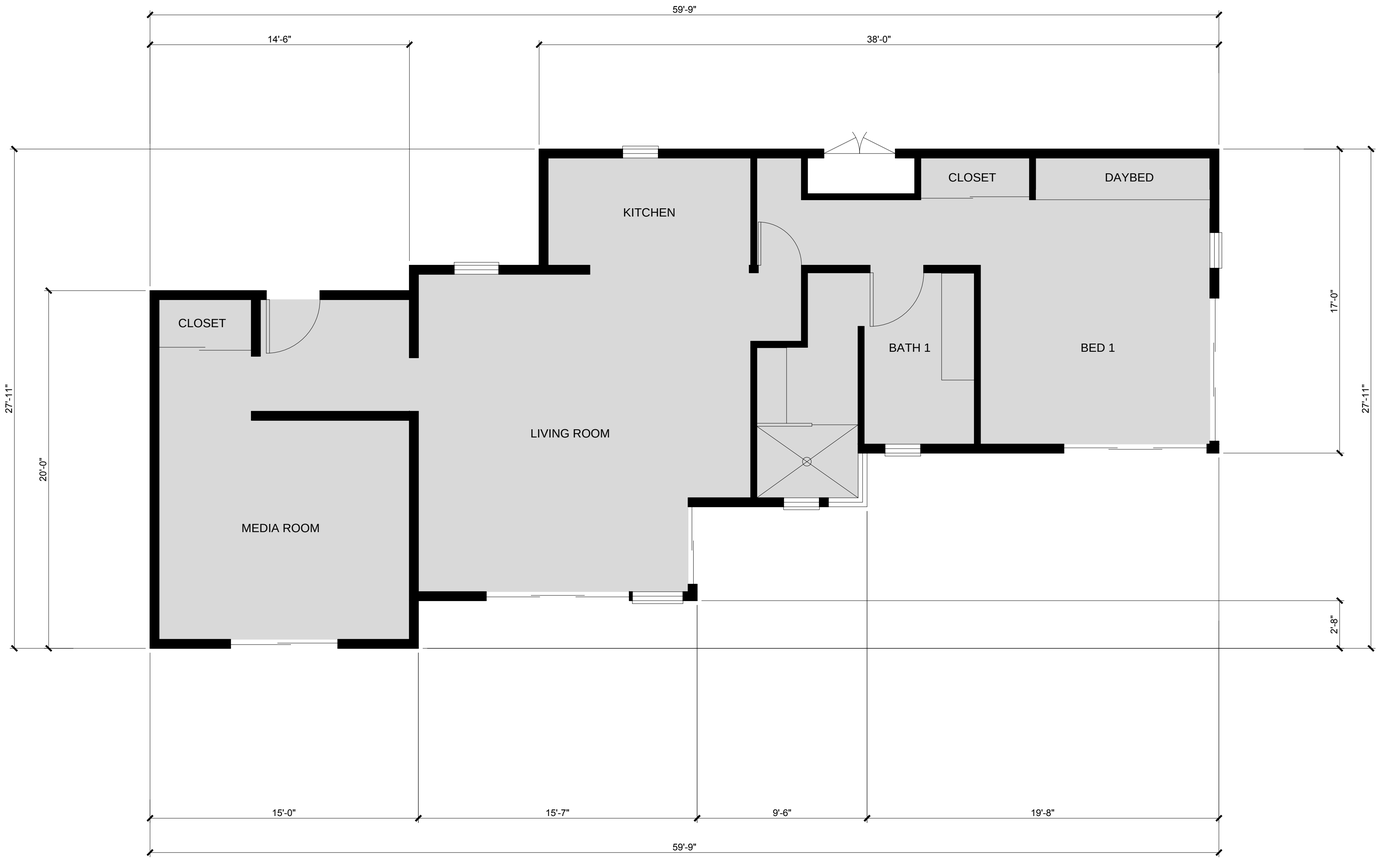
MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
925.899.3385 | PBWMIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
(E) POST HOUSE

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.2



1. EXISTING TO REMAIN
2. NO EXTERIOR MODIFICATIONS

(E) POST HOUSE CARETAKER'S UNIT C2 SCALE 1/4" = 1'-0" 1

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

NIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
925.899.3385 | PINKNIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

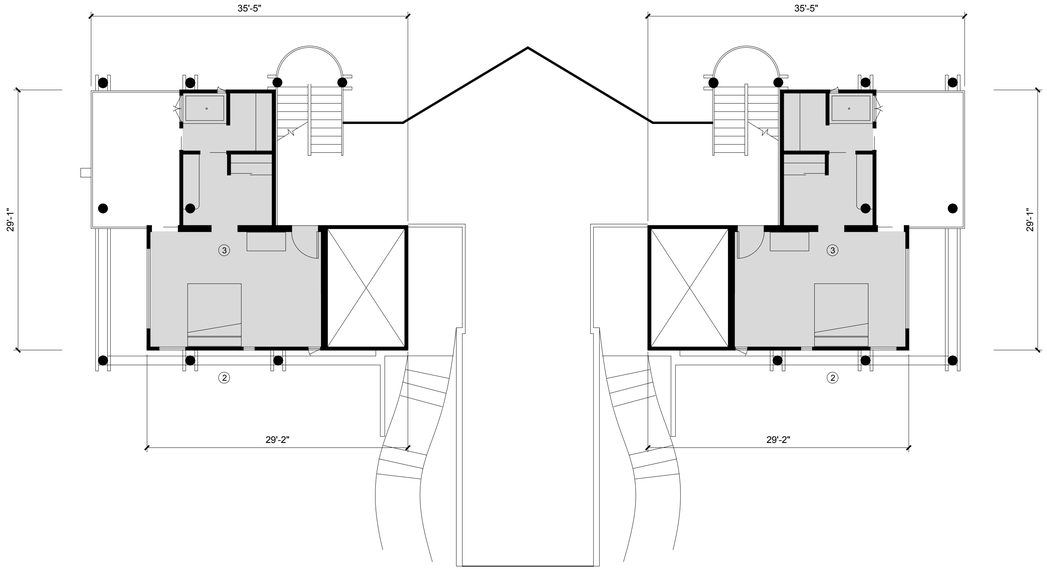
SHEET TITLE:
(E) POST HOUSE CARETAKER'S UNIT
MANAGER'S HOUSING

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.3

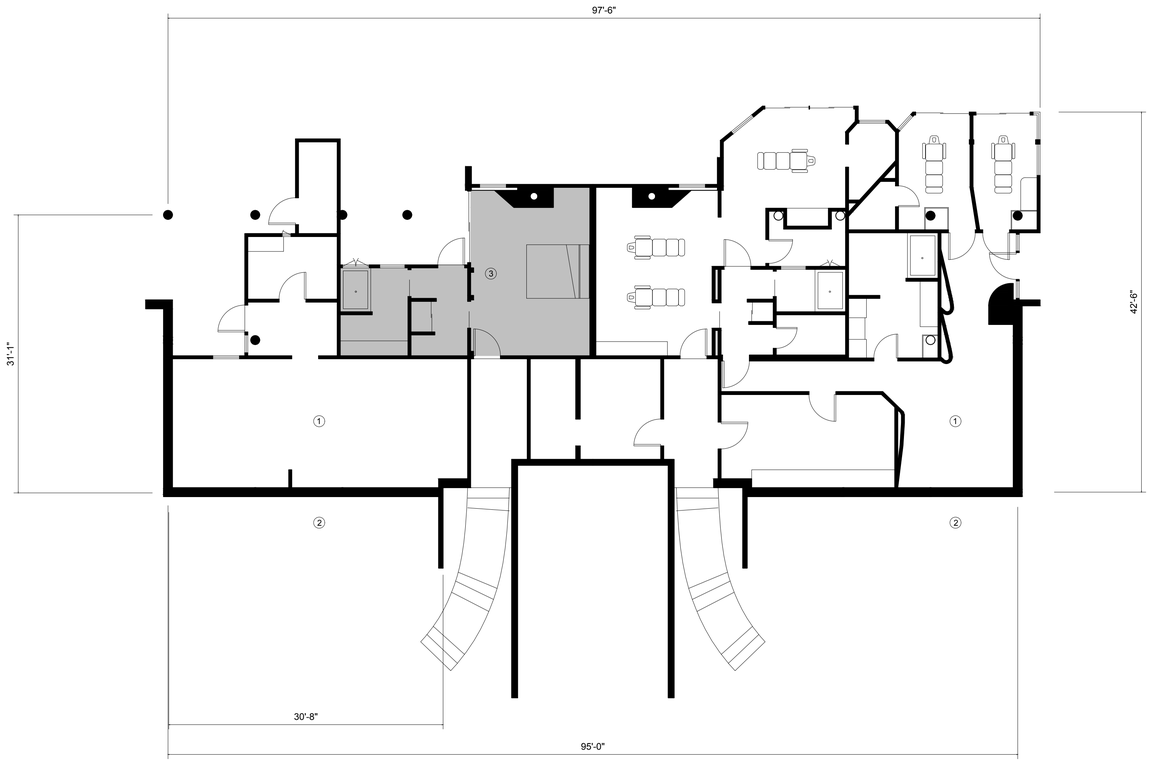
24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



1 EXISTING TO REMAIN
2 NO EXTERIOR MODIFICATIONS
3 EXISTING GUEST UNIT

(E) SPA, GUEST ROOMS & LIBRARY - SECOND FLOOR R6 SCALE 1/8" = 1'-0" 2



1 EXISTING TO REMAIN
2 NO EXTERIOR MODIFICATIONS
3 EXISTING GUEST UNIT

(E) SPA, GUEST ROOMS & LIBRARY - GROUND FLOOR R6 SCALE 1/8" = 1'-0" 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

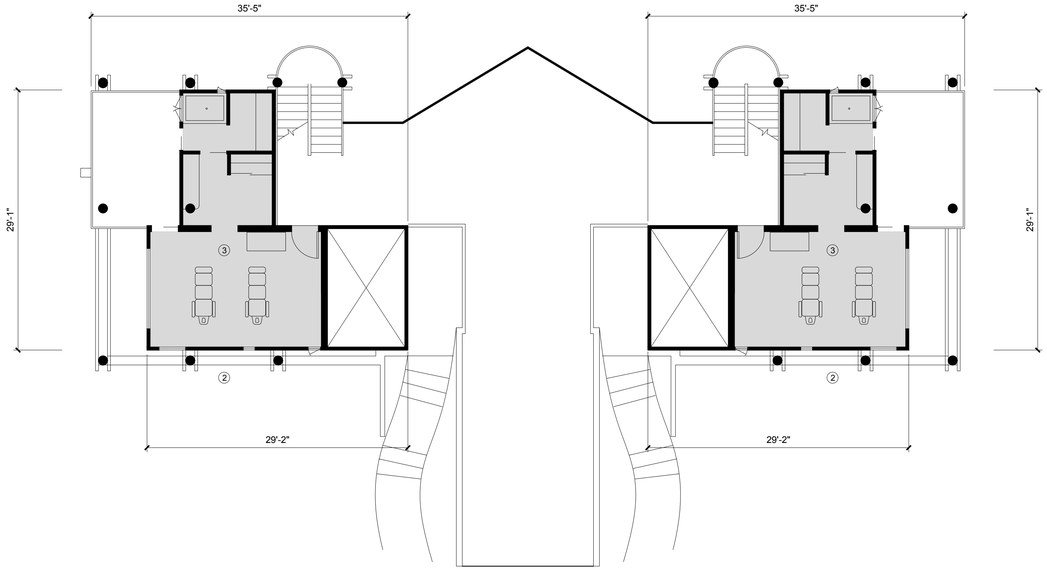
MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
925.899.3585 | PBWMIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
(E) SPA, GUEST ROOMS & LIBRARY
EXISTING USES

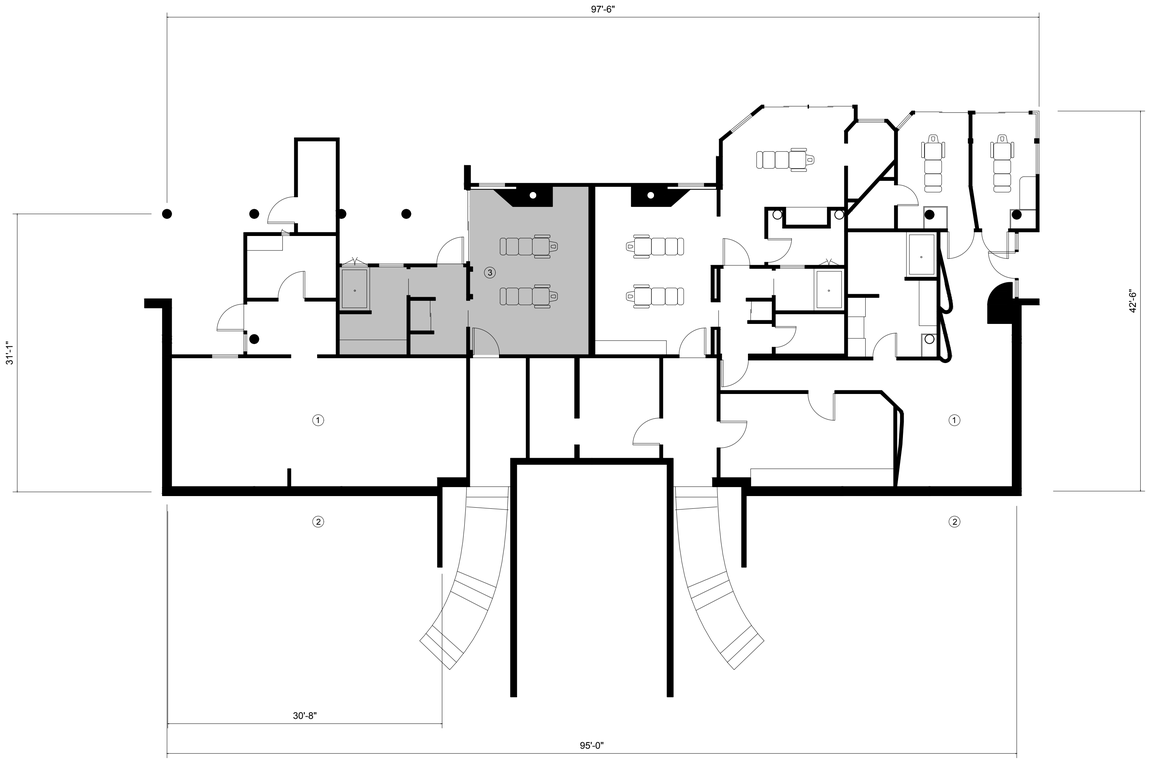
REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.4



1 EXISTING TO REMAIN
2 NO EXTERIOR MODIFICATIONS
3 PROPOSED SPA TREATMENT ROOM

(E) SPA, GUEST ROOMS & LIBRARY - SECOND FLOOR R6 | SCALE 1/8" = 1'-0" | 2



1 EXISTING TO REMAIN
2 NO EXTERIOR MODIFICATIONS
3 PROPOSED SPA TREATMENT ROOM

(E) SPA, GUEST ROOMS & LIBRARY - GROUND FLOOR R6 | SCALE 1/8" = 1'-0" | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
925.899.3585 | PBWMIEMANN@GMAIL.COM

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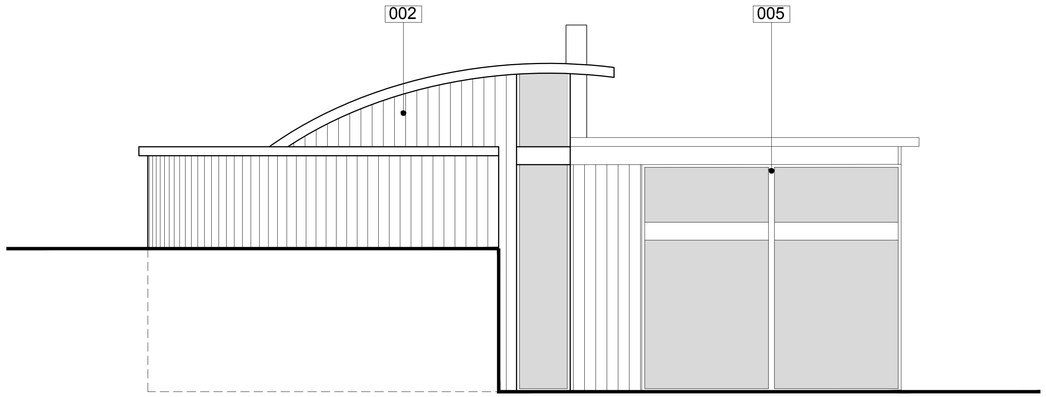
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

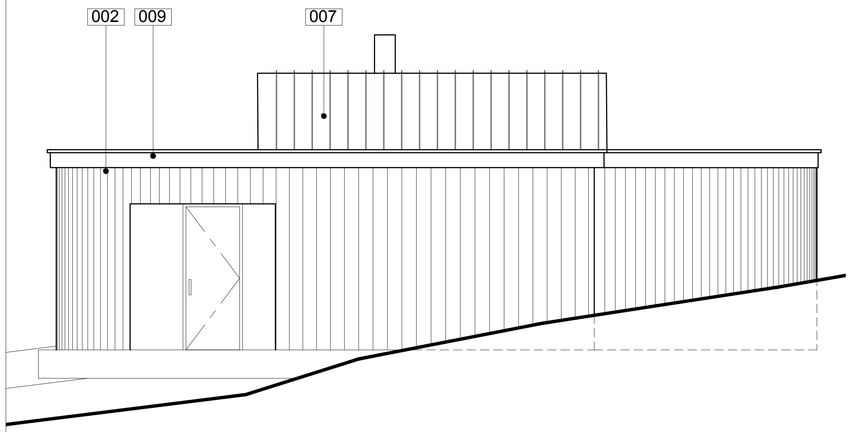
SHEET TITLE:
(E) SPA, GUEST ROOMS & LIBRARY
PROPOSED USES

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.5



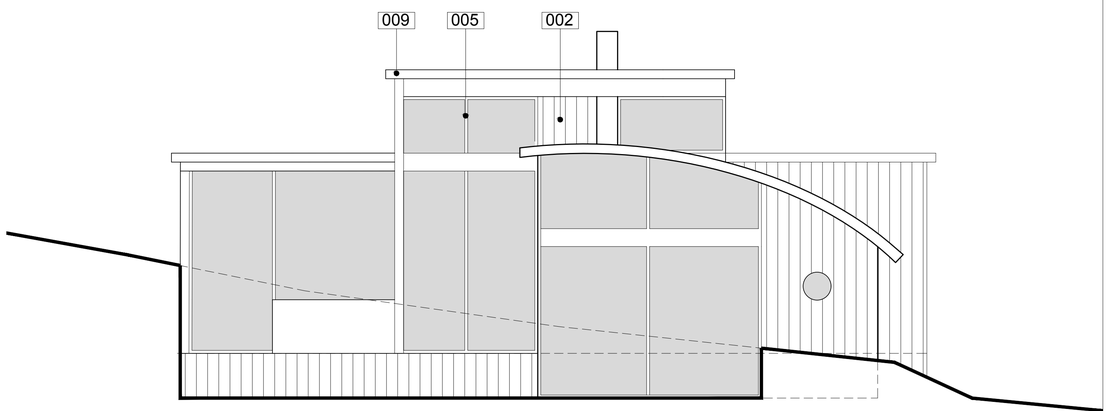
ELEVATION D | SCALE 1/4" = 1'-0" | 5



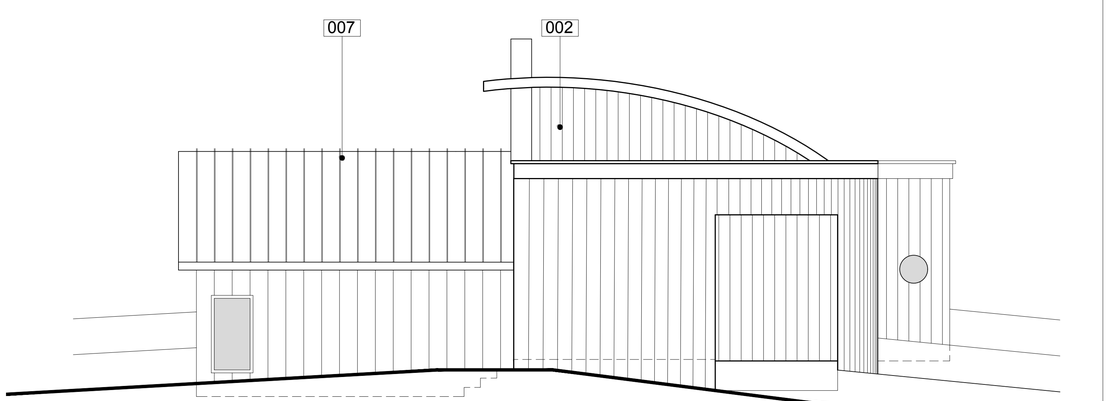
ELEVATION A | SCALE 1/4" = 1'-0" | 2

FINISH MATERIALS

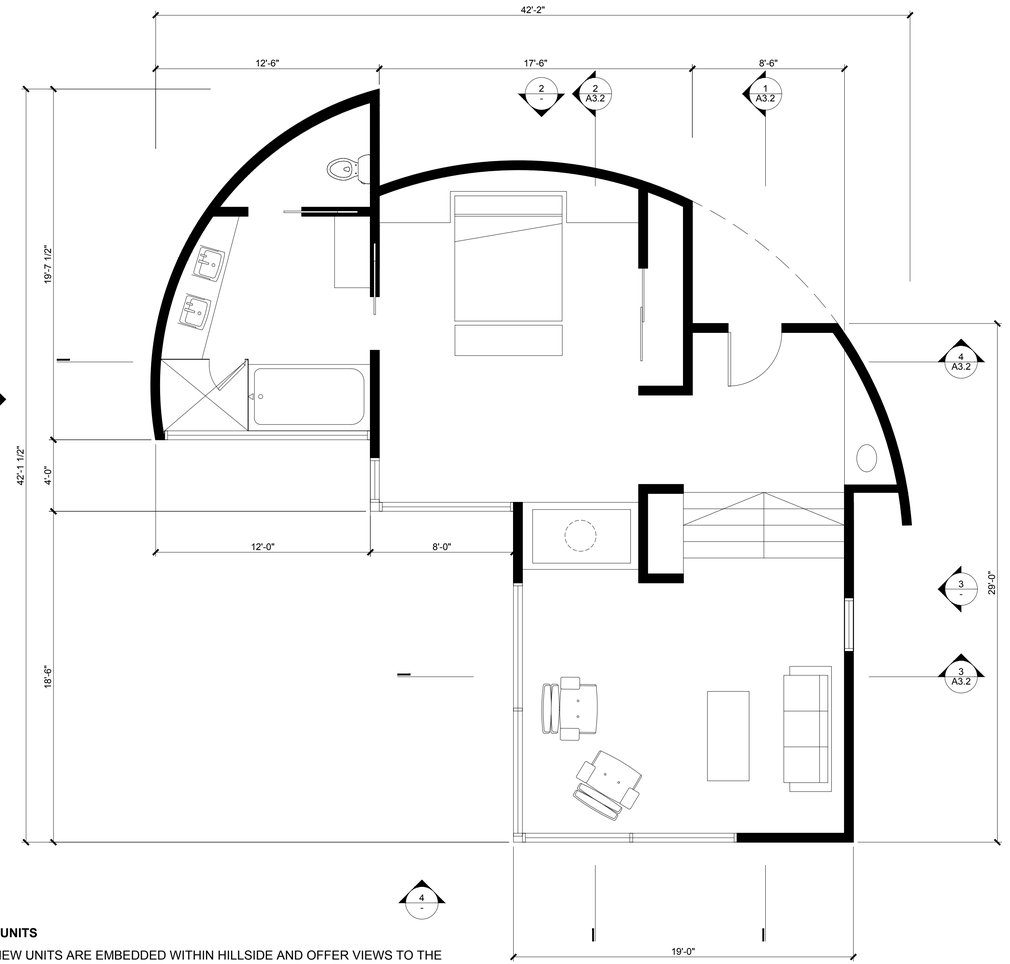
- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



ELEVATION C | SCALE 1/4" = 1'-0" | 4



ELEVATION B | SCALE 1/4" = 1'-0" | 3



GUEST UNIT 1 FLOOR PLAN | SCALE 1/4" = 1'-0" | 1

945 SF

GUEST UNITS

THE 2 NEW UNITS ARE EMBEDDED WITHIN HILLSIDE AND OFFER VIEWS TO THE SOUTH. MAINTAINING A SIMILAR ARCHITECTURAL LANGUAGE TO THE EXISTING GUEST UNITS, EACH UNIT IS CLAD IN VERTICAL REDWOOD SIDING WITH CORTEN ROOFING AND DETAILS.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
925.899.3385 | PBWJKEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

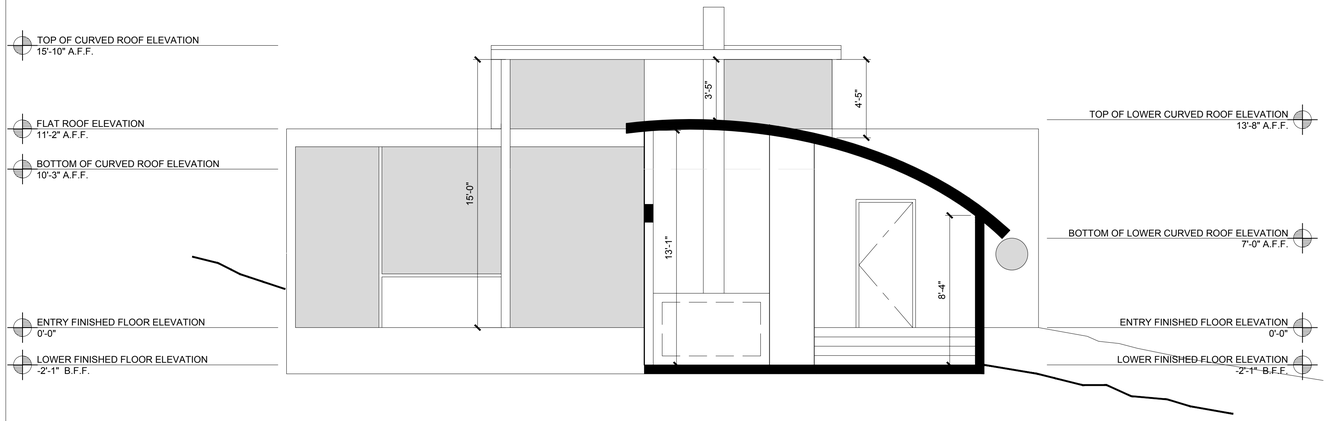
SHEET TITLE:
GUEST UNIT PLAN & ELEVATIONS

REV.	DATE

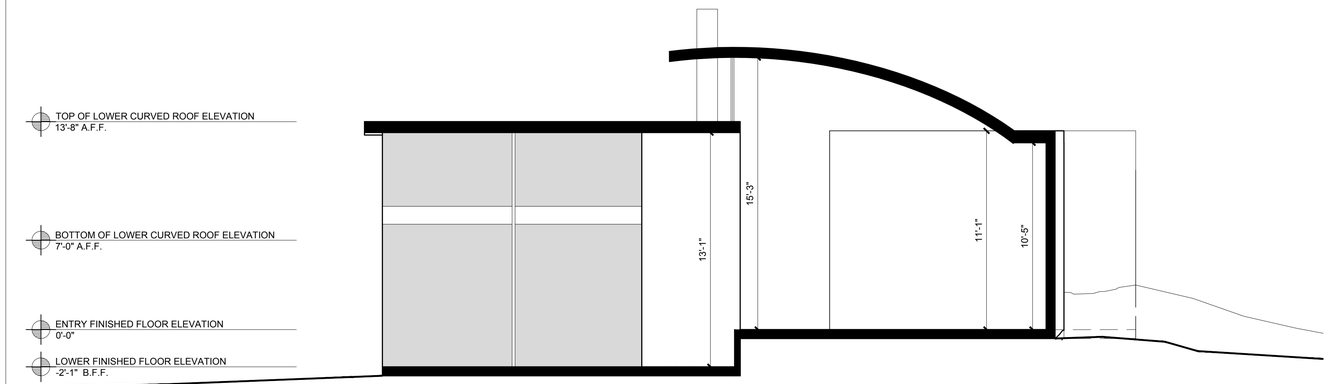
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A3.1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

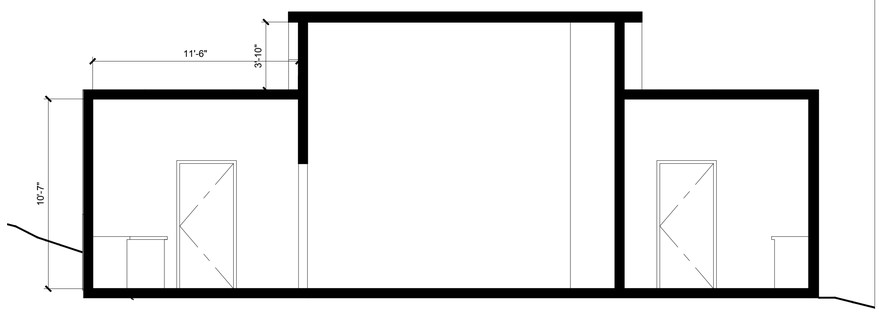
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



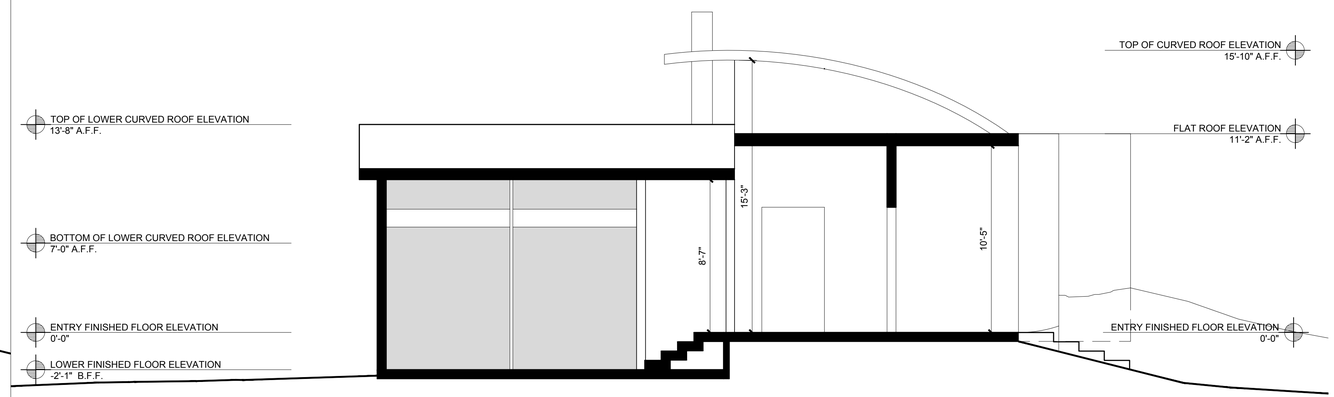
BUILDING SECTION | SCALE 1/4" = 1'-0" | 3



BUILDING SECTION | SCALE 1/4" = 1'-0" | 2



BUILDING SECTION | SCALE 1/4" = 1'-0" | 4



BUILDING SECTION | SCALE 1/4" = 1'-0" | 1

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
925.899.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

GUEST UNIT SECTIONS

REV.	DATE

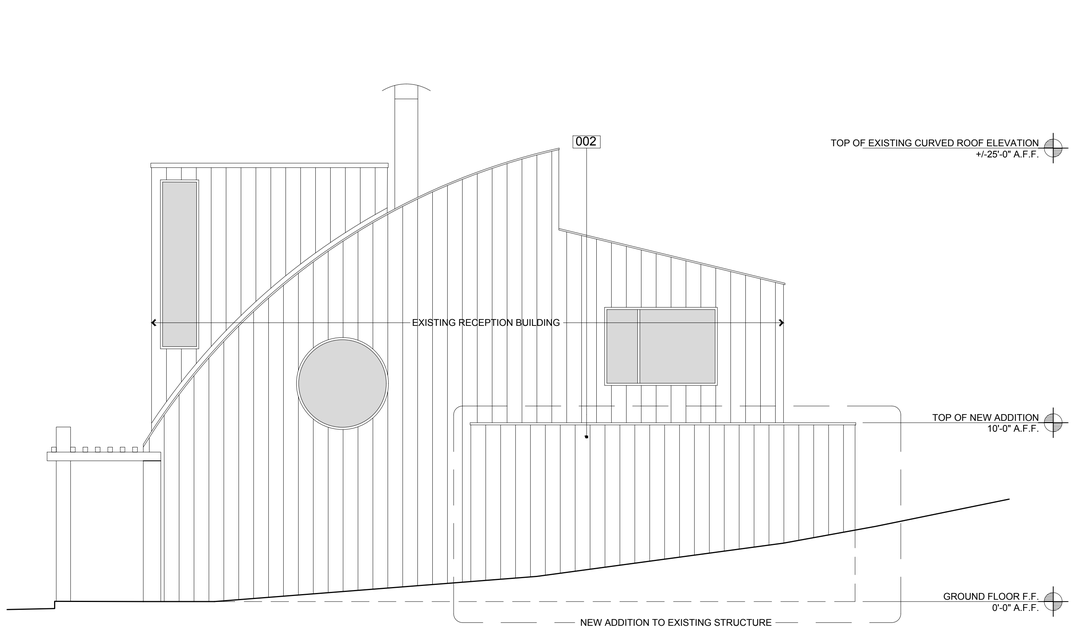
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A3.2

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

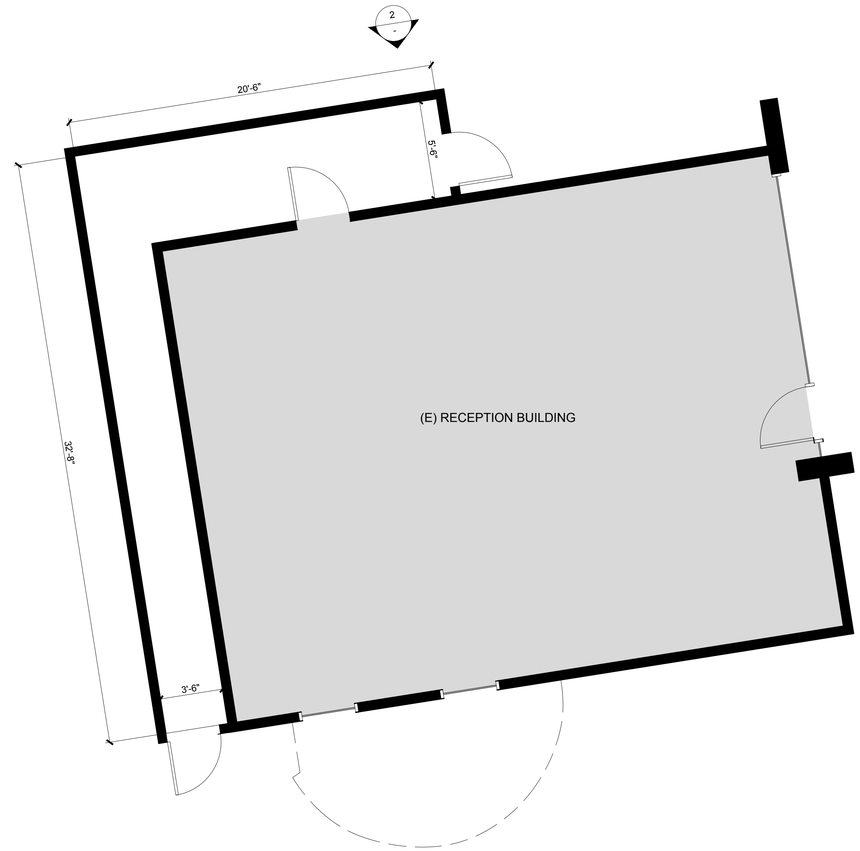
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FINISH MATERIALS

- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



RECEPTION ELEVATION | SCALE 1/4" = 1'-0" | 2



138 SF

RECEPTION STORAGE & SERVER ROOM

A SINGLE STORY ADDITION TO THE EXISTING VAULTED STRUCTURE - ESTIMATED TO BE 10' IN HEIGHT AND CLAD IN VERTICAL REDWOOD SIDING TO MATCH ADJOINING STRUCTURE. NEW STRUCTURE TO BE LOCATED TO THE BACK OF THE RECEPTION BUILDING WITHIN THE AREA CONFINED BY EXISTING RETAINING WALL.

RECEPTION GROUND FLOOR PLAN R8 | SCALE 1/4" = 1'-0" | 1

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
323.839.3385 | PINKNIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

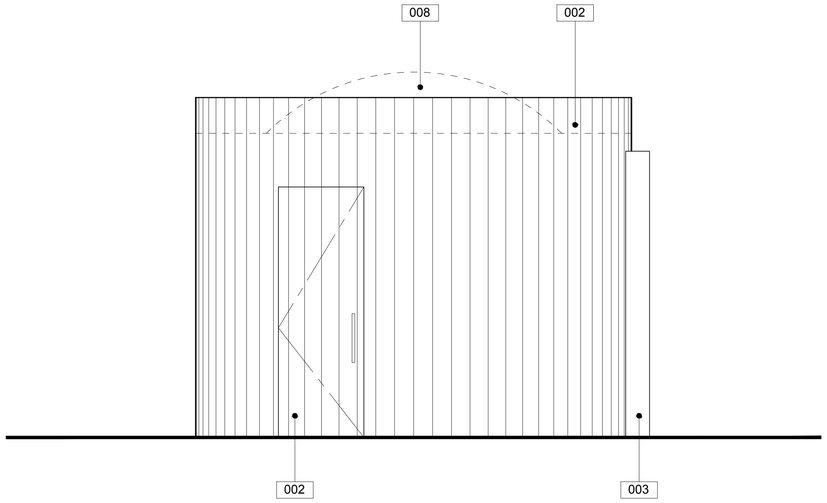
SHEET TITLE:
RECEPTION STORAGE & SERVER ROOM PLAN

REV.	DATE

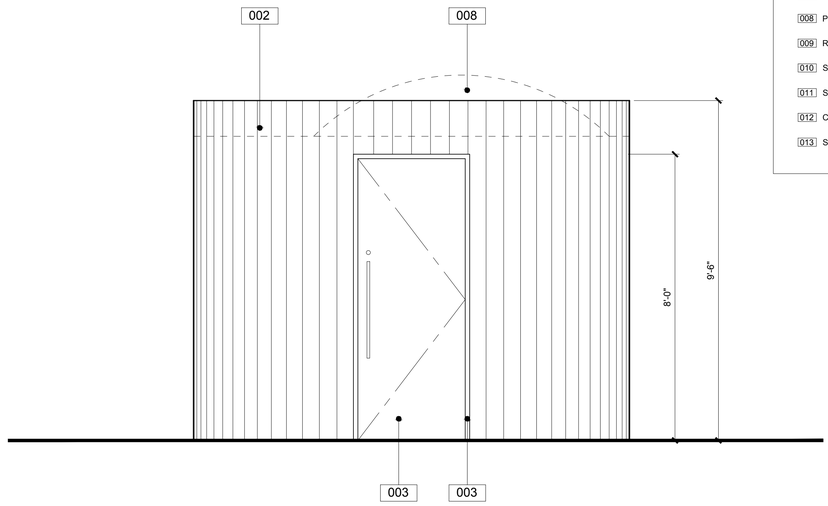
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A6.1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



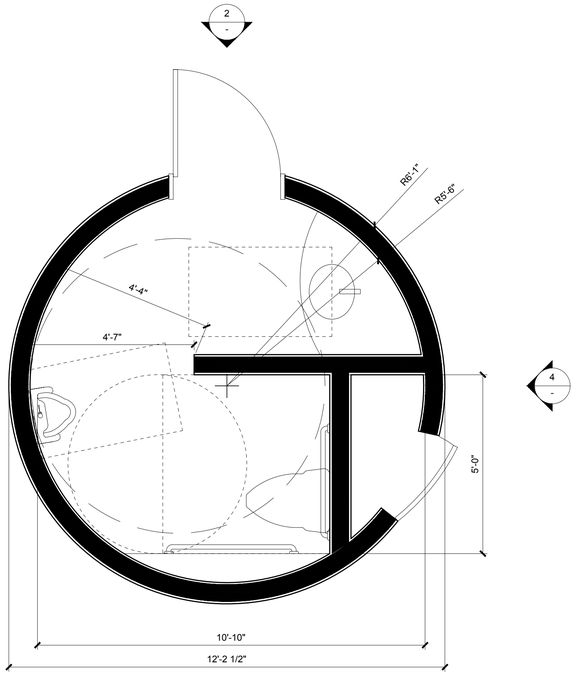
ELEVATION B | SCALE 1/2" = 1'-0" | 4



ELEVATION A | SCALE 1/2" = 1'-0" | 2

FINISH MATERIALS

001	CORRUGATED ROOF CORTEN PANELS
002	REDWOOD VERTICAL SIDING
003	FLAT CORTEN PANELS
004	HEAVY TIMBER
005	ALUMINUM WINDOW FRAMES
006	STEEL RAILINGS - MATCH EXISTING
007	CORTEN STANDING STEAM ROOF
008	POLYCARBONATE SKYLIGHT
009	REDWOOD 1X12 FACIA
010	STEEL VERTICAL LIFT GARAGE DOOR
011	SOLID WOOD DOOR
012	CORRUGATED WALL CORTEN PANELS
013	STEEL WINDOW FRAMES



95 SF

RESTROOM FLOOR PLAN | SCALE 1/2" = 1'-0" | 1

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
925.899.3385 | PBWJKIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
RESTROOM PLAN & ELEVATIONS

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A7.1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FINISH MATERIALS

- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
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- 004 HEAVY TIMBER
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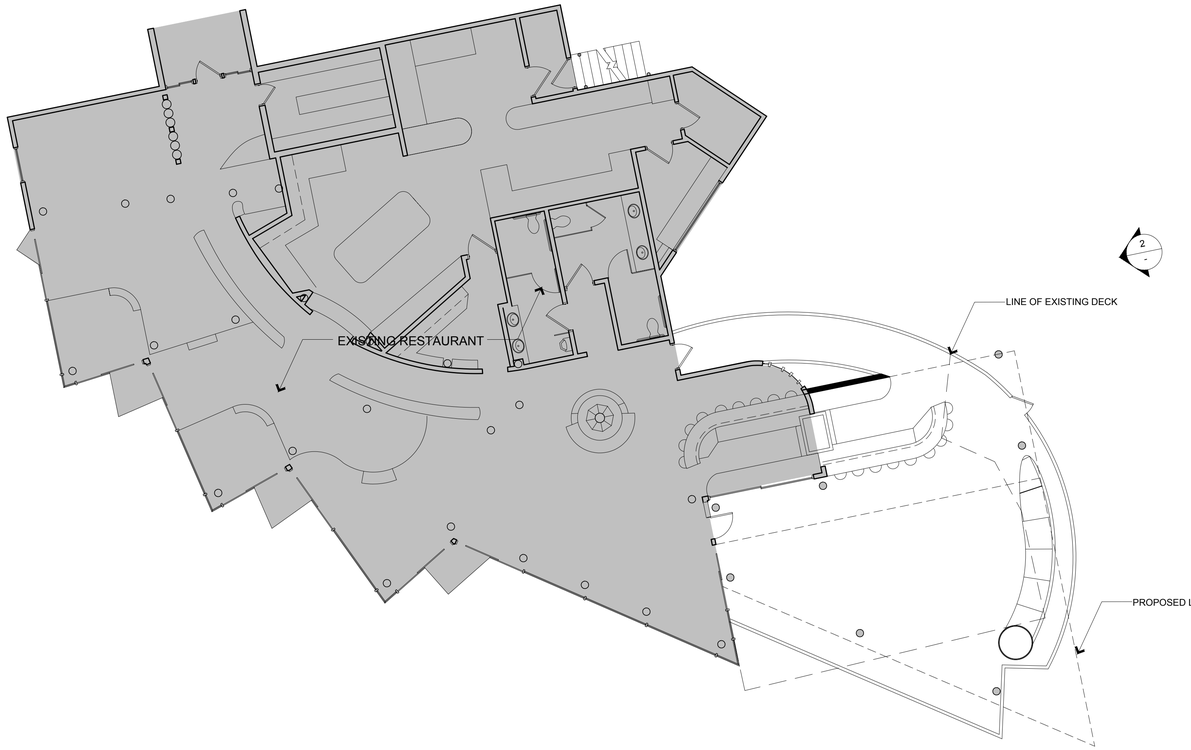
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES

RESTAURANT EXPANSION ELEVATION | SCALE 1/8" = 1'-0" | 2



RESTAURANT EXPANSION

UTILIZING THE EXISTING DECK SPACE TO RECONFIGURE THE INFORMAL DINING AREA AND EXPANDING F & B SERVICE TO THE EXISTING OUTDOOR BAR. THE OPEN CANOPY STRUCTURE WILL HAVE A LOUVERED ROOF AND LIMITED VISION PARTITIONING TO THE EAST.

RESTAURANT EXPANSION FLOOR PLAN R9 | SCALE 1/8" = 1'-0" | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
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PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

RESTAURANT EXPANSION PLAN

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A7.2

FINISH MATERIALS

- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
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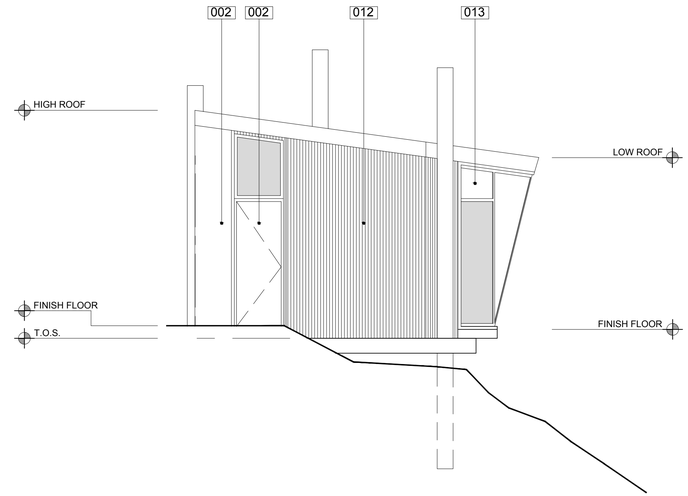
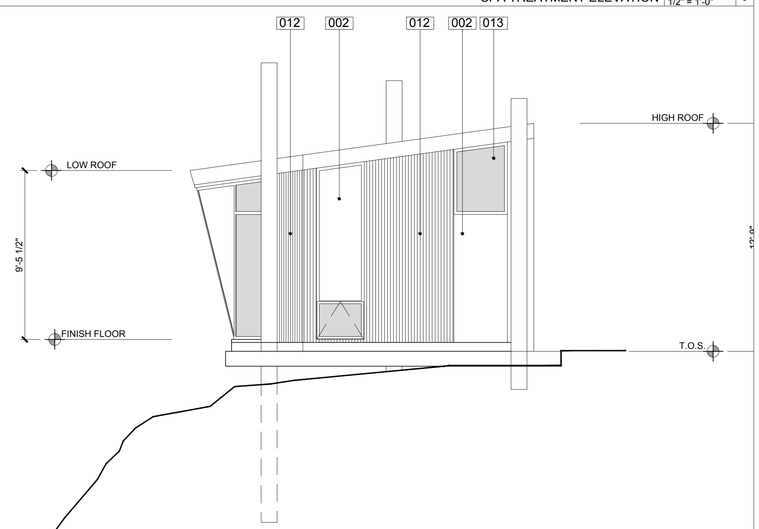
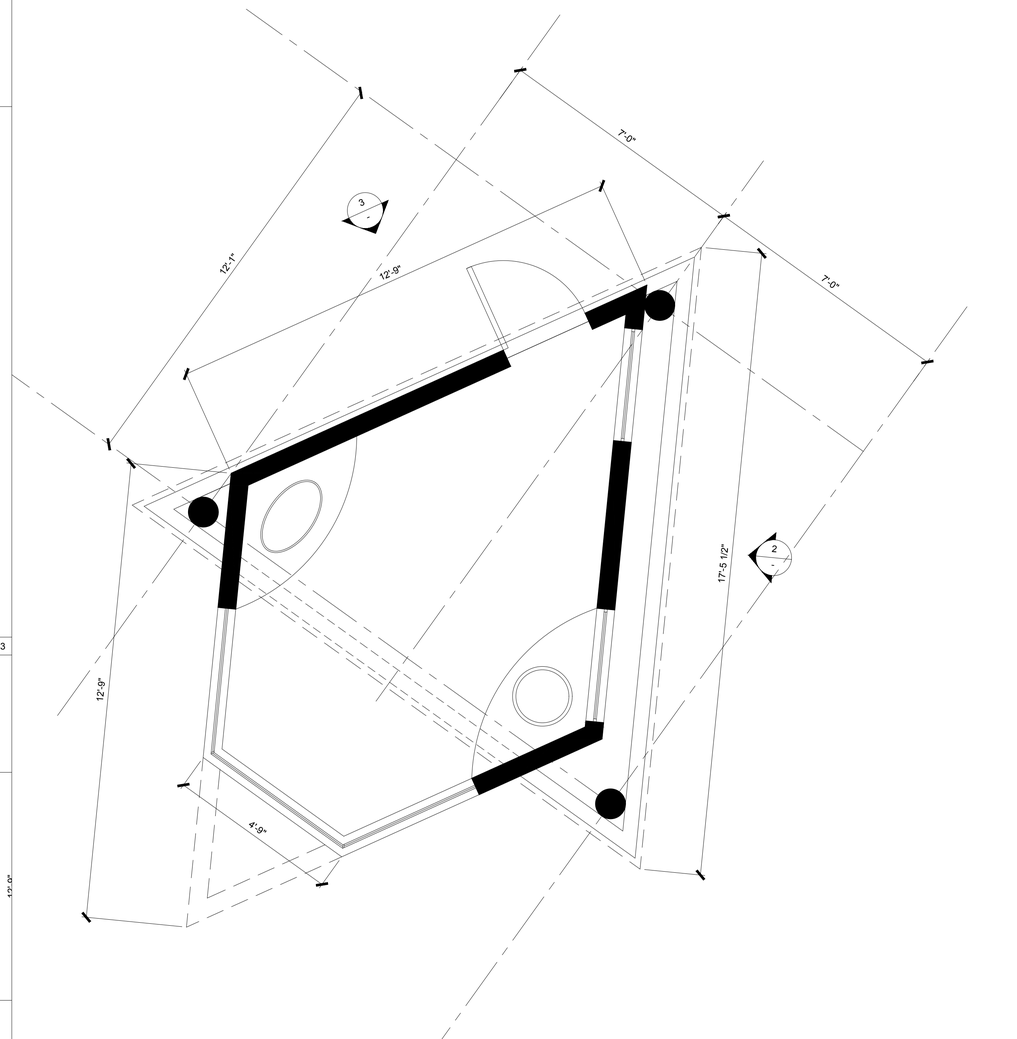
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



SPA TREATMENT ELEVATION | SCALE 1/2" = 1'-0" | 3



SPA TREATMENT ELEVATION | SCALE 1/2" = 1'-0" | 2



108 SF

MASSAGE SCULPTURE

A SMALL STRUCTURE THAT WILL BE CLAD IN CORTEN IN AN ABSTRACT FORM WITH AN ESTIMATED SLOPING VOLUME FROM 10' TO 13' IN HEIGHT.

SPA TREATMENT ROOM PLAN | SCALE 1/2" = 1'-0" | 1

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 709
BIG SUR, CA
93920
925.899.3385 | PBWJKIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
SPA TREATMENT ROOM PLAN

REV.	DATE

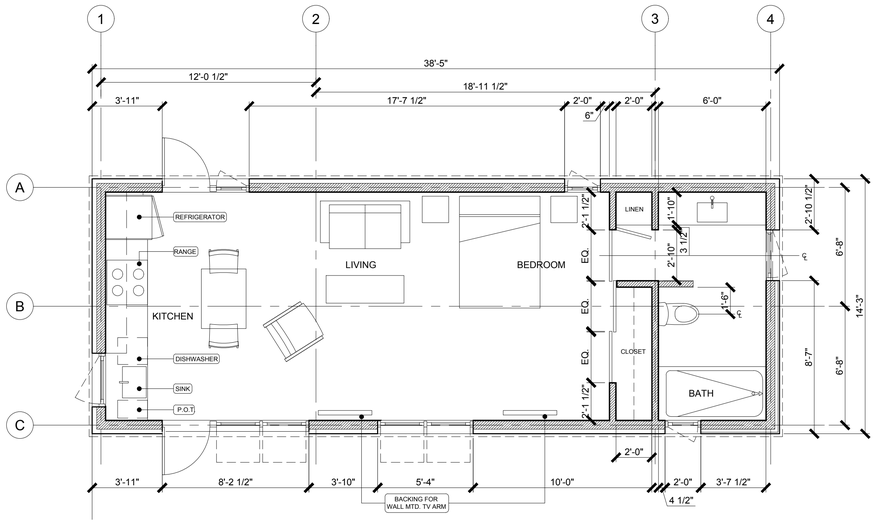
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A7.3

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

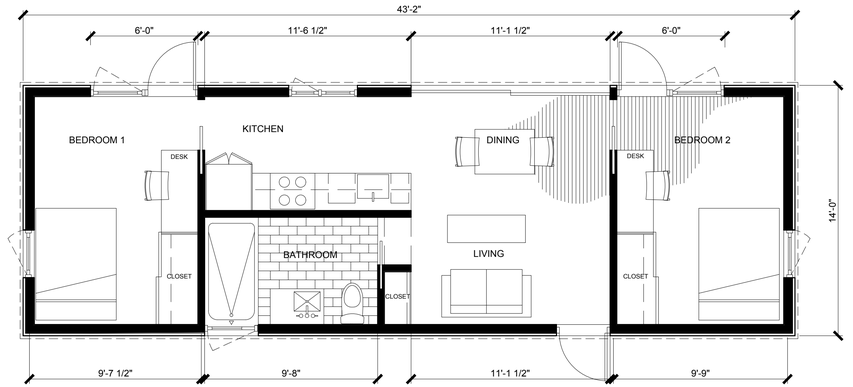
NOT USED | SCALE NTS | 4

NOT USED | SCALE NTS | 3



470 SF

SINGLE UNIT PLAN | SCALE 1/4" = 1'-0" | 2



NW EMPLOYEE HOUSING

NEW TWO-STORY PREFABRICATED HOUSING UNITS THAT WILL BE SIMILAR TO RECENTLY COMPLETED EMPLOYEE HOUSING LOCATED NEARBY. THE UNITS WILL BE CLAD IN CORTEN STEEL.

519 SF

DOUBLE UNIT PLAN | SCALE 1/4" = 1'-0" | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBWNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

NW EMPLOYEE UNIT PLANS

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A8.1

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

NOT USED | SCALE NTS | 4

NOT USED | SCALE NTS | 3

FINISH MATERIALS

- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
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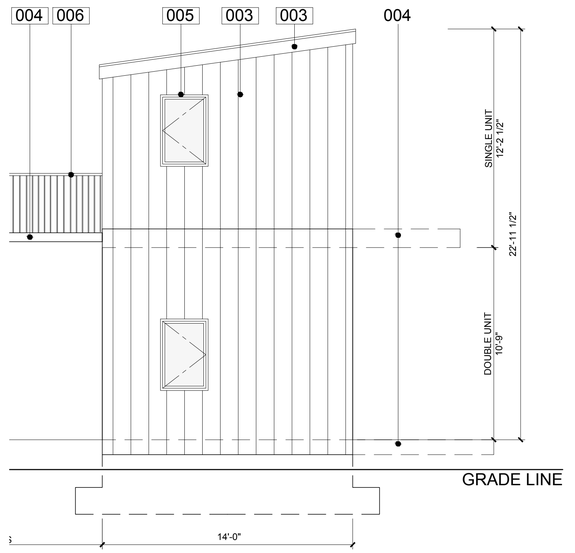
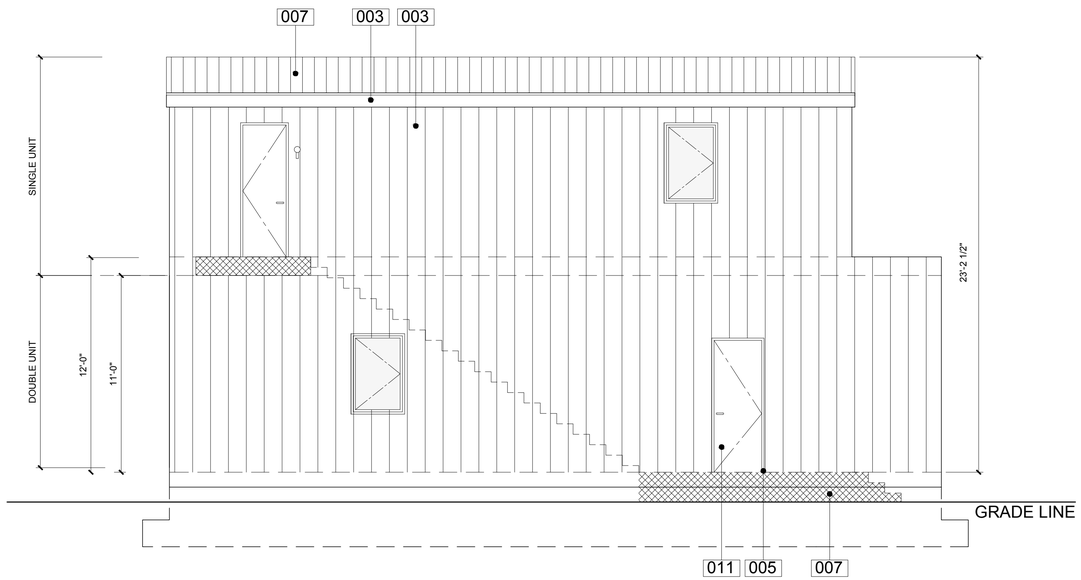
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



END ELEVATION | SCALE 1/4" = 1'-0" | 2



ENTRY ELEVATION | SCALE 1/4" = 1'-0" | 1

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Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PSRMIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

NW EMPLOYEE UNIT ELEVATIONS

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A8.2

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

LANDSCAPE PLANTING AND HABITAT RESTORATION CONCEPT

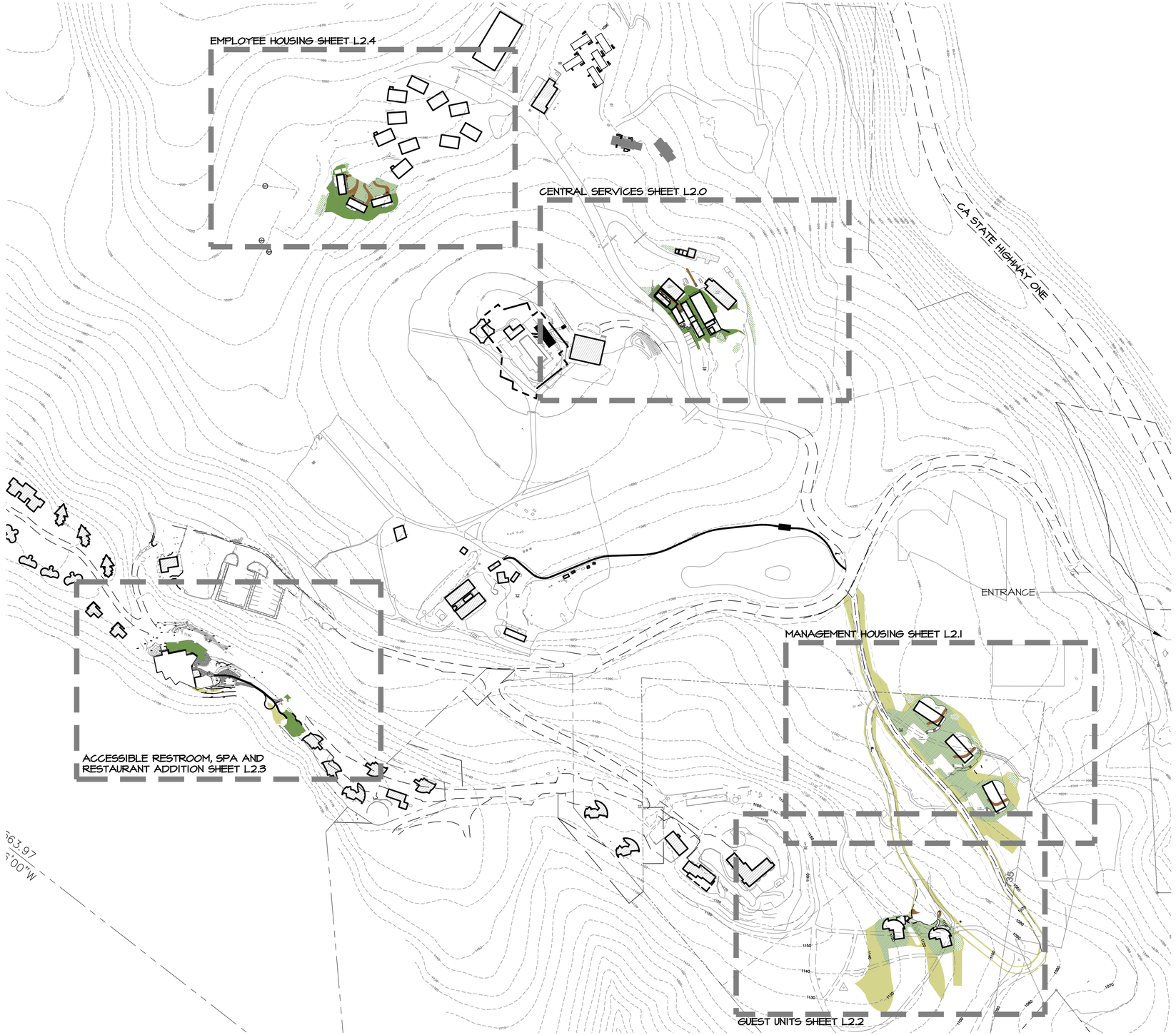
DRAW FROM THE SURROUNDING NATURAL PLANT COMMUNITIES TO KNIT THE NEW DEVELOPMENT INTO THE SURROUNDING NATURAL LANDSCAPE.

GENERAL NOTES

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL EROSION CONTROL, GRADING, AND DRAINAGE INFORMATION AND WALL ELEVATIONS.
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR PROTECTION OF ALL EXISTING TREES AND VEGETATION TO REMAIN.
3. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DETAILS, FLOOR PLANS, AND ELEVATIONS.
4. ALL AREAS DISTURBED BY GRADING OR CONSTRUCTION SHALL BE FULLY RESTORED TO NATURAL CONDITION OR PLANTED AS DESCRIBED ON LANDSCAPE ARCHITECT AND CIVIL ENGINEER DRAWINGS.
5. REFER TO CIVIL ENGINEERING DRAWINGS FOR EMERGENCY VEHICLE ACCESS.
6. IRRIGATION:
   ALL PLANTINGS WILL BE IRRIGATED WITH LOW-FLOW, MATCHED PRECIPITATION RATE EMITTERS AND CONTROLLED BY WEATHER-BASED CONTROLLER WITH RAIN SENSOR.
7. LIGHTING:
   ALL SITE LIGHTING TO BE DARK SKY, LOW LEVEL, LED AND MATCH EXISTING LOOK AND CHARACTER.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- CONSTRUCTION ACCESS
- ACCESSIBLE ACCESS
- DRAINAGE
- LEACHFIELD
- (N) NEW
- (E) EXISTING
- EXISTING TREE
- PEDESTRIAN PATH
- COASTAL SCRUB/PERENNIALS
- GRASSLAND/COASTAL PRAIRIE
- DRAINAGE BASIN
- WOODLAND



Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

GENERAL DEVELOPMENT PLAN
NO. 055605
EXP. 12/31/16
CIVIL

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
OVERALL LANDSCAPE SITE PLAN AND KEY PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L1.0

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-360\FCE-Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L1.0 Overall, 5/16/2018 3:06:51 PM, ARDEN HANDSHY
24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

LEGEND

- GREEN ZONE (0-30 FEET)
- MANAGEMENT ZONE (30-100 FEET)

FUEL MANAGEMENT NOTES:

1. GREEN ZONE (0-30 FEET) THE LANDSCAPING AREA AROUND ALL STRUCTURES. SHRUBS WITHIN THIS ZONE SHALL NOT BE CONTIGUOUS WITH EACH OTHER (HORIZONTAL SPACE BETWEEN THEM), NOR CONTIGUOUS WITH TREES (VERTICAL SPACE ABOVE THEM); A 5-FOOT STRIP OF NON-FLAMMABLE SPACE SUCH AS BARE GROUND, PATIO, GRAVEL, AND/OR SUCCULENTS WILL BE MAINTAINED; ALL DEAD BRANCHES WILL BE REMOVED; ALL PLANTINGS IN THIS ZONE WILL BE IRRIGATED AND PLANTED WITH LOW FUEL LEVEL SPECIES.

2. MANAGEMENT ZONE (30-100 FEET) THE AREA BETWEEN 30-100 FEET FROM ALL STRUCTURES AND 15 FEET FROM THE EDGE OF THE DRIVEWAY. ALL WEEDS AND POISON OAK WILL BE MOWED AND SMALL TREE BRANCHES WILL BE TRIMMED UP TO ONE-THIRD THE HEIGHT OF THE TREE OR 8 FEET, WHICHEVER IS LESS.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-360\FCE-Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L1.1 Fuel Management, 5/16/2018 1:50:47 PM, Adobe PDF, ARCH E1 (36.00 x 48.00 Inches), 24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

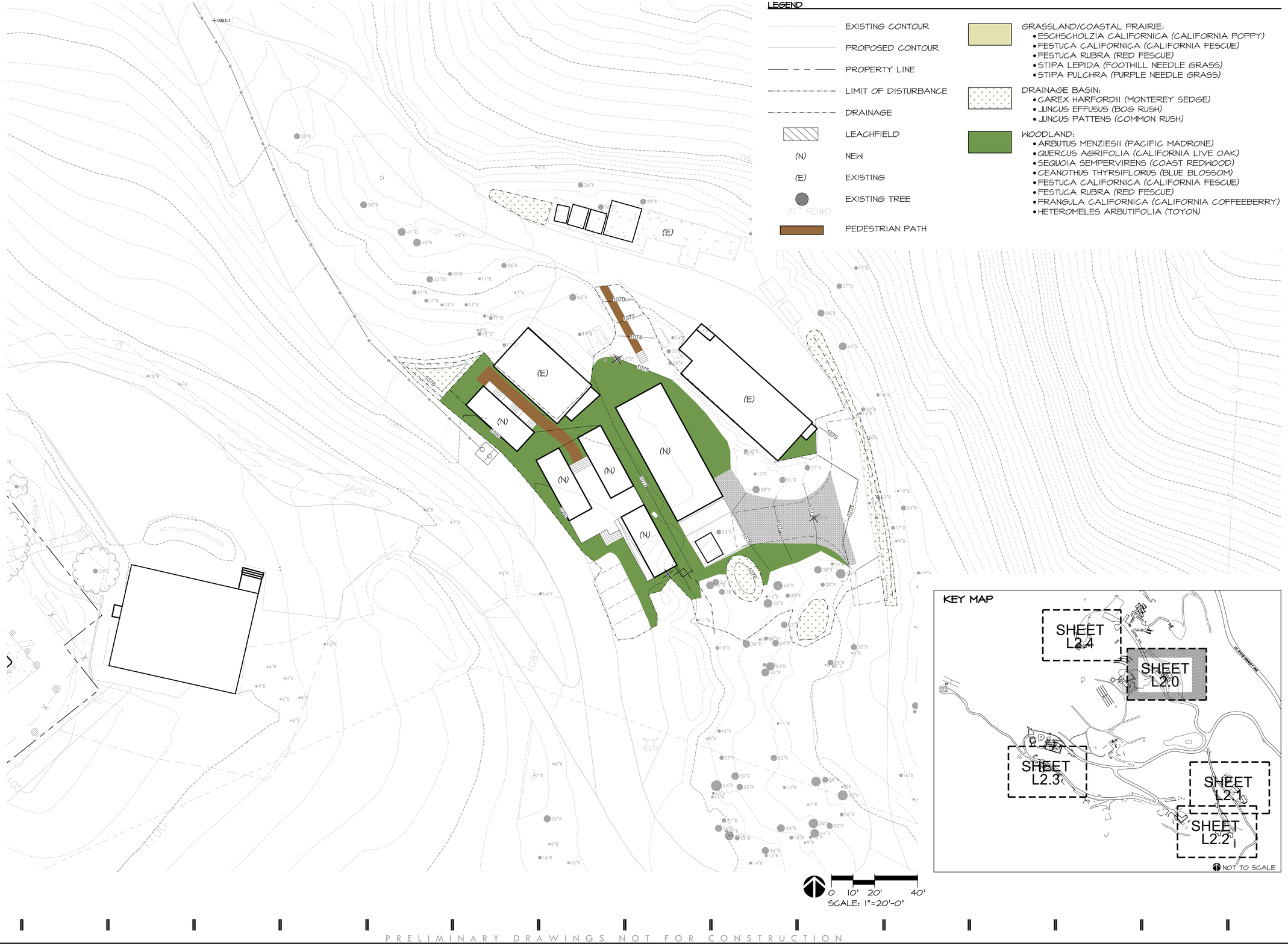
NO. 055605
EXP. 12/31/16
CIVIL
REGISTERED PROFESSIONAL ENGINEER

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
FUEL MANAGEMENT SITE PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L1.1



PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ, CA 95060
PHONE 831.423.6040 I FAX 831.423.6054
EMAIL JLJ@JLJA.COM I WWW.JLJA.COM
California Landscape Architect License 3963

REGISTERED LANDSCAPE ARCHITECT J. L. JANECKI 3963 Exp. 8/24/17 STATE OF CALIFORNIA

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
CENTRAL SERVICES
LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY:	MO
CHECKED BY:	JLJ
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L2.0
	OF _

LEGEND

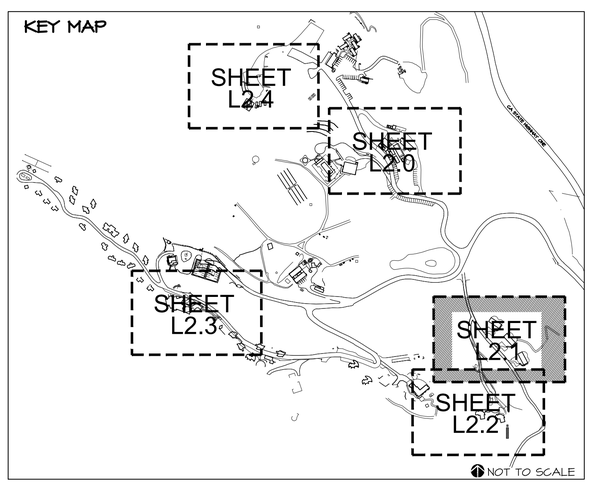
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- DRAINAGE
- LEACHFIELD
- (N) NEW
- (E) EXISTING
- EXISTING TREE
- 71" RDWD
- PEDESTRIAN PATH

COASTAL SCRUB/PERENNIALS:
- ACHILLEA MILLEFOLIUM (COMMON YARROW)
- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' (MANZANITA)
- AQUILEGIA FORMOSA (CRIMSON COLUMBINE)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- GREVILLEA SPECIES (SPIDER FLOWER)
- HETEROMELES ARBUTIFOLIA (TOYON)
- IRIS DOUGLASIANA (PACIFIC COAST IRIS)
- LEONOTIS NEPETIFOLIA (CHRISTMAS CANDLESTICK)
- QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK)
- SALVIA 'BEE'S BLISS' (BEE'S BLISS SAGE)

GRASSLAND/COASTAL PRAIRIE:
- DANTHONIA CALIFORNICA (CALIFORNIA OATGRASS)
- FESTUCA RUBRA (RED FESCUE)
- HORDEUM BRACHYANTHERUM (MEADOW BARLEY)
- STIPA LEPIDA (FOOTHILL NEEDLE GRASS)
- STIPA PULCHRA (PURPLE NEEDLE GRASS)

DRAINAGE BASIN:
- CAREX HARFORDII (MONTEREY SEDGE)
- DANTHONIA CALIFORNICA (CALIFORNIA OATGRASS)
- JUNCUS EFFUSUS (BOG RUSH)
- JUNCUS PATTENS (COMMON RUSH)

KEY MAP



PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

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Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ, CA 95060
PHONE 831.423.6040 I FAX 831.423.6054
EMAIL JLJ@JLJA.COM I WWW.JLJA.COM
California Landscape Architect License 3163

REGISTERED LANDSCAPE ARCHITECT — JONI L. JANECKI — No. 3163 — 9/24/17 — STATE OF CALIFORNIA

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

MANAGEMENT HOUSING
LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY:	MO
CHECKED BY:	JLJ
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L2.1
OF _	

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- DRAINAGE
- LEACHFIELD
- (N) NEW
- (E) EXISTING
- EXISTING TREE 71" RDWD
- PEDESTRIAN PATH

COASTAL SCRUB/PERENNIALS:
- ACHILLEA MILLEFOLIUM (COMMON YARROW)
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- GREVILLEA SPECIES (SPIDER FLOWER)
- HETEROMELES ARBUTIFOLIA (TOYON)
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- LEONOTIS NEPETIFOLIA (CHRISTMAS CANDLESTICK)
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- STIPA PULCHRA (PURPLE NEEDLE GRASS)

DRAINAGE BASIN:
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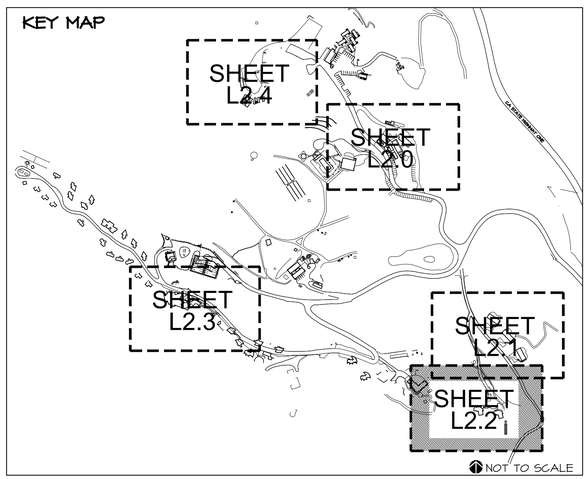
- DANTHONIA CALIFORNICA (CALIFORNIA OATGRASS)
- JUNCUS EFFUSUS (BOG RUSH)
- JUNCUS PATTENS (COMMON RUSH)

(N)

(N)

KEY MAP



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SCALE: 1"=20'-0"

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-300\FCE Post Ranch Inn CDP\Drawings\POST RANCH INN\LANDSCAPE\Dwg L2.2 Guest Units 11\16\2016 2:31:05 PM JACOB full bleed (9.36in x 24.00 inches) 1:1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

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PHONE 831.423.6040 I FAX 831.423.6054
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REGISTERED LANDSCAPE ARCHITECT JONI L. JANECKI No. 3163 9/24/17 STATE OF CALIFORNIA

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
GUEST UNITS
LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY:	MO
CHECKED BY:	JLJ
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L2.2
OF	

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-300\CE-Post Ranch Inn CDP\Drawings\POST RANCH INN\LANDSCAPE\Dwg L2.3 Accessible Restroom Spa and Restaurant Addition, 11/16/2016 2:31:47 PM, JMCH (tall Bored 0) (36.00 x 24.00 Inches), 1:1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

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REGISTERED LANDSCAPE ARCHITECT J. L. JANECKI 3963 8/24/17 STATE OF CALIFORNIA

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
ACCESSIBLE RESTROOM, SPA AND RESTAURANT ADDITION LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY: MO
CHECKED BY: JLJ
DATE: MAY 18, 2018
FCE JOB NO: 21610
SCALE: AS SHOWN
SHEET:
L2.3
OF _

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- DRAINAGE
- LEACHFIELD
- (N) NEW
- (E) EXISTING
- EXISTING TREE (71" RDWD)
- PEDESTRIAN PATH

COASTAL SCRUB/PERENNIALS:
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- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' (MANZANITA)
- AQUILEGIA FORMOSA (CRIMSON COLUMBINE)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- GREVILLEA SPECIES (SPIDER FLOWER)
- HETEROMELES ARBUTIFOLIA (TOYON)
- IRIS DOUGLASIANA (PACIFIC COAST IRIS)
- LEONOTIS NEPETIFOLIA (CHRISTMAS CANDLESTICK)
- QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK)
- SALVIA 'BEE'S BLISS' (BEE'S BLISS SAGE)

DRAINAGE BASIN:
- CAREX HARFORDII (MONTEREY SEDGE)
- JUNCUS EFFUSUS (BOG RUSH)
- JUNCUS PATTENS (COMMON RUSH)

WOODLAND:
- ARBUTUS MENZIESII (PACIFIC MADRONE)
- QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK)
- SEQUOIA SEMPERVIRENS (COAST REDWOOD)
- CEANOTHUS THYRSIFLORUS (BLUE BLOSSOM)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- FESTUCA RUBRA (RED FESCUE)
- FRANGULA CALIFORNICA (CALIFORNIA COFFEEBERRY)
- HETEROMELES ARBUTIFOLIA (TOYON)

(E) (E) (E) (E) (E) (E) (E) (E) (E) (E) (E) (E)

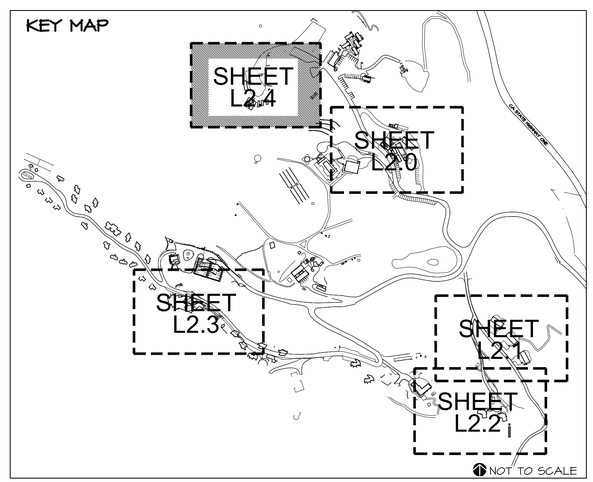
(N) (N) (N)

1010 1020 1030 1040

FIRE BRIGADE LEASE AREA

PUBLIC UTILITIES EASEMENT

KEY MAP



0 10' 20' 40'
SCALE: 1"=20'-0"

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-360\FCE-Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L2.4 Employee Housing, 5/16/2018 1:08:40 PM, Adobe PDF, ARCH E1 (36.00 x 24.00 Inches), 1:1
24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

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Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

GENERAL DEVELOPMENT PLAN
NO. 055605
EXP. 12/31/16
CIVIL

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
EMPLOYEE HOUSING
LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L2.4

FIGURE 8.8: PUBLIC ACCESS PLAN

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Post Ranch Public Access Plan

The Post Ranch Inn provides public recreational access including hiking trails, benches, picnic tables, and other amenities (e.g., parking, restrooms, art gallery, etc.) that are located throughout the property (excluding private guest areas). The trails in total are approximately two miles in length. All amenities are accessible free of charge during daylight hours between 10:00 AM and one hour before sunset daily on a first-come, first-served basis. Public access to the trails may be temporarily prohibited during periods of extreme fire danger or other emergencies as determined by federal, state, or local officials.

Procedure

Guests are required to check-in and sign the guest registry at the Post Ranch gatehouse. Motorists are directed to one of 10 general public or 2 ADA-accessible parking spaces. All visitors are provided a Guest Hiking Pass / Lanyard Map that identifies the natural and man-made features and amenities that are available for public day use as well as those areas that are intended for private guest use. Guests must return the Guest Hiking Pass / Lanyard Map to the gatehouse at the end of their visit and check-out. Smoking, pets, mountain bikes, motor or electric vehicles, firearms, drones, and video photography are prohibited while on the trails and at Post Ranch.

Roadway Access

The Post Ranch Inn trails and recreational amenities are accessible from Highway One by car or on foot. Motorists must park in the designated general public or ADA-accessible parking locations. There is no entrance or parking fee.

Interior Trail Access

The Post Ranch Inn Loop Trail provides easy to moderate hiking, which is accessible directly from the parking locations. The paths wind through forest and meadow, past the Chef's Garden, around a pond, and natural rock feature and offer outstanding views of the Ventana Wilderness and Big Sur backcountry. Picnic tables and benches are distributed throughout and provide shade for visitors to eat a meal, rest, or simply enjoy the surroundings. Trail surface is natural/unpaved and as such reserved for pedestrians only. There are two ADA parking spaces and an ADA-accessible public restroom. The trail segment fronting the ADA parking is ADA accessible. Debris cans and benches are found throughout, including at parking areas, picnic areas, and along the trails. Biking, jogging and motor vehicles are prohibited.

Signage & Brochure

Post Ranch provides a Guest Hiking Pass / Lanyard Map to all visitors wishing to walk the trails. The pass includes a trail map that clearly marks the areas and amenities that are available to the public and those areas that are private for hotel guests only. The pass also provides educational information about the flora and wildlife they may encounter along the way as well as a brief history of the Post family. Trail signage clearly directs visitors along the paths and ensures they remain in

areas that are available to the public. The pass also includes information on how to prevent wildfire, identify potentially harmful plants, safety reminders, and Post Ranch indemnity clause.

Public Access Map

Post Ranch Inn

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET, SITE PLAN
2	FLOOR PLAN, EXTERIOR ELEVATIONS, SECTION
3	GENERAL NOTES, FOUNDATION PLAN, ELECTRICAL/LIGHTING PLAN

ABBREVIATIONS

& AND
< ANGLE
@ AT
℄ CENTERLINE
Ø DIA OR ROUND
⊥ PERPENDICULAR
POUND OR NO.

ACOUS ACOUSTICAL
ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
AL ALUMINUM
APX APPROXIMATE
ARCH ARCHITECT

BD BOARD
BOT BOTTOM

CAB CABINET
CPT CARPET
CEM CEMENT
CER CERAMIC
CI CAST IRON
CLG CEILING
CLKG CAULKING
CKT CIRCUIT
CLR CLEAR
CONC CONCRETE
C CONDUIT
CO CONDUIT ONLY
CONST CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACTOR
CTR CENTER

DET DETAIL
DIA DIAMETER
DIM DIMENSION
DISC DISCONNECT
DR DOOR
DBL DOUBLE
DN DOWN
DWG DRAWING

EA EACH
EL ELEVATION
ELEC ELECTRICAL
EMER EMERGENCY
ENCL ENCLOSURE
EQ EQUAL
EQPT EQUIPMENT
(E) EXISTING
EXPO EXPOSED
EXP EXPANSION
EXT EXTERIOR

FDN FOUNDATION
FIN FINISH
FIX FIXTURE
FL FLOOR
FLASH FLASHING
FLOUR FLOURESCENT
FOC FACE OF CONCRETE
FOF FACE OF FIN
FOS FACE OF STUDS
FPRF FIREPROOF
FTG FOOTING
FURR FURRING
FUT FUTURE

GA GAUGE
GALV GALVENIZED
GENL GENERAL
GL GLASS
GR GRADE
GYP GYPSUM

HC HOLLOW CORE
HBD HARDBOARD
HWD HARDWOOD
HDW HARDWARE
HOR HORIZONTAL
HGT HEIGHT

ID INSIDE DIAMETER
INSUL INSULATION
INT INTERIOR

JT JOINT

LAM LAMINATE
LAV LAVATORY
LT LIGHT

MCWD MARINA Coast WATER DISTRICT
MECH MECHANICAL
MEMB MEMBRANE
MC MEDICINE CABINET
MTL METAL
MIR MIRROR
MNT MOUNT
MTD MOUNTED

NIC NOT IN CONTRACT
NOM NOMINAL
NTS NOT TO SCALE

OBS OBSCURE
OC ON CENTER
OD OUTSIDE DIAMETER
OPNG OPENING
OPP OPPOSITE

PRCST PRECAST
PL PLATE
P PLASTIC
PLAS PLASTER
PLYWD PLYWOOD
PR PAIR
PNT PAINT
PTD PAPER TOWEL DISP.
PTN PARTITION

QT QUARRY TILE

R RISER
RAD RADIUS
REINF REINFORCED
REQ REQUIRED
RESIL RESILIENT
RO ROUGH OPENING
RWD REDWOOD

SC SOLID CORE
SCD SEAT COVER DISP.
SD SOAP DISPENSER
SHT SHEET
SIM SIMILAR
SND SANITARY NAPKIN DISP.
SPEC SPECIFICATION
(S) STL STAINLESS STEEL
SSK SERVICE SINK
STD STANDARD
SUSP SUSPENDED
SURF SURFACE
SM SURFACE MOUNTED
SW SWITCH
SWBD SWITCH BOARD
SYM SYMMETRICAL

T TREAD
TB TOWEL BAR
TC TERMINAL CAN
TEL TELEPHONE
T&G TONGUE AND GROOVE
THK THICK
TPD TOILET PAPER DISP.
TV TELEVISION
TYP TYPICAL

UNF UNFINISHED
UON UNLESS OTHERWISE NOTED
UR URINAL

VERT VERTICAL

WDW WINDOW
W/ WITH
WC WATER CLOSET
WD WOOD
WH WATER HEATER
W/O WITHOUT
WP WATERPROOF
WR WATER RESISTANT
WGT WEIGHT

SYMBOLS

106 ROOM NUMBER
D / 1 DOOR NUMBER
W / 1 WINDOW MARK
A — 1 COLUMN LINE
BL / 1 BORROW LITE
16.5 EXISTING SPOT GRADE
101 NEW SPOT GRADE
EXISTING CONTOUR
16 / 101 NEW CONTOUR
ITEM - SHEET DETAIL REFERENCES
ITEM SHEET
1 / A1 ITEM NUMBER SHEET NUMBER
3 / A7 WALL SECTION
3 / A5 ROOM OR CABINET ELEVATION
3 / A7 EXTERIOR ELEVATION
F.D. FLOOR DRAIN
W.C. WATER CLOSET

EARTH IN SECTION
GRANULAR FILL
SAND
ASPHALT
CONCRETE PAVING
CONCRETE IN SECTION
CONCRETE BLOCK
BATT INSULATION
CONTINUOUS WOOD FRAMING
FINISH WOOD
WOOD BLOCKING (SHORT OR SPACED)
PLYWOOD
STEEL
GYPSUM BOARD
CEMENT PLASTER
CERAMIC TILE
ACOUSTIC TILE OR PARTICLE BOARD AS NOTED
GLASS IN SECTION

PERTINENT DATA

ZONING: HOTEL
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: U
NON-SPRINKLERED

New 352 square foot roof

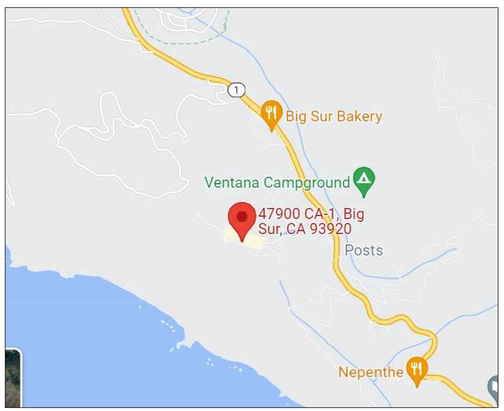
SCOPE OF WORK:

CONSTRUCT NEW ROOF COVERING OVER NEW COUNTERS AND NEW SLAB ON GRADE

GENERAL NOTES

--ALL CONSTRUCTION UNLESS OTHERWISE INDICATED SHALL CONFORM TO 2019 EDITION OF THE CFC, CBC, CRC, CMC, CPC, CA GREEN CODE, CA ENERGY STANDARDS, LOCAL CODES AND ORDINANCES, CITY OF MONTEREY AMENDMENTS AND STATE REGULATORY REQUIREMENTS. IN THE EVENT OF CONFLICT BETWEEN CODES AND THESE DRAWINGS, THE MORE STRINGENT SHALL GOVERN.
--DO NOT SCALE THESE DRAWINGS. USE THE WRITTEN DIMENSIONS AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
--THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN PART OR IN WHOLE FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREIN.
--THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK.
--VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
--THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM THE INSPECTING ENTITY.
-- ANNULAR SPACES AROUND PIPE, ELECTRIC CABLE, CONDUITS AND OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST PASSAGE OF RODENTS.
-- RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.
-- USE MATERIALS WITH NOT LESS THAN 10% RECYCLED CONTENT VALUE
-- REDUCE CONSTRUCTION WASTE BY NOT LESS THAN 65%. DOCUMENTATION SHALL BE SUBMITTED TO THE ENFORCING AGENCY DEMONSTRATING COMPLIANCE.
-- ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
-- PAINTS STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
-- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS
-- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
-- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
-- VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.
-- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% AND SHALL BE CHECK BEFORE ENCLOSURE

VICINITY MAP



All colors and materials to match existing

NOTES:
1. NO VEGETATION TO BE REMOVED.
2. NO NEW SIDEWALKS, DRIVEWAYS, ETC.

Plan North
Site Plan
N.T.S. 0"

LICENSED ARCHITECT JAMES L. VOCELKA EXP. 1-31-23 No. C-19056 STATE OF CALIFORNIA

REVISION DATE	KEY

DRAWING DATE: 2/1/16

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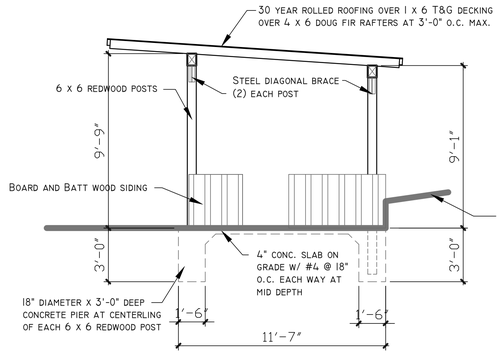
JAMES "JIM" VOCELKA
ARCHITECT
19020 KAREN DR.
SALINAS, CALIFORNIA 93907
PHONE: 831-663-6644
FAX: 831-663-6640
LICENSE NUMBER: C-19056

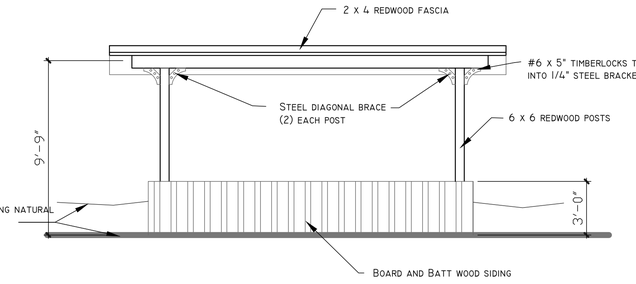
Ability VENTURES INC.

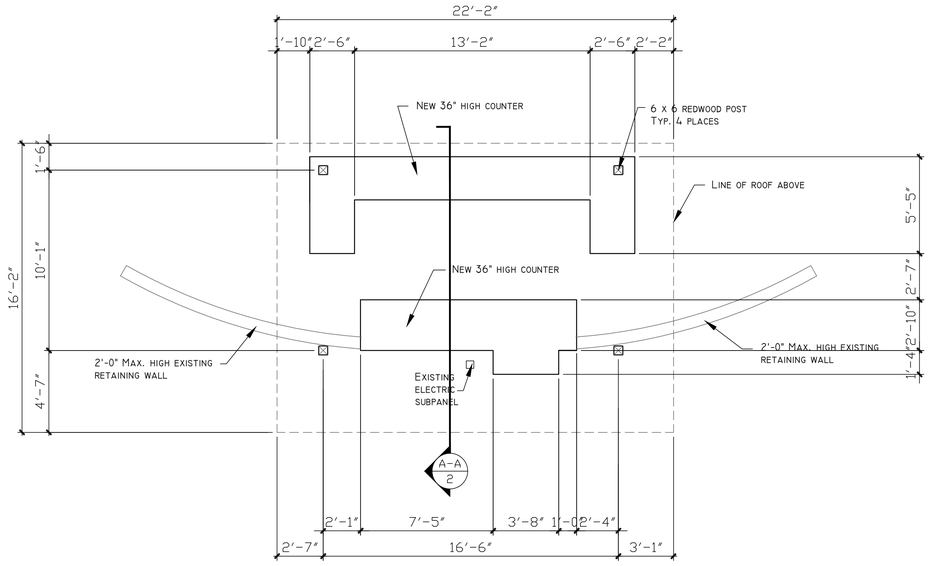
SHEET TITLE
Site Plan
Vicinity Map
Sheet Index
Pertinent Data

PROJECT
Wood Canopy Roof for:
Post Ranch
47900 Highway 1
Big Sur, CA
A.P. # 419-311-042 PHONE: (831)-667-7917

SCALE AS NOTED
DRAWN CADD
JOB —
SHEET 1
OF 3 SHEETS

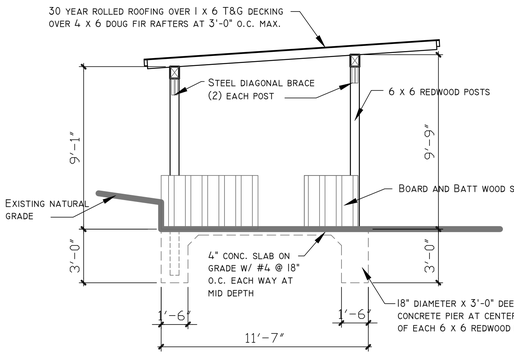


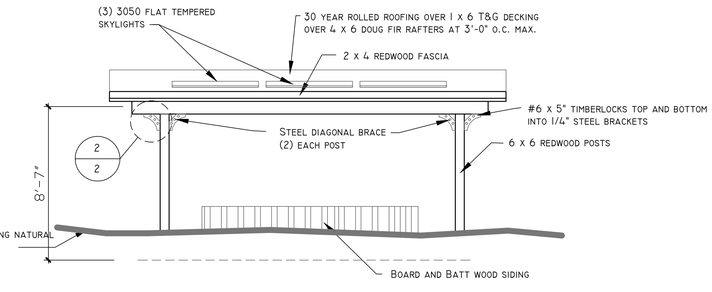




Outdoor Prep Area Floor Plan

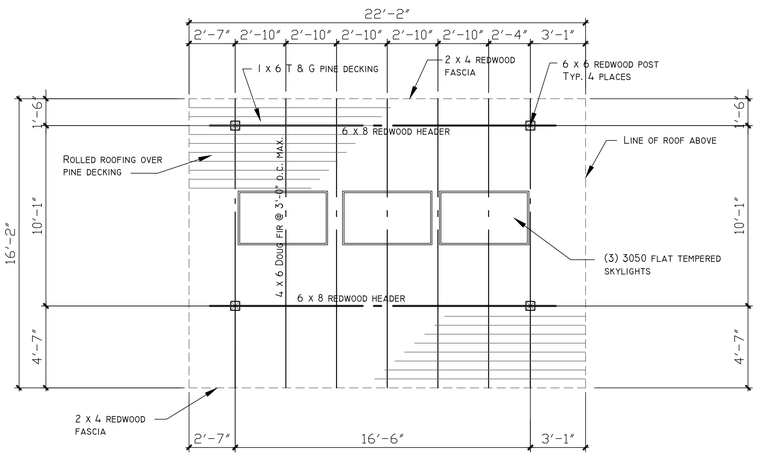
1/4"=1' 0"





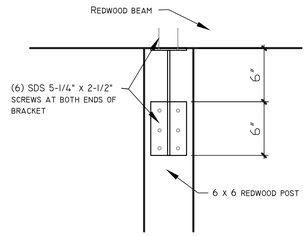
Exterior Elevations

1/4"=1' 0"



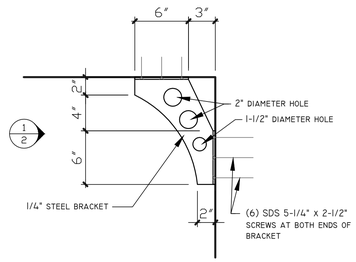
Roof Plan

1/4"=1' 0"



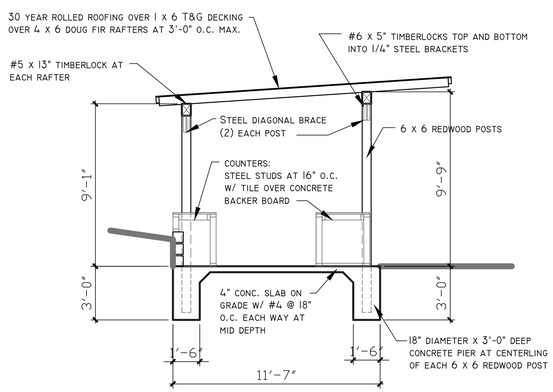
1 Bracket Detail

1-1/2"=1' 0" DETAIL NUMBER:000000



2 Bracket Detail

1-1/2"=1' 0" DETAIL NUMBER:000000



Structure Section A-A

1/4"=1' 0"

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JAMES "JIM" VOCELKA
ARCHITECT
19020 KAREN DR.
SALINAS, CALIFORNIA 93907
PHONE: 831-663-6644
FAX: 831-663-6640
LICENSE NUMBER: C-19956

Ability Ventures Inc.

REVISION DATE	KEY

DRAWING DATE: 2/1/16

SHEET TITLE
Floor Plan
Roof Framing Plan
Section
Exterior Elevations

PROJECT
Wood Canopy Roof for:
Post Ranch
47900 Highway 1
Big Sur, CA
A.P. # 419-311-042 PHONE: (831)-667-7917

LICENSED ARCHITECT JAMES L. VOCELKA EXP. 1-31-23 No. C-19956 STATE OF CALIFORNIA

SCALE AS NOTED
DRAWN CADD
JOB –
SHEET 2
OF 3 SHEETS

GENERAL NOTES

--ALL CONSTRUCTION UNLESS OTHERWISE INDICATED SHALL CONFORM TO THE 2019 CBC AND THE LATEST ADOPTED VERSION OF THE CMC, CBC, CRC, CPC, CMC, CEC, CGBSC, TITLE 24, FEDERAL ADA, AND LOCAL CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN CODES AND THESE DRAWINGS, THE MORE STRINGENT SHALL GOVERN.
--DO NOT SCALE THESE DRAWINGS. USE THE WRITTEN DIMENSIONS AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
--THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN PART OR IN WHOLE FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREIN.
--THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND INFORMATION IN THE DRAWINGS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS OR STARTING THE WORK.
--ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD THE ARCHITECT HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE C.B.C., U.P.C., U.M.C., N.E.C., LOCAL ORDINANCES, AND ACCEPTABLE STANDARDS.
--THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK.
--THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF PRODUCTS OR MATERIALS NOT SPECIFIED IN THESE DRAWINGS.
--CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, SETBACKS AND EASEMENTS (PUBLIC OR PRIVATE) INCLUDING BUT NOT LIMITED TO; SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V., AND GAS PRIOR TO STARTING CONSTRUCTION.
--CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, FLOOR ELEVATIONS, FRAMING SIZES AND OTHER CONDITIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WHICH AFFECT THE DESIGN OR INTENT AS SHOWN IN THESE DRAWINGS.
--VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
--ALL IRREGULAR STRUCTURAL CONDITIONS SHALL BE REVIEWED AND APPROVED BY A CERTIFIED ENGINEER.
--THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM THE INSPECTING ENTITY.

GENERAL CONSTRUCTION NOTES

--NO WOOD TO BE CLOSER THAN 6" TO EARTH.
--NAILING AS PER C.B.C. TABLE 2304.9.1
--PLYWOOD GRADES SHALL CONFORM WITH C.B.C. CHAPTER 23

ELECTRICAL

--THE CONTRACTOR SHALL EXAMINE THE EXISTING SITE AND COMPARE IT WITH THE PLANS AND SPECIFICATIONS AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. HE SHALL BE HELD RESPONSIBLE FOR KNOWLEDGE OF ALL EXISTING CONDITIONS WHETHER OR NOT ACCURATELY DESCRIBED.
--CONTRACTOR SHALL REVIEW DRAWINGS FOR EQUIPMENT LOCATIONS AND REVIEW EQUIPMENT SPECIFICATIONS AND ANY EXISTING EQUIPMENT AND LOCATE OUTLETS OF APPROPRIATE SIZE TO SERVE SUCH EQUIPMENT.
--ELECTRICAL AND LIGHTING PLANS ARE DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS STRUCTURAL CONDITIONS WILL PERMIT. NO EXTRA COMPENSATION SHALL BE ALLOWED BECAUSE OF DIFFERENCE OF WORK SHOWN ON THE PLANS AND ACTUAL FIELD CONDITION.
--ALL MATERIALS SHALL BE NEW, OF TYPE AND QUALITY SPECIFIED, AND SHALL BE LISTED BY U.L.
--NEW WIRE FOR POWER WIRING SHALL BE COPPER THWN OR THHN INSULATION. SIZE 8 AWG AND LARGER SHALL BE STRANDED.
--ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING: NATIONAL ELECTRIC CODE, C.A.C. TITLE 24, ALL APPLICABLE LAWS, REGULATIONS, OR ORDINANCES
--CONTRACTOR TO PROVIDE ANY SPECIAL FORMING, RECESSES, CHASES, ETC. AND PROVIDE WOOD BLOCKING BACKING AND GROUNDS AS SPECIFIED AND NECESSARY FOR THE PROPER INSTALLATION OF THE ELECTRICAL SYSTEMS. PROVIDE SPECIAL FIXTURE SUPPORTS ON EXISTING FIXTURES. WALL MOUNTED CONDUIT AND DEVICES SHALL MEET ALL REQUIREMENTS.
--WIRE SPLICES AND JOINTS FOR #10 AWG OR SMALLER SHALL BE TWISTED TOGETHER, ELECTRICALLY AND MECHANICALLY STRONG AND INSULATED WITH APPROVED TYPE INSULATED ELECTRICAL SPRING CONNECTORS, SCOTCHLOCK OR EQUAL. JOINTS AND CONNECTIONS FOR #8 AWG AND LARGER SHALL BE MADE WITH BURNDY OR EQUAL, SOLDERLESS TOOL APPLIED PRESSURE LUGS AND CONNECTORS. UNINSULATED LUGS AND WIRE ENDS SHALL BE INSULATED WITH LAYERS OF PLASTIC TAPE EQUAL TO THE INSULATION OF THE WIRE. TAPE SHALL BE EQUAL TO SCOTCH 33.
--WHERE CONDUIT PENETRATES AN EXTERIOR WALL, THE CONTRACTOR SHALL REPAIR WALL AND MAKE PENETRATION WATERTIGHT.
--ALL RACEWAYS SHALL BE SUPPORTED EVERY 10' OR LESS, AND SHALL BE SECURELY SUPPORTED BY THE STRUCTURE.
--CONTRACTOR SHALL TEST ALL WIRING AND CONNECTIONS FOR CONTINUITY, GROUNDS, PROPER CONNECTIONS AND DEVICE OR EQUIPMENT OPERATION. WHERE SUCH TESTS INDICATE DEFECTS, CONTRACTOR IS TO LOCATE, REPAIR AND RETEST THE DEFECTS. FURNISH ALL TESTING EQUIPMENT AND PERSONNEL.

FOUNDATIONS

--ALL FOOTINGS AND FLOOR SLABS SHALL BE FOUNDED ON NATURAL, UNDISTURBED NATIVE SOILS OR ENGINEERED COMPACTED FILL AT OR EXCEEDING THE DEPTHS SHOWN IN THE SOILS REPORT.
--ALL FOOTING EXCAVATIONS SHALL BE NEAT. LOOSE SOIL SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE. OVER EXCAVATIONS SHALL BE FILLED WITH CONCRETE.
--BACKFILL UNDER FLOOR SLABS SHALL BE CLEAN SAND PLACED AND COMPACTED TO 95% OF RELATIVE DENSITY PER C.B.S.C.. STANDARDS.
--DEPTH OF FOOTINGS SHALL MEET MINIMUM C.B.S.C. REQUIREMENTS FOR NUMBER OF STORIES. SEE DRAWING DETAILS.

CONCRETE AND REINFORCING

--SHALL BE PROPORTIONED TO GIVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI UNLESS OTHERWISE INDICATED. THE SLUMP SHALL BE THE MINIMUM CONSISTENT WITH PLACING CONDITIONS BUT SHALL NOT EXCEED 4-1/2".
--REINFORCING, ANCHOR BOLTS, PIPES, ANCHORS, INSERTS, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO PLACING CONCRETE.
--THE OWNER SHALL PAY FOR ALL CONCRETE TESTING IF REQUIRED.
--REINFORCING SHALL BE PLACED IN AS LONG LENGTHS AS POSSIBLE. BARS SHALL LAP 32 DIAMETERS IN CONCRETE AND 40 DIAMETERS IN MASONRY AT SPLICES. SPLICES SHALL BE STAGGERED AND BARS SHALL BE WIRED TOGETHER AT SPLICES. ALL STEEL SHALL BE RIGIDLY HELD IN PLACE WITH APPROVED DEVICES.
--ALL BARS SHALL BE "COLD BENT" AROUND CORNERS 12" MINIMUM.
--REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 FOR #5 BARS AND LARGER, AND GRADE 40 FOR #4 BARS AND SMALLER.
--STEEL SHALL BE KEPT CLEAN AND FREE OF RUST.
--MINIMUM REINFORCING STEEL COVER REQUIREMENTS:

CAST AGAINST AND EXPOSED TO EARTH	3"
FORMED AND EXPOSED TO EARTH OR WEATHER	2"
NOT EXPOSED TO EARTH OR WEATHER; SLABS, WALLS, JOISTS	3/4"
BEAMS, COLUMNS	1-1/2"

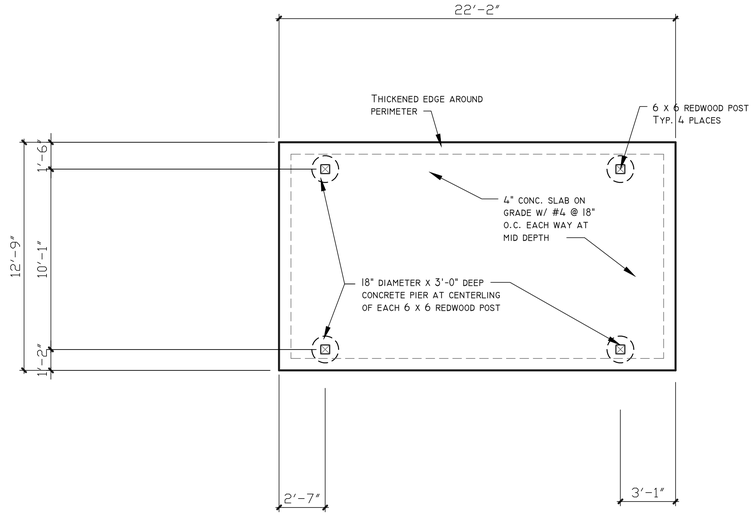
--WELDED WIRE FABRIC SHALL CONFORM WITH ASTM 185, AND SHALL BE LAPPED 9" MINIMUM AT SPLICES. FABRIC SHALL BE RAISED TO THE CENTER OF SLAB DEPTH WITH HOOKS AS THE POUR PROGRESSES AND SHALL BE VISIBLE AT THAT DEPTH AT THE FREE EDGE OF THE POUR.

METALS

--BOLTS SHALL CONFORM TO ASTM A307. IRON WASHERS SHALL BE A MINIMUM OF 2" X 2" X 3/16" SQUARE AND USED ON ALL BOLTS WHERE NUTS ARE IN CONTACT WITH WOOD. BOLT HOLES IN WOOD SHALL BE 1/16" OVERSIZE, MAXIMUM. ALL NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED AT COMPLETION OF JOB OR IMMEDIATELY BEFORE FINISHING CONSTRUCTION WORK WHICH WILL MAKE THEM INACCESSIBLE.
--FRAMING HARDWARE SHALL BE "SIMPSON CO.", "STRONG TIE" CONNECTORS, AS INDICATED ON THE DRAWINGS, OR EQUAL.
--ALL BOLTS, NUTS, WASHERS, NAILS, AND FRAMING HARDWARE SHALL BE GALVANIZED WHERE EXPOSED TO WEATHER.
--NAILING SHALL BE GALVANIZED WHEN EXPOSED TO THE EXTERIOR. SUBDRILL WHERE THERE IS DANGER OF SPLITTING. SIZE AND SPACING OF NAILS SHALL BE AS NOTED ON DRAWINGS OR AS PER TABLE 2304.9.1 OF THE C.B.S.C..
--PLYWOOD SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.
--HOLDOWNS SHALL BE "SIMPSON" OR EQUAL AND SHALL BE SET ACCURATELY IN RELATION TO FRAMING MEMBERS PER MANUFACTURERS' SPECIFICATIONS.
--CONCRETE ANCHORS WHERE SPECIFIED OR REQUIRED SHALL BE "PHILLIPS" "REDHEAD" OR APPROVED EQUAL.
--POWDER DRIVEN ANCHORS SHALL BE "HILTI" OR EQUAL.

CARPENTRY

--WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR CONFORMING TO C.B.S.C.. LATEST EDITION.
--ALL WOOD IN CONTACT WITH EARTH SHALL BE PRESSURE TREATED.
--ALL JOISTS, BEAMS, POSTS, PLATES, AND LEDGERS SHALL BE D.F. #2 U.O.N. BEAMS AND POSTS 6X OR LARGER SHALL BE D.F. #1 U.O.N. ALL STUDS, BLOCKING, AND 4 X 4 POSTS SHALL BE D.F. STANDARD OR BETTER ALL SILLS SHALL BE PRESSURE TREATED D.F. #2 OR BETTER.
--ALL NAILING TO BE IN COMPLIANCE WITH C.B.S.C.. TABLE 2304.9.1
--FIREBLOCKING SHALL BE INSTALLED IN COMBUSTABLE, CONCEALED LOCATIONS IN ACCORDANCE WITH CRC R302.11 IN



Foundation Plan

1/4"=1' 0"

CARBON MONOXIDE DETECTOR

FAN/LIGHT COMBO W/ HUMIDITY CONTROL SWITCH

"J" BOX

CEILING MOUNTED LIGHT FIXTURE - SEE SPEC ABOVE

LED PENDANT LIGHT

FLUORESCENT LIGHT

LED DOWN LIGHT

LED WALL LIGHT

220 OUTLET

ELECTRICAL OUTLET

SWITCH

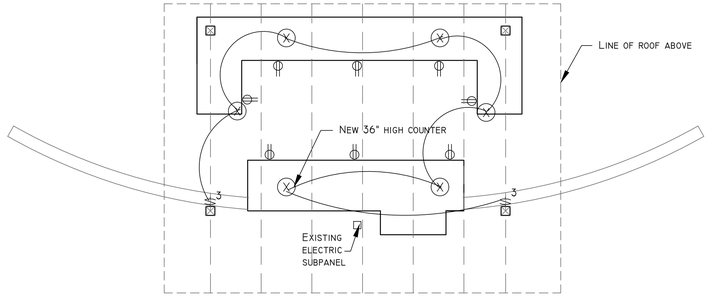
3-WAY SWITCH

CEILING FAN WITH LIGHT

TELEPHONE OUTLET

TELEVISION

SMOKE DETECTOR (TO BE HARD-WIRED WITH BATTERY BACKUP)



Electrical/Lighting Plan

1/4"=1' 0"

LICENSED ARCHITECT JAMES L. VOCELKA EXP. 1-31-23 No. C-19956 STATE OF CALIFORNIA

REVISION DATE	KEY

DRAWING DATE: 2/1/16

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JAMES "JIM" VOCELKA
ARCHITECT
19020 KAREN DR.
SALINAS, CALIFORNIA 93907
PHONE: 831-663-6644
FAX: 831-663-6640
LICENSE NUMBER: C-19956

SHEET TITLE
Foundation Plan
General Notes
Electrical/Lighting Plan
-

PROJECT
Wood Canopy Roof for:
Post Ranch
47900 Highway 1
Big Sur, CA
A.P. # 419-311-042 PHONE: (831)-667-7917

SCALE AS NOTED
DRAWN CADD
JOB -
SHEET 3
OF 3 SHEETS

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

REWOOD STAINED DOUG FIR POST, BEAM, 2x6 ROOF DECKING
VELUX FIXED TEMPERED GLASS SKYLIGHTS

REWOOD STAINED DOUG FIR POST, BEAM, 2x6 ROOF DECKING
VELUX FIXED TEMPERED GLASS SKYLIGHTS

1x6 REDWOOD COUNTER FASCIA

CORTEN PANEL COUNTER FASCIA

< 30" CINDER BLOCK RETAINING

WHITE RUST GRANITE COUNTER

GRAY ROLLED ROOFING

Exhibit D

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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:
POST RANCH INN (PLN160047)
RESOLUTION NO. 21-029
Resolution by the Monterey County Planning Commission:

1. Adopting a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
2. Amending an approved General Development Plan (PLN970492) for "current phase" and "future phase" development of the Post Ranch Inn Resort reconfiguring the resort facilities while maintaining the approved buildout of 40 visitor serving units and 44 employee housing units;
3. Approving a Combined Development Permit for the current phase of development consisting of:
    a. Coastal Development Permit and Design Approval to allow relocation 4 guest units (construct 2 previously approved units in a different location, convert the Post House into 1 guest unit, and convert the Post Caretaker Unit into 1 guest unit); relocation of 9 employee housing units (3 two-bedroom housing units, 3 studio housing units, and 3 management housing units); relocation spa facilities (convert 4 guest units contained in the Butterfly building to a spa treatment rooms); repurpose the Maintenance Building into an Employee Commons Hall; and consolidation of Central Service Facilities (construct a workshop, 2 staff restrooms, and a 3 unit staff bunkhouse);
    b. Coastal Development Permit for improvements to a portion of an existing public trail;
    c. Coastal Development Permit and Design Approval for the construction of 2 ADA accessible restrooms (approximately 95 square feet each) and add 138 square feet to the Reception building;

Corrected on 8/31/21 to include complete Attachment 2 and to add Attachment 3. (This resolution supersedes the previous resolution mailed on 8/27/21)

d. Coastal Development Permit to improve water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities;
e. Coastal Development Permit to allow the removal of 7 protected trees;
f. Coastal Development Permit to allow development within 100 feet of ESHA; and
g. Coastal Development Permit to allow development within 750 feet of a positive archaeological site; and

4. Adopting a Condition Compliance and Mitigation Monitoring and Reporting Plan.

[PLN160047, Post Ranch Inn & Onesimo Parcel C, LLC, 47900 & 47998 Highway 1, Big Sur, Big Sur Coast Land Use Plan (APN: 419-311-038-000 & 419-311-042-000)]

The Post Ranch Inn & Onesimo Parcel C, LLC application (PLN160047) came on for public hearing before the Monterey County Planning Commission on July 28, 2021 and August 25, 2021. 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

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- 1982 Monterey County General Plan;
- Big Sur Coat Land Use Plan (BSC LUP);
- Monterey County Coastal Implementation Plan Part 3 (CIP); and
- Monterey County Coastal Implementation Plan Part 1, Monterey County Coastal Zoning Ordinance (Title 20).

Communications were received during the course of review of the project pertaining to environmental review (see Finding 9). However, none were received indicating inconsistencies with the text, policies, and regulations in these documents. Comments were fully analyzed to ensure no issues remain and addressed where appropriate. The subject property is located within the coastal zone; therefore, the 2010 Monterey County General Plan does not apply.

b) Zoning Designation – The subject properties contain multiple zoning. Assessor's Parcel Number 419-311-042-000 is split zoned with a portion of the property being Watershed Scenic Conservation, 40 acres per unit, with Design Control and Historic Resources overlay districts, coastal zone, or "WSC/40-D-HR(CZ)" and another portion being

Visitor Serving Commercial, with Design Control and Historic Resources overlay districts, coastal zone or "VSC-D-HR(CZ)". Assessor's Parcel Numbers 419-311-039-000 and 419-311-038-000 is zoned Watershed Scenic Conservation, 40 acres per unit, with a Design Control overlay district, coastal zone, or "WSC/40-D(CZ).

c) Land Use Designation – BSC LUP North Section Map and Detail A, shows portions of the Post Ranch Inn (PRI) within areas with land use designations of "Watershed and Scenic Conservation" or "WSC" and "Rural Community Center" or "RCC". The purpose/objective of the WSC classification is to protect watersheds, streams, plant communities, and scenic values and major categories of land use activities appropriate in RCC are those found in the Outdoor Recreation, Recreational, Visitor-Serving Commercial, Public and Quasi-Public classifications. BSC LUP Table 1- Land Use and Development Intensity and Buildout, identifies a maximum of 300 visitor accommodation units allowed in the plan area. Inns are allowed in the WSC and RCC designations with a 10-acre minimum parcel size and a maximum cluster of 30-units. Buildout of PRI was approved at 40 visitor serving units and the proposed project consists of conversion of uses in existing structures and relocation of approved, but not yet constructed, visitor serving units. Therefore, the number of visitor serving uses established was already accounted for in the previous entitlement. This is also the case with employee housing units. Table 1 does not specify the overall density standard; instead, density shall be specified in a housing plan required for each project. The previous entitlement approved the buildout of 44 employee housing units and the proposed project includes their relocation but maintains the maximum amount approved. See subsequent Evidence "h".

d) Visual Sensitivity and Design Control – The project has been found to be consistent with the applicable policies and regulations for visual sensitivity and design control. See Finding No. 6.

e) Tree Removal – The project has been found to be consistent with the applicable policies and regulations for the removal of projected in trees. See Finding No. 8.

f) Environmentally Sensitive Habitat Areas (ESHA) – The project has been found consistent with the applicable ESHA policies contained in the BSC LUP and regulations set forth in the CIP Parts 1 (Title 20) and Part 3. See Finding No. 7.

g) Public Access – As demonstrated in Finding No. 10, the development is consistent with public access policies of the BSC LUP. No issues remain.

h) Resort Facility Buildout – On June 25, 2002, the Board of Supervisors adopted a Mitigated Negative Declaration and approved a Combined Development Permit and General Development Plan (File No. PLN970492, Resolution No. 02-269) allowing a minor subdivision and lot line adjustment; 10 new inn units; 24 new employee housing units; a yoga, exercise, and spa building; a mercantile and gallery; service building; maintenance shop; wastewater system improvements; grading; landscaping; habitat restoration and protection; relocation of parking areas; increase and improvement of public access trails and recreation

areas; demolition of a pool, adjacent structures, and Quonset buildings; relocation of a firewood shed, and a 150,000 gallon water tank. This permit allowed a visitor serving unit buildout of 40 units and employee housing of 44 units. Approval of the General Development Plan amendment (see Finding No. 2) would allow the reconfiguration of the resort facility while staying within the approved unit buildout.

i) Visitor Serving Units – As demonstrated in preceding Evidence "h", a total of 40 visitor serving units have been approved on the site. The project includes relocation 4 guest units consisting of construction of 2 previously approved units, yet un-built, in a different location; conversion the Post House (previously used as employee housing) into 1 guest unit; and the conversion the Post Caretaker Unit into 1 guest unit (previously used as employee housing). As such, the visitor serving units associated with this permit does not exceed the approved buildout.

j) Employee Housing Plan – BSC LUP Policy 5.4.3.C.9 requires submittal an Employee Housing Plan with a profile of the number of expected employees and indicates, in general ranges, the income of the prospective employees, as well as other information, that would allow for an assessment of the employee housing needs. Although the previous entitlement (File No. PLN970492, Resolution No. 02-269) included an Employee Housing Plan, a revised plan was submitted updating the range of units, income and respective rental rates. The Employee Housing Plan is included within the General Development Plan (Attachment 2 of this resolution) for the resort. The project includes construction of 6 of the 12 approved, yet un-built, units into 3 buildings adjacent to the Phase I employee housing units on Parcel A. The 3 Management Housing units will be constructed as on Parcel C and are all identified as employee housing units in the amended General Development Plan and Employee Housing Plan. However, to achieve consistency with zoning and square foot limitations, they are allocated as the following; the 1,104 square foot Management Housing unit is allocated as the first single family dwelling on Parcel C in accordance with the WSC zoning, the 2nd 1,104 square foot Management Housing unit is allocated as an accessory dwelling unit in accordance with Title 21 Sections 20.17.040 and 20.64.030, and the 770 square foot Management Housing unit is allocated as an employee housing in accordance with BSC LUP Policy 5.4.3.I.2(b), CIP Section 20.145.140.B.4.a(4), and Title 20 Section 20.64.180. The 3 remaining employee housing units will be built at a later date and are identified in the General Development Plan as part of future phase development. A non-standard condition of approval has been incorporated requiring the owner/applicant to apply for the required entitlements for these units prior to, or concurrent with, applications filed for entitlements required for the Sierra Mar restaurant addition, the detached spa room and detached ADA restroom, as identified in Finding 2, Evidence "d" below. At single occupancy, the Studio Unit rents for $800 per month and $1,160 per month for double occupancy. The Two Bedroom Units rent for $1,200 per month. Rent for the Management Housing ranges from $1,500 to $2,000 per month. Because employees in the hospitality industry often work for more than one employer, it is anticipated that

the PRI employee housing would continue to contribute to affordable housing for Big Sur workers beyond Post Ranch Inn and Sierra Mar and reduce commuting traffic on Highway 1. The project includes a Bunkhouse with 3 single occupancy rooms which will be constructed on Parcel A, adjacent to the existing Reservations Office. These units are not considered permanent employee housing but are intended for drop in use by employees that commute to PRI and are scheduled to work a double shift or who are "stranded" at the property due to road closures or other conditions.

k) Inclusionary Housing Requirements – The June 25, 2002 entitlement for expansion of the resort approved an additional 24 employee housing units (Board of Supervisors Resolution No. 02-269). Condition 5 of the resolution required compliance with the County's Inclusionary Housing Ordinance by executing an Inclusionary Housing Agreement that restricts 4 of the 24 employee housing units to be rented to low income households.
An *Inclusionary Housing Regulatory Agreement and Declaration of Restrictive Covenants for the Post Ranch Inn Employee Housing Units* and an *Inclusionary Housing Agreement Master Developer – Inclusionary Rental Units* was recorded in 2005. These agreements are still in place and require the 4 rental units to remain as inclusionary units in perpetuity. Housing Development staff confirmed that only 2 of the 4 required inclusionary units have been certified and being monitored. Therefore, 2 of remaining units will require certification as part of this project and as specified in the agreement. Housing staff determined that since the project does not change the total employee housing units and the applicant is still subject to the signed agreements, the project is not subject to re-review under the current Inclusionary Housing Ordinance. Housing staff also confirmed that based on the 2021 monitoring of the 2 inclusionary units, rent for these units are approximately half of the maximum allowed under the Inclusionary housing rental limits. In conclusion, the project will comply with the affordable housing agreement in place for the property.

l) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review at a duly noticed public meeting on June 26, 2018, and voted 4 to 0 to approve the project with consideration of keeping lighting low and down facing, not utilizing black asphalt for new roads and for staff to clarify the zoning of parcels "C" and "D". The project has been conditioned requiring approval of a final exterior lighting plan concurrent with construction permit applications. Non-asphalt roadway materials will be used unless required by fire regulations. The Initial Study prepared for the project clarified and discussed zoning of PRI Parcels C and D as does the preceding Evidence "b" and "c". No issues brought up by the LUAC remain.

m) Staff conducted site inspections on February 8, 2018 to verify that the project on the subject property conforms to the plans listed above.

n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN160047.

2. **FINDING:** **GENERAL DEVELOPMENT PLAN -** In accordance with Monterey County Coastal Zoning Ordinance, Title 20, the General Development Plan (GDP) addresses the long range development and operation of the facilities – including physical expansion and new development, operational changes, circulation or transportation improvements, alternative development opportunities, environmental considerations, potential mitigation of adverse environmental impacts and conformance to the policies of the local area plan.

EVIDENCE:

a) On June 25, 2002, the Board of Supervisors adopted a Mitigated Negative Declaration and approved a Combined Development Permit and General Development Plan (see Finding 1, Evidence "h"). This project includes an amendment to the approved GDP to allow current and future development of the Post Ranch Inn Resort consisting of the reconfiguration of the resort facility while maintaining the approved buildout of 40 visitor serving units and 44 employee housing units.

b) The proposed GDP amendment includes "Current Phase" and "Future Phase" facility improvements. Once approved, all current and future development shall be consistent with the GDP.

c) Current Phase – The Current Phase development consists of the relocation 4 guest units (construction 2 previously approved units in a different location, conversion of the Post House into 1 guest unit, and conversion of the Post Caretaker Unit into 1 guest unit); relocation 9 employee housing units (3 two-bedroom housing units, 3 studio housing units, and 3 management housing units); relocation spa facilities (convert units within the Butterfly building to a spa treatment rooms); repurpose the Maintenance Building into an Employee Commons Hall; consolidation of Central Service Facilities (construct a workshop, 2 staff restrooms, and a 3 unit staff bunkhouse,); improvement to an existing public trail; construction of 2 American Disability Act (ADA) accessible restrooms (approximately 95 square feet), an addition of 138 square feet to the Reception building; and improvement to water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities.

d) Future Phase – The Future Phase development consists of a new detached spa room (approximately 108 square feet), a detached ADA compliant restroom (approximately 95 square feet) 150-feet southeast of the Sierra Mar restaurant, an addition to the Sierra Mar restaurant (approximately 1,502 square feet), and construction of the 3 remaining employee housing units. As specified in the GDP, these improvements would be constructed at a later date and would require separate entitlements.

e) The GDP is attached hereto, as Attachment 2, and incorporated herein by reference as Condition of Approval No. 1 – Specific Uses.

f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN160047.

3. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Cal Fire – Coastal on behalf of the Big Sur Volunteer Fire Brigade, HCD-Public Works and Facilities, HCD-Environmental Services, the Environmental Health Bureau and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Potential impacts to Archaeological Resources, Biological Resources, Geology and Soils, Traffic, and Water and Wastewater were identified. The following reports have been prepared and submitted with the application:

- "Cultural Resources Report – Post Ranch Inn Development Plan", dated November 2016 and "Supplement to Cultural Resources Report", dated March 2, 2018 (Monterey County Document No. LIB160406), prepared by John Schlagheck, M.A. PRA, Holman & Associates Archaeological Consultants, San Francisco, CA.
- "Engineering Geologic Investigation of Post Ranch Inn", prepared by Steven Bond and Associates Inc., September 4, 2001, for Combined Development Permit PLN970492.
- "Preliminary Screening Investigation", dated April 14, 2017 (Monterey LIB180430) prepared by Yvette M. Wilson, P.E., Rock Solid Engineering, Inc., Watsonville, CA.
- "Supplemental Biological Assessment of Post Ranch Property", dated November 10, 2016 and "Post Ranch: Biological Monitoring Clarifications for Incomplete Letter", dated May 9, 2018 (Monterey County Document No. LIB160407), prepared by Fred Ballerini Biological and Horticultural Services, Pacific Grove, CA.
- "Traffic Analysis for Post Ranch Inn Upgrades", dated November 16, 2016 (Monterey County Document No. LIB160409), prepared by Keith Higgins, P.E., T.E., Mott Macdonald, Gilroy, CA.
- "Capacity Analysis for the Water and Wastewater Systems for General Development Permit", dated November 17, 2016 (Monterey County Document No. LIB180268), prepared by Adrienne Carter, P.E., Fall Creek Engineering, Inc., Santa Cruz, CA.

The above-mentioned technical reports prepared by outside consultants demonstrate that there are no physical or environmental constraints indicating the site is not suitable for the proposed use. County staff has independently reviewed these reports and concurs with their conclusions. See Finding No. 9 for further discussion of environmental impacts.

c) The use is appropriately located given the surrounding land-use context. Surrounding lands uses consist of open space and visitor serving commercial uses. North along Highway 1 are the Loma Vista Gardens, Big Sur Bakery, and Big Sur Taphouse, east across Highway 1 lies Post Creek and the Ventana Campground, and south along Highway 1 lies the Ventana Big Sur resort. West of the project site are coastal bluffs and the Pacific Ocean.

d) The presently established land-use on the property is a resort facility, and the proposed modifications will not change the established land-use onsite. Additionally, the construction of the additional employee and visitor serving units is within the previously permitted and assessed buildout limitation.

e) Staff conducted site inspections on February 8, 2018 to verify that the site is suitable for this use.

f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN160047.

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

EVIDENCE: a) The project was reviewed by HCD-Planning, Cal Fire – Coastal on behalf of the Big Sur Volunteer Fire Brigade, HCD-Public Works and Facilities, HCD-Environmental Services, the Environmental Health Bureau, and the Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary water and wastewater facilities will be provided. The site will have appropriate water and wastewater facilities to serve the use. Adrienne Carter, P.E., Fall Creek Engineering, Inc. prepared a water and wastewater analysis to assess the water and wastewater demand generated for the proposed project, and whether that demand could be met by the existing facilities. (LIB180268). The existing domestic water system is composed of 5 active domestic wells, 2 storage tanks, and a branched distribution system. The irrigation system is supplied by separate smaller wells and small decentralized storage tanks. According to the findings of the report (LIB180268), the additional water demand generated by the project can be served by the existing domestic water system.

The existing wastewater system is composed of 5 decentralized onsite wastewater treatment systems. Three additions to the wastewater system will be required to service the additional wastewater demand generated by the project.

- The existing “Boneyard” system services the employee housing units east of the Fire House, and will also service the 3 new bunkhouse units in the Central Services Area. An additional leach field will be installed to accommodate the additional wastewater flows.
- A new septic system with a 1,500 gallon septic tank and 1,000 gallon pump tank will be installed to service the 3 management housing units.

- A new septic system with a 1,500 gallon septic tank will be installed to service the 2 additional guest units.

The report provided recommendations for these systems as well as new leachfields for the existing systems that would need installation. These recommendations will be incorporated into the respective construction permits and will be reviewed and approved by the Environmental Health Bureau in accordance with Monterey County Code Chapter 15.20 – Sewage Disposal. Between the existing system, and the proposed additions, there will be adequate wastewater capacity to service the project.

c) Necessary public facilities will be provided. The implementation of the project is not anticipated to require new or physically altered government facilities, or interfere with acceptable service ratios, response times, or other performance objectives for any of the public services.

d) A stormwater Management Plan shall be submitted as a condition of approval for the subject project, to ensure runoff is minimized and allow for stormwater infiltration.

e) The site is found appropriate for the development relative to geological hazards as discussed in detail in Finding No. 9 evidence "j" for discussion of geological hazards.

f) According to CAL FIRE fire hazard severity maps, the property is within the State Responsibility Area and within a High Fire Severity Zone. To address fire risk, as a part of a previous planning permit (Planning File No. PC-6336, Resolution No. 89-176), additional fire hydrants and the Big Sur Volunteer Fire Brigade were established onsite. Additionally, the project application includes a preliminary fuel management plan, which establishes buffer zones and vegetation management practices to reduce fire hazard risk to structures onsite.

g) Staff conducted site inspections on February 8, 2018 to verify that the subject project would not 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.

h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN160047.

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

EVIDENCE:

a) Staff reviewed Monterey County HCD - Planning and Building Services Department records and violations existing on subject property have been abated and Code Enforcement cases have been closed.

b) Staff conducted site inspections on February 8, 2018. County records were researched to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN160047.

6. **FINDING:** **VISUAL SENSITIVITY** – The project, as proposed and conditioned, is compatible with the existing scenic and visual resources of Big Sur and is consistent with the applicable scenic and visual resource protection policies set forth in the Big Sur Coast Land Use Plan (BSC LUP), the Monterey County Coastal Implementation Plan, Part 3 (CIP), and the Monterey County Zoning Ordinance (Title 20).

EVIDENCE: a) Visual Sensitivity Determination – Key Policy 3.2.1 of the BSC LUP prohibits developments visible from the critical viewshed, which is defined in Section 3.2.2.1 as: "*everything within sight of Highway 1 and major public viewing areas including turnouts, beaches and the following specific locations Soberanes Point, Garrapata Beach, Abalone Cove Vista Point, Bixby Creek Turnout, Hurricane Point Overlook, upper Sycamore Canyon Road (Highway 1 to Pais Road), Pfeiffer Beach/Cooper Beach, and specific views from Old Coast Road as defined by policy 3.8.4.4."* Portions of the subject properties have been identified to be within the Critical Viewshed, and are protected by a Viewshed Easement conveyed to the County (Reel 2630, Official Records, Page 1164) in accordance with Mitigation Measure No. 18 identified in the Post Ranch Final EIR (SCH No. 88041216) and adopted as Condition of Approval No. 1 of Planning Commission Resolution No. 89-176 (Monterey County File No. PC6336). The project planner also made an onsite determination that while portions of the property were in the Critical Viewshed, the proposed development would not be within the Critical Viewshed.

b) Design Development Standards – Policy 5.4.3 of the BSC LUP provides specific policies for development standards in the planning area. Policy 5.4.3.E.1 of the BSC LUP requires commercial developments to carry out the rustic character of Big Sur and requires parking areas to be screened from public views from Highway 1. Policy 5.4.3.L.4 of the BSC LUP requires development in the Big Sur Valley to have tasteful, rustic designs using natural materials and careful siting of structures to meet scenic protection objectives, rather than the criteria of non-visibility as existing development is already visible. Pursuant to Title 20 Section 20.44.010, the purpose of the Design Control or "D" district is to provide regulation of the location, size, configuration, materials, and colors of structures where design review is appropriate to assure protection of the public viewshed and/or neighborhood character. The design of new structures is consistent with these specific policy criteria and the purpose of the "D" district. The new structures match the architectural style of the existing development, creating aesthetic cohesion within the Post Ranch Inn complex. Methods have been used to give the appearance that the structures are low-lying structures tucked into the ground, subordinating them to the natural environment. The materials selected, including redwood siding; corten panels, rust toned corrugated metal roof panels; rust toned steel railings; heavy timber decks; and aluminum windows, are consistent with the existing

development, as well as the rustic character specified in the LUP policies.

c) Exterior Lighting – Exterior lighting shall be downlit, unobtrusive, and only illuminate the area intended. As a standard condition of approval, a final exterior lighting plan shall be required which shall demonstrate conformance with this requirement.

d) Staff conducted a site inspection on February 8, 2018 to verify that the site and proposed project was consistent with the applicable scenic and visual resource protection policies. During the field investigation, staff determined that the proposed development would not be seen from State Route 1 or major public viewing areas.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN160047.

7. **FINDING:** **ENVIRONMENTALLY SENSITIVE HABITAT AREAS** – The project minimizes impacts on environmentally sensitive habitat areas (ESHA) in accordance with the applicable goals and policies of the 1982 Monterey County General Plan (1982 GP); Big Sur Coast Land Use Plan (BSC LUP); Monterey County Coastal Implementation Plan, Part 3 (CIP); and the Monterey County Zoning Ordinance (Title 20).

EVIDENCE: a) ESHA Determination – Monterey County Geographic Information System (GIS) and the BSC LCP Environmentally Sensitive Habitat Areas (ESHA) map indicates that the subject property has the potential to contain rare, endangered, or sensitive plant habitats.

b) Report Requirement – Key Policy 3.3.1 of the BSC LUP states that all practical efforts shall be made to that maintain, restore, and if possible, enhance ESHA. In accordance with Section 20.145.040 of the CIP, a biological survey (Finding 3, Evidence "b") was submitted to identify ESHA on the property and determine if the project would have the potential to result in an impact to that ESHA.

c) Habitat – Vegetation found on the PRI site is characterized as Redwood Forest and riparian habitats. Oak woodlands, coast range grassland habitat can be found to the east (inland) and Coastal sage scrub, Northern Coastal scrub and Coastal bluff scrub are found to the west (coastal).

d) Special Status Species Identified – The biological report identifies that proposed development would occur within 100 feet of Coastal Prairie grassland, Redwood forest habitat – including understory species, and Oak woodlands.

e) Incidental Take Permit (ITP) and Habitat Conservation Plan (HCP) – An ITP was issued for the site and an HCP was adopted in 2006 and both are in effect for 20 years. Finding 9, Evidence "m".

f) Siting of Development – The project minimizes disturbance to biological resources to the maximum extent feasible by utilizing existing disturbed areas such as roadways, building pads, and an existing parking area. However, complete avoidance of ESHA is not feasible. BSC LUP Policy 3.3.2.1 states that development, including vegetation removal, shall not be permitted in ESHA if it would result in any potential disruption of habitat value. The project biologist provided

recommended actions and concluded that through implementation of those actions, the project would have a less than significant impact on special natural communities. These actions summarized in Finding 9, Evidence "h". The project, as proposed and mitigated, will not result in the significant disruption of ESHA.

g) Tree Removal in ESHA – The biologist findings for tree removal were independently reviewed and confirmed as described in Finding 8.

h) Staff conducted site inspections on February 8, 2018 to verify that the site and proposed project meet the criteria for an exemption.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN160047.

8. **FINDING:** **TREE REMOVAL –** Tree removal conforms with Big Sur Coast Land Use Plan (BSC LUP) policies and Coastal Implementation Plan, Part 3 (CIP) standards regarding water and marine resources, environmentally sensitive habitat areas, and scenic visual resources. The development has been sited, designed, and conditioned to minimize tree removal and protect retained trees.

EVIDENCE: a) The project includes the removal of 7 protected trees and a single 36-inch tree stump. Development at the Central Services area will require the removal of 4 California bay laurel trees, ranging in size from 12- to 25-inches in diameter and the 36-inch tree stump. Development in the Employee Housing area will require the removal of 2 California bay laurel trees, 12-inch and 24-inch, and a single 6-inch Redwood tree. Pursuant to CIP Section 20.145.060.B.1.a, tree removal was evaluated and the assessment is included in the biological report (Finding 3, Evidence "b") prepared and submitted with the project application.

b) The project biologist identified that coast live oak trees were interspersed within the California bay laurel trees and that the California Oak Mortality Task Force recommends consideration of removal of bay laurels within 15-feet of the trunks of oaks because bay laurels greatly contribute to sudden oak disease. In accordance with the recommendations of the biologist, Mitigation Measure 8 has been incorporated requiring replacement of California bay laurel trees in the Central Services and Employee Housing areas at a 1:1 ratio with coast live oak or coast redwood trees at that monitoring shall occur for a 5-year minimum to ensure the health and vigor of the replacement trees. Although siting of 1 of the employee housing buildings requires removal a 12-inch bay laurel and a 6-inch Redwood, the structure has been placed in such a way to accommodate the septic system and avoid removal of 2 (14-inch and 16-inch) Redwood trees. The biologist concludes that impacts would minimal and, as proposed and mitigated (Mitigation Measure 8), would not adversely affect the long-term vitality of the resource.

c) CIP Section 20.145.060.D.1, prohibits the removal of landmark trees except if the decision making body can find that there are no alternatives to development where the removal can be avoided. Furthermore, CIP Sections 20.145.060.D.3 & 4, requires limitation of tree removal to that which is necessary for the proposed development

and/or necessary to improve unhealthy forest conditions and for the long-term maintenance of the forest. All landmark trees proposed to be removed are California bay laurel trees and as discussed in preceding Evidence "b", removal of those trees and replacement with either coast live oaks or redwoods would improve the condition of the forest by reducing the potential for sudden oak disease to occur and spread.

d) The proposed development would occur in proximity to protected trees that would not be removed. Mitigation Measure 2 has been incorporated requiring installation of construction protection fencing to protect trees as well as environmentally sensitive habitat areas.

e) Trees that are removed will not expose proposed structures to views from State Route 1. Their removal will not expose the development or detract from the scenic value of the area.

f) The project arborist concludes that the proposed tree removal is minimum necessary for development and to reduce the risk of tree failure that would be a hazard to people or structures. Removal would not result in the fragmenting of an intact forest system, create a new forest edge, or impact the existing quality of the system. To ensure construction activities do not inadvertently cause harm to trees to be retained, mitigation measures requiring monitoring by a qualified arborist during grading and construction and implementation of an approved tree protection plan have been incorporated.

g) Due to site constraints and as a result of balancing policies for the protection of healthier trees, the tree removal is the minimum amount required in this case.

9. **FINDING:** **CEQA (Mitigated Negative Declaration) -** On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE: a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.

b) Monterey County HCD-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of HCD-Planning and is hereby incorporated by reference.

c) The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that would avoid the effects, or mitigate the effects, to a point where clearly no significant effects would occur.

d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation

Monitoring and/or Reporting Program" as a condition of project approval.

e) The Mitigated Negative Declaration ("MND") for PLN160047 was prepared in accordance with CEQA and circulated for public review from March 30, 2021 through April 29, 2021 (SCH#: 2021030671). Comments from State of California Department of Fish and Wildlife were received.

f) The project was found to have no impact on agriculture and forest resources, energy, hazards/hazardous materials, mineral resources, noise, and public services.

g) Less than significant impacts have been identified for aesthetics, air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use/planning, noise, and transportation and traffic. Standard conditions of approval to assure compliance with County requirements, some of which would reduce potential impacts to a less than significant level, have been incorporated and mitigation measures were not necessary in this case.

h) Biological Resources – Potential impacts to special status plant and animal species have been identified during environmental review. Mitigation Measures 1 through 8 require compliance with the adopted Post Ranch Inn Incidental Take Permit and Habitat Conservation Plan in effect, installation of protective fencing to avoid damaging protected trees an encroachment into environmentally sensitive habitats, incorporating protection measures within a Grading and Erosion Control plan, incorporating protection measures within a Drainage Plan, exotic species control, native plant salvaging, Coastal Terrace Prairie restoration, and a Landscape Plan for long-term maintenance of native plant areas. Implementation of these mitigation measures would reduce potential biological impacts to less than significant. Also see Finding Nos. 7 and 8.

i) Cultural Resources – Numerous archaeological resources are known to occur onsite and based on the archaeological report for the project (see Finding No. 3, Evidence "b"), the project would have the potential impact cultural resources. Mitigation Measures 9 through 13 have been incorporated requiring establishment of a zone in areas with a very high archaeological sensitivity, review of final construction plans by a qualified archaeologist, installation of protective fencing, and monitoring. Implementation of these mitigation measures would reduce project impacts to cultural resources to a less than significant level.

j) Geology and Soils – In accordance with California Geologic Survey Special Publication 117A, Guidelines for Evaluation and Mitigating Seismic Hazards in California, the preliminary, or screening, investigation (see Finding No. 3, Evidence "b") evaluated the severity of potential seismic hazards and identified areas of development that would have a low potential for seismic hazards. If the screening investigation clearly demonstrates the absence of seismic hazards, it satisfies the site-investigation report requirement and no further investigation will be required. The management housing, guest units and the hot tub restroom development areas are not located within mapped fault or landslide areas. However, if the findings of the investigation

cannot demonstrate the absence of seismic hazards, this special publication states that a more-comprehensive quantitative evaluation needs to be conducted. The Central Services, Gallery Parking and Restroom, Reception Addition, and Employee Housing areas have been identified to potentially contain geological hazards (landslide and seismic fault). Mitigation Measures 14 through 17 require submittal of site specific comprehensive quantitative geologic evaluation/investigation for each of these areas. Associated grading, building and structural plans shall include the recommendations identified in the geological report.

k) Tribal Cultural Resources – In accordance with Section 21080.3.1 of the Public Resources Code (often referred to as Assembly Bill 52 – Native Americans: California Environmental Quality Act) non-exempt projects subject to environmental review shall request a Tribal Consultation to determine if potential impacts to tribal cultural resources exist. On December 11, 2018, HCD-Planning staff consulted with the Ohlone/Costanoan-Esselen Nation (OCEN). The priority of OCEN is to protect their ancestor's remains and sacred resources through avoiding disturbance. OCEN asks that sites be preserved and/or all cultural and sacred items be left with their ancestors where they were discovered. OCEN recommended any potential impacts to tribal cultural resources be reduced by requiring a tribal monitor observe earth disturbance activities. In accordance with this recommendation, Mitigation Measure 18 has been incorporated and when implemented, potential impacts to tribal cultural resources would be reduced to less than significant.

l) Public Comment – Comments from State of California Department of Fish and Wildlife (CDFW) were received via a letter dated April 29, 2021. The letter states that the mitigation measures identified in the IS/MND were "general and non-specific and/or may be inadequate to reduce impacts to less than significant", specifically as they relate to the State endangered foothill yellow-legged frog (FYLF) and the federally threatened and State species of special concern California red-legged frog (CRLF). CDFW recommended 3 additional mitigations requiring protocol level surveys for FYLF and CRLF, employing a biological monitor when construction activity occurs between October 15th and May 1st and pre-construction consultation with CDFW to determine if the project can avoid a take and if that cannot be avoided, the applicant would be required to obtain an Incidental Take Permit.

m) Response to Public Comment: Take Permit and Habitat Conservation Plan and CRLF – As part of the 2002 Combined Development Permit and General Development Plan approval (File No. PLN970492), the applicant was required to apply for an incidental take permit from the Fish and Wildlife Service pursuant to section 10(a)(1)(B) of the Endangered Species Act of 1973 as the development would impact the endangered Smith's blue butterfly and the threatened California red-legged frog. In December 2006, the Post Ranch Inn Incidental Take Permit (ITP) was issued and a Habitat Conservation Plan (HCP) was adopted. In this case, mitigation requiring consultation would not be necessary since the current ITP is valid and the HCP would be in effect until 2026. Further, Mitigation Measure 1 ensures development occur in

accordance with the ITP and HCP in effect by requiring construction activities near CRLF employ construction protocols described in HCP sections 5.1.1.1 and 7.7.1, which requires work within 300 feet of the pond to only occur between May 15 and August 31 and that a qualified biologist monitor activities on a regular basis during the grading and construction during the fall-winter CRLF migration period on a daily basis. If a violation were to occur, a "stop work" order shall be issued immediately and the Ventura office of the Service will be contacted and the "stop work" order will remain in effect until the issue is resolved. This mitigation also requires that if the project components necessitate major or minor amendments to the ITP or HCP, the owner/applicant shall be responsible for obtaining the proper permissions from the US Fish and Wildlife Service and as specified with the process set forth in section 10 of the HCP. Therefore, incorporation of CDFW's recommendation would not be necessary in this case as they would be redundant with the existing mitigations for CRLF discussed in preceding Evidence "h".

n) Response to Public Comment: FYLF – CDFW identifies that FYLF are primarily stream dwelling and require shallow, flowing water in streams and rivers with at least some cobble-sized substrate, such as Post Creek. Historically, they have occurred in mountain streams from the San Gabriel River in Los Angeles County to southern Oregon and that FYLF have been documented to occur in the project vicinity. Unfortunately, the letter did not identify where in the project vicinity the occurrence was documented. In response, the applicant submitted a letter prepared by a biologist (John Gilchrist, June 15, 2021) describing the FYLF environmental requirements and documents biological surveys performed over the last 21 years indicating no known occurrences on the site. Aquatic surveys by qualified biologists have occurred on the site since 2000, following CRLF protocols set forth by the US Fish and Wildlife Service in accordance with the Post Ranch Inn Incidental Take Permit (ITP) and the Habitat Conservation Plan (HCP). These surveys are not limited to CRLF, all surveys monitor the presence of any amphibian species. To date, no FYLF have been identified. Gilchrist's response letter also identifies that the pond, wetlands above the pond and small wetlands in the north central portion of the property would not provide appropriate breeding or forage habitat and no other vegetative community at the site would be attractive to FYLF. CEQA Guidelines Section 15041(a), Authority to Mitigate, states that a lead agency, in this case the County, has authority to require feasible changes in any or all activities involved in a project in order to substantially lessen or avoid significant effects on the environment, consistent with the applicable constitutional requirements such as the "nexus" and "rough proportionality" standards established by case law. Staff finds that there is substantial evidence on record, the biological reports submitted with the application and 2 decades of survey and documentation, indicating that FYLF is not present on the PRI site. As such, staff recommends that mitigation measures addressing potential impacts to FYLF not be incorporated with the project as doing so would be inconsistent with the CEQA Guidelines on the authority to mitigate.

o) Clarification and Amplification: Wastewater – Section VI. Environmental Checklist, subsection 19(c) of the IS/MND states that the project would have a less than significant impact on wastewater capacity. However, a table with incomplete data, intended to be deleted, was inadvertently left in the document and conclusionary statements were inadvertently left out. No comments on this section were received during the public review period. To ensure a complete and accurate record, this evidence provides clarification and amplification in accordance with CEQA Guidelines Section 15073.5(c)(4) which states that new information may be added to the MND which merely clarifies, amplifies, or makes insignificant modifications. In these cases, recirculation of the IS/MND is not required. In addition to deletion of the table, the following language shall be added to subsection 19(c) of the PRI IS/MND: *"The Capacity Analysis for the Water and Wastewater Systems (Carter, Source 13) identifies that the majority of the proposed improvements and existing systems are located on Parcel A. The total wastewater flow from Parcel A is 15,650 gallons per day (gpd) and the flow-weighted nitrogen loading rate is projected to be 37 grams per acre. Parcel C will only have the management housing units and guest units; the 2 existing guest units, the Post House, and the Caretaker Unit are connected to the existing Main Treatment System on Parcel A. In Parcel C, the total wastewater disposed on this parcel would be 480 gpd and the resulting loading rate is 6 grams per acre. Both parcels would meet the requirements for nitrogen loading limits.*

The New Employee Housing (Boneyard) wastewater treatment system was designed for a flow capacity of 4,500 gpd and the estimated flow increases are within the capacity of the treatment system. Carter estimates the wastewater flow could increase by as much as 755 gpd to 2,555 gpd and the existing leachfield system has a rated capacity of 2,500 gpd. To accommodate the additional 55 gpd, an additional leachfield trench may need to be added to this system.

The Molera (North Ridge) Septic System would receive added wastewater from the new accessible restroom and Carter estimates the wastewater flow could increase by as much as 50 gpd to 1,170 gpd, which is within the capacity of the existing septic tank and leachfield system.

The 3 proposed management housing units would be served by a combined septic tank effluent pump (STEP) system that should be designed for a minimum of 360 gpd. Carter recommends a modified STEP system that includes a septic tank and a pump tank with at least 1 day of storage capacity. The leachfields should be designed for 200% disposal capacity for a total area of 2,400 sf.

The 2 proposed guest units would be served by a combined gravity septic system that should be designed for a minimum of 120 gpd. Carter recommends a 1,500 gallon septic tank and the leachfields should be designed for 200% disposal capacity for a total area of 400 sf.

Carter found that the leachfields for the Main Treatment System, the Boneyard Treatment System, and the Molera Standard System may not meet current Monterey County standards and may be required to be increased to accommodate 200% of the total daily flow. Further, all new leachfields will require site evaluations to determine the location and final dimensions of the new systems.

Incorporation of Carter's findings and recommendations during septic design and subsequent review by the Monterey County Environmental Health Bureau in accordance with Monterey County Code 15.20 – Sewage Disposal would result in a less than significant impact relative to wastewater."

p) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in HCD-Planning File No. PLN160047 and are hereby incorporated herein by reference.

q) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.
The site supports environmentally sensitive habitats. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Wildlife for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

r) Monterey County HCD-Planning, located at 1441 Shilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

10. **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) Big Sur Coast Land Use Plan (BSC LUP) Figure 2 – Shoreline Access Plan, North Section, indicates that the subject property is either inappropriate for access or in an area where suitability for access has not yet been determined.

b) BSC LUP Figure 3 – Trails Plan, North Section, indicates that the subject property is not in an existing or proposed trail or access corridor.
c) Physical access to the shore would not be appropriate in this case. The property does not have direct access to the coast, so lateral access is not possible. Additionally, the adjacent properties with direct coastal access are steeply sloped cliffsides without pedestrian access, so the vertical access standard would not be appropriate.
d) While physical access to the shore would not be appropriate, as evidenced above, public access has been established onsite in the form of a series of existing offered public trails, which are shown on the Public Access Plan in planning permit file PLN970492 (Board of Supervisors Resolution No. 02-269). The subject project does not propose any modifications to the configuration of this trail network.
e) Physical improvement of an approximately 800 lineal foot existing trail segment, part of the trail network discussed in preceding Evidence "d", is proposed. The segment is located between the Post Ranch Inn main access road on the east, the Post Gallery and Art and Furniture Gallery to the west, and an existing pond to the south. The proposed improvement would involve some earth work and the application of soil stabilizing material to make the trail segment ADA accessible. This increase in accessibility will enhance access to all members of the public.
f) Visual access will not be impacted by the proposed project. The project is not visible from State Route 1 or major public viewing areas.
g) Other than the existing trail system detailed in preceding Evidence "d", no evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
h) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN160047.
i) Staff conducted site inspections on February 8, 2018.

11. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:
a) Monterey County Zoning Ordinance Section 20.86.010 identifies the Board of Supervisors as the appropriate appeal authority in this case.
b) In accordance with Monterey County Zoning Ordinance Section 20.86.080, the proposed project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the Visitor Serving Commercial zoning district as a conditional use.

DECISION

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

1. Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
2. Amend an approved General Development Plan (PLN970492) for "current phase" and "future phase" development of the Post Ranch Inn Resort reconfiguring the resort facility

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while maintaining the approved buildout of 40 visitor serving units and 44 employee housing units;

3. Approve a Combined Development Permit for the current phase development consisting of:
    a. Coastal Development Permit and Design Approval to allow relocation 4 guest units (construct 2 previously approved units in a different location, convert the Post House into 1 guest unit, and convert the Post Caretaker Unit into 1 guest unit); relocation of 9 employee housing units (3 two-bedroom housing units, 3 studio housing units, and 3 management housing units); relocation spa facilities (convert the 4 guest units contained in the Butterfly building to a spa treatment rooms); repurpose the Maintenance Building into an Employee Commons Hall; and consolidation of Central Service Facilities (construct a workshop, 2 staff restrooms, and a 3 unit staff bunkhouse,);
    b. Coastal Development Permit for improvements to a portion of an existing public trail;
    c. Coastal Development Permit and Design Approval for the construction of 2 ADA accessible restrooms (approximately 95 square feet each) and add 138 square feet to the Reception building;
    d. Coastal Development Permit to improve water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities;
    e. Coastal Development Permit to allow the removal of 7 protected trees;
    f. Coastal Development Permit to allow development within 100 feet of ESHA; and
    g. Coastal Development Permit to allow development within 750 feet of a positive archaeological site; and
4. Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

All of which are subject to the attached conditions attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of August, 2021 upon motion of Commissioner Diehl, seconded by Commissioner Daniels by the following vote:

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

DocuSigned by:
Erik Lundquist, AICP
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Erik Lundquist, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **8/27/21**

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 **9/7/21**

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, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN160047

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This permit (PLN160047) allows an amendment to an approved General Development Plan (PLN970492) for current and future development of the Post Ranch Inn Resort to make slight reconfiguration of the resort facility while maintaining the approved buildout of 40 visitor serving units and 44 employee housing units and a Combined Development Permit consisting of: a Coastal Development Permit and Design Approval to allow relocation 4 guest units (construct 2 previously approved units in a different location, convert the Post House into 1 guest unit, and convert the Post Caretaker Unit into 1 guest unit); relocation 9 employee housing units (3 two-bedroom housing units, 3 studio housing units, and 3 management housing units); relocation spa facilities (convert the Butterfly building to a spa treatment rooms); repurpose the Maintenance Building into an Employee Commons Hall; and consolidation of Central Service Facilities (construct a workshop, 2 staff restrooms, and a 3 unit staff bunkhouse,); a Coastal Development Permit and Design Approval to improve an existing public trail and restroom ADA accessibility and add 138 square feet to the Reception building; a Coastal Development Permit to improve water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities; a Coastal Development Permit to allow the removal of protected trees; a Coastal Development Permit to allow development within 100 feet of ESHA; and a Coastal Development Permit to allow development within 750 feet of a positive archaeological site. The property is located at 47900 & 47998 Highway 1, Big Sur, (Assessor's Parcel Numbers 419-311-038-000 & 419-311-042-000), Big Sur Coast Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the HCD 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. (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: RMA-Planning

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

"A General Development Plan and Combined Development Permit (Resolution Number 21-029) was approved by the Planning Commission for Assessor's Parcel Numbers 419-311-038-000 & 419-311-042-000 on August 25, 2021. The permit was granted subject to 35 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 RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD- Planning)

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

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and RMA - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:
1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD- Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the HCD Chief of Planning for approval.

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, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist , shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. 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. (HCD- 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 HCD Chief of Planning for review and signature by the County.

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

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the HCD Chief of Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the HCD Chief of Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

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. (HCD- 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 HCD-Planning.

7. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

8. 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 viewshed 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.
(HCD-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 HCD - 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.

9. PD049 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to RMA-Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to RMA-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD-Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

11. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the RMA-Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact HCD-Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. HCD-Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

12. EHSP01 - Wastewater Improvements - RWQCB (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The wastewater systems onsite are regulated by the Regional Water Quality Control Board (RWQCB). Prior to issuance of building permit(s) that will add wastewater to any system onsite, submit verification from the RWQCB that the facility is in compliance or when determined necessary by RWQCB, system improvements of action necessary to correct identified deficiencies or outstanding violations shall be incorporated into the building permit and completed prior to final inspection.

Compliance or Monitoring Action to be Performed: On an ongoing basis: prior to issuance of building permit(s) that will add wastewater to any system onsite, submit verification from the RWQCB that the facility is in compliance or when determined necessary by RWQCB, system improvements of action necessary to correct identified deficiencies or outstanding violations shall be incorporated into the building permit and completed prior to final inspection.

13. EHSPSP02 - California Retail Food Code (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed project includes expansion of the existing restaurant. All related improvements shall comply with the California Health and Safety Code, Division 104, Part 7, California Retail Food Code.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit(s) for the onsite restaurant, the applicant shall submit an application for Plan Check with three (3) sets of plans, including all cut sheets in accordance with Monterey County Health Department's Food Facility Plan Requirements - PC1 checklist, and applicable fees to Consumer Health Protection Services of the Environmental Health Bureau for review and approval.

14. GEOTECHNICAL REPORT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a geotechnical report, with project specific recommendations, for each proposed Development Area as recommended in the Preliminary Screening Investigation prepared by Rock Solid Engineering Inc., dated April 14, 2017. The report shall include data regarding the nature, distribution, and strength of existing soils, as well as, a description of the site geology and any applicable geologic hazards. The report shall also include recommendations and conclusions regarding design criteria and grading procedures. (RMA – Environmental Services)

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

15. WRSP1 - STORMWATER MANAGEMENT PLAN - BIG SUR AREA

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: Runoff shall be minimized and allow for stormwater infiltration. New development, including replaced impervious surfaces, shall include performance control measures to collect and conduct runoff to drainage areas/devices capable of minimizing runoff and allowing for stormwater infiltration (e.g., subsurface infiltration trenches, vegetated swales, bioretention filters, rainwater cisterns, etc). A registered civil engineer or other qualify professional shall design a stormwater management plan in conformance with the water resources general policies of the Big Sur Land Use Plan (3.4.2.2) and the California Coastal Commission's water quality guidance for permit applicants (http://www.coastal.ca.gov/water-quality/permits/). The plan shall also incorporate the recommendations included in the preliminary Geotechnical Report prepared by _____ dated xx/20xx, or any revisions to the report should it be updated. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permits, the Owner/Applicant shall submit a stormwater management plan with measures to minimize runoff and allow for stormwater infiltration to the Water Resources Agency for review and approval.

16. WRSP2 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater management facilities have been constructed in accordance with the approved stormwater management plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

17. MITIGATION MEASURE NO. 1. COMPLIANCE WITH THE ADOPTED HABITAT CONSERVATION PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with the Post Ranch Inn Incidental Take Permit and the Habitat Conservation Plan (HCP) in effect, construction activities near California red-legged frog (Rana aurora draytonii)(CRLF) shall employ the construction protocols described in sections 5.1.1.1 and 7.7.1 of the HCP. If the project components necessitate major or minor amendments to the Incidental Take Permit or HCP, the owner/applicant shall be responsible for obtaining the proper
permissions from the US Fish and Wildlife Service and as specified with the process set forth in section 10 of the HCP.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 1a: Prior to issuance of construction permits for grading and building, the owner/applicant shall provide HCD-Planning with evidence documenting the project components are covered under the existing Take Permit and HCP, or that proper amendments specified in the HCP have been obtained.

Mitigation Monitoring Action No. 1b. Prior to issuance of construction permits for grading and building, the owner/applicant shall provide HCD-Planning evidence that construction activities will comply with the HCP, including but not limited to, scheduling construction during appropriate times of the year and obtaining a qualified biologist to supervise all work required to protect the sensitive pond habitat.

Mitigation Monitoring Action No. 1c. Prior to final of construction permits for grading and building, the owner/applicant shall submit evidence documenting compliance with construction requirements of the HCP.

18. MITIGATION MEASURE NO. 2. CONSTRUCTION PROTECTION MEASURES – FENCING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to prevent construction activities from damaging protected trees and encroaching into environmentally sensitive habitat areas and natural plant communities, a Construction Management and Protective Fencing Plan shall be prepared and incorporated in project implementation. The plan shall be approved by HCD-Planning, include the following protection measures below, and shall be incorporated within the approved construction permits and plans:

• Protective habitat fencing shall be installed to delineate the construction envelope to eliminate disturbance (e.g. trampling and foot and vehicular traffic) of areas outside the construction envelope.

• Construction staging and parking shall be prohibited in environmentally sensitive habitat areas and natural plant communities.

• Trees located within and adjacent to development areas shall be protected with habitat protection fencing and hay-bale trunk wrapping prior to grading and construction activities.

• The existing dirt access road leading to the Management Housing and Guest Unit areas shall be utilized for ingress and egress construction traffic. Vehicle access shall be prohibited outside of the roadway bed and within natural plant areas.

• To avoid potential impacts to redwood trees growing in proximity to the retaining wall in the Reception Addition area, excavation for trenching, footings or piers shall be hand excavated using manual tools. Any tree root uncovered over 2 inches shall be protected and sleeved with all other smaller roots flushed cut using a sterilized clean saw blade.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 2a: Prior to issuance of construction permits for grading and building, the owner/applicant shall develop a Construction Management and Protective Fencing Plan in consultation with a qualified biologist and submit the finalized protective fencing plan to HCD-Planning for review and approval. The approved Construction Management Plan shall include the protection measures outlined in Mitigation Measure 2, clearly delineate all resources and areas to be protected, all locations where protective fencing shall be installed, and identify the protective fencing materials to be used. The approved plan shall be incorporated into the approved set of job-site and office-copy construction plans for grading and building.

Mitigation Monitoring Action No. 2b. Prior to final of construction permits for grading and building, the owner/applicant shall submit evidence documenting successful implementation of the approved Construction Management and Protective Fencing Plan. This evidence shall include a statement by a qualified biologist acknowledging successful implementation and be submitted to HCD-Planning for review and approval.

19. MITIGATION MEASURE NO. 3. PROTECTION MEASURES – GRADING AND SOIL DISTURBANCE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to prevent grading, soil disturbance, erosion and sedimentation from impacting protected trees, environmentally sensitive habitat areas and natural plant communities, a Grading and Erosion Control Plan shall be prepared and incorporated in project implementation. The plan shall be approved by HCD-Planning, include the following protection measures below, and shall be incorporated within the approved construction permits and plans:

• Site erosion shall not be permitted to enter areas supporting natural communities beyond the perimeter of development. Erosion control measures such as silt or debris fencing shall be installed along the border of construction areas to prevent sedimentation and construction debris from entering habitat communities. Disturbed soils shall be kept free of exotic species and stabilized with biodegradable erosion blankets, sterile straw, organic mulch and/or native grass restoration seeding.

• Stockpile soil and grading areas shall be managed. No exotic invasive species shall be allowed to become established or produce seed on disturbed soils generated from grading operations.

• No overburden soil material shall be deposited beyond the construction edge or road edge. Casting of this material shall be prohibited in Coastal Terrace Prairie Habitat, Freshwater Marsh Habitat and other sensitive wetland areas.

• The use of permeable paving material is recommended to reduce storm-water runoff and resultant erosion into adjacent natural plant communities.

• Development location is near (within 300-feet) and upslope from the pond containing the Federally-listed California red-legged frog (Rana aurora draytonii) and approximately 170-feet from Freshwater Marsh Habitat also located to the east, shall be consistent with the HCP.

• If necessary, sediment or debris control devices shall be implemented if construction is scheduled during the rainy season.

• Excavated topsoil from the Guest Unit area shall be stockpiled in the area and used to top-dress finish grades around the Guest Units.

• Employee Housing area. During site grading, at least 50% of the existing soil surface around coast live oaks and coast redwoods must be preserved to achieve consistency with LUP Policy 3.3.3.A.8. Grading must avoid detrimental impacts to major roots of the existing trees.

• Storm water runoff shall be routed to the designed drainage swales vegetated with the specified native grass and rush species.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 3a: Prior to issuance of construction permits for grading and building, the owner/applicant shall develop a Grading and Erosion Control Plan in consultation with a qualified biologist. The plan shall include the protection measures outlined in Mitigation Measure 3, and meet all applicable requirements set forth in the Monterey County Code. The Grading and Erosion Control Plan shall be reviewed and approved by Monterey County, including but not limited to HCD-Planning and HCD-Environmental Services and be incorporated in the job-site and office-copy construction plans for grading and building.

Mitigation Monitoring Action No. 3b. Prior to issuance of construction permits for grading and building, the owner/applicant shall submit evidence documenting construction related grading, soil disturbance, erosion and sedimentation within covered areas of the HCP is consistent with the plan and if necessary, all action required prior to construction identified in Mitigation Measure 1 have been complied with.

Mitigation Monitoring Action No. 3c. Prior to final of construction permits for grading and building, the owner/applicant shall submit evidence documenting successful implementation of the approved Grading and Erosion Control Plan. In addition to implementation requirements set forth in the Monterey County Code, this mitigation requires the owner/applicant submit a statement by a qualified biologist acknowledging successful implementation to HCD-Planning for review and approval.

20. MITIGATION MEASURE NO. 4. PROTECTION MEASURES WITHIN THE PROPOSED DRAINAGE SWALES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to prevent biological impacts caused by site drainage, a Drainage Plan shall be prepared and incorporated in project implementation. The plan shall be approved by HCD-Planning and HCD-Environmental Services, meet all applicable Monterey County Code requirements and incorporate the following biological protection measures:
• Drainage swales under the redwood canopies in the Central Services area shall be installed as collection areas for drain water percolation and no grading or stockpiling of drainrock or soil shall occur in these zones where redwood roots are present.
• Drainage swales and all exposed soils surrounding the Management Housing building and parking areas shall be restored with perennial grassland species, site-appropriate for the location (see landscape plan for native plant species specifications).
• The salvaged plants shall be used for restoration 'landscape' plantings in the drainage basins.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 4a: Prior to issuance of construction permits for grading and building, the owner/applicant shall develop a Drainage Plan in consultation with a qualified biologist. The plan shall include the protection measures outlined in Mitigation Measure 4, and meet all applicable requirements set forth in the Monterey County Code. The Drainage Plan shall be reviewed and approved by Monterey County, including but not limited to HCD-Planning and HCD-Environmental Services and be incorporated in the job-site and office-copy construction plans for grading and building.

Mitigation Monitoring Action No. 4b. Prior to final of construction permits for grading and building, the owner/applicant shall submit evidence documenting successful implementation of the approved Drainage Plan. In addition to implementation requirements set forth in the Monterey County Code, this mitigation requires the owner/applicant submit a statement by a qualified biologist acknowledging successful implementation to HCD-Planning for review and approval.

21. MITIGATION MEASURE NO. 5. IMPLEMENTATION OF EXOTIC SPECIES CONTROL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to support the long-term maintenance of native plant areas, an Exotic Species Control Plan shall be prepared and incorporated with project implementation. The plan shall be approved by HCD-Planning and include the provisions for the specific development areas below:

• All development areas. All disturbed soil resulting from site grading shall be kept free of

exotic species. To prevent erosion in areas treated for eradication, areas not stabilized with existing native plants must be revegetated with site appropriate native species endemic to the communities in which the exotics were removed. All removed exotic plant species shall be responsibly disposed in a green waste facility. Invasive French broom present in various areas of the property shall be eradicated at first sign in order to prevent detrimental impacts to native habitats.

• Central Services area. Eradication of pride-of-Madeira plants along the east side of the access road in the Central Services area shall occur prior to the development of the drainage swale. Bay laurel trees within 15 feet of the trunks of oaks in the Central Services area shall be removed.

• Management Housing area. Pride-of-Madeira plants southeast of housing area and along the fringe of the mowed grassland knoll shall be removed. Harding grass and non-native annual grasses shall also be eradicated. Mowing of the annual grassland in this area shall continue to maintain eradication of the invasive perennial Harding grass.

• Reception Addition. Invasive periwinkle along the north slope of this area shall be eradicated by hand removing its aggressive spreading root systems and plant tissues. Accidental wash down of the plant material down slope shall be prevented.

• Employee Housing area. The exotic, invasive forget-me-not species and all other identified exotic plants shall be eradicated prior to land disturbance or grading in this area.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 5a: Prior to issuance of construction permits for grading and building, the owner/applicant shall develop an Exotic Species Control Plan in consultation with a qualified biologist. The plan shall include the protection measures outlined in Mitigation Measure 5, and be incorporated within the approved Restoration Plan (Mitigation Measure 7) and Landscape Plan (Mitigation Measure 8). The Exotic Species Control Plan shall be reviewed and approved by HCD-Planning and be incorporated in the job-site and office-copy construction plans for grading and building.

Mitigation Monitoring Action No. 5b. Prior to final of construction permits for grading and building, the owner/applicant shall submit evidence documenting successful implementation of the approved Exotic Species Control Plan. In addition to implementation requirements set forth in the Monterey County Code, this mitigation requires the owner/applicant submit a statement by a qualified biologist acknowledging successful implementation to HCD-Planning for review and approval.

22. MITIGATION MEASURE NO. 6. PLANT SALVAGING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to support the long-term maintenance of natural plant areas, native grasses, rushes and plants, a Plant Salvaging Plan shall be prepared and incorporated with project implementation. The plan shall be approved by HCD-Planning and include the provisions for the specific development areas below:

• Management Housing area: Prior to land disturbance in the Management Housing area, remnant native perennial bunch grasses and rushes in the Annual Grasslands Danthonia californica (California oatgrass), common rush (Juncus effusus var. brunneus and var. pacificus), and spreading rush (Juncus patens) shall be salvaged and set aside. The salvaged plants shall be used for restoration 'landscape' plantings in the drainage basins.

• Guest Unit area: Prior to land disturbance in the Guest Unit area, Wine-cup clarkia (Clarkia purpurea ssp. purpurea) shall be salvaged, set aside and utilized in the approved restoration and landscape plans.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 6a: Prior to issuance of construction permits for grading and building, the owner/applicant shall develop a Plant Salvaging Plan in consultation with a qualified biologist. The plan shall include the protection measures outlined in Mitigation Measure 6, and be incorporated within the approved Restoration Plan (Mitigation Measure 7) and Landscape Plan (Mitigation Measure 8). The Plant Salvaging Plan shall be reviewed and approved by HCD-Planning.

Mitigation Measure Monitoring Action No. 6b: Prior to issuance of construction permits for grading and/or building, the owner/applicant shall include a note on the construction plans encompassing the language contained within Mitigation Measure No. 6.

Mitigation Monitoring Action No. 6c. Prior to final of construction permits for grading and building, the owner/applicant shall submit evidence documenting successful implementation of the approved Plant Salvaging Plan. This evidence shall include a statement by a qualified biologist acknowledging successful implementation and be submitted to HCD-Planning for review and approval.

23. MITIGATION MEASURE NO. 7. COASTAL TERRACE PRAIRIE RESTORATION PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Coastal Terrace Prairie impacts shall be offset 1:1 by conversion of exotic annual grassland habitat and restoration management of existing grassland that has been overcome by opportunistic coyote bush.

• Exotic annual grassland in areas north of the Management Housing and perennial bunchgrass grassland inundated with coyote brush located directly east of the proposed Guest Units on the east side of the access road leading to the units are prime areas to restore using site materials harvested from the development areas prior to grading and incorporating management techniques such as mowing and timely Fall installation of plant materials. Larger, cohesive native perennial grasslands containing the constituents of the Coastal Terrace Prairie will ecologically function in a more positive manner than piecemeal patches of restored grassland spread across the property. Expanding the existing grassland east of the Guest Units through restoration, enhancement, and focused management would be better suited for the resource. Final offset impacts will be quantified by the project Biologist and submitted with the Spring Survey.

• A Coastal Terrace Prairie Restoration Plan should also be developed to describe salvage and growing operations, plant specifications, restoration techniques, and management strategies including long term monitoring protocols required for the restoration and management of the sensitive grassland.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 7a: Prior to issuance of construction permits for grading and building, the owner/applicant shall develop a Restoration Plan in consultation with a qualified biologist. The plan shall include the protection measures outlined in Mitigation Measure 7, and shall be prepared in conjunction with the approved Plant Landscape Plan (Mitigation Measure 8). The Restoration Plan shall be reviewed and approved by HCD-Planning.

Mitigation Measure Monitoring Action No. 7b: Prior to issuance of construction permits for grading and/or building, the owner/applicant shall include a note on the construction plans encompassing the language contained within Mitigation Measure No. 7.

Mitigation Monitoring Action No. 7c. Prior to final of construction permits for grading and building, the owner/applicant shall submit evidence documenting successful implementation of the approved Restoration Plan. This evidence shall include a statement by a qualified biologist acknowledging successful implementation and be submitted to HCD-Planning for review and approval.

24. MITIGATION MEASURE NO. 8. LANDSCAPE PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to support the long-term maintenance of native plant areas, a Landscape Plan shall be prepared and incorporated with project implementation. The plan shall be approved by HCD-Planning and include the provisions for the specific development areas below:

• The plan shall be meet the requirements of the State Model Landscape Ordinance.

• Replacement of California bay laurel trees in the Central Services and Employee Housing areas shall be replaced at a 1:1 ratio with coast live oak or coast redwood trees. Mitigation monitoring is required for a 5-year minimum to ensure the health and vigor of the replacement trees.

• Salvaged plants (Mitigation Measure No. 6) shall be used for restoration landscape plantings in the drainage basins.

• To avoid dry-season irrigation (and possible oak root fungus infection of nearby coast live oak trees), landscaping shall utilize site-specific native plant species and treated as restoration of understory habitat.

• Landscaping in all disturbed soils and drainage swales surrounding the Guest Unit area shall be restricted to Coastal Terrace Prairie habitat species (primarily California oatgrass, Danthonia californica). Plantings not specified as grassland plant assemblage shall be prohibited.

• Native site-specific plant species should be utilized for landscaping and exotic species control should be on-going. Minor redwood tree limb pruning may be required for limbs < 4".

• Landscaping beneath the canopies of coast live oaks should utilize site-specific native plants endemic to the plant community to avoid the need for dry-season irrigation, which could adversely impact oak roots and aid in spreading oak root fungus.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 8a: Prior to issuance of construction permits for grading and building, the owner/applicant shall develop a Landscape Plan in consultation with a qualified biologist. The plan shall include the protection measures outlined in Mitigation Measure 8, and shall be prepared in conjunction with the approved Plant Salvaging Plan (Mitigation Measure 6) and Restoration Plan (Mitigation Measure 7). The Landscape Plan shall be reviewed and approved by HCD-Planning.

Mitigation Measure Monitoring Action No. 8b: Prior to issuance of construction permits for grading and/or building, the owner/applicant shall include a note on the construction plans encompassing the language contained within Mitigation Measure No. 8.

Mitigation Monitoring Action No. 8c. Prior to final of construction permits for grading and building, the owner/applicant shall submit evidence documenting successful implementation of the approved Plant Salvaging Plan. This evidence shall include a statement by a qualified biologist acknowledging successful implementation and be submitted to HCD-Planning for review and approval.

25. MITIGATION MEASURE NO. 9. ESTABLISHMENT OF ARCHAEOLOGICAL MANAGEMENT ZONE (AMZ)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In recognition of the numerous sites and features identified in the Cultural Resources Report for the Post Ranch Inn Development Plan (Monterey County Document No. LIB160406), a zone of archaeological sensitivity shall be established to protect known and unknown (i.e. buried) cultural resources during development. Prior to construction activities associated with the Post Ranch Inn Combined Development Permit and General Development Plan, an Archaeological Management Zone (AMZ) shall be established around known archaeological sites and features. The AMZ shall include a 100 foot buffer area. Project elements located within the designated AMZ shall follow development standards and best management practices for development within the AMZ.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 9a: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to HCD-Planning a copy of a contract between the owner/applicant and a qualified archaeologist, also referred to as the project archaeologist, for review and approval. Should HCD-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval. In addition to the contract requirements established in Mitigation Measure No. 9, the scope of work performed by the project archaeologist shall also include the following:

• Develop and implement AMZ Development Standards and Best Management Practices in accordance with Mitigation Measure No. 10.

• Include provisions requiring a qualified archaeologist to monitor project elements identified in Mitigation Measure Monitoring Action No. 10b. The contract shall specify which project elements require monitoring and the respective type and intensity of the monitoring (e.g. monitoring during all activities involving soil disturbance or monitoring during excavation of a certain depth), how sampling of the excavated soil shall occur, authorizing the monitor to stop work in the event resources are found, and specify locations/situations where the monitor would be authorized to discontinue monitoring.

• Include the final approved AMZ map identified in Mitigation Measure Monitoring Action No. 9b.

• Include preparation of a final report suitable for compliance documentation to be prepared within four weeks of completion of the data recovery field work. In addition, this report shall verify successful implementation of Mitigation Measure Nos. 9 through 13.

Mitigation Measure Monitoring Action No. 9b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a site map delineating the Archaeological Management Zone (AMZ) within the Post Ranch Inn property to HCD Planning for review and approval. The AMZ map shall be prepared in consultation with a qualified archaeologist and a licensed land surveyor to ensure all known archaeological sites and features and a 100-foot buffer area from those sites and features are encompassed within the AMZ. The AMZ map shall identify all elements of the proposed development located within the AMZ, including the “specific PRIDP elements” listed within the Cultural Resources Report for the Post Ranch Inn Development Plan (Monterey County Document No. LIB160406). The AMZ map shall include a meets and bounds description of the AMZ boundaries to ensure accurate location of the area to be protected.

26. MITIGATION MEASURE NO. 10. DEVELOPMENT STANDARDS AND BEST MANAGEMENT PRACTICES FOR CONSTRUCTI

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: To ensure project elements identified within the Archaeological Management Zone (AMZ) minimize impacts to archaeological resources, construction associated with the Post Ranch Inn Combined Development Permit and General Development Plan shall incorporate Development Standards and Best Management Practices reviewed and approved by HCD-Planning. Prior to issuance of construction permits, the owner/applicant, in consultation with a qualified archaeologist, shall prepare Development Standards and Best Management Practices for Construction within the AMZ that include, but not limited to the following:

• Plan Review. Final construction plans for site development and structure foundations located within the AMZ shall be designed to minimize impacts to cultural resources and shall be reviewed by the project archaeologist under contract in accordance with Mitigation Measure Monitoring Action No. 10b. This review shall include an assessment of impacts and recommendations for mitigations for those impacts which cannot be avoided.

• Archaeological Monitoring. Based on final construction plan review and the proximity of development to known archaeological resources, Development Standards shall include Archaeological Construction Monitoring Protocol. This protocol shall identify each project element within the AMZ and specify the type and intensity of construction monitoring required for each respective element.

• Archaeological Easements. All existing archaeological easement boundaries near construction zones shall be protected by installing and maintaining exclusionary fencing prior to and during construction. Exclusionary fencing shall also be installed around the areas identified as Bedrock Mortar Nos. 1 and 2 within the Cultural Resources Report for the Post Ranch Inn Development Plan (Monterey County Document No. LIB160406).

• Data Recovery. Mitigation plans from this process shall also provide for data recovery and reporting on monitoring finds should they be encountered.

• Final Report. After construction has been completed, a final report shall be submitted to HCD-Planning for review and approval.

Compliance or Monitoring Action to be Performed:

Mitigation Measure Monitoring Action No. 10a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans stating that all development shall be consistent with the approved Development Standards and Best Management Practices for Construction within the AMZ. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 10b: Prior to issuance of construction permits for grading or building, final construction plans shall be reviewed by a qualified archaeologist. This review shall ensure all project elements located within the AMZ have been thoroughly reviewed. As such, results of the plan review shall be summarized in a plan review letter that includes a list of all project elements reviewed, indicate the type and intensity of construction archaeological monitoring for each respective element, and delineate a data recovery plan if any archaeological resources are found. The plan review letter shall be signed and submitted by the reviewing archaeologist to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 10c: If archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and appropriate mitigation measures are formulated and implemented. Data recovery shall be implemented during the construction and excavation monitoring. If intact cultural features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions. The owner/applicant shall allow the onsite Tribal Monitor (see Mitigation Measure No. 18) an opportunity to make recommendations for the disposition of potentially significant cultural materials found.

Mitigation Measure Monitoring Action No. 10d: A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University.

27. MITIGATION MEASURE NO. 11. IMPACTS FROM ROAD IMPROVEMENTS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Notwithstanding requiring plan review of project elements in the AMZ (Mitigation Measure No. 10), potential impacts resulting from planned road improvements shown within an existing archaeological easement shall be reduced to less than significant level through construction design that prohibits ground excavation and requires upgrading of the existing dirt road accomplished through specialized construction techniques. The technique shall ensure that no grubbing or ground disturbance occurs within the site and that the required thickness of the subgrade be the result of adding culturally sterile fill on top of existing gravel within the road's footprint. No guardrails, signs, drainage ditches, utility trenches, or other new features that require ground disturbances for installation shall be permitted to impact the site. A drainage plan for the new road shall not create deleterious runoff or other sources of erosion that would adversely affect the site. Ongoing maintenance of the road shall be conducted so as not to impact the site.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 11a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 11 to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 11b: Prior to issuance of construction permits for roadway and drainage improvements within an existing archaeological easement, final construction plans shall be reviewed in accordance with Mitigation Measure No. 10 and include construction design elements and prohibitions specified in Mitigation Measure No. 11. The final construction plans shall be reviewed and approved by HCD-Planning.

28. MITIGATION MEASURE NO. 12. IMPACTS FROM CONSTRUCTION AND ESTABLISHMENT OF MANAGEMENT HOUSING U

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Notwithstanding requiring plan review of project elements in the AMZ (Mitigation Measure No. 10), potential impacts to nearby archaeological resources resulting from the construction and establishment of the three planned management housing units shall be reduced to a less than significant level through protection during construction and the establishment of a landscape buffer in perpetuity following construction. Final construction plans shall delineate protection fencing along the limit of disturbance on the eastern side of the management housing units. Final landscape plans shall be consistent with the preliminary landscape plans (Sheet L2.1) and provide a natural landscape buffer on the eastern side of the management housing units in perpetuity. No grubbing or vegetation removal should be permitted at any time within the buffer.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 12a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 12 to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 12b: Prior to issuance of construction permits for the three management housing units, final construction plans shall be reviewed in accordance with Mitigation Measure No. 10 and include construction design elements and prohibitions specified in Mitigation Measure No. 12. The final construction plans shall be reviewed and approved by HCD-Planning.

Mitigation Measure Monitoring Action No. 12c: Prior to issuance of construction permits for the three management housing units, the owner/applicant shall submit a final landscape plan incorporating installation of a natural landscape buffer consistent with the preliminary landscape plans. The final landscape plans shall include a statement and signature indicating review and approval by a qualified archaeologist and shall be submitted to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 12d: Prior to final of construction permits for the three management housing units, the owner, applicant, or contractor of record shall notify HCD-Planning that installation of landscaping has been completed. This notification shall include written documentation stating that the landscape buffer area shall be maintained in perpetuity and that grubbing or vegetation removal is prohibited within the buffer area. HCD-Planning staff shall conduct a final site visit to verify successful implementation.

29. MITIGATION MEASURE NO. 13. INADVERTENT DISCOVERIES OUTSIDE THE ARCHAEOLOGICAL MANAGEMENT ZONE (

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the development's proximity to previously recorded archaeological sites, there is potential of finding buried cultural resources during construction anywhere within the Post Ranch Inn project area. In order to ensure uncovered cultural resources and/or remains are handled properly, work shall be halted within 50-meters (165-feet) of the find until evaluation by a qualified professional archaeologist occurs. If archaeological resources or human remains are inadvertently encountered, HCD-Planning and a qualified archaeologist shall be immediately contacted by the responsible individual on-site. When contacted, the project planner and archaeologist shall immediately visit the site to determine the extent of the resources and develop proper mitigation measures required for the discovery.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 13a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language within Mitigation Measure No. 13. The owner/applicant shall submit plans to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 13b: If human remains are accidently discovered during construction activities, there shall be no further excavation or disturbance within 50-meters (165-feet) of the find until an evaluation by a qualified archaeologist can be performed. In addition, the following actions shall occur:

• The owner, applicant, or contractor shall contact Monterey County HCD-Planning and inform the project planner of the find.

• The owner, applicant, or contractor shall contact the Monterey County Coroner to determine that no investigation of the cause of death is required.

• If the coroner determines the remains to be Native American:

– The coroner shall contact the Native American Heritage Commission and HCD-Planning within 24-hours.

– The Native American Heritage Commission shall identify the person or persons from the recognized local tribe of the Esselen, Salinan, Costonoan/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.

– The most likely descendent may make recommendations to the landowner or person responsible for the excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993. When human remains are exposed, Health and Safety Code Section 7050.5 requires that no further excavation or disturbance occurs in the area and that the County Coroner is called so that the coroner can verify that remains are not subject to medical jurisprudence. Within 24-hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American. The Native American Commission reports to the most likely descendant (MLD). The MLD has 48-hours to respond. All work shall halt within 50-meter radius until an osteologist can examine the remains, and a treatment plan for any said remains has been provided by the MLD.

30. MITIGATION MEASURE NO. 14. GEOLOGICAL REPORT – CENTRAL SERVICES AREA

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce geological hazards associated with development in the Central Services area, a project and site specific comprehensive quantitative geologic evaluation/investigation shall be conducted. The investigation shall locate the mapped landslide and confirm the development will not be affected by landsliding. If necessary, recommendations for relocation or delineation of a building envelope shall be included. Prior to issuance of construction permits for the Central
Services component of the project, a geological report containing the results of this investigation shall be prepared and submitted to HCD-Planning for review and approval.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 14a: Prior to issuance of construction permits for grading or building in the Central Services development area, the owner/applicant shall prepare a geological report consistent with the requirements described in Mitigation Measure No. 14. Grading, building and structural plans shall
include the recommendations identified in the geological report. The owner/applicant shall submit the geological report and construction plans to HCD-Planning for review and
approval.

Mitigation Measure Monitoring Action No. 14b: Prior to final of construction permits for grading or building in the Central Services development area, the owner/applicant shall provide a certification letter from a licensed qualified professional that the development has been constructed in accordance with the recommendations in the final approved geological report. The review letter shall be submitted to HCD-Planning for review and approval.

31. MITIGATION MEASURE NO. 15. GEOLOGICAL REPORT – GALLERY PARKING AND RESTROOM AREA

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce geological hazards associated with development in the Gallery Parking and Restroom area, a project and site specific comprehensive quantitative geologic evaluation/investigation shall be conducted. The investigation shall determine the location of the San Gregorio Fault lineament and determine if further field exploration is required for the
proposed development. Prior to issuance of construction permits for the Gallery Parking and Restroom component of the project, a geological report containing the results of this investigation shall be prepared and submitted to HCD-Planning for review and approval.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 15a: Prior to issuance of construction permits for grading or building in the Gallery Parking and Restroom development area, the owner/applicant shall prepare a geological report consistent with the requirements described in Mitigation Measure No. 15. Grading, building and structural plans shall include the recommendations identified in the geological report. The owner/applicant
shall submit the geological report and construction plans to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 15b: Prior to final of construction permits for grading or building in the Gallery Parking and Restroom
owner/applicant shall provide a certification letter from a licensed qualified professional that the development has been constructed in accordance with the recommendations in the final approved geological report. The review letter shall be submitted to HCD-Planning for review and approval.

32. MITIGATION MEASURE NO. 16. GEOLOGICAL REPORT – RECEPTION ADDITION AREA

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce geological hazards associated with development in the Reception Addition area a project and site specific comprehensive quantitative geologic evaluation/investigation shall be conducted. Prior to issuance of construction permits for the Reception Addition component of the project, a geological report containing the results of this investigation shall be prepared and submitted to HCD-Planning for review and approval.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 16a: Prior to issuance of construction permits for grading or building in the Reception Addition development area, the owner/applicant shall prepare a geological report consistent with the requirements described in Mitigation Measure No. 16. Grading, building and structural plans shall
include the recommendations identified in the geological report. The owner/applicant shall submit the geological report and construction plans to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 16b: Prior to final of construction permits for grading or building in the Reception Addition development area, the owner/applicant shall provide a certification letter from a licensed qualified professional that the development has been constructed in accordance with the recommendations in the final approved geological report. The review letter shall be submitted to HCD-Planning for review and approval.

33. MITIGATION MEASURE NO. 17. GEOLOGICAL REPORT – EMPLOYEE HOUSING AREA

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce geological hazards associated with development in the Employee Housing area, a project and site specific comprehensive quantitative geologic evaluation/investigation shall be conducted. The investigation shall precisely locate the extent the nearby mapped landslide and determine if the proposed location of the housing units is acceptable. If necessary, recommendations for relocation or delineation of a building envelope shall be included. Prior to
issuance of construction permits for the Employee Housing component of the project, a geological report containing the results of this investigation shall be prepared and submitted to HCD-Planning for review and approval.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 17a: Prior to issuance of construction permits for grading or building in the Employee Housing development area, the owner/applicant shall prepare a geological report consistent with the requirements described in Mitigation Measure No. 17. Grading, building and structural plans shall
include the recommendations identified in the geological report. The owner/applicant shall submit the geological report and construction plans to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 17b: Prior to final of construction permits for grading or building in the Employee Housing development area, the owner/applicant shall provide a certification letter from a licensed qualified professional that the development has been constructed in accordance with the recommendations in the final approved geological report. The review letter shall be submitted to HCD-Planning for review and approval.

34. MITIGATION MEASURE NO. 18. PROTECTION OF CULTURAL RESOURCES AND SACRED PLACES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to cultural resources and sacred places, earth disturbance activities shall be observed by a Native American Tribal Monitor approved by the Esselen Tribe of Monterey County. If more than one earth moving equipment is deployed at different locations the same time, more than one tribal monitor shall be present during those periods. If at any time, potentially significant cultural resources, sacred places, or intact features are discovered, the contractor shall temporarily halt work until the find can be evaluated by the tribal monitor and archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of HCD-Planning, and implemented. This mitigation shall work in conjunction with the measure for protection of archaeological resources listed in Mitigation Measure No. 10.

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action No. 18a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 18. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

Mitigation Monitoring Action No. 18b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a contract with a Native American Tribal Monitor approved by Esselen Tribe of Monterey County to HCD-Planning for review and approval. The contract shall outline logistics for monitoring during earth disturbance activities as well as how uncovered cultural resources will be handled, in coordination with the project archaeologist.

Mitigation Monitoring Action No. 18c: An on-site preconstruction meeting shall be held between the applicant, the archaeologist, and Native American Tribal monitor, and contractor to discuss and assure the understanding of the mitigation measures required of this permit and scheduling of construction with regard to monitoring. Prior to issuance of any construction permits for grading or construction, the preconstruction meeting between all parties shall be conducted and a letter summarizing what was discussed shall be submitted to HCD-Planning.

Mitigation Monitoring Action No. 18d: During earth disturbance activities, the Native American Tribal Monitor shall be onsite observing the work, consistent with the approved contract discussed in Mitigation Measure No. 18b. Prior to final of construction permits for grading or building, the owner/applicant shall submit a letter for the Native American Tribal Monitor verifying all work was done consistent with the contract to HCD-Planning.

35. PDSP001 - EMPLOYEE HOUSING UNITS (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure all the remaining Employee Housing Units are constructed and occupied in a timely matter, the owner/applicant shall submit application(s) to HCD-Planning for the necessary entitlement(s) required for the 3 Employee Housing Units identified in the "Future Uses" section of the Post Ranch Inn General Development Plan. The application(s) shall be submitted prior to, or concurrent with, the application for required entitlements for the Sierra Mar restaurant addition, the detached spa room and detached ADA compliant restroom, which are also identified in the "Future Uses" section of the Post Ranch Inn General Development Plan. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to, or concurrent with, submittal of the required entitlements for the Sierra Mar restaurant addition, detached spa room and detached ADA compliant restroom, the owner/applicant shall submit application(s) to HCD-Planning for the necessary entitlement(s) required for the 3 Employee Housing Units identified in the "Future Uses" section of the Post Ranch Inn General Development Plan.

Attachment 2

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Post Ranch Inn
General Development Plan

File Number PLN160047

August 25, 2021

FINAL

Prepared by:

The Law Office of Aengus L. Jeffers
215 West Franklin Street, 5th Floor
Monterey, CA 93940
(831) 649-6100

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1.0 INTRODUCTION

This General Development Plan has been prepared pursuant to the Coastal Zoning Ordinance of the County of Monterey (Title 20). The purpose of this GDP is to describe and regulate the uses allowed at Post Ranch Inn (PRI) on the property located at 47900 and 47998 Highway One, Big Sur (Assessor's Parcel Number 419-311-038 and 419-311-042) with the accompanying Coastal Development Permits. A previous GDP was approved for the existing uses in 2002 under PLN970492 in Board of Supervisors Resolution No. 02-269. This GDP Amendment does not materially intensify the uses and operations at PRI but does seek to modify the implementation of the uses approved in 2002.

Today's Post Ranch Inn is part of the property originally homesteaded by William Brainard Post in the 1860s. Post Ranch Inn opened for business in 1992. In a year without fires, landslides, and bridge closings, Post Ranch pays transient occupancy taxes (TOT) in excess of $2 million a year. Post Ranch Inn is locally owned and managed and has remained under the same ownership since 1991.

2.0 PROPERTY DESCRIPTION

DESCRIPTION / LOCATION

Post Ranch Inn is located approximately 1 mile south of the intersection of Sycamore Canyon Road and Highway 1, west of the Post House and Ventana Inn on the western slopes of the Santa Lucia mountain range at the edge of the Pacific Ocean. PRI is comprised of 3 legal lots of record (Parcels A, C and D as shown in Volume 21 Parcel Maps, Page 119) (Assessor's Parcel Numbers 419-311-037, 419-311-038, and 419-311-042) totaling approximately 109 acres. Assessor Parcel Number 419-311-037 is not subject to this GDP as this parcel is structurally undeveloped except for the existing and approved solar panel array and underground utilities. ***Figure 8.1: Regional Location***, shows the property in a regional context, and ***Figure 8.2: Vicinity Map***, shows the property in relation to the immediate surrounding area. ***Figure 8.3: Aerial*** depicts an aerial perspective of the project site.

LAND USE DESIGNATION AND ZONING

The property is located within the Big Sur Coast Land Use Plan and a portion of the property is designated as a Rural Community Center on the map entitled *Big Sur Valley South – Detail B* and on the *Big Sur Land Use Plan – North Section*. Parcels A and C have two land use designations: Watershed & Scenic Conservation and Rural Community Center. The zoning designations for Parcel A are Visitor Serving Commercial with Design Control and Historic Resource overlays, coastal zone ["VSC-D-HR(CZ)"] and Watershed Scenic Conservation, 40 acre minimum with Design Control and Historic Resource overlays, coastal zone ["WSC/40-D-HR(CZ)"]. Parcel C is zoned Watershed Scenic Conservation, 40 acre minimum with a Design Control overlay, coastal zone ["WSC/40-D(CZ)"]. See ***Figure 8.4: Zoning Map*** and ***Figure 8.5: Land Use Map***.

3.0 EXISTING USES

EXISTING USES

PARCEL A

In 1989, Post Ranch Inn was established with the approval of a Coastal Development Permit approved under File Number PC06336 (Planning Commission Resolution 89-176). That permit was unanimously approved to construct 30 guest units; a small lodge and restaurant; reception lodge; conference room; pool house; pool and yurt; well and water storage; septic systems; storage supply building; mercantile building; woodshop; woodshed; 20 two-bedroom employee housing units; and a fire brigade building (leased for 99 years to the Big Sur Volunteer Fire Brigade for $1). The guest units, designed by Big Sur architect Mickey Muennig, were constructed north of the lodge and consist of 4 different designs: 5 individual earth shelter units, 6 double cylindrical ground units, one 6-unit ground unit, and 7 individual treehouse units.

In 2002, another Coastal Development Permit and a General Development Plan were approved under File Number PLN970492 (Board of Supervisors Resolution No. 02-269). That permit approved a minor subdivision and lot line adjustment to create Parcel D; an additional 10 inn units (for a total of 40 units); an additional 24 employee housing units (for a total of 44 units); a yoga, exercise, and spa building; a mercantile shop and gallery; service building; maintenance shop; wastewater system improvements; grading; landscaping; habitat restoration and protection; relocation of parking areas; increase and improvement of public access trails and recreation areas; demolition of a pool, adjacent structures, and Quonset buildings; relocation of a firewood shed, and a 150,000 gallon water tank on Parcel C to serve the Coastlands development.

PARCEL C

In addition to the existing uses approved in 1989 and 2002, the County has approved (at different times since 1989) the following commercial uses on Parcel C:

- A telecommunications tower (which has been approved on two separate occasions) to provides critical cellular service to parts of Big Sur;
- An antenna for the Monterey County Office of Emergency Services is hosted on the telecommunications tower along with related equipment to provide emergency services (fire, sheriff, ambulance) in Big Sur;
- A telecommunications antenna and equipment building is provided to the US Coast Guard for emergency marine communications; and
- A concrete semi-underground bunker is provided for: i) wine storage for PRI; ii) AT&T and Verizon's equipment to operate the telecommunications towers; and iii) a vault for the Big Sur Historic Society to protect and store its historic artifacts.

See Sheet G3.0, Existing Site Plan, in ***Figure 8.7: Illustrative General Development Plan*** for details of the Existing Uses.

PHYSICAL CHARACTERISTICS

Site Improvements

See ***Figure 8.7*** for details of the existing site improvements, including square footage of buildings, impervious surface calculations, utility systems, parking, circulation, trails, and easements.

Flood Hazard

The property is not in a Special Flood Hazard Area. According to Flood Insurance Rate Map, Community Panel Number 06053C0957H, dated June 21, 2017, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains.

Utilities

The site has a solar panel array that provides approximately 35% of the site's electric power (350,000 kW). The remaining power is provided by Pacific Gas and Electric. Emergency electrical power is provided by three, propane-fired generators and one diesel powered generator.

Water

The water system for the project site consists of five onsite wells, 250,000 gallons of domestic water storage (two separate water tanks), and 12,500 gallons of irrigation water storage. See ***Figure 8.7***. The water system is permitted by Monterey County Environmental Health Bureau (Facility Number FA0810197).

Wastewater Disposal

Wastewater for the project site is treated through conventional onsite wastewater treatment systems consisting of septic tank/leachline systems located throughout the property. There are 5 decentralized wastewater systems consisting of the Main Treatment System, the original Employee Housing Units enhanced wastewater system, the Boneyard enhanced wastewater treatment system, the Molera or North Ridge standard septic system, and a small standard septic system. There is also an existing greywater system to handle the water from the central laundry facility. See ***Figure 8.7***. The wastewater systems are permitted by Monterey County Environmental Health Bureau (Facility Number FA0825580).

Solid Waste Disposal & Recycling

Solid waste and recyclables are stored in an area within the Central Services. See ***Figure 8.7***. Waste is collected and transported to the Monterey Regional Waste Management District landfill in Marina, CA.

Hazardous Materials

PRI is permitted by Monterey County Environmental Health (Facility Number FA0810888) as a Hazardous Waste Generator and for their Aboveground Fuel Storage Tank. PRI has an up-to-date Business Response Plan and Inventory.

Signage

Property identification signage is comprised of rusted steel lettering mounted on a wood plank on the top of a wood-post retaining wall, at the main entrance drive from the adjacent California Highway 1. Buildings are identified with unit names mounted on low-height laser cut steel signs adjacent to their respective building entrance walkways. Additional wood and metal-framed informational signage is located throughout the site.

Lighting

Outdoor lighting is provided by building-mounted lighting fixtures located along walkways and entrance areas. Soffit areas over entryways have recessed halogen lighting. Limited quantities of bollard-type walkway lights are located along the walkways adjacent to building entrances. Timers and photocells control exterior lighting. Almost all of the outdoor lighting is LED and energy efficient.

Height and Setbacks

Height of the site structures does not exceed the height limits for the zoning districts. The structures meet or exceed the setbacks for the zoning districts.

Landscaping

The site landscaping incorporates natural, native and drought-tolerant vegetation. See Sheets L1.0 through L2.4 in ***Figure 8.7***.

OPERATIONS

Hours of Operation

PRI operates 24 hours a day, 365 days a year with employees in three shifts.

Employees

The current staffing level at PRI and Sierra Mar Restaurant is 180 employees (143 full-time and 37 part-time). Under normal operating circumstances, staffing levels are 190 employees (150 full-time and 40 part-time). See ***Figure 8.6: Employee Housing Plan***.

EMPLOYEE HOUSING

Pursuant to the Big Sur Coast Land Use Plan Coastal Implementation Plan Part 3, applications for commercial development, including new or expanded recreation, restaurant, and other visitor-serving facilities shall include an employee housing plan. Post Ranch Inn (PRI) prepared an employee housing plan for the expansion of PRI approved in 2002. An update of the plan is in ***Figure 8.6.***

Post Ranch Inn has 44 approved employee housing units: 10 buildings with 20 units approved in 1989 (PC06336) and 6 more buildings with 24 units approved in 2002 (PLN970492). Of the approved employee housing units, 32 of the 44 units have been constructed. The remaining 12 units will be located on other areas of the property. See ***Figures 8.6*** and ***8.7***.

PRI leases all employee housing to full-time employees and their families at a subsidized monthly rate substantially lower than can be found elsewhere in Big Sur (and throughout Monterey County). The monthly cost to the employee is based upon the size of the unit. With respect to the two-bedroom units, which are primarily occupied by families, PRI does not charge extra based on occupancy.

Low Income Housing

Four of the 44 units are designated as low income employee housing rental units consistent with the *Inclusionary Housing Regulatory Agreement and Declaration of Restrictive Covenant* and an *Inclusionary Housing Master Developer Agreement* recorded under Monterey County Document Numbers 2004108633 and 2004108634. Because there is no change in the total proposed employee housing units or material intensification of PRI's operations, PRI continues to remain subject to the existing inclusionary housing agreements.

Two of the four units have been constructed consistent with the Building Permit Phasing Plan, as shown in Exhibit E of the *Inclusionary Housing Master Developer Agreement*. The other two low income units will be constructed and included with the remaining 12 units.

The maximum monthly housing rental cost for low income units is $1,424 (rent and utilities). PRI only charges about half of the maximum monthly housing rental cost for their low income units.

4.0 PROPOSED USES

PROPOSED USES

The proposed GDP Amendment does not materially alter or intensify development and operations at PRI relative to the current approved Coastal Development Permits and GDP. The proposed GDP Amendment is primarily focused on modifying the implementation of the previously approved Coastal Development Permits and GDP as follows:

- Relocate 4 guest units (construct 2 previously approved units in a different location; convert the Post House into 1 guest unit, and convert the Post Caretaker Unit into 1 guest unit);
- Relocate and construct 9 employee housing units (3 two-bedroom housing units, 3 studio housing units, and 3 management housing units);
- Construct a 3-unit staff bunkhouse;
- Relocate spa facilities (convert the Butterfly building to a spa);
- Repurpose the Maintenance Building into an Employee Commons Hall;
- Consolidate Central Service facilities (construct a workshop and 2 staff restrooms);
- Improve a portion of an existing public trail;
- Construct 2 restroom facilities (approximately 95 square feet each) compliant with the Americans with Disabilities Act (ADA);
- Add 138 square feet to the Reception building;

- Improve domestic water and fire water supply facilities, wastewater treatment facilities, and stormwater treatment facilities; and
- Removal of 7 protected trees subject to replanting mitigations.

See ***Figure 8.7*** for details of the Proposed Uses.

5.0 FUTURE USES

FUTURE USES

Under future phases of development and subject to future separate entitlements, the GDP supports the following structural changes:

- Relocate and construct 3 additional employee housing units;
- Add a roof to an existing outdoor patio to create a detached spa reception room (approximately 108 square feet);
- Construct a restroom facility near Sierra Mar Restaurant (approximately 95 square feet), compliant with the Americans with Disabilities Act (ADA); and
- Enclose 1,502 square feet of the Sierra Mar's existing open air dining deck to allow for 3 season dining service in this area.

The spa room, restroom, and restaurant addition are shown in ***Figure 8.7***. The location of the employee housing units is to be determined. All of these improvements would be constructed at a later date and would require separate entitlements.

6.0 LAND USE PLAN CONSISTENCY

Post Ranch Inn is consistent with key policies relating to development within the Rural Community Center and with Big Sur Coast Land Use Plan Policies as shown in the adopted findings and evidence in Monterey County file numbers PC06336, PLN970492, and PLN160047.

7.0 MITIGATION OF ENVIRONMENTAL EFFECTS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review from March 30, 2021 through April 29, 2021 (SCH#: 2021030671) and is on file with Monterey County HCD-Planning under file number PLN160047.

Potential impacts to biological resources, cultural resources, geology/soils, and tribal cultural resources were identified. In total, 18 mitigation measures have been incorporated to reduce these potential impacts to a less than significant level. Less than significant impacts have been identified for aesthetics, air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use/planning, noise, and transportation and traffic. Implementation of the current phase of development incorporates conditions of approval to

assure compliance with County requirements, some of which would reduce potential impacts to a less than significant level. Therefore, mitigation measures were not necessary for the current phase of development to have a less than significant impact on these resources. Overall, impacts are not significant or are mitigated to a level of insignificance.

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8.0 FIGURES

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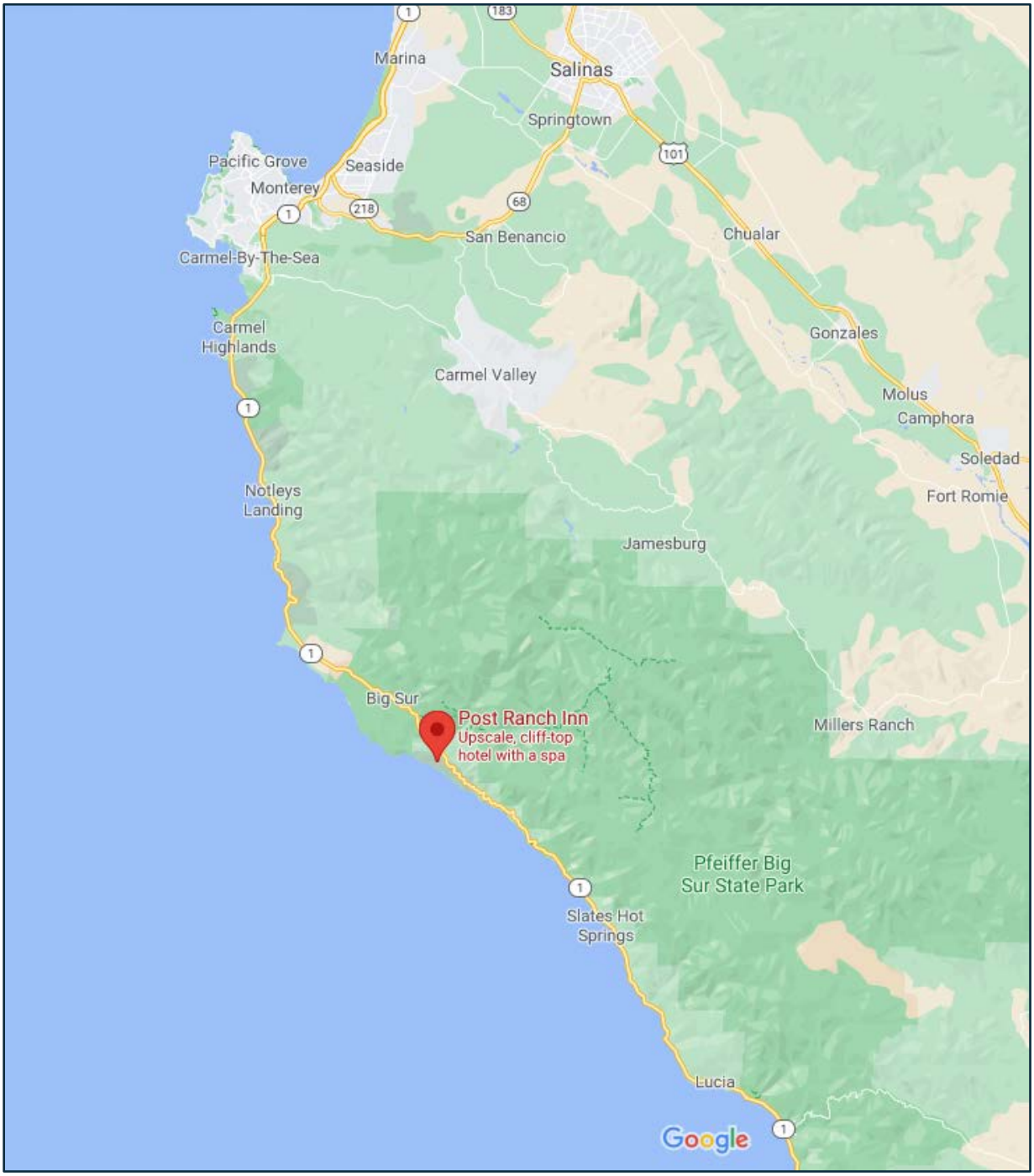
FIGURE 8.1: REGIONAL LOCATION



Source: Google Maps

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FIGURE 8.2: VICINITY MAP

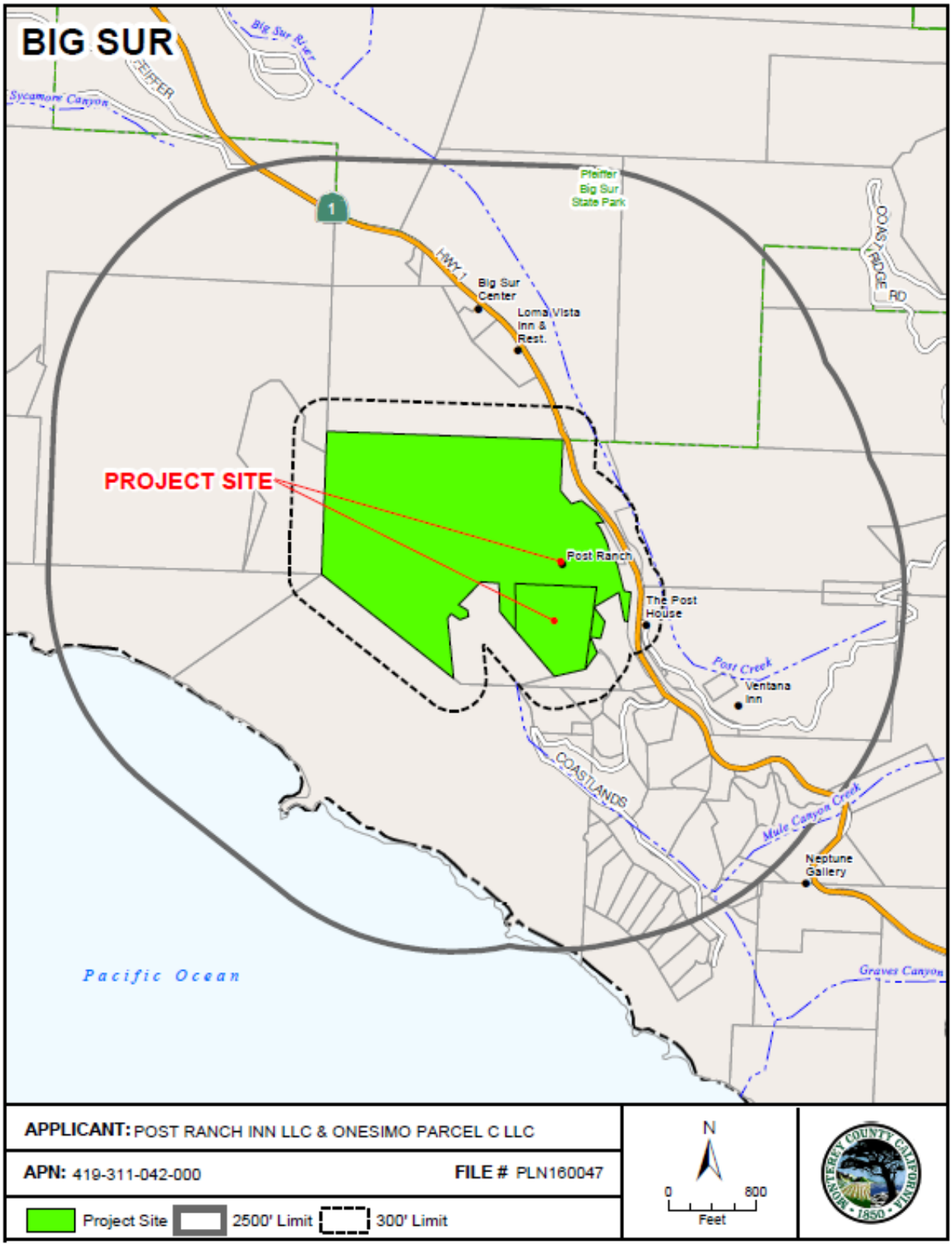

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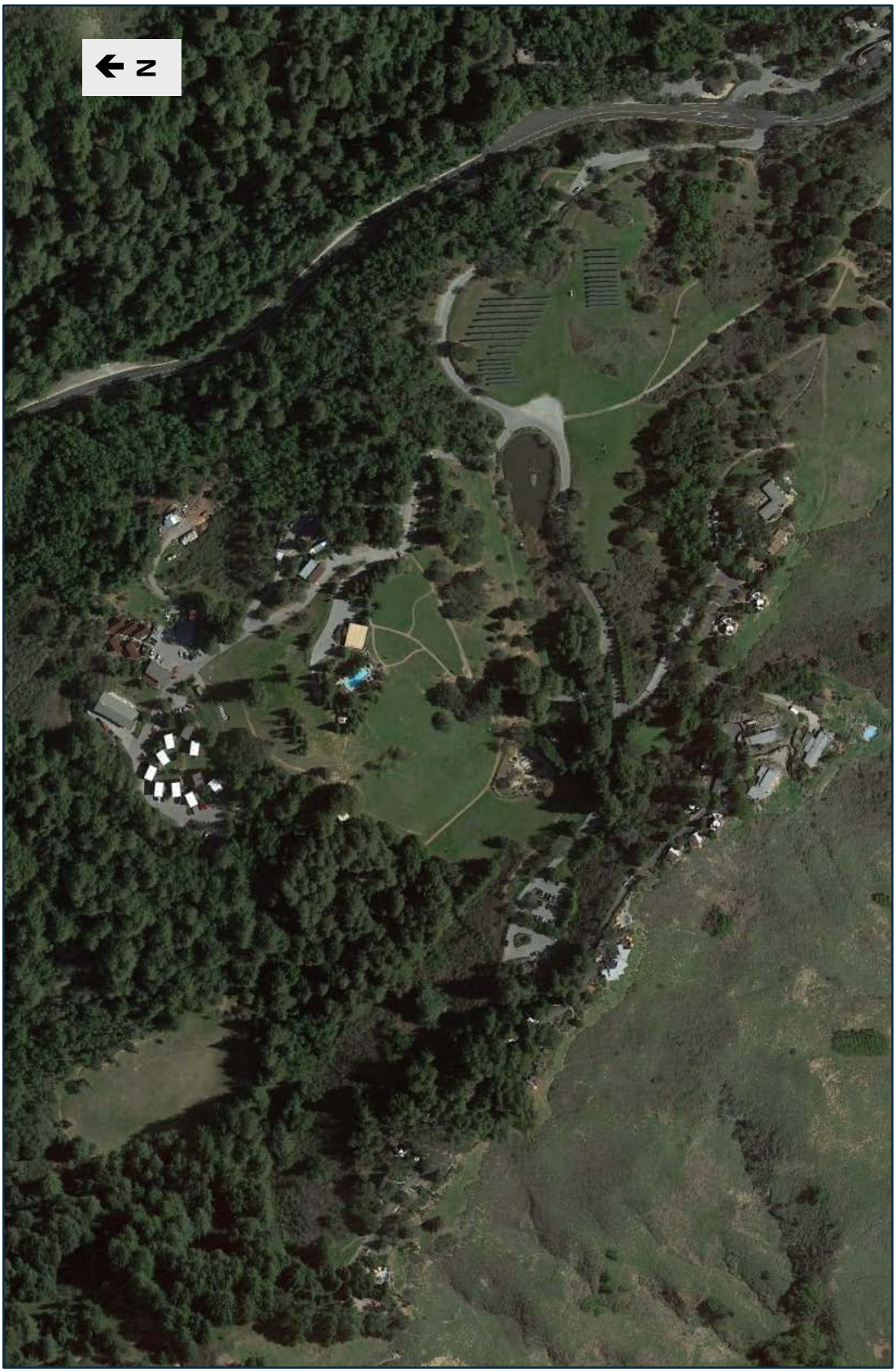
FIGURE 8.3: AERIAL



Source: Google Earth 2/23/2021 Imagery

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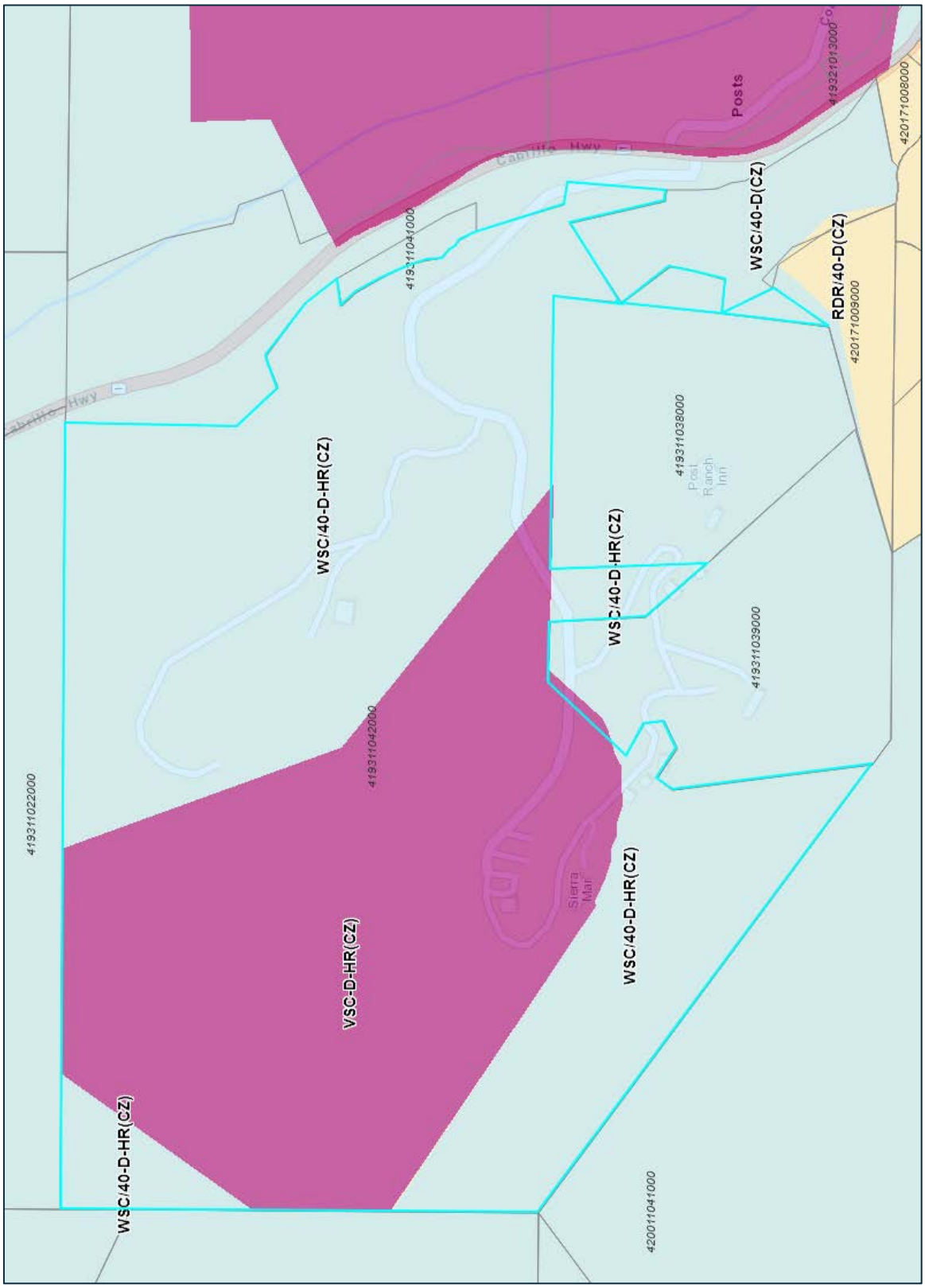
FIGURE 8.4: ZONING MAP



Source: Monterey County Lookup Zoning

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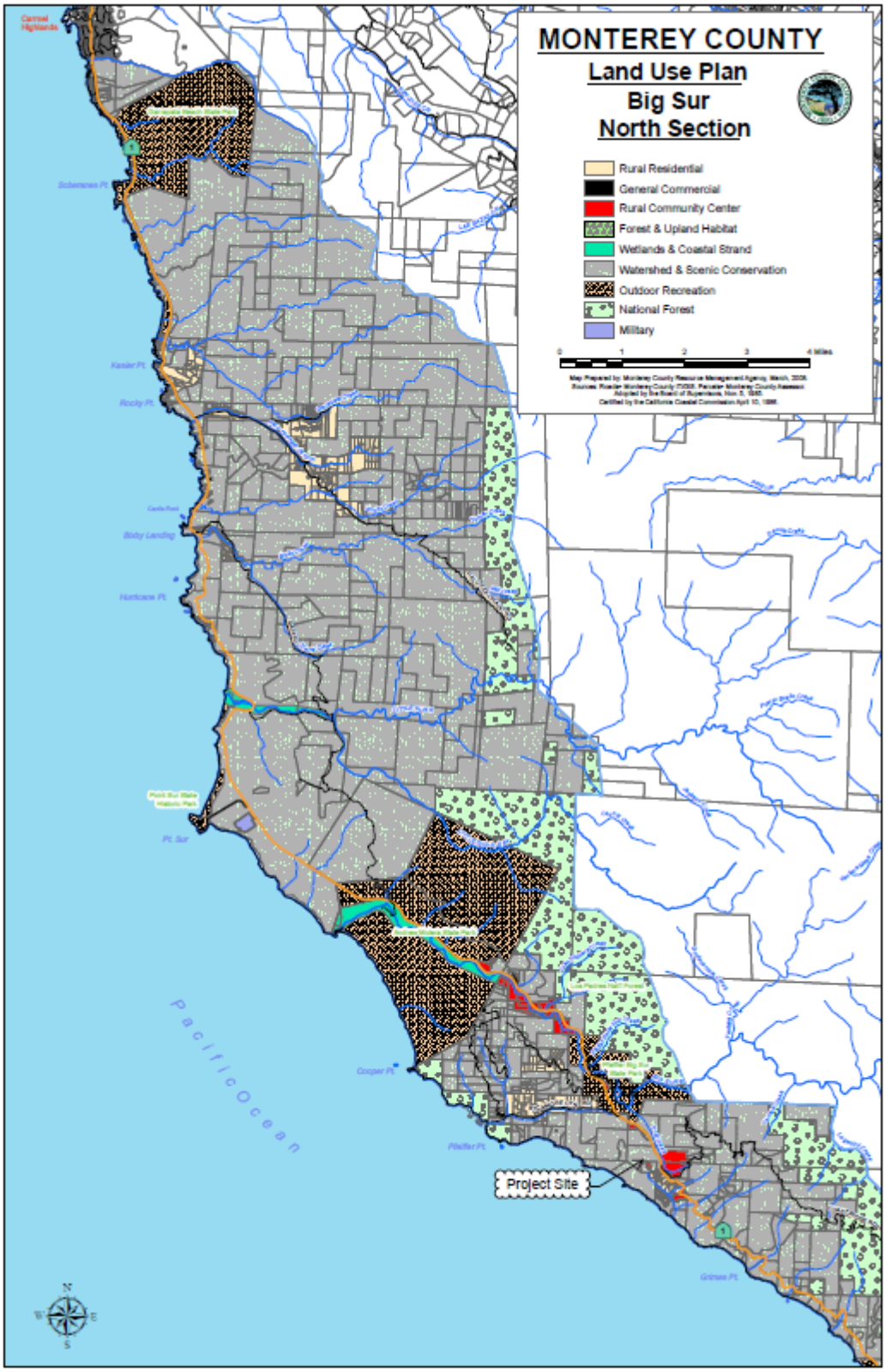
FIGURE 8.5: LAND USE MAP



Source: Big Sur Coast Land Use Plan

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FIGURE 8.6: EMPLOYEE HOUSING PLAN

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Post Ranch Inn
Updated Employee Housing Plan
PLN160047
August 6, 2021

Pursuant to the Big Sur Coast Land Use Plan Coastal Implementation Plan Part 3, applications for commercial development, including new or expanded recreation, restaurant, and other visitor-serving facilities shall include an employee housing plan. Post Ranch Inn (PRI) prepared an employee housing plan for the expansion of PRI approved in 2002. This document is an update of that plan.

Summary

Post Ranch Inn has 44 approved employee housing units: 10 buildings with 20 units approved in 1989 (PC06336) and 6 more buildings with 24 units approved in 2002 (PLN970492). Of the approved employee housing units, 32 of the 44 units have been constructed. The 6 buildings approved in 2002 were constructed, but only two employee units were constructed in each (construction permits were finaled in 2016), not the four that were originally proposed for each building. PRI still has 12 un-built, approved, and vested employee units. With the General Development Plan (GDP), PRI proposes to relocate and construct the 12 un-built and approved units to other areas on the property, nine of which are shown on Sheet C1.0 of the GDP.

The current staffing level at Post Ranch Inn and Sierra Mar Restaurant (SM) is 180 employees (143 full-time and 37 part-time). Under normal operating circumstances, staffing levels are 190 employees (150 full-time and 40 part-time). See Table 1 (attached). The current number of employees living onsite is 56 with 33 family members[1].

Employee Demographics:

Current Conditions:		(see Table 1)
Total number of employees (PRI+SM)	180	
Where they live:		
PRI Employee Housing	56	31.1%
Big Sur (South of Rocky Creek)	22	12.2%
Town (North of Rocky Creek)	102	56.7%

Future Conditions[2]:		
Total number of employees (PRI+SM)	190	
Where they live:		
PRI Employee Housing	75	39.5%
Big Sur (South of Rocky Creek)	23	12.1%
Town (North of Rocky Creek)	92	48.4%

The 32 existing housing units provide a total of 52 bedrooms, housing a total of 56 employees (many of whom have second jobs in Big Sur), along with 33 families members, totaling 89 occupants at Post Ranch. Because many of Post Ranch's service employees are also employed elsewhere in Big Sur and Post Ranch has sought to provide family accommodations (as opposed

[1] Actual occupancy number fluctuates based on employees moving offsite and onsite

[2] Note: This projection is based on a proposed management policy that all adult occupants will work at PRI/SM. Currently, 3 spouses and/or "other occupant" do not work at PRI/SM.

to just single employee efficiency units), Post Ranch is, in effect, also providing housing for employees of some 8 to 12 other Big Sur businesses. The 12 additional employee units will expand these opportunities for these other Big Sur businesses.

PRI leases all employee housing to full-time employees and their families at a subsidized monthly rate as show in the tables below. The monthly cost to the employee is based upon the size of the unit and the occupancy. With respect to the two-bedroom units, which are primarily occupied by families, PRI does not charge extra based on occupancy.

Existing Staff Housing

Phase I (PC06336): Phase I of the employee housing consists of twenty (20) 850 sqft housing units in ten (10) separate buildings. These units were designed for flexibility in accommodating employees. Each of the 20 units consists of a central kitchen dividing two wings, each wing with a bedroom and bathroom. Each of the 20 units can be occupied by a single family, with 2 bedrooms and 2 baths available. Or alternatively, the same unit can be occupied by 2 families, each with their own bedroom/living area and bathroom. In this configuration, the kitchen is shared by the 2 families. We refer to these two configurations as "full-unit" occupancy and "half-unit" occupancy. A full unit rents for $1,000 per month and a half unit rents for $500 per month. Two employees sharing the half-unit pay $250 per month each.

The existing buildings are numbered 1 through 10. Each unit is sub-lettered A, B, C, and D. Each of the 850 sqft units as described above and may be occupied by one or two small families.

Currently, 10 of the original 20 units are occupied by a single family. Each of the other 10 units are occupied by two separate families, sharing a central kitchen. Therefore, 30 separate families are living in the 20 existing units. Note that a "family" currently ranges from a single occupant to an occupancy of 6 utilizing a "full unit". The maximum occupancy currently for a "full unit" is 6 occupants and 4 occupants for a "half unit".

There are child occupants in 15 of the existing 20 units. However, looking at the 30 separate families now in residence, 10 full-units and 5 half-units are occupied by one or more of the 27 children on site. In four cases, a family with children is living in a "half unit" and sharing a kitchen with a family without children.

Phase I – Buildings 1-10

Type of Unit	Monthly Cost to Employee	Number & Size	Total Square Footage
Two Bedroom Units	$500 half unit $1,000 full unit	(20 units @ 850 sqft)	17,000 sqft

Phase II (PLN970492): Phase II of the employee housing consists of twelve (12) 521 sqft housing units in six (6) separate HCD-Approved factory-built buildings. These single family-occupancy studio units are stacked in a two-story configuration. Each of the 12 units consists of an open-concept kitchen, living, and bedroom space with a full bathroom and closet at the end of the unit. The existing buildings are numbered 11 through 16. Each unit is sub-lettered A and B. At single occupancy, the unit rents for $800 per month and $1,160 per month for double occupancy.

Currently, 9 of the 12 units are occupied by a single adult and 2 of the 12 units are occupied by two adults. One of the Phase II units is occupied by a staff member and child.

Phase II – Buildings 11-16

Type of Unit	Monthly Cost to Employee	Number & Size	Total Square Footage
Studios	$800 single occupancy $1,160 double occupancy	(12 units @ 521 sqft)	6,252 sqft

New Housing Units

The New Housing Units will add significantly to the affordable housing available to the Big Sur workforce and reduce commuting traffic on Highway 1. Because employees in the hospitality industry often work for more than one employer, the Post Ranch Inn will continue to contribute to housing for Big Sur workers beyond Post Ranch Inn and Sierra Mar.

PRI proposes to construct six (6) of the twelve (12) un-built and approved units into three buildings adjacent to the Phase I units on Parcel A. At single occupancy, the Studio Unit rents for $800 per month and $1,160 per month for double occupancy. The Two Bedroom Units rent for $1,200 per month. Three additional units will be constructed in a future phase, with the type of unit, size, and cost to be determined (TBD).

A bunkhouse with three single temporary occupancy rooms will be constructed on Parcel A adjacent to the existing Reservations Office. These units are intended for drop in use by employees commute to PRI and are scheduled to work a double shift or who are "stranded" at the property due to road closures or other conditions.

Parcel A

Type of Unit	Monthly Cost to Employee	Number & Size	Total Square Footage
Studio Units	$800 single occupancy $1,160 double occupancy	(3 units @ 470 sqft)	1,410 sqft
Two Bedroom Units	$1,200 full unit	(3 units @ 519 sqft)	1,557 sqft
TBD	TBD	3 units	TBD
Bunkhouse Room	No Cost	(3 rooms @ 114 sqft)	341 sqft

Three (3) units will be constructed as Management Housing on Parcel C. Parcel C is a 12-acre parcel that contains the Post House, the Post House caretaker unit, uses accessory to the inn uses, and wireless communication facilities. Parcel C is zoned Watershed and Scenic Conservation with a Design Control overlay. A portion of Parcel C is covered with the Rural Community Center land use classification. The Post House and the Post House caretaker unit are located on the portion of Parcel C that is designated with the RCC special land use classification. As part of the GDP, PRI proposes to convert the Post House and the Post House caretaker unit into two guest units.

Under the Monterey County Code (MCC), PRI proposes to construct one of the Management Housing units as the first single family dwelling on the parcel and one Management Housing unit as an accessory dwelling unit at 1,104 sqft each (MCC §20.17.040 and §20.64.030). The third

Management Housing unit will be constructed as employee housing at 770 sqft (MCC §20.64.180). The rent for the Management Housing will range from $1,500 to $2,000 per month.

Parcel C

Type of Unit	Monthly Cost to Employee	Number & Size	Total Square Footage
Two Bedroom	$2,000	(2 units @ 1,104 sqft)	2,208 sqft
Executive Family Units	$1,500	(1 unit @ 770 sqft)	770 sqft

When fully constructed, the Employee Housing at PRI consists of:

Existing Staff Housing (32 units):	Phase I (20 units)	17,000 sqft
	Phase II (12 units)	6,252 sqft
Proposed Staff Housing (12 units):	Parcel A (9 units)	3,308 sqft[3]
	Parcel C (3 units)	2,978 sqft
Total	**44 units**	**29,538 sqft**

Attachments:
Table 1. Staff Analysis – as of October 31, 2020

[3] Does not include the square footage of the three additional units to be constructed in a future phase.

Table 1: Post Ranch Inn - Staff Analysis

CURRENT STAFFING

Department	Job Category	Work Station	10.31.2020 Total Staff	Total Staff Hours/Shift Shift 1	Shift 2	Shift 3
				7a-3:30p	3p-11:30p	11:30p-7a
Front Desk						
	Supervisor	Reception	3	8	8	
	Clerks	Reception	6	12	12	
Night Audit		Reception	2			8
Bell Staff						
	Bell Person	Reception	8	12	12	
	Security	Front Gate	3	8	8	
PBX		Reception	4	8	6	
Property Accountant		Carmel	2	11.4		
		Post Acct. Office	1	5.7		
Front Gate		Front Gate	4	8	8	
Reservations						
	Manager / Supervisor	Carmel Office	2	11.4		
	Reservationist	Carmel Office	4	16		
	Reservationist	Post Res. Office	1	8		
Housekeeping						
	Manager	Housekeeping	2	11.4		
	Supervisor	Ridge	3	16	8	
	Laundry	Housekeeping	7	16	12	
	Housekeeper	Ridge	16	60	24	
	Janitor	Ridge	5	8	8	16
Maintenance						
	Supervisor	Maint Office	1	5.7		
	Operations Manager	Ridge	1	5.7		
	Painters	Ridge / shop	2	5.7		
	Window Cleaners	Ridge / shop	2	5.7		
	Maint. staff	Ridge	8	32	8	
Landscape						
	Supervisor	Nursery	1	5.7		
	Grounds Staff	Nursery	4	20		
Administration						
	General Manager	Reception	1	5.7		
	Human Resources	Admin Office	1	5.7		
	Human Resources	Carmel Office	1	3.0		
	Sales and Marketing	Sausilito	4			
Spa						
	Manager	Spa Office	1	5.7		
	Concierge	Spa	2	8		
	Therapist	Spa	22	24	24	
Mercantile						
	Management	Quonset	1	8		
	Sales	Quonset / Merch.	2	8		
Sierra Mar Restaurant						
	Management	Sierra Mar	3	8	8	
	Servers	Sierra Mar	19	20	32	
	Wine Somm.	Sierra Mar	3	4	8	
	Cooks	Sierra Mar	13	32	40	
	Bussers	Sierra Mar	8	16	24	
	Dishwashers	Sierra Mar	5	8	16	
	Night Cleaners	Sierra Mar	2			16

Total Number of Employees	**180**			
Total Staff Hours per Shift		**457**	**266**	**40**
Assumed Hours/Employee/Shift	**8**			
Assumed Employees Each Shift		**57**	**33**	**5**

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FIGURE 8.7: ILLUSTRATIVE GENERAL DEVELOPMENT PLAN

Sheet G1.0	Cover Sheet
Sheet G2.0	Project Information Sheet
Sheet G3.0	Existing Site Plan
Sheet C1.0	Civil Improvements and Circulation Plan
Sheet C2.0	Water System Improvement Plan
Sheet C3.0	Enlargements Sheet Key
Sheet C3.1	Central Services Improvement Plan
Sheet C3.2	Management Housing Improvement Plan
Sheet C3.3	Guest Units Improvement Plan
Sheet C3.4	Gallery Accessible Parking and Restroom Improvement Plan
Sheet C3.5	Hot Tub Accessible Restroom Improvement Plan
Sheet C3.6	Reception Addition Improvement Plan
Sheet C3.7	Accessible Restroom, Spa Room, and Restaurant Addition Improvement Plan
Sheet C3.8	Employee Housing Improvement Plan
Sheet C4.0	Erosion Control Plan
Sheet C4.1	Erosion Control Details
Sheet A1.1	Central Service Floor Plans
Sheet A1.2	Central Services Elevations
Sheet A1.3	Workshop Elevations
Sheet A2.1	Management Housing Floor Plans and Elevations
Sheet A2.2	Existing Post House
Sheet A2.3	Existing Post House Caretaker's Unit
Sheet A2.4	Spa, Guest Rooms, & Library Existing Uses
Sheet A2.5	Spa, Guest Rooms, & Library Proposed Uses
Sheet A3.1	Guest Unit Plan and Elevations
Sheet A3.2	Guest Unit Sections
Sheet A6.1	Reception Storage & Server Room Plans
Sheet A7.1	Restroom Plan & Elevations
Sheet A7.2	Restaurant Expansion Plans
Sheet A7.3	Spa Treatment Room Plans
Sheet A8.1	NW Employee Unit Plans
Sheet A8.2	NW Employee Elevations
Sheet L1.0	Overall Landscape Site Plan and Key Plan
Sheet L1.1	Fuel Management Site Plan
Sheet L2.0	Central Services Landscape Plan
Sheet L2.1	Management Housing Landscape Plan
Sheet L2.2	Guest Units Landscape Plan
Sheet L2.3	Accessible Restroom, Spa, and Restaurant Addition Landscape Plan
Sheet L2.4	Employee Housing Landscape Plan

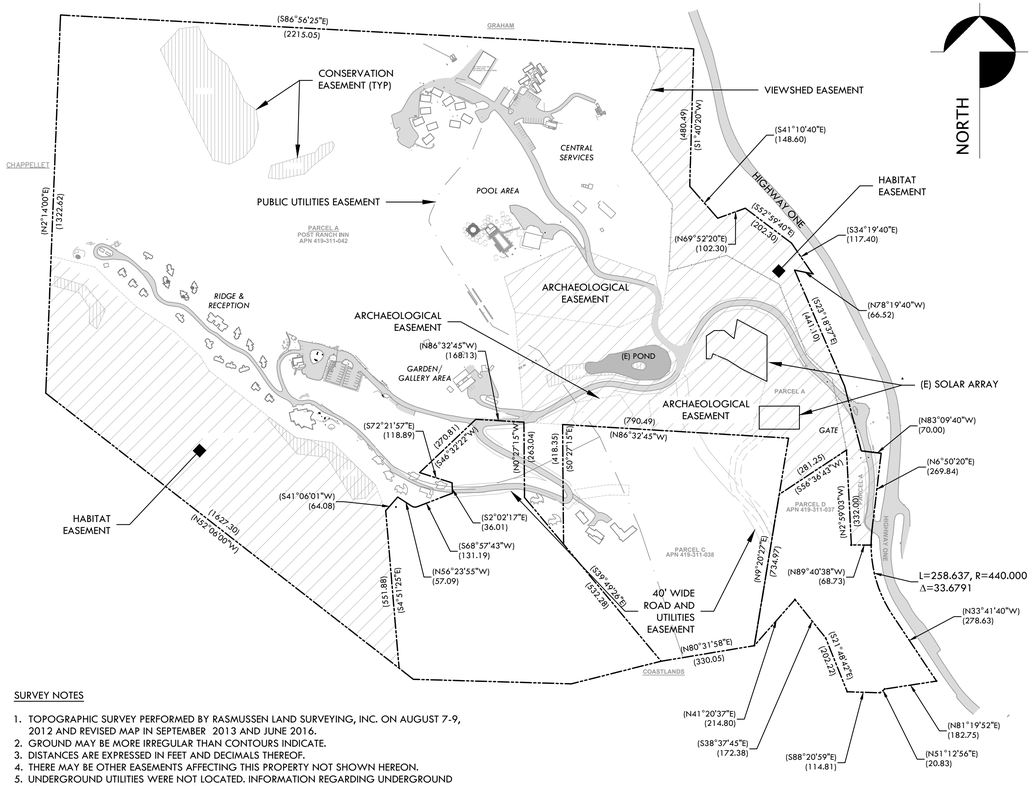
GENERAL DEVELOPMENT PLAN
POST RANCH INN, BIG SUR, CALIFORNIA

VICINITY MAP
NTS
1

NORTH

PROJECT LOCATION MAP
NTS
2

NORTH



POST RANCH INN - PARCEL BOUNDARIES AND EASEMENTS
SCALE: 1" = 250'
3

NORTH

SURVEY NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY RASMUSSEN LAND SURVEYING, INC. ON AUGUST 7-9, 2012 AND REVISED MAP IN SEPTEMBER 2013 AND JUNE 2016.
2. GROUND MAY BE MORE IRREGULAR THAN CONTOURS INDICATE.
3. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. THERE MAY BE OTHER EASEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.
5. UNDERGROUND UTILITIES WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE FIELD VERIFIED.

GENERAL NOTES

1. THE PURPOSE OF THIS PROJECT IS TO DEVELOP A GENERAL PLAN FOR POST RANCH INN AND ITS PROPOSED NEW BUILDINGS AND ADDITIONS. IMPROVEMENTS INCLUDE:
   - 9 EMPLOYEE HOUSING UNITS
   - 3 NEW MANAGEMENT HOUSING UNITS
   - 4 GUEST UNITS INCLUDING THE EXISTING POST HOUSE AND POST HOUSE CARETAKER UNIT AND TWO (2) NEW UNITS
   - 1 NEW STAFF LOUNGE
   - 1 NEW WORKSHOP
   - 2 NEW STAFF RESTROOMS
   - 3 NEW ACCESSIBLE RESTROOMS
   - 1 NEW STAND ALONE SPA TREATMENT ROOM
   - 3 EXISTING GUEST UNITS CONVERT TO SPA TREATMENT ROOMS
   - 1 RECEPTION ADDITION
   - 1 RESTAURANT ADDITION
   - IMPROVEMENTS TO EXISTING PUBLIC TRAIL
     CELL TOWER REPLACEMENT UNDER SEPARATE PERMIT
2. THE PROJECT INCLUDES THE LISTED IMPROVEMENTS ABOVE AND ASSOCIATED GRADING, DRAINAGE, CIRCULATION, UTILITY, EROSION CONTROL AND OTHER CIVIL SITE IMPROVEMENTS.

LIST OF CONSULTANTS

1. PLANNING AND PERMIT CONTACT: ARDEN HANDSHY
2. OWNER AGENT: MIKE HIGGINS
3. PROJECT MANAGER: HUGH BROWNLEE (BROWNLEEPM)
4. ARCHITECT: PACIFIC BUILDING WORKSHOP & OKB ARCHITECTURE
5. CIVIL ENGINEER: FALL CREEK ENGINEERING, INC.
6. LANDSCAPE ARCHITECT: JONI L. JANECKI AND ASSOCIATES, INC.
7. ARCHAEOLOGY RESOURCES CONSULTANT: JOHN SCHLAGHECK
8. BIOTIC RESOURCES CONSULTANT: FRED BALLERINI
9. TRAFFIC ENGINEER: MOTT MACDONALD, INC.

SHEET LIST INDEX

NO.	SHEET	SHEET TITLE
1	G1.0	COVER SHEET
2	G2.0	PROJECT INFORMATION SHEET
3	G3.0	EXISTING SITE PLAN
4	C1.0	CIVIL IMPROVEMENTS AND CIRCULATION PLAN
5	C2.0	WATER SYSTEM IMPROVEMENT PLAN
6	C3.0	ENLARGEMENTS SHEET KEY
7	C3.1	CENTRAL SERVICES IMPROVEMENT PLAN
8	C3.2	MANAGEMENT HOUSING IMPROVEMENT PLAN
9	C3.3	GUEST UNITS IMPROVEMENT PLAN
10	C3.4	GALLERY ACCESSIBLE PARKING AND RESTROOM IMPROVEMENT PLAN
11	C3.5	HOT TUB ACCESSIBLE RESTROOM IMPROVEMENT PLAN
12	C3.6	RECEPTION ADDITION IMPROVEMENT PLAN
13	C3.7	ACCESSIBLE RESTROOM, SPA ROOM AND RESTAURANT ADDITION PLAN
14	C3.8	EMPLOYEE HOUSING IMPROVEMENT PLAN
15	C4.0	EROSION CONTROL PLAN
16	C4.1	EROSION CONTROL DETAILS
17	A1.1	CENTRAL SERVICES FLOOR PLANS
18	A1.2	CENTRAL SERVICES ELEVATIONS
19	A1.3	WORKSHOP ELEVATIONS
20	A2.1	MANAGEMENT HOUSING FLOOR PLANS & ELEVATIONS
21	A2.2	(E) POST HOUSE
22	A2.3	(E) POST HOUSE CARETAKER'S UNIT
23	A2.4	(E) SPA, GUEST ROOMS & LIBRARY EXISTING USES
24	A2.5	(E) SPA, GUEST ROOMS & LIBRARY PROPOSED USES
25	A3.1	GUEST UNIT PLAN AND ELEVATIONS
26	A3.2	GUEST UNIT SECTIONS
27	A6.1	RECEPTION STORAGE & SERVER ROOM PLAN
28	A7.1	RESTROOM PLAN & ELEVATIONS
29	A7.2	RESTAURANT EXPANSION PLAN
30	A7.3	SPA TREATMENT ROOM PLAN
31	A8.1	NW EMPLOYEE UNIT PLANS
32	A8.2	NW EMPLOYEE ELEVATIONS
33	L1.0	OVERALL LANDSCAPE SITE PLAN AND KEY PLAN
343	L1.1	FUEL MANAGEMENT SITE PLAN
5	L2.0	CENTRAL SERVICES LANDSCAPE ENLARGEMENT PLAN
36	L2.1	MANAGEMENT HOUSING LANDSCAPE ENLARGEMENT PLAN
37	L2.2	GUEST UNITS LANDSCAPE ENLARGEMENT PLAN
38	L2.3	ACCESSIBLE RESTROOM, SPA, AND RESTAURANT ADDITION LANDSCAPE ENLARGEMENT PLAN
39	L2.4	EMPLOYEE HOUSING LANDSCAPE ENLARGEMENT PLAN

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil • Environmental • Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 93062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER
NO. 61505
EXP. 12/31/17
CIVIL
STATE OF CALIFORNIA
PRELIMINARY DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
COVER SHEET

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	G1.0

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

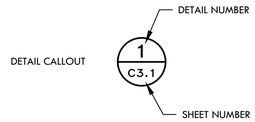
GENERAL ABBREVIATIONS LEGEND

AFF	ARCHITECTUAL FINISHED FLOOR
AVG	AVERAGE
B	BAY (TREE)
BC	BEGIN CURVE
BDG/BLD	BUILDING
BOC	BOTTOM OF CURB
BOW	BOTTOW OF WALL
CO	CLEANOUT
DBL	DOUBLE
DG	DECOMPOSED GRANITE
DIA/Ø	DIAMETER
(E)	EXISTING
EC	END CURVE
EG	EXISTING GROUND
EL	ELEVATION
ELEC.	ELECTRICAL
EO	ELECTRIC OUTLET
EP	ELECTRIC PANEL
EV	ELECTRICAL VAULT
FF	FINISHED FLOOR
FF LL	FINISHED FLOOR LOWER LEVEL
FG	FINISHED GRADE
FDC	FIRE DEPARTMENT CONNECTION
GEN	GENERATOR
GP	GATE POST
H20	WATER UTILITY
HB	HOSEBIB
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
K	OAK
LEN	LENGTH
LP	LIQUID PROPANE TANK
MH	MANHOLE
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
OC	ON CENTER
PED	PEDESTRIAN
P	PINE TREE
(P)	PROPOSED
PT	POINT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RR	RAILROAD TIE
RW	REDWOOD
SD	STORMDRAIN SYSTEM
SEW	SEWER SYSTEM
SF	SQUARE FEET
SP	SIGN POST
SS	SANITARY SEWER
SSD	SUBSURFACE DRIP
ST	STUMP
STA	STATION
TOC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UTIL.	UTILITIES
UV	UTILITY VAULT
WW	WASTEWATER

GENERAL LINE TYPES

- PROPERTY LINE
- EASEMENT BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- FL — FLOWLINE
- SD — EXISTING STORMDRAIN PIPE
- SD — NEW STORMDRAIN PIPE
- DW — EXISTING DOMESTIC WATER LINE
- DW — NEW DOMESTIC WATER LINE
- FW — EXISTING FIRE WATER LINE
- FW — NEW FIRE WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — NEW SANITARY SEWER
- E — EXISTING ELECTRICAL CONDUIT
- E — NEW ELECTRICAL CONDUIT
- GAS — EXISTING GAS LINE
- GAS — NEW GAS LINE
- OH — EXISTING OVERHEAD POWER LINE

GENERAL SYMBOL LEGEND



PROJECT DATA SUMMARY TABLES

PARCEL INFORMATION	ACRES	PROPOSED UNITS PER PARCEL
PARCEL A	92	36
PARCEL C	12	4
PARCEL D	6	0
TOTAL PARCELS	109	40
GENERAL PLAN LAND USE DESCRIPTION	SEE PLANNING NARRATIVE	
ZONING DESIGNATION	VSC (CZ) & WSC/40 (CZ)	

IMPERVIOUS COVERAGE	
TOTAL AREA COVERED BY EXISTING STRUCTURES (SF):	12,488
TOTAL AREA COVERED BY OTHER IMPERVIOUS SURFACES (SF):	19,416
TOTAL IMPERVIOUS SURFACES AREA (SF):	31,904

PARKING:		
TOTAL REQUIRED:	GUEST	49
	STAFF	147
TOTAL EXISTING:	GUEST	52
	STAFF	182
TOTAL PROPOSED:	GUEST	0
	STAFF	6

EXISTING BUILDING AREAS

BUILDING NAME	BUILDINGS	STORIES	GUESTROOMS	TOTAL (SF)
COAST	5	2	10	4,500
TREEHOUSE	7	1	7	3,150
BUTTERFLY	1	3	5	3,600
OCEAN	5	1	5	2,250
MOUNTAIN	1	2	2	900
PACIFIC SUITES	3	2	6	4,500
PEAK	2	2	2	1,200
CLIFF	2	1	2	1,200
TOTALS	26		39	21,300

NEW BUILDING AREAS

BUILDING SQUARE FOOTAGE		
BUILDING NAME	EACH (SF)	TOTAL (SF)
3 NEW STAFF HOUSING TWO (2) BEDROOM UNITS	609	1,827
3 NEW STAFF HOUSING STUDIO UNITS	532	1,596
2 NEW MANAGEMENT HOUSING	1,104	2,208
1 NEW EMPLOYEE MANAGEMENT HOUSE	770	770
2 NEW GUEST UNITS	945	1,890
3 NEW STAFF BUNKHOUSES	114	341
1 NEW STAFF LOUNGE		341
1 NEW WORKSHOP		1,358
2 NEW STAFF RESTROOMS	341	682
3 NEW ACCESSIBLE RESTROOMS	95	285
1 NEW SPA TREATMENT ROOM		108
1 RECEPTION ADDITION		138
1 RESTAURANT ADDITION		1,502
	TOTAL:	13,046

GRADING NOTES

PRELIMINARY GRADING VOLUMES			
SITE	CUT (CY)	FILL (CY)	NET
PROJECT IMPROVEMENTS	2150	900	1250 CY CUT

1. THESE GRADING VOLUMES ARE PRELIMINARY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL QUANTITIES.
2. NO COMPACTION FACTOR HAS BEEN APPLIED TO THE FILL VOLUMES.
3. NO EXPANSION FACTOR HAS BEEN APPLIED TO THE CUT VOLUMES.
4. GRADING VOLUMES DO NOT ACCOUNT FOR PAVEMENT SECTIONS.
5. ALL CONSTRUCTED SLOPES SHALL NOT EXCEED 2:1 (H:V)
6. VOLUMES DO NOT INCLUDE DRAINAGE BASINS OR SWALES.
7. DEVELOPMENT AND RELATED CONSTRUCTION ACTIVITIES SUCH AS SITE CLEANING, GRADING, SOIL REMOVAL OR PLACEMENT WHICH CAUSES A PERMANENT CHANGE TO EXISTING SITE CONDITIONS ARE PROHIBITED ON SLOPES GREATER THAN OR EQUAL TO 30%.
8. "A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION."
9. NO GRADING IN SENSITIVE AREAS.

IMPERVIOUS AREA CALCULATIONS

IMPERVIOUS AREA CALCULATIONS	SF
PRE-IMPROVEMENT IMPERVIOUS AREA	360,634
POST-IMPROVEMENT IMPERVIOUS AREA	392,538
TOTAL NEW IMPERVIOUS AREA	31,904

MINIMUM STORMWATER CONTROL METHOD (SCM) SIZES

SITE NO.	SITE NAME	SCM NAME	MINIMUM SCM AREA(SF)
1	CENTRAL SERVICES	RAIN GARDEN	119
2	MANAGEMENT HOUSING	RAIN GARDEN	533
3	GUEST UNTIS	RAIN GARDEN	434
4	GALLERY PARKING AND RESTROOM	RAIN GARDEN	95
5	MEDITATION RESTROOM	RAIN GARDEN	17
6	RECEPTION	RAIN GARDEN	10
7	RESTAURANT RESTROOM AND SPA	RAIN GARDEN	72
8	EMPLOYEE HOUSING UNITS	RAIN GARDEN	73

NOTE:
1. RAIN GARDENS SHALL NOT HAVE EXCAVATION IN VICINITY OF REDWOOD TREE ROOTS.

TREES TO BE REMOVED

SITE NAME	TREE TYPE	DIAMETER
CENTRAL SERVICES	B	24"
CENTRAL SERVICES	B	12"
CENTRAL SERVICES	B	13"
CENTRAL SERVICES	B	25"
CENTRAL SERVICES	ST	36"
EMPLOYEE HOUSING	B	12"
EMPLOYEE HOUSING	B	24"
EMPLOYEE HOUSING	R	6"
TOTAL TREES TO BE REMOVED =		8

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

SHERWOOD
DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-9054
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER
NO. 61605
EXP. 12/31/20
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SHEET TITLE:
PROJECT INFORMATION SHEET

REV.	DATE
1	10/19/2020

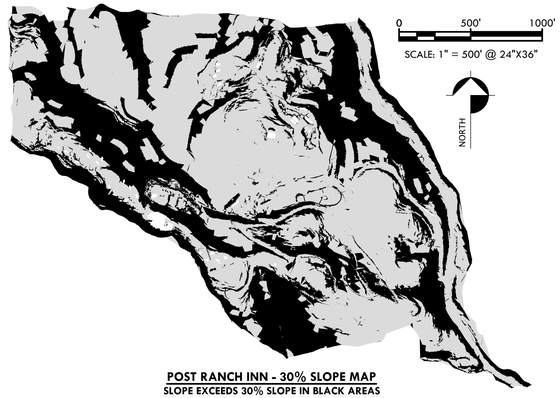
DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	G2.0

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

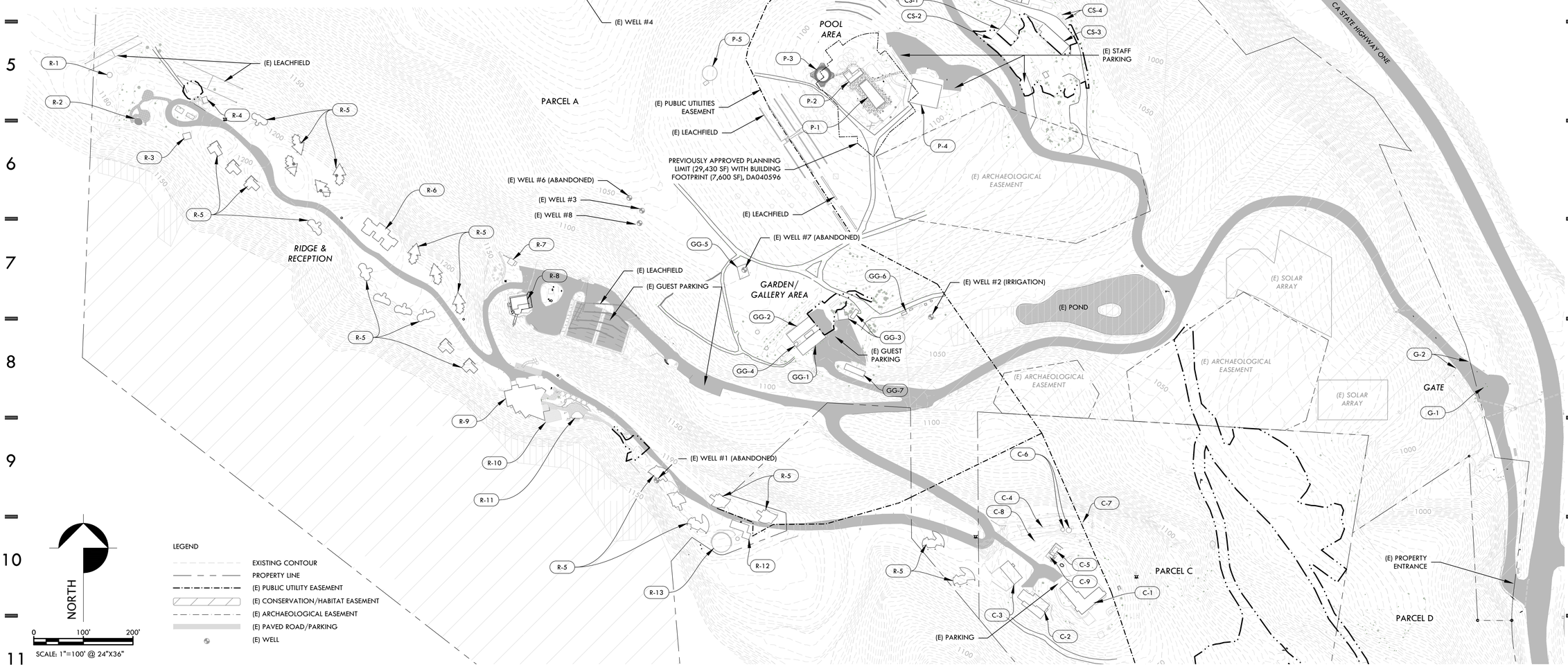
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

EXISTING FEATURES			
AREA			DESCRIPTION
RIDGE & RECEPTION	R	1	(E) 10,000 GALLON WATER TANK
	R	2	(E) ACCESSIBLE HOT TUB & PATIO
	R	3	(E) PUMP SHED
	R	4	(E) HOUSEKEEPING STORAGE
	R	5	(E) GUEST UNITS - 25 BUILDINGS TOTAL
	R	6	(E) SPA, GUEST ROOMS, & LIBRARY
	R	7	(E) BREAK ROOM
	R	8	(E) RECEPTION & ADMINISTRATION
	R	9	(E) SIERRA MAR RESTAURANT
	R	10	(E) OUTDOOR PATIO AND DINING SERVICE
	R	11	(E) ACCESSIBLE BASKING POOL & PATIO
	R	12	(E) MAINTENANCE/HOUSEKEEPING
	R	13	(E) 140,000 GALLON WATER TANK
PARCEL C	C	1	(E) POST HOUSE
	C	2	(E) POST HOUSE CARETAKER UNIT
	C	3	(E) UTILITY BUNKER, BIG SUR HISTORICAL SOCIETY, PRI WINE BUNKER
	C	4	(E) GENERATOR AND UTILITY PAD
	C	5	(E) MONOPINE BUNKER
	C	6	(E) IRRIGATION WATER TANKS (10,000 GALLON AND 2,500 GALLON)
	C	7	(E) LATTICE TOWER
	C	8	(E) CELL MONOPOLE TOWER
	C	9	(E) COAST GUARD MONOPINE TOWER
GATE	G	1	(E) GATE HOUSE
	G	2	(E) ENTRANCE GATE

EXISTING FEATURES			
AREA			DESCRIPTION
GARDEN/ GALLERY	GG	1	(E) POST GALLERY
	GG	2	(E) ART AND FURNITURE GALLERY
	GG	3	(E) STORAGE
	GG	4	(E) BATHROOM
	GG	5	(E) AGRICULTURAL POLE BARN/CHICKEN COOP
	GG	6	(E) WASTEWATER TREATMENT SYSTEM (1) MAIN
	GG	7	(E) FINANCE OFFICE
POOL	P	1	(E) POOL
	P	2	(E) BATHOUSE
	P	3	(E) YURT
	P	4	(E) FITNESS CENTER & ADMINISTRATIVE OFFICE & MERCANTILE
	P	5	(E) RAW WATER STORAGE TANK
CENTRAL SERVICES	CS	1	(E) RESERVATIONS OFFICE
	CS	2	(E) WOOD SHED
	CS	3	(E) SHIPPING & RECEIVING/STORAGE
	CS	4	(E) GAS AND DIESEL ISLANDS
	CS	5	(E) RECYCLING & TRASH STAGING
	CS	6	(E) RECEIVING COLD STORAGE
	CS	7	(E) WASTEWATER TREATMENT SYSTEM (3) BONE YARD
	CS	8	(E) EMPLOYEE HOUSING UNITS (EHUs) - 16 BUILDINGS TOTAL
	CS	9	(E) MAINTENANCE, LAUNDRY, AND STAFF RECREATION
	CS	10	(E) FIRE HOUSE
	CS	11	(E) CONSTRUCTION TRAILERS (4 TOTAL)
	CS	12	(E) WASTEWATER TREATMENT SYSTEM (2) EHU



POST RANCH INN - 30% SLOPE MAP
SLOPE EXCEEDS 30% SLOPE IN BLACK AREAS
30% SLOPE BOUNDARIES ARE SHOWN ON ENLARGEMENTS (SHEETS C3.1 THROUGH C3.8)



EXISTING SITE PLAN

SCALE: 1"=100' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/19 — CIVIL — STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
EXISTING SITE PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	G3.0

(N) EMPLOYEE HOUSING

R 63'

(N) ACCESSIBLE RESTROOM

PARCEL A

(N) STAFF BUNKHOUSE

(N) LOUNGE

(N) MEN'S RESTROOM

(N) MAIN SHOP

(N) WOMEN'S RESTROOM

R 61'

CA STATE HIGHWAY ONE

R 47'

R 62'

R 39'

(N) RECEPTION ADDITION

(N) GALLERY ACCESSIBLE RESTROOM AND PARKING

IMPROVE (E) TRAIL FOR ACCESSIBILITY

R 117'

R 6'

TO BE CONSTRUCTED WITH A FUTURE COASTAL DEVELOPMENT PERMIT SUBJECT TO PROJECT ELEMENT SPECIFIC BLUFF RETREAT, GEOLOGICAL, AND GEOTECHNICAL INVESTIGATIONS TO CONFIRM CONSISTENCY WITH THEN APPLICABLE LCP POLICIES

(N) RESTAURANT ADDITION

(N) ACCESSIBLE RESTROOM

(N) SPA TREATMENT ROOM

PARCEL C

R 58'

(N) MANAGEMENT HOUSING

(N) EMPLOYEE MANAGEMENT HOUSING

CELL TOWER REPLACEMENT UNDER SEPARATE PERMIT

PARCEL D

(N) ROAD (AVG GRADE 15%)

(N) DRIVEWAY (AVG GRADE 15%)

R 39'

(N) GUEST UNITS IN (E) BUILDINGS

(N) GUEST UNITS

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF 30% SLOPES
- VEHICULAR ACCESS
- NEW PEDESTRIAN ACCESS
- DRAINAGE
- (N) LEACHFIELD
- SS (N) SANITARY SEWER LINE
- SS (E) SANITARY SEWER LINE
- DW (N) DOMESTIC WATER LINE
- DW (E) DOMESTIC WATER LINE
- (E) WATER WELL

NORTH

0 100' 200'

SCALE: 1"=100' @ 24"X36"

CIVIL IMPROVEMENTS AND CIRCULATION PLAN

SCALE: 1"=100' @ 24"X36"

1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

SHERWOOD DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-5654
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER — NO. C 56051 — EXP. 12/31/20 — CIVIL — STATE OF CALIFORNIA

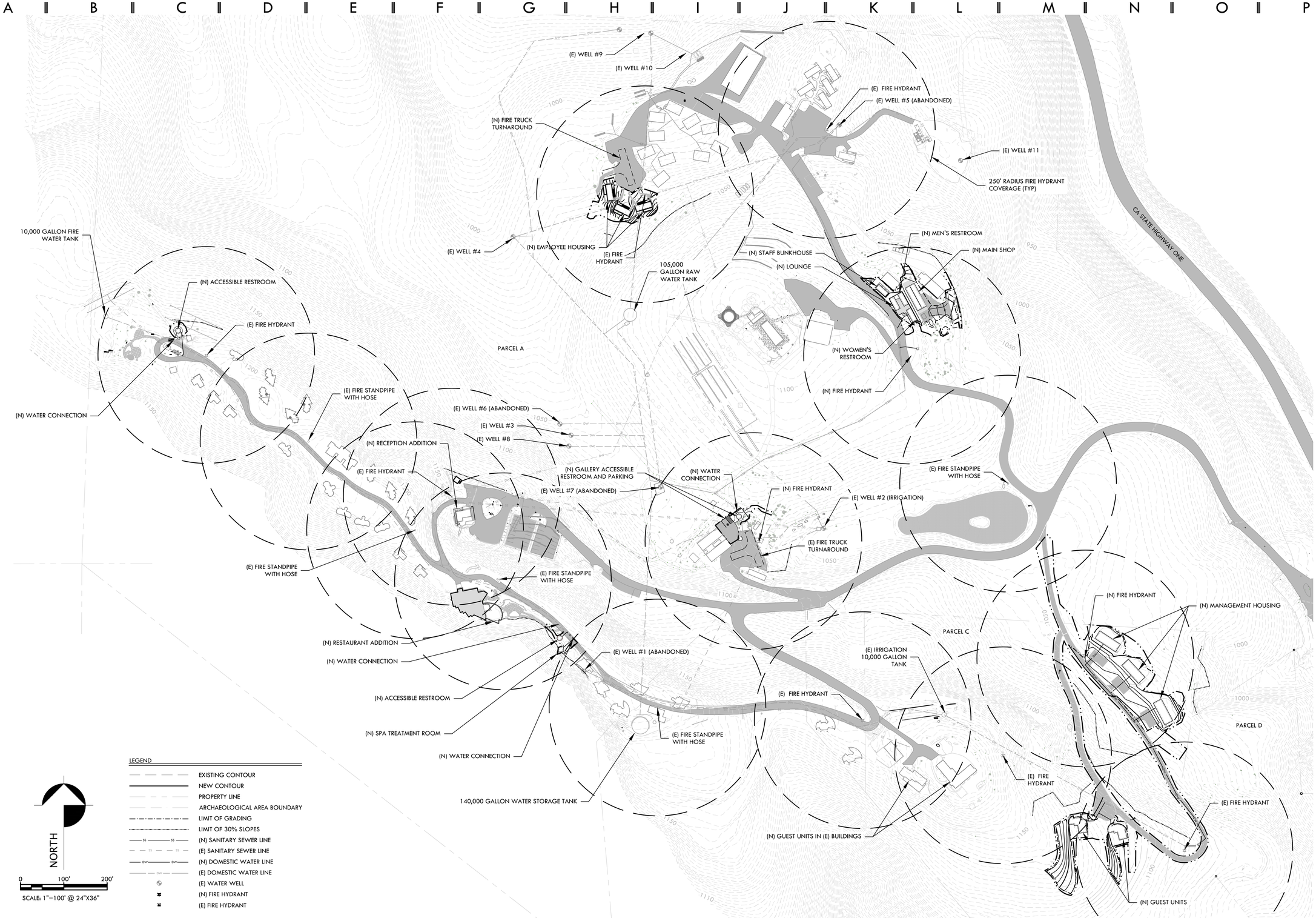
GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
CIVIL IMPROVEMENTS AND CIRCULATION PLAN

REV.	DATE
1	10/19/2020

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C1.0



WATER SYSTEM IMPROVEMENT PLAN

SCALE: 1"=100' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/18 — CIVIL — STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:

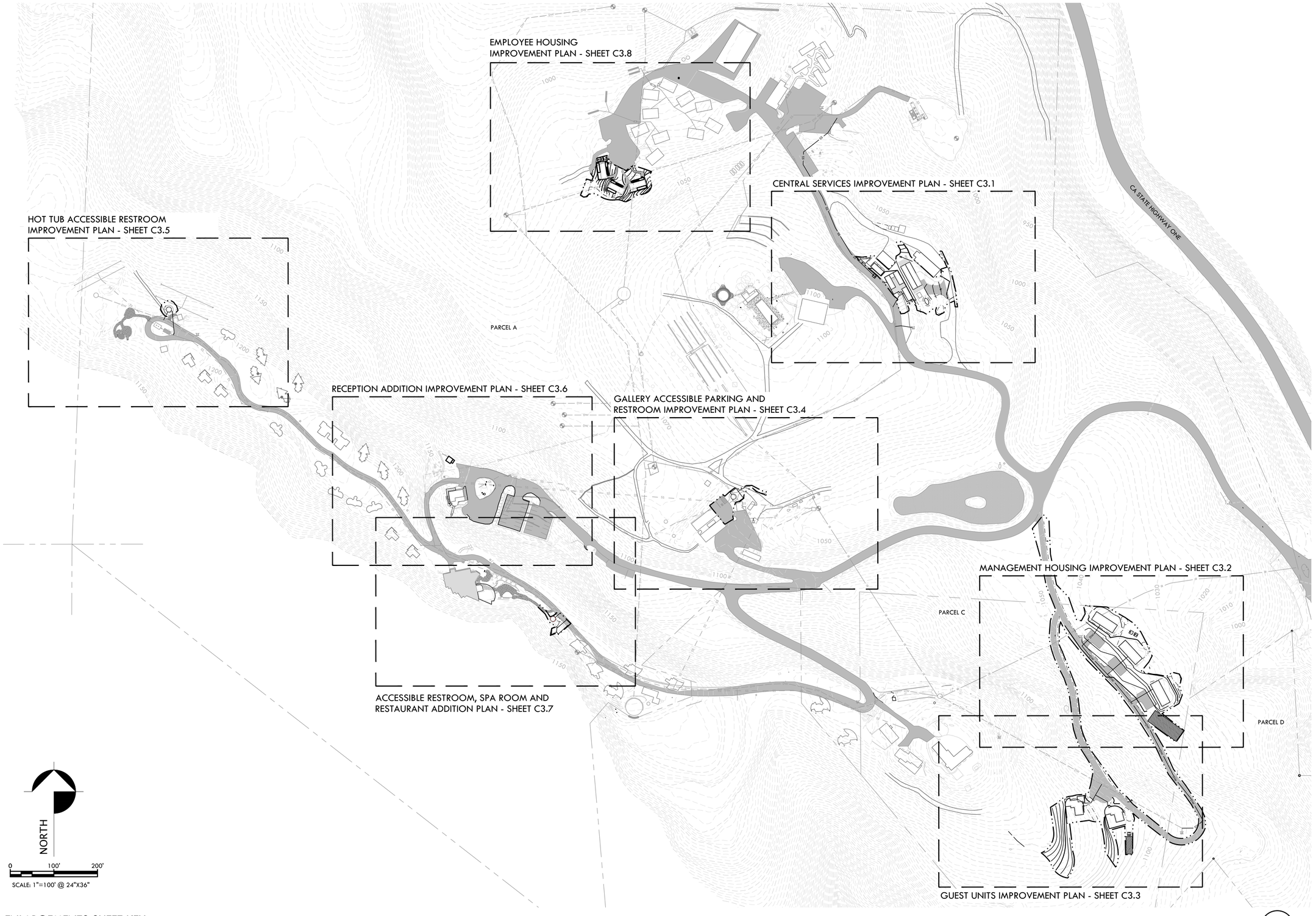
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

WATER SYSTEM IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C2.0



ENLARGEMENTS SHEET KEY

SCALE: 1"=100' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER
NO. 61605
EXP. 12/31/17
CIVIL
STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

ENLARGEMENTS SHEET KEY

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.0

(E) CULVERTS
(E) RECEIVING COLD STORAGE
(E) RECYCLING & TRASH STAGING
(N) STORMWATER MITIGATION FEATURES
(E) PED PATH
(E) GAS & DIESEL ISLANDS
(E) 36" ST TBR
(N) DRAINAGE SWALE
(E) RESERVATIONS OFFICE
(E) SHIPPING & RECEIVING/STORAGE
(N) BUNKHOUSE 2 / A1.1 FG: 1081.3
DRIVEWAY
(N) SEPTIC TANK EFFLUENT FILTER (STEF) SYSTEM
(N) LOUNGE 4 / A1.1 FG: 1083.5
(N) MEN'S RESTROOM 5 / A1.1 FG: 1083.5
(N) MAIN SHOP 6 / A1.1 FG: 1083.5
(N) WOMEN'S RESTROOM 3 / A1.1 FG: 1083.5
(E) 25" B TBR
(E) FITNESS CENTER & ADMINISTRATIVE OFFICE & MERCANTILE
VEHICULAR TURNAROUND FOR DELIVERY VEHICLES
(E) 24" B
(E) 12" B
(E) 13" B TBR
(E) PARKING
(E) TREE (TYP)
(N) STORMWATER MITIGATION FEATURES
(E) EDGE OF DIRT ROAD
(N) DOMESTIC WATER CONNECTION
(N) FIRE HYDRANT
(N) FIRE WATER CONNECTION
ARCHAEOLOGICAL AREA BOUNDARY
(E) PARKING

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (E) WATER WELL
- (E) TREES TO BE REMOVED
- AGGREGATE BASE ROAD SURFACING
- DRAINAGE AREA

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

NOTES:

1. STORMWATER MITIGATION FEATURES PROPOSED INCLUDE RAIN GARDENS AND BASINS NOT REQUIRING EXCAVATION IN ORDER TO PROVIDE TREE PROTECTION TO SHALLOW REDWOOD ROOTS.

CENTRAL SERVICES IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET - IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/19 — CIVIL — STATE OF CALIFORNIA

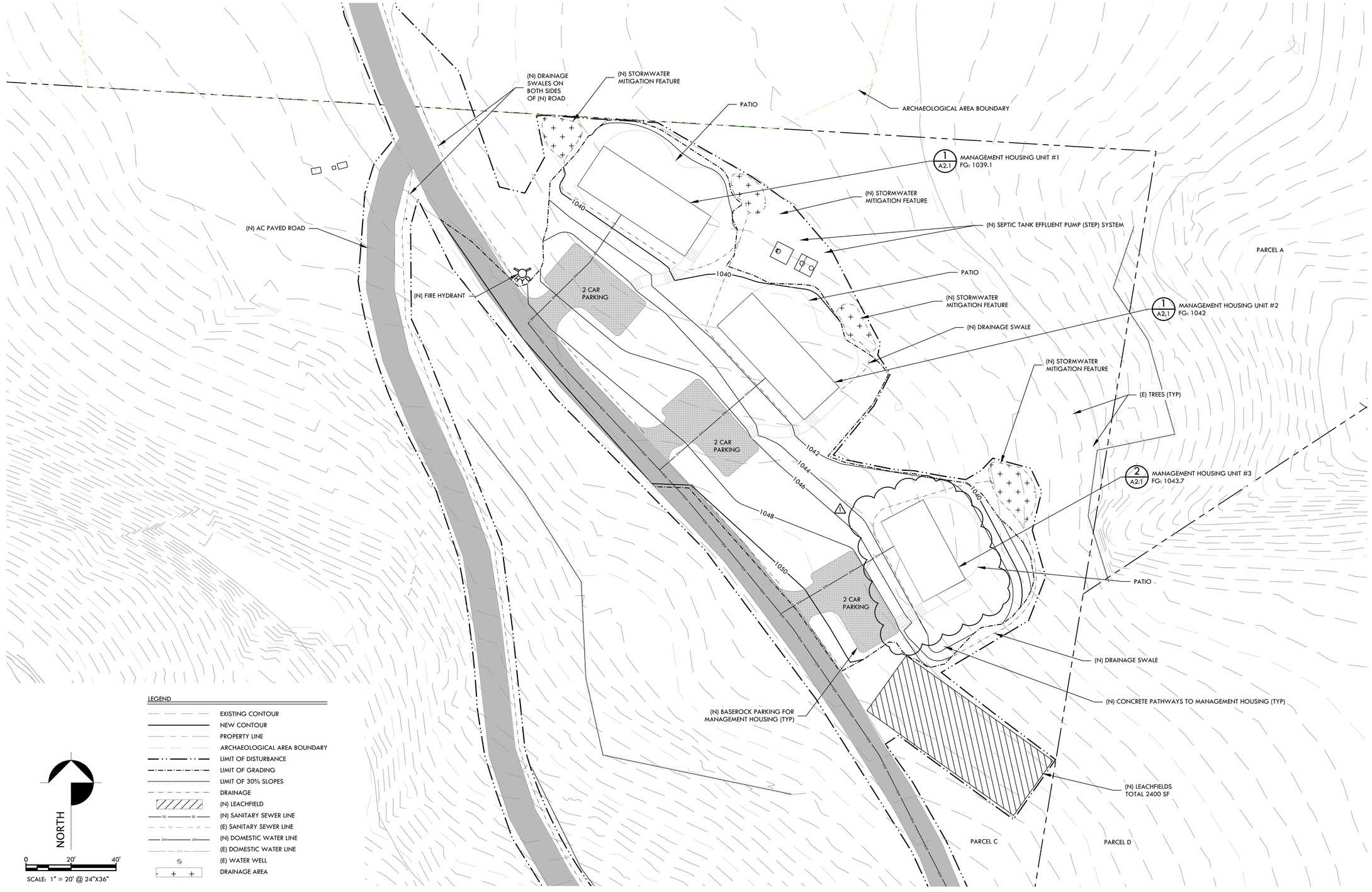
CONCEPT DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
CENTRAL SERVICES IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.1



MANAGEMENT HOUSING IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

SHERWOOD DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-5654
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER NO. C 56054 EXP. 12/31/19 CIVIL STATE OF CALIFORNIA

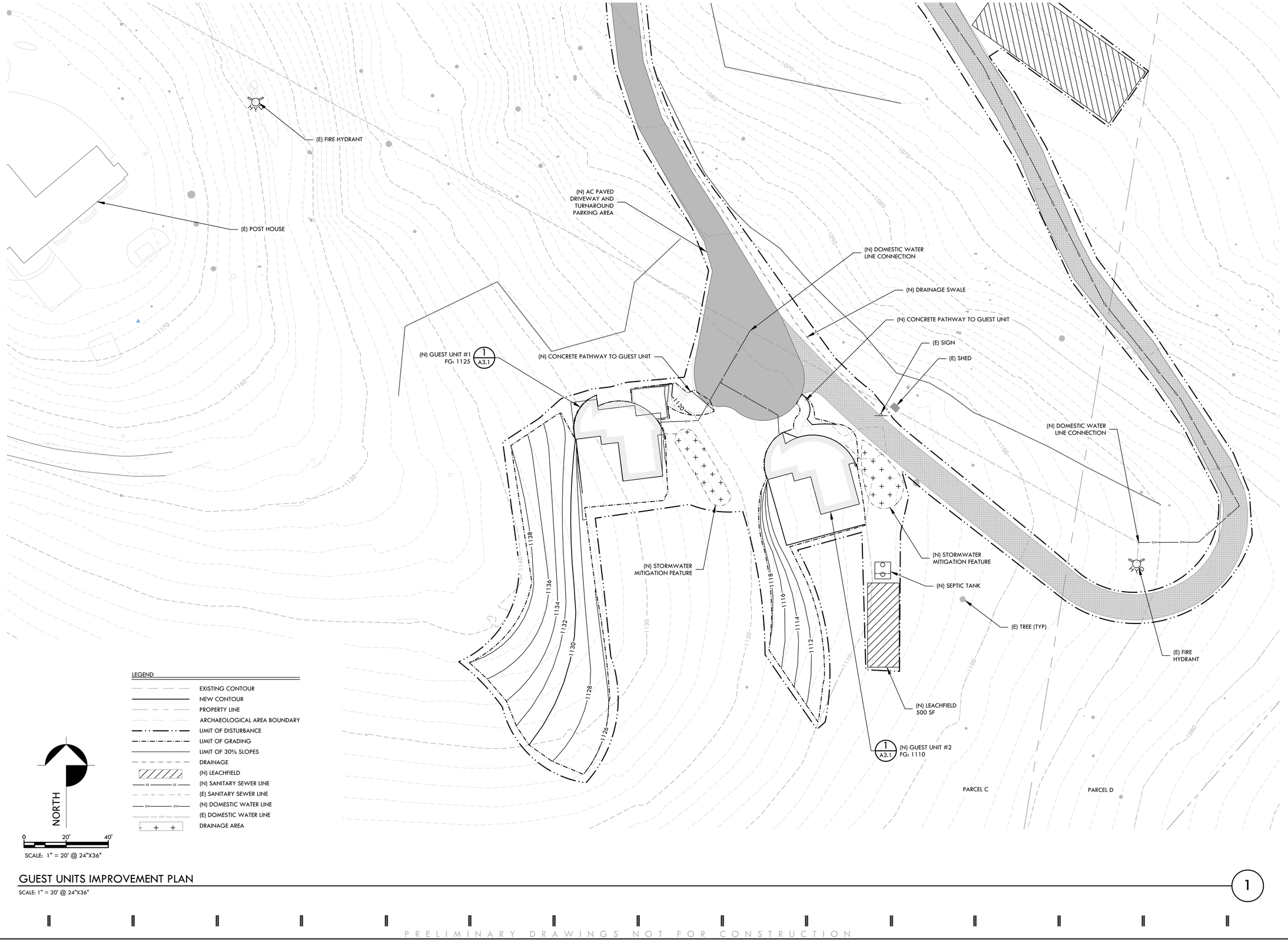
GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
MANAGEMENT HOUSING IMPROVEMENT PLAN

REV.	DATE
1	10/19/2020

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.2



GUEST UNITS IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL: (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER
ARDEN C. HANDSHY
NO. 01-5605
EXP. 12/31/18
CIVIL
STATE OF CALIFORNIA

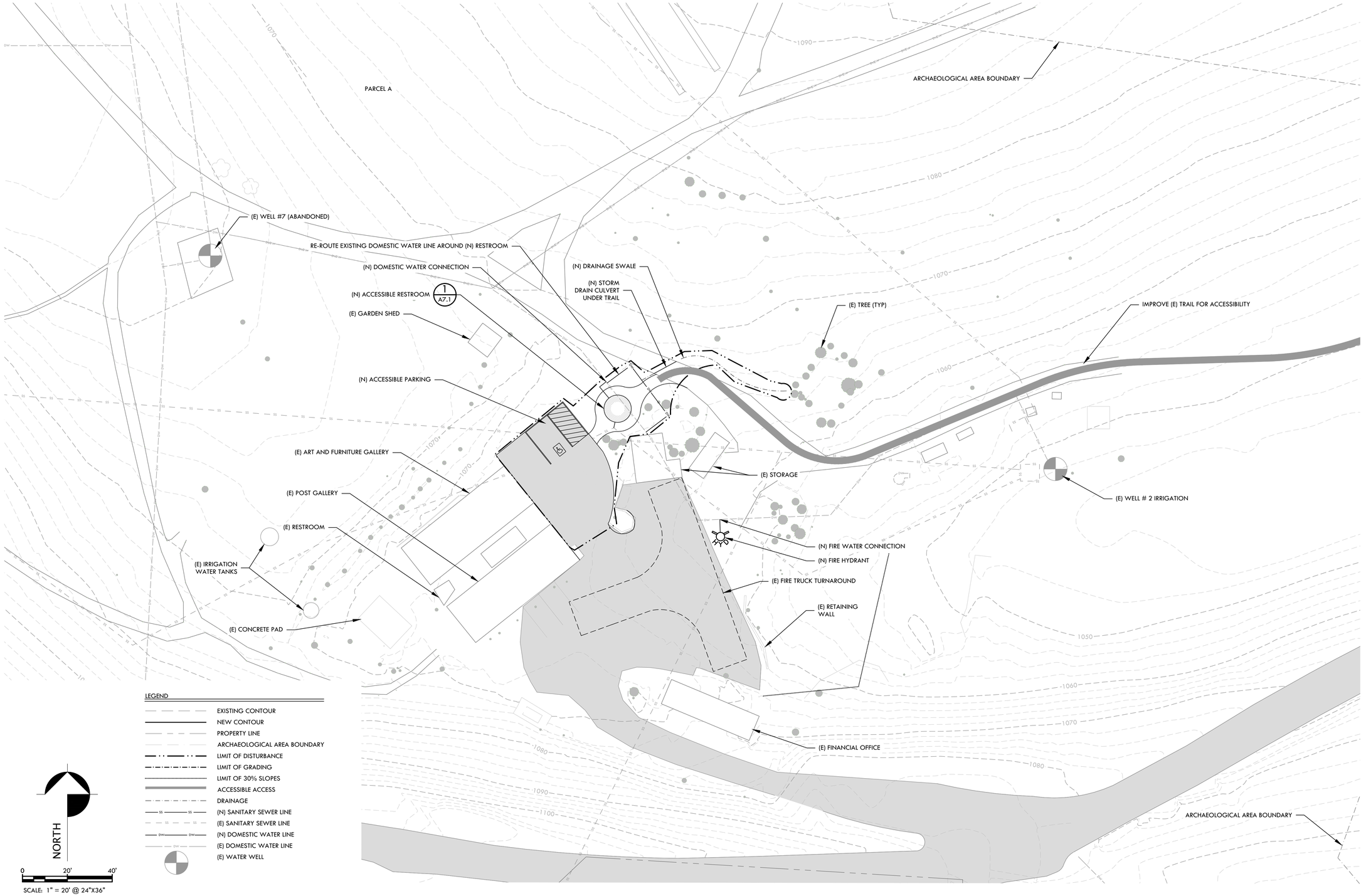
GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
GUEST UNITS IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.3



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- ACCESSIBLE ACCESS
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (E) WATER WELL

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

GALLERY ACCESSIBLE PARKING AND RESTROOM IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER
JEFFREY S. STARR
NO. C 56605
EXP. 12/31/18
CIVIL
STATE OF CALIFORNIA

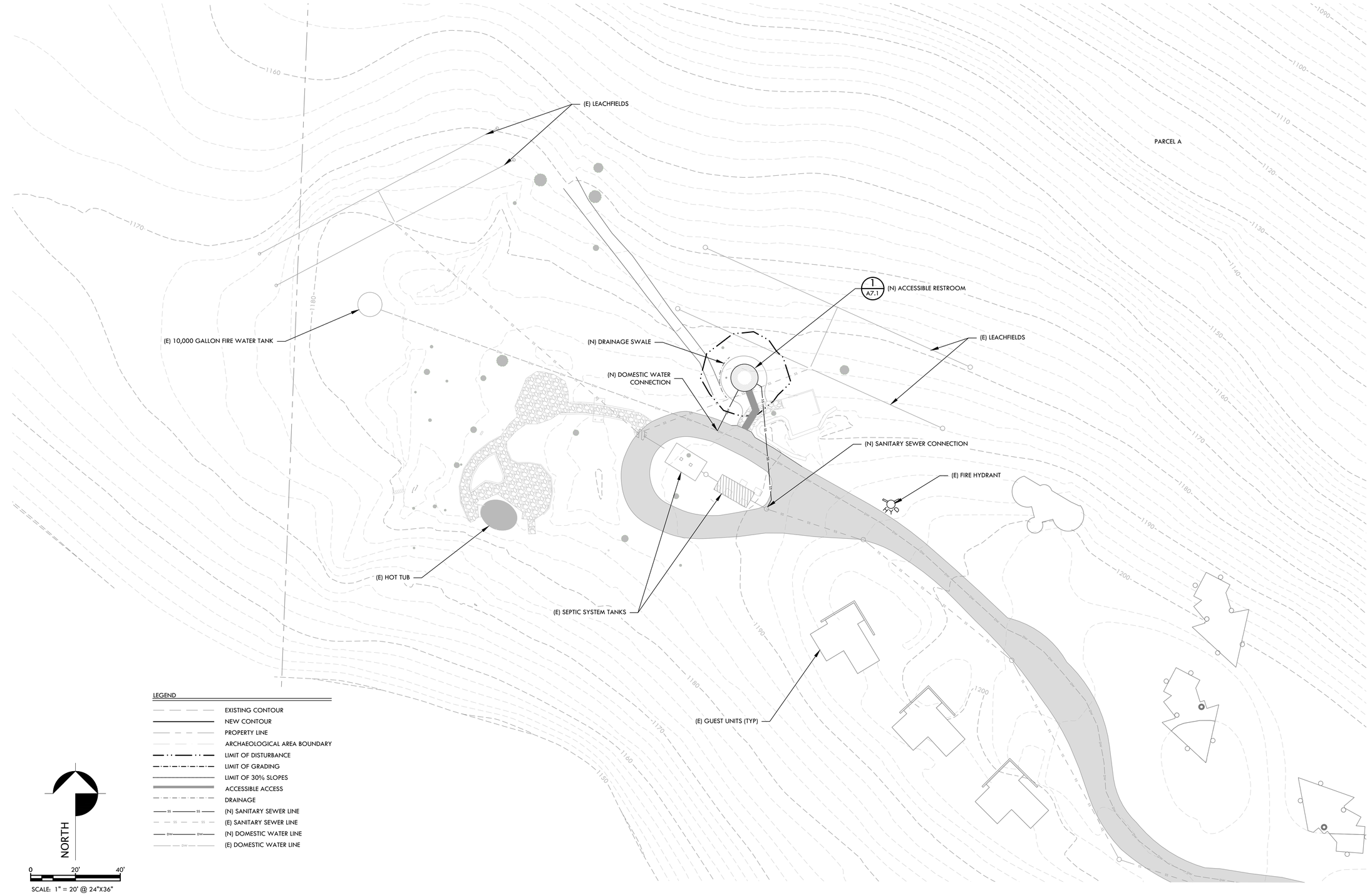
GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
GALLERY ACCESSIBLE PARKING AND RESTROOM IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.4



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- ACCESSIBLE ACCESS
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

HOT TUB ACCESSIBLE RESTROOM IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/18 — CIVIL — STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

HOT TUB ACCESSIBLE
RESTROOM IMPROVEMENT
PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.5

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- DRAINAGE
- 50 50 (N) STORM DRAIN LINE
- (E) WATER WELL

NOTES:

1. DIVERT ROOF RUNOFF TO EXISTING LANDSCAPING

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

RECEPTION ADDITION IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — JEFFREY S. SHELLEY — NO. 015605 — EXP. 12/31/17 — CIVIL — STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:

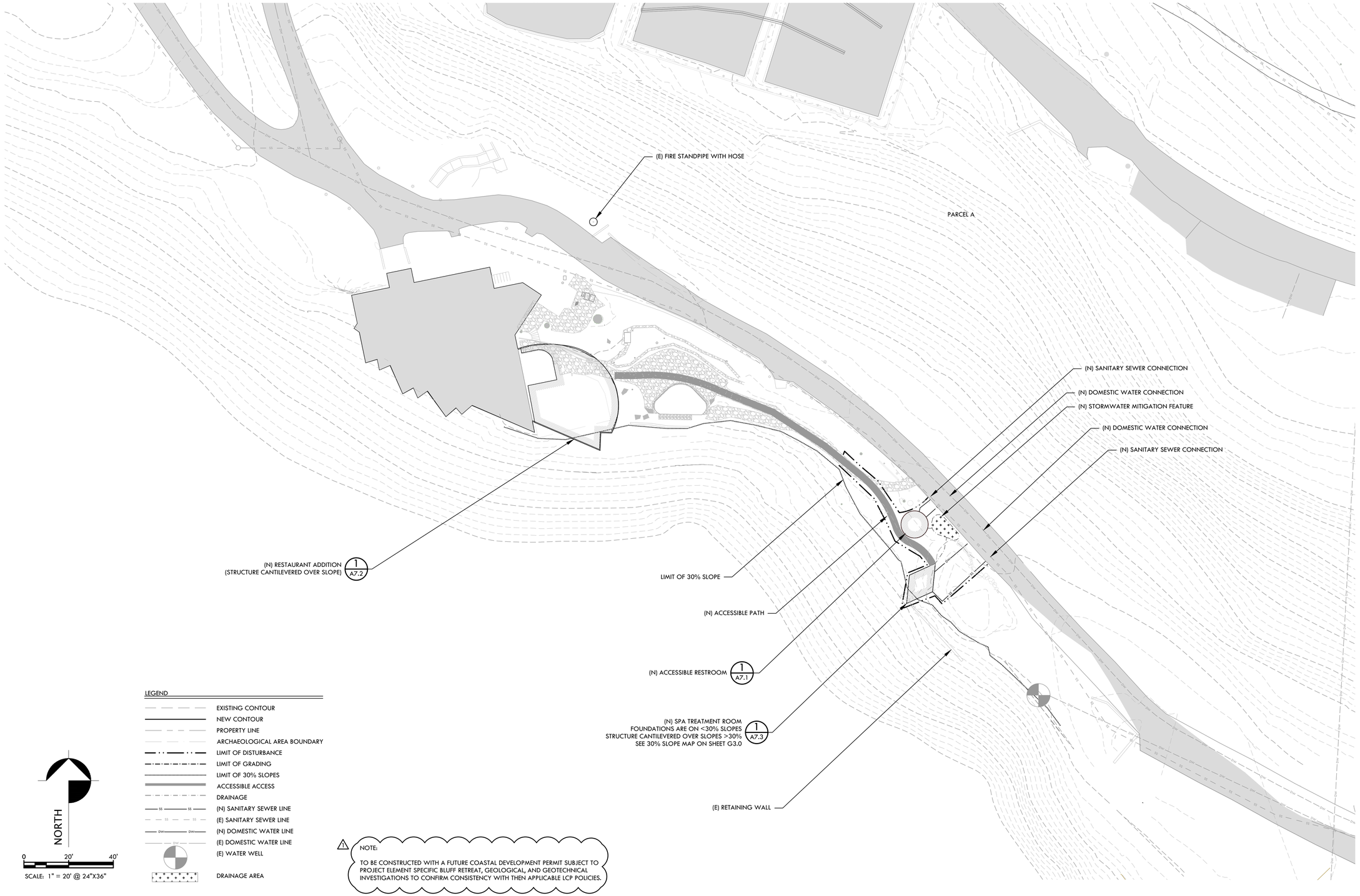
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

RECEPTION ADDITION IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.6



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- ACCESSIBLE ACCESS
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (E) WATER WELL
- DRAINAGE AREA

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

⚠ NOTE:

TO BE CONSTRUCTED WITH A FUTURE COASTAL DEVELOPMENT PERMIT SUBJECT TO PROJECT ELEMENT SPECIFIC BLUFF RETREAT, GEOLOGICAL, AND GEOTECHNICAL INVESTIGATIONS TO CONFIRM CONSISTENCY WITH THEN APPLICABLE LCP POLICIES.

ACCESSIBLE RESTROOM, SPA ROOM AND RESTAURANT ADDITION PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

SHERWOOD
DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-5654
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER ALEXANDRA CHAN NO. C 75605 EXP. 12/31/20 CIVIL STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
ACCESSIBLE RESTROOM, SPA ROOM AND RESTAURANT ADDITION PLAN

REV.	DATE
⚠	10/19/2020

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.7

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- LIMIT OF DISTURBANCE
- DRAINAGE
- (E) TREES TO BE REMOVED
- STORMWATER MITIGATION FEATURE
- ASPHALT PAVING
- STABILIZED PATH
- RETAINING WALL

NORTH

0 10' 20'

SCALE: 1" = 10' @ 24"X36"

EMPLOYEE HOUSING IMPROVEMENT PLAN

SCALE: 1"=10' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/18 — CIVIL — STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:

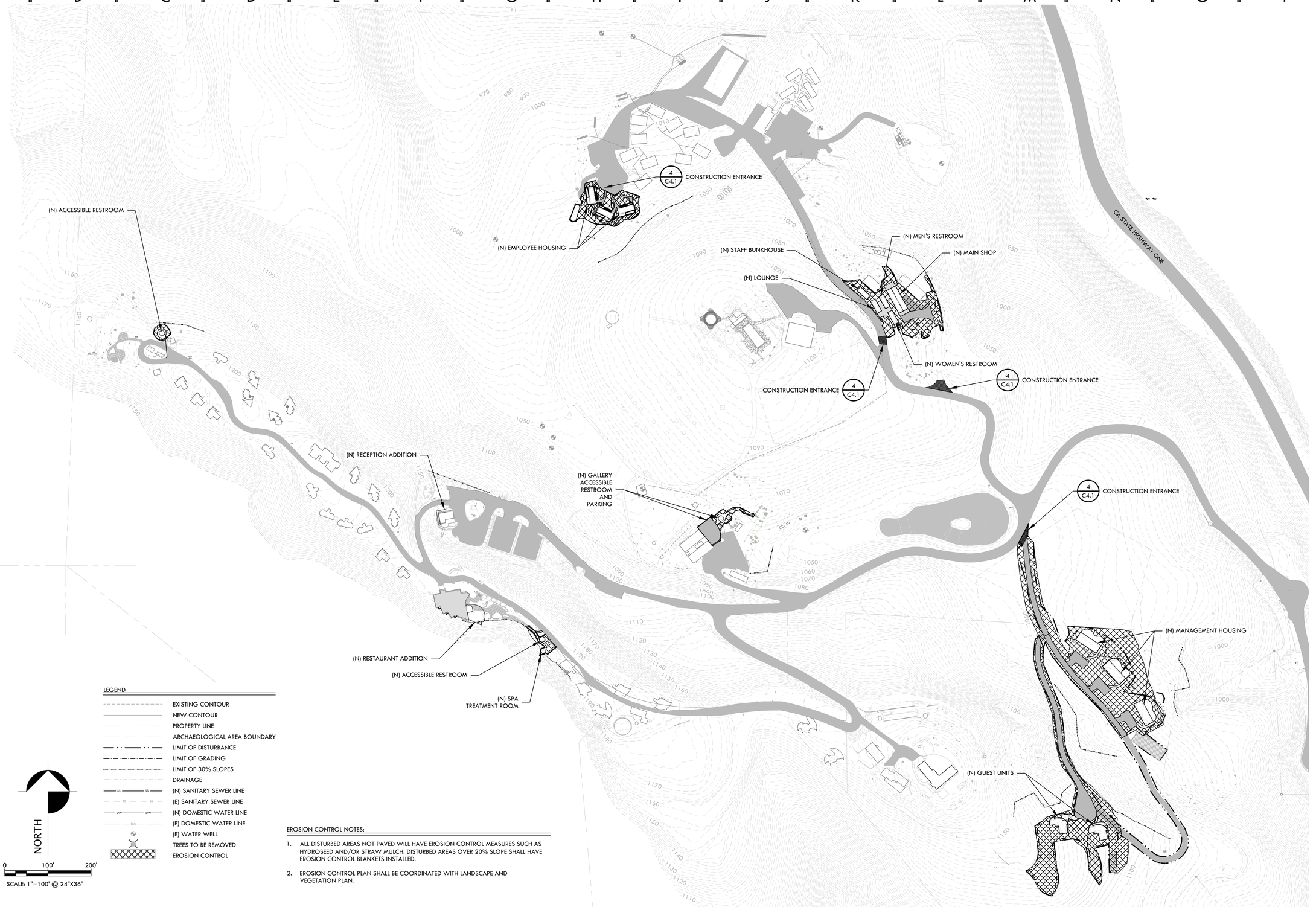
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

EMPLOYEE HOUSING IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.8



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (E) WATER WELL
- TREES TO BE REMOVED
- EROSION CONTROL

EROSION CONTROL NOTES:

1. ALL DISTURBED AREAS NOT PAVED WILL HAVE EROSION CONTROL MEASURES SUCH AS HYDROSEED AND/OR STRAW MULCH. DISTURBED AREAS OVER 20% SLOPE SHALL HAVE EROSION CONTROL BLANKETS INSTALLED.
2. EROSION CONTROL PLAN SHALL BE COORDINATED WITH LANDSCAPE AND VEGETATION PLAN.

EROSION CONTROL PLAN

SCALE: 1"=100' @ 24"X36"

1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/18 — CIVIL — STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:

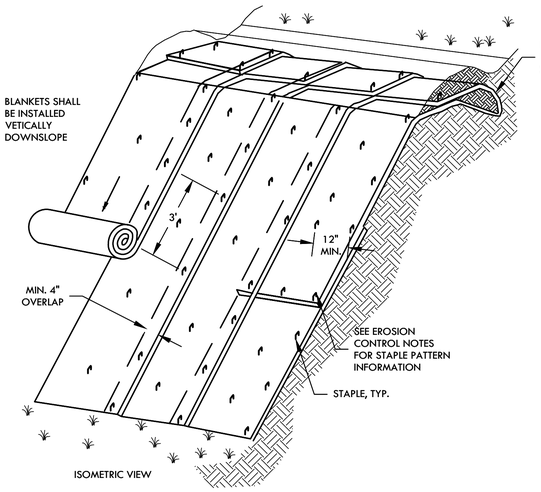
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

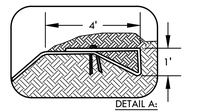
SHEET TITLE:

EROSION CONTROL PLAN

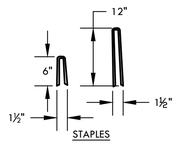
REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C4.0





DETAIL A:
EROSION CONTROL BLANKET ANCHOR DETAIL

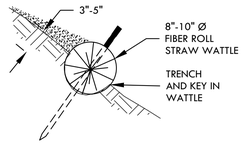


STAPLES

EROSION CONTROL BLANKET

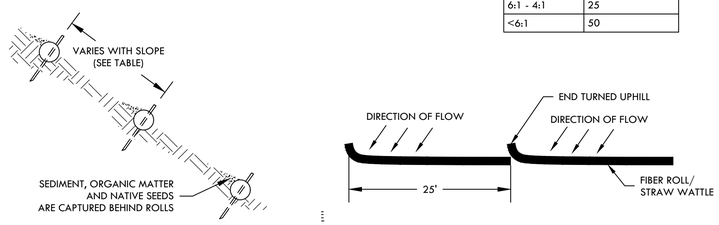
SCALE: AS DIMENSIONED

1



1" X 2" X 24" WOOD STAKE

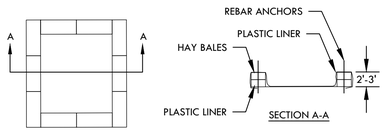
STRAW WATTLE MAX SPACING	
SLOPE (H:V)	SPACING (FT)
>1:1	5
2:1 - 1:1	10
4:1 - 2:1	20
6:1 - 4:1	25
<6:1	50



STRAW WATTLE

SCALE: AS DIMENSIONED

2



SECTION A-A

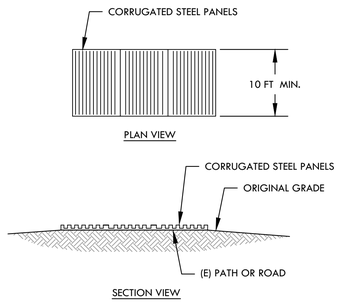
NOTES:

1. PLASTIC LINER SHALL BE WRAPPED AROUND AND TUCKED UNDER HAY BALES.
2. CONCRETE WASHOUT SHALL BE INSTALLED IN A LOCATION APPROVED BY THE PROJECT ENGINEER.

CONCRETE WASHOUT

SCALE: AS DIMENSIONED

3



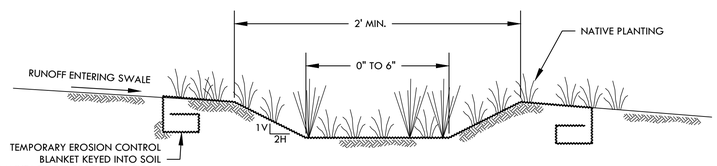
PLAN VIEW

SECTION VIEW

STABILIZED CONSTRUCTION ENTRANCE

SCALE: AS DIMENSIONED

4



SECTION VIEW

TYPICAL VEGETATED SWALE

SCALE: AS DIMENSIONED

5

TYPICAL EROSION CONTROL NOTES:

1. GENERAL. THE CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES TO CONTROL SEDIMENT AND RUNOFF IN ACCORDANCE WITH THESE PLANS AND THE COUNTY OF MONTEREY REQUIREMENTS.

1.1. THE CONSTRUCTION OF THIS PROJECT IS NOT EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).

1.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

1.3. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN ALL AREAS WHERE SOIL IS DISTURBED.

1.4. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT ANY TIME RAIN IS FORECASTED.

1.5. ALL EROSION CONTROL AND SOIL CONSERVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY MONTEREY COUNTY AND THE CALIFORNIA BUILDING CODE.

1.6. DISTURBED AREAS SHALL BE STRAWED AND SEEDED AT THE COMPLETION OF THE PROJECT.

1.7. DURING THE CONSTRUCTION PERIOD IF RAIN IS FORECASTED, ALL DISTURBED AREAS SHALL BE COVERED ACCORDING TO THE FOLLOWING GUIDELINES:

1.7.1. OBTAIN STERILE, WEED-FREE WHEAT, BARLEY, OAT, OR RICE STRAW IN ORDER TO PREVENT THE SPREAD OF NOXIOUS WEEDS. AVOID MOLDY, COMPACTED STRAW BECAUSE IT TENDS TO CLUMP AND IS NOT EVENLY DISTRIBUTED.
1.7.2. THE STRAW SHALL BE EVENLY DISTRIBUTED BY HAND OR MACHINE TO THE DESIRED DEPTH AND SHOULD COVER THE EXPOSED AREA TO A UNIFORM DEPTH.
1.7.3. AN APPLICATION RATE OF 2,000 POUNDS PER ACRE SHOULD BE USED.
1.7.4. THERE SHOULD BE A MINIMUM OF 3 - 4" OF STRAW OVER THE SOIL AND NO BARE SOIL SHOULD BE VISIBLE.
1.7.5. ON STEEP OR HIGH WIND SITES, STRAW WILL BE USED FOR EROSION CONTROL AND WILL BE SPREAD AFTER CONSTRUCTION DISTURBANCE.

2. SEED AND MULCH. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR HAND BROADCASTING OF THE FOLLOWING SEED MIX AND INCORPORATED OVER ALL DISTURBED SLOPES:

BROMUS CARINATUS 10#/ACRE
LEYMUS TRITICOIDES 8#/AC.
HORDEUM BRACHYANTHERUM 5#/AC.
FESTUCA RUBRA 8#/AC.
DESCHAMPSIA CESPITOSA 8#/AC.

THE MIX/APPLICATION SHALL ALSO CONTAIN:
- FERTILIZER (6-3-3) SHALL BE HAND BROADCAST AND INCORPORATED AT 30-LB/ACRE OVER ENTIRE AREA.
- MYCHORRHIZAL FUNGI SHALL BE ADDED AT 50 LB/ ACRE.
- IF HYDROSEEDING, ADD MULCH AND TACKIFIER TO ABOVE.

2.1 ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.

2.2 ANY MATERIAL STOCKPILED ON-SITE SHALL BE COVERED WITH PLASTIC, ESPECIALLY DURING THE WINTER MONTHS OR DURING PERIODS OF RAIN.

2.3 SLOPES LESS THAN OR EQUAL TO 20% SHALL BE SEEDED AND COVERED WITH 2 INCHES OF STRAW MULCH.

2.4. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.

2.5 STRAW MULCH COVER SHALL BE SUFFICIENT SO THAT NO BARE SOIL IS VISIBLE.

2.6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.

3. STRAW WATTLE. STRAW WATTLES (OR FIBER ROLLS) SHALL BE INSTALLED ALONG THE CONTOUR OF THE SLOPE TO SLOW RUNOFF VELOCITY AND TRAP SEDIMENT. STRAW WATTLES SHALL BE INSTALLED WHEREVER THE DISTURBED SLOPE IS ADJACENT TO A STREAM OR DRAINAGE COURSE. TRENCH DEPTH SHALL BE ½ TO ½ OF THE THICKNESS OF THE WATTLE, AND THE WIDTH SHALL EQUAL THE WATTLE DIAMETER, IN ORDER TO PROVIDE AREA TO BACKFILL THE TRENCH. WOOD STAKES SHALL BE INSTALLED EVERY FOUR FEET THROUGH THE WATTLE AND THE END SHALL BE TURNED UP HILL TO PREVENT RUNOFF FORM GOING AROUND THE WATTLE.

4. CONCRETE WASHOUT. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. THE CONCRETE WASHOUT FACILITY SHALL BE BELOW GRADE AND CONSTRUCTED WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FEET. TEMPORARY CONCRETE FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. THE WASHOUT SHALL HAVE A 10 MIL POLYETHYLENE PLASTIC LINER. WHEN CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE AND MATERIALS FOR THE WASHOUT SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS, OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE CONCRETE WASHOUT SHOULD BE BACKFILLED AND REPAIRED.

5. EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE CONSTRUCTED OF JUTE FIBERS, CURLED WOOD FIBERS, STRAW, COCONUT FIBER, OR A COMBINATION OF THESE MATERIALS.

5.1. CONSTRUCTION GUIDELINES

5.1.1 GRADE AND SHAPE AREA OF INSTALLATION

5.1.2 REMOVE ALL ROCK, CLODS, AND VEGETATIVE OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED BLANKET WILL HAVE DIRECT CONTACT WITH THE SOIL.

5.1.3 LOOSEN 2-3 INCHES OF TOPSOIL ABOVE FINAL GRADE

5.1.4 U-SHAPED WIRE STAPLES, METAL GEOTEXTILE STAKE PINS OR TRIANGULAR WOODEN STAKES CAN BE USED TO ANCHOR MATS TO THE GROUND SURFACE. WIRE STAPLES SHOULD BE A MINIMUM OF 11 GAUGE. METAL STAKE PINS SHOULD BE 3/16 INCH DIAMETER STEEL WITH A 1 ½ INCH STEEL WASHER AT THE HEAD OF THE PIN. WIRE STAPLES AND METAL STAKES SHOULD BE DRIVEN FLUSH TO THE SOIL SURFACE. ALL ANCHORS SHOULD BE 6-8 INCHES LONG AND HAVE SUFFICIENT GROUND PENETRATION TO RESIST PULLOUT. LONGER ANCHORS MAY BE REQUIRED FOR LOOSE SOILS.

5.1.5 EROSION CONTROL BLANKETS AND HYDROSEED SHALL BE INSTALLED ON ALL DISTURBED SLOPES WITH GREATER THAN 20% GRADES.

5.2. INSTALLATION ON SLOPE:

5.2.1 BEGIN AT THE TOP OF THE SLOPE AND ANCHOR THE BLANKET IN A 6 INCH DEEP BY 6 INCH WIDE TRENCH. BACKFILL TRENCH AND TAMP EARTH FIRMLY.

5.2.2 UNROLL BLANKET DOWNSLOPE IN THE DIRECTION OF WATER FLOW. BLANKET SHOULD BE UNROLLED SLOWLY IN A CONTROLLED MANNER TO ACHIEVE DIRECT CONTACT WITH THE SOIL.

5.2.3. THE EDGE OF ADJACENT PARALLEL ROLLS MUST BE OVERLAPPED 2-3 INCHES AND BE STAPLED EVERY 3 FEET.

5.2.4. WHEN BLANKETS MUST BE SPLICED, PLACE BLANKET END OVER END (SHINGLE STYLE) WITH 6 INCH OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12 INCHES APART.

5.2.5. LAY BLANKET LOOSELY AND MAINTAIN DIRECT CONTACT WITH THE SOIL, DO NOT STRETCH.

5.2.6. BLANKETS SHALL BE STAPLED SUFFICIENTLY TO ANCHOR BLANKET AND MAINTAIN CONTACT WITH THE SOIL. STAPLES SHALL BE PLACED DOWN THE CENTER AND STAGGERED WITH THE STAPLES PLACED ALONG THE EDGES. STEEP SLOPES, 1:1 TO 2:1 REQUIRE 2 STAPLES PER SQUARE YARD. MODERATE SLOPES, 2:1 TO 3:1, REQUIRE 1-2 STAPLES PER SQUARE YARD (1 STAPLE 3 O.C.). GENTLE SLOPES REQUIRE 1 STAPLE PER SQUARE YARD.

6. OTHER PROVISIONS

6.1. IF CONSTRUCTION OCCURS BETWEEN OCTOBER 15TH AND APRIL 15TH, EXPOSED SOIL NOT INVOLVED IN IMMEDIATE CONSTRUCTION ACTIVITY SHALL BE PROTECTED FROM EROSION AT ALL TIMES. AFTER APRIL 15TH, EROSION CONTROL MEASURES SHALL BE IN PLACE DURING INCLEMENT WEATHER.

6.2. EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE BY THE CONTRACTOR UNTIL NATIVE VEGETATION HAS BEEN ESTABLISHED AND PROVIDES NECESSARY SLOPE COVER (MINIMUM 70% COVER).

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/19 — CIVIL — STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

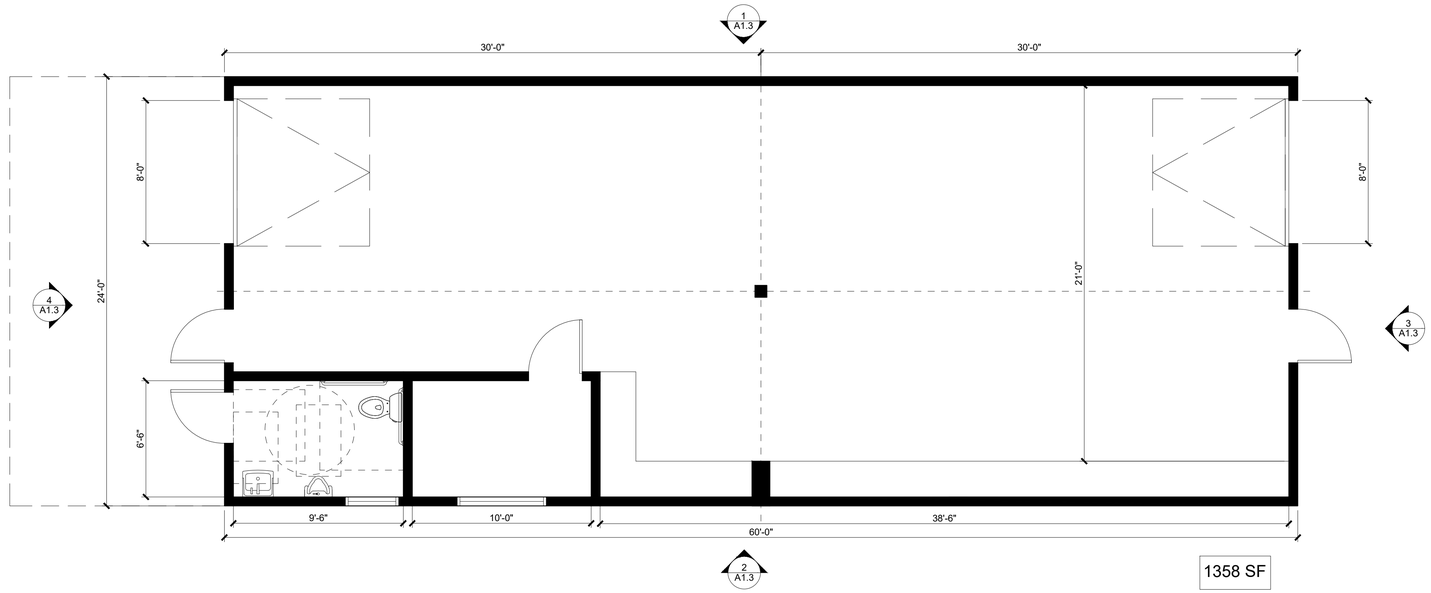
SHEET TITLE:
EROSION CONTROL DETAILS

REV.	DATE

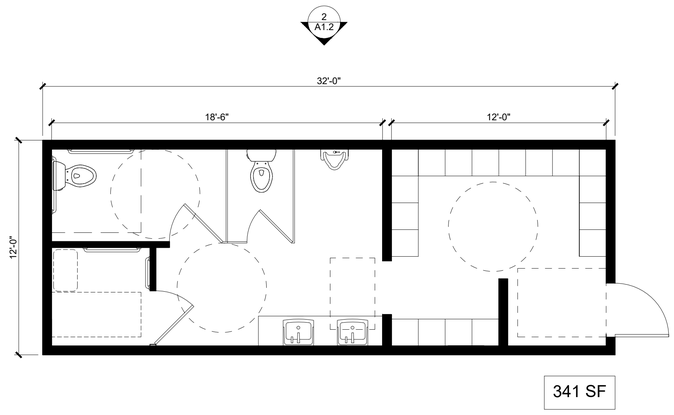
DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C4.1

24"X36" SHEET: IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

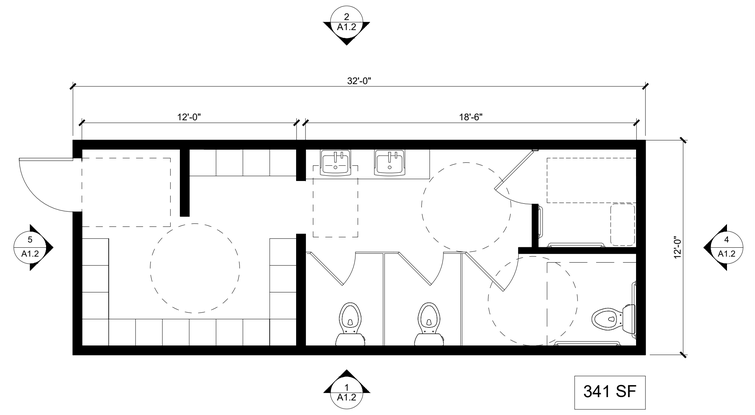
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



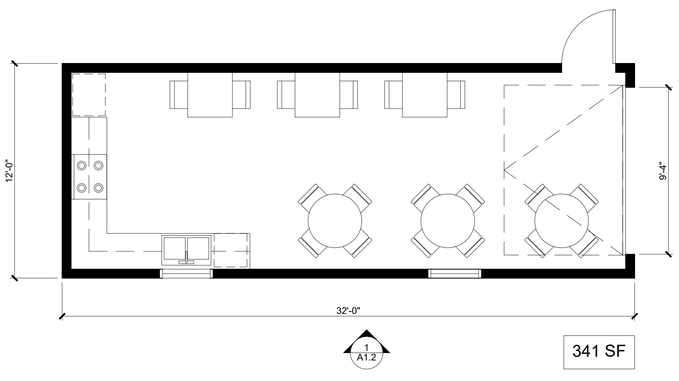
MAIN SHOP FLOOR PLAN | SCALE 1/4" = 1'-0" | 6



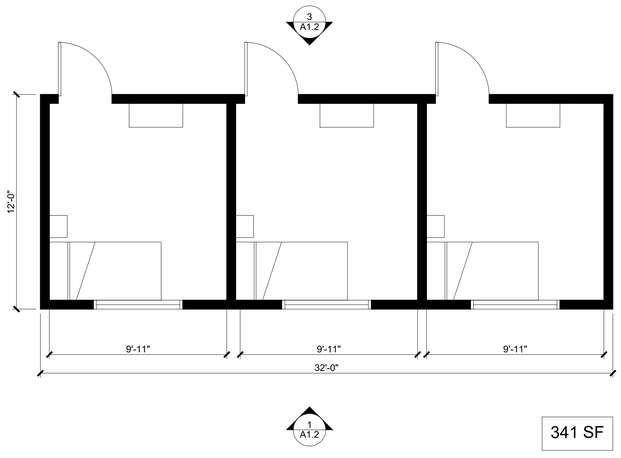
MENS RESTROOM FLOOR PLAN | SCALE 1/4" = 1'-0" | 5



WOMENS RESTROOM FLOOR PLAN | SCALE 1/4" = 1'-0" | 3



LOUNGE FLOOR PLAN | SCALE 1/4" = 1'-0" | 4



BUNKHOUSE FLOOR PLAN | SCALE 1/4" = 1'-0" | 2

CENTRAL SERVICES BUILDINGS

A SERIES OF 8 MODULAR STRUCTURES THAT WILL BE CLAD IN REDWOOD VERTICAL SIDING AND CORTEN STEEL ARRANGED AROUND EXISTING SUPPORT BUILDINGS. THE EMPLOYEE AND STAFF AREAS WILL BE CONNECTED BY A SERIES OF DECKS FOR BOTH EXPANDED BREAK AREAS AND TO CONNECT TO THE NEW PASSENGER DROP OFF. THE NEW WORKSHOP BUILDING WILL AUGMENT THE EXISTING MAINTENANCE YARD WITH ASSOCIATED STORAGE AND SERVICE USES.

GENERAL DESCRIPTION | SCALE NTS | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

NIKC NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.839.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

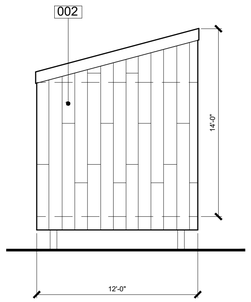
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

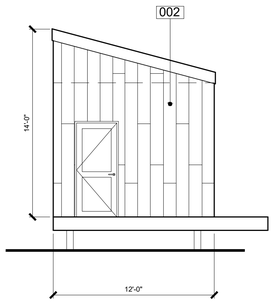
CENTRAL SERVICES FLOOR PLANS

REV.	DATE

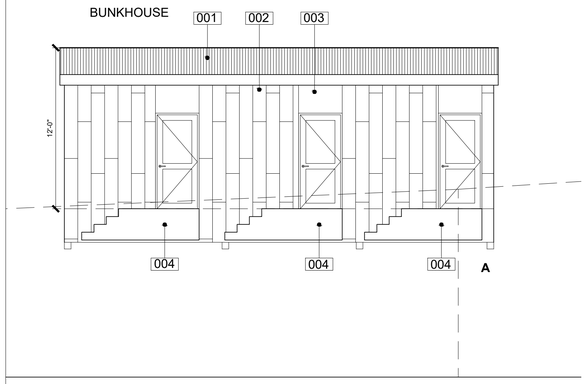
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A1.1



RESTROOM ELEVATION | SCALE 3/16" = 1'-0" | 5



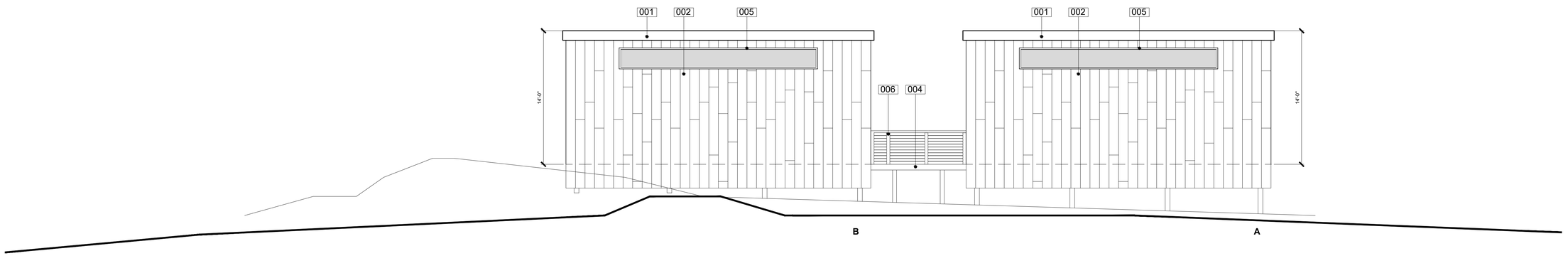
RESTROOM ELEVATION | SCALE 3/16" = 1'-0" | 4



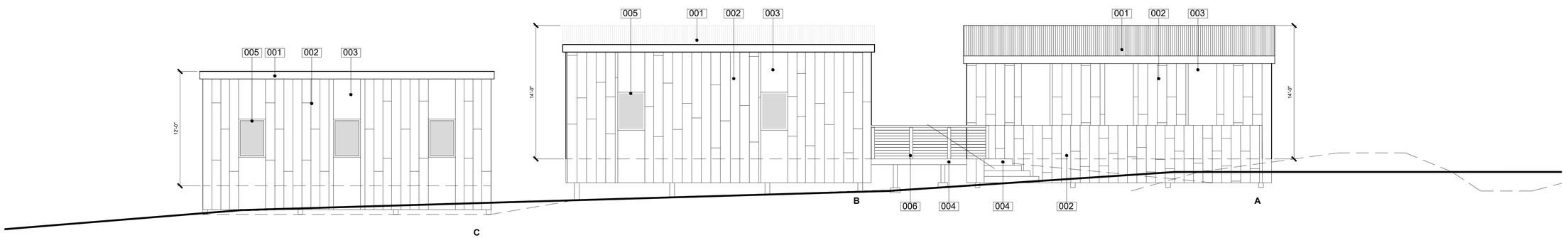
BUNK HOUSE NORTH ELEVATION | SCALE 3/16" = 1'-0" | 3

FINISH MATERIALS

001	CORRUGATED ROOF CORTEN PANELS
002	REDWOOD VERTICAL SIDING
003	FLAT CORTEN PANELS
004	HEAVY TIMBER
005	ALUMINUM WINDOW FRAMES
006	STEEL RAILINGS - MATCH EXISTING
007	CORTEN STANDING STEAM ROOF
008	POLYCARBONATE SKYLIGHT
009	REDWOOD 1X12 FACIA
010	STEEL VERTICAL LIFT GARAGE DOOR
011	SOLID WOOD DOOR
012	CORRUGATED WALL CORTEN PANELS
013	STEEL WINDOW FRAMES



MENS/WOMENS RESTROOM NORTH ELEVATION | SCALE 3/16" = 1'-0" | 2



BUNKHOUSE/LOUNGE/WOMENS RESTROOM SOUTH ELEVATION | SCALE 3/16" = 1'-0" | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
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93920
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PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
CENTRAL SERVICES ELEVATIONS

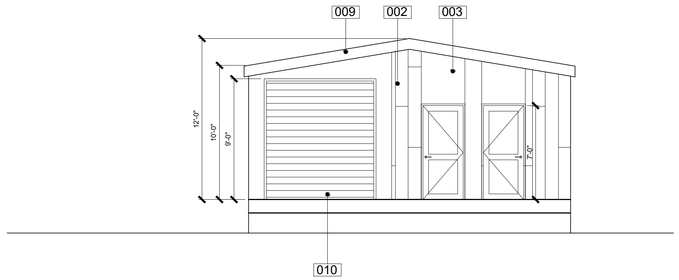
REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A1.2

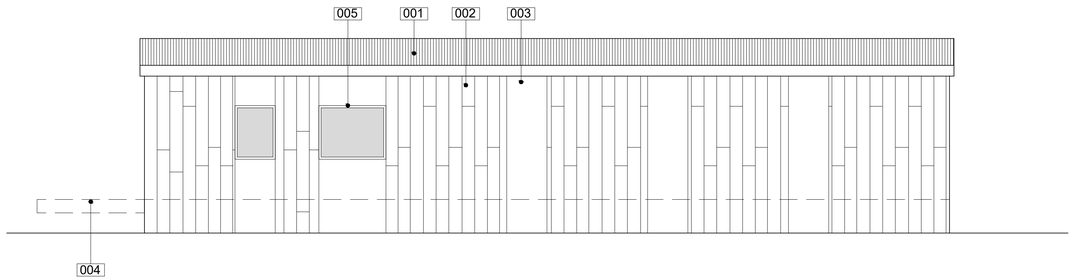
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FINISH MATERIALS

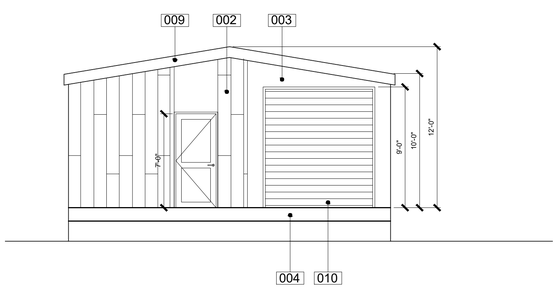
- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



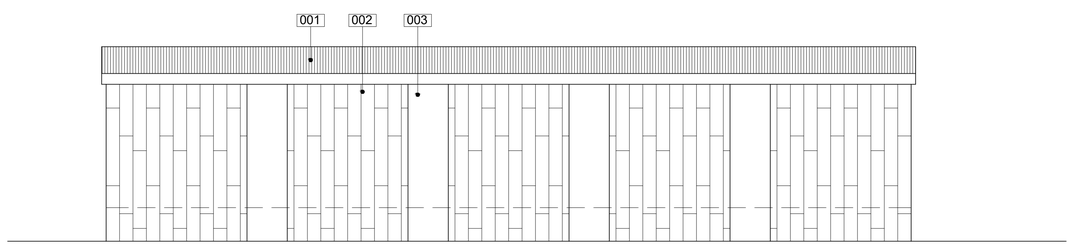
MAIN SHOP WEST ELEVATION SCALE 3/16" = 1'-0" 4



MAIN SHOP SOUTH ELEVATION SCALE 3/16" = 1'-0" 2



MAIN SHOP EAST ELEVATION SCALE 3/16" = 1'-0" 3



MAIN SHOP NORTH ELEVATION SCALE 3/16" = 1'-0" 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.839.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

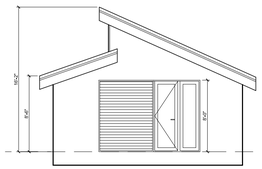
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

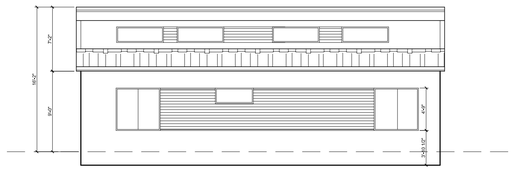
WORKSHOP ELEVATIONS

REV.	DATE

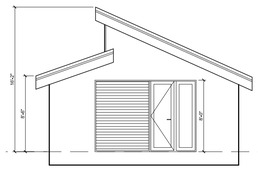
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A1.3



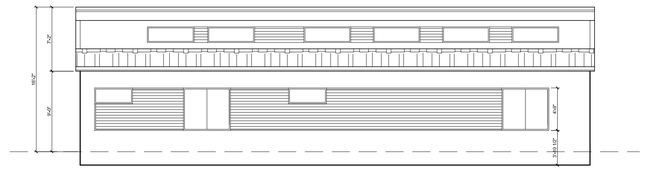
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 10



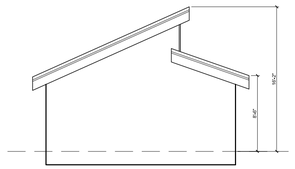
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 8



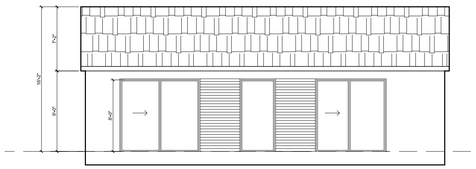
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 6



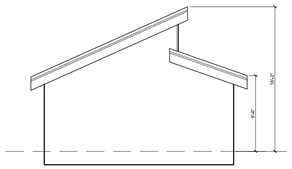
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 4



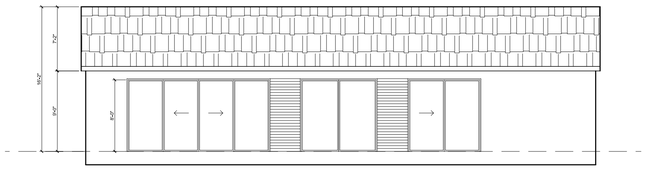
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 9



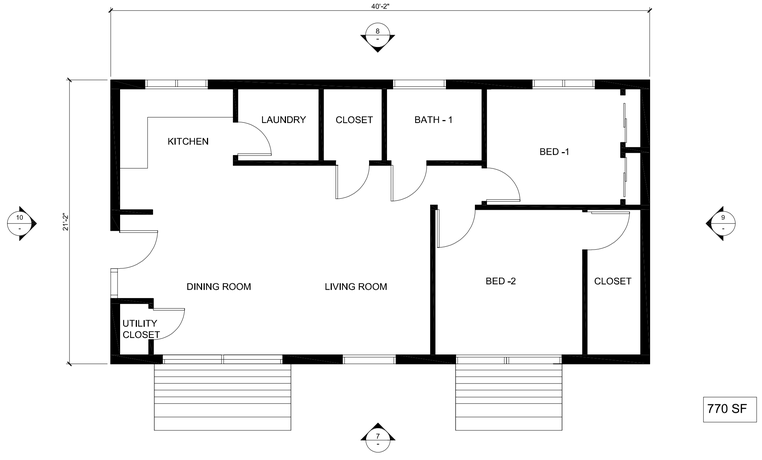
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 7



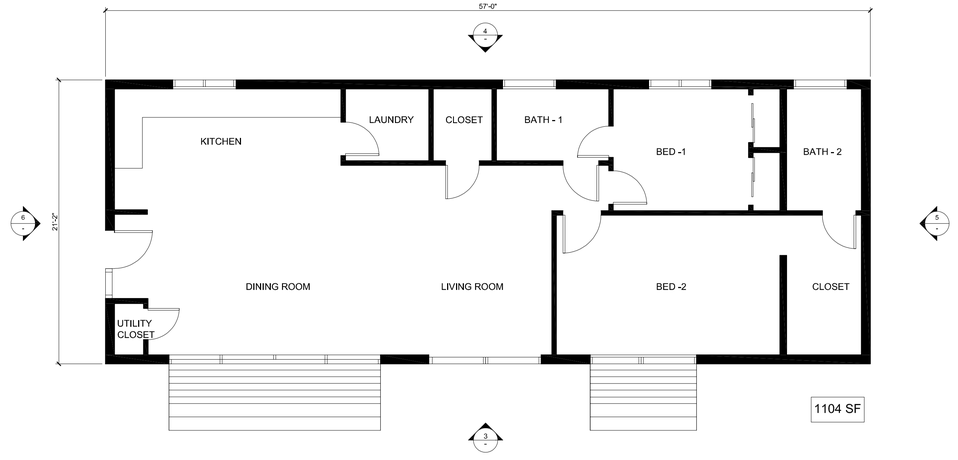
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 5



EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 3



MANAGEMENT HOUSING FLOOR PLAN - TYPE 2 | SCALE 3/16" = 1'-0" | 2



MANAGEMENT HOUSING FLOOR PLAN - TYPE 1 | SCALE 3/16" = 1'-0" | 1

Post Ranch Inn

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BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBW.NIEMANN@GMAIL.COM

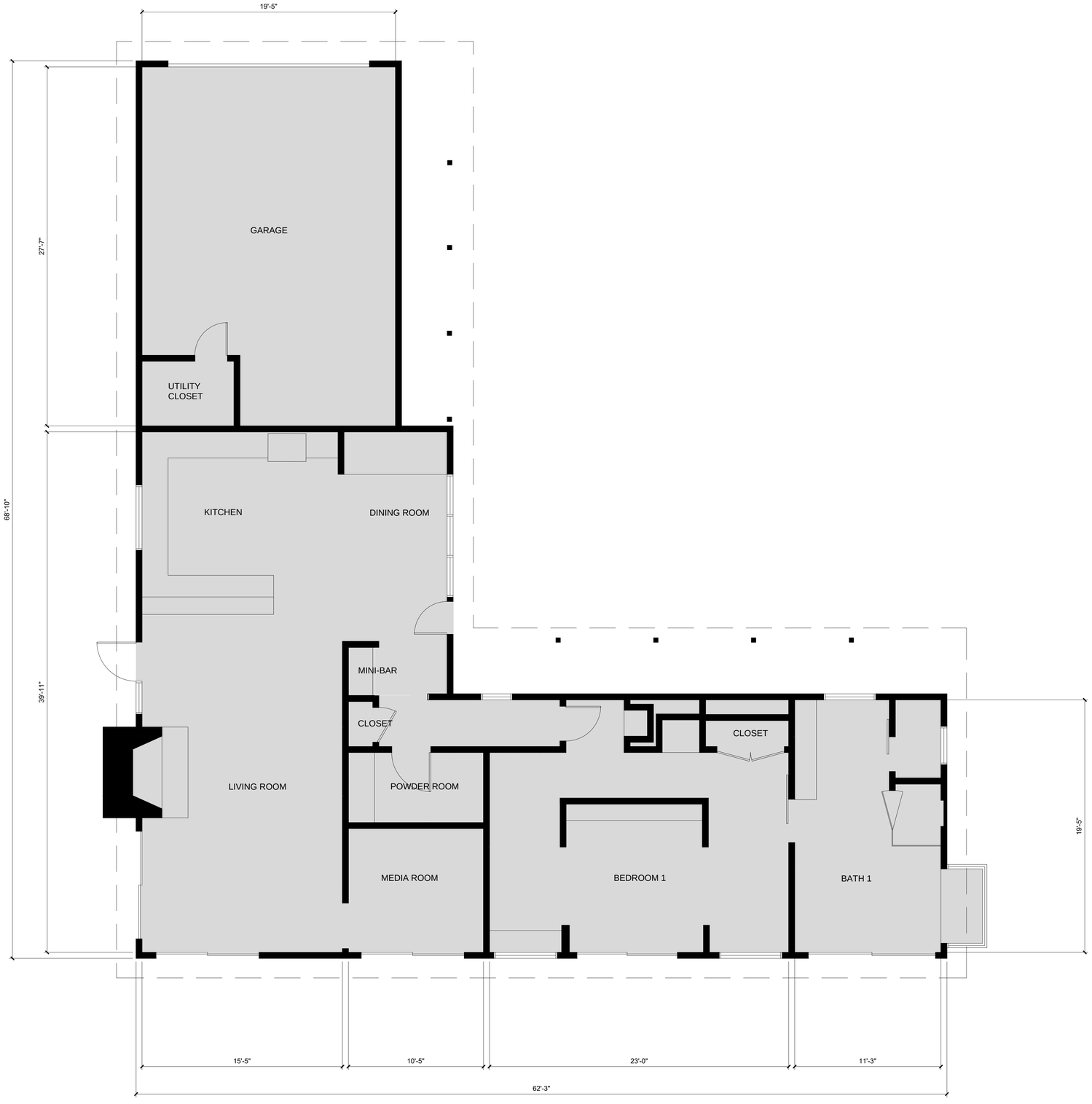
PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
MANAGEMENT HOUSING FLOOR PLAN & ELEVATIONS

REV.	DATE
1	10/19/2020

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.1

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



1. EXISTING TO REMAIN
2. NO EXTERIOR MODIFICATIONS

(E) POST HOUSE C1 SCALE 1/4" = 1'-0" 1

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN
NIKC NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBW.NIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

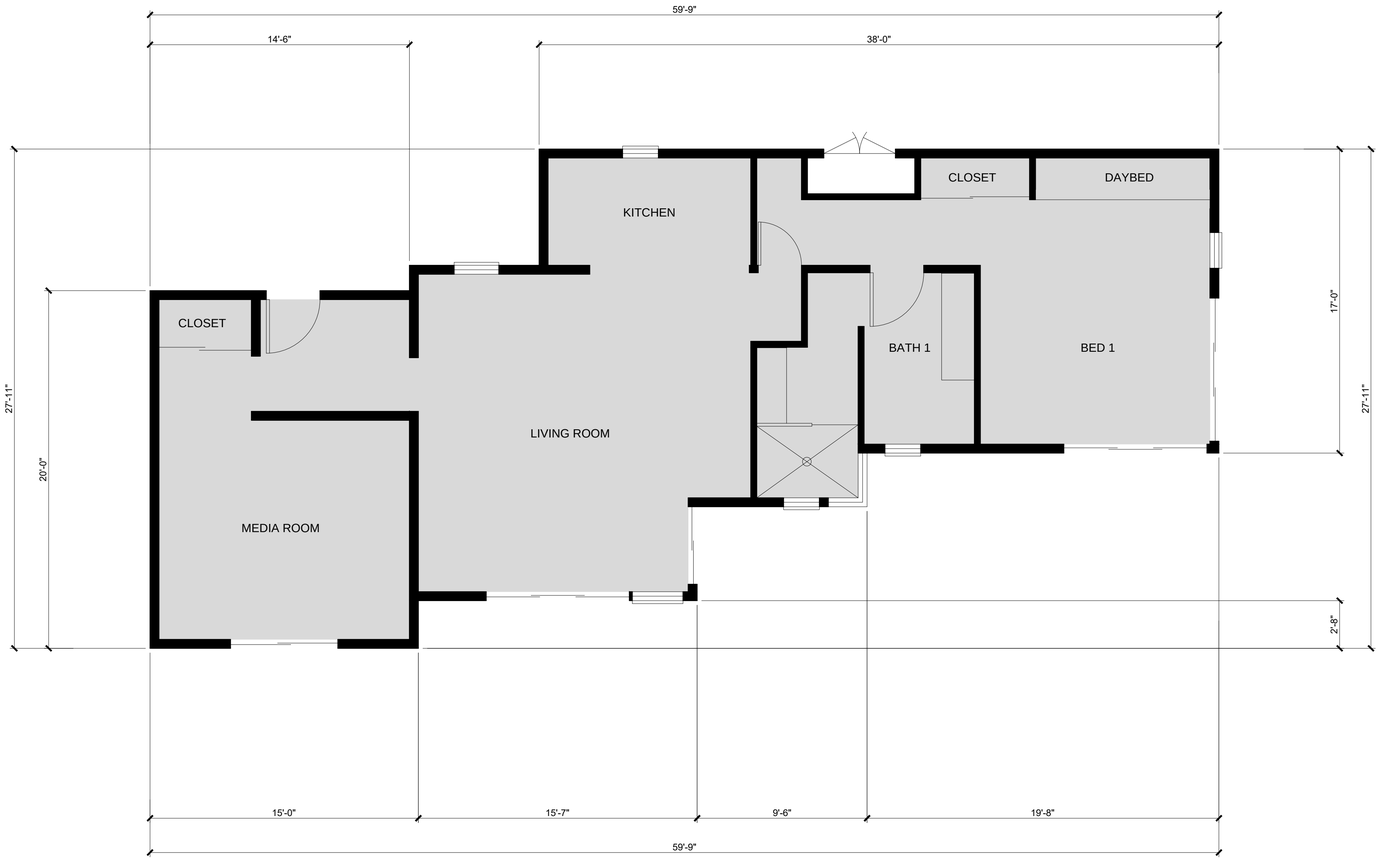
SHEET TITLE:
(E) POST HOUSE

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.2

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



1. EXISTING TO REMAIN
2. NO EXTERIOR MODIFICATIONS

(E) POST HOUSE CARETAKER'S UNIT C2 SCALE 1/4" = 1'-0" 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

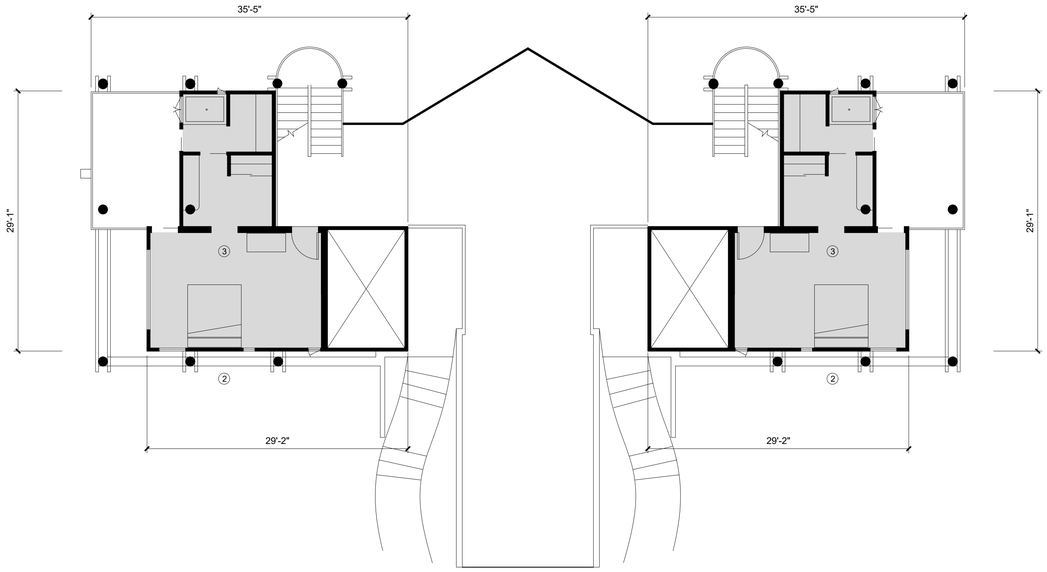
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

(E) POST HOUSE CARETAKER'S UNIT
MANAGER'S HOUSING

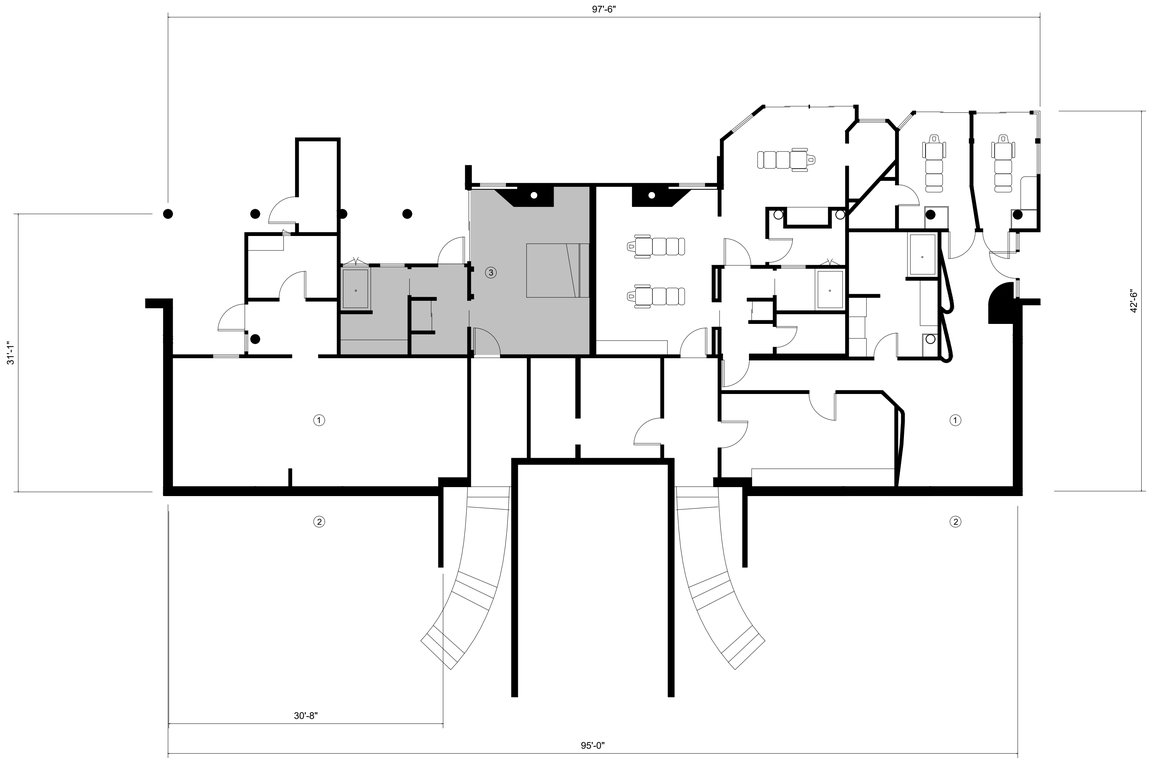
REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.3



1 EXISTING TO REMAIN
2 NO EXTERIOR MODIFICATIONS
3 EXISTING GUEST UNIT

(E) SPA, GUEST ROOMS & LIBRARY - SECOND FLOOR R6 SCALE 1/8" = 1'-0" 2



1 EXISTING TO REMAIN
2 NO EXTERIOR MODIFICATIONS
3 EXISTING GUEST UNIT

(E) SPA, GUEST ROOMS & LIBRARY - GROUND FLOOR R6 SCALE 1/8" = 1'-0" 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

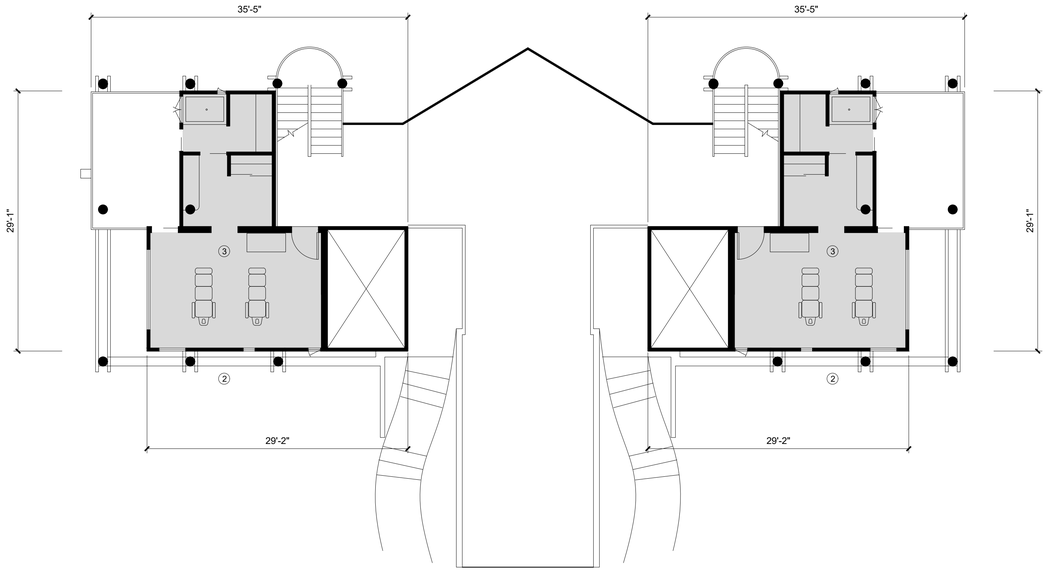
MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.839.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
(E) SPA, GUEST ROOMS & LIBRARY
EXISTING USES

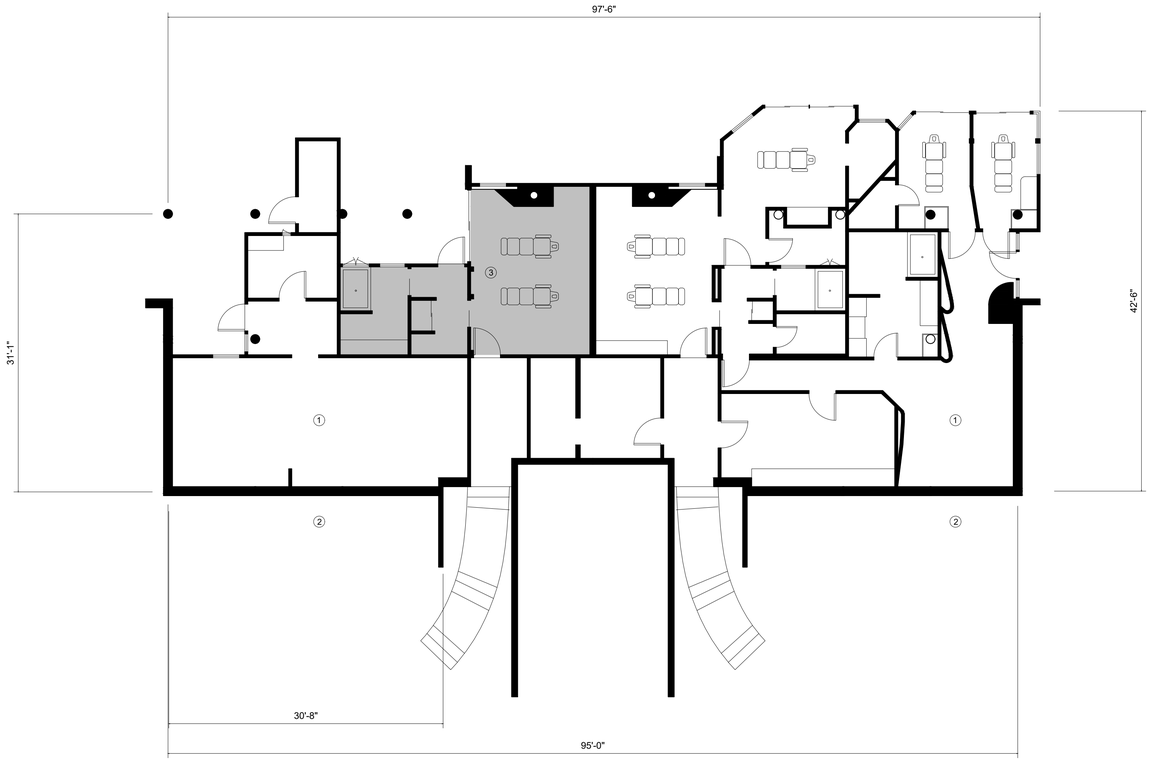
REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.4



1 EXISTING TO REMAIN
2 NO EXTERIOR MODIFICATIONS
3 PROPOSED SPA TREATMENT ROOM

(E) SPA, GUEST ROOMS & LIBRARY - SECOND FLOOR R6 | SCALE 1/8" = 1'-0" | 2



1 EXISTING TO REMAIN
2 NO EXTERIOR MODIFICATIONS
3 PROPOSED SPA TREATMENT ROOM

(E) SPA, GUEST ROOMS & LIBRARY - GROUND FLOOR R6 | SCALE 1/8" = 1'-0" | 1

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

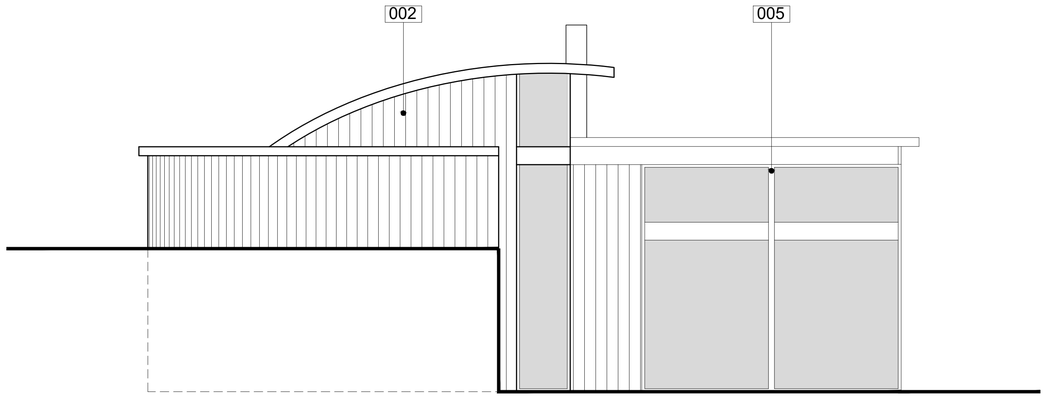
SHEET TITLE:
(E) SPA, GUEST ROOMS & LIBRARY
PROPOSED USES

REV.	DATE

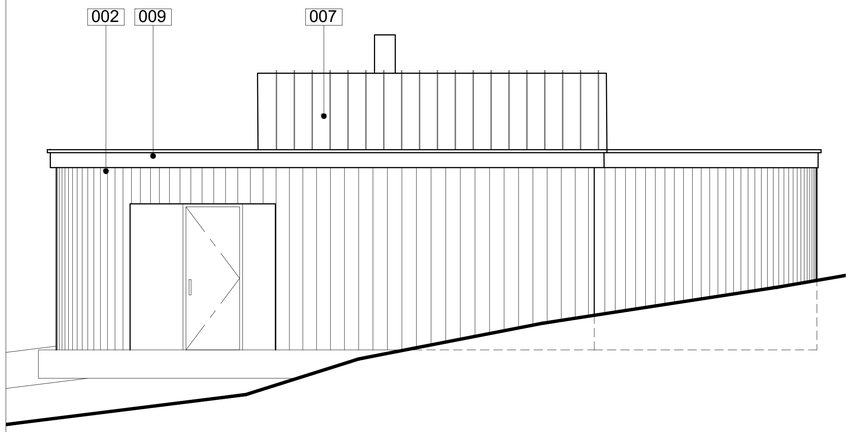
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.5

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



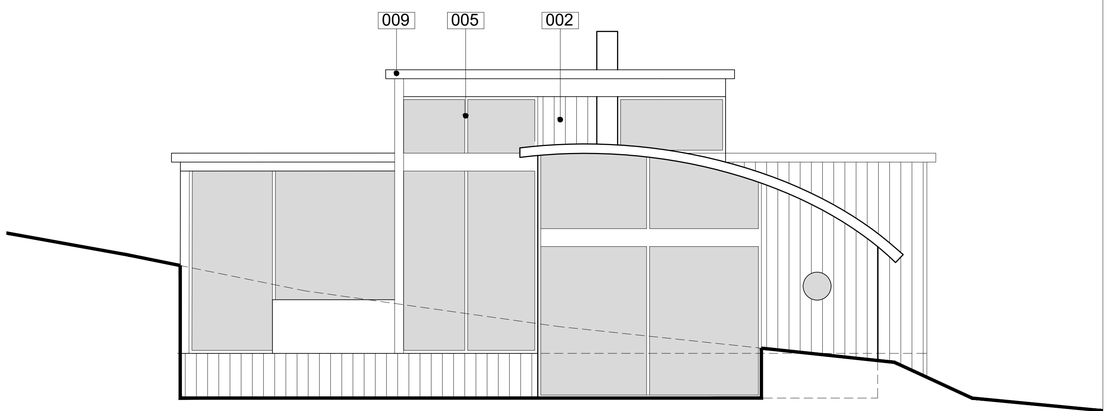
ELEVATION D | SCALE 1/4" = 1'-0" | 5



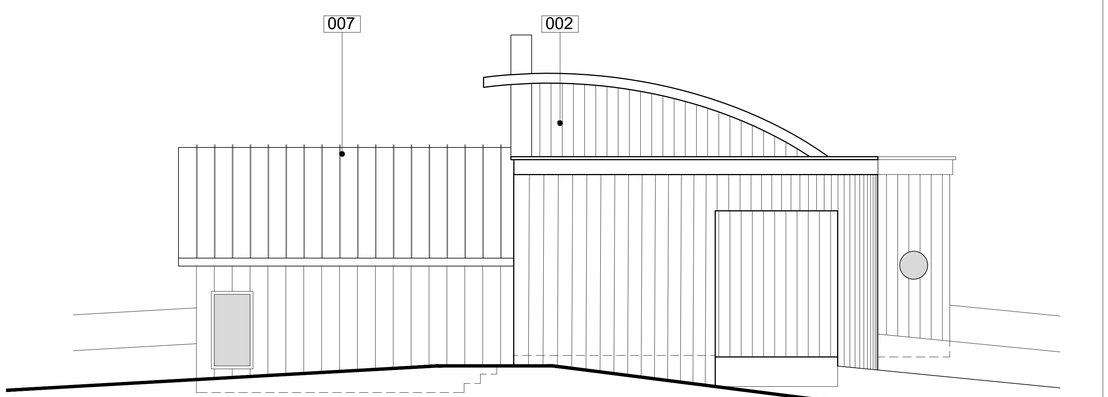
ELEVATION A | SCALE 1/4" = 1'-0" | 2

FINISH MATERIALS

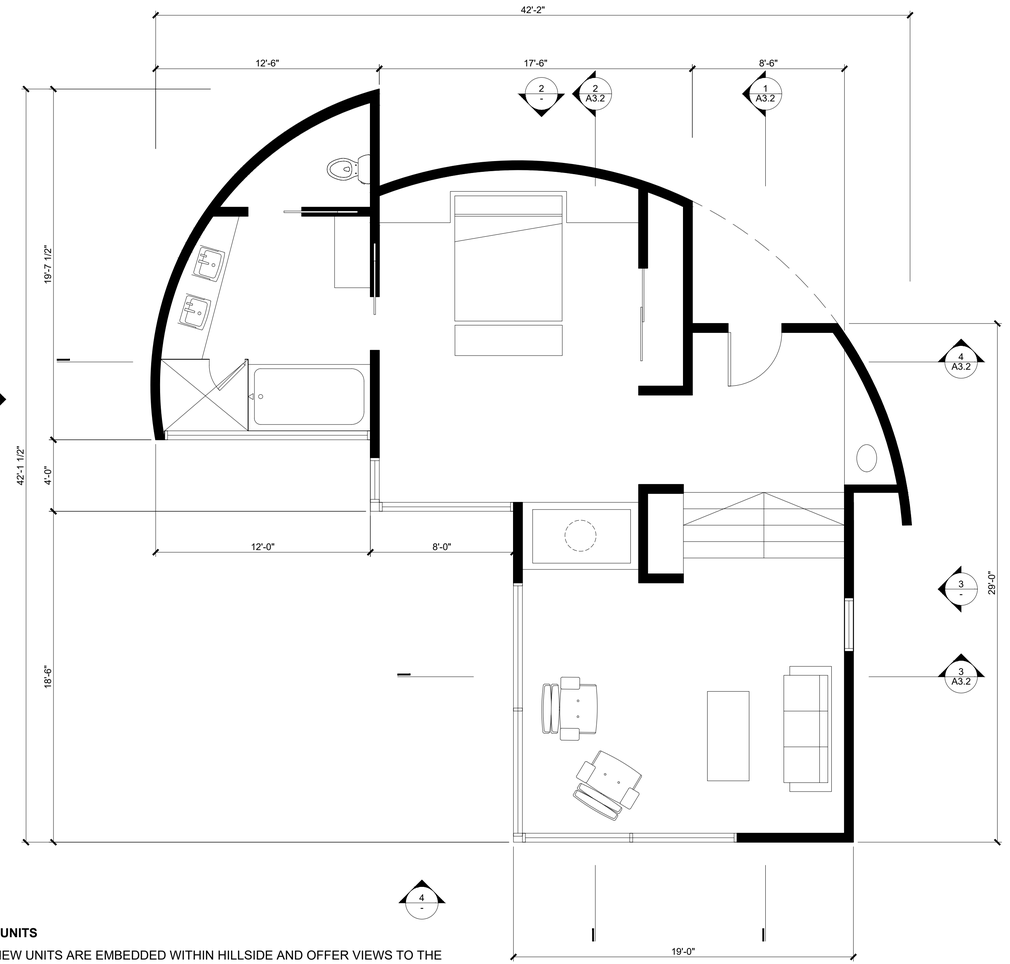
- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



ELEVATION C | SCALE 1/4" = 1'-0" | 4



ELEVATION B | SCALE 1/4" = 1'-0" | 3



GUEST UNIT 1 FLOOR PLAN | SCALE 1/4" = 1'-0" | 1

GUEST UNITS

THE 2 NEW UNITS ARE EMBEDDED WITHIN HILLSIDE AND OFFER VIEWS TO THE SOUTH. MAINTAINING A SIMILAR ARCHITECTURAL LANGUAGE TO THE EXISTING GUEST UNITS, EACH UNIT IS CLAD IN VERTICAL REDWOOD SIDING WITH CORTEN ROOFING AND DETAILS.

945 SF

Post Ranch Inn

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BIG SUR, CA 93920

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PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.839.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

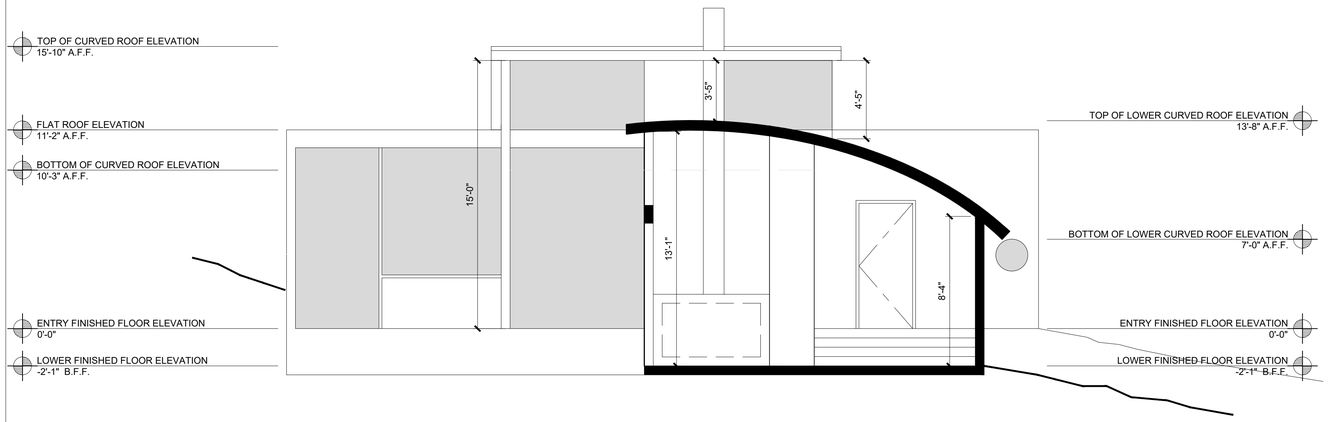
SHEET TITLE:
GUEST UNIT PLAN & ELEVATIONS

REV.	DATE

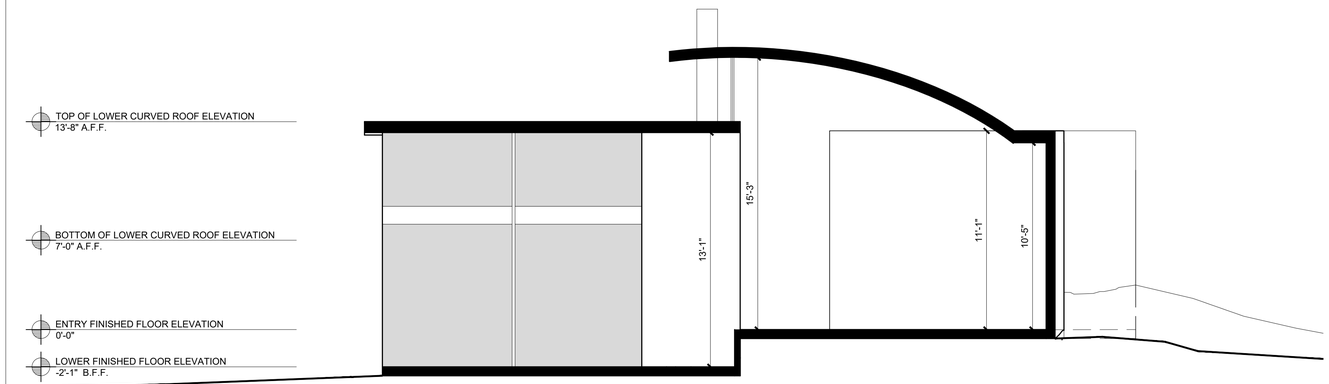
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A3.1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

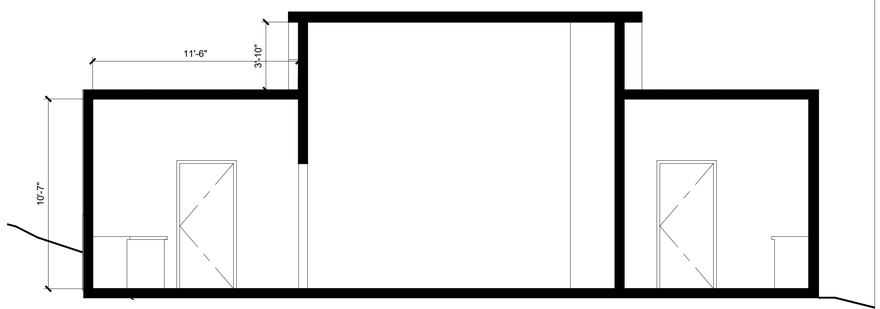
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



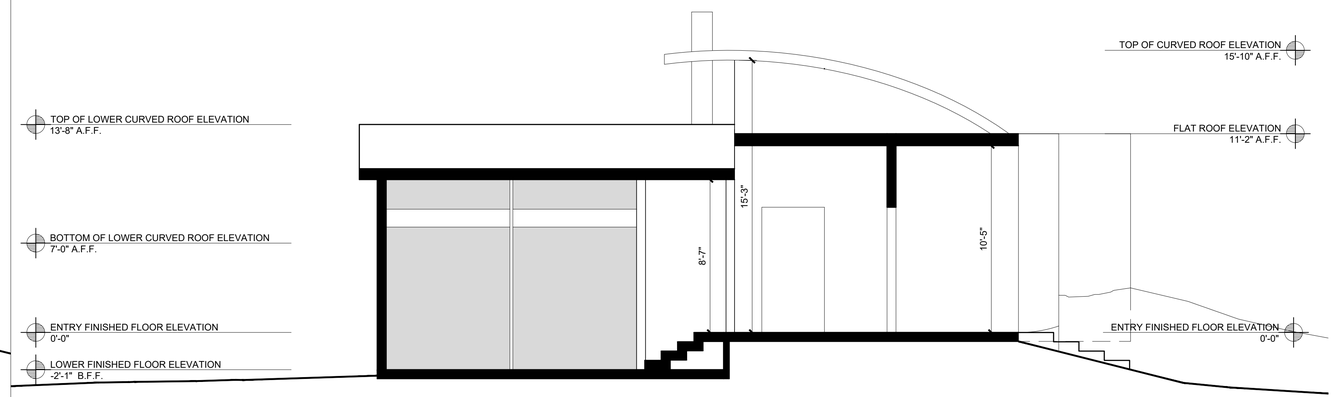
BUILDING SECTION | SCALE 1/4" = 1'-0" | 3



BUILDING SECTION | SCALE 1/4" = 1'-0" | 2



BUILDING SECTION | SCALE 1/4" = 1'-0" | 4



BUILDING SECTION | SCALE 1/4" = 1'-0" | 1

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BIG SUR, CA 93920

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PLANNING + DESIGN

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PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBW.NIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

GUEST UNIT SECTIONS

REV.	DATE

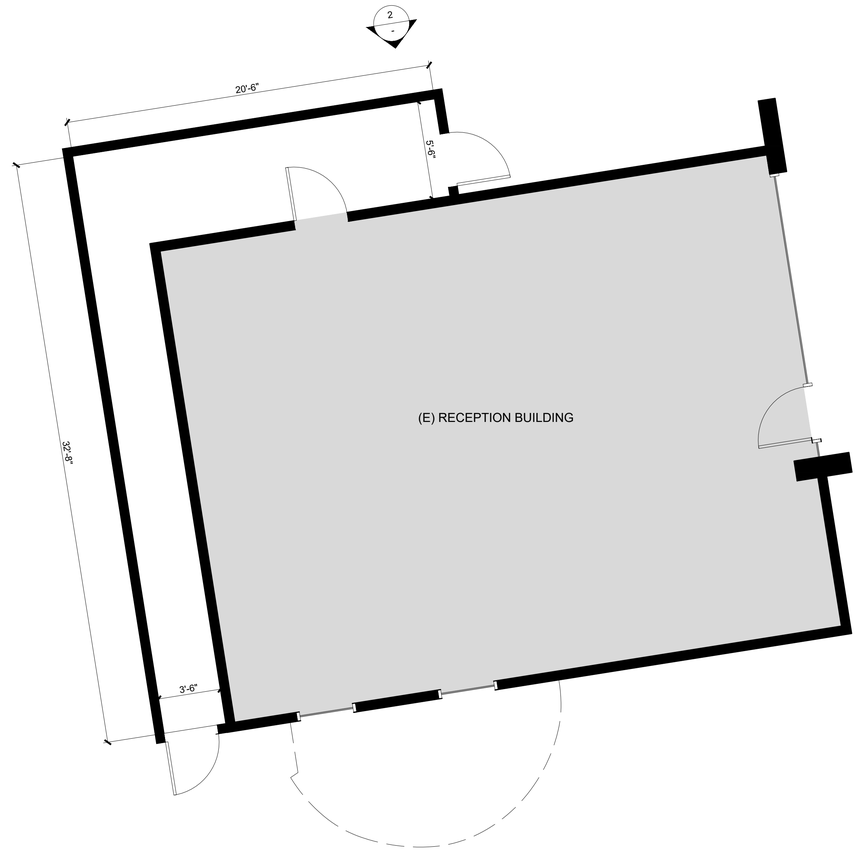
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A3.2

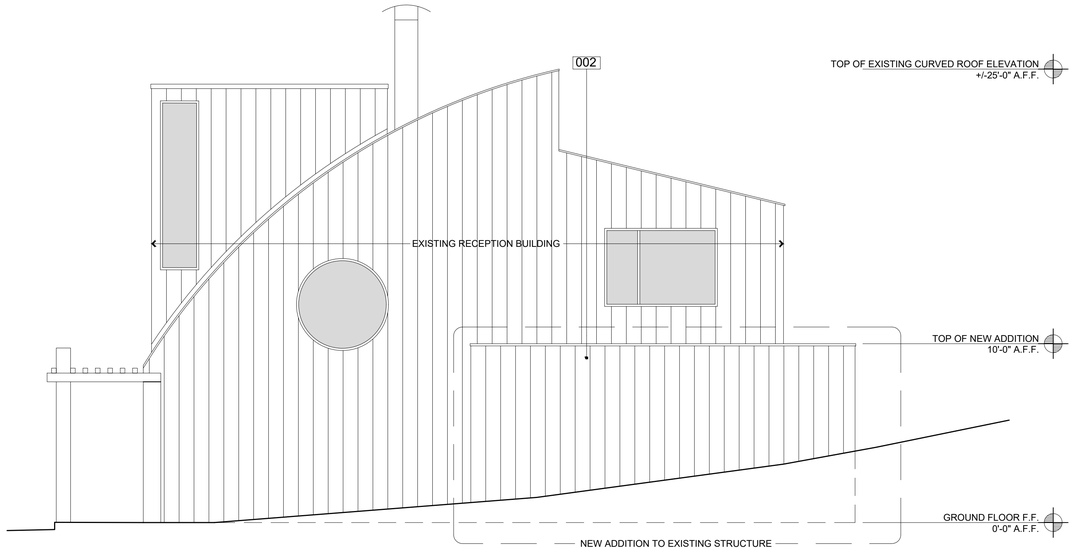
24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FINISH MATERIALS

- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES





RECEPTION ELEVATION | SCALE 1/4" = 1'-0" | 2

RECEPTION GROUND FLOOR PLAN R8 | SCALE 1/4" = 1'-0" | 1

138 SF

RECEPTION STORAGE & SERVER ROOM

A SINGLE STORY ADDITION TO THE EXISTING VAULTED STRUCTURE - ESTIMATED TO BE 10' IN HEIGHT AND CLAD IN VERTICAL REDWOOD SIDING TO MATCH ADJOINING STRUCTURE. NEW STRUCTURE TO BE LOCATED TO THE BACK OF THE RECEPTION BUILDING WITHIN THE AREA CONFINED BY EXISTING RETAINING WALL.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

OKB
PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

NIKC NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.839.3385 | PBW.NIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

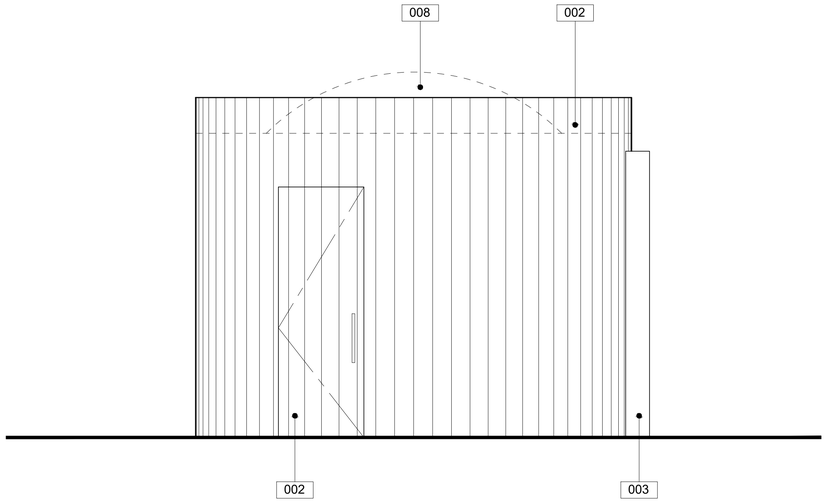
SHEET TITLE:
RECEPTION STORAGE & SERVER ROOM PLAN

REV.	DATE

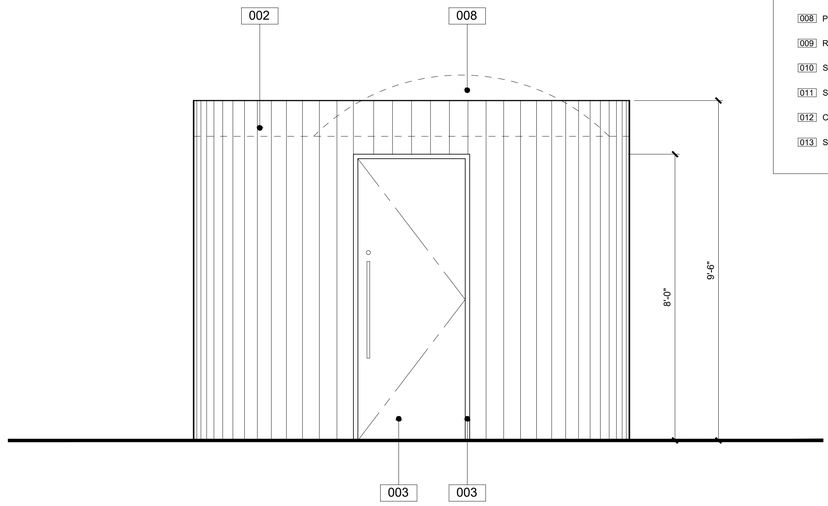
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A6.1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



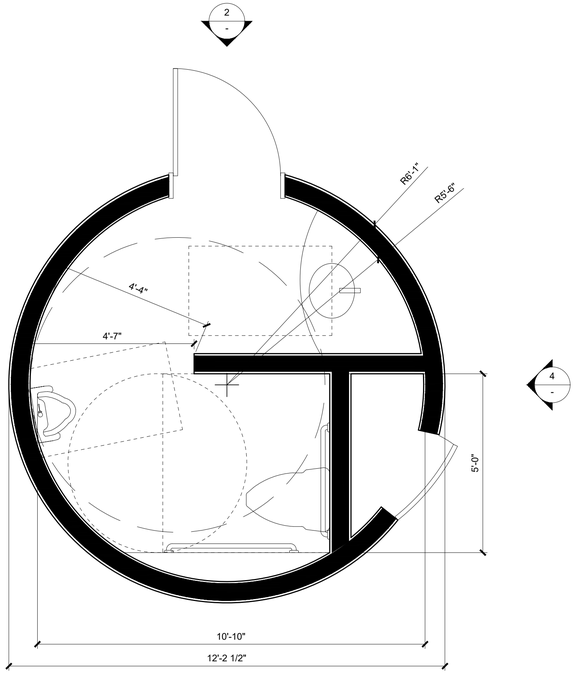
ELEVATION B | SCALE 1/2" = 1'-0" | 4



ELEVATION A | SCALE 1/2" = 1'-0" | 2

FINISH MATERIALS

001	CORRUGATED ROOF CORTEN PANELS
002	REDWOOD VERTICAL SIDING
003	FLAT CORTEN PANELS
004	HEAVY TIMBER
005	ALUMINUM WINDOW FRAMES
006	STEEL RAILINGS - MATCH EXISTING
007	CORTEN STANDING STEAM ROOF
008	POLYCARBONATE SKYLIGHT
009	REDWOOD 1X12 FACIA
010	STEEL VERTICAL LIFT GARAGE DOOR
011	SOLID WOOD DOOR
012	CORRUGATED WALL CORTEN PANELS
013	STEEL WINDOW FRAMES



95 SF

RESTROOM FLOOR PLAN | SCALE 1/2" = 1'-0" | 1

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
RESTROOM PLAN & ELEVATIONS

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A7.1

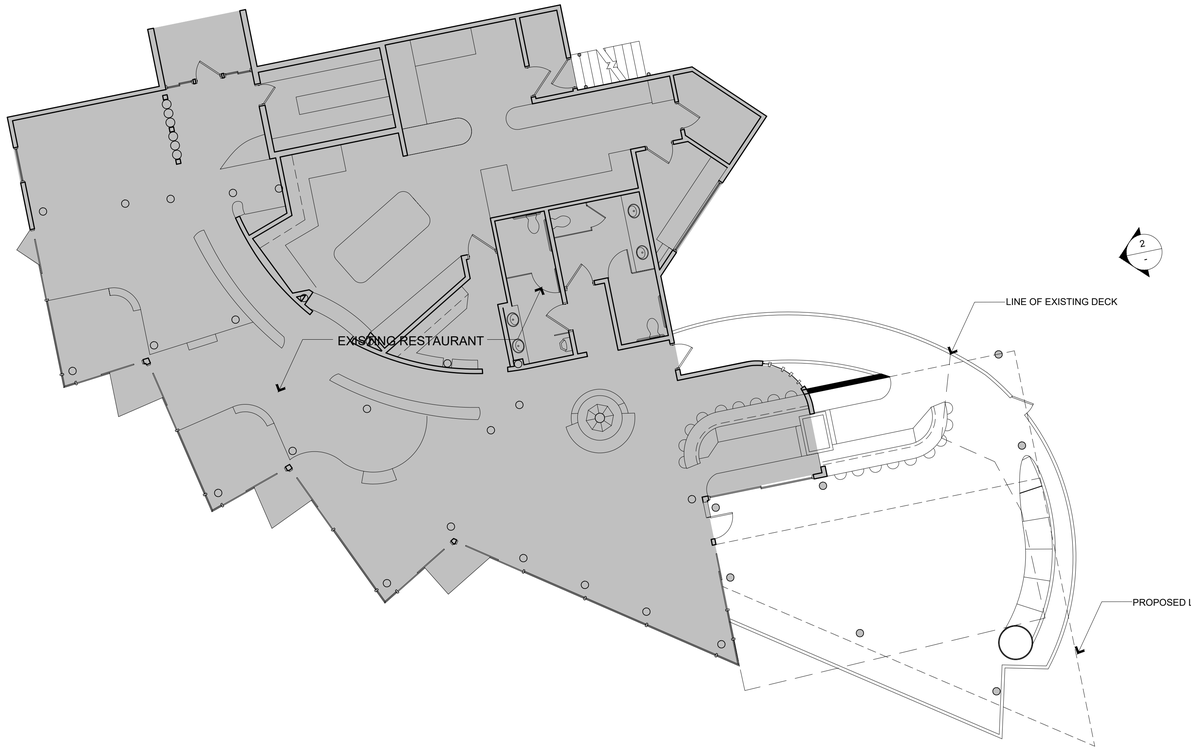
24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FINISH MATERIALS

- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES

RESTAURANT EXPANSION ELEVATION | SCALE 1/8" = 1'-0" | 2



1502 SF

RESTAURANT EXPANSION

UTILIZING THE EXISTING DECK SPACE TO RECONFIGURE THE INFORMAL DINING AREA AND EXPANDING F & B SERVICE TO THE EXISTING OUTDOOR BAR. THE OPEN CANOPY STRUCTURE WILL HAVE A LOUVERED ROOF AND LIMITED VISION PARTITIONING TO THE EAST.

RESTAURANT EXPANSION FLOOR PLAN R9 | SCALE 1/8" = 1'-0" | 1

Post Ranch Inn

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BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.839.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

RESTAURANT EXPANSION PLAN

REV.	DATE

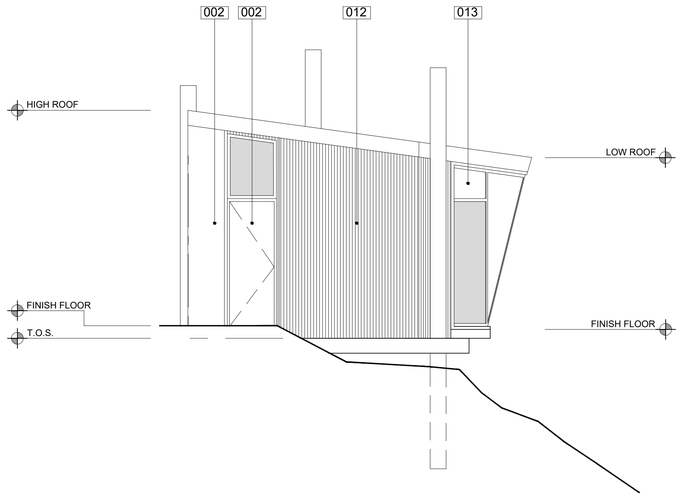
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A7.2

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

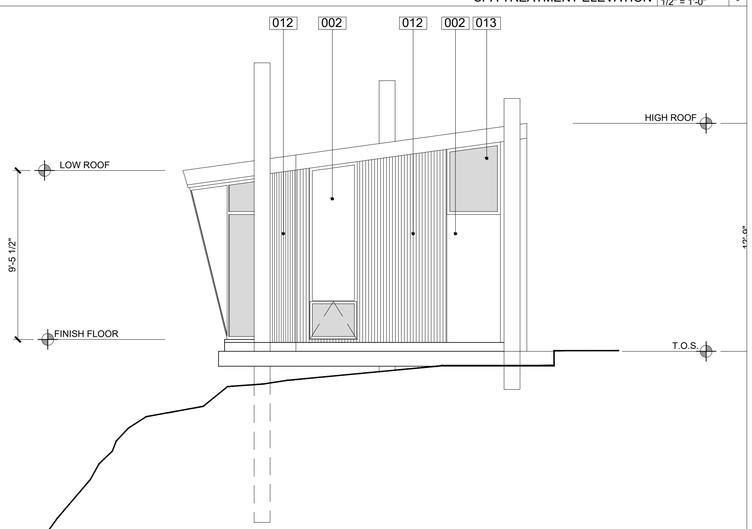
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FINISH MATERIALS

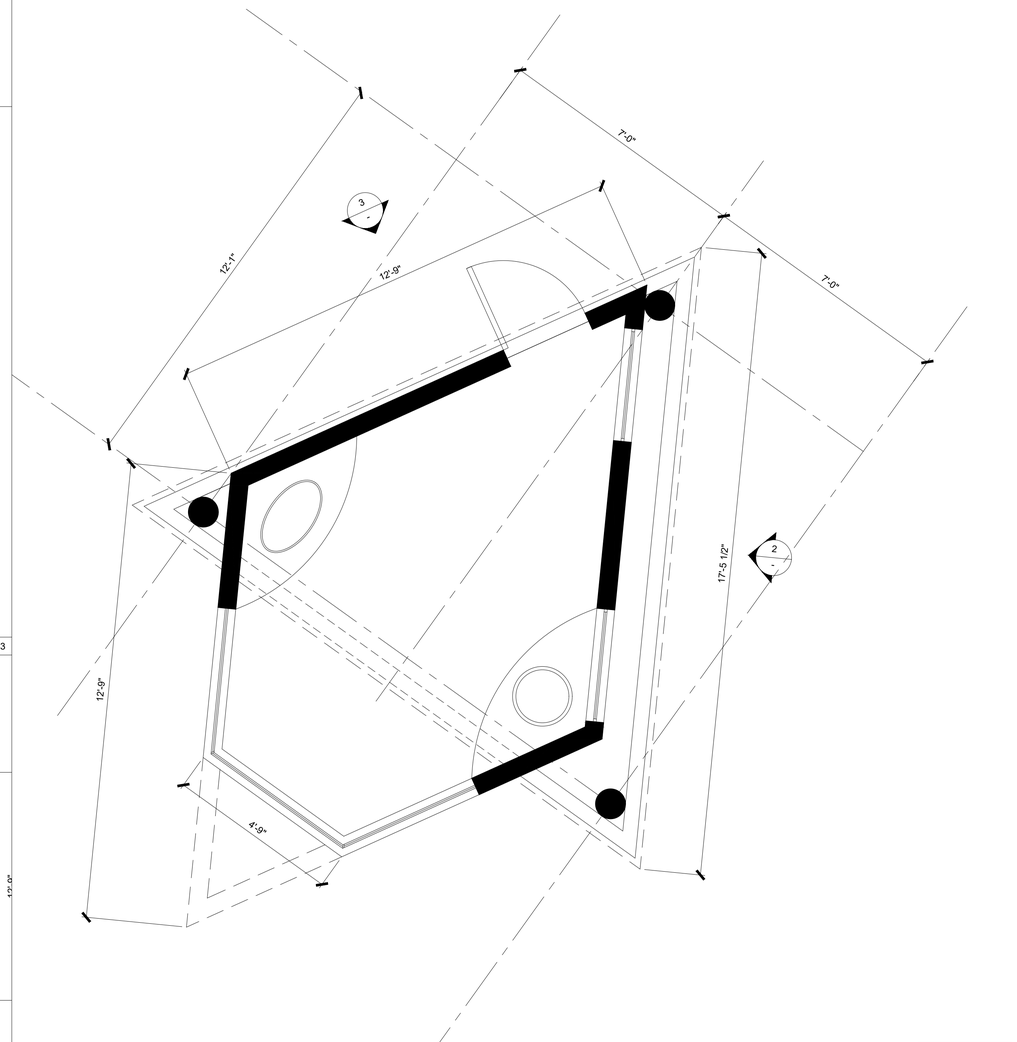
- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



SPA TREATMENT ELEVATION | SCALE 1/2" = 1'-0" | 3



SPA TREATMENT ELEVATION | SCALE 1/2" = 1'-0" | 2



108 SF

MASSAGE SCULPTURE

A SMALL STRUCTURE THAT WILL BE CLAD IN CORTEN IN AN ABSTRACT FORM WITH AN ESTIMATED SLOPING VOLUME FROM 10' TO 13' IN HEIGHT.

SPA TREATMENT ROOM PLAN | SCALE 1/2" = 1'-0" | 1

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

NIKKI NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
SPA TREATMENT ROOM PLAN

REV.	DATE

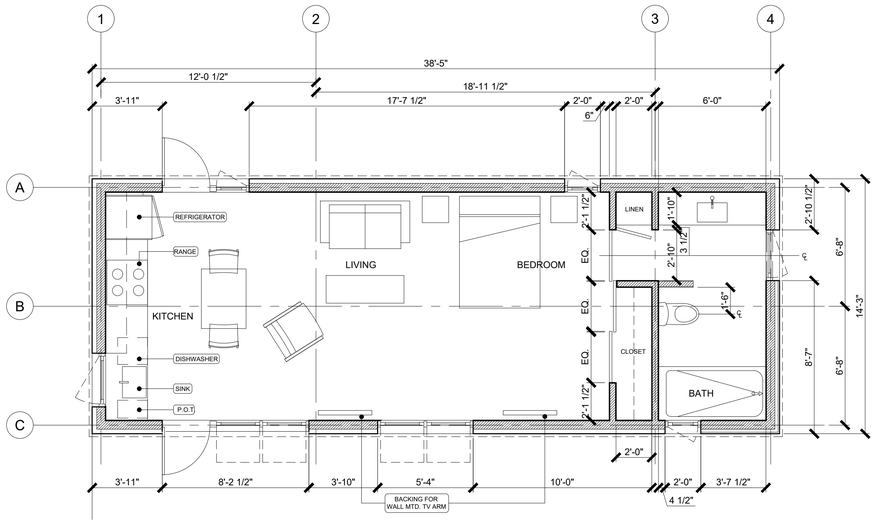
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A7.3

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

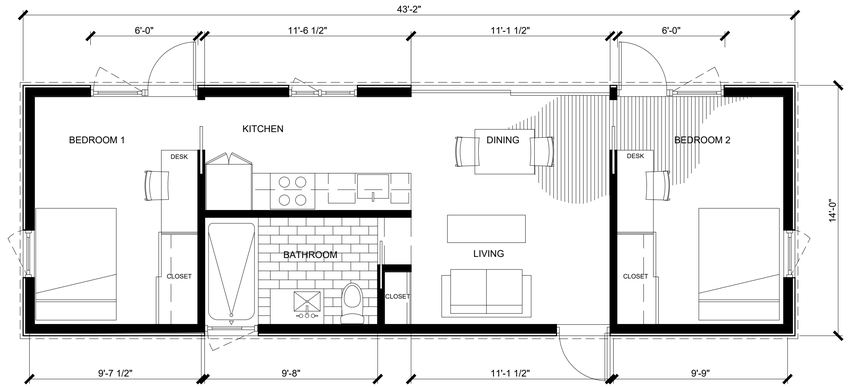
NOT USED | SCALE NTS | 4

NOT USED | SCALE NTS | 3



470 SF

SINGLE UNIT PLAN | SCALE 1/4" = 1'-0" | 2



NW EMPLOYEE HOUSING

NEW TWO-STORY PREFABRICATED HOUSING UNITS THAT WILL BE SIMILAR TO RECENTLY COMPLETED EMPLOYEE HOUSING LOCATED NEARBY. THE UNITS WILL BE CLAD IN CORTEN STEEL.

519 SF

DOUBLE UNIT PLAN | SCALE 1/4" = 1'-0" | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

NW EMPLOYEE UNIT PLANS

REV.	DATE

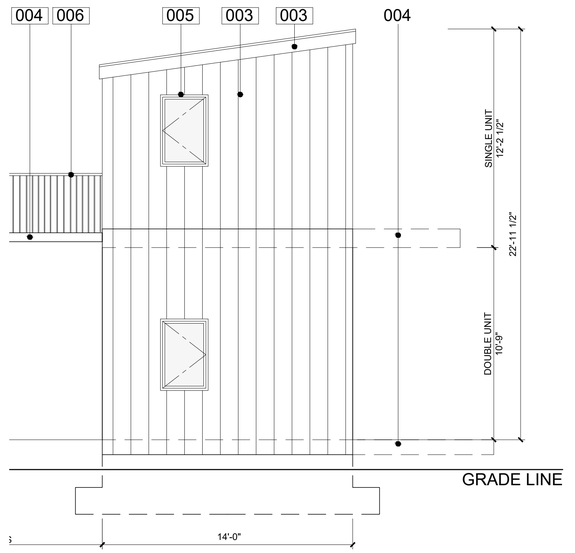
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A8.1

NOT USED | SCALE NTS | 4

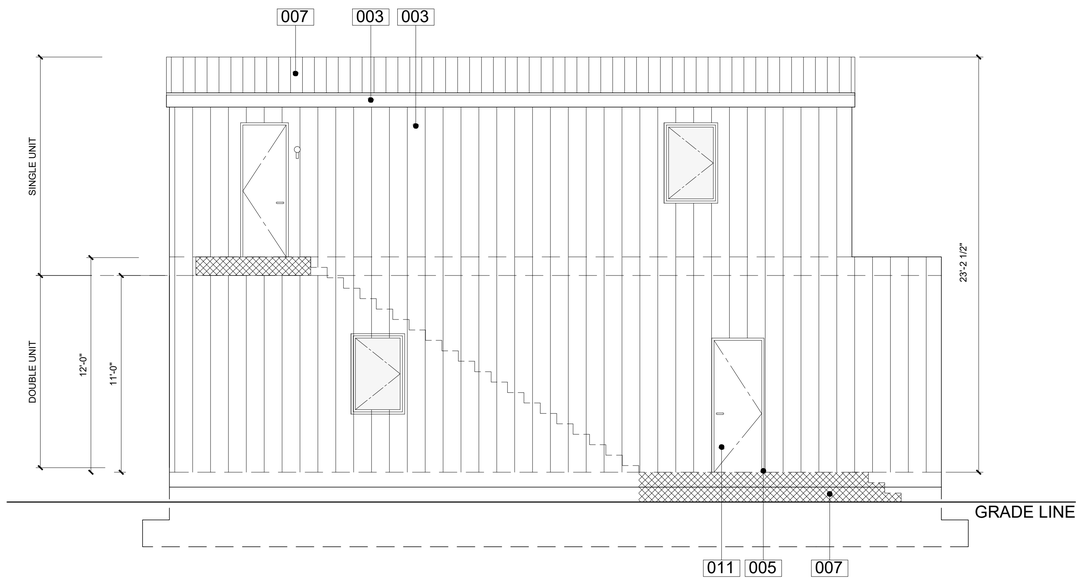
NOT USED | SCALE NTS | 3

FINISH MATERIALS

- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



END ELEVATION | SCALE 1/4" = 1'-0" | 2



ENTRY ELEVATION | SCALE 1/4" = 1'-0" | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

NW EMPLOYEE UNIT ELEVATIONS

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A8.2

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

LANDSCAPE PLANTING AND HABITAT RESTORATION CONCEPT

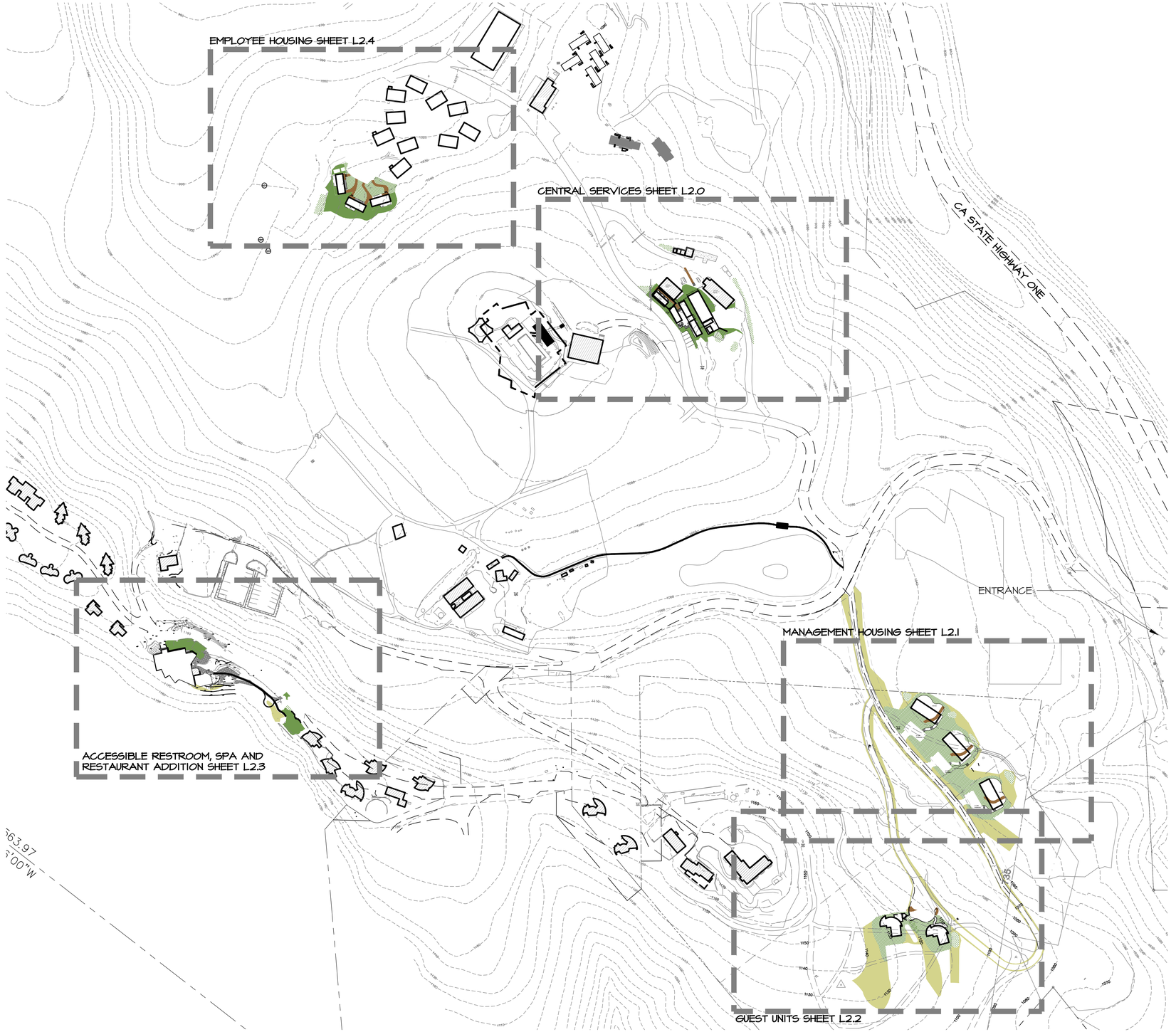
DRAW FROM THE SURROUNDING NATURAL PLANT COMMUNITIES TO KNIT THE NEW DEVELOPMENT INTO THE SURROUNDING NATURAL LANDSCAPE.

GENERAL NOTES

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL EROSION CONTROL, GRADING, AND DRAINAGE INFORMATION AND WALL ELEVATIONS.
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR PROTECTION OF ALL EXISTING TREES AND VEGETATION TO REMAIN.
3. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DETAILS, FLOOR PLANS, AND ELEVATIONS.
4. ALL AREAS DISTURBED BY GRADING OR CONSTRUCTION SHALL BE FULLY RESTORED TO NATURAL CONDITION OR PLANTED AS DESCRIBED ON LANDSCAPE ARCHITECT AND CIVIL ENGINEER DRAWINGS.
5. REFER TO CIVIL ENGINEERING DRAWINGS FOR EMERGENCY VEHICLE ACCESS.
6. IRRIGATION:
   ALL PLANTINGS WILL BE IRRIGATED WITH LOW-FLOW, MATCHED PRECIPITATION RATE EMITTERS AND CONTROLLED BY WEATHER-BASED CONTROLLER WITH RAIN SENSOR.
7. LIGHTING:
   ALL SITE LIGHTING TO BE DARK SKY, LOW LEVEL, LED AND MATCH EXISTING LOOK AND CHARACTER.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- CONSTRUCTION ACCESS
- ACCESSIBLE ACCESS
- DRAINAGE
- LEACHFIELD
- (N) NEW
- (E) EXISTING
- EXISTING TREE
- PEDESTRIAN PATH
- COASTAL SCRUB/PERENNIALS
- GRASSLAND/COASTAL PRAIRIE
- DRAINAGE BASIN
- WOODLAND



PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-360 FCE Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L1.0 Overall, 5/16/2018 3:06:51 PM, DWG TO PDF.pc3, ANSI C (17.00 x 22.00 Inches), 24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

GENERAL DEVELOPMENT PLAN
NO. 01-S605
EXP. 12/31/18

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
OVERALL LANDSCAPE SITE PLAN AND KEY PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L1.0

LEGEND

- GREEN ZONE (0-30 FEET)
- MANAGEMENT ZONE (30-100 FEET)

FUEL MANAGEMENT NOTES:

1. GREEN ZONE (0-30 FEET) THE LANDSCAPING AREA AROUND ALL STRUCTURES. SHRUBS WITHIN THIS ZONE SHALL NOT BE CONTIGUOUS WITH EACH OTHER (HORIZONTAL SPACE BETWEEN THEM), NOR CONTIGUOUS WITH TREES (VERTICAL SPACE ABOVE THEM); A 5-FOOT STRIP OF NON-FLAMMABLE SPACE SUCH AS BARE GROUND, PATIO, GRAVEL, AND/OR SUCCULENTS WILL BE MAINTAINED; ALL DEAD BRANCHES WILL BE REMOVED; ALL PLANTINGS IN THIS ZONE WILL BE IRRIGATED AND PLANTED WITH LOW FUEL LEVEL SPECIES.

2. MANAGEMENT ZONE (30-100 FEET) THE AREA BETWEEN 30-100 FEET FROM ALL STRUCTURES AND 15 FEET FROM THE EDGE OF THE DRIVEWAY. ALL WEEDS AND POISON OAK WILL BE MOWED AND SMALL TREE BRANCHES WILL BE TRIMMED UP TO ONE-THIRD THE HEIGHT OF THE TREE OR 8 FEET, WHICHEVER IS LESS.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-360 FCE Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L1.1 Fuel Management, 5/16/2018 1:50:47 PM, DWG, ANSI C (22" x 34")
24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources

1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

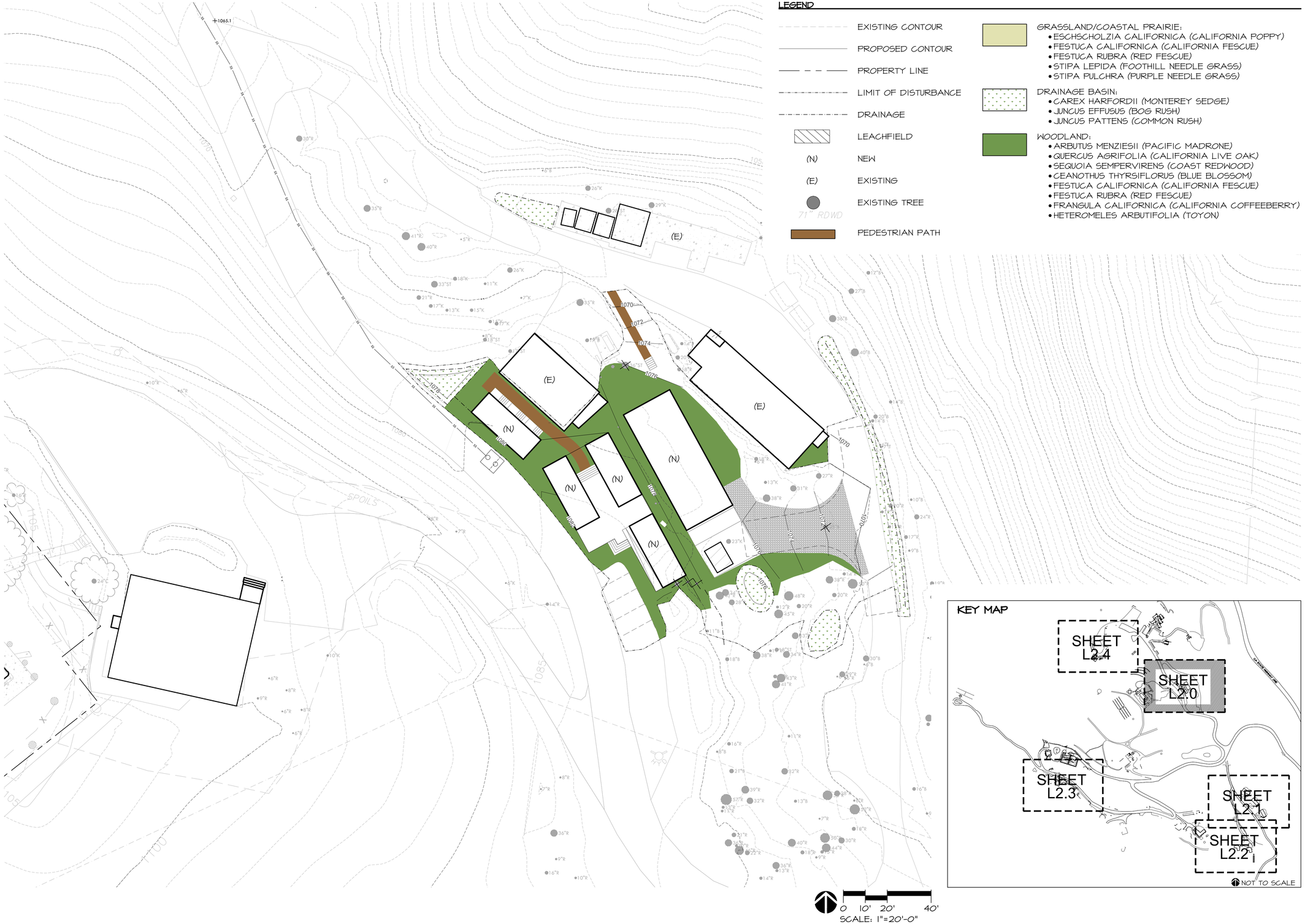
GENERAL DEVELOPMENT PLAN
NO. 01-5605
EXP. 12/31/18

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
FUEL MANAGEMENT SITE PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L1.1



PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ, CA 95060
PHONE 831.423.6040 I FAX 831.423.6054
EMAIL JLJ@JLJA.COM I WWW.JLJA.COM
California Landscape Architect License 3963

DESIGN DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

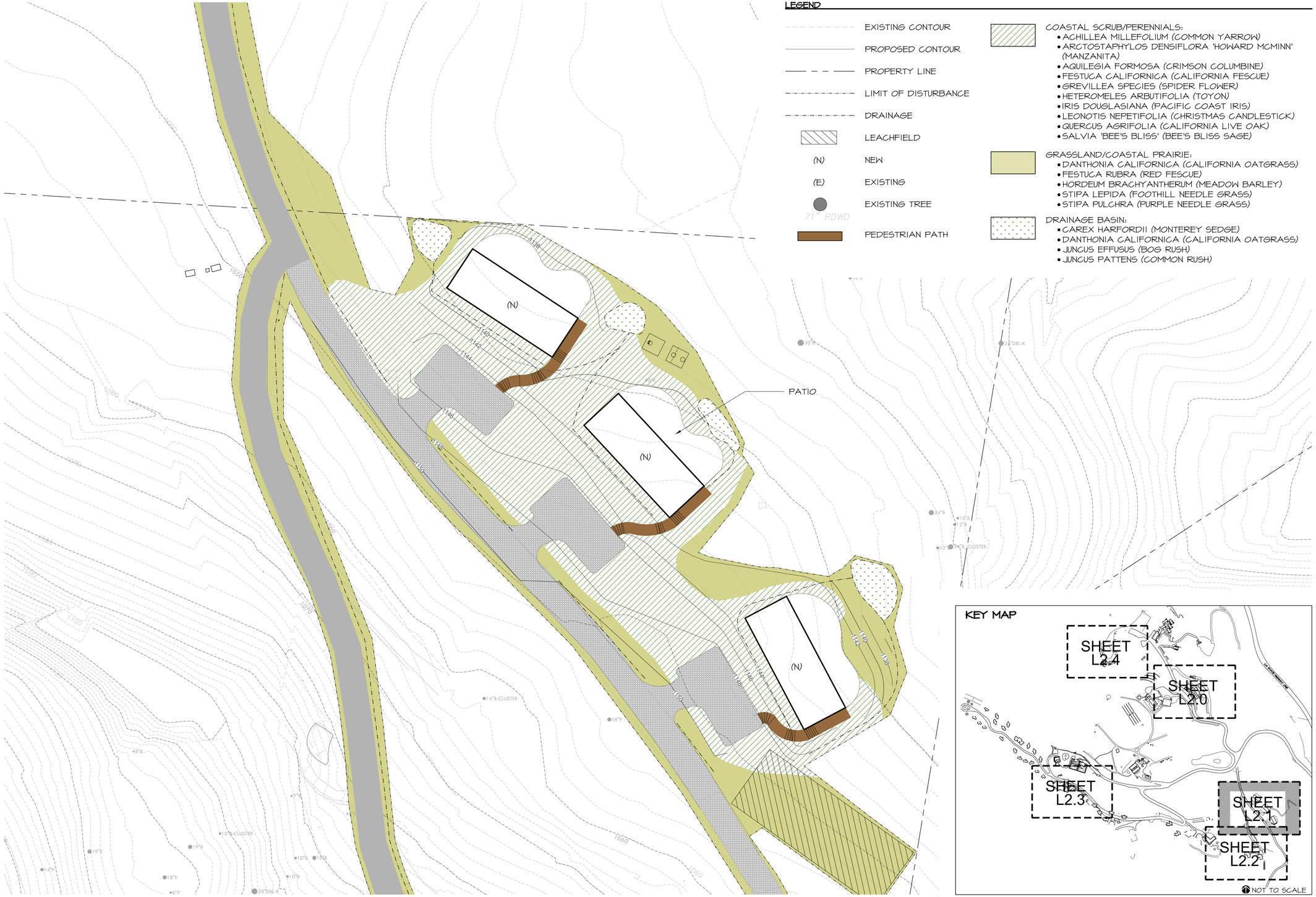
SHEET TITLE:
CENTRAL SERVICES
LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY:	MO
CHECKED BY:	JLJ
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L2.0
OF	

T:\PROJECTS\16-340\FCE-Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L2.0 Central Services, 11/16/2016 2:39:01 PM, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- DRAINAGE
- LEACHFIELD
- (N) NEW
- (E) EXISTING
- EXISTING TREE (71" RDWD)
- PEDESTRIAN PATH

COASTAL SCRUB/PERENNIALS:
- ACHILLEA MILLEFOLIUM (COMMON YARROW)
- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' (MANZANITA)
- AQUILEGIA FORMOSA (CRIMSON COLUMBINE)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- GREVILLEA SPECIES (SPIDER FLOWER)
- HETEROMELES ARBUTIFOLIA (TOYON)
- IRIS DOUGLASIANA (PACIFIC COAST IRIS)
- LEONOTIS NEPETIFOLIA (CHRISTMAS CANDLESTICK)
- QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK)
- SALVIA 'BEE'S BLISS' (BEE'S BLISS SAGE)

GRASSLAND/COASTAL PRAIRIE:
- DANTHONIA CALIFORNICA (CALIFORNIA OATGRASS)
- FESTUCA RUBRA (RED FESCUE)
- HORDEUM BRACHYANTHERUM (MEADOW BARLEY)
- STIPA LEPIDA (FOOTHILL NEEDLE GRASS)
- STIPA PULCHRA (PURPLE NEEDLE GRASS)

DRAINAGE BASIN:
- CAREX HARFORDII (MONTEREY SEDGE)
- DANTHONIA CALIFORNICA (CALIFORNIA OATGRASS)
- JUNCUS EFFUSUS (BOG RUSH)
- JUNCUS PATTENS (COMMON RUSH)

KEY MAP

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

T:\PROJECTS\16-360.FCE-Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, 11/16/2016 4:40:29 PM, DWG To PDF.pc3

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ, CA 95060
PHONE 831.423.6040 I FAX 831.423.6054
EMAIL JLJ@JLJA.COM I WWW.JLJA.COM
California Landscape Architect License 3963

REGISTERED LANDSCAPE ARCHITECT JONI L. JANECKI No. 3963 9/24/18 STATE OF CALIFORNIA

DEPARTMENT COPY

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
MANAGEMENT HOUSING
LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY:	MO
CHECKED BY:	JLJ
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L2.1
	OF _

A B C D E F G H I J K L M N O P

1 2 3 4 5 6 7 8 9 10 11

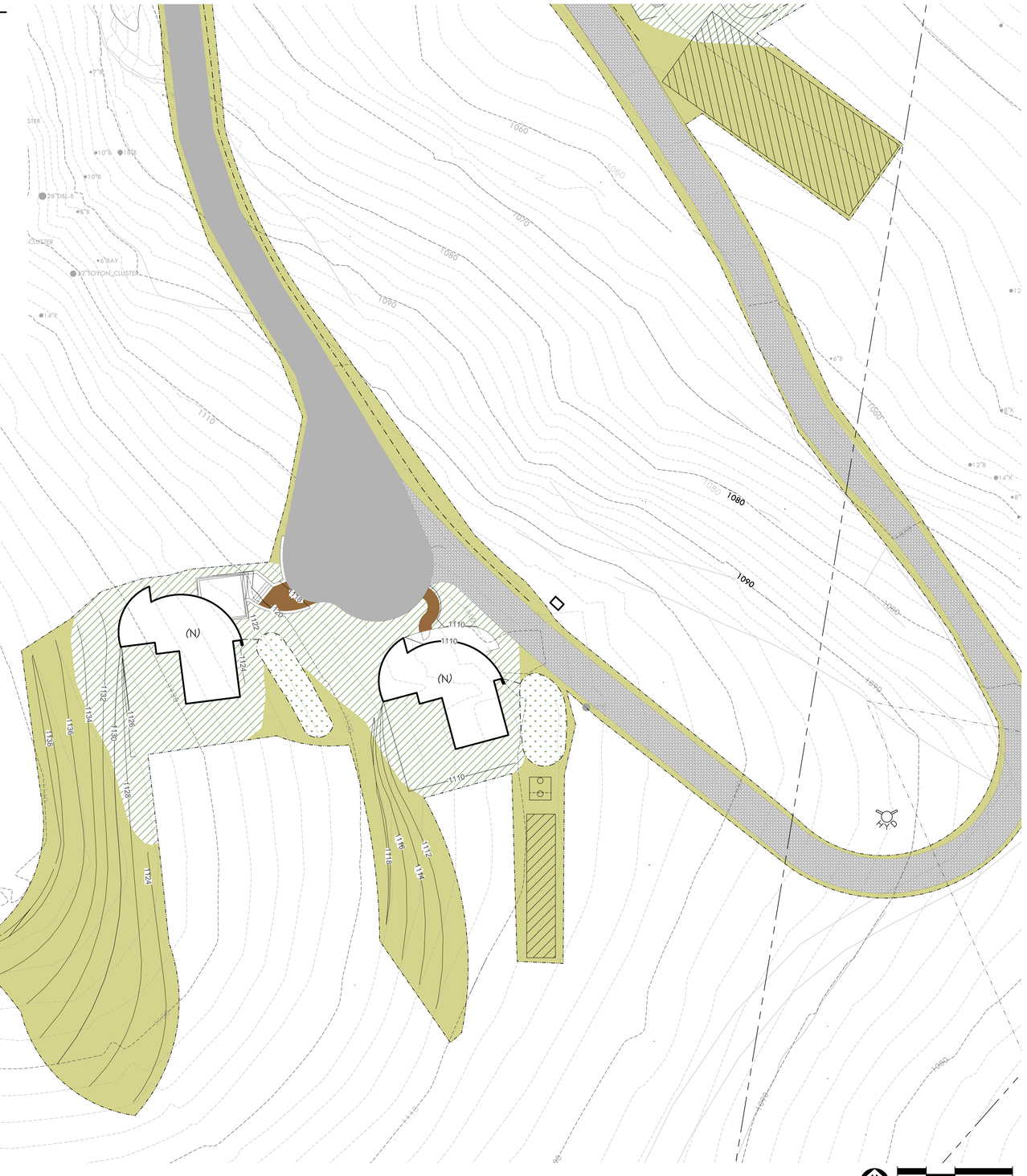
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- DRAINAGE
- LEACHFIELD
- (N) NEW
- (E) EXISTING
- EXISTING TREE 71" RDWD
- PEDESTRIAN PATH

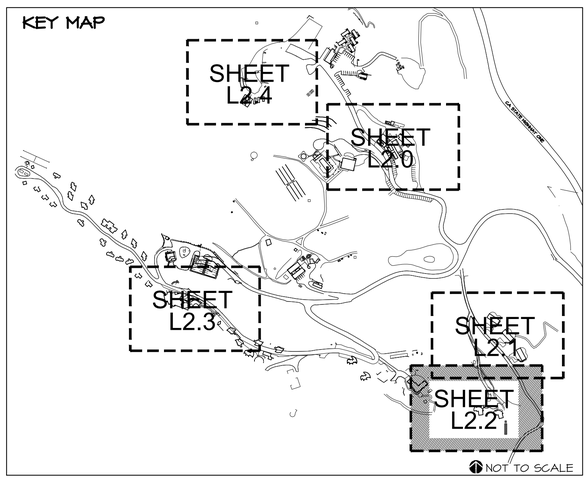
COASTAL SCRUB/PERENNIALS:
- ACHILLEA MILLEFOLIUM (COMMON YARROW)
- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' (MANZANITA)
- AQUILEGIA FORMOSA (CRIMSON COLUMBINE)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- GREVILLEA SPECIES (SPIDER FLOWER)
- HETEROMELES ARBUTIFOLIA (TOYON)
- IRIS DOUGLASIANA (PACIFIC COAST IRIS)
- LEONOTIS NEPETIFOLIA (CHRISTMAS CANDLESTICK)
- QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK)
- SALVIA 'BEE'S BLISS' (BEE'S BLISS SAGE)

GRASSLAND/COASTAL PRAIRIE:
- DANTHONIA CALIFORNICA (CALIFORNIA OATGRASS)
- FESTUCA RUBRA (RED FESCUE)
- HORDEUM BRACHYANTHERUM (MEADOW BARLEY)
- STIPA LEPIDA (FOOTHILL NEEDLE GRASS)
- STIPA PULCHRA (PURPLE NEEDLE GRASS)

DRAINAGE BASIN:
- CAREX HARFORDII (MONTEREY SEDGE)
- DANTHONIA CALIFORNICA (CALIFORNIA OATGRASS)
- JUNCUS EFFUSUS (BOG RUSH)
- JUNCUS PATTENS (COMMON RUSH)



KEY MAP



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SCALE: 1"=20'-0"

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-369\FCE Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L2.2 Guest Units, 11/16/2016 2:31:05 PM, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

JONI L. JANECKI & ASSOCIATES

515 SWIFT ST. SANTA CRUZ, CA 95060
PHONE 831.423.6040 I FAX 831.423.6054
EMAIL JLJ@JLJA.COM I WWW.JLJA.COM
California Landscape Architect License 3963

REGISTERED LANDSCAPE ARCHITECT JANECKI 3963 11/24/17 STATE OF CALIFORNIA

DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
GUEST UNITS
LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY:	MO
CHECKED BY:	JLJ
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L2.2
OF	_

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-160\CE-Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L2.3 Accessible Restroom Spa and Restaurant Addition, 11/16/2016 2:31:47 PM, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

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BIG SUR, CA 93920

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ, CA 95060
PHONE 831.423.6040 I FAX 831.423.6054
EMAIL JLJ@JLJA.COM I WWW.JLJA.COM
California Landscape Architect License 3963

REGISTERED LANDSCAPE ARCHITECT JONI L. JANECKI No. 3963 6/24/17 STATE OF CALIFORNIA

DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
ACCESSIBLE RESTROOM, SPA AND RESTAURANT ADDITION LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY: MO
CHECKED BY: JLJ
DATE: MAY 18, 2018
FCE JOB NO: 21610
SCALE: AS SHOWN
SHEET:
L2.3
OF _

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- DRAINAGE
- LEACHFIELD
- (N) NEW
- (E) EXISTING
- EXISTING TREE 71" RDWD
- PEDESTRIAN PATH

COASTAL SCRUB/PERENNIALS:
- ACHILLEA MILLEFOLIUM (COMMON YARROW)
- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' (MANZANITA)
- AQUILEGIA FORMOSA (CRIMSON COLUMBINE)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- GREVILLEA SPECIES (SPIDER FLOWER)
- HETEROMELES ARBUTIFOLIA (TOYON)
- IRIS DOUGLASIANA (PACIFIC COAST IRIS)
- LEONOTIS NEPETIFOLIA (CHRISTMAS CANDLESTICK)
- QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK)
- SALVIA 'BEE'S BLISS' (BEE'S BLISS SAGE)

DRAINAGE BASIN:
- CAREX HARFORDII (MONTEREY SEDGE)
- JUNCUS EFFUSUS (BOG RUSH)
- JUNCUS PATTENS (COMMON RUSH)

WOODLAND:
- ARBUTUS MENZIESII (PACIFIC MADRONE)
- QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK)
- SEQUOIA SEMPERVIRENS (COAST REDWOOD)
- CEANOTHUS THYRSIFLORUS (BLUE BLOSSOM)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- FESTUCA RUBRA (RED FESCUE)
- FRANGULA CALIFORNICA (CALIFORNIA COFFEEBERRY)
- HETEROMELES ARBUTIFOLIA (TOYON)

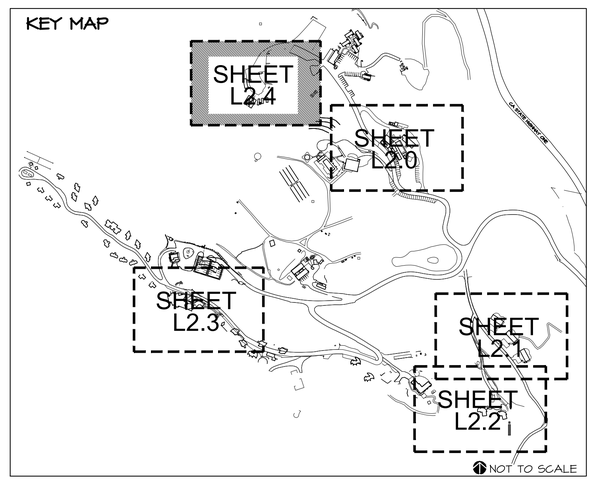
(E) (E) (E) (E) (E) (E) (E) (E) (E) (E) (E) (N) (N) (N)

1010 1020 1030 1040

FIRE BRIGADE LEASE AREA

PUBLIC UTILITIES EASEMENT

KEY MAP



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SCALE: 1"=20'-0"

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-360.FCE Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L2.4 Employee Housing, 5/16/2018 1:08:40 PM, ahanold, DesignJet 4000 Series, AutoCAD LT Raster Graphics - by Autodesk, Inc., 24.00in/min, 1:1
24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

GENERAL DEVELOPMENT
NO. 01-5605
EXP. 12/31/18

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
EMPLOYEE HOUSING
LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L2.4

Attachment 3

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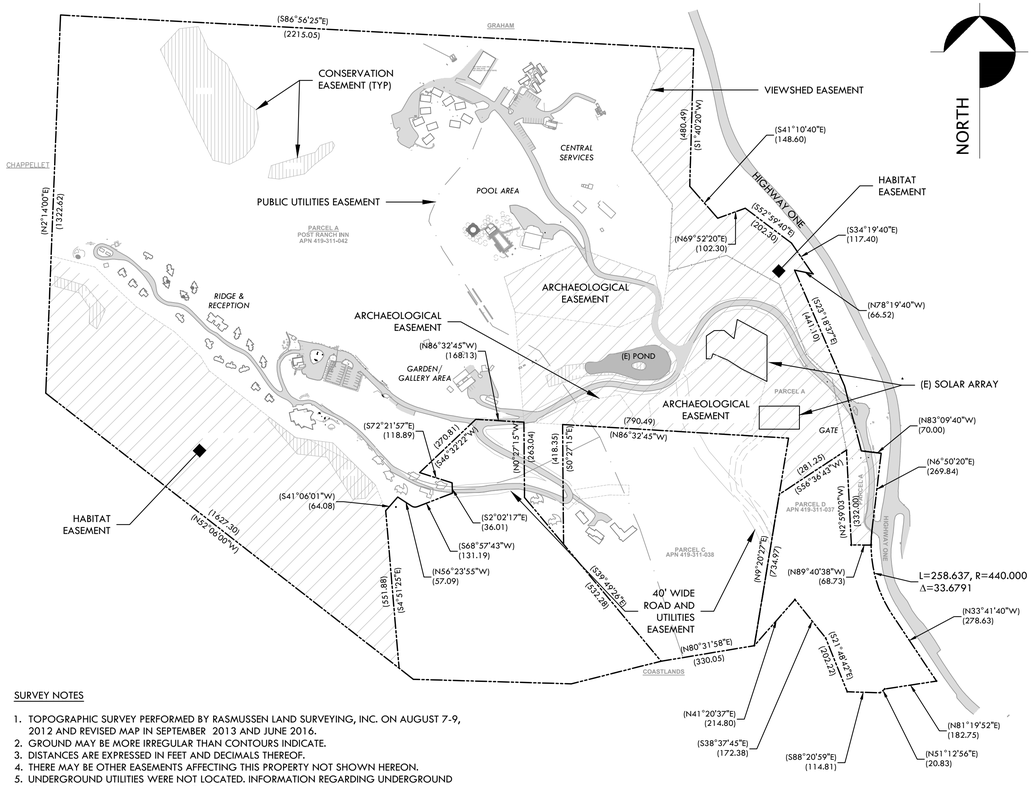
GENERAL DEVELOPMENT PLAN
POST RANCH INN, BIG SUR, CALIFORNIA

VICINITY MAP
NTS
1

NORTH

PROJECT LOCATION MAP
NTS
2

NORTH



POST RANCH INN - PARCEL BOUNDARIES AND EASEMENTS
SCALE: 1" = 250'
3

NORTH

SURVEY NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY RASMUSSEN LAND SURVEYING, INC. ON AUGUST 7-9, 2012 AND REVISED MAP IN SEPTEMBER 2013 AND JUNE 2016.
2. GROUND MAY BE MORE IRREGULAR THAN CONTOURS INDICATE.
3. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. THERE MAY BE OTHER EASEMENTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.
5. UNDERGROUND UTILITIES WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE FIELD VERIFIED.

GENERAL NOTES

1. THE PURPOSE OF THIS PROJECT IS TO DEVELOP A GENERAL PLAN FOR POST RANCH INN AND ITS PROPOSED NEW BUILDINGS AND ADDITIONS. IMPROVEMENTS INCLUDE:
   - 9 EMPLOYEE HOUSING UNITS
   - 3 NEW MANAGEMENT HOUSING UNITS
   - 4 GUEST UNITS INCLUDING THE EXISTING POST HOUSE AND POST HOUSE CARETAKER UNIT AND TWO (2) NEW UNITS
   - 1 NEW STAFF LOUNGE
   - 1 NEW WORKSHOP
   - 2 NEW STAFF RESTROOMS
   - 3 NEW ACCESSIBLE RESTROOMS
   - 1 NEW STAND ALONE SPA TREATMENT ROOM
   - 3 EXISTING GUEST UNITS CONVERT TO SPA TREATMENT ROOMS
   - 1 RECEPTION ADDITION
   - 1 RESTAURANT ADDITION
   - IMPROVEMENTS TO EXISTING PUBLIC TRAIL
     CELL TOWER REPLACEMENT UNDER SEPARATE PERMIT
2. THE PROJECT INCLUDES THE LISTED IMPROVEMENTS ABOVE AND ASSOCIATED GRADING, DRAINAGE, CIRCULATION, UTILITY, EROSION CONTROL AND OTHER CIVIL SITE IMPROVEMENTS.

LIST OF CONSULTANTS

1. PLANNING AND PERMIT CONTACT: ARDEN HANDSHY
2. OWNER AGENT: MIKE HIGGINS
3. PROJECT MANAGER: HUGH BROWNLEE (BROWNLEEPM)
4. ARCHITECT: PACIFIC BUILDING WORKSHOP & OKB ARCHITECTURE
5. CIVIL ENGINEER: FALL CREEK ENGINEERING, INC.
6. LANDSCAPE ARCHITECT: JONI L. JANECKI AND ASSOCIATES, INC.
7. ARCHAEOLOGY RESOURCES CONSULTANT: JOHN SCHLAGHECK
8. BIOTIC RESOURCES CONSULTANT: FRED BALLERINI
9. TRAFFIC ENGINEER: MOTT MACDONALD, INC.

SHEET LIST INDEX

NO.	SHEET	SHEET TITLE
1	G1.0	COVER SHEET
2	G2.0	PROJECT INFORMATION SHEET
3	G3.0	EXISTING SITE PLAN
4	C1.0	CIVIL IMPROVEMENTS AND CIRCULATION PLAN
5	C2.0	WATER SYSTEM IMPROVEMENT PLAN
6	C3.0	ENLARGEMENTS SHEET KEY
7	C3.1	CENTRAL SERVICES IMPROVEMENT PLAN
8	C3.2	MANAGEMENT HOUSING IMPROVEMENT PLAN
9	C3.3	GUEST UNITS IMPROVEMENT PLAN
10	C3.4	GALLERY ACCESSIBLE PARKING AND RESTROOM IMPROVEMENT PLAN
11	C3.5	HOT TUB ACCESSIBLE RESTROOM IMPROVEMENT PLAN
12	C3.6	RECEPTION ADDITION IMPROVEMENT PLAN
13	C3.7	ACCESSIBLE RESTROOM, SPA ROOM AND RESTAURANT ADDITION PLAN
14	C3.8	EMPLOYEE HOUSING IMPROVEMENT PLAN
15	C4.0	EROSION CONTROL PLAN
16	C4.1	EROSION CONTROL DETAILS
17	A1.1	CENTRAL SERVICES FLOOR PLANS
18	A1.2	CENTRAL SERVICES ELEVATIONS
19	A1.3	WORKSHOP ELEVATIONS
20	A2.1	MANAGEMENT HOUSING FLOOR PLANS & ELEVATIONS
21	A2.2	(E) POST HOUSE
22	A2.3	(E) POST HOUSE CARETAKER'S UNIT
23	A2.4	(E) SPA, GUEST ROOMS & LIBRARY EXISTING USES
24	A2.5	(E) SPA, GUEST ROOMS & LIBRARY PROPOSED USES
25	A3.1	GUEST UNIT PLAN AND ELEVATIONS
26	A3.2	GUEST UNIT SECTIONS
27	A6.1	RECEPTION STORAGE & SERVER ROOM PLAN
28	A7.1	RESTROOM PLAN & ELEVATIONS
29	A7.2	RESTAURANT EXPANSION PLAN
30	A7.3	SPA TREATMENT ROOM PLAN
31	A8.1	NW EMPLOYEE UNIT PLANS
32	A8.2	NW EMPLOYEE ELEVATIONS
33	L1.0	OVERALL LANDSCAPE SITE PLAN AND KEY PLAN
343	L1.1	FUEL MANAGEMENT SITE PLAN
5	L2.0	CENTRAL SERVICES LANDSCAPE ENLARGEMENT PLAN
36	L2.1	MANAGEMENT HOUSING LANDSCAPE ENLARGEMENT PLAN
37	L2.2	GUEST UNITS LANDSCAPE ENLARGEMENT PLAN
38	L2.3	ACCESSIBLE RESTROOM, SPA, AND RESTAURANT ADDITION LANDSCAPE ENLARGEMENT PLAN
39	L2.4	EMPLOYEE HOUSING LANDSCAPE ENLARGEMENT PLAN

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil • Environmental • Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER
NO. 61605
EXP. 12/31/17
CIVIL
STATE OF CALIFORNIA

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
COVER SHEET

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	G1.0

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

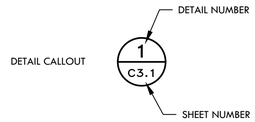
GENERAL ABBREVIATIONS LEGEND

AFF	ARCHITECTUAL FINISHED FLOOR
AVG	AVERAGE
B	BAY (TREE)
BC	BEGIN CURVE
BDG/BLD	BUILDING
BOC	BOTTOM OF CURB
BOW	BOTTOW OF WALL
CO	CLEANOUT
DBL	DOUBLE
DG	DECOMPOSED GRANITE
DIA/Ø	DIAMETER
(E)	EXISTING
EC	END CURVE
EG	EXISTING GROUND
EL	ELEVATION
ELEC.	ELECTRICAL
EO	ELECTRIC OUTLET
EP	ELECTRIC PANEL
EV	ELECTRICAL VAULT
FF	FINISHED FLOOR
FF LL	FINISHED FLOOR LOWER LEVEL
FG	FINISHED GRADE
FDC	FIRE DEPARTMENT CONNECTION
GEN	GENERATOR
GP	GATE POST
H20	WATER UTILITY
HB	HOSEBIB
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
K	OAK
LEN	LENGTH
LP	LIQUID PROPANE TANK
MH	MANHOLE
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
OC	ON CENTER
PED	PEDESTRIAN
P	PINE TREE
(P)	PROPOSED
PT	POINT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RR	RAILROAD TIE
RW	REDWOOD
SD	STORMDRAIN SYSTEM
SEW	SEWER SYSTEM
SF	SQUARE FEET
SP	SIGN POST
SS	SANITARY SEWER
SSD	SUBSURFACE DRIP
ST	STUMP
STA	STATION
TOC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UTIL.	UTILITIES
UV	UTILITY VAULT
WW	WASTEWATER

GENERAL LINE TYPES

- PROPERTY LINE
- EASEMENT BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- FL — FLOWLINE
- SD — EXISTING STORMDRAIN PIPE
- SD — NEW STORMDRAIN PIPE
- DW — EXISTING DOMESTIC WATER LINE
- DW — NEW DOMESTIC WATER LINE
- FW — EXISTING FIRE WATER LINE
- FW — NEW FIRE WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — NEW SANITARY SEWER
- E — EXISTING ELECTRICAL CONDUIT
- E — NEW ELECTRICAL CONDUIT
- GAS — EXISTING GAS LINE
- GAS — NEW GAS LINE
- OH — EXISTING OVERHEAD POWER LINE

GENERAL SYMBOL LEGEND



PROJECT DATA SUMMARY TABLES

PARCEL INFORMATION	ACRES	PROPOSED UNITS PER PARCEL
PARCEL A	92	36
PARCEL C	12	4
PARCEL D	6	0
TOTAL PARCELS	109	40
GENERAL PLAN LAND USE DESCRIPTION	SEE PLANNING NARRATIVE	
ZONING DESIGNATION	VSC (CZ) & WSC/40 (CZ)	

IMPERVIOUS COVERAGE	
TOTAL AREA COVERED BY EXISTING STRUCTURES (SF):	12,488
TOTAL AREA COVERED BY OTHER IMPERVIOUS SURFACES (SF):	19,416
TOTAL IMPERVIOUS SURFACES AREA (SF):	31,904

PARKING:		
TOTAL REQUIRED:	GUEST	49
	STAFF	147
TOTAL EXISTING:	GUEST	52
	STAFF	182
TOTAL PROPOSED:	GUEST	0
	STAFF	6

EXISTING BUILDING AREAS

BUILDING NAME	BUILDINGS	STORIES	GUESTROOMS	TOTAL (SF)
COAST	5	2	10	4,500
TREEHOUSE	7	1	7	3,150
BUTTERFLY	1	3	5	3,600
OCEAN	5	1	5	2,250
MOUNTAIN	1	2	2	900
PACIFIC SUITES	3	2	6	4,500
PEAK	2	2	2	1,200
CLIFF	2	1	2	1,200
TOTALS	26		39	21,300

NEW BUILDING AREAS

BUILDING SQUARE FOOTAGE		
BUILDING NAME	EACH (SF)	TOTAL (SF)
3 NEW STAFF HOUSING TWO (2) BEDROOM UNITS	609	1,827
3 NEW STAFF HOUSING STUDIO UNITS	532	1,596
2 NEW MANAGEMENT HOUSING	1,104	2,208
1 NEW EMPLOYEE MANAGEMENT HOUSE	770	770
2 NEW GUEST UNITS	945	1,890
3 NEW STAFF BUNKHOUSES	114	341
1 NEW STAFF LOUNGE		341
1 NEW WORKSHOP		1,358
2 NEW STAFF RESTROOMS	341	682
3 NEW ACCESSIBLE RESTROOMS	95	285
1 NEW SPA TREATMENT ROOM		108
1 RECEPTION ADDITION		138
1 RESTAURANT ADDITION		1,502
	TOTAL:	13,046

GRADING NOTES

PRELIMINARY GRADING VOLUMES			
SITE	CUT (CY)	FILL (CY)	NET
PROJECT IMPROVEMENTS	2150	900	1250 CY CUT

1. THESE GRADING VOLUMES ARE PRELIMINARY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL QUANTITIES.
2. NO COMPACTION FACTOR HAS BEEN APPLIED TO THE FILL VOLUMES.
3. NO EXPANSION FACTOR HAS BEEN APPLIED TO THE CUT VOLUMES.
4. GRADING VOLUMES DO NOT ACCOUNT FOR PAVEMENT SECTIONS.
5. ALL CONSTRUCTED SLOPES SHALL NOT EXCEED 2:1 (H:V)
6. VOLUMES DO NOT INCLUDE DRAINAGE BASINS OR SWALES.
7. DEVELOPMENT AND RELATED CONSTRUCTION ACTIVITIES SUCH AS SITE CLEANING, GRADING, SOIL REMOVAL OR PLACEMENT WHICH CAUSES A PERMANENT CHANGE TO EXISTING SITE CONDITIONS ARE PROHIBITED ON SLOPES GREATER THAN OR EQUAL TO 30%.
8. "A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION."
9. NO GRADING IN SENSITIVE AREAS.

IMPERVIOUS AREA CALCULATIONS

IMPERVIOUS AREA CALCULATIONS	SF
PRE-IMPROVEMENT IMPERVIOUS AREA	360,634
POST-IMPROVEMENT IMPERVIOUS AREA	392,538
TOTAL NEW IMPERVIOUS AREA	31,904

MINIMUM STORMWATER CONTROL METHOD (SCM) SIZES

SITE NO.	SITE NAME	SCM NAME	MINIMUM SCM AREA(SF)
1	CENTRAL SERVICES	RAIN GARDEN	119
2	MANAGEMENT HOUSING	RAIN GARDEN	533
3	GUEST UNTIS	RAIN GARDEN	434
4	GALLERY PARKING AND RESTROOM	RAIN GARDEN	95
5	MEDITATION RESTROOM	RAIN GARDEN	17
6	RECEPTION	RAIN GARDEN	10
7	RESTAURANT RESTROOM AND SPA	RAIN GARDEN	72
8	EMPLOYEE HOUSING UNITS	RAIN GARDEN	73

NOTE:
1. RAIN GARDENS SHALL NOT HAVE EXCAVATION IN VICINITY OF REDWOOD TREE ROOTS.

TREES TO BE REMOVED

SITE NAME	TREE TYPE	DIAMETER
CENTRAL SERVICES	B	24"
CENTRAL SERVICES	B	12"
CENTRAL SERVICES	B	13"
CENTRAL SERVICES	B	25"
CENTRAL SERVICES	ST	36"
EMPLOYEE HOUSING	B	12"
EMPLOYEE HOUSING	B	24"
EMPLOYEE HOUSING	R	6"
TOTAL TREES TO BE REMOVED =		8

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

SHERWOOD
DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-9054
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER
NO. 61605
EXP. 12/31/20
CIVIL
STATE OF CALIFORNIA
GENERAL DEVELOPMENT

PROJECT NAME:
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POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
PROJECT INFORMATION SHEET

REV.	DATE
1	10/19/2020

DRAWN BY:	JS
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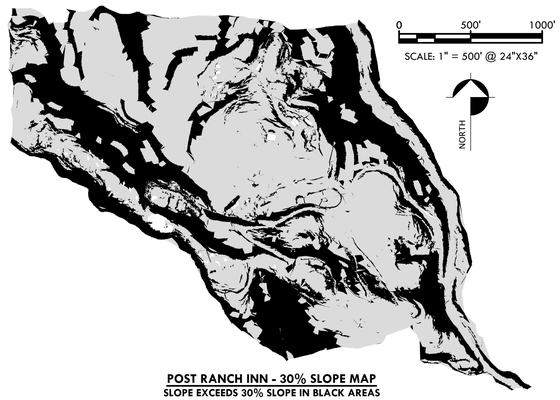
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	G2.0

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

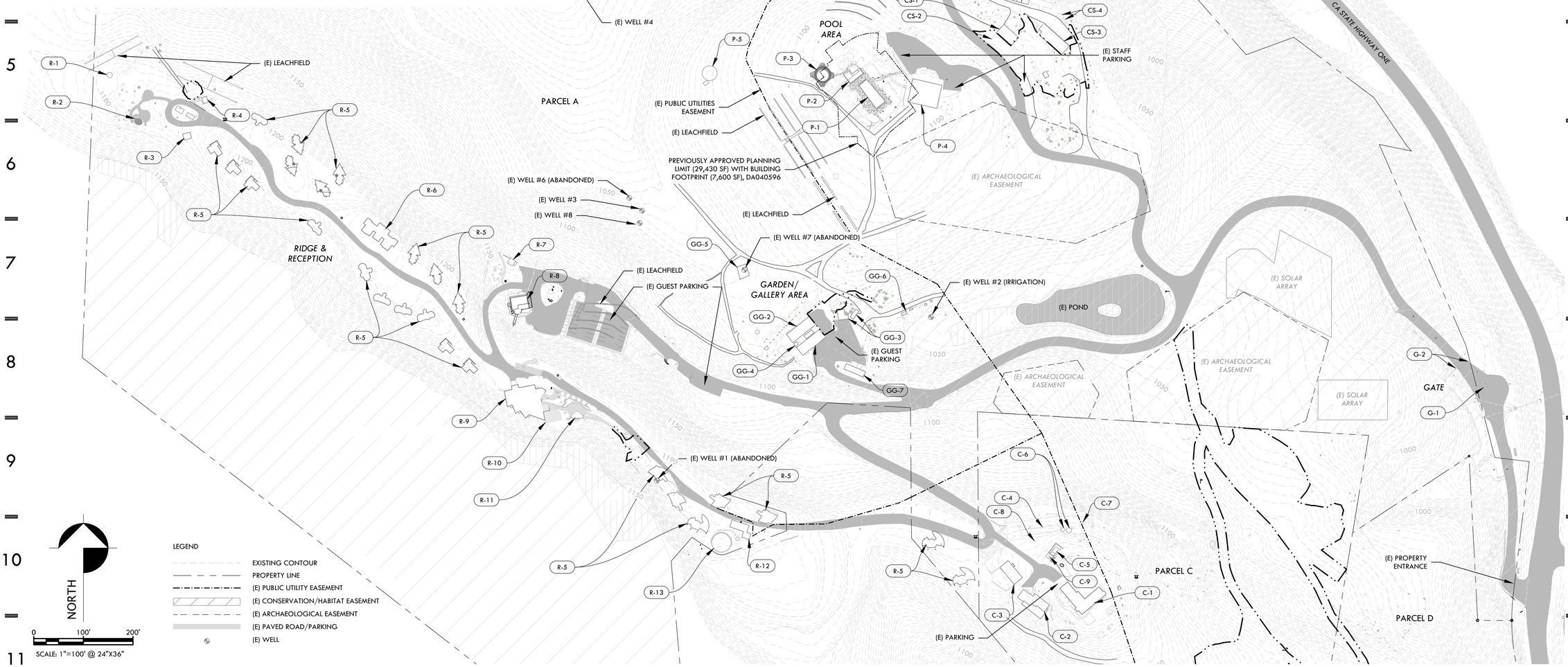
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

EXISTING FEATURES			
AREA			DESCRIPTION
RIDGE & RECEPTION	R	1	(E) 10,000 GALLON WATER TANK
	R	2	(E) ACCESSIBLE HOT TUB & PATIO
	R	3	(E) PUMP SHED
	R	4	(E) HOUSEKEEPING STORAGE
	R	5	(E) GUEST UNITS - 25 BUILDINGS TOTAL
	R	6	(E) SPA, GUEST ROOMS, & LIBRARY
	R	7	(E) BREAK ROOM
	R	8	(E) RECEPTION & ADMINISTRATION
	R	9	(E) SIERRA MAR RESTAURANT
	R	10	(E) OUTDOOR PATIO AND DINING SERVICE
	R	11	(E) ACCESSIBLE BASKING POOL & PATIO
	R	12	(E) MAINTENANCE/HOUSEKEEPING
	R	13	(E) 140,000 GALLON WATER TANK
PARCEL C	C	1	(E) POST HOUSE
	C	2	(E) POST HOUSE CARETAKER UNIT
	C	3	(E) UTILITY BUNKER, BIG SUR HISTORICAL SOCIETY, PRI WINE BUNKER
	C	4	(E) GENERATOR AND UTILITY PAD
	C	5	(E) MONOPINE BUNKER
	C	6	(E) IRRIGATION WATER TANKS (10,000 GALLON AND 2,500 GALLON)
	C	7	(E) LATTICE TOWER
	C	8	(E) CELL MONOPOLE TOWER
	C	9	(E) COAST GUARD MONOPINE TOWER
GATE	G	1	(E) GATE HOUSE
	G	2	(E) ENTRANCE GATE

EXISTING FEATURES			
AREA			DESCRIPTION
GARDEN/ GALLERY	GG	1	(E) POST GALLERY
	GG	2	(E) ART AND FURNITURE GALLERY
	GG	3	(E) STORAGE
	GG	4	(E) BATHROOM
	GG	5	(E) AGRICULTURAL POLE BARN/CHICKEN COOP
	GG	6	(E) WASTEWATER TREATMENT SYSTEM (1) MAIN
	GG	7	(E) FINANCE OFFICE
POOL	P	1	(E) POOL
	P	2	(E) BATHOUSE
	P	3	(E) YURT
	P	4	(E) FITNESS CENTER & ADMINISTRATIVE OFFICE & MERCANTILE
	P	5	(E) RAW WATER STORAGE TANK
CENTRAL SERVICES	CS	1	(E) RESERVATIONS OFFICE
	CS	2	(E) WOOD SHED
	CS	3	(E) SHIPPING & RECEIVING/STORAGE
	CS	4	(E) GAS AND DIESEL ISLANDS
	CS	5	(E) RECYCLING & TRASH STAGING
	CS	6	(E) RECEIVING COLD STORAGE
	CS	7	(E) WASTEWATER TREATMENT SYSTEM (3) BONE YARD
	CS	8	(E) EMPLOYEE HOUSING UNITS (EHUs) - 16 BUILDINGS TOTAL
	CS	9	(E) MAINTENANCE, LAUNDRY, AND STAFF RECREATION
	CS	10	(E) FIRE HOUSE
	CS	11	(E) CONSTRUCTION TRAILERS (4 TOTAL)
	CS	12	(E) WASTEWATER TREATMENT SYSTEM (2) EHU



POST RANCH INN - 30% SLOPE MAP
SLOPE EXCEEDS 30% SLOPE IN BLACK AREAS
30% SLOPE BOUNDARIES ARE SHOWN ON ENLARGEMENTS (SHEETS C3.1 THROUGH C3.8)



LEGEND

- EXISTING CONTOUR
- PROPERTY LINE
- (E) PUBLIC UTILITY EASEMENT
- (E) CONSERVATION/HABITAT EASEMENT
- (E) ARCHAEOLOGICAL EASEMENT
- (E) PAVED ROAD/PARKING
- (E) WELL

EXISTING SITE PLAN

SCALE: 1"=100' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/19 — CIVIL — STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
EXISTING SITE PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	G3.0

(N) EMPLOYEE HOUSING

R 63'

(N) ACCESSIBLE RESTROOM

PARCEL A

(N) STAFF BUNKHOUSE

(N) LOUNGE

(N) MEN'S RESTROOM

(N) MAIN SHOP

(N) WOMEN'S RESTROOM

R 61'

CA STATE HIGHWAY ONE

R 47'

R 62'

R 39'

(N) RECEPTION ADDITION

(N) GALLERY ACCESSIBLE RESTROOM AND PARKING

IMPROVE (E) TRAIL FOR ACCESSIBILITY

R 117'

R 6'

TO BE CONSTRUCTED WITH A FUTURE COASTAL DEVELOPMENT PERMIT SUBJECT TO PROJECT ELEMENT SPECIFIC BLUFF RETREAT, GEOLOGICAL, AND GEOTECHNICAL INVESTIGATIONS TO CONFIRM CONSISTENCY WITH THEN APPLICABLE LCP POLICIES

(N) RESTAURANT ADDITION

(N) ACCESSIBLE RESTROOM

(N) SPA TREATMENT ROOM

PARCEL C

R 58'

(N) MANAGEMENT HOUSING

(N) EMPLOYEE MANAGEMENT HOUSING

CELL TOWER REPLACEMENT UNDER SEPARATE PERMIT

PARCEL D

(N) ROAD (AVG GRADE 15%)

(N) DRIVEWAY (AVG GRADE 15%)

R 39'

(N) GUEST UNITS IN (E) BUILDINGS

(N) GUEST UNITS

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF 30% SLOPES
- VEHICULAR ACCESS
- NEW PEDESTRIAN ACCESS
- DRAINAGE
- (N) LEACHFIELD
- SS (N) SANITARY SEWER LINE
- SS (E) SANITARY SEWER LINE
- DW (N) DOMESTIC WATER LINE
- DW (E) DOMESTIC WATER LINE
- (E) WATER WELL

NORTH

0 100' 200'

SCALE: 1"=100' @ 24"X36"

CIVIL IMPROVEMENTS AND CIRCULATION PLAN

SCALE: 1"=100' @ 24"X36"

1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

SHERWOOD DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-5654
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER — NO. C 56051 — EXP. 12/31/20 — CIVIL — STATE OF CALIFORNIA

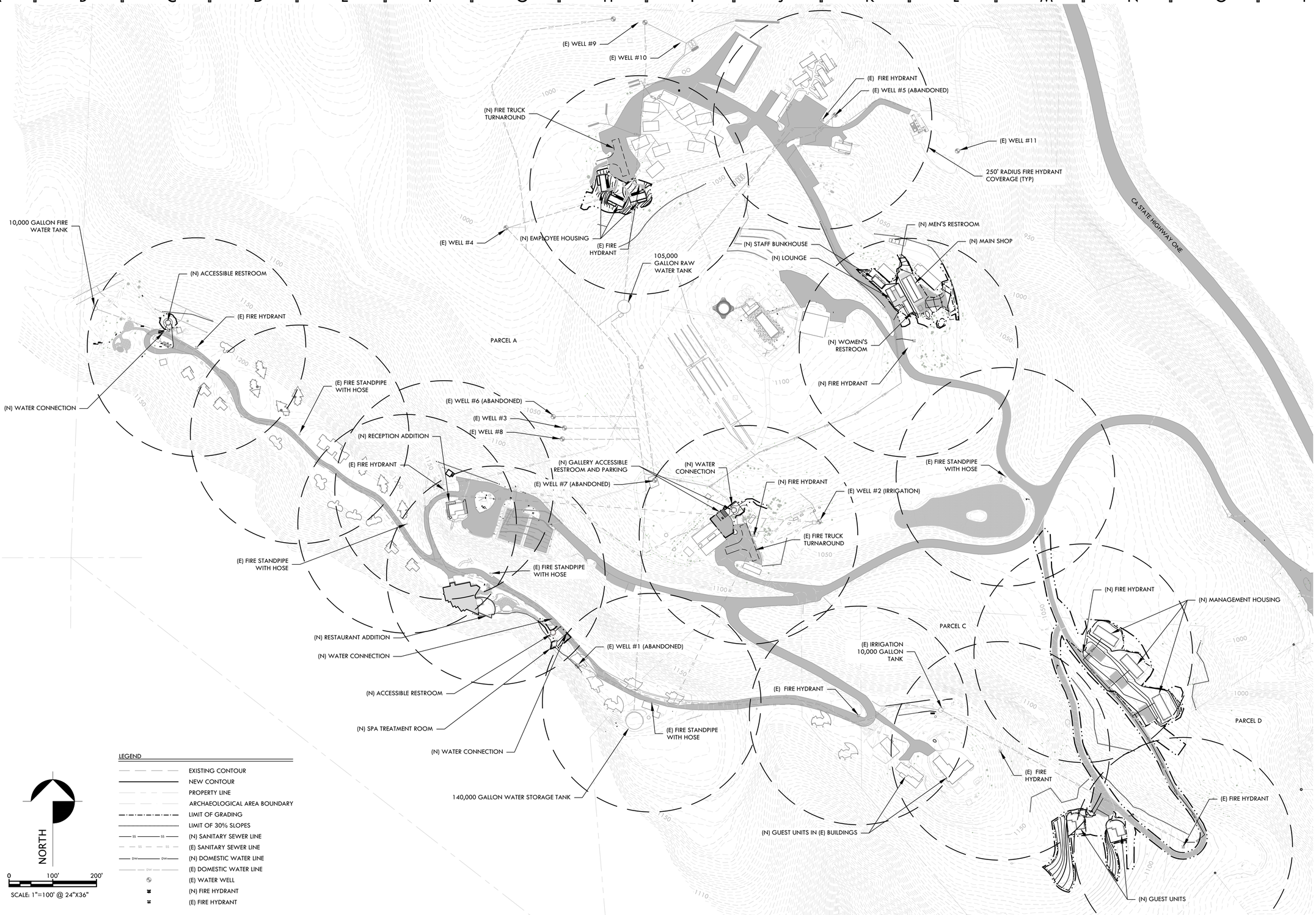
GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
CIVIL IMPROVEMENTS AND CIRCULATION PLAN

REV.	DATE
1	10/19/2020

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C1.0



WATER SYSTEM IMPROVEMENT PLAN

SCALE: 1"=100' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER
NO. 61605
EXP. 12/31/18
CIVIL
STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:

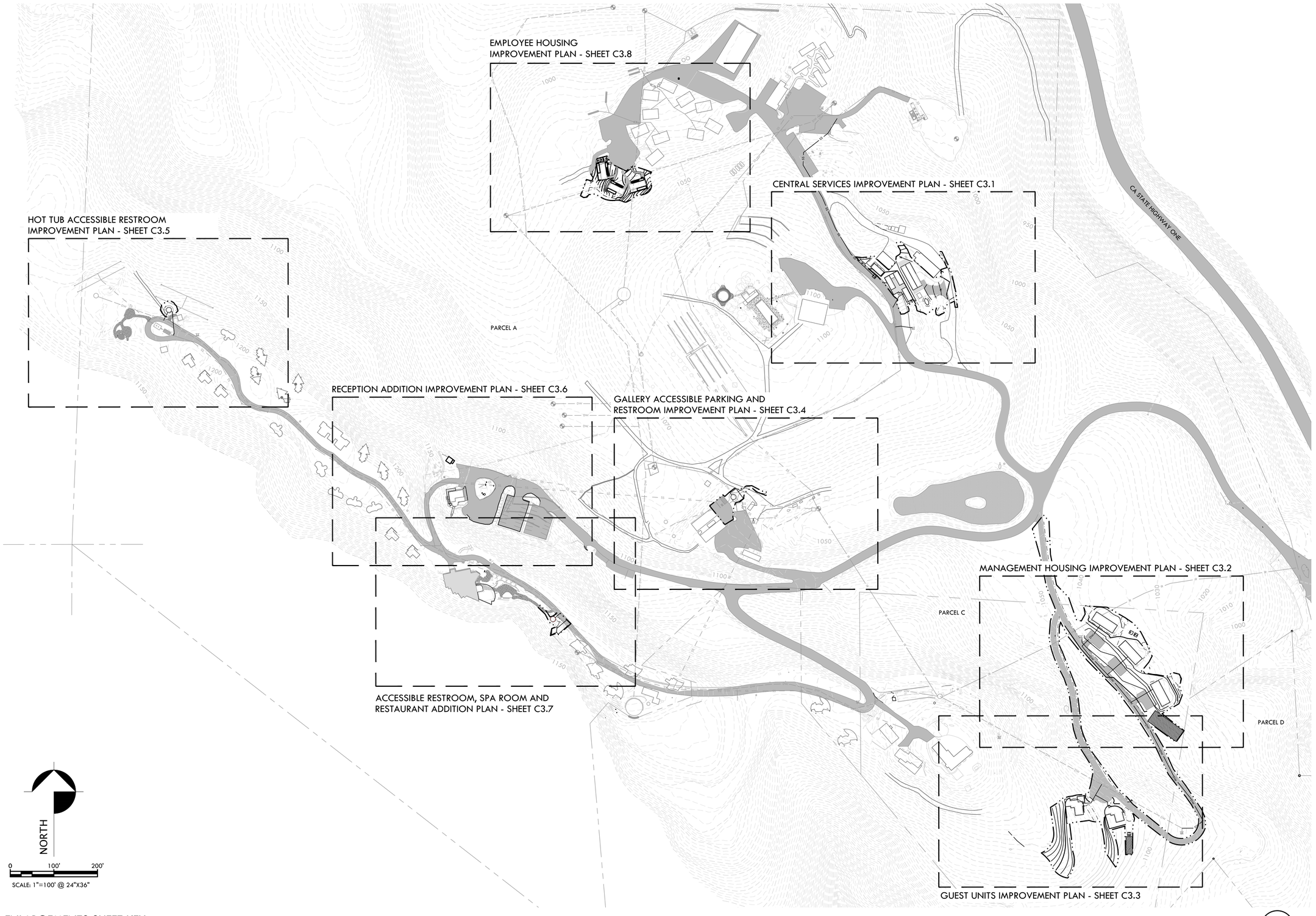
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

WATER SYSTEM IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C2.0



ENLARGEMENTS SHEET KEY

SCALE: 1"=100' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER
NO. 61605
EXP. 12/31/17
CIVIL
STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

ENLARGEMENTS SHEET KEY

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.0

(E) CULVERTS
(E) RECEIVING COLD STORAGE
(E) RECYCLING & TRASH STAGING
(N) STORMWATER MITIGATION FEATURES
(E) PED PATH
(E) GAS & DIESEL ISLANDS
(E) 36" ST TBR
(N) DRAINAGE SWALE
(E) RESERVATIONS OFFICE
(E) SHIPPING & RECEIVING/STORAGE
DRIVEWAY
(N) BUNKHOUSE 2 / A1.1 FG: 1081.3
(N) SEPTIC TANK EFFLUENT FILTER (STEF) SYSTEM
(N) LOUNGE 4 / A1.1 FG: 1083.5
(N) MEN'S RESTROOM 5 / A1.1 FG: 1083.5
(N) MAIN SHOP 6 / A1.1 FG: 1083.5
(N) WOMEN'S RESTROOM 3 / A1.1 FG: 1083.5
(E) FITNESS CENTER & ADMINISTRATIVE OFFICE & MERCANTILE
(E) 25" B TBR
VEHICULAR TURNAROUND FOR DELIVERY VEHICLES
(E) 24" B
(E) 12" B
(E) 13" B TBR
(E) PARKING
(N) STORMWATER MITIGATION FEATURES
(E) TREE (TYP)
(E) EDGE OF DIRT ROAD
(N) DOMESTIC WATER CONNECTION
(N) FIRE HYDRANT
(N) FIRE WATER CONNECTION
ARCHAEOLOGICAL AREA BOUNDARY
(E) PARKING

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (E) WATER WELL
- (E) TREES TO BE REMOVED
- AGGREGATE BASE ROAD SURFACING
- DRAINAGE AREA

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

NOTES:

1. STORMWATER MITIGATION FEATURES PROPOSED INCLUDE RAIN GARDENS AND BASINS NOT REQUIRING EXCAVATION IN ORDER TO PROVIDE TREE PROTECTION TO SHALLOW REDWOOD ROOTS.

CENTRAL SERVICES IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET - IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/19 — CIVIL — STATE OF CALIFORNIA

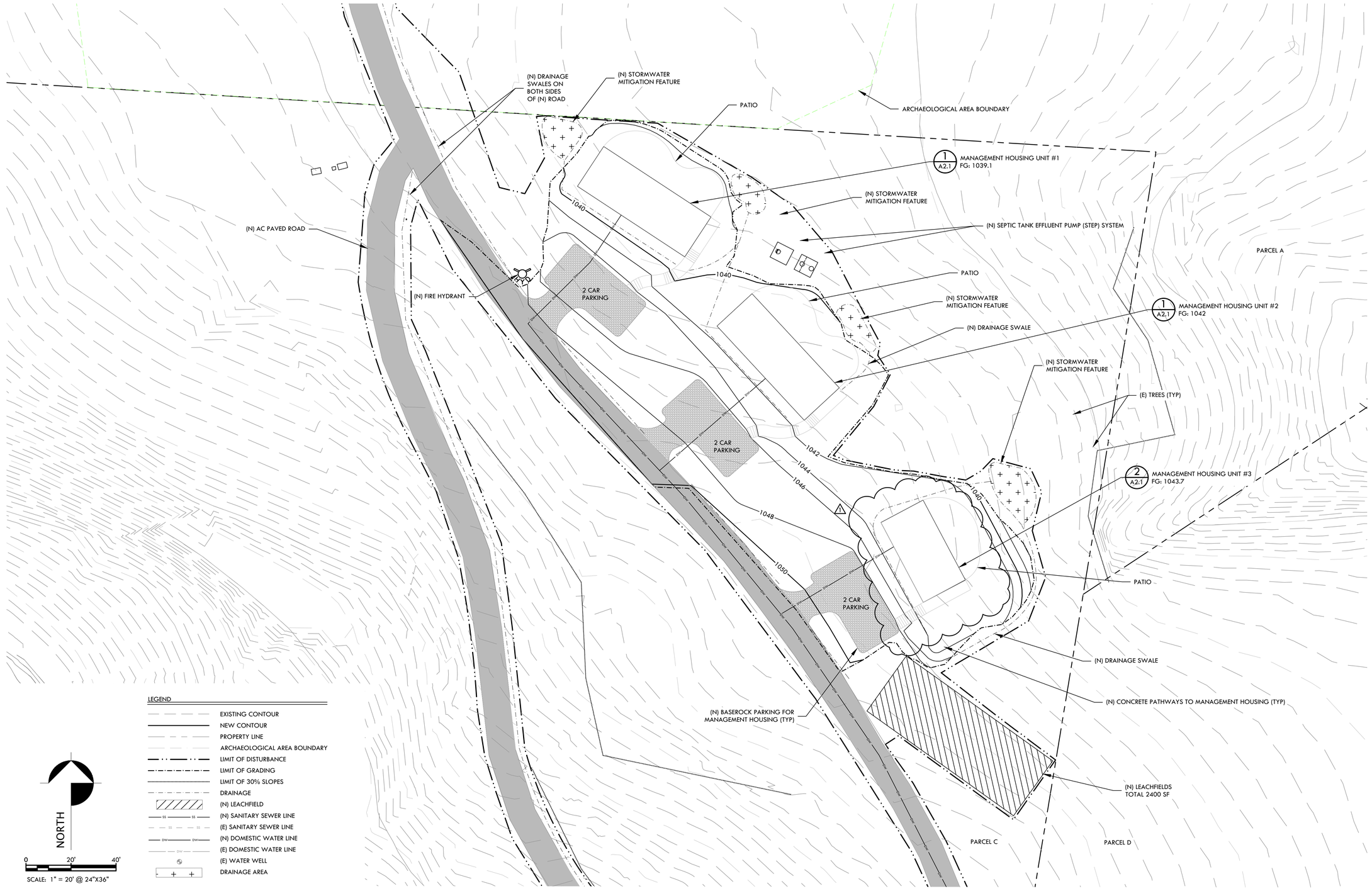
GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
CENTRAL SERVICES IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.1



MANAGEMENT HOUSING IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

SHERWOOD DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-5654
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER NO. C 56051 EXP. 12/31/20 CIVIL STATE OF CALIFORNIA

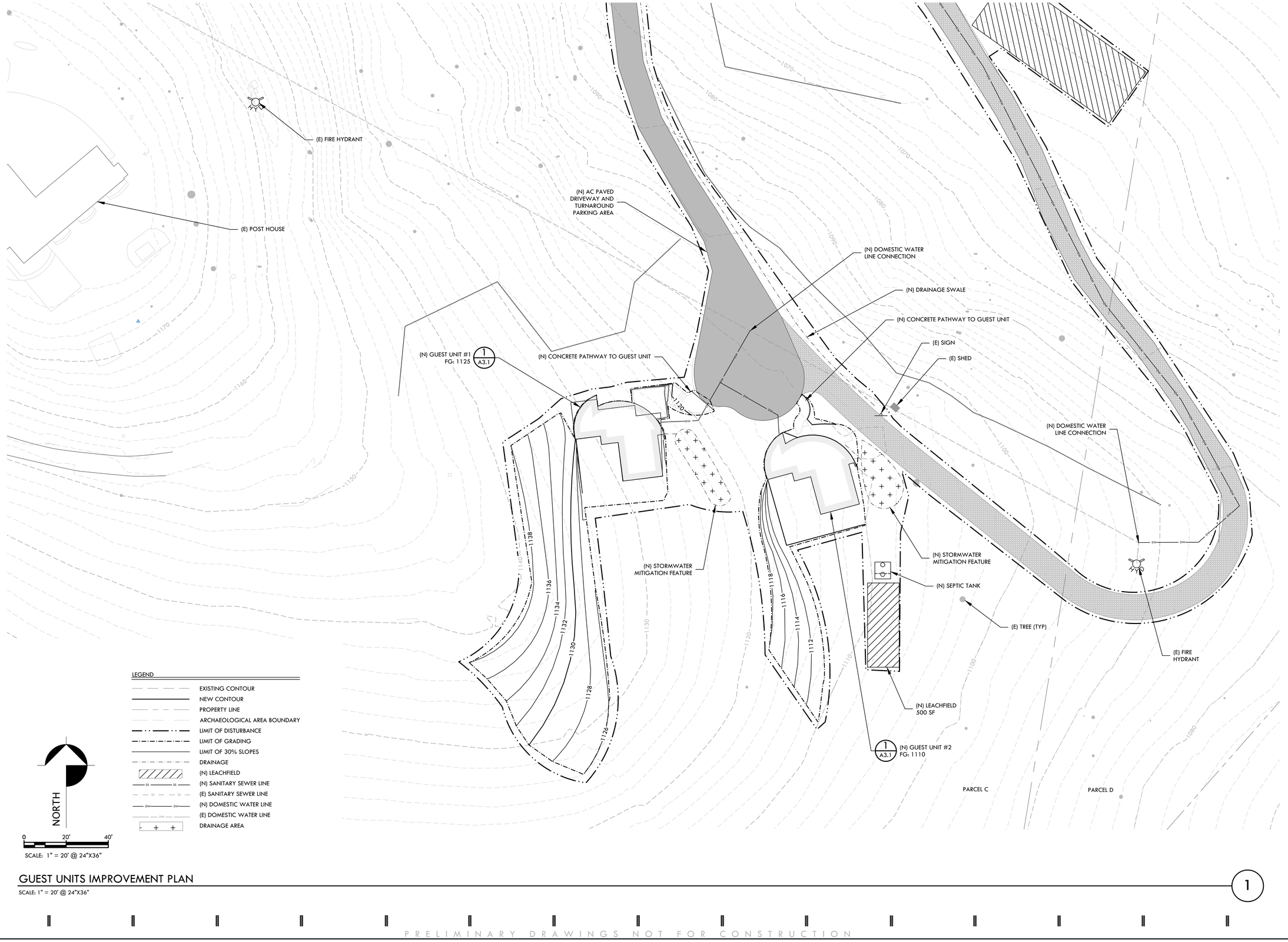
GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
MANAGEMENT HOUSING IMPROVEMENT PLAN

REV.	DATE
1	10/19/2020

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.2



GUEST UNITS IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL: (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER
ALBERT J. CHAMBERS
NO. 01-5605
EXP. 12/31/18
CIVIL
STATE OF CALIFORNIA

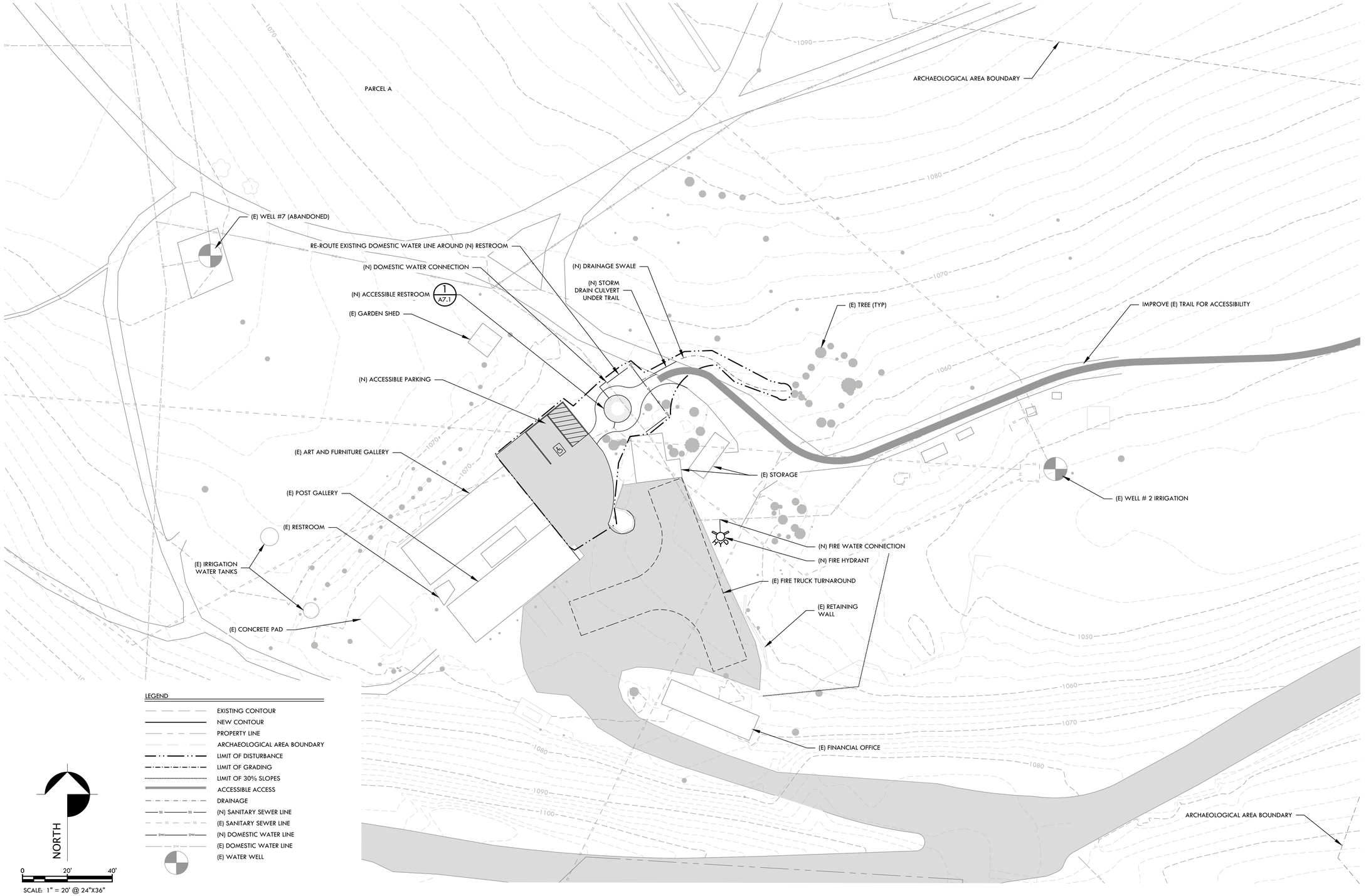
GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
GUEST UNITS IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.3



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- ACCESSIBLE ACCESS
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (E) WATER WELL

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

GALLERY ACCESSIBLE PARKING AND RESTROOM IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER
JEFFREY S. SHARP
NO. C 56605
EXP. 12/31/18
CIVIL
STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:

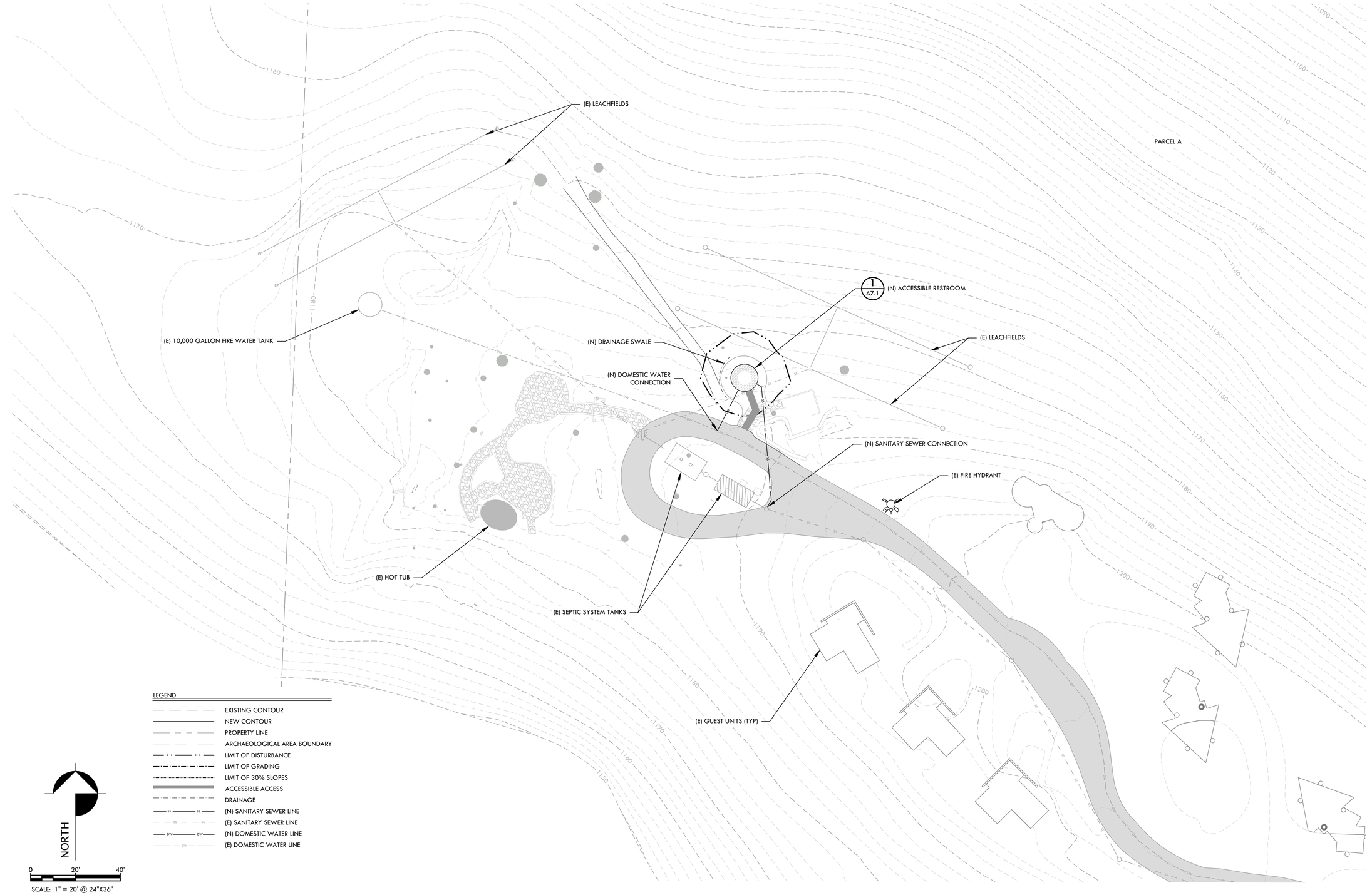
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

GALLERY ACCESSIBLE
PARKING AND RESTROOM
IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.4



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- ACCESSIBLE ACCESS
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

HOT TUB ACCESSIBLE RESTROOM IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/18 — CIVIL — STATE OF CALIFORNIA

COASTAL DEVELOPMENT

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

HOT TUB ACCESSIBLE
RESTROOM IMPROVEMENT
PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.5

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- DRAINAGE
- 50 50 (N) STORM DRAIN LINE
- (E) WATER WELL

NOTES:

1. DIVERT ROOF RUNOFF TO EXISTING LANDSCAPING

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

RECEPTION ADDITION IMPROVEMENT PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/17 — CIVIL — STATE OF CALIFORNIA

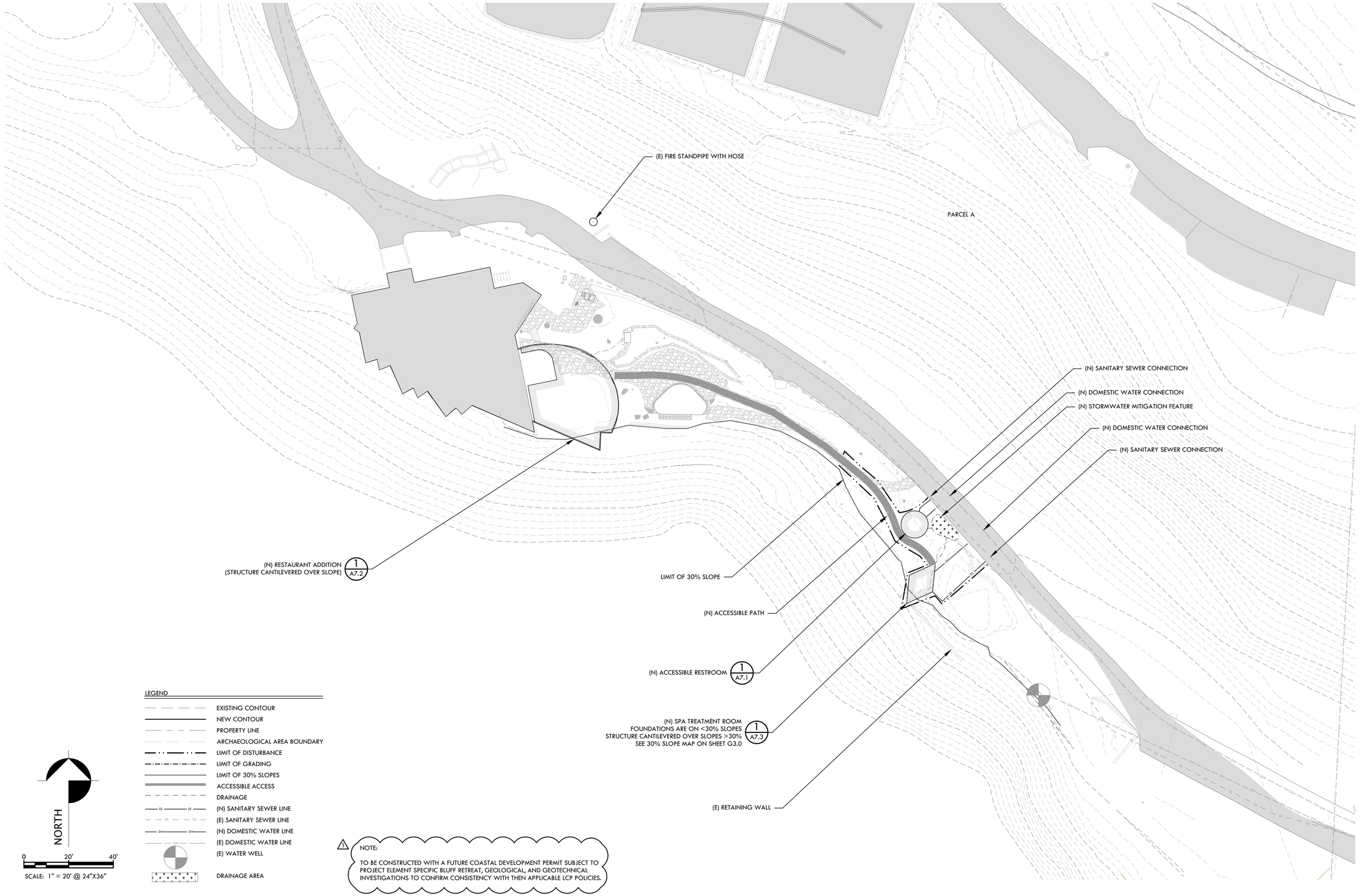
GENERAL DEVELOPMENT PLAN 2016

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
RECEPTION ADDITION IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.6



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- ACCESSIBLE ACCESS
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (E) WATER WELL
- DRAINAGE AREA

NORTH

0 20' 40'

SCALE: 1" = 20' @ 24"X36"

⚠ NOTE:

TO BE CONSTRUCTED WITH A FUTURE COASTAL DEVELOPMENT PERMIT SUBJECT TO PROJECT ELEMENT SPECIFIC BLUFF RETREAT, GEOLOGICAL, AND GEOTECHNICAL INVESTIGATIONS TO CONFIRM CONSISTENCY WITH THEN APPLICABLE LCP POLICIES.

ACCESSIBLE RESTROOM, SPA ROOM AND RESTAURANT ADDITION PLAN

SCALE: 1" = 20' @ 24"X36"

1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
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BIG SUR, CA 93920

SHERWOOD DESIGN ENGINEERS
1525 Seabright Avenue
Santa Cruz, CA 95062
(831) 426-5654
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER NO. C 56055 EXP. 12/31/20 CIVIL STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
ACCESSIBLE RESTROOM, SPA ROOM AND RESTAURANT ADDITION PLAN

REV.	DATE
⚠	10/19/2020

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.7

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- LIMIT OF DISTURBANCE
- DRAINAGE
- (E) TREES TO BE REMOVED
- STORMWATER MITIGATION FEATURE
- ASPHALT PAVING
- STABILIZED PATH
- RETAINING WALL

NORTH

0 10' 20'

SCALE: 1" = 10' @ 24"X36"

EMPLOYEE HOUSING IMPROVEMENT PLAN

SCALE: 1"=10' @ 24"X36"

1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/18 — CIVIL — STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:

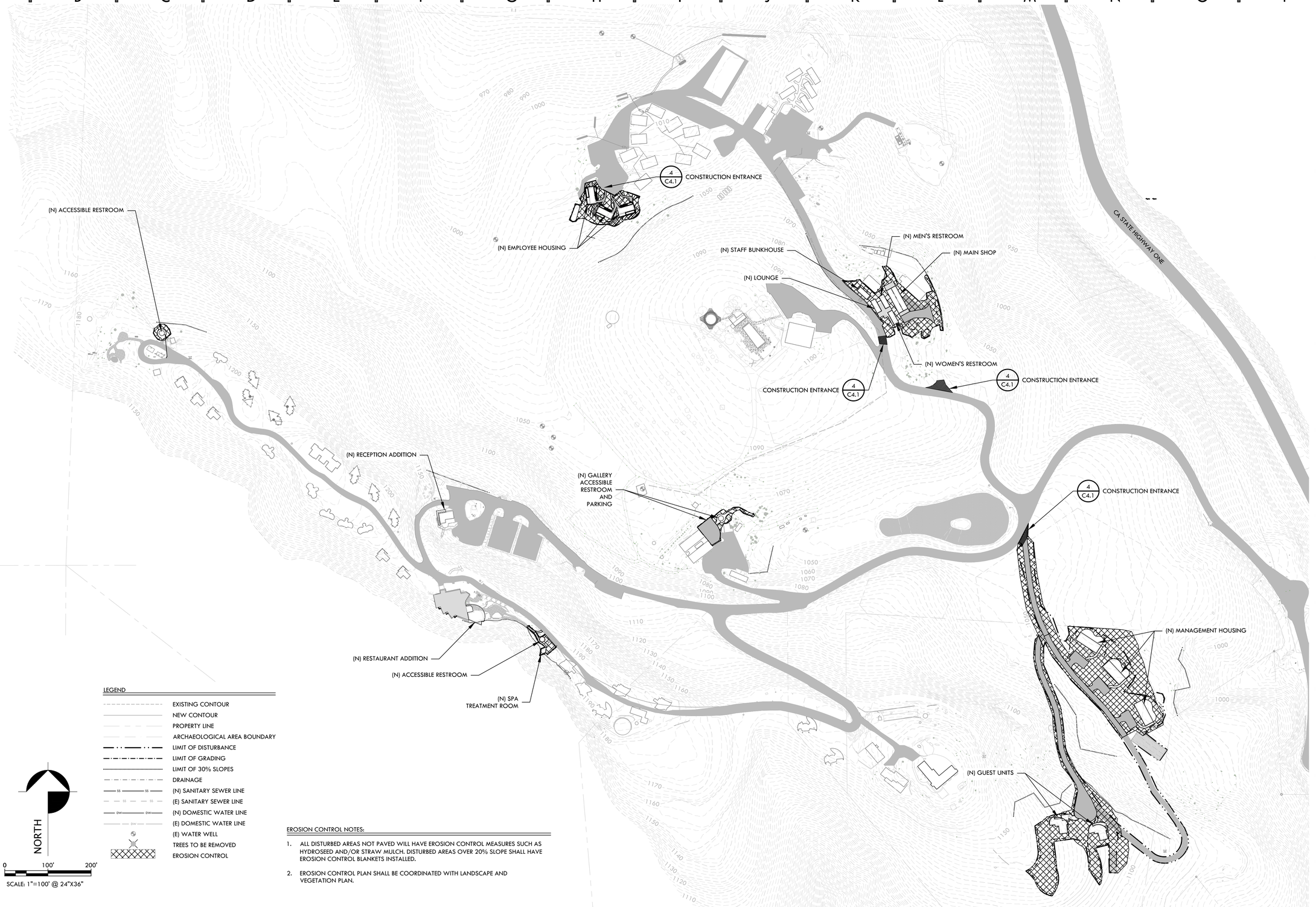
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

EMPLOYEE HOUSING IMPROVEMENT PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C3.8



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- ARCHAEOLOGICAL AREA BOUNDARY
- LIMIT OF DISTURBANCE
- LIMIT OF GRADING
- LIMIT OF 30% SLOPES
- DRAINAGE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (E) WATER WELL
- TREES TO BE REMOVED
- EROSION CONTROL

NORTH

0 100' 200'

SCALE: 1"=100' @ 24"X36"

EROSION CONTROL NOTES:

1. ALL DISTURBED AREAS NOT PAVED WILL HAVE EROSION CONTROL MEASURES SUCH AS HYDROSEED AND/OR STRAW MULCH. DISTURBED AREAS OVER 20% SLOPE SHALL HAVE EROSION CONTROL BLANKETS INSTALLED.
2. EROSION CONTROL PLAN SHALL BE COORDINATED WITH LANDSCAPE AND VEGETATION PLAN.

EROSION CONTROL PLAN

SCALE: 1"=100' @ 24"X36"

1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER
NO. 081605
EXP. 12/31/18
CIVIL
STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:

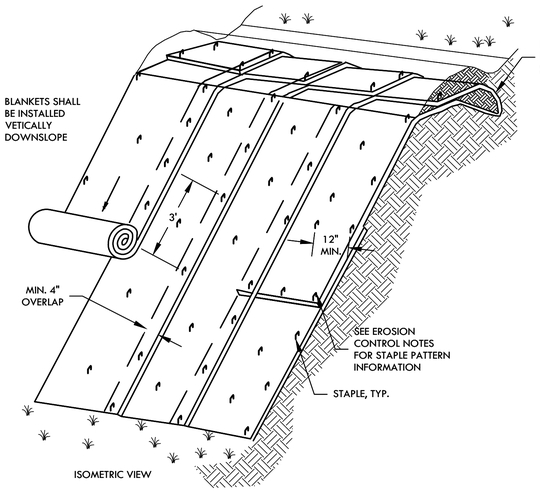
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

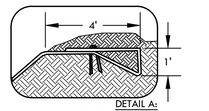
SHEET TITLE:

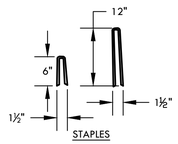
EROSION CONTROL PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C4.0



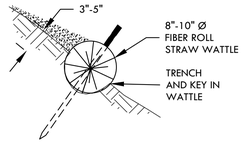




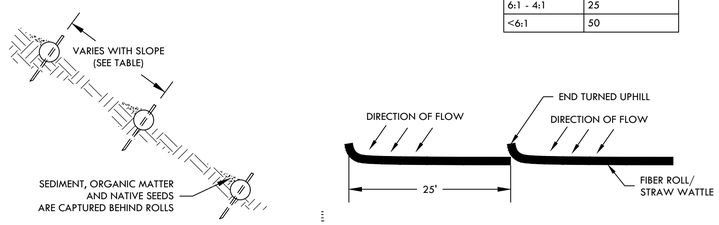
EROSION CONTROL BLANKET

SCALE: AS DIMENSIONED

1



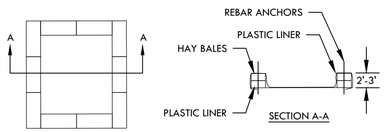
STRAW WATTLE MAX SPACING	
SLOPE (H:V)	SPACING (FT)
>1:1	5
2:1 - 1:1	10
4:1 - 2:1	20
6:1 - 4:1	25
<6:1	50



STRAW WATTLE

SCALE: AS DIMENSIONED

2



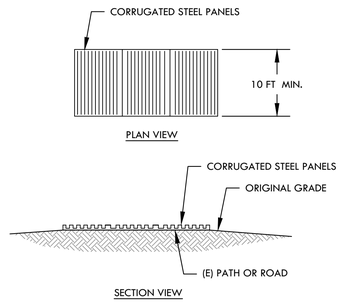
NOTES:

1. PLASTIC LINER SHALL BE WRAPPED AROUND AND TUCKED UNDER HAY BALES.
2. CONCRETE WASHOUT SHALL BE INSTALLED IN A LOCATION APPROVED BY THE PROJECT ENGINEER.

CONCRETE WASHOUT

SCALE: AS DIMENSIONED

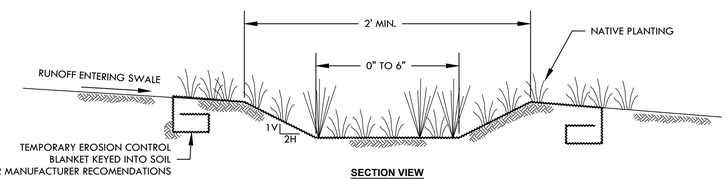
3



STABILIZED CONSTRUCTION ENTRANCE

SCALE: AS DIMENSIONED

4



TYPICAL VEGETATED SWALE

SCALE: AS DIMENSIONED

5

TYPICAL EROSION CONTROL NOTES:

1. GENERAL. THE CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES TO CONTROL SEDIMENT AND RUNOFF IN ACCORDANCE WITH THESE PLANS AND THE COUNTY OF MONTEREY REQUIREMENTS.

1.1. THE CONSTRUCTION OF THIS PROJECT IS NOT EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).

1.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

1.3. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN ALL AREAS WHERE SOIL IS DISTURBED.

1.4. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT ANY TIME RAIN IS FORECASTED.

1.5. ALL EROSION CONTROL AND SOIL CONSERVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY MONTEREY COUNTY AND THE CALIFORNIA BUILDING CODE.

1.6. DISTURBED AREAS SHALL BE STRAWED AND SEEDED AT THE COMPLETION OF THE PROJECT.

1.7. DURING THE CONSTRUCTION PERIOD IF RAIN IS FORECASTED, ALL DISTURBED AREAS SHALL BE COVERED ACCORDING TO THE FOLLOWING GUIDELINES:

1.7.1. OBTAIN STERILE, WEED-FREE WHEAT, BARLEY, OAT, OR RICE STRAW IN ORDER TO PREVENT THE SPREAD OF NOXIOUS WEEDS. AVOID MOLDY, COMPACTED STRAW BECAUSE IT TENDS TO CLUMP AND IS NOT EVENLY DISTRIBUTED.
1.7.2. THE STRAW SHALL BE EVENLY DISTRIBUTED BY HAND OR MACHINE TO THE DESIRED DEPTH AND SHOULD COVER THE EXPOSED AREA TO A UNIFORM DEPTH.
1.7.3. AN APPLICATION RATE OF 2,000 POUNDS PER ACRE SHOULD BE USED.
1.7.4. THERE SHOULD BE A MINIMUM OF 3 - 4" OF STRAW OVER THE SOIL AND NO BARE SOIL SHOULD BE VISIBLE.
1.7.5. ON STEEP OR HIGH WIND SITES, STRAW WILL BE USED FOR EROSION CONTROL AND WILL BE SPREAD AFTER CONSTRUCTION DISTURBANCE.

2. SEED AND MULCH. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR HAND BROADCASTING OF THE FOLLOWING SEED MIX AND INCORPORATED OVER ALL DISTURBED SLOPES:

BROMUS CARINATUS 10#/ACRE
LEYMUS TRITICOIDES 8#/AC.
HORDEUM BRACHYANTHERUM 5#/AC.
FESTUCA RUBRA 8#/AC.
DESCHAMPSIA CESPITOSA 8#/AC.

THE MIX/APPLICATION SHALL ALSO CONTAIN:
- FERTILIZER (6-3-3) SHALL BE HAND BROADCAST AND INCORPORATED AT 30-LB/ACRE OVER ENTIRE AREA.
- MYCHORRHIZAL FUNGI SHALL BE ADDED AT 50 LB/ ACRE.
- IF HYDROSEEDING, ADD MULCH AND TACKIFIER TO ABOVE.

2.1 ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.

2.2 ANY MATERIAL STOCKPILED ON-SITE SHALL BE COVERED WITH PLASTIC, ESPECIALLY DURING THE WINTER MONTHS OR DURING PERIODS OF RAIN.

2.3 SLOPES LESS THAN OR EQUAL TO 20% SHALL BE SEEDED AND COVERED WITH 2 INCHES OF STRAW MULCH.

2.4. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.

2.5 STRAW MULCH COVER SHALL BE SUFFICIENT SO THAT NO BARE SOIL IS VISIBLE.

2.6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.

3. STRAW WATTLE. STRAW WATTLES (OR FIBER ROLLS) SHALL BE INSTALLED ALONG THE CONTOUR OF THE SLOPE TO SLOW RUNOFF VELOCITY AND TRAP SEDIMENT. STRAW WATTLES SHALL BE INSTALLED WHEREVER THE DISTURBED SLOPE IS ADJACENT TO A STREAM OR DRAINAGE COURSE. TRENCH DEPTH SHALL BE ½ TO ½ OF THE THICKNESS OF THE WATTLE, AND THE WIDTH SHALL EQUAL THE WATTLE DIAMETER, IN ORDER TO PROVIDE AREA TO BACKFILL THE TRENCH. WOOD STAKES SHALL BE INSTALLED EVERY FOUR FEET THROUGH THE WATTLE AND THE END SHALL BE TURNED UP HILL TO PREVENT RUNOFF FORM GOING AROUND THE WATTLE.

4. CONCRETE WASHOUT. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. THE CONCRETE WASHOUT FACILITY SHALL BE BELOW GRADE AND CONSTRUCTED WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FEET. TEMPORARY CONCRETE FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. THE WASHOUT SHALL HAVE A 10 MIL POLYETHYLENE PLASTIC LINER. WHEN CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE AND MATERIALS FOR THE WASHOUT SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS, OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE CONCRETE WASHOUT SHOULD BE BACKFILLED AND REPAIRED.

5. EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE CONSTRUCTED OF JUTE FIBERS, CURLED WOOD FIBERS, STRAW, COCONUT FIBER, OR A COMBINATION OF THESE MATERIALS.

5.1. CONSTRUCTION GUIDELINES

5.1.1 GRADE AND SHAPE AREA OF INSTALLATION

5.1.2 REMOVE ALL ROCK, CLODS, AND VEGETATIVE OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED BLANKET WILL HAVE DIRECT CONTACT WITH THE SOIL.

5.1.3 LOOSEN 2-3 INCHES OF TOPSOIL ABOVE FINAL GRADE

5.1.4 U-SHAPED WIRE STAPLES, METAL GEOTEXTILE STAKE PINS OR TRIANGULAR WOODEN STAKES CAN BE USED TO ANCHOR MATS TO THE GROUND SURFACE. WIRE STAPLES SHOULD BE A MINIMUM OF 11 GAUGE. METAL STAKE PINS SHOULD BE 3/16 INCH DIAMETER STEEL WITH A 1 ½ INCH STEEL WASHER AT THE HEAD OF THE PIN. WIRE STAPLES AND METAL STAKES SHOULD BE DRIVEN FLUSH TO THE SOIL SURFACE. ALL ANCHORS SHOULD BE 6-8 INCHES LONG AND HAVE SUFFICIENT GROUND PENETRATION TO RESIST PULLOUT. LONGER ANCHORS MAY BE REQUIRED FOR LOOSE SOILS.

5.1.5 EROSION CONTROL BLANKETS AND HYDROSEED SHALL BE INSTALLED ON ALL DISTURBED SLOPES WITH GREATER THAN 20% GRADES.

5.2. INSTALLATION ON SLOPE:

5.2.1 BEGIN AT THE TOP OF THE SLOPE AND ANCHOR THE BLANKET IN A 6 INCH DEEP BY 6 INCH WIDE TRENCH. BACKFILL TRENCH AND TAMP EARTH FIRMLY.

5.2.2 UNROLL BLANKET DOWNSLOPE IN THE DIRECTION OF WATER FLOW. BLANKET SHOULD BE UNROLLED SLOWLY IN A CONTROLLED MANNER TO ACHIEVE DIRECT CONTACT WITH THE SOIL.

5.2.3. THE EDGE OF ADJACENT PARALLEL ROLLS MUST BE OVERLAPPED 2-3 INCHES AND BE STAPLED EVERY 3 FEET.

5.2.4. WHEN BLANKETS MUST BE SPLICED, PLACE BLANKET END OVER END (SHINGLE STYLE) WITH 6 INCH OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12 INCHES APART.

5.2.5. LAY BLANKET LOOSELY AND MAINTAIN DIRECT CONTACT WITH THE SOIL, DO NOT STRETCH.

5.2.6. BLANKETS SHALL BE STAPLED SUFFICIENTLY TO ANCHOR BLANKET AND MAINTAIN CONTACT WITH THE SOIL. STAPLES SHALL BE PLACED DOWN THE CENTER AND STAGGERED WITH THE STAPLES PLACED ALONG THE EDGES. STEEP SLOPES, 1:1 TO 2:1 REQUIRE 2 STAPLES PER SQUARE YARD. MODERATE SLOPES, 2:1 TO 3:1, REQUIRE 1-2 STAPLES PER SQUARE YARD (1 STAPLE 3 O.C.). GENTLE SLOPES REQUIRE 1 STAPLE PER SQUARE YARD.

6. OTHER PROVISIONS

6.1. IF CONSTRUCTION OCCURS BETWEEN OCTOBER 15TH AND APRIL 15TH, EXPOSED SOIL NOT INVOLVED IN IMMEDIATE CONSTRUCTION ACTIVITY SHALL BE PROTECTED FROM EROSION AT ALL TIMES. AFTER APRIL 15TH, EROSION CONTROL MEASURES SHALL BE IN PLACE DURING INCLEMENT WEATHER.

6.2. EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE BY THE CONTRACTOR UNTIL NATIVE VEGETATION HAS BEEN ESTABLISHED AND PROVIDES NECESSARY SLOPE COVER (MINIMUM 70% COVER).

24"x36" SHEET: IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

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Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL (831) 426-9054

REGISTERED PROFESSIONAL ENGINEER — NO. 61560 — EXP. 12/31/19 — CIVIL — STATE OF CALIFORNIA

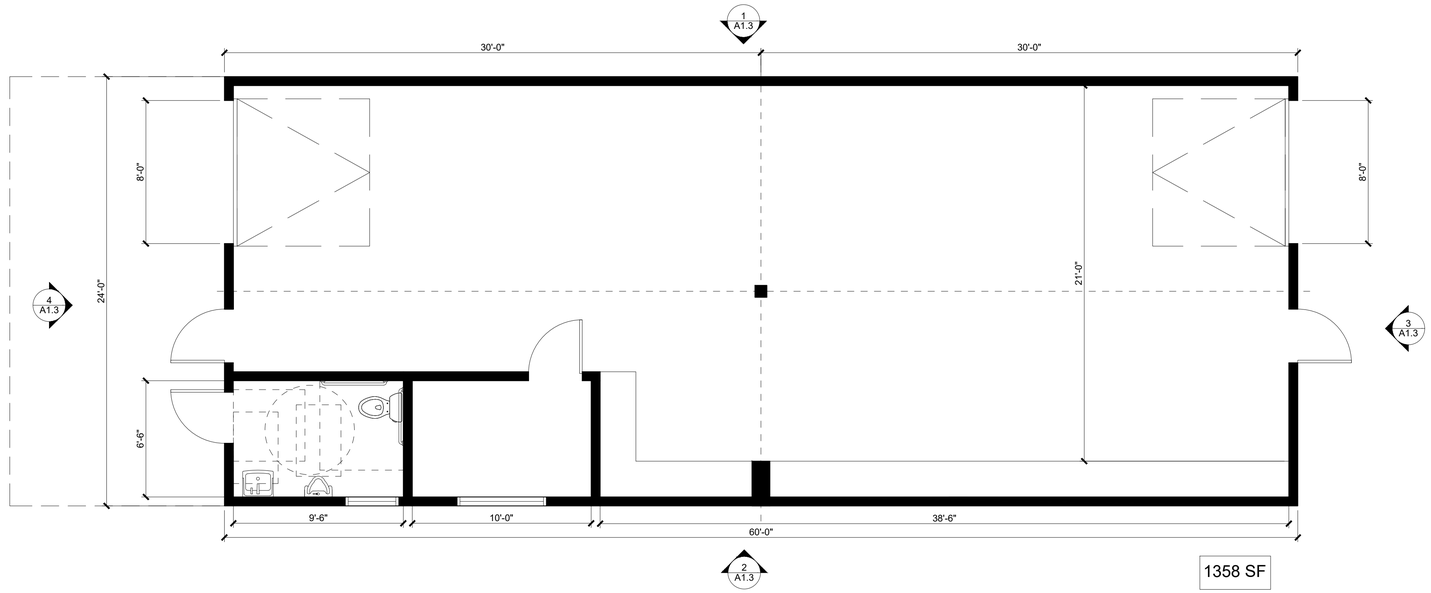
CONCEPTUAL DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

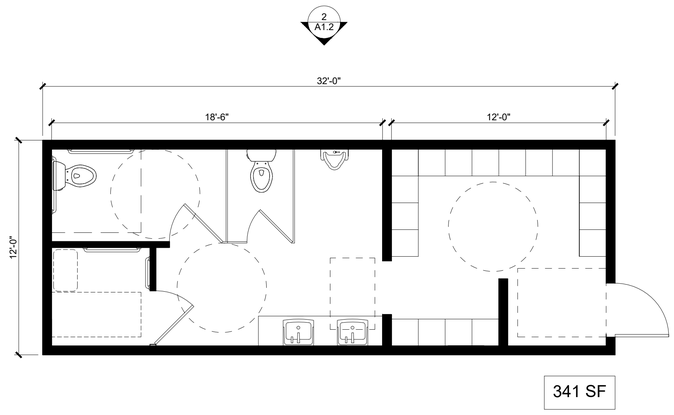
SHEET TITLE:
EROSION CONTROL DETAILS

REV.	DATE

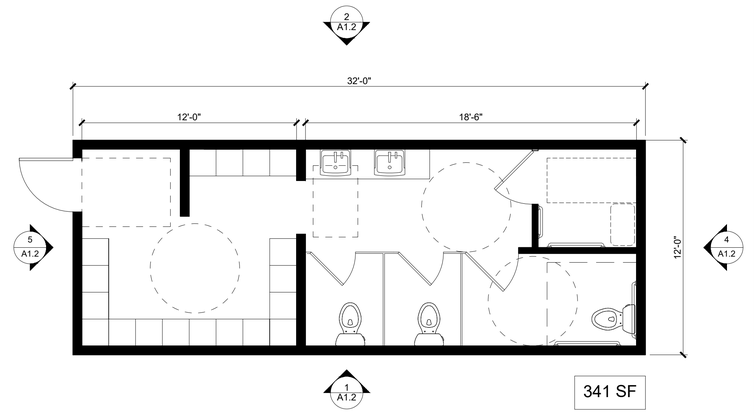
DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C4.1



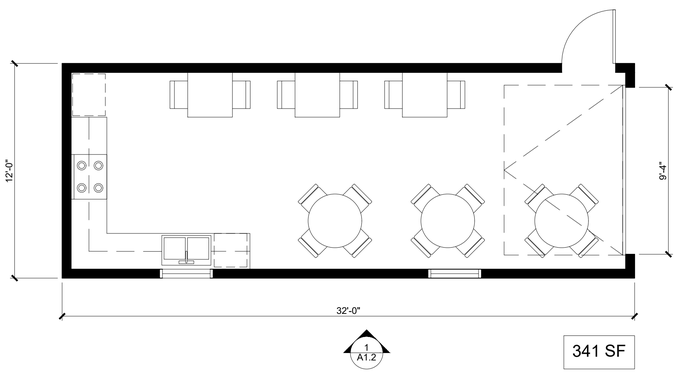
MAIN SHOP FLOOR PLAN | SCALE 1/4" = 1'-0" | 6



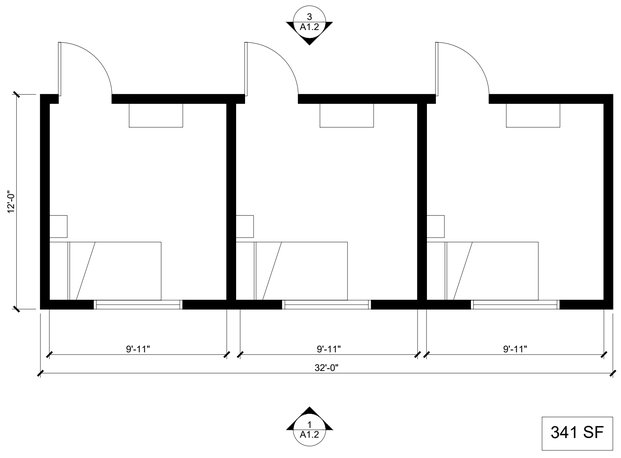
MENS RESTROOM FLOOR PLAN | SCALE 1/4" = 1'-0" | 5



WOMENS RESTROOM FLOOR PLAN | SCALE 1/4" = 1'-0" | 3



LOUNGE FLOOR PLAN | SCALE 1/4" = 1'-0" | 4



BUNKHOUSE FLOOR PLAN | SCALE 1/4" = 1'-0" | 2

CENTRAL SERVICES BUILDINGS

A SERIES OF 8 MODULAR STRUCTURES THAT WILL BE CLAD IN REDWOOD VERTICAL SIDING AND CORTEN STEEL ARRANGED AROUND EXISTING SUPPORT BUILDINGS. THE EMPLOYEE AND STAFF AREAS WILL BE CONNECTED BY A SERIES OF DECKS FOR BOTH EXPANDED BREAK AREAS AND TO CONNECT TO THE NEW PASSENGER DROP OFF. THE NEW WORKSHOP BUILDING WILL AUGMENT THE EXISTING MAINTENANCE YARD WITH ASSOCIATED STORAGE AND SERVICE USES.

GENERAL DESCRIPTION | SCALE NTS | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.839.3385 | PBWJNIEMANN@GMAIL.COM

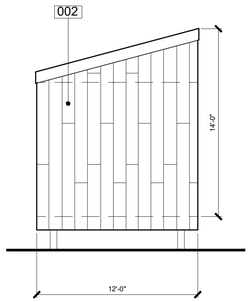
PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
CENTRAL SERVICES FLOOR PLANS

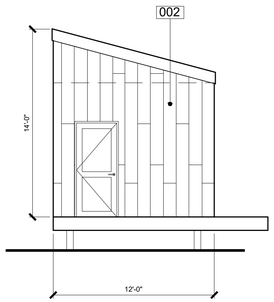
REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A1.1

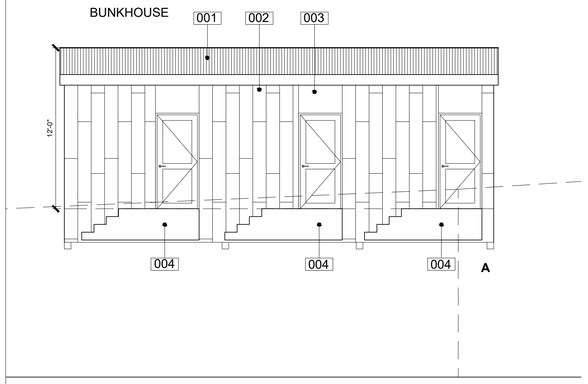
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



RESTROOM ELEVATION | SCALE 3/16" = 1'-0" | 5



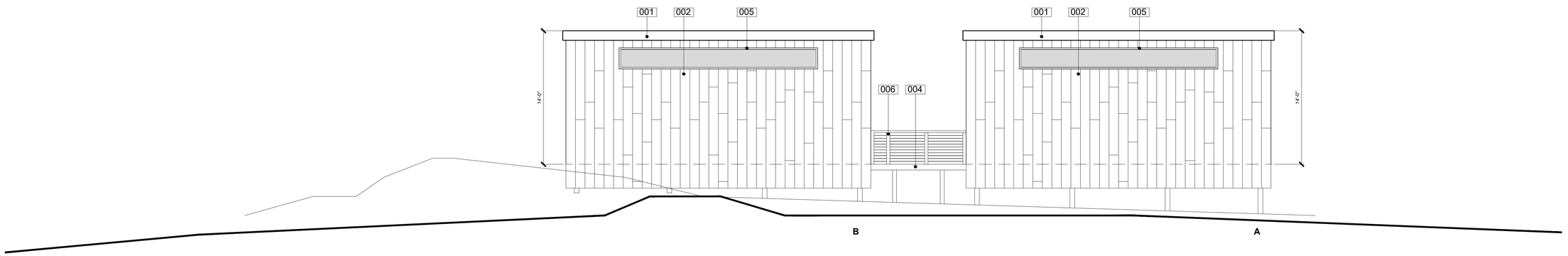
RESTROOM ELEVATION | SCALE 3/16" = 1'-0" | 4



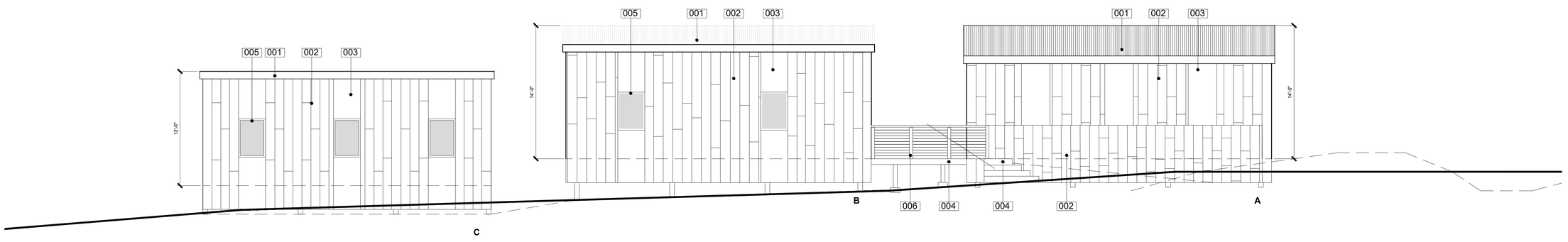
BUNK HOUSE NORTH ELEVATION | SCALE 3/16" = 1'-0" | 3

FINISH MATERIALS

001	CORRUGATED ROOF CORTEN PANELS
002	REDWOOD VERTICAL SIDING
003	FLAT CORTEN PANELS
004	HEAVY TIMBER
005	ALUMINUM WINDOW FRAMES
006	STEEL RAILINGS - MATCH EXISTING
007	CORTEN STANDING STEAM ROOF
008	POLYCARBONATE SKYLIGHT
009	REDWOOD 1X12 FACIA
010	STEEL VERTICAL LIFT GARAGE DOOR
011	SOLID WOOD DOOR
012	CORRUGATED WALL CORTEN PANELS
013	STEEL WINDOW FRAMES



MENS/WOMENS RESTROOM NORTH ELEVATION | SCALE 3/16" = 1'-0" | 2



BUNKHOUSE/LOUNGE/WOMENS RESTROOM SOUTH ELEVATION | SCALE 3/16" = 1'-0" | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
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323.839.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
CENTRAL SERVICES ELEVATIONS

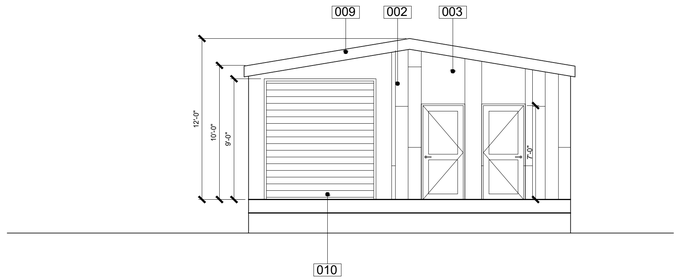
REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A1.2

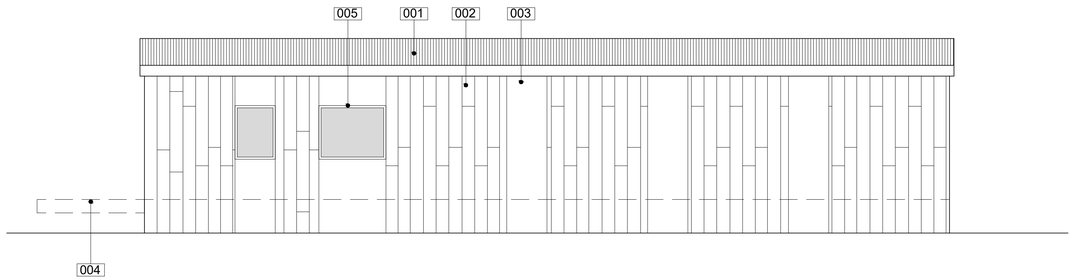
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FINISH MATERIALS

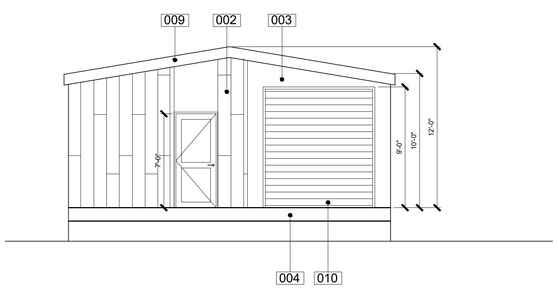
- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



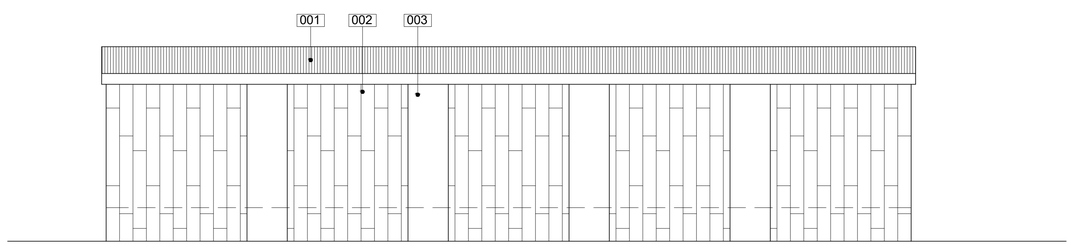
MAIN SHOP WEST ELEVATION SCALE 3/16" = 1'-0" 4



MAIN SHOP SOUTH ELEVATION SCALE 3/16" = 1'-0" 2



MAIN SHOP EAST ELEVATION SCALE 3/16" = 1'-0" 3



MAIN SHOP NORTH ELEVATION SCALE 3/16" = 1'-0" 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.839.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

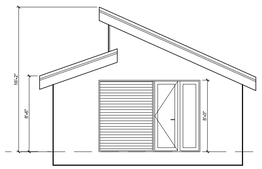
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

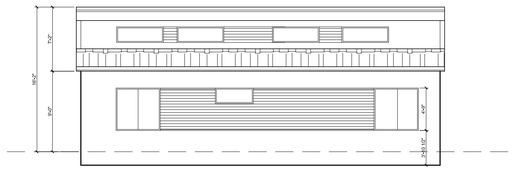
WORKSHOP ELEVATIONS

REV.	DATE

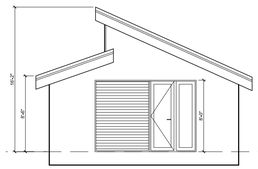
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A1.3



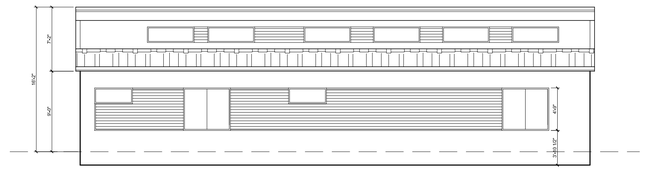
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 10



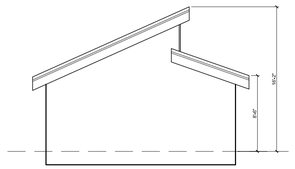
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 8



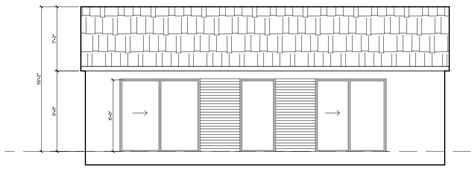
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 6



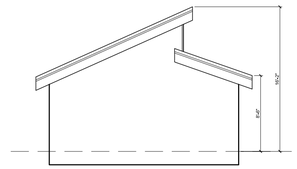
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 4



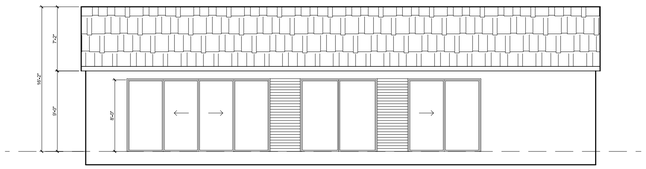
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 9



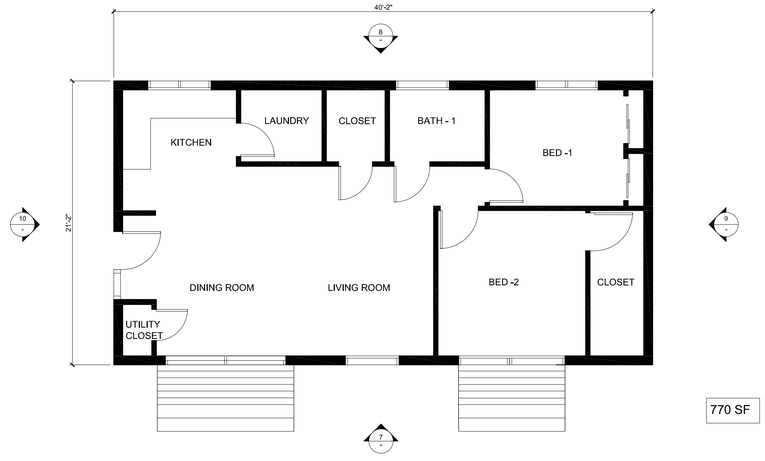
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 7



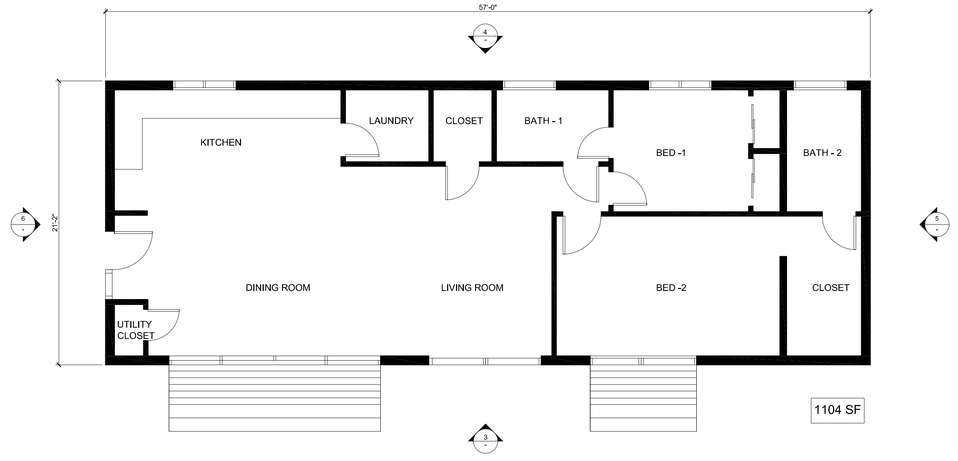
EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 5



EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 3



MANAGEMENT HOUSING FLOOR PLAN - TYPE 2 | SCALE 3/16" = 1'-0" | 2



MANAGEMENT HOUSING FLOOR PLAN - TYPE 1 | SCALE 3/16" = 1'-0" | 1

Post Ranch Inn

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BIG SUR, CA 93920

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PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBW.NIEMANN@GMAIL.COM

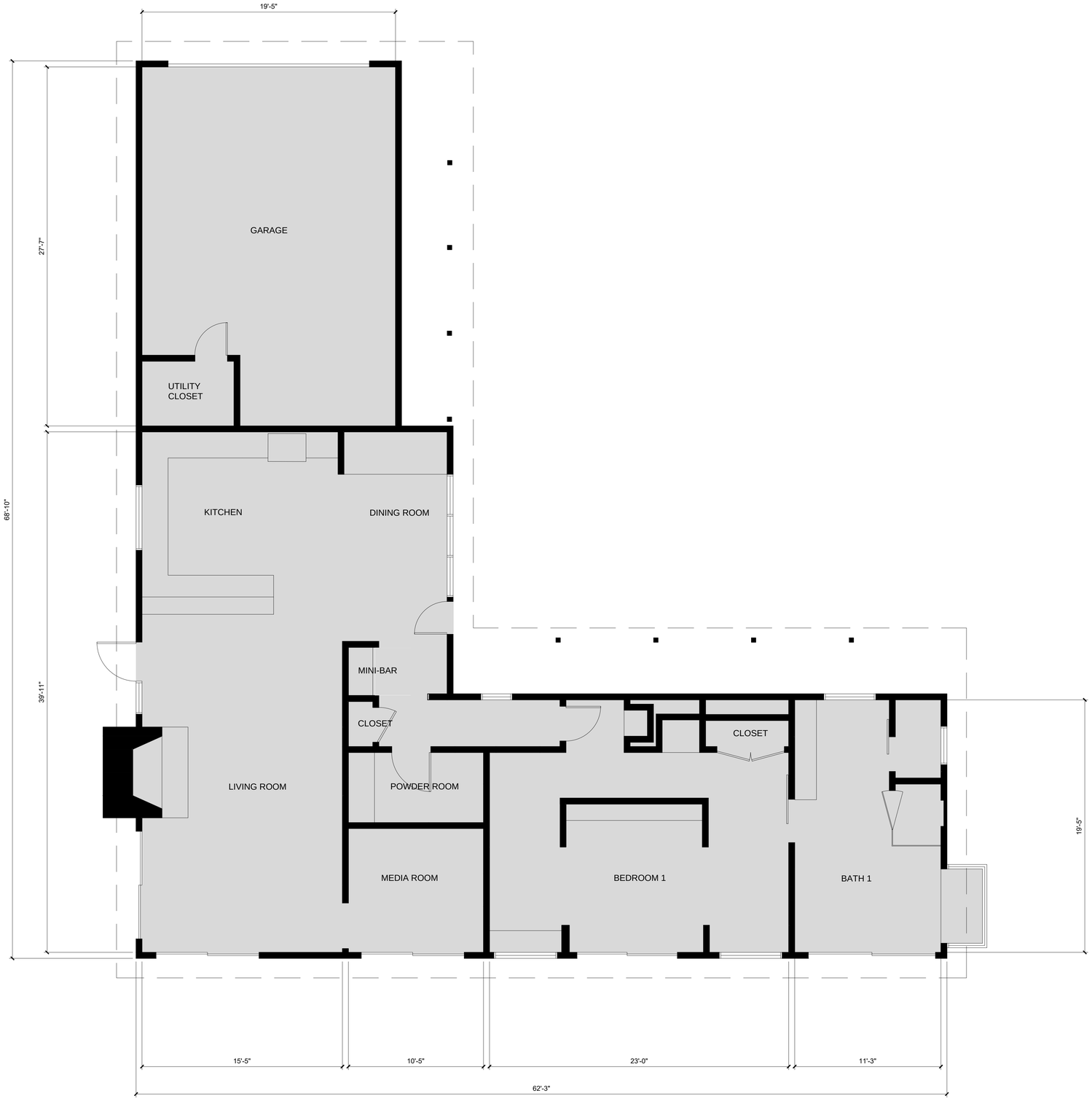
PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
MANAGEMENT HOUSING FLOOR PLAN & ELEVATIONS

REV.	DATE
1	10/19/2020

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.1

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



1. EXISTING TO REMAIN
2. NO EXTERIOR MODIFICATIONS

(E) POST HOUSE C1 SCALE 1/4" = 1'-0" 1

2'4"x3'6" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

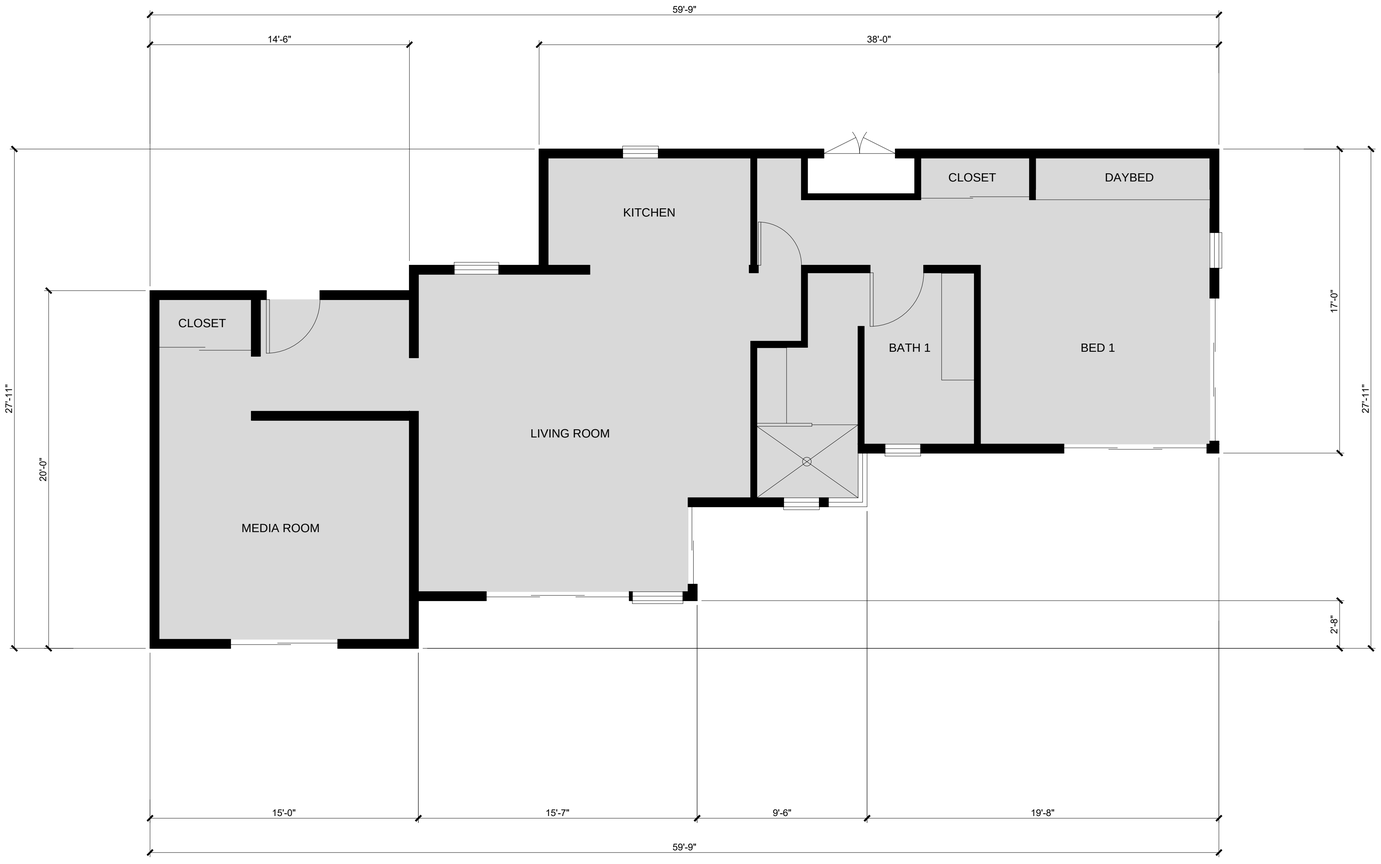
NIKC NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBW.NIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
(E) POST HOUSE

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.2



1. EXISTING TO REMAIN
2. NO EXTERIOR MODIFICATIONS

(E) POST HOUSE CARETAKER'S UNIT C2 SCALE 1/4" = 1'-0" 1

Post Ranch Inn

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BIG SUR, CA 93920

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PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

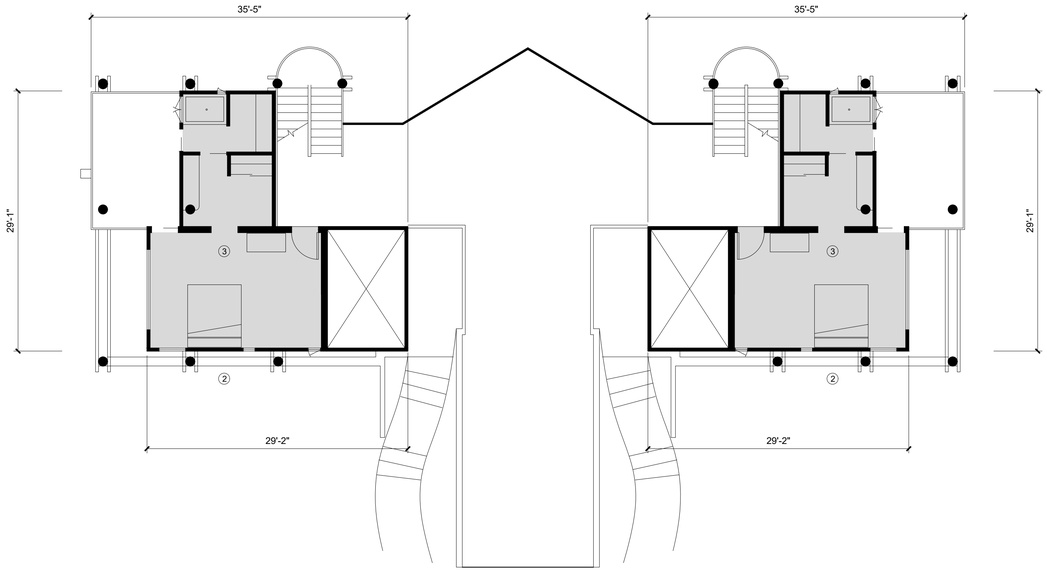
SHEET TITLE:
(E) POST HOUSE CARETAKER'S UNIT
MANAGER'S HOUSING

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.3

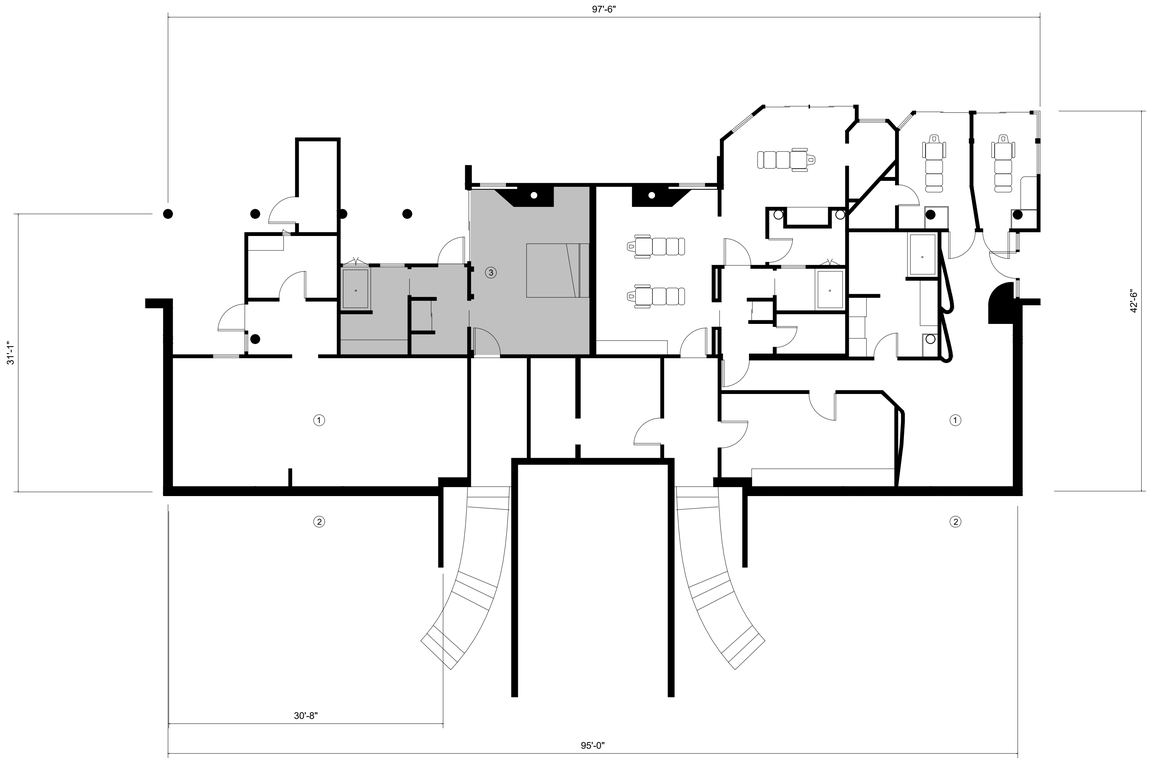
24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



1 EXISTING TO REMAIN
2 NO EXTERIOR MODIFICATIONS
3 EXISTING GUEST UNIT

(E) SPA, GUEST ROOMS & LIBRARY - SECOND FLOOR R6 SCALE 1/8" = 1'-0" 2



1 EXISTING TO REMAIN
2 NO EXTERIOR MODIFICATIONS
3 EXISTING GUEST UNIT

(E) SPA, GUEST ROOMS & LIBRARY - GROUND FLOOR R6 SCALE 1/8" = 1'-0" 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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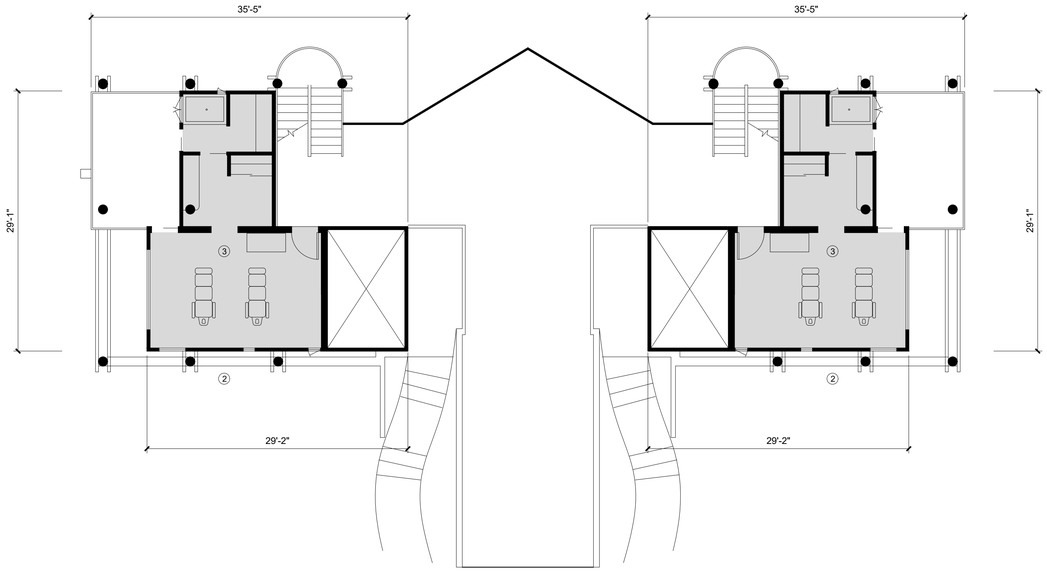
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
(E) SPA, GUEST ROOMS & LIBRARY
EXISTING USES

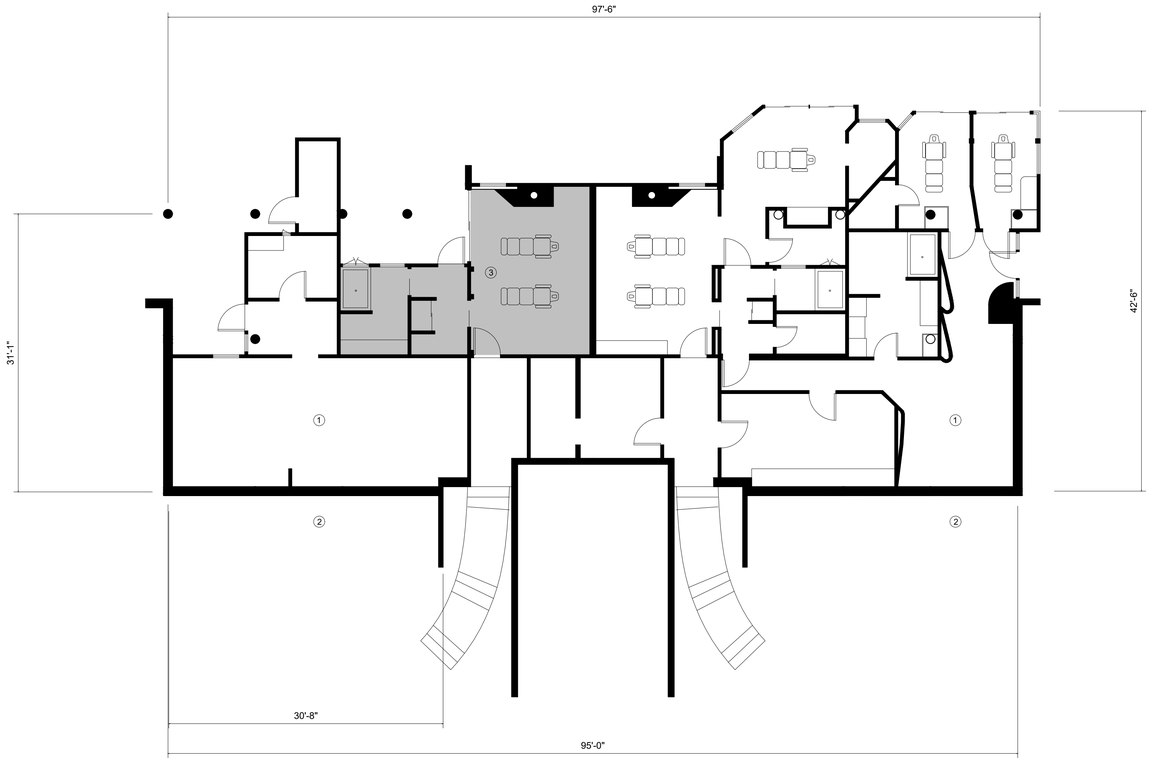
REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.4



1 EXISTING TO REMAIN
2 NO EXTERIOR MODIFICATIONS
3 PROPOSED SPA TREATMENT ROOM

(E) SPA, GUEST ROOMS & LIBRARY - SECOND FLOOR R6 | SCALE 1/8" = 1'-0" | 2



1 EXISTING TO REMAIN
2 NO EXTERIOR MODIFICATIONS
3 PROPOSED SPA TREATMENT ROOM

(E) SPA, GUEST ROOMS & LIBRARY - GROUND FLOOR R6 | SCALE 1/8" = 1'-0" | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

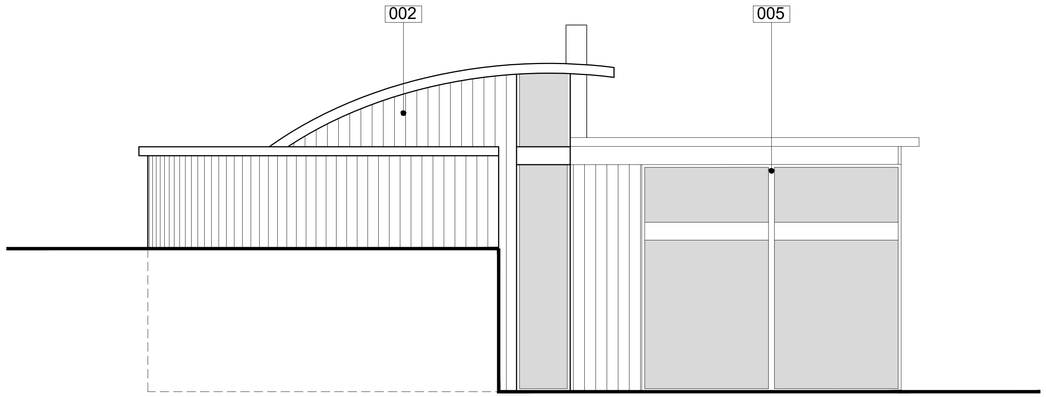
MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.839.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

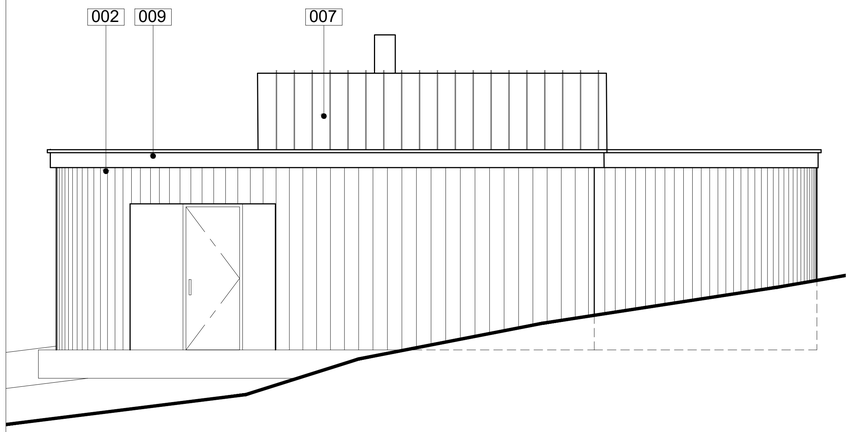
SHEET TITLE:
(E) SPA, GUEST ROOMS & LIBRARY
PROPOSED USES

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.5



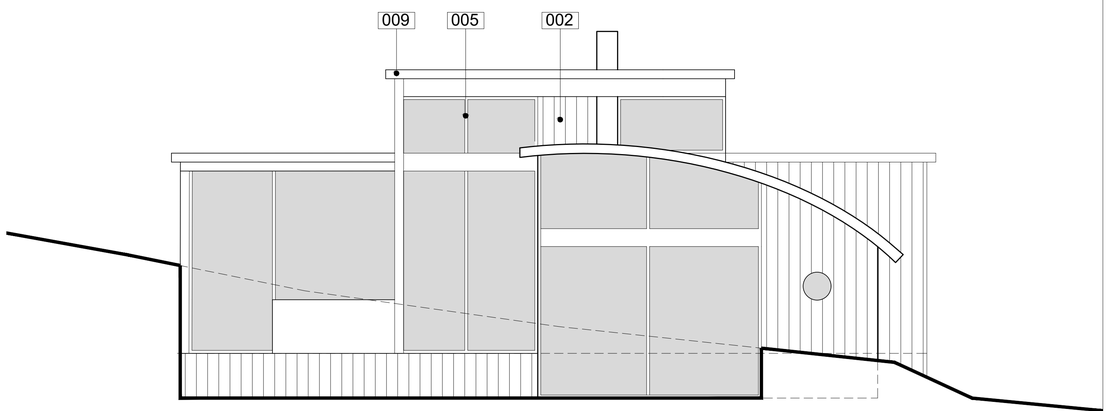
ELEVATION D | SCALE 1/4" = 1'-0" | 5



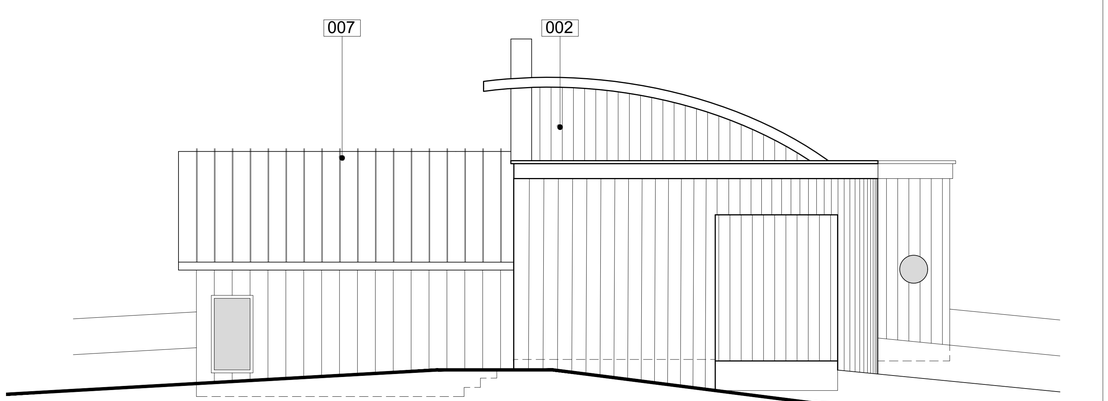
ELEVATION A | SCALE 1/4" = 1'-0" | 2

FINISH MATERIALS

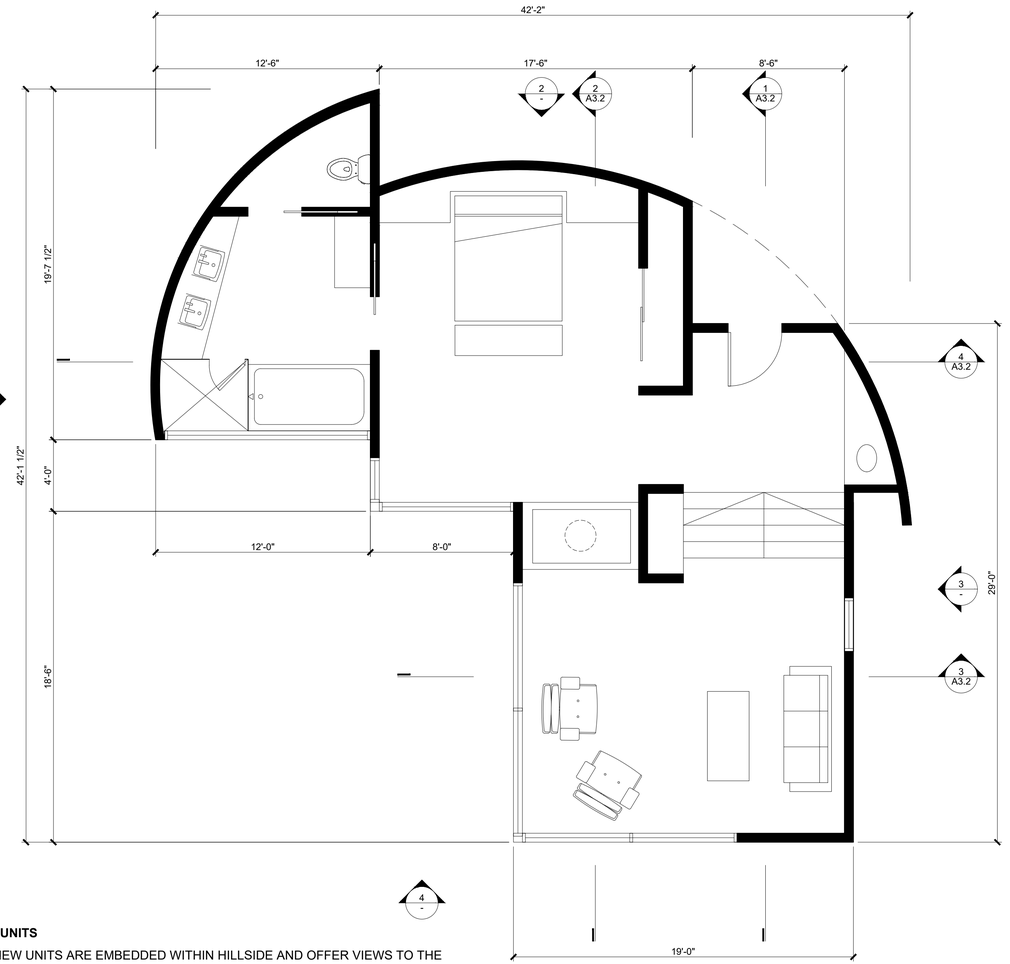
- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



ELEVATION C | SCALE 1/4" = 1'-0" | 4



ELEVATION B | SCALE 1/4" = 1'-0" | 3



GUEST UNIT 1 FLOOR PLAN | SCALE 1/4" = 1'-0" | 1

GUEST UNITS

THE 2 NEW UNITS ARE EMBEDDED WITHIN HILLSIDE AND OFFER VIEWS TO THE SOUTH. MAINTAINING A SIMILAR ARCHITECTURAL LANGUAGE TO THE EXISTING GUEST UNITS, EACH UNIT IS CLAD IN VERTICAL REDWOOD SIDING WITH CORTEN ROOFING AND DETAILS.

945 SF

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

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BIG SUR, CA
93920
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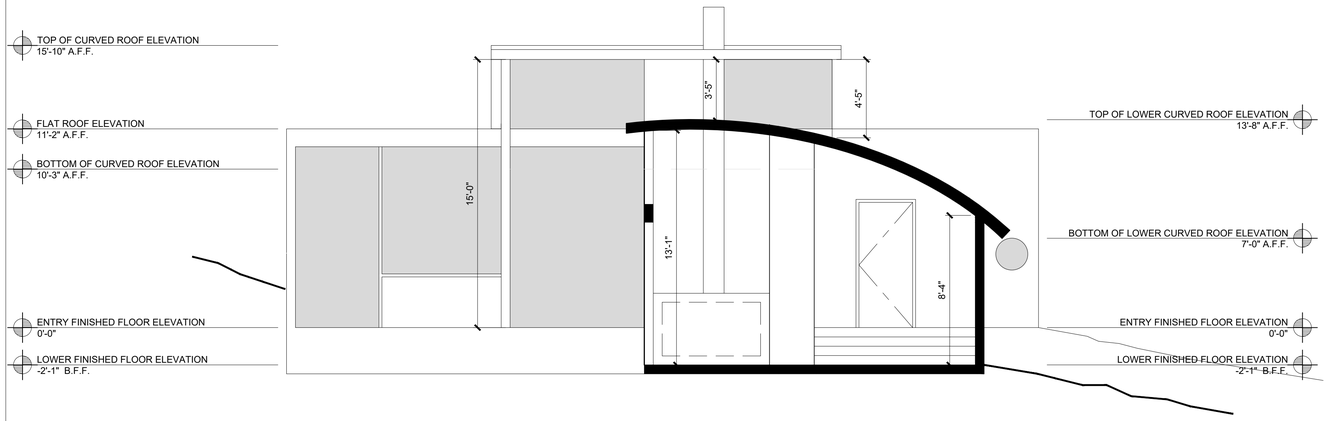
PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
GUEST UNIT PLAN & ELEVATIONS

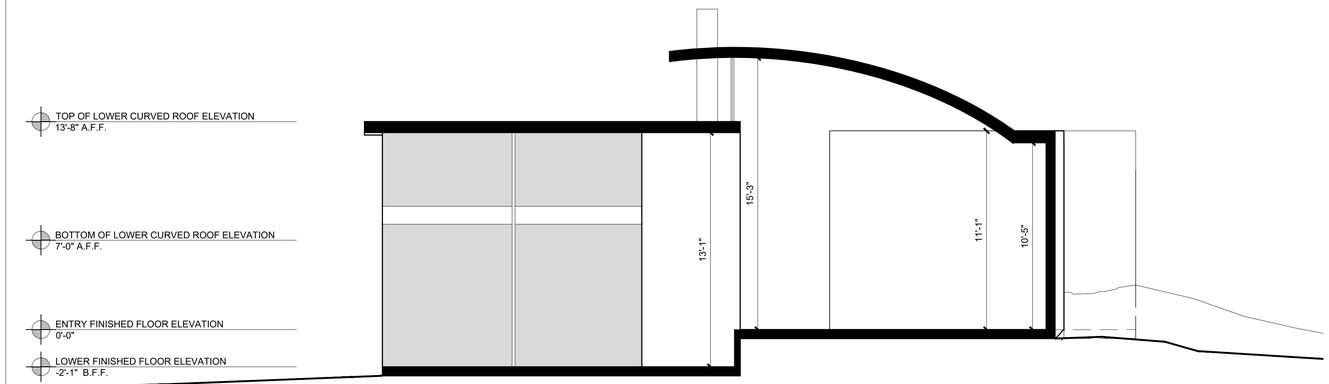
REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A3.1

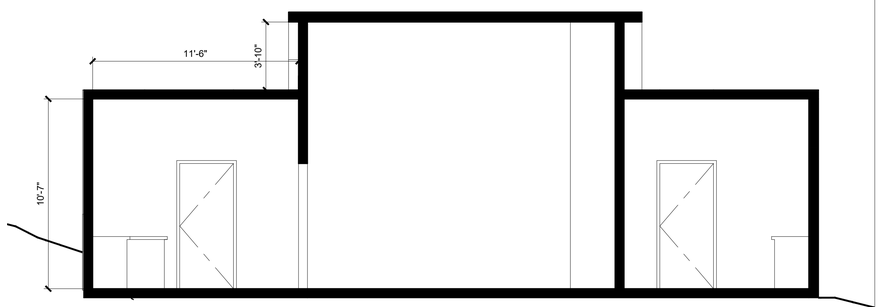
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



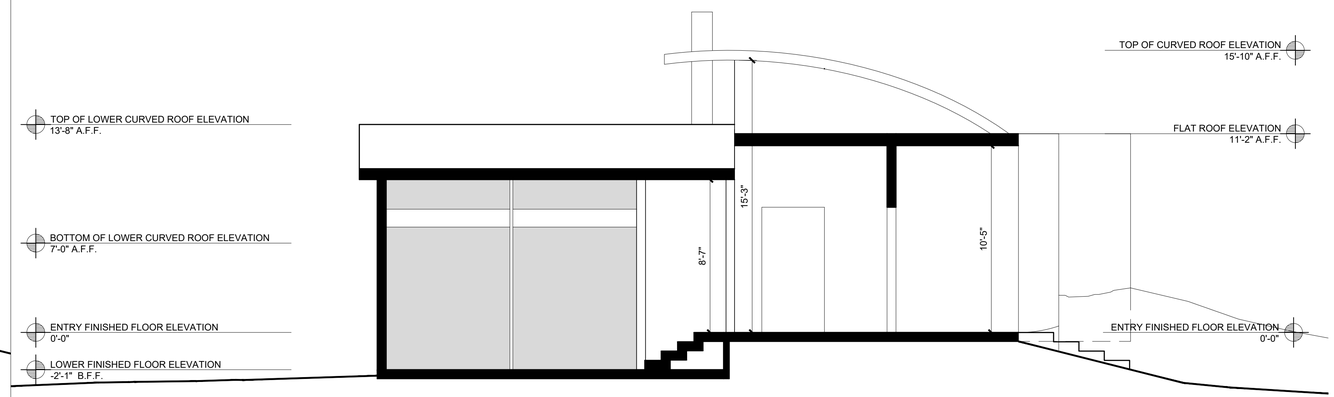
BUILDING SECTION | SCALE 1/4" = 1'-0" | 3



BUILDING SECTION | SCALE 1/4" = 1'-0" | 2



BUILDING SECTION | SCALE 1/4" = 1'-0" | 4



BUILDING SECTION | SCALE 1/4" = 1'-0" | 1

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BIG SUR, CA
93920
323.839.3385 | PBW.NIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

GUEST UNIT SECTIONS

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A3.2

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FINISH MATERIALS

- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
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- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
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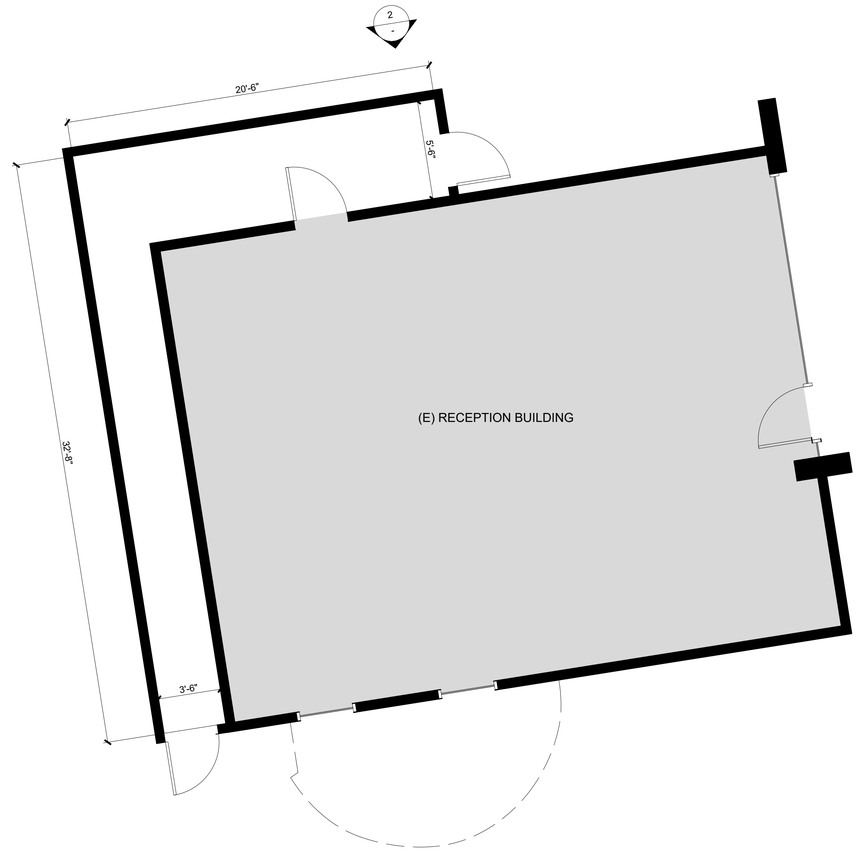
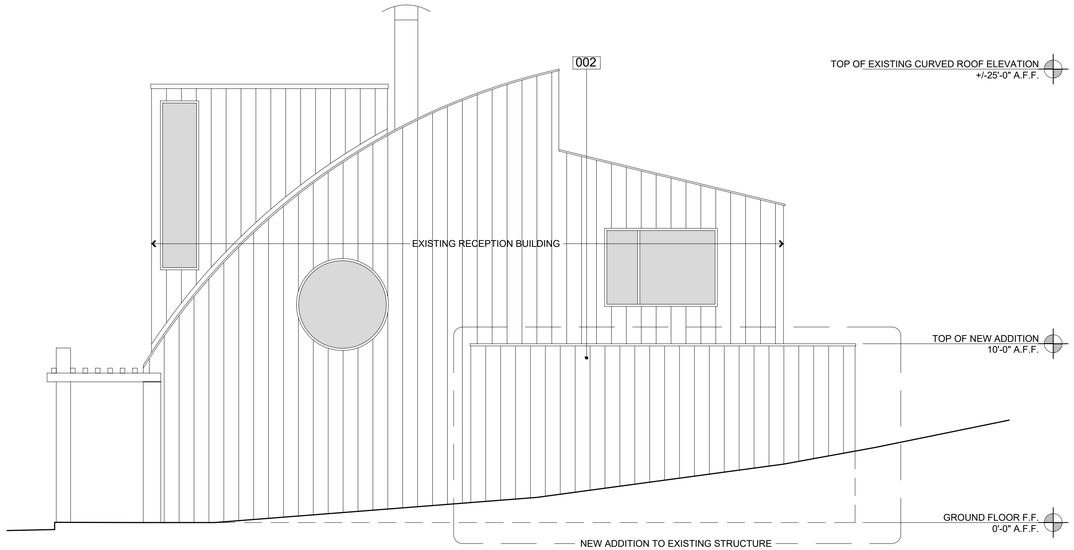
- 013 STEEL WINDOW FRAMES





RECEPTION ELEVATION | SCALE 1/4" = 1'-0" | 2

RECEPTION GROUND FLOOR PLAN R8 | SCALE 1/4" = 1'-0" | 1

138 SF

RECEPTION STORAGE & SERVER ROOM

A SINGLE STORY ADDITION TO THE EXISTING VAULTED STRUCTURE - ESTIMATED TO BE 10' IN HEIGHT AND CLAD IN VERTICAL REDWOOD SIDING TO MATCH ADJOINING STRUCTURE. NEW STRUCTURE TO BE LOCATED TO THE BACK OF THE RECEPTION BUILDING WITHIN THE AREA CONFINED BY EXISTING RETAINING WALL.

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.839.3385 | PBW.NIEMANN@GMAIL.COM

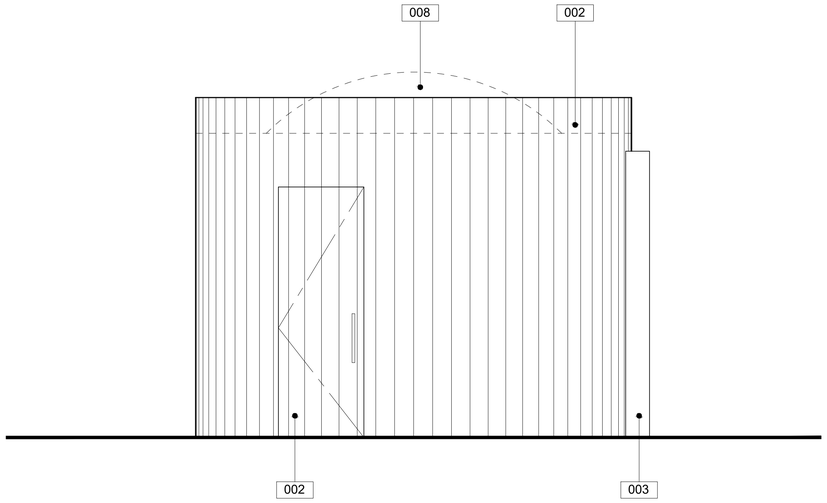
PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
RECEPTION STORAGE & SERVER ROOM PLAN

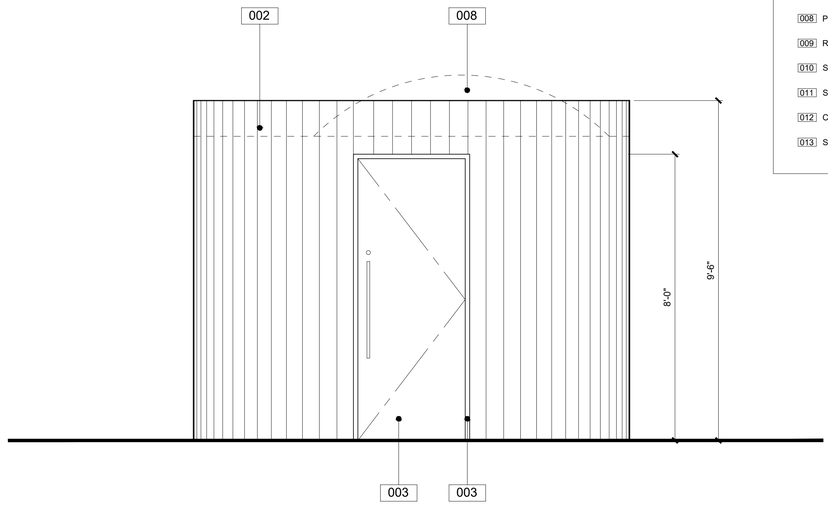
REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A6.1

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



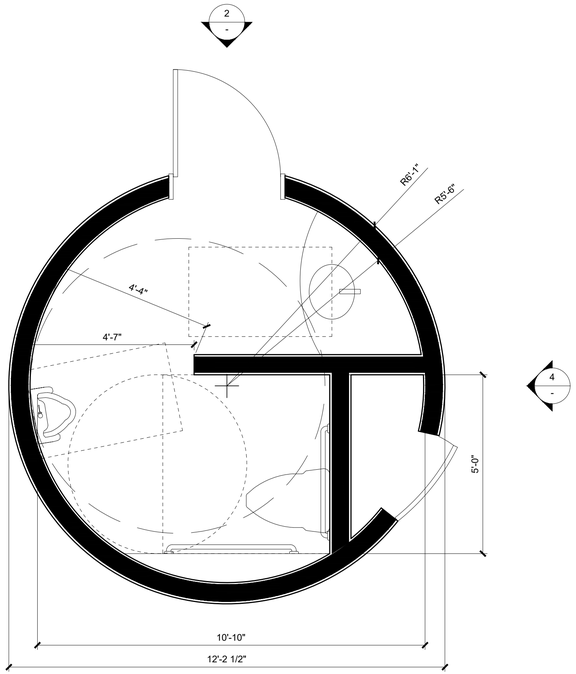
ELEVATION B | SCALE 1/2" = 1'-0" | 4



ELEVATION A | SCALE 1/2" = 1'-0" | 2

FINISH MATERIALS

001	CORRUGATED ROOF CORTEN PANELS
002	REDWOOD VERTICAL SIDING
003	FLAT CORTEN PANELS
004	HEAVY TIMBER
005	ALUMINUM WINDOW FRAMES
006	STEEL RAILINGS - MATCH EXISTING
007	CORTEN STANDING STEAM ROOF
008	POLYCARBONATE SKYLIGHT
009	REDWOOD 1X12 FACIA
010	STEEL VERTICAL LIFT GARAGE DOOR
011	SOLID WOOD DOOR
012	CORRUGATED WALL CORTEN PANELS
013	STEEL WINDOW FRAMES



95 SF

RESTROOM FLOOR PLAN | SCALE 1/2" = 1'-0" | 1

Post Ranch Inn

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BIG SUR, CA 93920

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PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.839.3385 | PBW.NIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
RESTROOM PLAN & ELEVATIONS

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A7.1

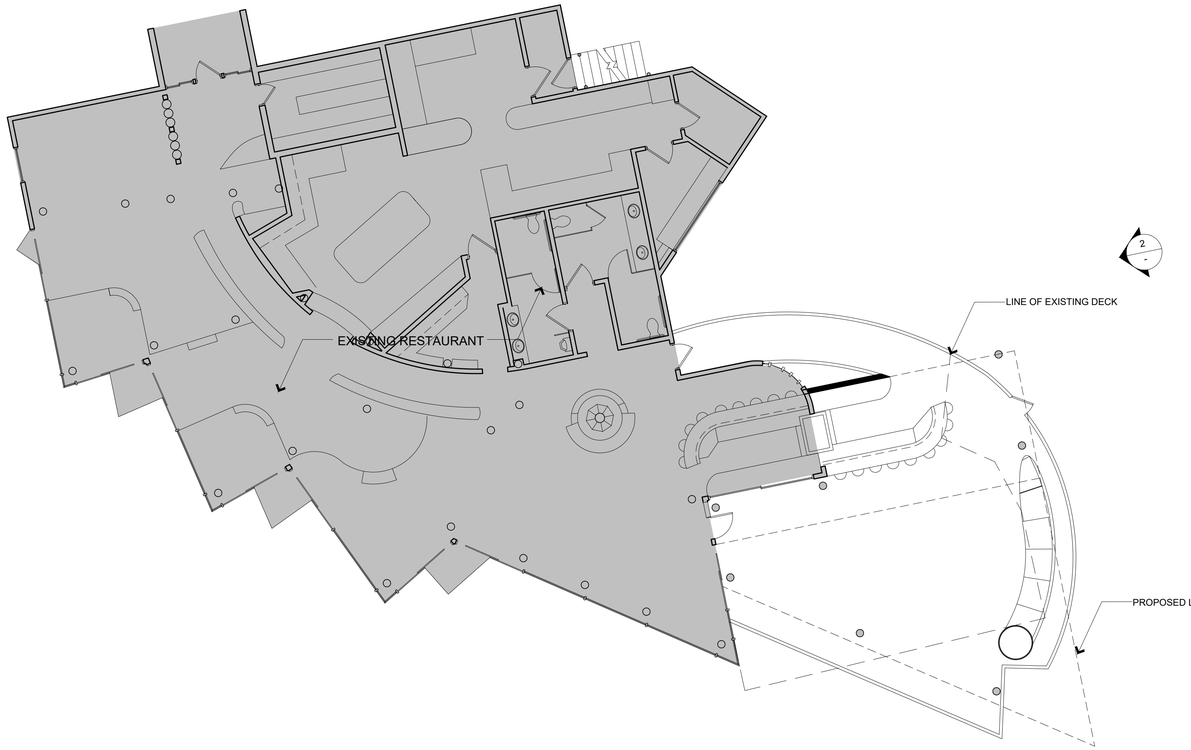
24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FINISH MATERIALS

- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES

RESTAURANT EXPANSION ELEVATION | SCALE 1/8" = 1'-0" | 2



1502 SF

RESTAURANT EXPANSION

UTILIZING THE EXISTING DECK SPACE TO RECONFIGURE THE INFORMAL DINING AREA AND EXPANDING F & B SERVICE TO THE EXISTING OUTDOOR BAR. THE OPEN CANOPY STRUCTURE WILL HAVE A LOUVERED ROOF AND LIMITED VISION PARTITIONING TO THE EAST.

RESTAURANT EXPANSION FLOOR PLAN R9 | SCALE 1/8" = 1'-0" | 1

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BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

RESTAURANT EXPANSION PLAN

REV.	DATE

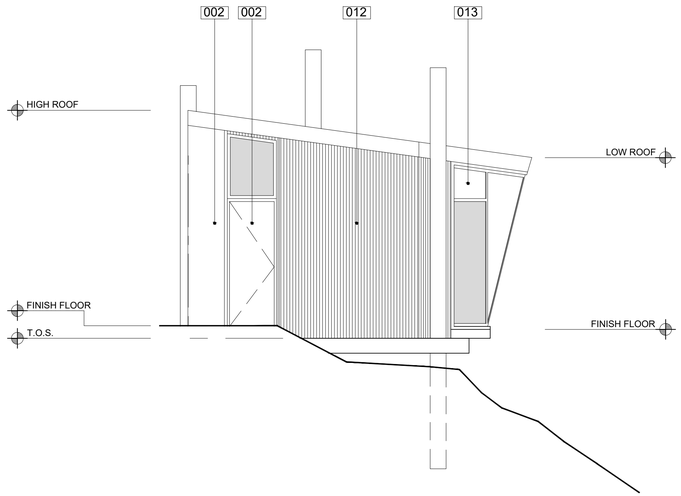
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A7.2

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

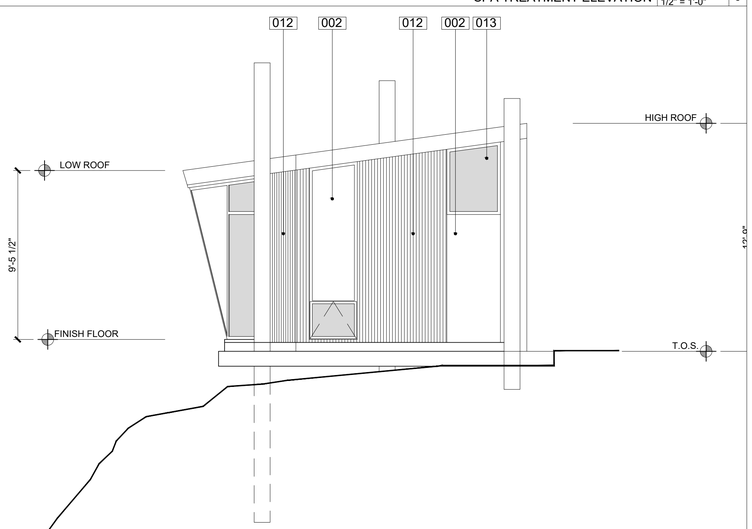
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FINISH MATERIALS

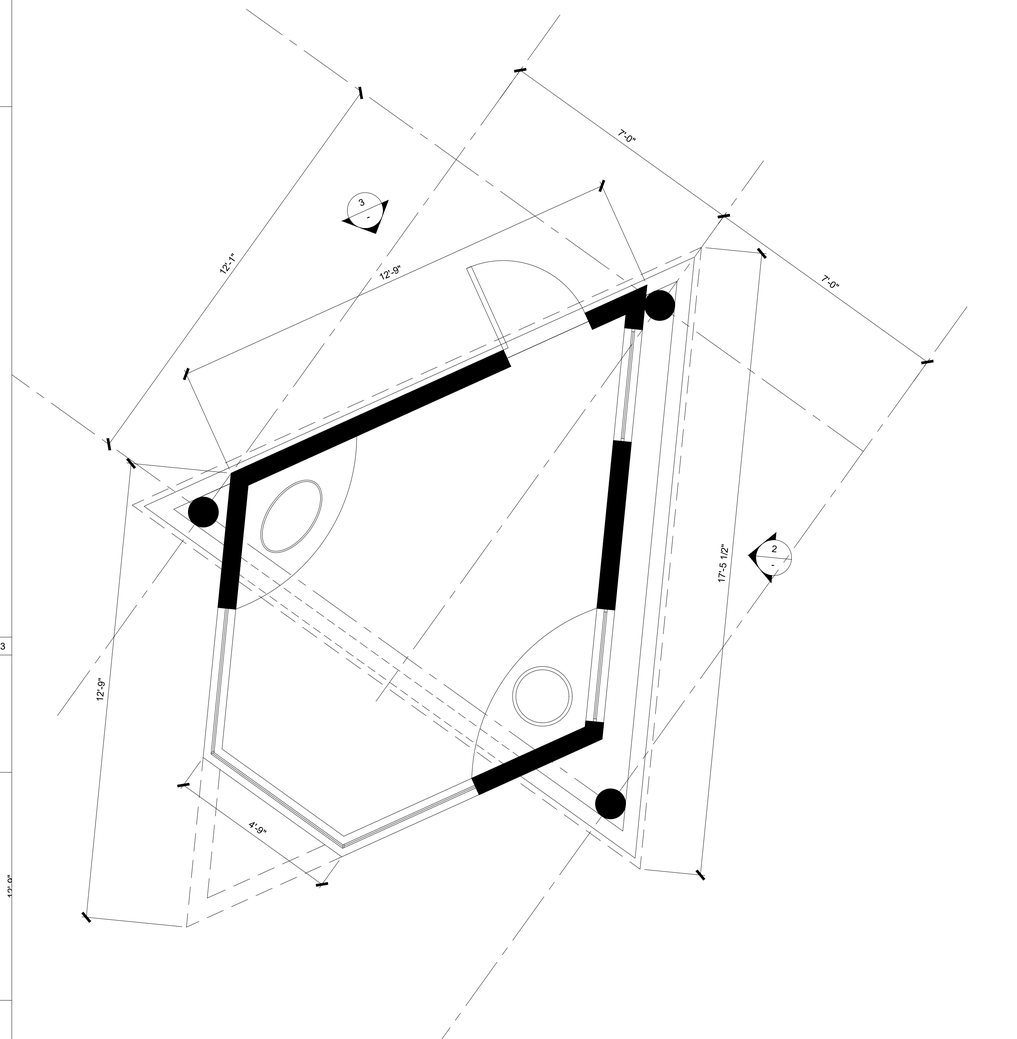
- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



SPA TREATMENT ELEVATION | SCALE 1/2" = 1'-0" | 3



SPA TREATMENT ELEVATION | SCALE 1/2" = 1'-0" | 2



108 SF

MASSAGE SCULPTURE

A SMALL STRUCTURE THAT WILL BE CLAD IN CORTEN IN AN ABSTRACT FORM WITH AN ESTIMATED SLOPING VOLUME FROM 10' TO 13' IN HEIGHT.

SPA TREATMENT ROOM PLAN | SCALE 1/2" = 1'-0" | 1

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

NIKC NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBW.NIEMANN@GMAIL.COM

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
SPA TREATMENT ROOM PLAN

REV.	DATE

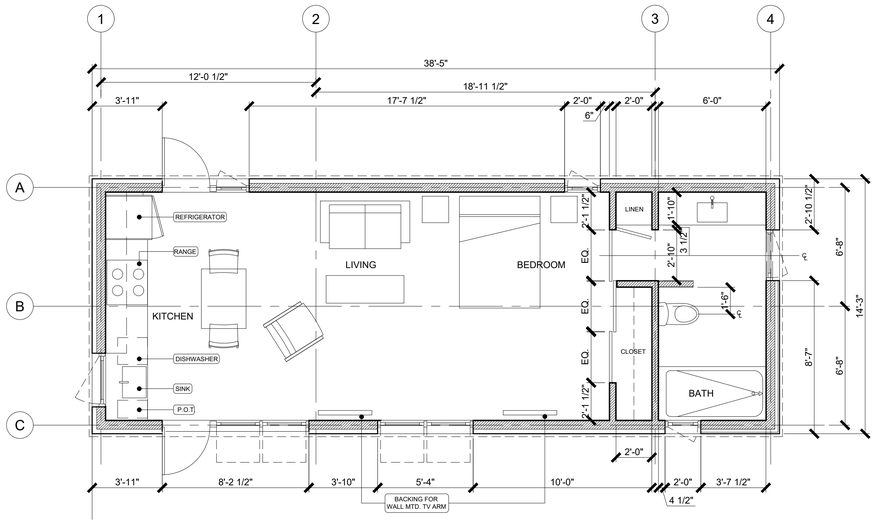
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A7.3

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

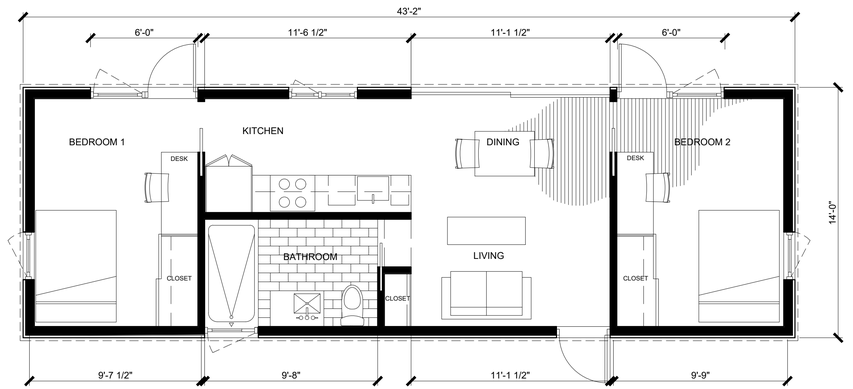
NOT USED | SCALE NTS | 4

NOT USED | SCALE NTS | 3



470 SF

SINGLE UNIT PLAN | SCALE 1/4" = 1'-0" | 2



NW EMPLOYEE HOUSING

NEW TWO-STORY PREFABRICATED HOUSING UNITS THAT WILL BE SIMILAR TO RECENTLY COMPLETED EMPLOYEE HOUSING LOCATED NEARBY. THE UNITS WILL BE CLAD IN CORTEN STEEL.

519 SF

DOUBLE UNIT PLAN | SCALE 1/4" = 1'-0" | 1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

NW EMPLOYEE UNIT PLANS

REV.	DATE

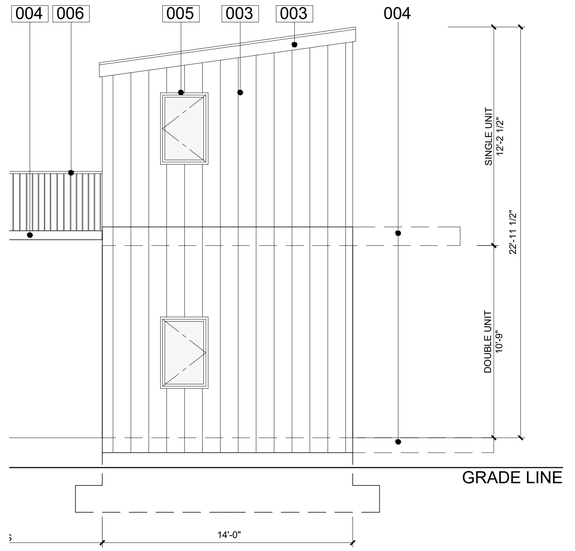
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A8.1

NOT USED | SCALE NTS | 4

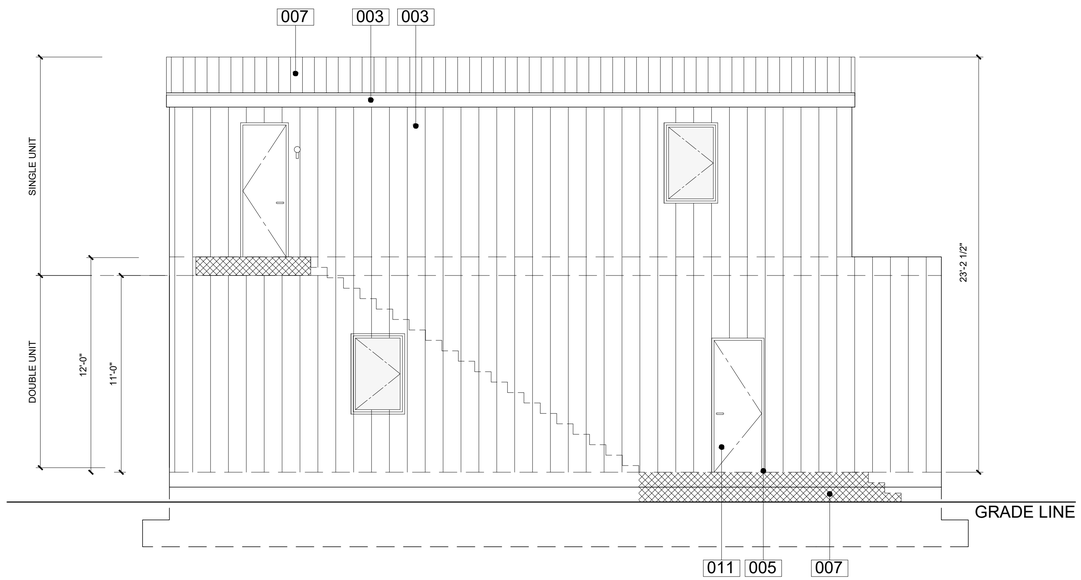
NOT USED | SCALE NTS | 3

FINISH MATERIALS

- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR
- 011 SOLID WOOD DOOR
- 012 CORRUGATED WALL CORTEN PANELS
- 013 STEEL WINDOW FRAMES



END ELEVATION | SCALE 1/4" = 1'-0" | 2



ENTRY ELEVATION | SCALE 1/4" = 1'-0" | 1

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING + DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 219
BIG SUR, CA
93920
323.819.3385 | PBWJNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:

NW EMPLOYEE UNIT ELEVATIONS

REV.	DATE

DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A8.2

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

A B C D E F G H I J K L M N O P

1

LANDSCAPE PLANTING AND HABITAT RESTORATION CONCEPT

DRAW FROM THE SURROUNDING NATURAL PLANT COMMUNITIES TO KNIT THE NEW DEVELOPMENT INTO THE SURROUNDING NATURAL LANDSCAPE.

GENERAL NOTES

2

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL EROSION CONTROL, GRADING, AND DRAINAGE INFORMATION AND WALL ELEVATIONS.
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR PROTECTION OF ALL EXISTING TREES AND VEGETATION TO REMAIN.

3

3. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DETAILS, FLOOR PLANS, AND ELEVATIONS.
4. ALL AREAS DISTURBED BY GRADING OR CONSTRUCTION SHALL BE FULLY RESTORED TO NATURAL CONDITION OR PLANTED AS DESCRIBED ON LANDSCAPE ARCHITECT AND CIVIL ENGINEER DRAWINGS.

4

5. REFER TO CIVIL ENGINEERING DRAWINGS FOR EMERGENCY VEHICLE ACCESS.
6. IRRIGATION:
   ALL PLANTINGS WILL BE IRRIGATED WITH LOW-FLOW, MATCHED PRECIPITATION RATE EMITTERS AND CONTROLLED BY WEATHER-BASED CONTROLLER WITH RAIN SENSOR.

5

7. LIGHTING:
   ALL SITE LIGHTING TO BE DARK SKY, LOW LEVEL, LED AND MATCH EXISTING LOOK AND CHARACTER.

6

LEGEND

7

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- CONSTRUCTION ACCESS
- ACCESSIBLE ACCESS

8

- DRAINAGE
- LEACHFIELD
- (N) NEW
- (E) EXISTING
- EXISTING TREE
- PEDESTRIAN PATH

9

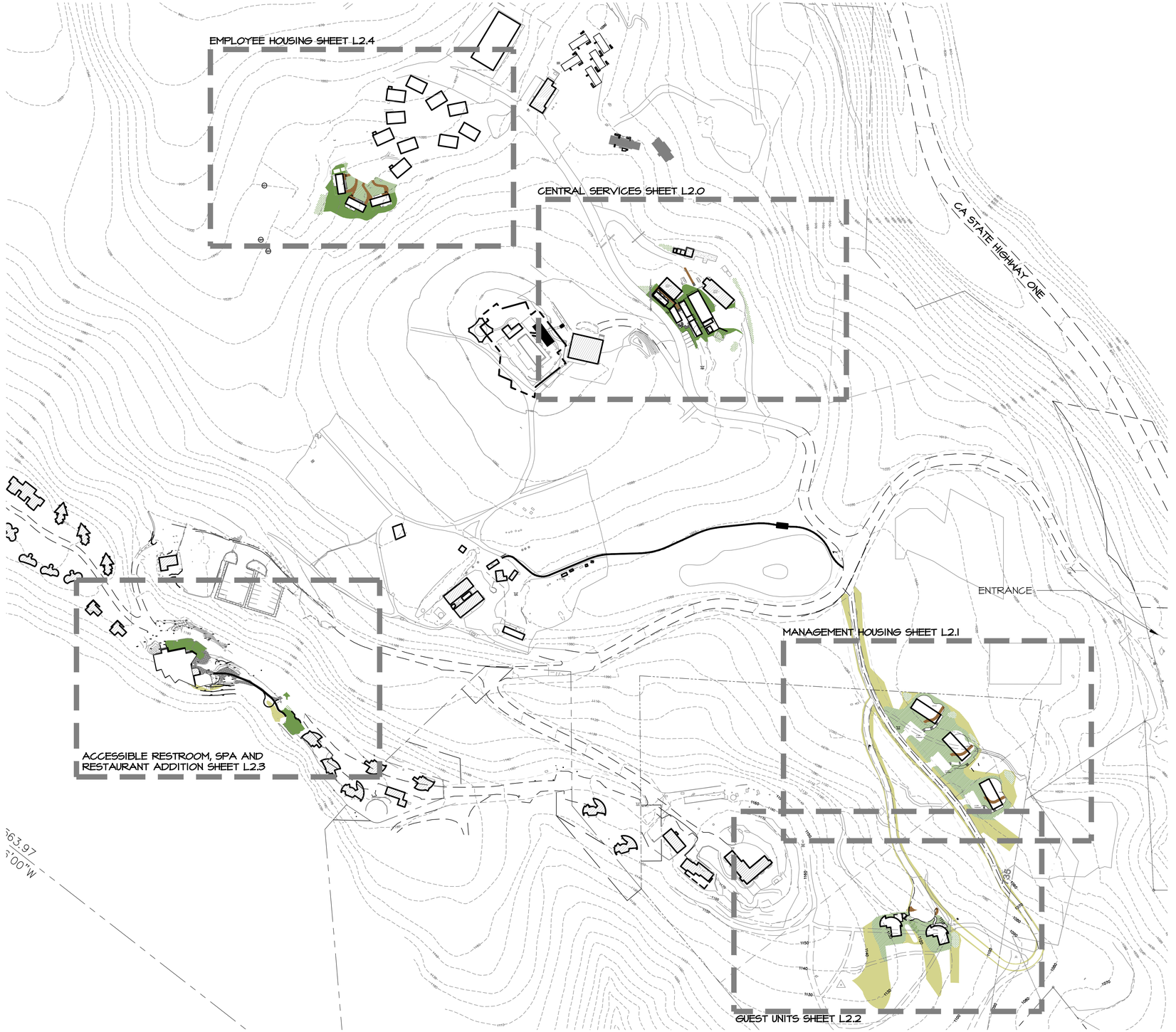
- COASTAL SCRUB/PERENNIALS

10

- GRASSLAND/COASTAL PRAIRIE
- DRAINAGE BASIN

11

- WOODLAND



PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-360 FCE Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L1.0 Overall, 5/16/2018 3:06:51 PM, DWG TO PDF.pc3, ARCH E1 (30.00 x 42.00 Inches), 24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

GENERAL DEVELOPMENT PLAN
NO. 01-5605
EXP. 12/31/18

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
OVERALL LANDSCAPE SITE PLAN AND KEY PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L1.0

FUEL MANAGEMENT NOTES:

1. GREEN ZONE (0-30 FEET) THE LANDSCAPING AREA AROUND ALL STRUCTURES. SHRUBS WITHIN THIS ZONE SHALL NOT BE CONTIGUOUS WITH EACH OTHER (HORIZONTAL SPACE BETWEEN THEM), NOR CONTIGUOUS WITH TREES (VERTICAL SPACE ABOVE THEM); A 5-FOOT STRIP OF NON-FLAMMABLE SPACE SUCH AS BARE GROUND, PATIO, GRAVEL, AND/OR SUCCULENTS WILL BE MAINTAINED; ALL DEAD BRANCHES WILL BE REMOVED; ALL PLANTINGS IN THIS ZONE WILL BE IRRIGATED AND PLANTED WITH LOW FUEL LEVEL SPECIES.

2. MANAGEMENT ZONE (30-100 FEET) THE AREA BETWEEN 30-100 FEET FROM ALL STRUCTURES AND 15 FEET FROM THE EDGE OF THE DRIVEWAY. ALL WEEDS AND POISON OAK WILL BE MOWED AND SMALL TREE BRANCHES WILL BE TRIMMED UP TO ONE-THIRD THE HEIGHT OF THE TREE OR 8 FEET, WHICHEVER IS LESS.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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BIG SUR, CA 93920

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil•Environmental•Water Resources
1525 SEABRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9054

GENERAL DEVELOPMENT PLAN
NO. 01-5605-EVR
12/31/18

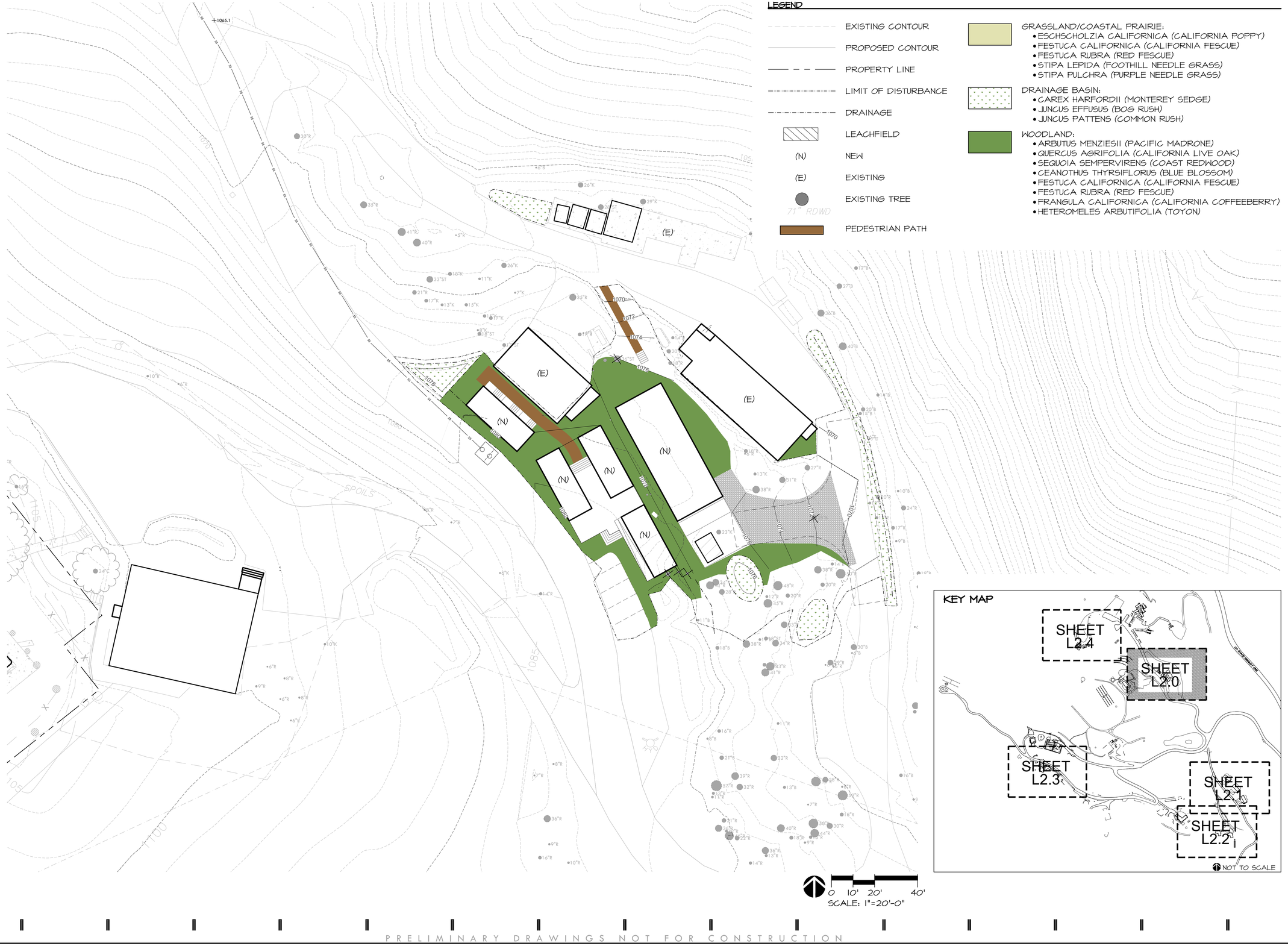
PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
FUEL MANAGEMENT SITE PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L1.1

T:\PROJECTS\16-360 FCE Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L1.1 Fuel Management, 5/16/2018 1:50:47 PM, DWG To PDF.pc3, ARCH E1 (30.00 x 42.00 Inches), Portrait
24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.



KEY MAP

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-340\FCE-Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L2.0 Central Services, 11/16/2016 2:39:01 PM, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ, CA 95060
PHONE 831.423.6040 I FAX 831.423.6054
EMAIL JLJ@JLJA.COM I WWW.JLJA.COM
California Landscape Architect License 3963

REGISTERED LANDSCAPE ARCHITECT JONI L. JANECKI 3963 5/24/17 STATE OF CALIFORNIA

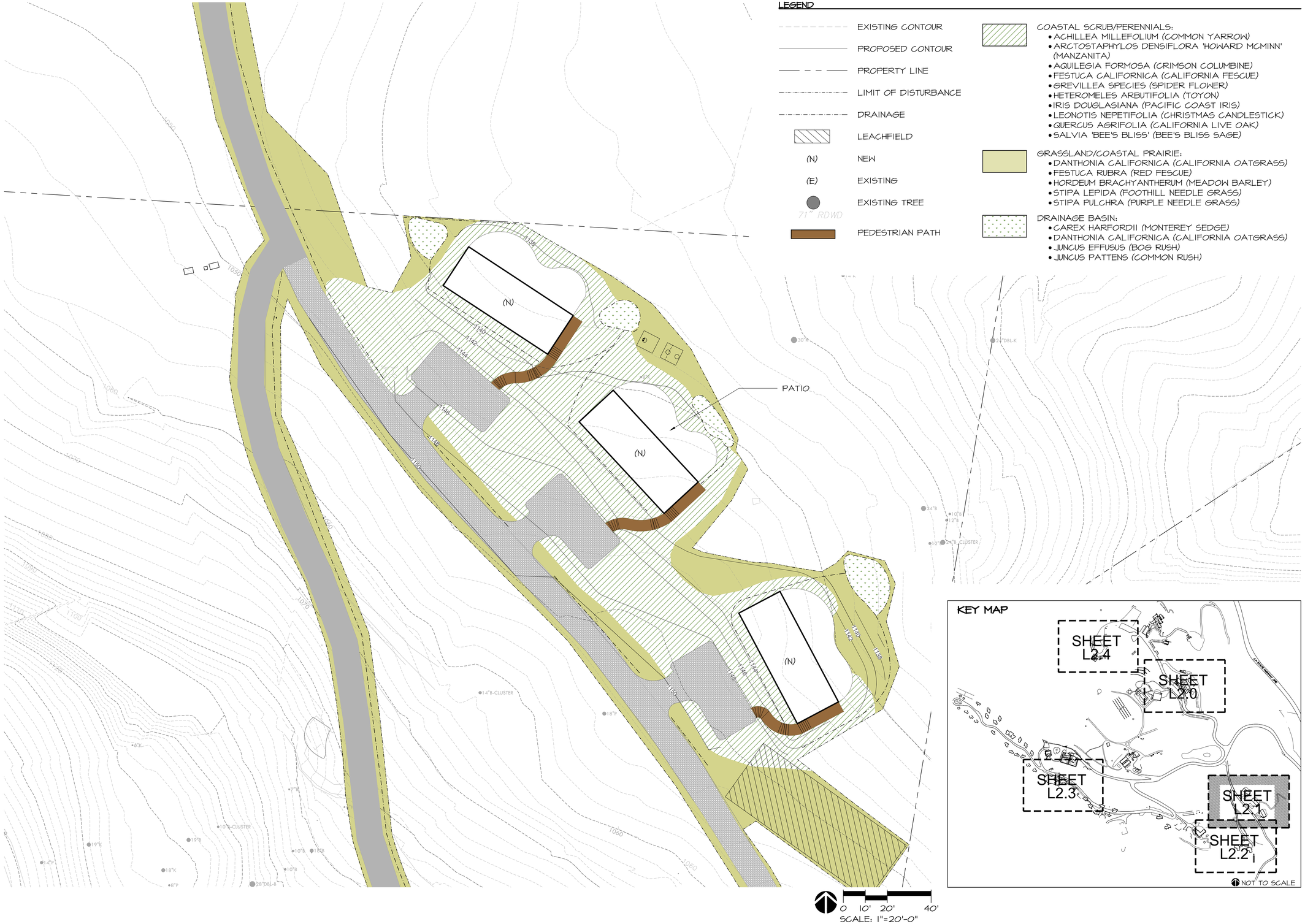
DESIGN DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
CENTRAL SERVICES
LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY:	MO
CHECKED BY:	JLJ
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L2.0
	OF _



PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

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Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ, CA 95060
PHONE 831.423.6040 I FAX 831.423.6054
EMAIL JLJ@JLJA.COM I WWW.JLJA.COM
California Landscape Architect License 3963

DEVELOPMENT PLAN

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
MANAGEMENT HOUSING
LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY:	MO
CHECKED BY:	JLJ
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L2.1
OF	

A B C D E F G H I J K L M N O P

1 2 3 4 5 6 7 8 9 10 11

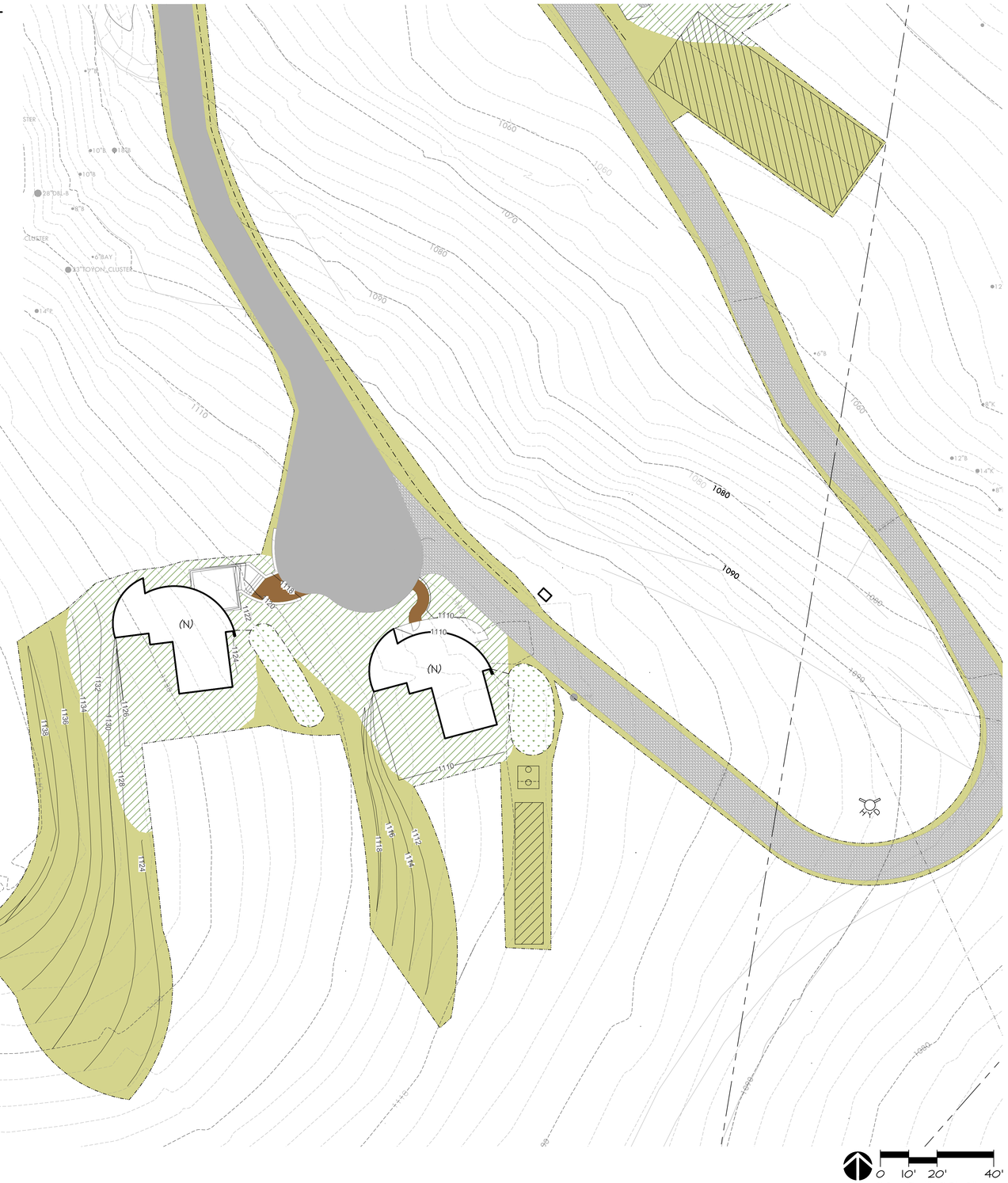
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- DRAINAGE
- LEACHFIELD
- (N) NEW
- (E) EXISTING
- EXISTING TREE 71" RDWD
- PEDESTRIAN PATH

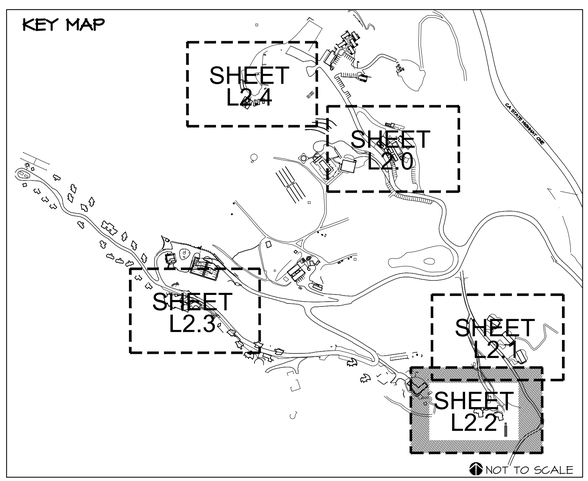
COASTAL SCRUB/PERENNIALS:
- ACHILLEA MILLEFOLIUM (COMMON YARROW)
- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' (MANZANITA)
- AQUILEGIA FORMOSA (CRIMSON COLUMBINE)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- GREVILLEA SPECIES (SPIDER FLOWER)
- HETEROMELES ARBUTIFOLIA (TOYON)
- IRIS DOUGLASIANA (PACIFIC COAST IRIS)
- LEONOTIS NEPETIFOLIA (CHRISTMAS CANDLESTICK)
- QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK)
- SALVIA 'BEE'S BLISS' (BEE'S BLISS SAGE)

GRASSLAND/COASTAL PRAIRIE:
- DANTHONIA CALIFORNICA (CALIFORNIA OATGRASS)
- FESTUCA RUBRA (RED FESCUE)
- HORDEUM BRACHYANTHERUM (MEADOW BARLEY)
- STIPA LEPIDA (FOOTHILL NEEDLE GRASS)
- STIPA PULCHRA (PURPLE NEEDLE GRASS)

DRAINAGE BASIN:
- CAREX HARFORDII (MONTEREY SEDGE)
- DANTHONIA CALIFORNICA (CALIFORNIA OATGRASS)
- JUNCUS EFFUSUS (BOG RUSH)
- JUNCUS PATTENS (COMMON RUSH)



KEY MAP



PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-369\FCE Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L2.2 Guest Units, 11/16/2016 2:31:05 PM, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ, CA 95060
PHONE 831.423.6040 I FAX 831.423.6054
EMAIL JLJ@JLJA.COM I WWW.JLJA.COM
California Landscape Architect License 3963

REGISTERED LANDSCAPE ARCHITECT JANECKI 3963 6/24/17 STATE OF CALIFORNIA

DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
GUEST UNITS
LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY:	MO
CHECKED BY:	JLJ
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L2.2
OF	

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

T:\PROJECTS\16-160\CE-Post Ranch Inn GDP\Drawings\POST RANCH INN LANDSCAPE.dwg, L2.3 Accessible Restroom Spa and Restaurant Addition, 11/16/2016 2:31:47 PM, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ, CA 95060
PHONE 831.423.6040 I FAX 831.423.6054
EMAIL JLJ@JLJA.COM I WWW.JLJA.COM
California Landscape Architect License 3963

REGISTERED LANDSCAPE ARCHITECT JONI L. JANECKI No. 3963 9/24/18 STATE OF CALIFORNIA

DEVELOPMENT

PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
ACCESSIBLE RESTROOM, SPA AND RESTAURANT ADDITION LANDSCAPE ENLARGEMENT PLAN

REV.	DATE

DRAWN BY:	MO
CHECKED BY:	JLJ
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	L2.3
OF	

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- DRAINAGE
- LEACHFIELD
- (N) NEW
- (E) EXISTING
- EXISTING TREE (71" RDWD)
- PEDESTRIAN PATH

COASTAL SCRUB/PERENNIALS:
- ACHILLEA MILLEFOLIUM (COMMON YARROW)
- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' (MANZANITA)
- AQUILEGIA FORMOSA (CRIMSON COLUMBINE)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- GREVILLEA SPECIES (SPIDER FLOWER)
- HETEROMELES ARBUTIFOLIA (TOYON)
- IRIS DOUGLASIANA (PACIFIC COAST IRIS)
- LEONOTIS NEPETIFOLIA (CHRISTMAS CANDLESTICK)
- QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK)
- SALVIA 'BEE'S BLISS' (BEE'S BLISS SAGE)

DRAINAGE BASIN:
- CAREX HARFORDII (MONTEREY SEDGE)
- JUNCUS EFFUSUS (BOG RUSH)
- JUNCUS PATTENS (COMMON RUSH)

WOODLAND:
- ARBUTUS MENZIESII (PACIFIC MADRONE)
- QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK)
- SEQUOIA SEMPERVIRENS (COAST REDWOOD)
- CEANOTHUS THYRSIFLORUS (BLUE BLOSSOM)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- FESTUCA RUBRA (RED FESCUE)
- FRANGULA CALIFORNICA (CALIFORNIA COFFEEBERRY)
- HETEROMELES ARBUTIFOLIA (TOYON)

(E) (E) (E) (

Exhibit E

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BEFORE THE BOARD OF SUPERVISORS IN AND FOR THE COUNTY OF MONTEREY, STATE OF CALIFORNIA

Resolution No. 02-269 –
Adopt a Mitigated Negative Declaration; Adopt a Mitigation Monitoring and Reporting Program; and approve a Combined Development Permit and Design Approval (PLN970492, Post Ranch) **for development on Assessor's Parcel Numbers 419-311-034-000 (Parcel A, 96.8 acres), 419-311-035-000 (Parcel B, 12.4 acres) and 419-311-036-000 (Parcel C, 12.8 acres) consisting of: a Coastal Development Permit each for a Minor Subdivision and Lot Line Adjustment, reducing Parcel A by 4.2 acres to 92.6 acres, reducing Parcel B by .3 acres to 12.1 acres, reducing Parcel C by 1 acre to 11.8 acres, and creating the new 5.5 acre Parcel D (Parcel D is allowed pursuant to a previously approved permit PLN980453, transfer of development right for one residential unit). A Coastal Development Permit on Parcel A for ten new inn units (5,630 square feet), receipt of one residential development credit from donor project (PC95107), twenty-four new employee housing units (14,556 square feet), yoga/exercise/spa (4,740 square feet), a mercantile/gallery (2,500 square feet), a service building (6,300 square feet), and a maintenance/shop (2,800 square feet). A Coastal Development Permit on Parcel A for wastewater system improvements and an amended water system permit; a General Development Plan; and a Design Approval for 150,000 gallon water tank site on Parcel C. The Combined Development Permit on Parcel A includes grading of 6,243 cubic yards of cut and 5,928 cubic yards of fill, drainage, erosion control, landscaping, habitat restoration and protection, relocation of parking areas, increased and improved public access trails and recreation areas and demolition of the existing pool, adjacent structures and Quonset buildings and relocation of firewood storage shed. The property is located approximately 26 miles south of Carmel, west of Highway 1, at Post Ranch, Big Sur area, Coastal Zone.**

In the matter of the application of PLN 970492 (Post Ranch)

WHEREAS: The Monterey County Board of Supervisors pursuant to regulations established by local ordinance and state law, has considered, at public hearing, an application for a Combined Development Permit (Post Ranch/PLN970492) to Adopt a Mitigated Negative Declaration; Adopt a Mitigation Monitoring and Reporting Program; and approve a Combined Development Permit and Design Approval (PLN970492, Post Ranch) for development on Assessor's Parcel Numbers 419-311-034-000 (Parcel A, 96.8 acres), 419-311-035-000 (Parcel B, 12.4 acres) and 419-311-036-000 (Parcel C, 12.8 acres) consisting of: a Coastal Development Permit each for a Minor

Subdivision and Lot Line Adjustment, reducing Parcel A by 4.2 acres to 92.6 acres, reducing Parcel B by .3 acres to 12.1 acres, reducing Parcel C by 1 acre to 11.8 acres, and creating the new 5.5 acre Parcel D (Parcel D is allowed pursuant to a previously approved permit PLN980453, transfer of development right for one residential unit). A Coastal Development Permit on Parcel A for ten new inn units (5,630 square feet), receipt of one residential development credit from donor project (PC95107), twenty-four new employee housing units (14,556 square feet), yoga/exercise/spa (4,740 square feet), a mercantile/gallery (2,500 square feet), a service building (6,300 square feet), and a maintenance/shop (2,800 square feet). A Coastal Development Permit on Parcel A for wastewater system improvements and an amended water system permit; a General Development Plan; and a Design Approval for 150,000 gallon water tank site on Parcel C. The Combined Development Permit on Parcel A includes grading of 6,243 cubic yards of cut and 5,928 cubic yards of fill, drainage, erosion control, landscaping, habitat restoration and protection, relocation of parking areas, increased and improved public access trails and recreation areas and demolition of the existing pool, adjacent structures and Quonset buildings and relocation of firewood storage shed. The property is located approximately 26 miles south of Carmel, west of Highway 1, at Post Ranch, Big Sur area, Coastal Zone.

NOW, THEREFORE, the Board of Supervisors finds as follows:

1. **FINDING:** The project proposed in this application consists of a minor subdivision, lot line adjustments and project (PLN970492), as described in condition #1 of the attached Exhibit "C," and as conditioned, conforms with the plans, policies, requirements and standards of the Monterey County Coastal Subdivision Ordinance (Title 19), and with the Big Sur Coast Land Use Plan, Monterey County Coastal Implementation Plan (Part 3), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20), which together comprise the Local Coastal Program for the project site. The property is located west of Highway 1, Big Sur (Assessor's Parcel Numbers 419-311-034-000, 419-311-035-000 and 419-311-036-000), at Post Ranch, Big Sur area, Coastal Zone. The parcels are zoned as follows: 419-311-034-000 (Parcel A) has two zoning designations: WSC/40 (CZ) or Watershed and Scenic Conservation Residential, Coastal Zone 40 acres per unit Design Control District, and VSC (CZ) or Visitor Serving Commercial, Coastal Zone Design Control District. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of Title 20, and any zoning violation abatement costs have been paid.

   EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
   a) The certified Big Sur Coast Land Use Plan
   b) The certified Monterey County Coastal Implementation Plan regulations for the "WSC and VSC (CZ)" Districts in the Coastal Zone, and
   c) Chapter 20.145, Monterey County Coastal Implementation Plan regulations for development in the Big Sur Coast Land Use Plan.

EVIDENCE: Necessary public facilities are available to the project site. Utilities, such as phone, gas, electricity, and cable are easily accessible and can be provided to the project site.

EVIDENCE: The proposed development has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, and applicable Fire Department. There has been no indication from these agencies that the site is not suitable for the proposed development. The Initial Study demonstrates that no physical or environmental constraints exist that would indicate the site is not suitable for the proposed development. Each agency has recommended conditions for subdivision improvements.

EVIDENCE: Design Approval Request form with plans and color samples recommended for approval (5-0) by the Big Sur Land Use Advisory Committee, September 25, 2001.

EVIDENCE: The project planner conducted site visits in October, 2001 and January, 2002 to verify that the proposed project complies with the Monterey County Coastal Implementation Plan (Part 3).

EVIDENCE: An archaeological survey prepared by Archaeological Consulting, dated August 15, 2000 updated by a September 10, 2001 letter by Gary S. Breschini, Ph.D.. The original report identified potential adverse impacts to cultural resources from the proposed development. Subsequently the project was modified and the revised plans reviewed by Archaeological Consulting. The September 10, 2001 letter confirms that the updated proposal would not result in adverse impacts to cultural resources.

EVIDENCE: A biological report prepared by Jeff Norman, Consulting Biologist, dated September 6, 2001.

EVIDENCE: Engineering Geologic Investigation prepared by Steven Bond and Associates, Inc., dated September 4, 2001.

EVIDENCE: Geotechnical Soils-Foundation and Geoseismic Reports prepared by Grice Engineering and Geology, Inc., dated August, 2001.

EVIDENCE: Percolation and Groundwater Study for Parcel "D" prepared by Grice Engineering and Geology, Inc., dated August, 2001.

EVIDENCE: Traffic Analysis and Facilities Trip Reduction Plan prepared by Higgins Associates and Post Ranch Inn, dated September, 2001

EVIDENCE: Engineering Report, Water, Wastewater & Drainage Improvement Plan prepared by Fall Creek Engineering, Inc., dated September 10, 2001.

EVIDENCE: Hydrology Report prepared by Fall Creek Engineering, Inc., dated December, 2001.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

EVIDENCE: Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property.

2. **FINDING:** The project is in conformance with public access requirements of the Coastal Act and the Big Sur Coast Land Use Plan Section 20.145.150. The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: Big Sur Coast Land Use Plan Shoreline Access Plan contained in the Big Sur Coast Land Use Plan (Figure 2) indicates the property is not appropriate for coastal access.

EVIDENCE: In conformance with its original approval, the Post Ranch Inn presented to Monterey County four offers to dedicate public access easements (OTDs) in the form of four separate trails. These easements are to be made available to the public in general upon the acceptance of the OTDs by Monterey County or its designee. The Post Ranch Inn has currently implemented a system whereby members of the public may access the trail system subject to prior registration and certain restrictions. The proposed project includes the offer to dedicate an additional trail segment in addition to a picnic site and an ADA parking space north of the proposed Parcel "D". In addition, the applicant proposes to provide enhanced historical and environmental interpretive information.

3. **FINDING:** The proposed project, including all permits and approvals, will not have any significant adverse impacts on the environment and a Mitigated Negative Declaration has been adopted. Potential environmental effects have been studied and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed and mitigated, may cause a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and in consideration of testimony and information received, and scientific and factual data presented in evidence during the public review process. Mitigation measures identified in the Initial Study have been incorporated into the project, and agreed to by the applicant, to reduce any impact to an insignificant level. All applicable mitigation measures are included in the conditions of approval, which are hereby adopted as a mitigation monitoring and reporting program.

Studies, data, and reports prepared by staff from various County departments, including Planning and Building Inspection, Public Works, Environmental Health, and the Water Resources Agency, support the adoption of a Negative Declaration for the project. The custodian of the documents and materials that constitute the record of proceedings upon which the adoption of the Negative Declaration is based is the Monterey County Planning and Building Inspection Department, 2620 1st Avenue, Marina. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts have been submitted that refute the conclusions reached by these studies, data, and reports. Nothing in the record alters the environmental determination, as presented by staff, based on

investigation and the independent assessment of those studies, data, and reports.

EVIDENCE: County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA), and its Guidelines. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Negative Declaration was filed with the County Clerk on March 11, 2002 and noticed for public review. All comments received on the Initial Study have been considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

1). Archaeological survey prepared by Archaeological Consulting, dated August 15, 2000 updated by a September 10, 2001 letter by Gary S. Breschini, Ph.D.
2). Biological report prepared by Jeff Norman, Consulting Biologist, dated September 6, 2001.
3). Engineering Geologic Investigation prepared by Steven Bond and Associates, Inc., dated September 4, 2001.
4). Geotechnical Soils-Foundation and Geoseismic Reports prepared by Grice Engineering and Geology, Inc., dated August, 2001
5). Percolation and Groundwater Study for Parcel "D" prepared by Grice Engineering and Geology, Inc., dated August, 2001.
6). Traffic Analysis and Facilities Trip Reduction Plan prepared by Higgins Associates and Post Ranch Inn, dated September, 2001
7). Engineering Report, Water, Wastewater & Drainage Improvement Plan prepared by Fall Creek Engineering, Inc., dated September 10, 2001.
8). Hydrology Report prepared by Fall Creek Engineering, Inc., dated December, 2001.

EVIDENCE: File and application materials, Initial Study with mitigation measures, Mitigation Monitoring Program, and Negative Declaration contained in the project file.

4. **FINDING**: The creation of Parcel "D" implements Planning Commission resolution No. 98074.

EVIDENCE: On November 18, 1998, the Planning Commission approved PLN980453 to allow a non-contiguous lot line adjustment between a parcel in Sycamore Canyon Road and the Post Ranch Inn. Under the approval, the developable rights of the Sycamore Canyon Road parcel would be retired and transferred to the WSC/40 (CZ) portion of the Post Ranch Inn property. Although the

Sycamore Canyon Parcel did not qualify for the Transfer of Development Credits program, the Planning Commission found that given the language of the Land Use Plan policies which reference "resubdivision and lot line adjustments" and inclusion of "non-contiguous parcels within the resubdivision policy" (policy 5.4.3.H.4 and policy 5.4.3.H.5), and due to unique circumstances applicable to the Sycamore Canyon Road parcel, approval of the transfer of development right better met the goals of the Big Sur Coast Land Use Plan. The transfer can only be used for residential development. By approving the creation of Parcel "D" for residential development, the Planning Commission formalizes the transfer approved under resolution No. 98074 (PLN980453).

EVIDENCE: Big Sur Coast Land Use Plan policy 5.4.3.H.4, and Big Sur Coast Land Use Plan policy 5.4.3.H.5.

EVIDENCE: Resolution No. 98074 contained in file# PLN980453

5. **FINDING:** Parcel "D" contains suitable building sites consistent with the policies of the Big Sur Coast Land Use Plan.

   EVIDENCE: Findings and Evidence for resolution No. 98074 contained in file# PLN980453

   EVIDENCE: The plans and materials contained in project file# PLN970492 show that the proposed Parcel "D" is located in the south east end of the WSC/40 (CZ) portion of the Post Ranch Inn. The proposed parcel will contain areas in the critical viewshed which are protected from development by a Scenic and Conservation Easement, and areas outside the critical viewshed and scenic easement suitable for development. No development is proposed for Parcel "D" with this application.

   EVIDENCE: The creation of Parcel "D" formalizes Planning Commission resolution No. 98074 (See findings and Evidence# 4) for the transfer of one residential development right to the Post Ranch property.

   EVIDENCE: Geotechnical Soils-Foundation and Geoseismic Report for Parcel "D" prepared by Grice Engineering and Geology, Inc., dated August, 2001.

   EVIDENCE: Percolation and Groundwater Study for Parcel "D" prepared by Grice Engineering and Geology, Inc., dated August, 2001.

6. **FINDING:** The lot line adjustments are between two (or more) existing adjacent parcels.
   EVIDENCE: The application and plans for a lot line adjustment found in the project file.

7. **FINDING:** A greater number of parcels than originally existed will not be created as a result of the lot line adjustment.

   EVIDENCE: Three (3) contiguous separate legal parcels of record will be adjusted and three contiguous separate legal parcels of record will result from the adjustment.

8. **FINDING:** The parcels resulting from the lot line adjustment conform to the County Zoning and Building Ordinances.

EVIDENCE: The proposed lot line adjustment is consistent with the regulations for parcels within the "WSC/40 (CZ)" and "VSC (CZ)" Zoning Districts. The application and plans for a lot line adjustment found in the project file.

9. **FINDING:** None of the findings found in Section 19.04.025.E of the Coastal Subdivision Ordinance can be made.

EVIDENCE: Section 19.04.025.E requires that the subdivision be denied if any one of the findings are made. Planning staff has analyzed the project against the findings for denial outlined in this section. The map and its design and improvements are consistent with the County General Plan and the applicable Land Use Plan. No specific plan has been prepared for this area. The site has been determined to be physically suitable for the type and density of development (see Evidence below). The design and improvements are not likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or cause serious public health problems as demonstrated in the Negative Declaration adopted for this project. The design and improvements will not conflict with easements for access through or use of property within the proposed subdivision. Planning staff reviewed the Title Report and applicable recorded documents to identify all easements and ensure that the project does not conflict with existing easements.

EVIDENCE: The property provides for adequate building sites as evidenced by the application materials submitted for the site. The proposed Parcel "D" will be located in the south east portion of the Post Ranch Property. A large portion of the proposed parcel will be located in the critical viewshed which is excluded from development by an existing scenic and conservation easement granted to Monterey County on April 17, 1991. The site does contain suitable developable sites outside of the aforementioned scenic and conservation easement.

EVIDENCE: The application, plans, and support materials, submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development. The report(s) concluded the proposed development is suitable for the site, subject to recommendations for construction.

EVIDENCE: 1) The on-site inspection of the parcel by the project planner.
2) Maps and application contained in the project file.
3) Project is in a relatively unstable seismic hazard area as found in the resource maps of the Big Sur Coast Land Use Plan. A geotechnical and geoseismic report was prepared for the proposed Parcel "D" which concluded that the site is suitable for residential development.

10. **FINDING:** The establishment, maintenance, or operation of the subdivision and building applied for will not, under the circumstances of the 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 improvement in the neighborhood, or to the general welfare of the County.

EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, applicable Fire Department, and Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the County in general. The Carmel CDF reviewed the proposed project and determined that the project is in compliance with fire safety regulations as noted in the project plans.

11. FINDING: The receiver site (Parcel "A") has the potential for development consistent with the policies of the Big Sur Coast Land Use Plan except for the maximum development otherwise allowed by the Big Sur Land Use Plan and implementing zoning.

EVIDENCE: The application, plans, and support materials, submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development.

12. FINDING: The new residential building sites (in this case, "inn unit" sites) made possible by the receipt of TDCs have the minimum feasible number of common driveway access onto Highway 1.

EVIDENCE: The application, plans, and support materials, submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development.

13. FINDING: The new development provided on the receiver site meets the septic, viewshed protection, resource protection, water supply, and geologic safety criteria specified in the Big Sur Coast Land Use Plan although the land use designation and zoning may have been amended to accommodate the receipt of the TDCs.

EVIDENCE: Preceding Findings and Evidence

EVIDENCE: The application, plans, and support materials, submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development.

14. FINDING: The receiver site (Parcel"A") is not permitted to be developed to an overall density of more than one residential unit (two inn units) per net acre.

EVIDENCE: The application, plans, and support materials, submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development.

EVIDENCE: Big Sur Coast Policy 5.3.3 (Summary of Development Potential) which states that potential residential units can be developed at the rate of two inn units per residence.

15. **FINDING:** The increase in residential density on the receiving property does not exceed twice that which is specified by the Development Policies contained in Chapter 5.4 of the certified Big Sur Coast Land Use Plan.

EVIDENCE: The proposed receipt of a development credit transfer will occur on the 54 acres of WSC/40 (CZ) zoning of the Post Ranch property. No residential development currently exists on the WSC/40 (CZ) area of the Post Ranch. The zoning would allow one residential unit on this portion of the property. The receipt of the development credit would allow an additional residential unit which does not exceed twice the limit established by the Big Sur Coast LUP policies.

16. **FINDING:** The proposed construction of 24 new employee housing units is consistent with the policies of the Big Sur Coast Land Use Plan.

EVIDENCE: Big Sur Coast Land Use Plan policy 5.1.3 states "Employee housing provided by an employer must be a primary source of affordable housing in the area.

EVIDENCE: Big Sur Coast Land Use Plan policy 5.4.3.I.2(b) requires that employee housing be constructed on site or in the immediate vicinity. The applicant's proposal would meet this requirement by placing the new employee housing units within the Post Ranch property.

EVIDENCE: The applicant has submitted an Employee Housing Plan consistent with LUP policy 5.4.3.C.9 (Exhibit "I")

17. **FINDING:** That in approving the parcel map, the decision-making body has balanced the housing needs of the County against the public service needs of its residents and available fiscal and environmental resources.

EVIDENCE: The proposed project includes construction of 24 employee housing units of approximately 600 square feet, distributed in 6 two-story buildings with four units each. These units will be occupied by adult households employed at the Post Ranch and will be rent restricted, in accordance with the requirements of the Inclusionary Housing Ordinance which requires that a minimum of 15% of the project units be income-restricted. In the case of rental housing, the inclusionary units are to be restricted for low-income households (80% of County median income). The applicant has agreed to restrict four of the proposed employee units for low-income households and a condition has been included to implement this agreement.

EVIDENCE: Chapter 18.40 of the Monterey County Code, "Inclusionary Housing Ordinance"

EVIDENCE: Project condition of approval #5

18. **FINDING:** The project is consistent with Section 20.145.030 of the Coastal Implementation Plan dealing with Visual Resources.

EVIDENCE The applicant adequately staked and flagged the proposed structures on the property.

EVIDENCE: The project planner conducted site visits in October, 2001 and January, 2002 to verify the proposed consistency with development standards in the critical viewshed as set forth in the Coastal Implementation Plan (Part 3).

EVIDENCE: Some of the proposed structures that are located in the Visitor Serving Commercial zoning portion of the property will potentially be visible from public viewing areas. However, the design, construction materials, and location of the structures is consistent with the requirements for development within and not within the critical viewshed in VSC Zoning Districts set forth in Sections 20.145.030.B1 and 20.145.030.C of the Coastal Implementation Plan. No structures in the WSC portion of the property will be located in the critical viewshed.

EVIDENCE: File and application materials, Initial Study with mitigation measures, Mitigation Monitoring Program, and Negative Declaration contained in the project file.

19. FINDING: The proposed project conforms to the Development Standards for Environmentally Sensitive Habitats of the Coastal Implementation Plan.

EVIDENCE: The biological report and initial study prepared for the project identified potential adverse impacts to species of special concern and environmentally sensitive habitats. Potential adverse impacts were identified for the endangered Smith's Blue Butterfly (*Euphilotes enoptes smithi*) and its host plant seacliff buckwheat (*Eriogonum parvifolium*), the federal threatened California Red Legged Frog and associated Environmentally Sensitive Habitat Areas (ESHA). Appropriate mitigation measures were imposed on the project to bring the potential adverse impacts to a less than significant level.

EVIDENCE: File and application materials, Initial Study with mitigation measures, Mitigation Monitoring Program, and Negative Declaration contained in the project file.

20. FINDING: The proposed project is consistent with the Transportation Development Standards of the Coastal Implementation Plan.

EVIDENCE: An adequate traffic report prepared by Higgins and Associates was submitted by the applicant as required by Section 20.145.130.A. In addition, the applicant submitted a Trip Reduction Plan that was reviewed and approved by Monterey County Public Works. The recommendations of the traffic analysis and trip reduction plan have been incorporated in the project's conditions of approval.

EVIDENCE: File and application materials, Initial Study with mitigation measures, Mitigation Monitoring Program, and Negative Declaration contained in the project file.

21. FINDING: The project is consistent with Section 20.145.050 of the Coastal Implementation Plan dealing with Water Resources.

EVIDENCE: The proposed improvements were reviewed by the Monterey County Water Resources Agency and the Monterey County Health Department, Environmental Health Division. At the request of the Health Department, a hydrology report

was required and submitted by the applicant to address potential long-term impacts to groundwater resources at the subject property. The report concluded that the proposed project will not result in cumulative long-term impacts to the sustainable yield and quality of groundwater resources on the property.

EVIDENCE: Initial Study and Negative Declaration contained in the project file.

EVIDENCE: The application, plans, and support materials, submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development.

22. FINDING: The proposed project is consistent with BSLUP policy 3.2.4.6 dealing with new roads for residential, recreational, or agricultural access.

EVIDENCE: Policy 3.2.4.6 requires that new roads for residential, recreational, or agricultural access only be considered if it can be demonstrated that the use of existing roads is not feasible. The proposed project include a new access driveway and parking for a proposed picnic area, and proposed parcel D. The use of an existing road adjacent to this area is not feasible because the road traverses an archaeological easement and improvements to the road could potentially adversely impacts cultural or archaeological resources. The existing road will be reduced to a trail and a new access road will be built outside the archaeological easement.

EVIDENCE: The application, plans, and support materials, submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development

23. FINDING: For purposes of the Fish and Game Code, the project will have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.

EVIDENCE: Staff analysis contained in the Initial Study and the record as a whole indicate the project may or will result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations. Implementation of the project will potentially affect the plant Seacliff Buckwheat (*Eriogonum parvifolium*), host plant for the endangered species Smith's Blue Butterfly (*Euphilotes enoptes smithi*), and the threatened California Red Legged Frog (*Rana aurora draytonii*) in addition to other ESHAs present on the project site.

EVIDENCE: The applicant shall pay the Environmental Document Fee, pursuant to Fish and Game Code Section 753.5.

EVIDENCE: Initial Study and Negative Declaration contained in the project file.

24. FINDING: The project is appealable to the California Coastal Commission.

EVIDENCE: Section 20.86.080.A.3 of the Monterey County Coastal Implementation Plan (Part 1).

FINDING FOR THE APPEAL

25. FINDING: An appeal of the May 8, 2002 action of the Planning Commission adopting a Mitigated Negative Declaration; adopting a Mitigation Monitoring and

Reporting Program; and approving a Combined Development Permit and Design Approval (PLN970492, Post Ranch) for development consisting of: a Coastal Development Permit each for a Minor Subdivision and Lot Line Adjustment, reducing Parcel A by 4.2 acres to 92.6 acres, reducing Parcel B by 0.3 acres to 12.1 acres, reducing Parcel C by 1 acre to 11.8 acres, and creating the new 5.5 acre Parcel D (Parcel D is allowed pursuant to a previously approved permit PLN980453, transfer of development right for one residential unit). A Coastal Development Permit on Parcel A for ten new inn units (5,630 square feet), receipt of one residential development credit from donor project (PC95107), twenty-four new employee housing units (14,556 square feet), yoga/exercise/spa (4,740 square feet), a mercantile/gallery (2,500 square feet), a service building (6,300 square feet), and a maintenance/shop (2,800 square feet). A Coastal Development Permit on Parcel A for wastewater system improvements and an amended water system permit; a General Development Plan; and a Design Approval for 150,000 gallon water tank site on Parcel C. The Combined Development Permit on Parcel A includes grading of 6,243 cubic yards of cut and 5,928 cubic yards of fill, drainage, erosion control, landscaping, habitat restoration and protection, relocation of parking areas, increased and improved public access trails and recreation areas and demolition of the existing pool, adjacent structures and Quonset buildings and relocation of firewood storage shed. The appeal was timely filed on May 28, 2002.

EVIDENCE: Said appeal has been filed with the Clerk of the Board of Supervisors within the time prescribed by Monterey County pursuant to Zoning Ordinance Chapter 20.86;

EVIDENCE: Said appeal has been determined to be complete;

EVIDENCE: The Board of Supervisors has reviewed, evaluated, and considered the appeal and responds as follows:

General Contentions

Contention 1

The proposed project requires an EIR because of the amount of grading, effect on biological resources, inconsistency with the Big Sur Land Use Plan as adopted, lack of public input on important issues and the uncertainty as to the fully built out impacts of the project.

Staff Response

In accordance with CEQA guidelines Section 15063, staff prepared an Initial Study for this project. Following the completion of the Initial Study, staff concluded that although the project could have a significant adverse impact on the environment, mitigations could be applied to the project to reduce those potential impacts to a level where no significant impacts would occur. Consequently a Mitigated Negative Declaration was prepared and circulated for public review in accordance with CEQA. Because the identified impacts can be mitigated to a less than significant level, no EIR is required for this project. No comments were received from commenting or responsible agencies, or other members of the public challenging the adequacy of the mitigation measures.

Contention 2
The record does not include an assessment of potential impacts to the endangered California condor.

Staff Response
A biological report was prepared for the project and submitted to the Planning and Building Inspection Department. Upon its submittal, the report became part of the record and was included in the project file; it has been available for public review and was circulated with the Initial Study as Exhibit "B." Page 25 of the report includes a section where potential impacts to the California condor are discussed. The report indicates that there has been on-site roosting of young condors, released through a past Federal program for captive breeding. Based on this, the consulting biologist concluded that no roosting has occurred in the project site since 1999. No nesting has been documented as the released condors are too young to breed. In consultation with Joe Burnette, director of the Condor Release Program of the Ventana Wilderness Society, the consulting biologist further concluded that no adverse impacts to the condors could be anticipated by the proposed project.

Contention 3
Impacts from development on the newly created parcel D have not been assessed and cannot be deferred to the future.

Staff Response
The applicant is not currently proposing any development in parcel D. However, a geotechnical soils-foundation and geoseismic report and a percolation and groundwater study were prepared for parcel D to evaluate the feasibility of residential development on the subject parcel. No environmentally sensitive habitats were identified in the areas of the parcel where residential development could occur. Potential adverse visual impacts were assessed at several site visits during the project review period. Based on the results of the technical reports and site visits, staff concluded that proposed parcel D contained suitable building sites. On June 13, 2002, staff obtained authorization from the appellant to visit her property which is adjacent to the proposed Parcel D. The only development on the parcel neighboring proposed parcel D is an unoccupied house. The house is surrounded by a thick forest of redwoods, oaks and cypress trees. Staff verified that due to the thick forest, and the distance from parcel D, any potential development on proposed parcel D would not be visible from the existing dwelling. Furthermore, any future development in parcel D will be subject to County regulations and public review process to further assess potential adverse impacts. In addition, a condition of approval has been imposed on the project to delineate a building envelope or envelopes for parcel D in order to ensure that potential building sites are not located in the critical viewshed.

Contention 4

The development of employee housing and compliance with the inclusionary housing rules is unclear and uncertain.

Staff Response
Page 4 of Exhibit "A" of the staff report to the Planning Commission describes and discusses the proposal to build 24 new employee housing units. Finding and Evidence #16 refer to the project's

compliance with the Big Sur LUP policies regarding employee housing. In addition, County regulation requirements with respect to inclusionary housing are clearly stated in Finding and Evidence #17: *"...a minimum of 15% of the project units [shall] be income-restricted. In the case of rental housing, the inclusionary units are to be restricted for low-income households (80% of County median income)."* As stated, 3.6 of the 24 units would need to be income restricted. Therefore, in order to comply with the County's Inclusionary Ordinance, the applicant will be required to restrict 3 employee units for low-income households and pay an in-lieu fee for the remainder 0.6 units. As noted in Finding and Evidence #17, the applicant agreed to restrict 4 employee units, exceeding the Ordinance requirement. Condition of approval #5 will ensure that this requirement is implemented with the approval of the County's Housing and Redevelopment Office and the Planning and Building Inspection Department.

Contentions of inconsistency with the Big Sur Coast Land Use Plan (BSLUP)

Contention 5
Inconsistency with BSLUP policy 3.2.4.2, which states in part:

> *"New applicants, when selecting a building site, must consider the visual effects upon public views as well as the views and privacy of neighbors."*

The appellant contends that the project directly affects her views and privacy.

Staff Response
Staff contacted the appellant by phone on June 11, 2002 to clarify this contention. The appellant noted that the proposed development would not be visible from her property and that the contention referred to potential development on parcel D. Development on parcel D is addressed under staff response to contention #3. On June 13, 2002, staff obtained authorization from the appellant to visit her neighboring property to assess potential adverse visual impacts. As described in response to contention 3, staff verified that any proposed development on parcel D would not have an adverse visual impact on the appellant's neighboring property.

Contention 6
Inconsistency with BSLUP policy 3.2.4.6, which states in part:

> *"New roads providing residential, recreational, or agricultural access will be considered only where it has been demonstrated that the use of existing roads is not feasible,..."*

The appellant contends that this requirement has not been shown.

Staff Response
The project includes the construction of one access driveway to the picnic area and parcel D. This new driveway is proposed because the use of the existing road would require development in an archaeological easement. To avoid this, the applicant will convert the existing dirt road over the archaeological easement to a foot path and build an all weather access driveway outside of the easement which will provide access and parking to the recreational area and access to parcel D. Although not originally included, a Finding of consistency with this policy has been added to this staff report. (See Finding and Evidence 22)

Contention 7
Inconsistency with BSLUP Environmentally Sensitive Habitats policy 3.3, which states in part:

> *"Essential roads are permitted in environmentally sensitive habitats provided that in each case there be a finding that no reasonable alternative exists, that no significant adverse impacts will result, and that such uses are in conformance with all other Plan policies."*

The appellant contends that the required finding for this policy has not and cannot be made.

Staff Response
The proposed access driveway is not located in an environmentally sensitive habitat (Exhibits "F" and L, sheets O.3 and O.4), ; therefore this policy is not applicable to the access driveway.

Contention 8
Inconsistency with BSLUP Environmentally Sensitive Habitats policy 3.3.2.8, which states:

> *"New development adjacent to environmentally sensitive habitat areas shall be allowed only at densities compatible with the protection and maintenance of the adjoining resources. New subdivisions shall be approved only where potential impacts to environmentally sensitive habitats from development of proposed parcels can be avoided."*

The appellant contends that the project is inconsistent with this policy.

Staff Response
Proposed parcel D does not contain environmentally sensitive habitats (Exhibits "F" and L, sheets O.3 and O.4); therefore this policy is not applicable to the subdivision

Contention 9
Inconsistency with BSLUP Water Resources policy 3.4.3.B – Rivers and Streams:

The appellant contends that approval of the project defers measurement and adequacy of water resources for the project to a later date.

Staff Response
Prior to the application being deemed complete, two separate engineering reports (Exhibit "F") were prepared for this project to assess the adequacy of water resources and proposed uses. These reports demonstrated that the proposed project, with the improvements to the water and wastewater systems, would not result in any net increase of water resources on the property. Conditions have been required by the Monterey County Environmental Health Division and Water Resources Agency to monitor and ensure that water use does not exceed the projected amounts.

Contention 10
Inconsistency with BSLUP Forest Resources policies

The appellant contends that the site contains redwood trees and that the proposed project does not include provisions for the protection of nesting Condors on the subject property.

Staff Response
As stated in the biological report (Exhibit "F") prepared by the consulting biologist, and discussed in staff response to Contention 2, no nesting condors have been documented on the subject property.

Contention 11
Inconsistency with BSLUP Geologic Hazards policy 3.7.3.A.1, which states:

> *"All development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities. Applications for grading and building permits and applications for subdivisions shall be reviewed for potential impacts to on-site and off-site development arising from geologic and seismic hazards and erosion. Mitigation measures shall be required as necessary."*

The appellant contends that no alternatives were analyzed for grading activities for the proposed project.

Staff Response
The policy requires that development be designed so as to minimize grading. In order to minimize grading, the proposed project was located in areas of the site where existing development and access roads exist. In addition, design of proposed buildings takes advantage of the surrounding topography and will require minimal ground disturbance, consistent with LUP policy 3.7.3.A.1. The construction of the access driveway to the recreational area and parcel D will require the greatest amount of grading, but development of this access road will not have a significant adverse impact and will better implement resource protection policies of the LUP by avoiding development in an Archaeological easement. Therefore, the proposed project is consistent with BSLUP policy 3.7.3.A.1.

Contention 12
Inconsistency with BSLUP Geologic Hazards policy 3.7.3.A.3, which states:

> *"All structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault. Greater setbacks may be required where it is warranted by local geologic conditions."*

The appellant contends that "absent an EIR and careful geotechnical analysis" the proposed project is not consistent with this policy.

Staff Response
Following the preparation of the Initial Study for this project, staff concluded that although potential adverse impacts were identified, these impacts could be mitigated to a less than significant level. Consequently, and in accordance with CEQA guidelines sections 15060 and

15064, preparation of an EIR is not required. Geotechnical Soils–Foundation & Geoseismic and Engineering Geologic Investigation reports were prepared and analyzed during project review. The reports concluded that the sites were suitable for the proposed uses and the recommendations contained in the reports have been incorporated into the project as conditions of approval. Therefore, the proposed project is consistent with BSLUP policy 3.7.3.A.3.

Contention 13
Inconsistency with BSLUP Fire Hazard policy 3.7.3.B.4, which states:

> *"Roads serving new residential development shall be adequate to allow access by emergency vehicles while permitting evacuation of the area by residents."*

The appellant contends that the project is inconsistent with this policy because "[t]he road proposed for parcel D does not include access to the appellant's neighboring parcel."

Staff Response
The proposed access driveway is intended to serve parcel D. Consequently, it has been designed to meet fire access requirements for that parcel. The policy does not require that access roads for new residential development also provide access to neighboring parcels. Therefore, the proposed project is consistent with BSLUP policy 3.7.3.B.4.

Contention 14
Inconsistency with BSLUP Development Policy 5.4.2.2, which states:

> *"Development of any area of Big Sur will be limited to uses for that area illustrated on the plan map and to the use intensities described in the text. Uses not shown on the plan map or described in the text will not be permitted."*

The appellant contends that the project is inconsistent with this policy because the uses applied for are not illustrated in the plan map.

Staff Response
The proposed development is considered a visitor serving facility. The subject parcel is shown on the Land Use Plan map (Figure 1 of the Big Sur Coast Land Use Plan – North Section) as being located in a Watershed and Scenic Conservation zone. The text of the map includes visitor serving facilities as uses for this zone. In addition, the subject parcel includes a Rural Community Center designation where, according to the BSLUP, in general any use allowed in any zone is appropriate. Therefore the proposed project is consistent with BSLUP policy 5.4.2.2.

Contention 15
Inconsistency with BSLUP Development Policy 5.4.2.9, which states in part:

> *"The number of visitor-serving lodging units on any one site is limited to 30, reflecting the small scale character of the special Big Sur community. Two or more facilities on the same property shall not be contiguous (minimum separation 400 feet)."*

The appellant contends that the project is inconsistent with this policy because the total number of inn units on the property would exceed the 30-inn limit established by this policy.

Staff Response
BSLUP Policy 5.4.2.9 limits the number of inn units to 30 on any one site. The policy allows additional inn sites on a property as long as there is a 400-foot distance between sites. The 10 newly proposed inn units will be located at the required 400-foot distance in compliance with the requirements of BSLUP Policy 5.4.2.9. Therefore, the proposed project is consistent with this LUP policy.

Contention 16
Inconsistency with BSLUP Development Policy 5.4.3.C.2, which states in part:

> *"Intensive visitor-serving projects (those over 5 units) will be required to enhance and/or provide public coastal recreational opportunities consistent with Coastal Act Sections 30212.5 and 30222 and all Plan policies."*

The appellant contends that the project is inconsistent with this policy because "the proposed development fails to meaningfully provide these opportunities."

Staff Response
As stated in Finding and Evidence 2 of the staff report to the Planning Commission, the proposed project includes the offer to dedicate a trail segment in addition to a picnic site and an ADA parking space north of the proposed Parcel "D." Four other offers to dedicate trail easements have been recorded by the property owners fulfilling the requirements of the original Post Ranch Inn approval. None of these offers have been accepted to date. The proposed offers to dedicate in addition to the outstanding offers, and the proposed project elements aimed a providing public recreational opportunities are evidence of the project's consistency with BSLUP policy 5.4.3.C.2.

Contention 17
Inconsistency with BSLUP Development Policy 5.4.3.C.8, which states:

> *"Projects for new or extensively expanded recreation and visitor-serving facilities shall provide low-cost recreational facilities as part of the development. The establishment of low-cost hostels in Big Sur is encouraged as part of a comprehensive hostel system for the California coast."*

The appellant contends that the project is inconsistent with this policy.

Staff Response
The proposed project includes non-fee access to trails, a picnic site, and an ADA parking space. Provision of these amenities adequately implements policy 5.4.3.C.8.

Contention 18
Inconsistency with BSLUP Development Policy 5.4.3.E.8, which states:

> *"Renewal of use permits for existing commercial uses or the establishment of new uses will require careful consideration of the impact of the use on surrounding land from a good neighbor point of view. Particularly where commercial activities are in proximity to residences, care must be taken to ensure that noise or visual modification do not affect the peace and tranquility of existing neighbors."*

The appellant contends that the project is inconsistent with this policy because no impacts to her property from the proposed parcel D were assessed.

Staff Response
Policy 5.4.3.E.8 applies to commercial uses which are in proximity to residences. Parcel D is restricted to hold one residential unit. No commercial uses are allowed on parcel D. Consequently, this policy does not apply to parcel D.

Contention 19
Inconsistency with BSLUP Development Policy 5.4.3.E.8, which states:

> *"Renewal of use permits for existing commercial uses or the establishment of new uses will require careful consideration of the impact of the use on surrounding land from a good neighbor point of view. Particularly where commercial activities are in proximity to residences, care must be taken to ensure that noise or visual modification do not affect the peace and tranquility of existing neighbors."*

The appellant contends that the project is inconsistent with this policy because no impacts to her property from the proposed parcel D were assessed.

Staff Response
Policy 5.4.3.E.8 applies to commercial uses which are in proximity to residences. Parcel D is restricted to hold one residential unit. No commercial uses are allowed on parcel D. Consequently, this policy does not apply to parcel D.

Contentions of inadequacy of the conditions of approval

Contention 20
The appellant contends that Conditions 4, 5, 6, 9, 14, 17, 20, 23, 39 and 53 through 61 are inadequate because they have not been subject to public review, debate, or input.

Staff Response
All conditions of approval contained in the staff report to the Planning Commission were discussed at properly noticed public hearings before the Monterey County Minor Subdivision Committee on April 25, 2002 and before the Monterey County Planning Commission on May 8, 2002.

Contention 21
The appellant contends that Condition 13 is inadequate because it suggests that future development of the property will only have to comply with the reports already prepared.

Staff Response
Condition 13 is a requirement to record all reports prepared for the subject properties. The condition requires that the recommendations of the reports be followed in all future development, but it does not indicate that those recommendations constitute the only requirements of future development. Furthermore, condition #53 requires that a note be recorded to specifically state:

"Future single family residences on the new lots will be subject to review and permit approval by the Monterey County Planning and Building Inspection Department."

Contention 22
The appellant contends that Condition 15 is inadequate because it relates to an envelope that has not yet been established.

Staff Response
Condition 15 should be read in conjunction with Condition 14 which requires the identification of potential building envelopes for the proposed parcel D. Following the establishment of the building envelope(s) Condition 15 requires that a note be recorded stating the restrictions on development outside the building envelope. Therefore, Condition 15 is adequate.

Contention 23
The appellant contends that Condition 30 is inadequate because it suggests that water is or may be a problem for the employee units and if so, the project should be revisited.

Staff Response
The existing laundry facilities at the employee housing consist of three washing machines. The water use analyses and reports accounted for these facilities. Condition 30 was included to ensure that the water system had enough capacity should any additional laundry facilities (washing machines) be placed at the employee housing units. Condition 30 is adequate because it ensures that any water use beyond that approved for the proposed project be subject to the approval of the Division of Environmental Health.

Contention 24
The appellant contends that Condition 32 is inadequate because it is "vague, ambiguous and standardless."

Staff Response
Condition 32 clearly states that the applicant must provide for any necessary easements or rights-of-way. Therefore, Condition 32 is adequate.

Contention 25
The appellant contends that Condition 34 is inadequate because it suggests that no mitigation is necessary for excess water use if the applicant finds mitigation infeasible.

Staff Response
Staff concurs with the appellant. Condition 34 will be modified to read as follows:

> *The applicant shall provide to the Water Resources Agency a water balance analysis describing the pre-development and post-development water use on the property. If there is an increase in water use, the applicant shall identify and implement mitigation measures subject to the approval by the Water Resources Agency.* ***(Water Resources Agency)***

Contention 26
The appellant contends that Condition 35 is inadequate because it puts no obligation on the developer to keep and maintain such logs.

Staff Response
Staff concurs with the appellant. Condition 35 will be modified to read as follows:

> *The applicant shall provide to the Water Resources Agency information on the water system to serve the project, including the location of all water wells on the property, any well logs available prior to the date of this approval, and the number of current hookups. If no well logs are available, the applicant shall keep and maintain logs for each well on the property, with monthly records at minimum. Annual reports of well logs shall be submitted to the Water Resources Agency.* ***(Water Resources Agency)***

Contention 27
The appellant contends that Condition 39 relating to sludge removal is inadequate because it is "vague, ambiguous and not subject to measurement, analysis of impacts or meaningful public input." Furthermore, the appellant contends that transportation and circulation demands for sludge removal are inadequately addressed in the plans

Staff Response

Condition #39 relates to the removal of sludge from existing or proposed septic tanks, or from the treatment plant. The Monterey County Health Department derives its authority to regulate the removal of sludge from septic tanks or package treatment plants in Chapter 15.20 of the Monterey County Code. Septic tanks and package treatment plants are required to have the sludge removed by a licensed hauler in order to maintain the system. The haulers are licensed and inspected annually by the Health Department. On the average home, septic tanks are pumped out every 3 to 5 years. However, the amount of sludge and time intervals between pumping is dependant on many variables. For example, the size of the tank, the sewage loading rate and the type of materials flushed into the tank can either shorten or lengthen the frequency of pumping. These same variables apply to package treatment plants as well. The specificity that is being requested by the appellant is hard to quantify based on these variables. Certainly, the truck trips associated with sludge removal from the facility will have no impact on the transportation or circulation demands of the project since they probably would not add up to more than one or two truck trips per year. Therefore, Condition 39 is adequate.

Contention 28
The appellant contends that Condition 46 is inadequate because it is limited in that it fails to mention many of the species identified as potentially affected by this project including the California condor. The appellant contends that the consulting biologist "concedes that condors nest on the property.

Staff Response
Condition 46 is broad in that it includes all birds "with likelihood to nest onsite". Furthermore, the condition specifically lists several species that should be targeted because of their likelihood to nest on the property per the recommendations of the consulting biologist. Contrary to the appellant's contention regarding nesting condors, the biological report states: "The birds are too young to breed, and no roosting has occurred on the subject properties since 1999" (Biological Report, page 25). Therefore, condition 46 is adequate.

Contentions of Findings that are not supported by substantial evidence

Contention 29
The appellant contends that Finding 3 regarding significant effects on the environment is not sustained by the record and that the standards necessary for a negative declaration cannot be sustained.

Staff Response
In accordance with CEQA guidelines section 15070, and having considered the record as a whole, staff concluded that although potential adverse impacts to the environment had been identified in the initial study, these potential impacts could be mitigated to a less than significant level. Consequently, the preparation of a mitigated negative declaration is adequate and fully supports Finding 3. The appellant contends that impacts to the California condor were not assessed. As noted in staff responses to contentions 2, 10, and 28, and as discussed in the biological report, there are no potential adverse impacts to the California condor. The appellant does not provide any evidence based on facts that would alter staff determination of the effects of the project on the environment.

Contention 30
The appellant contends that Findings 5 and 9 regarding suitable building sites on parcel D cannot be sustained.

Staff Response
See staff response to contention 5.

Contention 31
The appellant contends that Finding 10 "cannot be made because the project fails to conform to the good neighbor policies of the plan and has direct impacts on appellant's safety, comfort and welfare."
Staff Response
See staff response to contention 5.

Contention 32
The appellant contends that Finding 13 regarding the transfer of development credit, "makes no sense and suggests uncertainty as to the status of the Big Sur Land Use plan."
Finding 13 states:

> *The new development provided on the receiver site meets the septic, viewshed protection, resource protection, water supply, and geologic safety criteria specified in the Big Sur*

Coast Land Use Plan although the land use designation and zoning may have been amended to accommodate the receipt of the TDCs.

Staff Response

It appears that the appellant is misinterpreting the BSLUP policies regarding the transfer of development credits (TDC). The language of finding 13 is contained in the Monterey County Coastal Implementation Plan, Part 1 (Zoning Ordinance – Coastal Zone, Title 20). It is a required finding when there is a receiver site designated under the TDC program. The intent of the TDC program is to allow residential development on an eligible receiver site even if it exceeds the requirements of the Land Use Plan and zoning. In this project, parcel A qualified as a receiver site and consequently the required finding was made.

Contention 33

The appellant contends that Finding 17 regarding inclusionary housing "is not supported by the evidence."

Staff Response

See staff response to contention 4.

Contention 34

The appellant contends that Finding 19 is legally insufficient.

Staff Response

Finding 19 states:

"The proposed project conforms to the Development Standards for Environmentally Sensitive Habitats of the Coastal Implementation Plan."

The appellant bases her contention on generalities without stating which section of the Implementation Plan the project is inconsistent with that would make Finding 19 legally insufficient. Based on the record and staff analysis, the project was not found to be inconsistent with any section of the Coastal Implementation Plan dealing with Development Standards for Environmentally Sensitive Habitats. Therefore, Finding 19 is adequately supported by the evidence.

Contention 35

The appellant contends that Finding 22 (Finding 23 of this staff report) does not provide linkage to evidence.

Staff Response

Finding 22 of the Planning Commission resolution states:

"For purposes of the Fish and Game Code, the project will have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends."

The first evidence for finding 22 states the specific resources which would potentially be impacted by the proposed project, namely "the plant Seacliff Buckwheat (*Eriogonum parvifolium*), host plant for the endangered species Smith's Blue Butterfly (*Euphilotes enoptes smithi*), and the threatened California Red Legged Frog (*Rana aurora draytonii*) in addition to other ESHAs present on the project site." Therefore, finding 22 is properly supported by the evidence.

RECOMMENDED CONDITIONS OF PROJECT APPROVAL

1. The subject Combined Development Permit includes Assessor's Parcel Numbers 419-311-034-000 (Parcel A, 96.8 acres), 419-311-035-000 (Parcel B, 12.4 acres) and 419-311-036-000 (Parcel C, 12.8 acres), and consists of: 1) a Coastal Development Permit each for a Minor Subdivision and Lot Line Adjustment, reducing Parcel A by 4.2 acres to 92.6 acres, reducing Parcel B by .3 acres to 12.1 acres, reducing Parcel C by 1 acre to 11.8 acres, and creating the new 5.5 acre Parcel D (Parcel D is allowed pursuant to a previously approved permit PLN980453, transfer of development right for one residential unit); 2) a Coastal Development Permit on Parcel A for ten new inn units (5,630 square feet), receipt of one residential development credit from donor project (PC95107), twenty-four new employee housing units (14,556 square feet), yoga/exercise/spa (4,740 square feet), a mercantile/gallery (2,500 square feet), a service building (6,300 square feet), and a maintenance/shop (2,800 square feet); 3) a Coastal Development Permit on Parcel A for wastewater system improvements and an amended water system permit; 4) a General Development Plan; and 5) a Design Approval for 150,000 gallon water tank site on Parcel C. The Combined Development Permit on Parcel A includes grading of 6,243 cubic yards of cut and 5,928 cubic yards of fill, drainage, erosion control, landscaping, habitat restoration and protection, relocation of parking areas, increased and improved public access trails and recreation areas and demolition of the existing pool, adjacent structures and Quonset buildings and relocation of firewood storage shed. The property is located approximately 26 miles south of Carmel, west of Highway 1, at Post Ranch, Big Sur area, Coastal Zone. The project is in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. **(Planning and Building Inspection)**

Prior to recordation of a Parcel Map

2. The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such

participation shall not relieve applicant of his 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 the property, or filing of the parcel map, 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. **(Planning and Building Inspection)**

3. Pursuant to the State Public Resources Code, State Fish and Game Code and California Code of Regulations, the applicant shall pay a fee to be collected by the County of Monterey in the amount of **$1,275. This fee shall be paid within five days of project approval**, before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. **(Planning and Building Inspection)**

4. The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring Plan. The Plan shall be submitted to the Director of Planning and Building Inspection Department for approval prior to recordation of a parcel map. **(Planning and Building Inspection)**

5. Prior to the recordation of the Final Map, the project developers shall comply with the County's Inclusionary Housing Ordinance by executing an Inclusionary Housing Agreement with the County that deed restricts four (4) of the proposed 24 new employee housing units requiring that they be rented to low income households in conformance with the County's Inclusionary Housing Program. This condition shall not be considered complied with until written confirmation is received by the Planning Department from the Housing and Redevelopment office. **(Housing and Redevelopment Office)**

6. A conservation easement shall be conveyed to the County over those portions of the property where sensitive habitat areas have been identified as shown on sheet 0.4 of the plans attached as Exhibit "K" on the staff report to the Board of Supervisors. Conservation easement deed to be submitted to and approved by Director of Planning and Building Inspection prior to filing of the final map. **(Planning and Building Inspection Department)**

7. Requirements for the construction of offsite and onsite improvements shall be noticed by a statement on the parcel map, on the instrument evidencing the waiver of the parcel map, or by a separate instrument and shall be recorded on, concurrently with, or prior to the parcel map or instrument of waiver of a parcel map being filed for record. The statement shall include that "construction of improvements shall be required before a permit or other grant or approval for development may be issued." All additional information, as described in Section 66434.2 of the Government Code, required to be filed or recorded with the parcel map shall include a

statement that the additional information is for informational purposes, describing conditions as of the date of filing, and is not intended to affect record title interest. **(Planning and Building Inspection)**

8. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "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 it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery." This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection)**

9. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "Native trees which are located close to the construction site shall be protected from inadvertent damage from construction equipment by 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection." This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection)**

10. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "The water tank shall be painted an earth tone color to blend into the area, subject to the approval of the Director of Planning and Building Inspection. Color to be approved prior to the issuance of building permits." **(Planning and Building Inspection)**

11. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "Underground utilities are required in this subdivision in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code." Such facilities shall be installed or bonded prior to filing the parcel map. The note shall be located in a conspicuous manner subject to the approval of the Director of Public Works. **(Planning and Building Inspection; Public Works)**

12. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**

13. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "The following reports have been prepared on this property: Archaeological survey prepared by Archaeological Consulting, dated August 15, 2000 updated by a September 10, 2001 letter by Gary S. Breschini, Ph.D; Biological report prepared by Jeff Norman, Consulting Biologist, dated September 6, 2001; Engineering Geologic Investigation prepared by Steven Bond and Associates, Inc., dated September 4, 2001; Geotechnical Soils-Foundation and Geoseismic Reports prepared by Grice Engineering and Geology, Inc., dated August, 2001; Percolation and Groundwater Study for Parcel "D" prepared by Grice Engineering and Geology, Inc., dated August, 2001; Traffic Analysis and Facilities Trip Reduction Plan prepared by Higgins Associates and Post Ranch Inn, dated September, 2001; Engineering Report, Water, Wastewater & Drainage Improvement Plan prepared by Fall Creek Engineering, Inc., dated September 10, 2001; and Hydrology Report prepared by Fall Creek Engineering, Inc., dated December, 2001. These reports are on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said reports shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection; Public Works)**

14. Potential building envelopes shall be identified for development in Parcel "D". Prior to recordation of the parcel map, envelopes shall be appropriately staked and flagged to asses potential adverse visual impacts and shall be approved by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**

15. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "No structures, roads (except to provide for a septic system in the scenic easement area and other uses allowed under the terms and conditions of the recorded scenic easement), animal grazing, vegetation removal (except in accordance with a County approved restoration plan), or other activities may take place outside of the building envelope for the Parcel "D"." This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection)**

16. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "All development on the parcels shall have a drainage and erosion control plan prepared by a registered civil engineer to address on-site and off-site impacts." This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection)**

17. The site shall be landscaped, including land sculpturing and fencing, where appropriate, by the applicant and that a plan for such improvements be approved by the Director of Planning and Building Inspection. Landscaping plans to be approved by the Director of Planning and Building Inspection prior to recordation of the parcel map or the issuance of building permits. A note shall be included on a separate sheet of the parcel map, or by separate document that shall

indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "A landscape plan has been approved by the Director of Planning and Building Inspection." This note shall also be included on all improvement plans and applicable permits. **(Planning and Building Inspection)**

18. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "The subdivider and subsequent property owners shall comply with Ordinance No. 3539 of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction include, but are not limited to:

    - All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.5 gallons; all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
    - Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices."

    This note shall also be included on all improvement plans. **(Planning and Building Inspection and Water Resources Agency)**

19. The applicant shall obtain an amended water system permit from the Division of Environmental Health prior to filing the final map. **(Environmental Health)**

20. The applicant shall design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards. Submit engineered plans for the water system improvements and any associated fees to the Director of Environmental Health for review and approval prior to installing the improvements. Plans shall detail water system and wastewater system to ensure that no cross-connections are created. **(Environmental Health)**

21. The applicant shall design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency prior to installation of water system improvements. **(Environmental Health)**

22. The developer shall install the water system improvements to the new parcel and any appurtenances needed prior to filing the final parcel map. **(Environmental Health)**

23. The applicant shall submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey

County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. **(Environmental Health)**

24. The applicant shall record a notice that states: "A permit (Resolution _____) was approved by the Board of Supervisors for Assessor's Parcel Numbers 419-311-034-000, 419-311-035-000 and 419-311-036-000 on June 25, 2002). The permit was granted subject to 61 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Alternatively, this note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map. Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits, recording of the parcel map, or commencement of the use. **(Planning and Building Inspection)**

Prior to Issuance of Demolition, Building and/or Grading Permits:

25. The applicant shall obtain an amended water system permit from the Division of Environmental Health. **(Environmental Health)**

26. The applicant shall obtain a Waste Discharge Permit from the Regional Water Quality Control Board for a wastewater treatment plant and disposal system. The permit shall be obtained prior to irrigation of the landscaping with wastewater and prior to the issuance of any Health Department permits for the sewage treatment facility. **(Environmental Health)**

27. Engineered plans for the sewage disposal system including all necessary redundancies shall be submitted to and approved by the Director of Environmental Health and the Regional Water Quality Control Board. **(Environmental Health)**

28. The applicant shall obtain a septic permit from the Division of Environmental Health and install a septic disposal system meeting the standards per Chapter 15.20 of the Monterey County Code. **(Environmental Health)**

29. Plans for the new pool shall be submitted to the Environmental Health Consumer Protection Branch for review and approval. **(Environmental Health)**

30. Prior to the issuance of building permits for new employee housing units, the applicant shall provide evidence to the Monterey County Department of Environmental Health that the water system has the additional capacity needed for employee laundry facilities. **(Environmental Health)**

31. The applicant shall file parcel map delineating all existing and required easements or rights of way and monument new lines. **(Public Works Department)**

32. The applicant shall provide for all existing and required easements or rights of way. **(Public Works Department)**

33. A drainage plan shall be prepared by a registered civil engineer addressing on-site and off-site impacts that includes routing stormwater runoff from the paved parking areas to an oil-grease/water separator and construction of stormwater detention facilities to mitigate the impact of impervious surface stormwater runoff. **(Water Resources Agency)**

34. The applicant shall provide to the Water Resources Agency a water balance analysis describing the pre-development and post-development water use on the property. If there is an increase in water use, the applicant shall identify and implement mitigation measures subject to the approval by the Water Resources Agency. **(Water Resources Agency)**

35. The applicant shall provide to the Water Resources Agency information on the water system to serve the project, including the location of all water wells on the property, any well logs available prior to the date of this approval, and the number of current hookups. If no well logs are available, the applicant shall keep and maintain logs for each well on the property, with monthly records at minimum. Annual reports of well logs shall be submitted to the Water Resources Agency. **(Water Resources Agency)**

36. All new guest units shall be connected to the same fire alarm system installed for the existing guest units. The applicant shall submit to the Carmel CDF and to the director of Planning and Building Inspection Department for approval, plans showing the alarm system for the new guest units.

Prior to Final Building Inspection/Occupancy:

37. Certification that stormwater retention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. **(Water Resources Agency)**

38. All employee housing improvements shall comply with Division 13, Part 1 of the California Health and Safety Code (Employee Housing Act). Obtain an employee-housing permit from the Division of Environmental Health, Consumer Health Protection Branch. Please call (831) 755- 4508 for more information. **(Environmental Health)**

39. Sludge shall be removed off-site to a suitable location approved by the Director of Environmental Health. **(Environmental Health)**

40. Wastewater applied for landscape irrigation shall meet or exceed the requirements of Title 22, Division 4, Chapter 3 of the California Code of Regulations or subsequently amended rules and regulations of the Department of Health Services. Specifically, water used for irrigation shall meet the standards of Section 60304 (Use of Recycled Water for Irrigation) & 60310 (Use Area Requirements) of the California Code of Regulations. Surface irrigation of recycled water may not be used within 100 feet of a residence or food service establishment, regardless of the treatment process used. **(Environmental Health)**

Conditions from the Mitigated Negative Declaration

41. **(Mitigation Measure 1)** In order to maintain air quality levels that are safe to sensitive receptors, such as nearby residential uses, the applicant shall implement the following measures to ensure that construction activities create minimum adverse air quality impacts:
    1. Post the project at two locations with a publicly visible sign during construction operations that specifies the telephone number and person to contact for complaints and/or injuries on dust generation and other air quality problems resulting from project construction.
    2. All unpaved construction areas shall be sprinkled with water (at least twice per day) during grading activities.
    3. Apply non-toxic tackifier, or other suitable cover (such as jute netting, erosion control fabric, mulch, etc.), to exposed areas immediately after cut-and-fill operations are complete.
    4. Trucks hauling dirt and debris must be covered.
    5. Immediately sweep up spilled dirt or debris onto paved surfaces.
    6. Cover on-site stockpiles of excavated materials.
    7. Vacuum (e.g. road sweeper/vacuum) construction-related soils on paved roads whenever soils are visible.

    MONITORING ACTIONS:

    Prior to issuance of building permits, the applicant shall provide the Director of Planning and Building Inspection photographs and locations of the posting per item 1 above.

    Prior to issuance of building permits, the applicant shall provide the Director of Planning and Building Inspection written certification regarding how items 2-7 above will be implemented during construction.

    During construction, the contractor shall keep a daily log of each activity performed including dates and photographs, as necessary. Monthly reports shall be submitted to the Director of Planning and Building Inspection for approval. Failure to submit a report shall cause all work to be stopped until the report is received and approved by the Planning and Building Inspection Department

42. **(Mitigation Measure 2)** In consultation with a licensed landscape architect and a qualified biologist, the applicant shall implement the restoration plan for Seacliff buckwheat contained in and in accordance with the guidelines of the revegetation plan prepared by J. Janecki & Associates.

    MONITORING ACTION: **Prior to final inspection**, the ***qualified biologist*** shall submit to the Monterey County Planning and Building Inspection Department written certification that the required planting has been performed in accordance with the revegetation plan.

43. **(Mitigation Measure 3)** The applicant shall prepare a monitoring plan specifically for the revegetation and restoration areas as indicated in this Initial Study. The plan shall include an establishment period of three years from the time of planting with a subsequent 5-year monitoring period.

    MONITORING ACTIONS: **Prior to issuance of grading or building permits**, the ***applicant*** shall submit to the Monterey County Planning and Building Inspection Department a detailed monitoring plan that satisfies the mitigation requirements of the biological report prepared by Jeff Norman, including success criteria and contingency planning if those criteria are not met.

    During the establishment period and at the end of the 5 year monitoring period, the applicant shall submit to the Monterey County Planning and Building Inspection Department for approval annual reports on the progress and status of the revegetation.

44. **(Mitigation Measure 4)** Fire and construction clearance around existing and proposed units shall retain as much buckwheat as possible while clearing other vegetation. The applicant shall retain a qualified biologist to prepare a training/educational plan for the maintenance employees of Post Ranch. The plan must include elements about appearance and importance of buckwheat, avoiding any contact with buckwheat, and procedures for removal of existing planted oaks and sycamore, specifically downslope of Cliff Unit A.

    MONITORING ACTIONS: **Prior to issuance of building permits**, the ***applicant*** shall submit the plan to the Monterey County Planning and Building Inspection department for approval. **Prior to construction** the ***qualified biologist*** shall perform training sessions in accordance with the training plan. Attendants to the training sessions shall demonstrate to the satisfaction of the qualified biologist that they can identify sensitive resources and how to protect them. **Prior to construction**, the ***qualified biologist*** shall provide written certification to the Director of Planning and Building Inspection that the training has been performed.

45. **(Mitigation Measure 5)** In consultation with a qualified biologist, the applicant shall ensure that no Seacliff Buckwheat plants are damaged during construction activities.

    MONITORING ACTIONS: **Prior to construction**, the applicant shall retain a qualified biologist to inspect and mark seacliff buckwheat plants in the areas where vegetation clearance is to occur and to supervise land clearance and construction operations in those areas where seacliff buckwheat is present. If, during construction, any seacliff buckwheat plants are damaged or removed, the qualified biologist shall document the occurrence and recommend immediate mitigation actions. **Prior to final inspection**, the ***qualified biologist*** shall submit a report to the Monterey County Planning and Building Inspection department to include any additional mitigation required or implemented and certifying that operations were carried out in accordance with this mitigation measure.

46. **(Mitigation Measure 6)** The applicant shall ensure that pre-construction surveys for nesting raptors, bats and other birds with likelihood to nest onsite are conducted by qualified wildlife biologists during the nesting season.

    MONITORING ACTION: **Prior to construction**, from March to the end of July, the applicant shall retain one or more qualified biologists to carry out pre-construction survey

targeted on California spotted owl, purple martin, western bluebird, Cooper's hawk, white-tailed kite, olive-sided flycatcher, Yuma myotis, long-legged myotis, small-footed myotis, fringed myotis, long-eared myotis and pallid bat. If one or more nests are discovered, the applicant shall retain a qualified wildlife biologist to establish an appropriate buffer zone (up to 300' for raptors) and monitor construction activities in these areas during the nesting period.

47. **Mitigation Measure 7:** The applicant shall retain a qualified professional archaeologist to monitor construction activities to ensure the protection of archaeological resources.

    MONITORING ACTIONS: **During Construction**, if archaeological resources or human remains are accidentally discovered, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by the archaeologist. If the find is determined to be significant by the archaeologist, appropriate mitigation measures shall be formulated and implemented. If human remains are encountered, the Monterey County Coroner shall be notified, as required by law.

    Prior to final inspection, the ***qualified professional archaeologist*** shall submit to the Director of Planning and Building Inspection Department written certification that no archaeological resources were found during construction or that appropriate mitigation measures were implemented for archaeological resources found during construction.

48. **Mitigation Measure 8** All proposed structures shall be reinforced to withstand seismic shaking posed by the property's proximity to faults.

    MONITORING ACTION

    Prior to issuance of building permits, the applicant shall submit to the Planning and Building Inspection Department engineering plans showing seismic and lateral loads for the structures consistent with appropriate UCB codes.

49. **Mitigation Measure 9**: Construction activities shall be restricted between the hours of 7:00 a.m. and 6:00 p.m.

50. **Mitigation Measure 10:** The applicant shall implement the Facilities Trip reduction Plan subject to the approval of the Department of Public Works, consisting of:

    a. Provide ridesharing, pubic transportation and nearby (within one mile) licensed child care facilities information to tenants as part of move-in materials. A draft informational packet must be provided as part of the project's approval review.
    b. Print transit schedule information on all promotional materials for the project. Draft printed transit schedules shall be provided as part of the project's approval review.
    c. Provide pedestrian facilities linking transit stops to common areas.
    d. Provide transit scheduling information quarterly to employees.
    e. Provide site amenities that reduce the need for vehicle trips based on documentation of trip reduction.
    f. Provide an internal shuttle service and shuttle parking areas within the PRI and to and from Highway 1.
    g. Provide an information package/brochure aimed at informing the PRI guests and employees of the facility's transportation and environmental concerns including:

provisions for shuttle service, availability bicycle parking facilities, map of the internal roadway network and information regarding external transit services to nearby recreational and visitor serving facilities.

MONITORING ACTIONS

Prior to issuance of building permits, the applicant shall submit a draft informational packet of item "a" to the Monterey County Public Works Department for approval.

Prior to final inspection, the applicant shall provide the Monterey County Public Works Department written and visual certification (samples of brochures, photographs of facilities constructed, etc) that each item ("a" thru "g" above) has been implemented.

51. **Mitigation Measure 11:** The applicant shall implement the circulation, parking and trails plan (Sheet 0.6 of submitted plans) including bicycling parking facilities in the vicinity of the employee housing units and new Central Services Building.

    MONITORING ACTION

    Prior to final inspection, the applicant shall provide written certification to the Monterey County Public Works Department that the circulation, parking and trails plan is fully operational.

52. **Mitigation Measure 12:** Subject to the approval by Caltrans, the applicant shall perform the following improvements to the Post Ranch driveway/Highway 1 intersection.
    a. Install a limit line on the Post Ranch driveway.
    b. Install a Type "N" marker on the far side of Highway 1 opposite the Post Ranch driveway.

    MONITORING ACTION

    Prior to final inspection, the applicant shall provide written and/or visual certification to the Monterey County Public Works Department that the intersection improvements have been completed and are fully operational.

Continuous Permit Conditions:

53. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for all development. Fees shall be paid at the time of submittal of the landscape plan. The landscaping plan shall be in sufficient detail to identify the location, specie and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate for the cost of installation. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department." **(Planning and Building Inspection)**

54. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as

follows: "Future single family residences on the new lots will be subject to review and permit approval by the Monterey County Planning and Building Inspection Department." **(Planning and Building Inspection)**

55. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection." This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection)**

56. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "All development shall comply with the drainage and erosion control provisions of the Monterey County Code." This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection; Water Resources Agency)**

57. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "That the location, type and size of all antennas, satellite dishes, towers, and similar appurtenances be approved by the Director of Planning and Building Inspection." **(Planning and Building Inspection)**

58. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "That all exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled." **(Planning and Building Inspection)**

59. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. **(Planning and Building Inspection)**

60. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition." **(Planning and Building Inspection)**

61. Prior to beginning work, evidence shall be submitted to the Monterey County Planning & Building Inspection Department that clearance and permits have been obtained or have been applied for from the following agencies **(Planning and Building Inspection)**:

    - **California Department of Fish & Game**
    - **U.S. Fish and Wildlife Service**

PASSED AND ADOPTED this 25th day of June, 2002, upon motion of Supervisor Potter, seconded by Supervisor Pennycook, and carried by the following vote, to-wit:

AYES: Supervisors Armenta, Pennycook, Calcagno, Johnsen and Potter.

NOES: None.

ABSENT: None.

I, SALLY R. REED, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page -- of Minute Book 71 on June 25, 2002.

DATED: June 25, 2002

SALLY R. REED, Clerk of the Board
of Supervisors, County of Monterey, State of
California

By: Nancy Lukenbill
Deputy

Introduced: 7/7/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN220233 - WOLLESEN NEILLORENZ & FERN JANTZEF TRS

Public hearing to allow a Lot Line Adjustment between three (3) legal lots of record, consisting of: Parcel 1 containing 161.4 acres (Assessor's Parcel Number 423-331-040-000), Parcel 2 containing 39.9 acres (Assessor's Parcel Number 423-061-034-000), and Parcel 3 containing 40.2 acres (Assessor's Parcel Number 423-331-018-000), resulting in a 85.7 acre parcel (Adjusted Parcel 1A), a 75.1 acre parcel (Adjusted Parcel 2A), and an 80.6 acre parcel (Adjusted Parcel 3A).

Project Location: Off Jolon Road, Lockwood

Proposed CEQA action: Find the project categorically exempt from CEQA pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

a. Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and find that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and

b. Approve a Lot Line Adjustment between three (3) legal lots of record consisting of: Parcel 1 containing 161.4 acres (Assessor's Parcel Number 423-331-040-000), Parcel 2 containing 39.9 acres (Assessor's Parcel Number 423-061-034-000), and Parcel 3 containing 40.2 acres (Assessor's Parcel Number 423-331-018-000), resulting in a 85.7 acre parcel (Adjusted Parcel 1A), a 75.1 acre parcel (Adjusted Parcel 2A), and an 80.6 acre parcel (Adjusted Parcel 3A).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Christina Jantzef

Property Owner: Wollesen Neil Lorenz & Fern Jantzef Trs

APNs: 423-331-040-000, 423-061-034-000, and 423-321-018-000

Parcel Size: 161.4 acres (Parcel 1), 39.9 acres (Parcel 2), and 40.2 acres (Parcel 3)

Zoning: Rural Grazing with a density of 40 acres a unit

Plan Area: South County Area Plan

Flagged and Staked: Not required because the proposed lot line adjustment does not involve any structural development.

Planner: Hya Honorato, Assistant Planner
HonoratoH@countyofmonterey.gov (831) 755-5173

SUMMARY

Staff is recommending approval of a Lot Line Adjustment subject to the findings and evidence in the attached Resolution (see Exhibit A), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On July 16th, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 15th, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator/Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Planning Commission/Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following County agencies or departments reviewed this project:
HCD-Engineering Services
HCD-Environmental Services
Environmental Health Bureau
Monterey County Regional Fire Protection District

CEQA

California Environmental Quality Act (CEQA) Guidelines Section 15305(a) categorically exempts minor lot line adjustments not resulting in the creation of any new parcel. The applicant proposes a lot line adjustment between three legal lots of record consisting of Parcel 1 (161.4 acres), Parcel 2 (39.9 acres) and Parcel 3 (40.2 acres), resulting in Parcel 1A (85.7 acres), Parcel 2A (75.1 acres), and Parcel 3A (80.6 acres). No new lots will be created by the lot line adjustment. No demolition, construction, or other type of development is proposed under this entitlement. The lot line adjustment would not intensify the level of development allowed on the parcels. Any future permitting of an additional development on the resulting three lots is currently limited until proper potable water credits and discretionary permits are obtained.

Prepared by: Hya Honorato, Assistant Planner, x5173
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

- Lot Line Adjustment Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy;Planning Commission; California Coastal Commision; Carmel Hoghlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Wollesen Neil Lorenz & Fern Jantzef Trs, Property Owners; Christina Jantzef, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220233

County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 25-034

July 16, 2025

Introduced: 7/7/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN220233 - WOLLESEN NEILLORENZ & FERN JANTZEF TRS
Public hearing to allow a Lot Line Adjustment between three (3) legal lots of record, consisting of: Parcel 1 containing 161.4 acres (Assessor's Parcel Number 423-331-040-000), Parcel 2 containing 39.9 acres (Assessor's Parcel Number 423-061-034-000), and Parcel 3 containing 40.2 acres (Assessor's Parcel Number 423-331-018-000), resulting in a 85.7 acre parcel (Adjusted Parcel 1A), a 75.1 acre parcel (Adjusted Parcel 2A), and an 80.6 acre parcel (Adjusted Parcel 3A).
Project Location: Off Jolon Road, Lockwood
Proposed CEQA action: Find the project categorically exempt from CEQA pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

a. Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and find that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and

b. Approve a Lot Line Adjustment between three (3) legal lots of record consisting of: Parcel 1 containing 161.4 acres (Assessor's Parcel Number 423-331-040-000), Parcel 2 containing 39.9 acres (Assessor's Parcel Number 423-061-034-000), and Parcel 3 containing 40.2 acres (Assessor's Parcel Number 423-331-018-000), resulting in a 85.7 acre parcel (Adjusted Parcel 1A), a 75.1 acre parcel (Adjusted Parcel 2A), and an 80.6 acre parcel (Adjusted Parcel 3A).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Christina Jantzef
Property Owner: Wollesen Neil Lorenz & Fern Jantzef Trs
APNs: 423-331-040-000, 423-061-034-000, and 423-321-018-000
Parcel Size: 161.4 acres (Parcel 1), 39.9 acres (Parcel 2), and 40.2 acres (Parcel 3)
Zoning: Rural Grazing with a density of 40 acres a unit
Plan Area: South County Area Plan
Flagged and Staked: Not required because the proposed lot line adjustment does not involve any structural development.
Planner: Hya Honorato, Assistant Planner
HonoratoH@countyofmonterey.gov (831) 755-5173

SUMMARY

Staff is recommending approval of a Lot Line Adjustment subject to the findings and evidence in the attached Resolution (see Exhibit A), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On July 16th, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 15th, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator/Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Planning Commission/Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following County agencies or departments reviewed this project:
HCD-Engineering Services
HCD-Environmental Services
Environmental Health Bureau
Monterey County Regional Fire Protection District

CEQA

California Environmental Quality Act (CEQA) Guidelines Section 15305(a) categorically exempts minor lot line adjustments not resulting in the creation of any new parcel. The applicant proposes a lot line adjustment between three legal lots of record consisting of Parcel 1 (161.4 acres), Parcel 2 (39.9 acres) and Parcel 3 (40.2 acres), resulting in Parcel 1A (85.7 acres), Parcel 2A (75.1 acres), and Parcel 3A (80.6 acres). No new lots will be created by the lot line adjustment. No demolition, construction, or other type of development is proposed under this entitlement. The lot line adjustment would not intensify the level of development allowed on the parcels. Any future permitting of an additional development on the resulting three lots is currently limited until proper potable water credits and discretionary permits are obtained.

Prepared by: Hya Honorato, Assistant Planner, x5173
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

- Lot Line Adjustment Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy;Planning Commission; California Coastal Commision; Carmel Hoghlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Wollesen Neil Lorenz & Fern Jantzef Trs, Property Owners; Christina Jantzef, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220233

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
WOLLESEN NEIL LORENZ & FERN JANTZEF TRS (PLN220233)

RESOLUTION NO. ----

Resolution by the Monterey County Housing and Community Development Chief of Planning:

1) Finding the project Categorically exempt per CEQA Guidelines section 15305 and none of the exceptions under Section 15300.2 apply; and
2) Approving a Lot Line Adjustment between three legal lots of record consisting of Parcel 1 (161.4 acres, Assessor's Parcel Number 423-331-040-000) Parcel 2 (39.9 acres, Assessor's Parcel Number 423-061-034-000), and Parcel 3 (40.2 acres, Assessor's Parcel Number 423-331-018-000) resulting in Parcel 1A (85.7 acres), Parcel 2A (75.1 acres), and Parcel 3A (80.6 acres), respectively.

[(PLN220233), Wollesen, Jolon Road, Lockwood, South County Area Plan (APNs: 423-331-040-000, 423-061-034-000, and 423-331-018-000)]

The Wollesen (PLN220233) Lot Line Adjustment came on for an administrative decision hearing before the County of Monterey HCD Chief of Planning on July 16th, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey HCD Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- South County Area Plan;
- Monterey County Subdivision Ordinance (Title 19); and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project consists of a lot line adjustment between three lots to better accommodate future development on each of the properties. Each property is undeveloped land with a scenic highway, Jolon Road, intersecting through Parcel 1 (4.1 acres worth of intersection) and Parcel 3 (2.7 acres worth of intersection). The lot line adjustment would revise the current lot lines to prevent the 'intersection' and division of Parcel 1 and Parcel 3 by having the scenic highway serve as a boundary line divider, having Parcel 3A cover all 80.6 acres Northeast of Jolon Road (with the exception of the 3.2 acres of Jolon Road), and have the Southwestern portion be divided into Parcel 1A at 85.7 acres (with the exception of the 1.2 acres of Jolon Road) and Parcel 2A at 75.1 acres (with the exception of the 2.3 acres of Jolon Road).

c) Allowed Use. The properties are located off Jolon Road with no assigned address in Lockwood, South County Area Plan (APNs: 423-331-040-000, 423-061-034-000, and 423-331-018-000). Parcels 1, 2, and 3 are all zoned Rural Grazing, 40 unit per acre (RG/40), with the existing land use of Rural Grazing of 10 to 160 acres minimum (10-160 Ac Min). These parcels are also located within the Jolon Road Segment Wine Corridor. Parcels 1, 2, and 3 are all vacant parcels, covered in grazing terrain. The lot line adjustment proposes to adjust three (3) of the Wollesen family's parcels into three (3) reconfigured parcels that align with divisions created by a scenic highway, Jolon Road. The newly configured parcels will maintain historical use and no new development or new land uses are proposed with this Lot Line Adjustment; and therefore is an allowed use subject to the granting of this discretionary permit. The reconfiguration of the parcels will not otherwise intensify water use, create new building or potential development beyond what currently exists. Therefore, the project is an allowed land use for this site, as it is consistent with the property's underling zoning. (see Finding No. 6)

d) Lot Legality. The subject properties comprised of three lots are Parcel 1, Parcel 2, and Parcel 3. Parcel 1 – 161.4 acres (Assessor's Parcel Number 423-331-040-000) is shown in its current size and configuration as the Patent Deed certificate no.12797 of Book 2, Page 20 of Patents, recorded on May 2nd, 1891. Parcel 2 – 39.9 acres (Assessor's Parcel Number 423-061-034-000) is shown in its current size and configuration within the Township Map of 1972, within the South

half of the Southeast quarter, of the Northwest quarter of Section 18, Township 23 South, Range 9 East. Parcel 3 – 40.2 acres (Assessor's Parcel Number 423-331-018-000) is shown in its current size and configuration as a part of the patent deed series for the Wollesen Trust, located within Book J, Page 252, originally recorded on September 11th, 1903. Therefore, the subject properties are legal lots of record.

e) Minimum Building Site. General Plan Policy LU-1.15 allows lot line adjustments between lots that are configured to conform to the policies and standard of the General Plan. Existing Parcel 2 is 39.9 acres in size, below the 40-acre minimum building site and therefore does not currently conform to the zoning regulationsThe adjustment will result in the enlargement of Adjusted Parcel 2A to 75.1 acres. Adjusted Parcel 1A and Parcel 3A is configured to be 85.7 acres and 75.1 acres, respectively. Therefore, the adjusted configuration and size will conform to the required minimum building site and is consistent with Policy LU-1.15.

f) LUAC. The project was not referred to the South County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not involve a lot line adjustment in the coastal zone, does not require review by the Zoning Administrator or Planning Commission, and is exempt from environmental review (see Finding 5 and supporting evidence).

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN220233.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: Housing and Community Development Planning Services, South Monterey County Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau. County staff reviewed the application materials to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community

Development Planning Services for the proposed development found in Project File PLN220233.

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

EVIDENCE:
a) The project was reviewed by the Housing and Community Development Planning Services, South Monterey County Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau (EHB). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
b) The application, plans and supporting materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development are found in Project File PLN220233.

4. FINDING: **NO VIOLATIONS –** The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision ordinance – Inland) of the Monterey County Code. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:
a) Staff reviewed Monterey County Housing and Community Development Planning Services and Building Services records and is not aware of any violations existing on subject property.
b) There are no known violations on the subject parcels.
c) The application, plans and supporting materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development are found in Project File PLN220233.

5. FINDING: **CEQA (Exempt) –** The project is a lot line adjustment, which is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines Section 15305(a) categorically exempts minor lot line adjustments that do not

result in the creation of any new parcel. No new parcels will be created with the lot line adjustment PLN220233.

b) The subject application for a lot line adjustment is minor in nature and will not result in the creation of any new parcel.

c) The properties are not located within an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near, or unusual circumstances that would result in a significant effect or involves development that would result in a cumulative significant impact. The parcels are visible along the Jolon Road Wine Trail, however, no development is proposed and the parcels will not be altered under any capacity through the granting of this discretionary permit. The lot line adjustment is not an equal exchange as it does not intensify the combined level of development or substantially alter the development potential of any of the resulting lots and would not result in a cumulative impact or impact to the viewshed. It does not impact environmentally sensitive habitats or resources therefore it wouldn't contribute to any cumulative environmental effects. There are no unusual circumstances associated with the undertaking the project that would create the reasonable possibility that the project would have a significant effect on the environment (See Findings 1, 2, 3 and supporting evidence).

e) There are no unusual circumstances associated with undertaking the project that would create the reasonable possibility that the project would have a significant effect on the environment.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN220233.

6. FINDING: **LOT LINE ADJUSTMENT** – The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code, stating that lot line adjustments may be granted based upon the following findings:

1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment, as three contiguous separate legal parcels of record will be adjusted, resulting in three contiguous legal parcels of record; and

3. The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

EVIDENCE:

a) The subject parcels are zoned Rural Grazing, 40 acres per unit (RG/40). The lot line adjustment is consistent with General Plan Policy LU-15 (See Finding 1, Evidence "e").

b) The Lot Line Adjustment is between three legal lots of record consisting of Parcel 1 containing 161.4 acres, Parcel 2 containing 39.9 acres, and Parcel 3 containing 40.2 acres. As adjusted, properties will result in Parcel 1A (85.7 acres), Parcel 2A (75.1 acres), and Parcel 3A (80.6 acres), respectively.

c) The Lot Line Adjustment will not create a greater number of parcels than originally existed. Three contiguous separate legal parcels of record will be adjusted, resulting in three contiguous legal parcels of record.

d) The lot line adjustment is consistent with appliable policies in the 2010 General Plan and regulations outlined for the zoning district in Title 21. County staff has verified that the subject properties are in compliance with all rules and regulations pertaining to the use of the property, and no violations exist on the property (See Finding No. 1, 2, and 4, and supporting evidence).

e) As an exclusion to the Subdivision Map Act, the Lot Line Adjustment does not require recordation of a map. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment (Condition No. 3) and a Certificate of Compliance for each new lot shall be filed per a standard condition of approval (Condition No. 4).

f) A condition has been applied requiring the applicant to update the legal description of the properties and record new Certificates of Compliance with the Monterey County Recorder's Office (Condition No. 4).

g) The application, plans and supporting materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development are found in Project File PLN220233.

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

EVIDENCE: In accordance with Title 19 section 19.16.025 an appeal may be made by any person aggrieved by a decision of an appropriate authority other than the Board of Supervisors. Title 19 section 19.16.020.A designates the Board of Supervisors as the appropriate authority to consider appeals of decisions of the Chief of Planning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Housing and Community Development Chief of Planning does hereby:

1) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 of the and none of the exceptions under Section 15300.2 apply; and
2) Approving a Lot Line Adjustment between three legal lots of record consisting of Parcel 1 (161.4 acres, Assessor's Parcel Number 423-331-040-000) Parcel 2 (39.9 acres, Assessor's Parcel Number 423-061-034-000), and Parcel 3 (40.2 acres, Assessor's Parcel Number 423-331-018-000) resulting in Parcel 1A (85.7 acres), Parcel 2A (75.1 acres), and Parcel 3A (80.6 acres).

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

PASSED AND ADOPTED this 16th day of July 2025.

_____

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   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 Housing and Community Development Planning Services Building Services Department office in Salinas.

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

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County of Monterey HCD Planning

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

PLN220233

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Lot Line Adjustment Permit (PLN220233) allows a Lot Line Adjustment between three (3) legal lots of record, consisting of: Parcel 1 containing 161.4 acres (Assessor's Parcel Number 423-331-040-000), Parcel 2 containing 39.9 acres (Assessor's Parcel Number 423-061-034-000), and Parcel 3 containing 40.2 acres (Assessor's Parcel Number 423-331-018-000), resulting in a 85.7 acre parcel (Adjusted Parcel 1A), a 75.1 acre parcel (Adjusted Parcel 2A), and an 80.6 acre parcel (Adjusted Parcel 3A). The properties are located off of Jolon Road, Lockwood (Assessor's Parcel Numbers Parcel 1: 423-331-040-000, Parcel 2: 423-061-034-000, Parcel 3: 423-331-018-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Lot Line Adjustment Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 423-331-040-000, 423-061-034-000, and 423-331-018-000 on July 16, 2025. The permit was granted subject to 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. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled “Exhibit A” and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit “A,” or be entitled Exhibit “B.”
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled “Exhibit A” and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit “A,” or be entitled Exhibit “B.” The deed shall comply with the Monterey County Recorder's guidelines as to form and content.

a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.

b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.

c. The purpose of the deed shall be stated on the first page of the deed, as follows:

“The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLNxxxxxx. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment.”

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:

a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor

b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.

c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.

d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

4. PD045 - COC (LOT LINE ADJUSTMENTS)

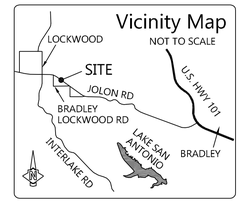
Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor’s Office.

Vicinity Map



Notes

1. This application will adjust the lot lines between assessor's parcels 423-331-018 (portion), 423-331-040 and 423-061-034 from the current position and create Parcel 1A and Parcel 2A south and west of Jolon Road and Parcel 3A north and east of Jolon Road.

2. All areas are approximate only, and would be revised upon completion of a boundary survey.

3. Distances and dimensions shown are expressed in feet and decimals thereof.

4. Datum is NAVD 1988, sourced from CA FEMA Z4 B2 2018 informational data. Contour interval is 5 foot.

5. Locations of site features and utilities shown are taken from aerial data informational sources and are not intended for design purposes. Verify in field prior to any excavation or construction.

6. Subject parcels may be subject to additional easements of record not shown upon this map.

7. Subject parcel boundaries shown are based on record data information, and are not intended to represent a boundary survey.

8. Existing land use: Rural Grazing 10 - 160 Ac Min. (No change proposed)

9. Existing zoning: RG/40. (No change proposed)

10. No change to existing surface drainage, utility services, or wastewater disposal is proposed with this application.

11. There are no fire hydrants on the subject parcels.

12. Ownership interest of the parcels in question are as indicated in the tables "Existing Configuration" and "Proposed Configuration" hereon.

13. There are certain unplottable easements referenced in the preliminary title reports prepared by First American Title Company 4001-6536922 & 4001-6536939 dated November 21, 2022:
Rights of way described in Book D of Patents, Page 20.
Rights of way described in Book H of Patents, Page 271.
Rights of way described in Book I of Patents, Page 171.

Existing Configuration

Proposed Configuration

Legend

	FENCE LINE
OH	OVERHEAD LINES
	TRAVELED WAY
	PAVED ROAD
C.L.	CENTERLINE
R-O-W	RIGHT-OF-WAY

Owner(s)

NEIL LORENZ WOLLESEN AND FERN JANTZEF, TRUSTEES OF THE WOLLESEN PROPERTIES TRUST DATED OCTOBER 16, 1995, AND ALL SUCCESSOR TRUSTEES

GRAPHIC SCALE

200' 0 100' 200' 400' 800'

(IN FEET)
1 inch = 200 ft.

DAKOS LAND SURVEYS
7600 Morro Rd
Atascadero, CA 93422
ph (805)466-2445
info@dakoslandsurveys.com
www.DakosLandSurveys.com

LOT LINE ADJUSTMENT

Prepared For: Neil Wollesen & Fern Jantzef, Trustees of the Wollesen Properties Trust

LICENSED LAND SURVEYOR
MARC DOUGLAS DAKOS
NO. 8769
STATE OF CALIFORNIA

Adjusting the boundary of the lands of the Wollesen Properties Trust, as described in Grant Deeds recorded as Reel 3290, Pages 1023 through 1028, in Sections 13 and 18 of Township 23 South, Range 8 East, MDB&M, Monterey County, California.

PRELIM. TITLE REPORTS: 4001-6536922, 4001-6536939 & 4001-6536959
MAP REVISION DATE: 12/31/2024
JOB FILENAME: 22-003 Jantzef Jolon PLLA

Drafter:	Project:	Job:	Sheet:
DD	22-003	22-003	1 of 1

Exhibit B

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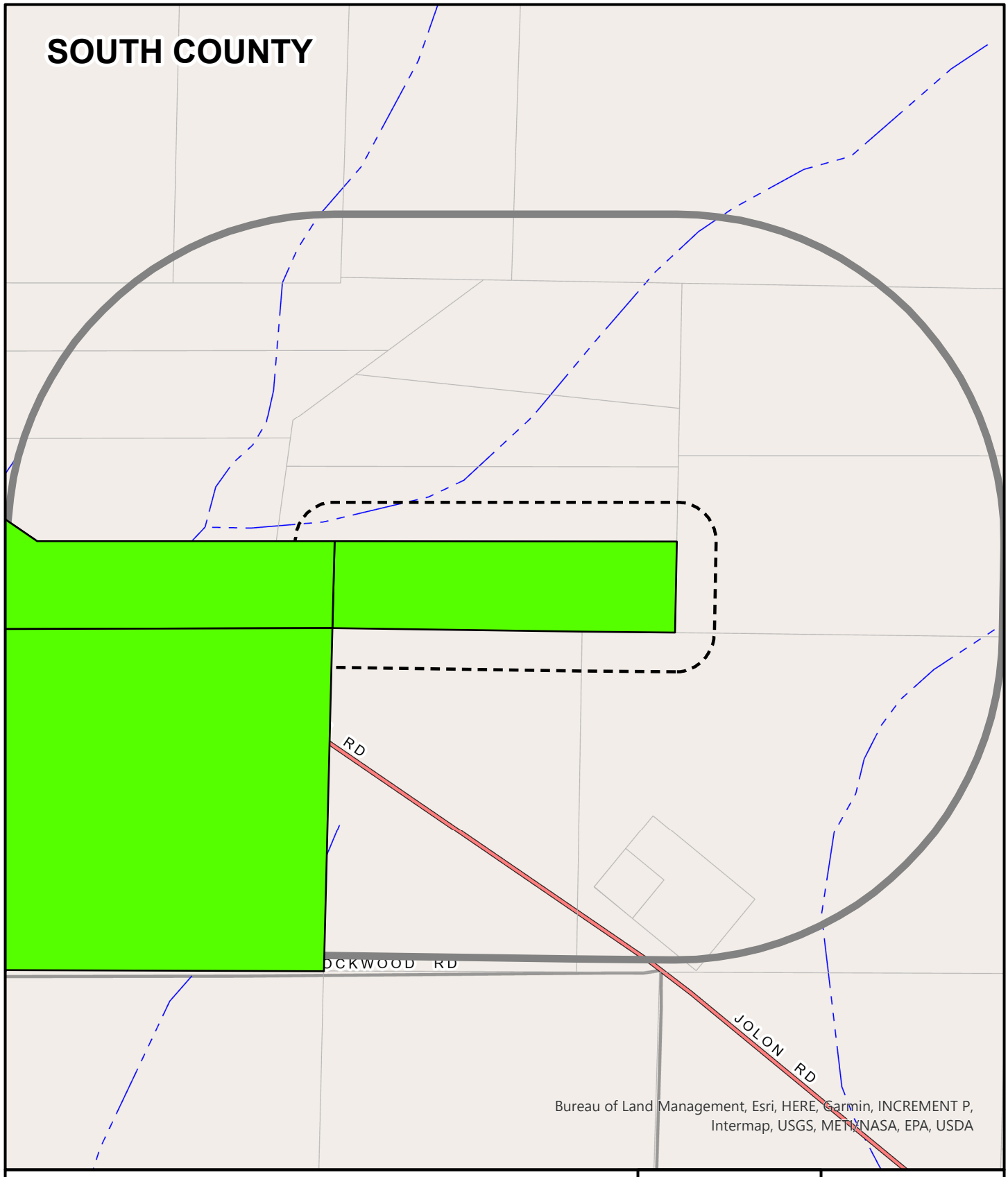

APPLICANT: WOLLESEN

APN: 423331040000,423061034000, **FILE #** PLN220233

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JORDAN EVANS

Introduced: 7/9/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN240101 - BATES CHARLES CARROLL ET AL

Administrative hearing to consider a subdivision of an existing 23.67-acre parcel to create two lots containing of 18.567 acres (Parcel A) and 5.1 acres (Parcel B).

Project Location: 577 Viejo Road, Carmel, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15315, and none of the exceptions apply under Section 15300.2

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find that the project qualifies for a Class 15 Categorical Exemption pursuant to CEQA Guidelines section 15315, and none of the exceptions apply under Section 15300.2; and
b. Approve a Minor Subdivision to divide an existing 23.67-acre legal lot of record into two parcels containing 18.567 acres (Parcel A) and 5.1 acres (Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to **7** conditions of approval.

PROJECT INFORMATION

Agent: Gail Hatter, Anthony Lombardo & Associates
Property Owner: Bates, Charles Carroll *et al.*
APN: 103-021-007-000
Parcel Size: 23.667-acres
Zoning: RDR/5.1-UR-D-S
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: No
Project Planner: Mary Israel, Supervising Planner
israelm@countyofmonterey.gov, (831) 755-5183

SUMMARY

Staff is recommending approval of an Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On July 16, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 15, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
Cypress Fire Protection District
Environmental Health Bureau
HCD-Engineering Services
HCD-Planning Department
City of Monterey

Prepared by: Mary Israel, Supervising Planner
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans & Tentative Parcel Map

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Mary Israel, Planner; Charles Bates, Property Owner; Gail Hatter, Agent; Lozeau Drury LLP; The Open Monterey Project; (Molly Erickson); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Planning File PLN240101.

County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 25-035

July 16, 2025

Introduced: 7/9/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN240101 - BATES CHARLES CARROLL ET AL
Administrative hearing to consider a subdivision of an existing 23.67-acre parcel to create two lots containing of 18.567 acres (Parcel A) and 5.1 acres (Parcel B).
Project Location: 577 Viejo Road, Carmel, Greater Monterey Peninsula Area Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15315, and none of the exceptions apply under Section 15300.2

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find that the project qualifies for a Class 15 Categorical Exemption pursuant to CEQA Guidelines section 15315, and none of the exceptions apply under Section 15300.2; and
b. Approve a Minor Subdivision to divide an existing 23.67-acre legal lot of record into two parcels containing 18.567 acres (Parcel A) and 5.1 acres (Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to **7** conditions of approval.

PROJECT INFORMATION

Agent: Gail Hatter, Anthony Lombardo & Associates
Property Owner: Bates, Charles Carroll *et al.*
APN: 103-021-007-000
Parcel Size: 23.667-acres
Zoning: RDR/5.1-UR-D-S
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: No
Project Planner: Mary Israel, Supervising Planner
israelm@countyofmonterey.gov, (831) 755-5183

SUMMARY

Staff is recommending approval of an Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On July 16, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 15, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
Cypress Fire Protection District
Environmental Health Bureau
HCD-Engineering Services
HCD-Planning Department
City of Monterey

Prepared by: Mary Israel, Supervising Planner
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans & Tentative Parcel Map

Exhibit B - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Mary Israel, Planner; Charles Bates, Property Owner; Gail Hatter, Agent; Lozeau Drury LLP; The Open Monterey Project; (Molly Erickson); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Planning File PLN240101.

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
BATES CHARLES CARROLL ET AL (PLN240101)

RESOLUTION NO. 25--
Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for a Class 15 Categorical Exemption pursuant to CEQA Guidelines section 15315, and none of the exceptions apply under Section 15300.2; and
2) Approving a Minor Subdivision to divide an existing 23.67-acre legal lot of record into two parcels containing 18.567 acres (Parcel A) and 5.1 acres (Parcel B).

[PLN240101 BATES CHARLES CARROLL ET AL, 577 VIEJO ROAD, CARMEL, GREATER MONTEREY PENINSULA AREA PLAN (APN: 103-021-007-000)]

The BATES CHARLES CARROLL ET AL application (PLN240101) came on for an administrative hearing before the County of Monterey Chief of Planning on July 16, 2025. Having considered all the written and documentary evidence, the staff report, and other evidence presented, including the conditions of approval and site plan, the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan;
- Monterey County Subdivision Ordinance (Title 19); and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The project involves the division of an existing 23.667-acre parcel, into two new lots of 18.567 acres (Parcel A) and 5.1 acres (Parcel B).

c) Allowed Use. The property is located at 577 Viejo Road, Carmel, Greater Monterey Peninsula Area Plan, APN: 103-021-007-000. The

parcel is zoned RDR/5.1-UR-D-S or "Rural Density Residential, 5.1 acre minimum, with Design Control and Site Plan Review Overlays", which allows the development of single family dwellings, not exceeding four in total, on a minimum of ten acres for an owner, operator or employees on the site (Title 21 section 21.16.030.O), and the first single family dwelling per lot (Title 21 section 21.16.030.A). The current property is greater than ten (10) acres and contains three existing permitted residential developments. The proposed minor subdivision will divide the 23.667-acre property into two lots, containing 18.567 acres (Parcel A) and 5.1 acres (Parcel B). Two existing single family dwellings will exist on proposed Parcel A, while one existing single-family dwelling will exist on proposed Parcel B. Therefore, the project is an allowed land use for this site. No development is proposed or foreseeable at this time.

d) Lot Legality. The subject property (23.667 acres) is identified in both Volume 728 of Official Records, at Page 344 and Reel 1455 of Official Records, at Page 92. Therefore, the County of Monterey recognizes the subject property as a legal lot of record.

e) Development Standards. The subject RDR zoning designation requires a minimum parcel size of 5 acres. Accordingly, the proposed minor subdivision proposed to divide a 23.667-acre parcel into two new parcels of 18.567 acres (Parcel A) and 5.1 acres (Parcel B). The RDR zoning designation establishes a maximum allowed density of 5.1 acres per unit. Two existing single-family dwellings will exist on proposed Parcel A, while one existing single-family dwelling will exist on proposed Parcel B. The development on the new parcels is consistent with the development density requirements of the RDR/5.1 zoning designation.

   The existing parcel has existing development (three single family dwellings), and the proposed minor subdivision has been designed to allow all existing development to remain consistent with required residential and accessory structure setback and building site requirements. Impervious site coverage for Parcel A will be 21,361 square feet (sf) which is 3.4 percent. Impervious site coverage for Parcel B will be 21,370 sf, or 9.6 percent. Both are under the 25 percent maximum for the zoning district. RDR zoning designation requires that main structures have a minimum front setback of 30 feet, a minimum side and rear setback of twenty 20 feet each. The newly formed Parcel A are consistent with all setback requirements for the main residence (575-A) (41-ft front; 75 to 146 feet on the side and rear) and for the existing habitable accessory structure (575-B), which requires a 50-foot front setback (50 feet provided); six foot side and rear (102 to 207 feet provided). Non-habitable accessory structures minimum setbacks are 50 feet front and side setbacks are six feet on front one-half of property, one foot on rear one-half of property; rear setback for non-habitable accessory structures is one foot. There is one "barn" structure located adjacent (10-feet) to Viejo Road in the front setback for the lot, which is existing (and considered legal, non-conforming). The barn is not

affected by the minor subdivision or new lot lines; and based on the legal, non-conforming status is not required to be altered.

The project proposes to create one "flag lot", based on the shared access driveway. The proposed land division has been designed and proposed in conformance with the December 4, 2008 "Flag Lot" setback interpretation. Under the interpretation, the front setback for a flag lot should be "measured from the center line of the access or "pole" portion of the lot where it meets the "flag" shaped portion of the in an arc shape within the "flag" portion of the lot. The side and rear of the flag lot shall be defined as by the shape of the "flag" portion and measured using the standard practice. The proposed minor subdivision proposes to create one "flag lot" based on the common use of the access driveway (Parcel B); as such the new lot has been designed to ensure that all applicable setbacks to existing structures on the lot are compatible and can be met, including the front setback when measures using the formula described in the 2008 interpretation. The RDR zoning designation requires that main structures have a minimum front setback of thirty (30) feet, a minimum side and rear setback of twenty (20) feet each. Using the "flag lot" interpretation method, the front of the newly formed Parcel B (5.1 acres) is 134 feet front; the side and rear setback range between 24.5 to 447 feet. Main dwelling setbacks are met. Non-habitable accessory structures minimum setbacks are fifty (50) feet front and side setbacks are six (6) feet on front one-half of property, one (1) foot on rear one-half of property; rear setback for non-habitable accessory structures is one foot. The setbacks to the existing tennis court associated structure (retaining wall) meet side setback of 6 feet.

f) Land Use Advisory Committee (LUAC) Review. The project was not routed to the Greater Monterey Peninsula Land Use Advisory Committee (GMP LUAC) due to a lack of committee members and the inability to host a quorum during the application review period. Therefore, the project was moved forward and no formal LUAC review or recommendation took place.

g) The Minor Subdivision is consistent with the requirements for approval contained in the County of Monterey Subdivision Ordinance, Title 19. See Finding No. 5 and supporting evidence.

h) The project planner conducted a site inspection on July 2, 2024, to verify that the project on the subject parcel conforms to the plans listed above.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240101.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Public Works, HCD-Environmental Services, Environmental Health Bureau, and Cypress Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the

applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff did not identify potential impacts resulting from the proposed subdivision. The existing parcel has existing permitted development. The proposed minor subdivision will split the property into two new smaller lots but does not propose any new or altered development.

c) Staff conducted a site inspection on July 2, 2024, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240101.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD-Public Works, HCD-Environmental Services, Environmental Health Bureau, and Cypress Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities exist and are provided for the existing development on the site. No new development is proposed and no new public facilities (water, septic, electricity, etc.) are required for the proposed land division.

c) Staff conducted a site inspection on July 2, 2024, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240101.

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

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on July 2, 2024, and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240101.

5. FINDING: **SUBDIVISION –** Section 66474 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the

Monterey County Code requires that a request for subdivision be denied if any of the following findings are made:

1. That the proposed map is not consistent with the applicable general plan and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with the applicable general plan and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

EVIDENCE:

a) Consistency. The project as designed and conditioned is consistent with the 2010 County of Monterey General Plan and Greater Monterey Peninsula Area Plan (See Finding No. 1 and supporting evidence).

b) Design. The lot design is consistent with the Lot Design Standards of Title 19 Section 19.10.030. The resulting lots have widths that exceed 60 feet and depths of 85 feet. At 18.567 acres and 5.1 acres, the creation of Parcels A and B will meet all applicable site development standards of the RDR zoning district and exceed the underlying zoning district's minimum allowed building site size and density acreage. Therefore, the proposed project complied with applicable design standards.

c) Site Suitability. The site suitable for the Project including the type and density of the development (See Finding No. 2 and supporting evidence).

d) Environment. The subdivision design and foreseeable development of Parcels A and B will not cause damage to fish or wildlife habitat. The proposed land division does not involve any new construction or alteration to existing on-site development.

e) Health and Safety. The proposed project as designed and conditioned will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 3 and supporting evidence).

f) Water Supply. Title 19 section 19.10.070 requires provision shall be made for domestic water supply as may be necessary to protect public health, safety, or welfare, and that the source of supply is adequate and potable. Necessary public facilities exist and are provided for the existing development on the site. No new development is proposed

and no new public facilities (water, septic, electricity, etc.) are required for the proposed land division.

g) Sewage Disposal. Necessary public facilities exist and are provided for the existing development on the site. No new development is proposed and no new public facilities (water, septic, electricity, etc.) are required for the proposed land division.

h) Easements. The proposed subdivision will not conflict with easements as no easements are currently conveyed over the property. Acceptance and recordation of the Parcel Map will establish a 20-30 foot wide road and utility easement along the existing driveway to ensure and maintain legal access to both lots.

i) Traffic. No new traffic is anticipated from the proposed lot split. The proposed minor subdivision will divide a 23.667-acre parcel (with three existing residences) into two new parcels, one 18.567-acre parcel (Parcel A – two residences) and one 5.1-acre parcel (Parcel B – one residence). No new development is proposed or anticipated with implementation of the land division.

j) Affordable Housing. The Project does not create four or more residential units and therefore is not required to meet the County's Inclusionary Housing Ordinance #04185 (County of Monterey Code Chapter 18.40).

k) Parks and Recreation. The Project does not create four or more residential units and therefore compliance with Section 19.12.010 of Title 19/Quimby Act is not required.

l) Staff conducted a site inspection on July 2, 2024, to verify that the Project would not conflict with zoning or building ordinances.

m) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240101.

6. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines Section 15315 categorically exempts the division of property within areas zoned for residential use, into four or fewer parcel when the division is in conformance with the General Plan and zoning, no variances are not required, and the parcel has not been involved in a land division within the previous two years, and the parcel does not have an average slope greater than 20 percent.

b) The project proposes to split an existing 23.667-acre parcel to create two new lots of 18.567 acres (Parcel A) and 5.1 acres (Parcel B). The project involves residentially zoned lots, which once created are in conformance with General Plan and zoning requirements (See Findings 1 and 2), does not involve a variance, has not been involved in a previous land division within the last two years, and the existing developed areas do not have an average slope of more than 20-percent. The overall site does include areas of slope greater than 20%, however does are located away from previously developed area(s) and along/adjacent to the existing road/driveway. The existing lot has a

measured average slope of 18 percent. As the average slope is less than the threshold of 20 percent, the exception to the exemption is not triggered.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not propose a cumulative impact, is not impacting a scenic highway, does not involve a hazardous waste site, or the use of hazardous materials, and does not impact or involve historical resources.

d) No adverse environmental effects were identified during staff review of the development application during a site visit on July 2, 2024.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240101.

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

EVIDENCE: a) Section 19.16.020.A states the Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions of the Chief of Planning.

DECISION

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

1. Find that the project qualifies qualifies for a Class 15 Categorical Exemption pursuant to CEQA Guidelines Section 15315 and none of the exceptions apply under Section 15300.2; and
2. Approving a Minor Subdivision to divide an existing 23.67-acre legal lot of record into two parcels containing 18.567 acres (Parcel A) and 5.1 acres (Parcel B).

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

PASSED AND ADOPTED this 16th day of July, 2025.

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

County of Monterey HCD Planning

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

PLN240101

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN240101) allows a minor subdivision of a 23.667-acre parcel to create one new 5.1 acre parcel and a remainder 18.567 acre parcel. The property is located at 575 A&B and 577 Viejo Road, Carmel (Assessor's Parcel Number 103-021-007-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit for Minor Subdivision (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 103-021-007-000, on July 16, 2025. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey 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. PW0015 – UTILITY'S COMMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Submit the approved tentative map to applicable utility companies. Subdivider shall submit utility company recommendations for required easements, if any, to the Housing & Community Development - Engineering Services of the County of Monterey.

Compliance or Monitoring Action to be Performed: Prior to recordation of the Final Map, Owner/Applicant/Subdivider shall provide a copy of the approved tentative map to all applicable public utility companies for review. Subdivider shall submit utility comments to the Housing & Community Development - Engineering Services of the County of Monterey.

4. PW0036 - EASEMENTS AND RIGHT-OF-WAY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Provide for all existing and required easements and rights of way. (Engineering Services)

Compliance or Monitoring Action to be Performed: Prior to recordation of the Parcel Map, Subdivider's Surveyor shall include all existing and required easements or rights of way on Parcel Map.

5. PWSP01 - NON-STANDARD

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Address assignment required.

Compliance or Monitoring Action to be Performed: Following the recordation of the Final Map or Parcel Map, applicant must contact County of Monterey Housing and Community Development - Engineering Services for address assignment.

6. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County County's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

7. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (HCD-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

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LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- SETBACKS LINE
- CITY LIMITS
- EASEMENT (TYPE AS SHOWN)
- ELECTRIC POWER LINE
- WATER LINE
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- FLOW LINE
- FLOW LINE BUILDING
- ASPHALT CONCRETE
- BRICK
- CONCRETE
- GRAVEL
- PAVERS
- ROCKS
- STONE
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- SLOPE DENSITY ANALYSIS INDICATES AREAS ≥ 25%

- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL HUB
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRIC METER
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IRRIGATION BOX
- PG&E BOX
- PIPE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- TELEPHONE BOX

- UNKNOWN UTILITY
- UTILITY HUB
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- 100.00 + SPOT ELEVATION
- 100.00 RL × RIDGELINE
- 100.00 FF × FINISHED FLOOR
- 100.00 TH × THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE
- DRAINAGE FLOW DIRECTION

GENERAL NOTES:

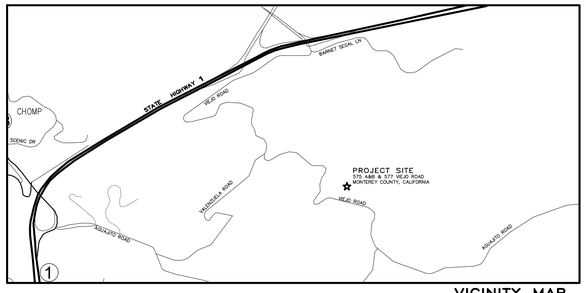
1) ELEVATIONS ARE BASED ON AN APPROXIMATE USGS NAVD88 DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #403, 1X1 BOLT W/PH LOCATED 45' SOUTHERLY FROM THE SOUTH ENTRANCE ON VIEJO ROAD, ELEVATION IS 385.78' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (9/24/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE ONLY APPROXIMATE.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

INDEX TO SHEETS:

SHEET 1 – OVERALL BOUNDARY
SHEET 2 – OVERALL IMPROVED AREA
SHEET 3 – ENLARGED WESTERLY IMPROVED AREA – 575 A&B VIEJO ROAD
SHEET 4 – ENLARGED EASTERLY IMPROVED AREA – 577 VIEJO ROAD

MINOR SUBDIVISION SUBDIVIDER'S STATEMENT:

1) THIS A MINOR SUBDIVISION OF A 23.667 AC. PARCEL, APN 103-021-007
2) THIS PARCEL IS ZONED RDR/5.1-UR-D-S.
3) THE PROJECT IS TO CREATE A NEW PARCEL A & B, MINIMUM 5.1 ACRES PER LOT.
4) SITE IS ALREADY IMPROVED WITH 3 HABITABLE UNITS, 575 A&B & 577 VIEJO ROAD.
5) WATER SERVICE IS PROVIDED BY CALIFORNIA AMERICAN WATER INDIVIDUALLY FOR 575 A&B & 577 VIEJO ROAD.
6) SEWAGE DISPOSAL IS INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS.
7) STORM DRAINAGE FACILITIES ARE EXISTING AND NO NEW IMPROVEMENTS ARE PROPOSED.
8) A 10' WIDE NATURAL DRAINAGE EASEMENT SHALL BE DEDICATED ACROSS PARCEL A AND SHALL BE MAINTAINED IN THEIR NATURAL STATE.
9) UNDERGROUND UTILITIES ARE IN PLACE AND PROVIDED BY PG&E INDIVIDUALLY FOR 575 A&B & 577 VIEJO ROAD.
10) NO NEW DEVELOPMENT AND/OR TREE REMOVAL IS PROPOSED FOR THIS MINOR SUBDIVISION. EXISTING IMPROVEMENTS SHALL REMAIN THE SAME.



VICINITY MAP

SCALE: NOT TO SCALE

SEPTIC NOTES:

1) CALCULATIONS FOR FUTURE REPLACEMENT/REPAIR BASED UPON REQUIREMENTS SPECIFIED BY THE MONTEREY COUNTY CODE, CHAPTER 15.20 SEWAGE DISPOSAL, EFFECTIVE DATE JUNE 13, 2023.
2) ON-SITE SOILS ARE CLASSIFIED AS SANTA LUCIA SOILS (StE & StF), A SHALY CLAY LOAM, WELL DRAINED ON UPLANDS BASED ON SOIL SURVEY OF MONTEREY COUNTY, SOIL CONSERVATION SERVICE.
3) BASED ON THE SOIL PROFILE ANALYSIS REFERENCED ABOVE, THE INFILTRATION RATE WAS LISTED AT 2IN/HR OR 30 MIN/IN.
4) THE MAIN RESIDENCE AT 577 VIEJO ROAD (NEW PARCEL B) IS BASED UPON 450 GALLONS/DAY FOR A 4 BEDROOM HOUSE AND AN APPLICATION RATE OF 0.5 GALLONS/DAY/SQ.FT. = 900 SQ.FT. OF INFILTRATION AREA.
5) THE RESIDENCE AT 575A VIEJO ROAD (NEW PARCEL A) IS BASED UPON 300 GALLON/DAY FOR 2 BEDROOM HOUSE AND AN APPLICATION RATE OF 0.5 GALLONS/DAY/SQ.FT. = 600 SQ.FT. OF INFILTRATION AREA.
6) THE RESIDENCE AT 575B VIEJO ROAD (NEW PARCEL A) IS BASED UPON 150 GALLON/DAY FOR A 1 BEDROOM HOUSE AND AN APPLICATION RATE OF 0.5 GALLONS/DAY/SQ.FT. = 300 SQ.FT. OF INFILTRATION AREA
7) MAXIMUM TRENCH DEPTH SMALL BE 10' WITH AN EFFECTIVE DEPTH OF 2' FOR INFILTRATIVE AREA OF 4 SQ.FT. PER LINEAL FOOT.
8) LEACH LINES SHALL BE SPACED A MINIMUM OF 4 FEET (2X EFFECTIVE DEPTH)
9) THE OWTS REPLACEMENT/REPAIR/RESERVE, MINIMUM REQUIRED AREAS FOR EACH ARE SHOWN.

SITE COVERAGE ANALYSIS:

PARCEL B:
- 222,156 SQ. FT. TOTAL AREA
- 21,370 SQ. FT. IMPERVIOUS/IMPROVED AREA
- 9.6% ≤ 25%

PARCEL A:
- 808,779 SQ. FT. TOTAL AREA
- 27,361 SQ. FT. IMPERVIOUS/IMPROVED AREA
- 3.4% ≤ 25%

SLOPE DENSITY ANALYSIS:

PARCEL B:
- 222,156 SQ. FT. TOTAL AREA
- 147,016 SQ. FT. ≥25%
- 66.1%

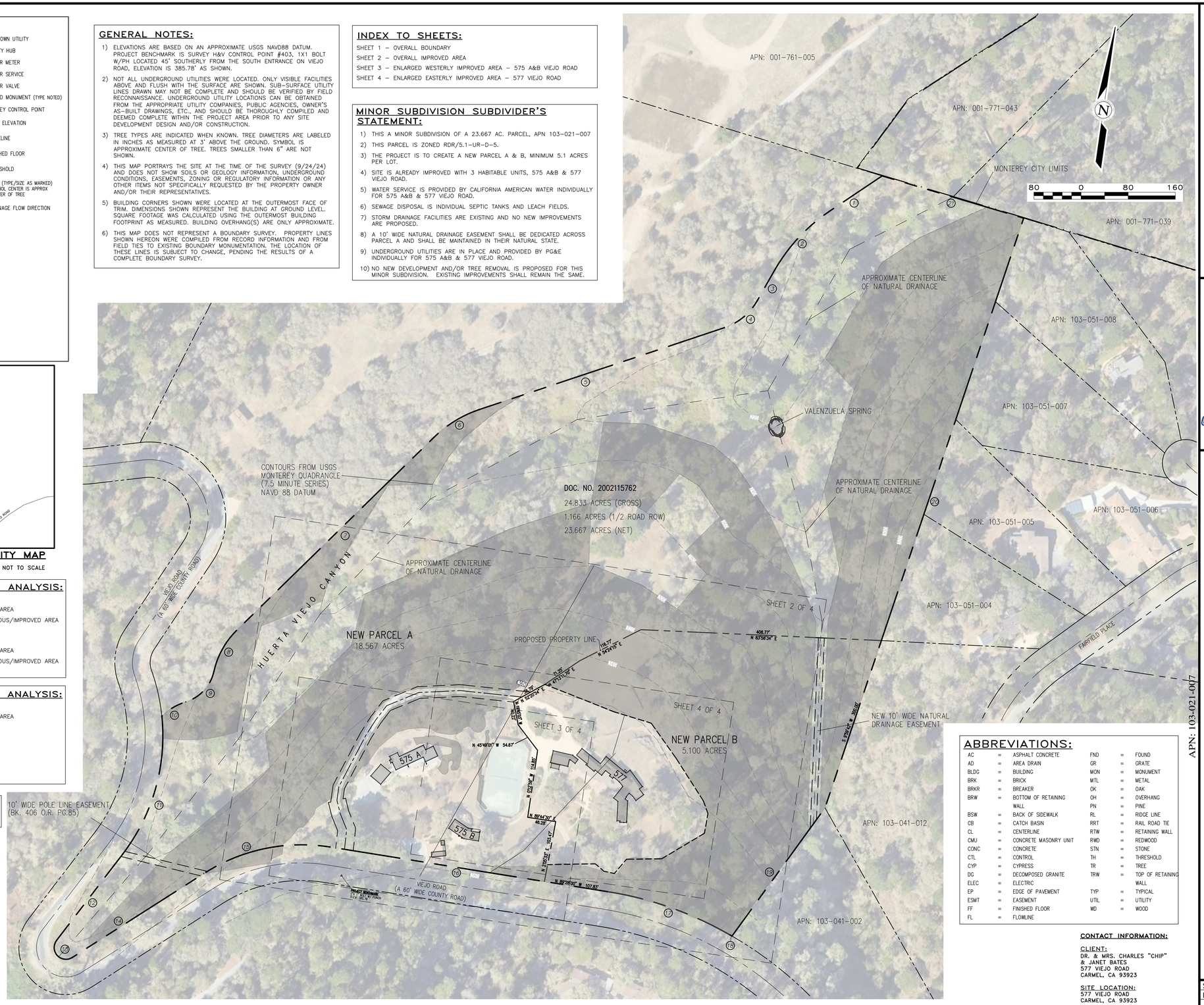
PARCEL A:
- 808,779 SQ. FT. TOTAL
- 406,676 SQ. FT. ≥25%
- 50.3%

COURSE TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH/DIST.
1	N 47°29'37" E	———	107.64'
2	26°25'00"	300.00'	138.32'
3	N 21°04'37" E	———	59.75'
4	41°49'30"	100.20'	73.14'
5	N 62°59'07" E	———	439.11'
6	25°54'30"	200.90'	90.84'
7	N 36°59'37" E		469.23'
8	33°00'00"	140.00'	80.63'
9	60°30'00"	70.00'	73.91'
10	27°18'07"	100.19'	47.74'
11	31°59'25"	330.00'	249.17'
12	N 26°50'00" E	———	185.00'
13	159°42'27"	20.03'	55.84'
14	S 48°50'00" W	———	265.00'
15	41°54'45"	306.70'	224.35'
16	N 89°28'04" E	70.00'	44.95'
17	21°14'35"	601.45'	223.00'
18	0°18'39"	630.00'	3.42'
19	S 27°20'16" W	———	269.00'
20	S 9°59'42" W	———	1057.22'

EXISTING PARCEL:

AVERAGE SLOPE: 18%



ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FND	=	FOUND
AD	=	AREA DRAIN	GR	=	GRATE
BLDG	=	BUILDING	MON	=	MONUMENT
BRK	=	BRICK	MTL	=	METAL
BRKR	=	BREAKER	OK	=	OAK
BRW	=	BOTTOM OF RETAINING WALL	OH	=	OVERHANG
			PN	=	PINE
BSW	=	BACK OF SIDEWALK	RL	=	RIDGE LINE
CB	=	CATCH BASIN	RRT	=	RAIL ROAD TIE
CL	=	CENTERLINE	RTW	=	RETAINING WALL
CMU	=	CONCRETE MASONRY UNIT	RWD	=	REDWOOD
CONC	=	CONCRETE	STN	=	STONE
CTL	=	CONTROL	TH	=	THRESHOLD
CYP	=	CYPRESS	TR	=	TREE
DG	=	DECOMPOSED GRANITE	TRW	=	TOP OF RETAINING WALL
ELEC	=	ELECTRIC			
EP	=	EDGE OF PAVEMENT	TYP	=	TYPICAL
ESMT	=	EASEMENT	UTIL	=	UTILITY
FF	=	FINISHED FLOOR	WD	=	WOOD
FL	=	FLOWLINE			

CONTACT INFORMATION:

CLIENT:
DR. & MRS. CHARLES "CHIP" & JANET BATES
577 VIEJO ROAD
CARMEL, CA 93923

SITE LOCATION:
577 VIEJO ROAD
CARMEL, CA 93923

No.	DATE	BY	REVISION
	07/01/25	AL	RELEASED TO CLIENT
	02/07/25	AL	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703

GUY R. GIRAUDO ★ PROFESSIONAL LAND SURVEYOR ★ CALIFORNIA
EXP. 12-31-25

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6070 Fax (831) 443-3801
www.landseteng.com

VESTING TENTATIVE MAP
OF
VALENZUELA SPRINGS MINOR SUBDIVISION
LANDS OF BATES - 575 & 577 VIEJO ROAD
CARMEL, CALIFORNIA 93923
FOR
DR. & MRS. CHARLES "CHIP" AND JANET BATES

SCALE: 1" = 80'
DATE: JUL 2025
JOB NO. 2820-01

SHEET 1
OF 4 SHEETS

L:_PROJECTS – LANDSET ENGINEERS\2820 – Bates – 577 Viejo Rd\2820-01 Minor Subdivision\TENTATIVE MAP\DWG\2820-TENTATIVE-07-01-25.dwg

N 35°59'37" E 469.23'

APPROXIMATE CENTERLINE OF NATURAL DRAINAGE

HUERTA VIEJO CANYON

30 0 30 60

NEW PARCEL A
18.567 ACRES

NEW CENTERLINE 20' WIDE DRIVEWAY ACCESS & PUBLIC UTILITIES EASEMENT

NEW CENTERLINE 30' WIDE DRIVEWAY ACCESS & PUBLIC UTILITIES EASEMENT

EXISTING 12' WIDE DRIVEWAY (TO REMAIN) – APPROXIMATELY 500 L.F.

SEPTIC DISPOSAL REPLACEMENT/ REPAIR/RESERVE AREA PER LAMP/ OWTS-600 SQ.FT. (575 A)

SEPTIC DISPOSAL REPLACEMENT/ REPAIR/RESERVE AREA PER LAMP/ OWTS-900 SQ.FT. (577)

SEPTIC DISPOSAL REPLACEMENT/ REPAIR/RESERVE AREA PER LAMP/ OWTS-300 SQ.FT. (575 B)

NEW PARCEL B
5.100 ACRES

NEW SCENIC EASEMENT

NEW 10' WIDE NATURAL DRAINAGE EASEMENT

APPROXIMATE CENTERLINE OF NATURAL DRAINAGE

APN: 103-021-007

VIEJO ROAD
(A 60' WIDE COUNTY ROAD)

PROJECT BENCHMARK
1"X 1" BOLT W/ PUNCH
ELEV: 385.78

CONTACT INFORMATION:

CLIENT:
DR. & MRS. CHARLES "CHIP" & JANET BATES
577 VIEJO ROAD
CARMEL, CA 93923

SITE LOCATION:
577 VIEJO ROAD
CARMEL, CA 93923

APPROVED BY:
GUY R. GIRAUDO
P.L.S. No. 8703

PROFESSIONAL LAND SURVEYOR ★ GUY R. GIRAUDO ★ EXP. 12-31-25 ★ No. 8703 ★ STATE OF CALIFORNIA

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VESTING TENTATIVE MAP
OF
VALENZUELA SPRINGS MINOR SUBDIVISION
LANDS OF BATES - 575 & 577 VIEJO ROAD
CARMEL, CALIFORNIA 93923
FOR
DR. & MRS. CHARLES "CHIP" AND JANET BATES

SCALE: 1" = 30'
DATE: JUL 2025
JOB NO. 2820-01

No.	DATE	BY	REVISION
	07/01/25	AL	RELEASED TO CLIENT
	02/07/25	AL	RELEASED TO CLIENT

SHEET 2
OF 4 SHEETS

L:_PROJECTS – LANDSET ENGINEERS\2820 – Bates – 577 Viejo Rd\2820-01 Minor Subdivision\TENTATIVE MAP\DWG\2820-TENTATIVE-07-01-25.dwg

EXISTING 12' WIDE DRIVEWAY (TO REMAIN) – APPROXIMATELY 500 L.F.

NEW CENTERLINE 30' WIDE DRIVEWAY ACCESS & PUBLIC UTILITIES EASEMENT

SEPTIC DISPOSAL REPLACEMENT/ REPAIR/RESERVE AREA PER LAMP OWTS-600 SQ.FT. (575 A)

SEPTIC DISPOSAL REPLACEMENT/ REPAIR/RESERVE AREA PER LAMP OWTS-300 SQ.FT. (575 B)

PROJECT BENCHMARK
1"X 1" BOLT W/ PUNCH
ELEV: 385.78

VIEJO ROAD
(A 60' WIDE COUNTY ROAD)

APN: 103-021-007

CONTACT INFORMATION:

CLIENT:
DR. & MRS. CHARLES "CHIP" & JANET BATES
577 VIEJO ROAD
CARMEL, CA 93923

SITE LOCATION:
577 VIEJO ROAD
CARMEL, CA 93923

PROFESSIONAL LAND SURVEYOR * CALIFORNIA * GUY R. GIRALDO EXP. 12-31-25

APPROVED BY: GUY R. GIRALDO P.L.S. No. 8703

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VESTING TENTATIVE MAP
OF
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LANDS OF BATES - 575 & 577 VIEJO ROAD
CARMEL, CALIFORNIA 93923
FOR
DR. & MRS. CHARLES "CHIP" AND JANET BATES

SCALE: 1" = 16'
DATE: JUL 2025
JOB NO. 2820-01

SHEET 3
OF 4 SHEETS

No.	DATE	BY	REVISION
	07/01/25	AL	RELEASED TO CLIENT
	05/07/25	AL	RELEASED TO CLIENT

NEW CENTERLINE 20' WIDE DRIVEWAY ACCESS & PUBLIC UTILITIES EASEMENT

NEW PARCEL B
5.100 ACRES

SCENIC

SEPTIC DISPOSAL REPLACEMENT/ REPAIR/RESERVE AREA PER LAMP/ OWTS-600 SQ.FT. (575 A)

SEPTIC DISPOSAL REPLACEMENT/ REPAIR/RESERVE AREA PER LAMP/ OWTS-900 SQ.FT. (577)

SEPTIC DISPOSAL REPLACEMENT/ REPAIR/RESERVE AREA PER LAMP/ OWTS-300 SQ.FT. (575 B)

APN: 103-021-007

CONTACT INFORMATION:

CLIENT:
DR. & MRS. CHARLES "CHIP" & JANET BATES
577 VIEJO ROAD
CARMEL, CA 93923

SITE LOCATION:
577 VIEJO ROAD
CARMEL, CA 93923

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703
EXP. 12-31-25

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VESTING TENTATIVE MAP

OF

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LANDS OF BATES - 575 & 577 VIEJO ROAD
CARMEL, CALIFORNIA 93923

FOR

DR. & MRS. CHARLES "CHIP" AND JANET BATES

SCALE: 1" = 16'
DATE: JUL 2025
JOB NO. 2820-01

SHEET 4
OF 4 SHEETS

No.	DATE	BY	REVISION
	07/01/25	AL	RELEASED TO CLIENT
	02/07/25	AL	RELEASED TO CLIENT

Exhibit B

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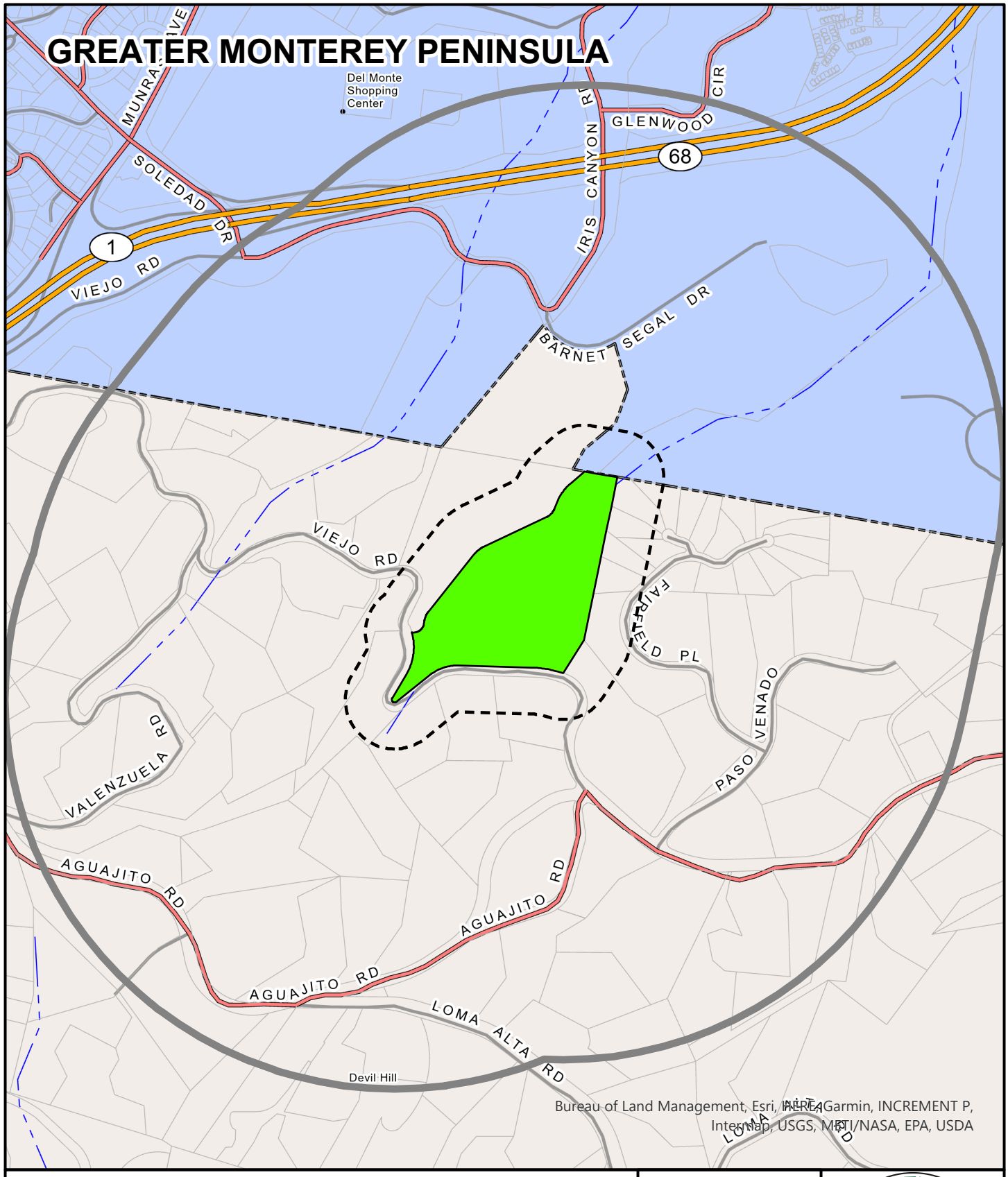

APPLICANT: BATES

APN: 103-021-007-000 **FILE #** PLN240101

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

COUNTY OF MONTEREY CALIFORNIA • 1850 •

PLANNER: MARY ISRAE

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