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
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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
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TABLE OF CONTENTS

1.0 Introduction 5

2.0 Property Description 5

Description / Location 5

Land Use Designation and Zoning 5

3.0 Existing Uses 6

Existing Uses 6

Physical Characteristics 7

Operations 8

Employee Housing 8

4.0 Proposed Uses 9

Proposed Uses 9

5.0 Future Uses 10

Future Uses 10

6.0 Land Use Plan Consistency 10

7.0 Mitigation of Environmental Effects 10

8.0 Figures 13

Figure 8.1: Regional Location 15

Figure 8.2: Vicinity Map 17

Figure 8.3: Aerial 19

Figure 8.4: Zoning Map 21

Figure 8.5: Land Use Map 23

Figure 8.6: Employee Housing Plan 25

Figure 8.7: Illustrative General Development Plan 33

Figure 8.8: Public Access Plan 75

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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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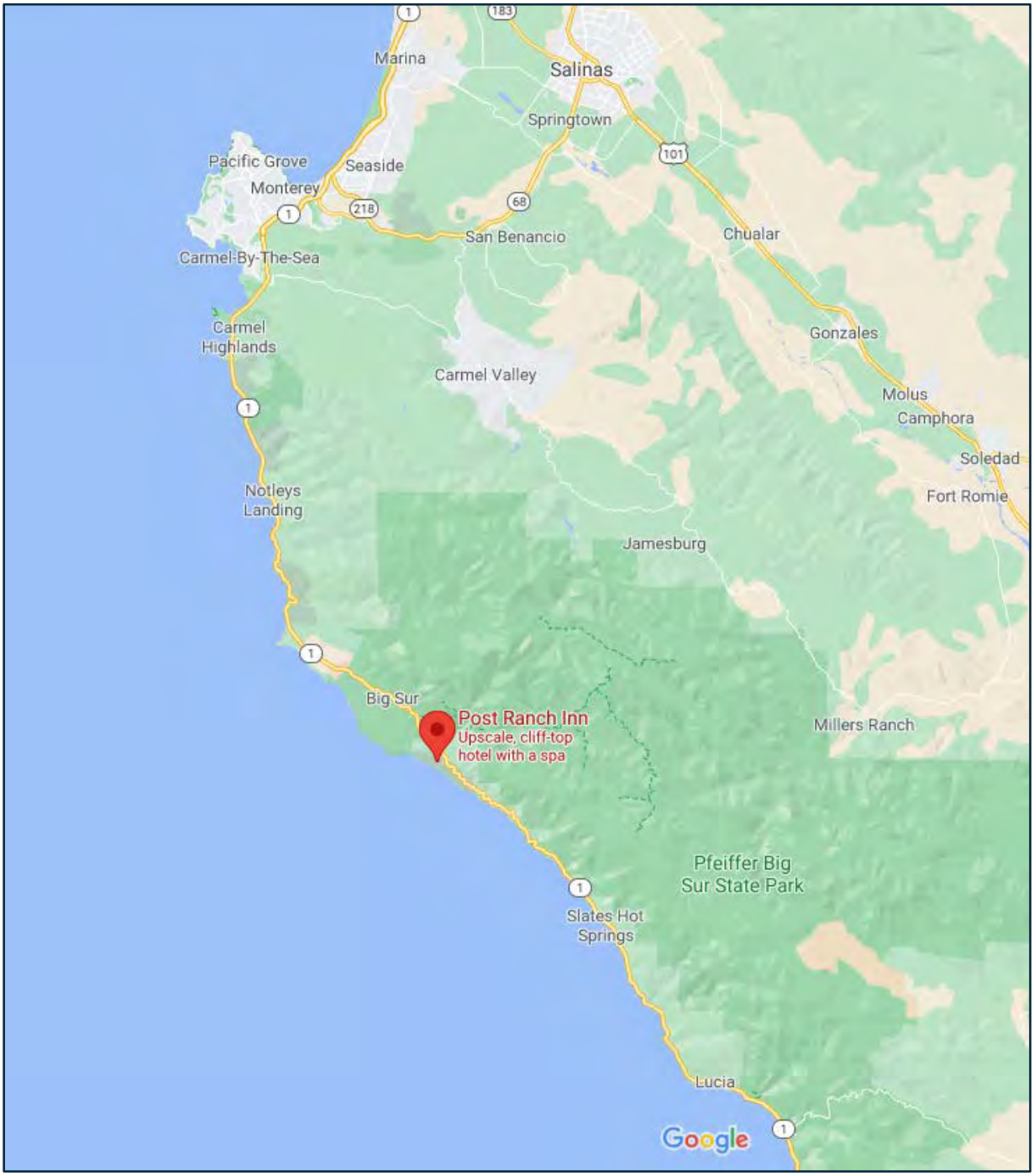
FIGURE 8.1: REGIONAL LOCATION



Source: Google Maps

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FIGURE 8.2: VICINITY MAP

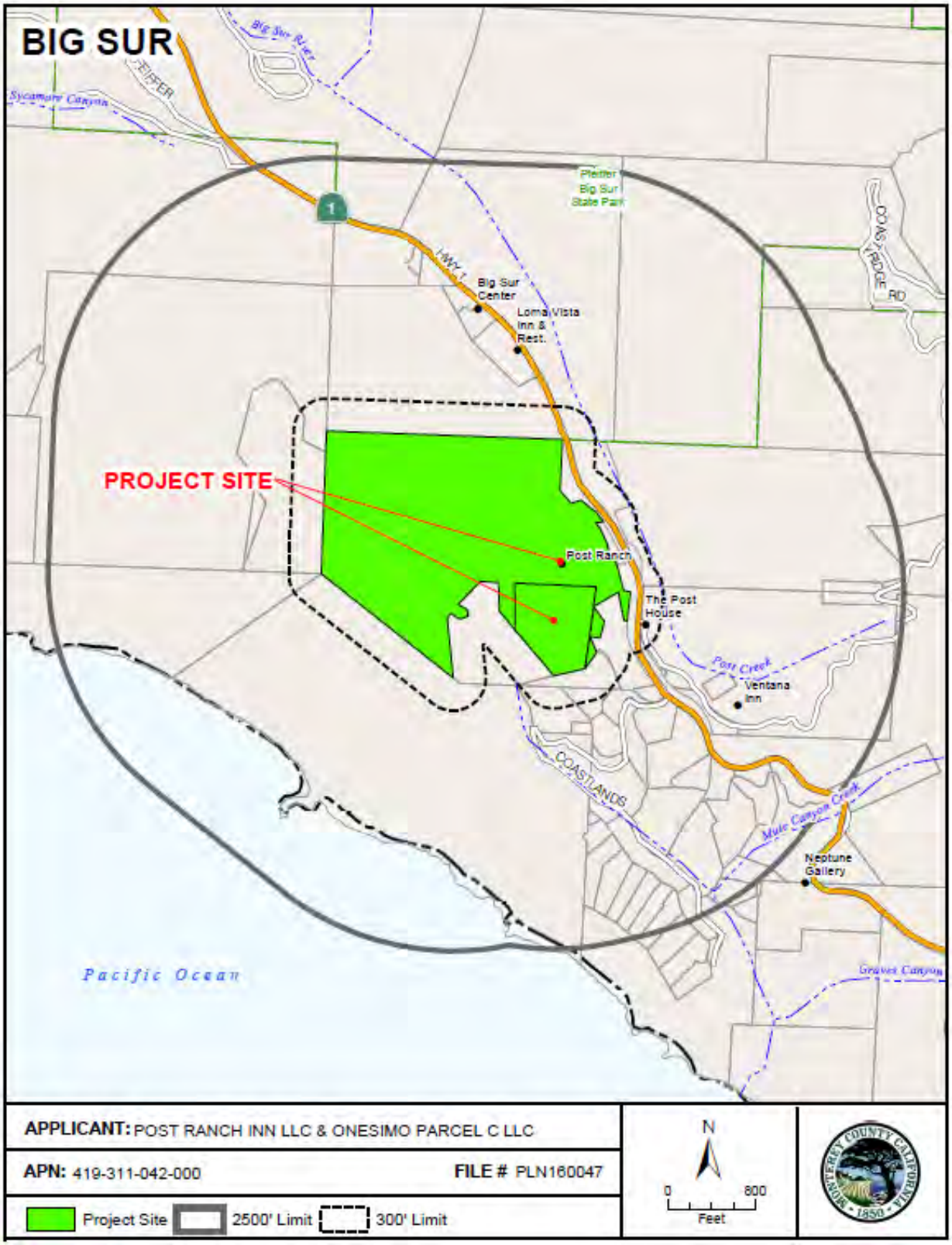

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FIGURE 8.3: AERIAL

Source: Google Earth 2/23/2021 Imagery

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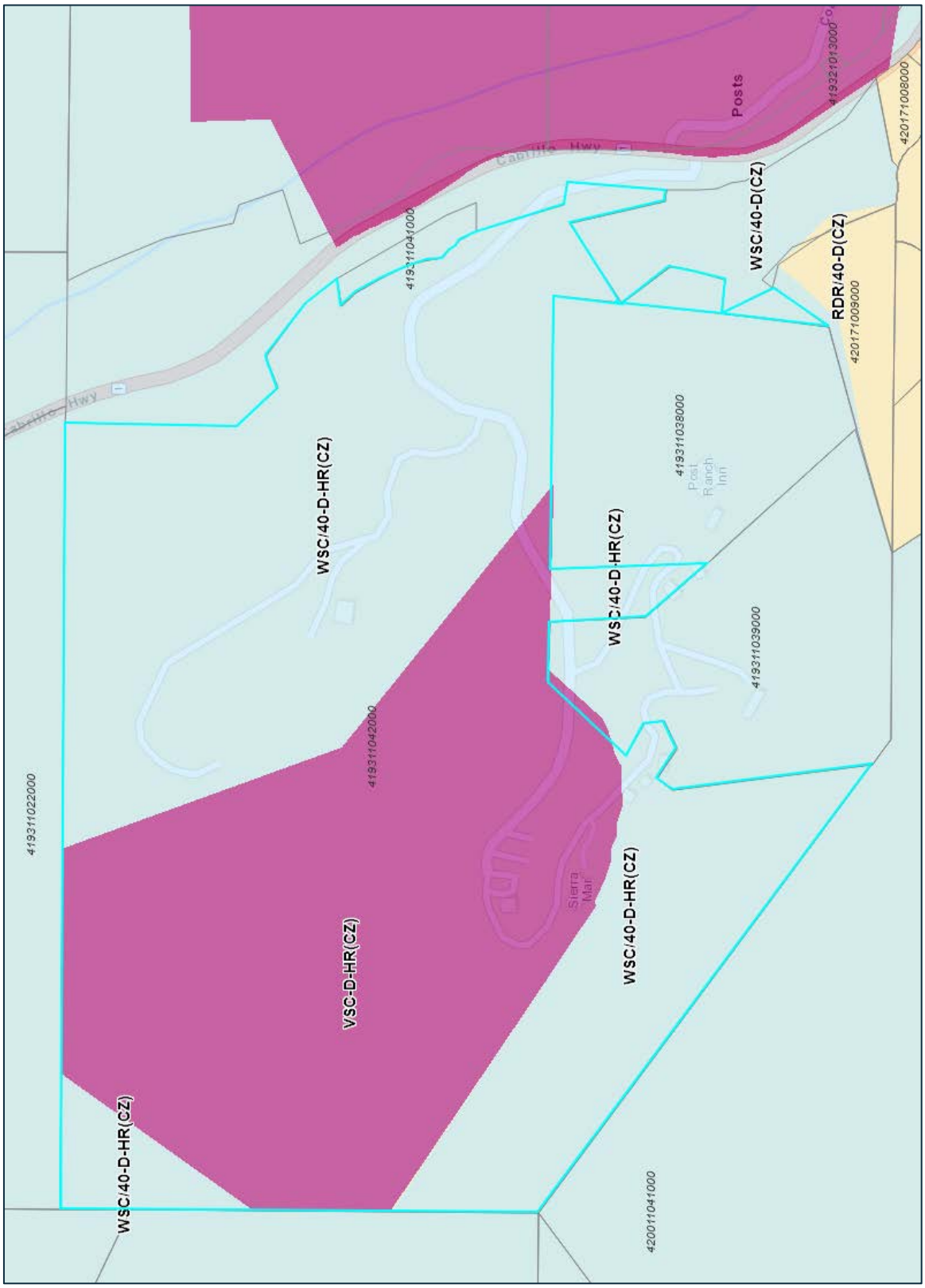
FIGURE 8.4: ZONING MAP



Source: Monterey County Lookup Zoning

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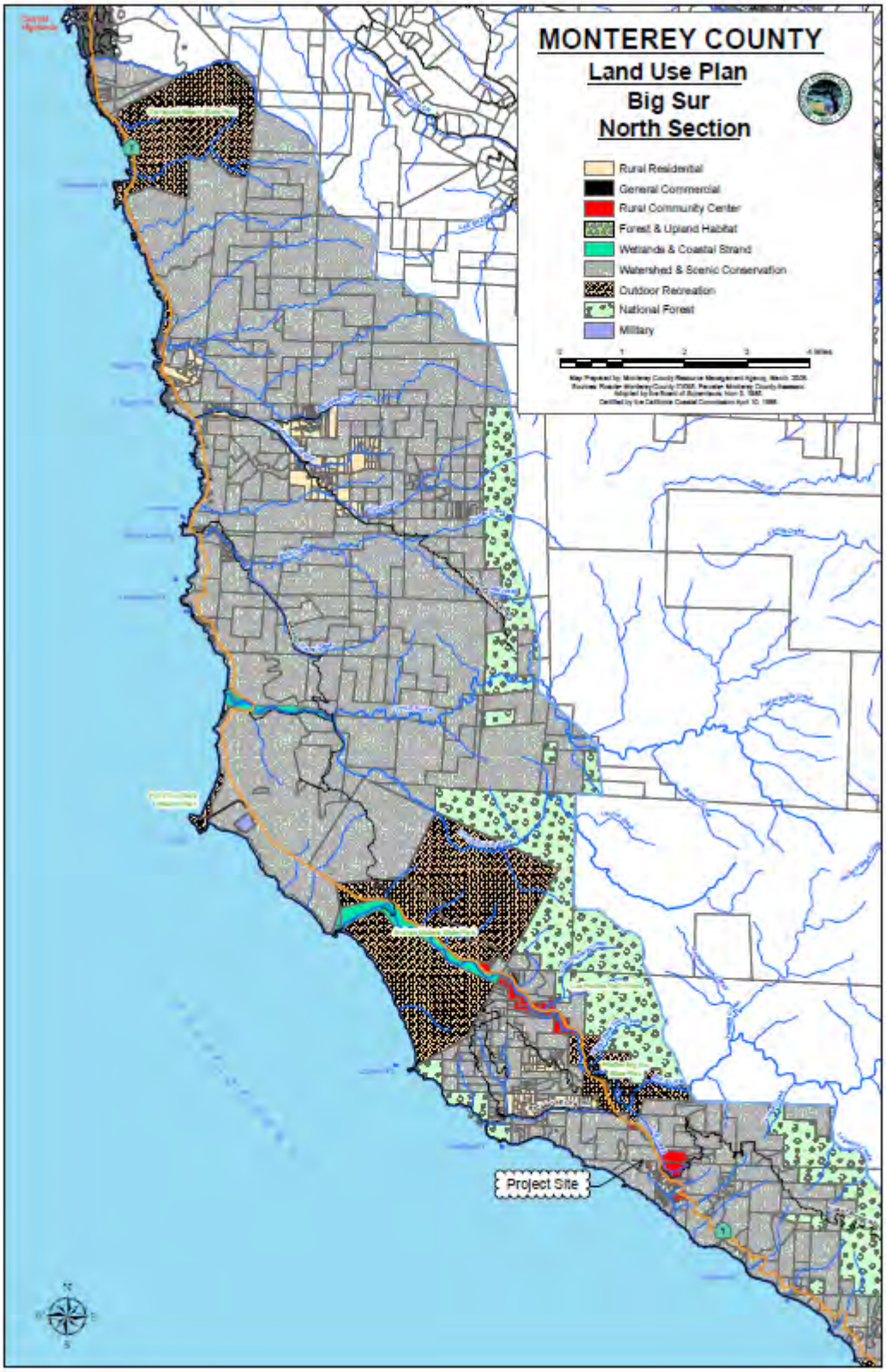
FIGURE 8.5: LAND USE MAP



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	Total Staff	Total Staff Hours/Shift 10.31.2020 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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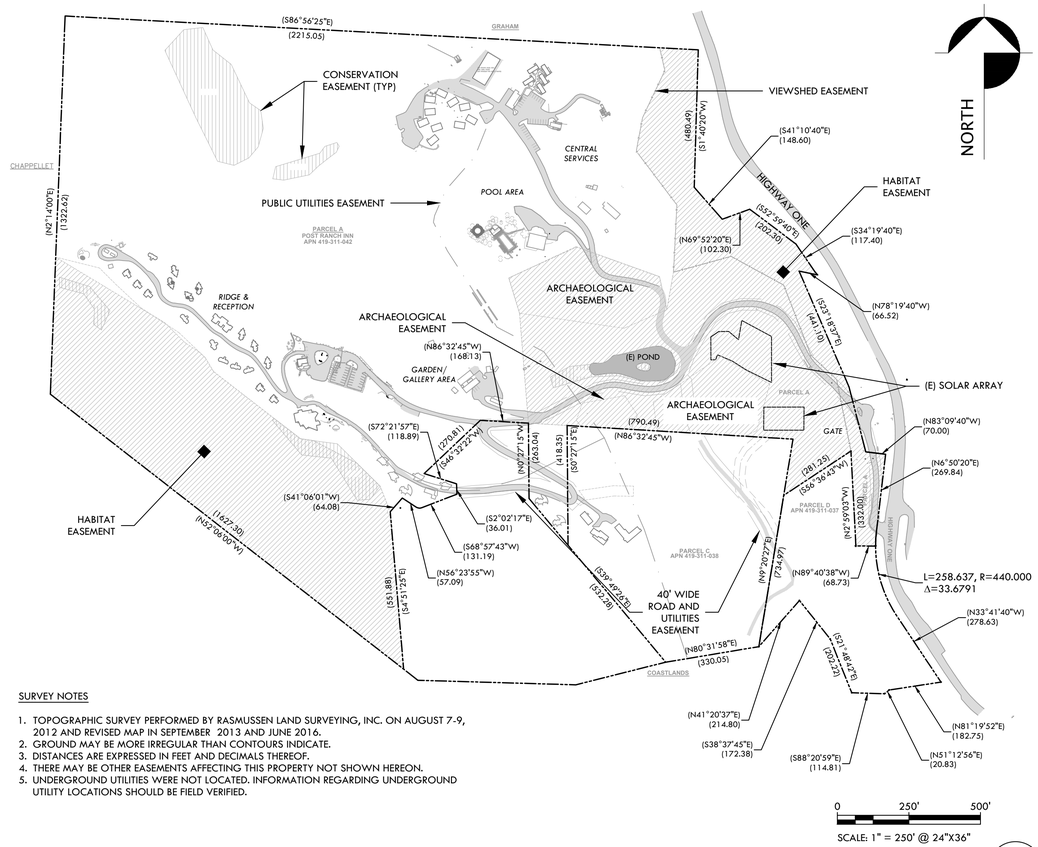
GENERAL DEVELOPMENT PLAN
POST RANCH INN, BIG SUR, CALIFORNIA

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

1. THE PURPOSE OF THIS PROJECT IS TO DEVELOP A GENERAL PLAN FOR POST RANCH INN AND ITS PROPERTIES INCLUDING 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 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. 015605
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:
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

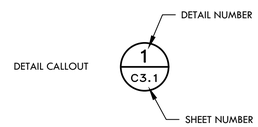
GENERAL ABBREVIATIONS LEGEND

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

1

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

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REGISTERED PROFESSIONAL ENGINEER
NO. 0 5605
EXP. 12/31/
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

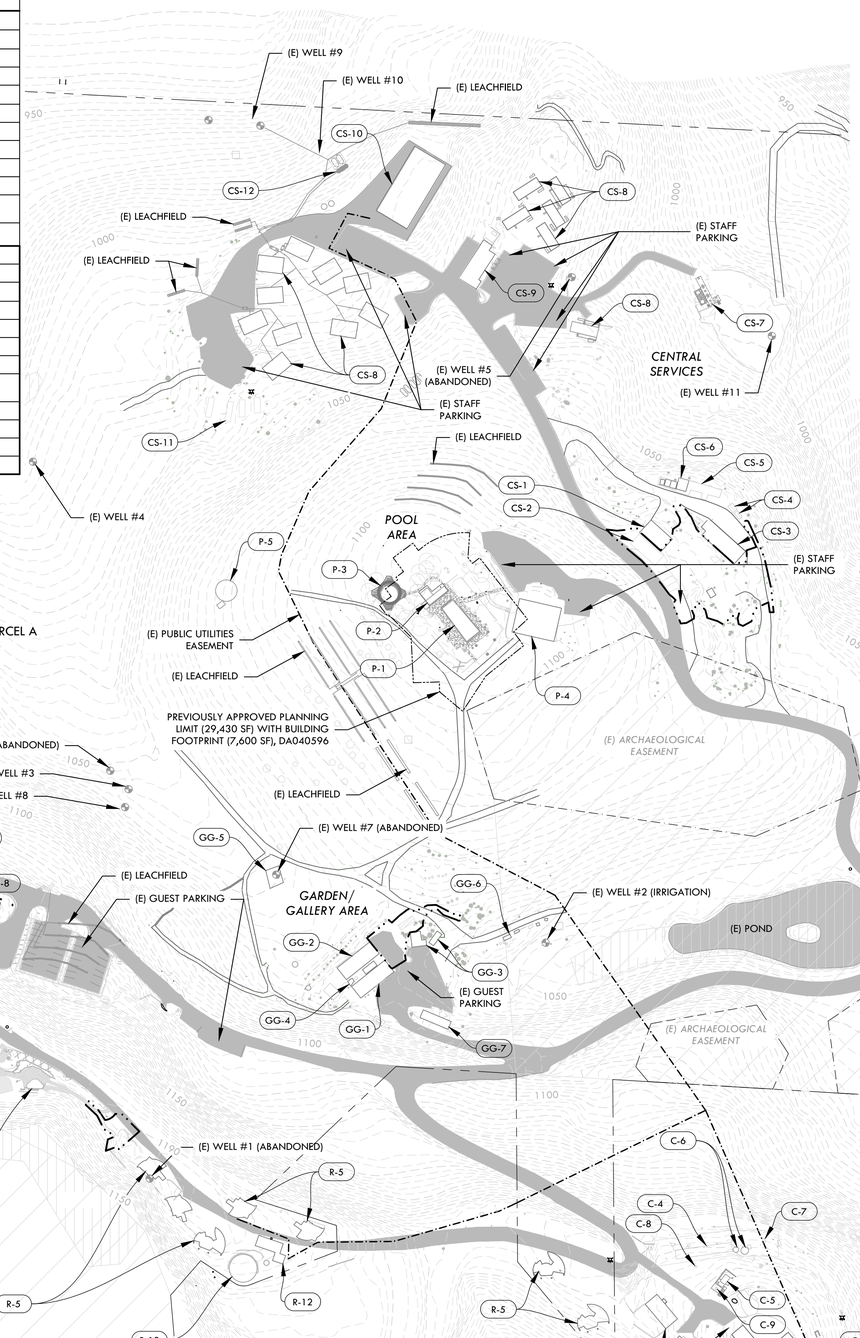
DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	G2.0

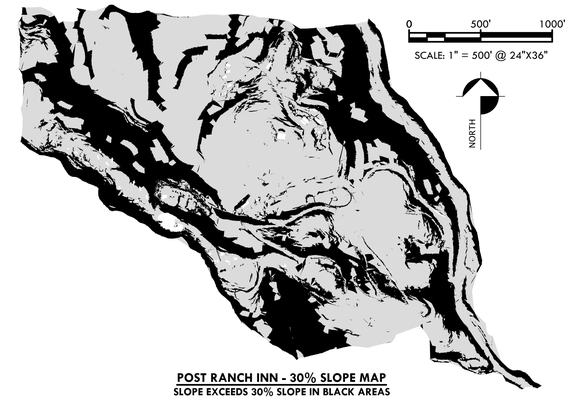
24"X36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

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)

NORTH

0 100' 200'

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

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

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

DEVELOPMENT

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47900 HIGHWAY ONE
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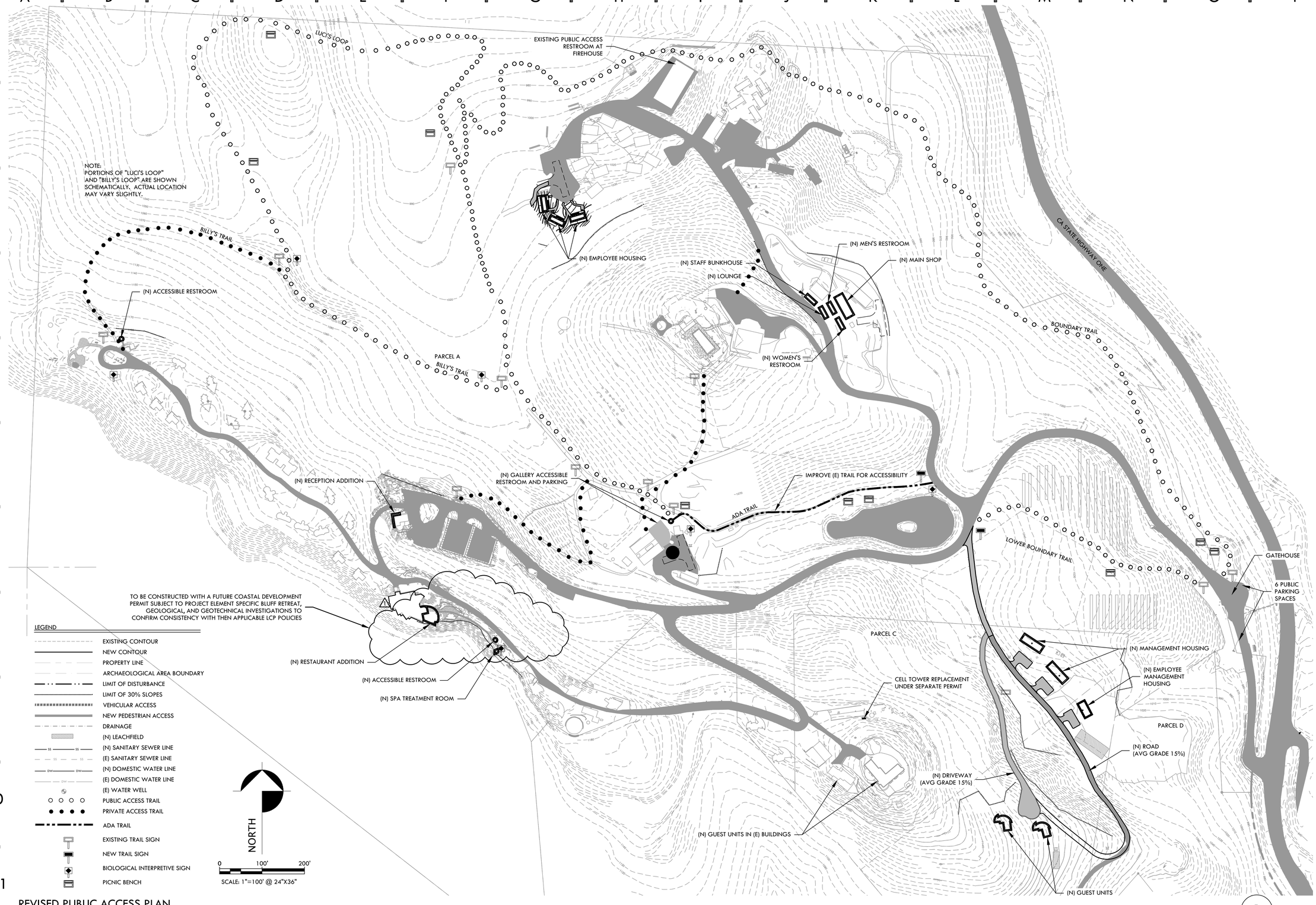
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

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



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
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (E) WATER WELL
- PUBLIC ACCESS TRAIL
- PRIVATE ACCESS TRAIL
- ADA TRAIL
- EXISTING TRAIL SIGN
- NEW TRAIL SIGN
- BIOLOGICAL INTERPRETIVE SIGN
- PICNIC BENCH

REVISED PUBLIC ACCESS PLAN

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

1

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

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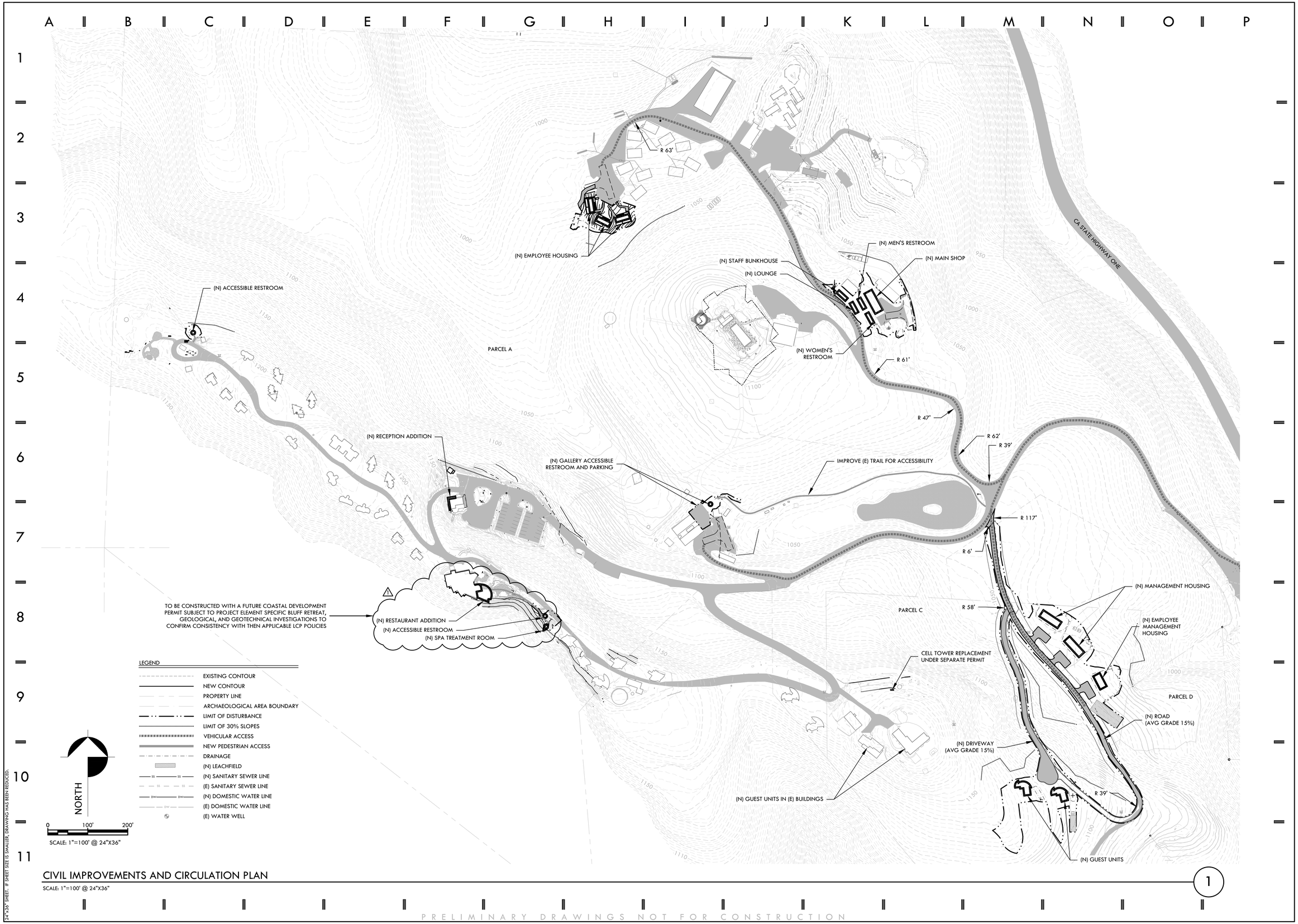
SHEET TITLE:
REVISED PUBLIC ACCESS PLAN

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



CIVIL IMPROVEMENTS AND CIRCULATION PLAN

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

1

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

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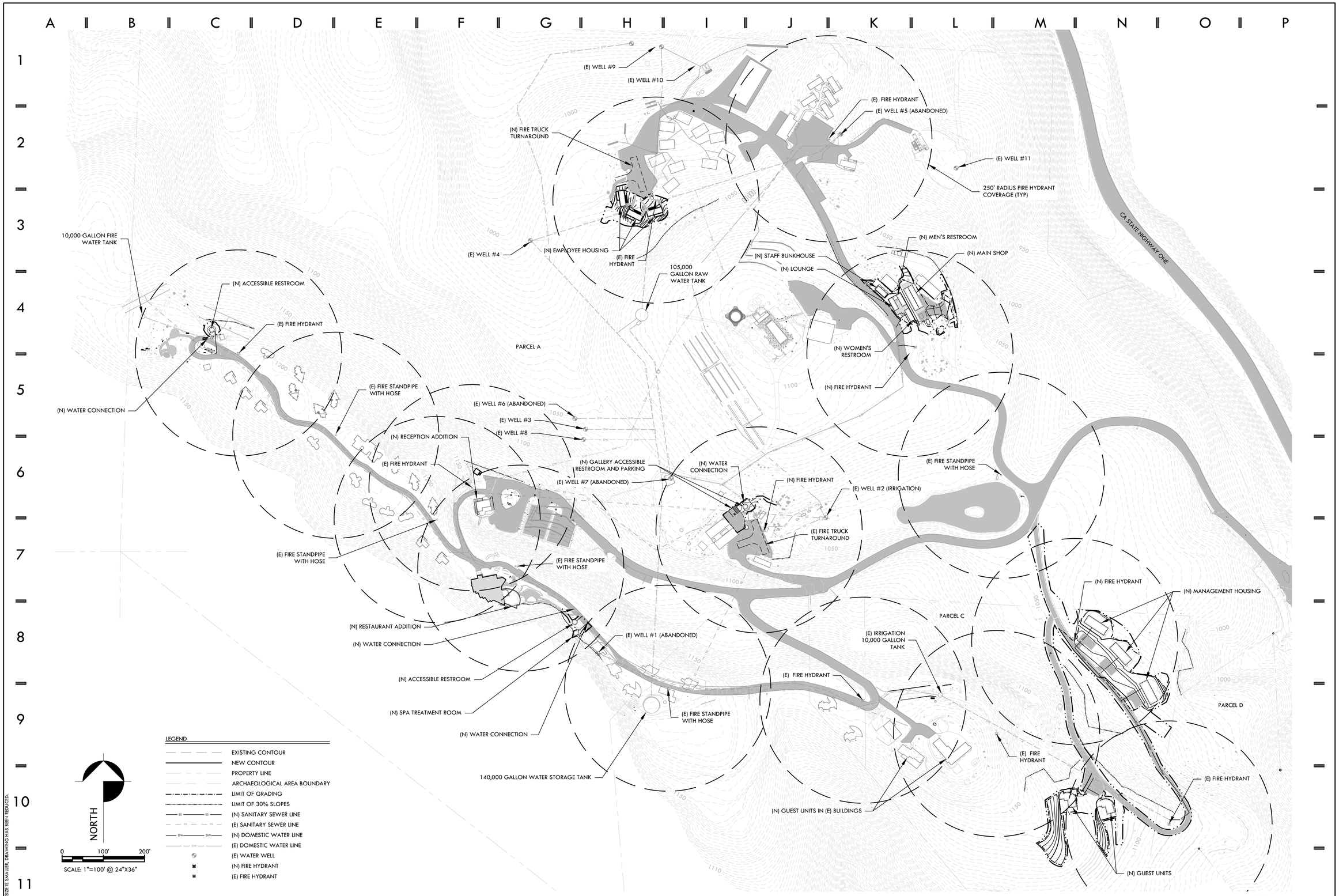
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

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

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

DEVELOPMENT

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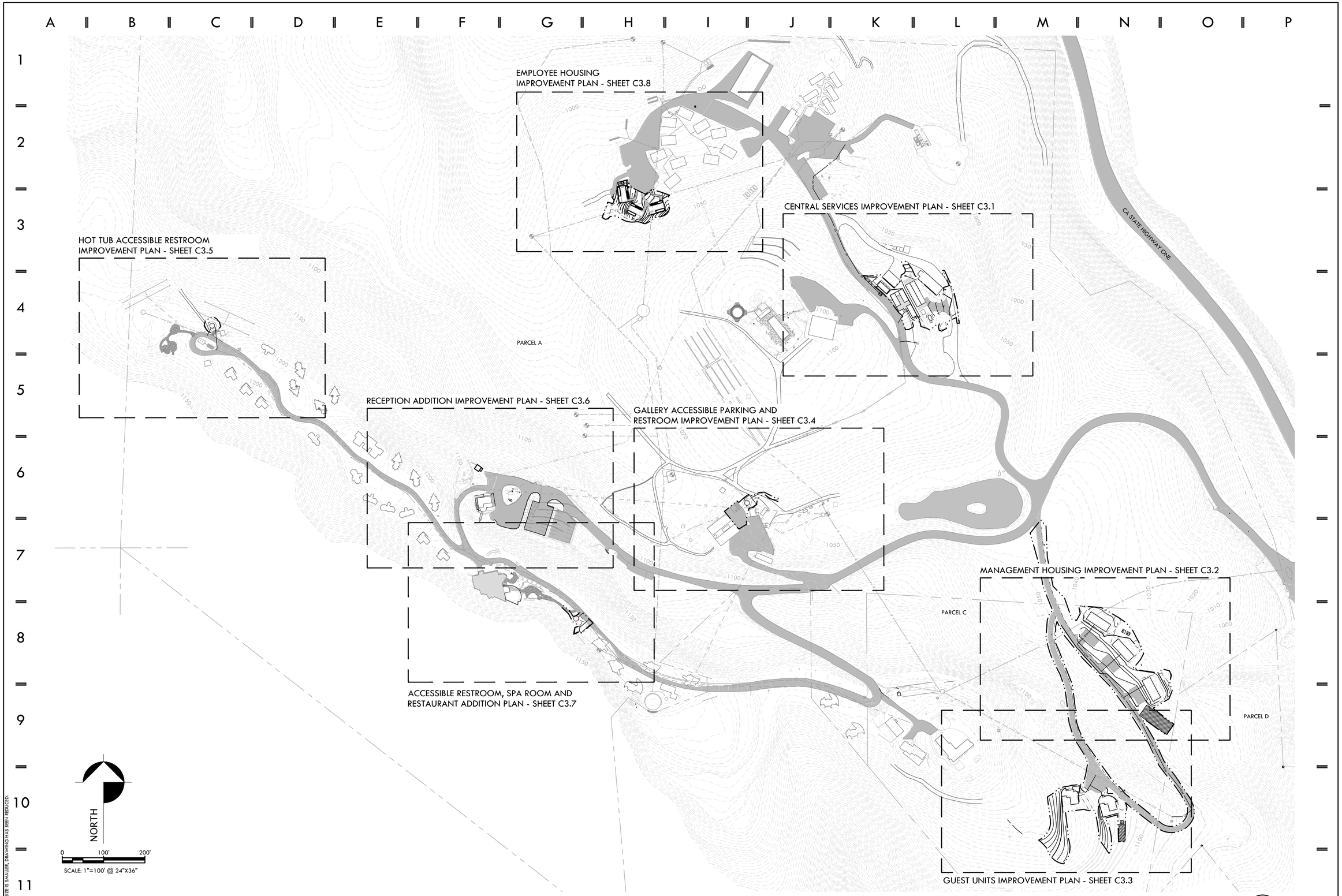
SHEET TITLE:
WATER SYSTEM IMPROVEMENT PLAN

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

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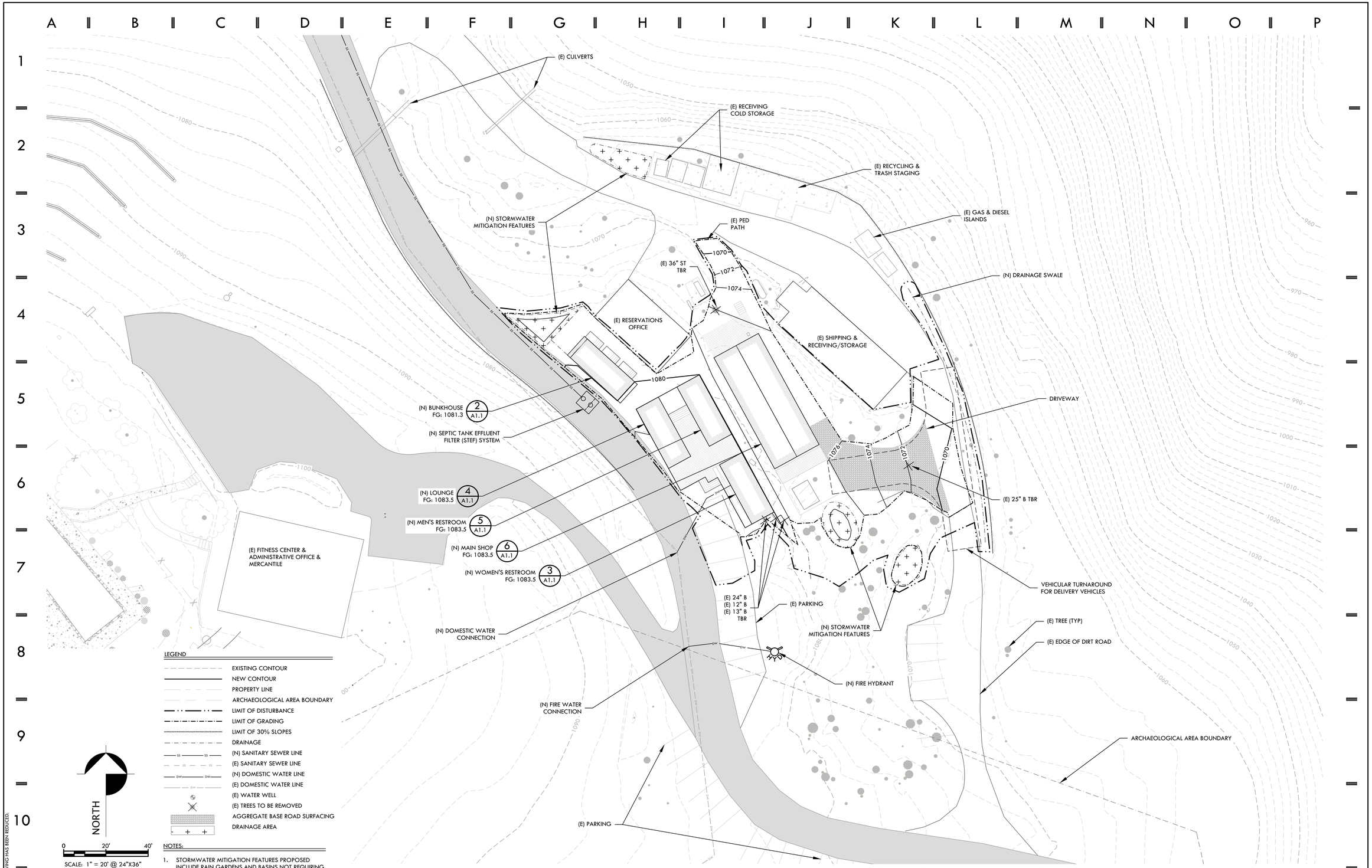
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

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. HARRIS NO. 055605 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

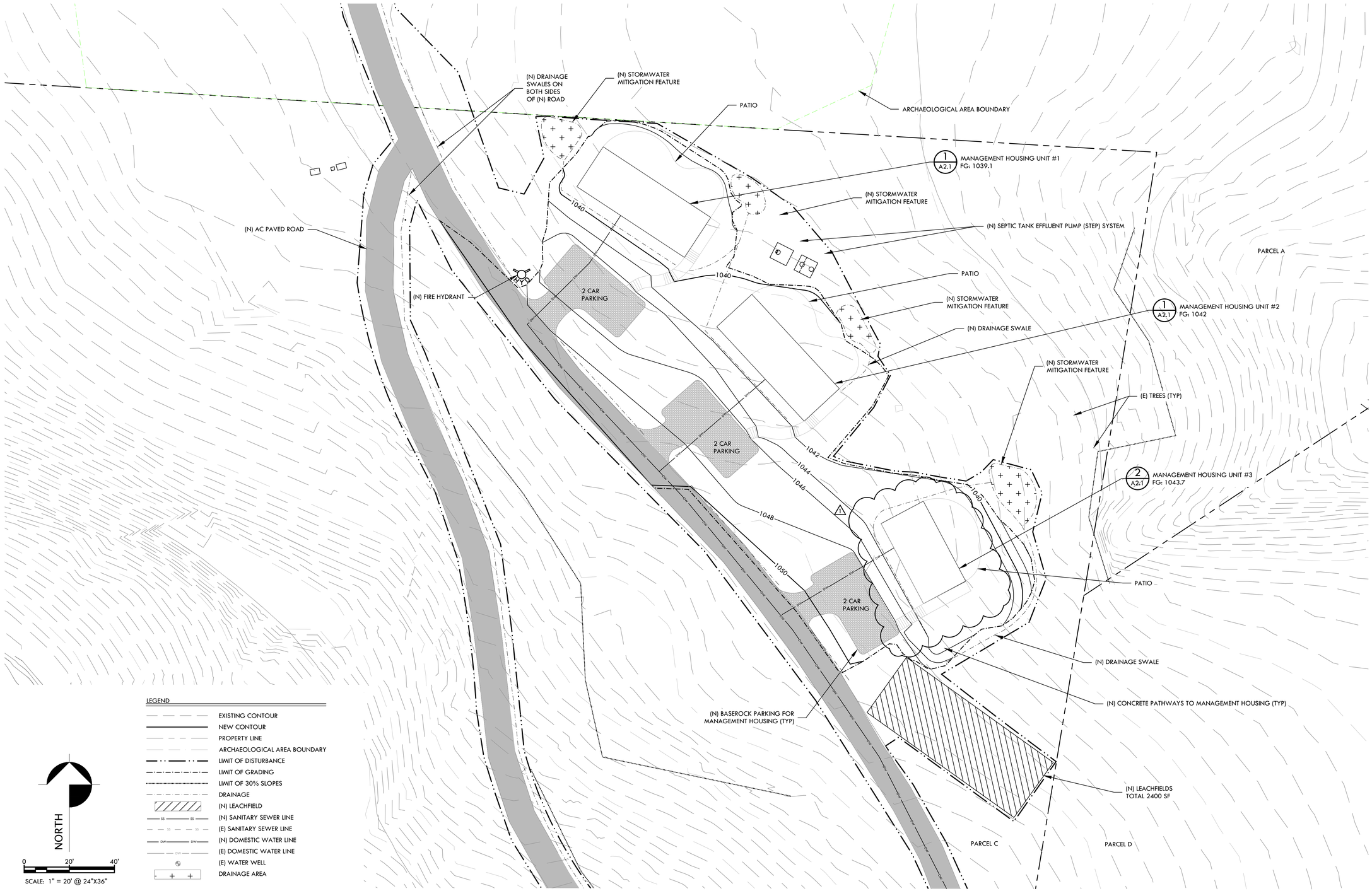
DEVELOPMENT

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:
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



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
- (E) WATER WELL
- DRAINAGE AREA

MANAGEMENT HOUSING IMPROVEMENT PLAN

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

1

24 X 36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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1525 Seabright Avenue
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REGISTERED PROFESSIONAL ENGINEER NO. 0-5605 EXP. 12/31/19 CIVIL STATE OF CALIFORNIA

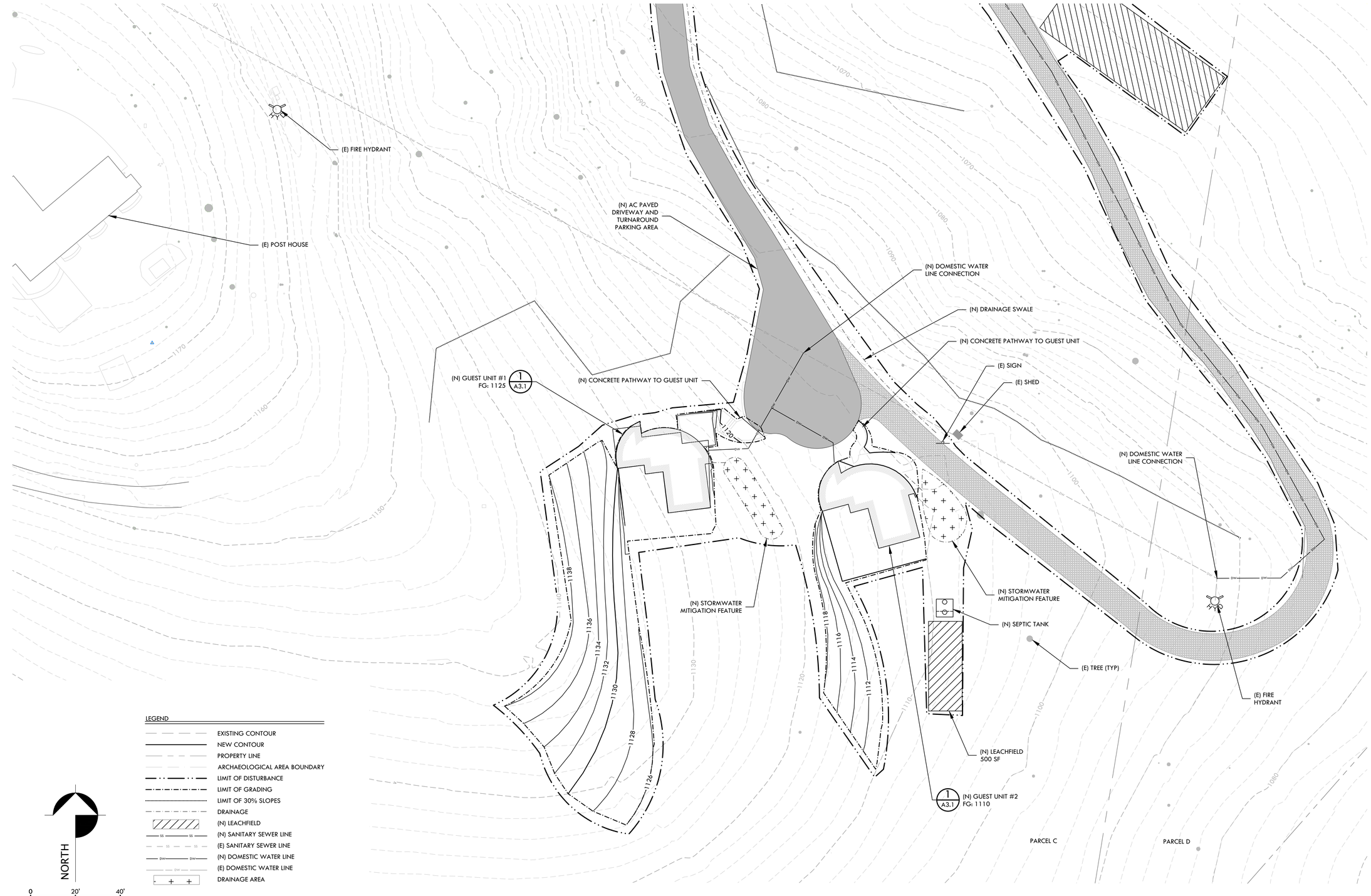
GENERAL DEVELOPMENT

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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Consulting Engineers

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

DEVELOPMENT

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

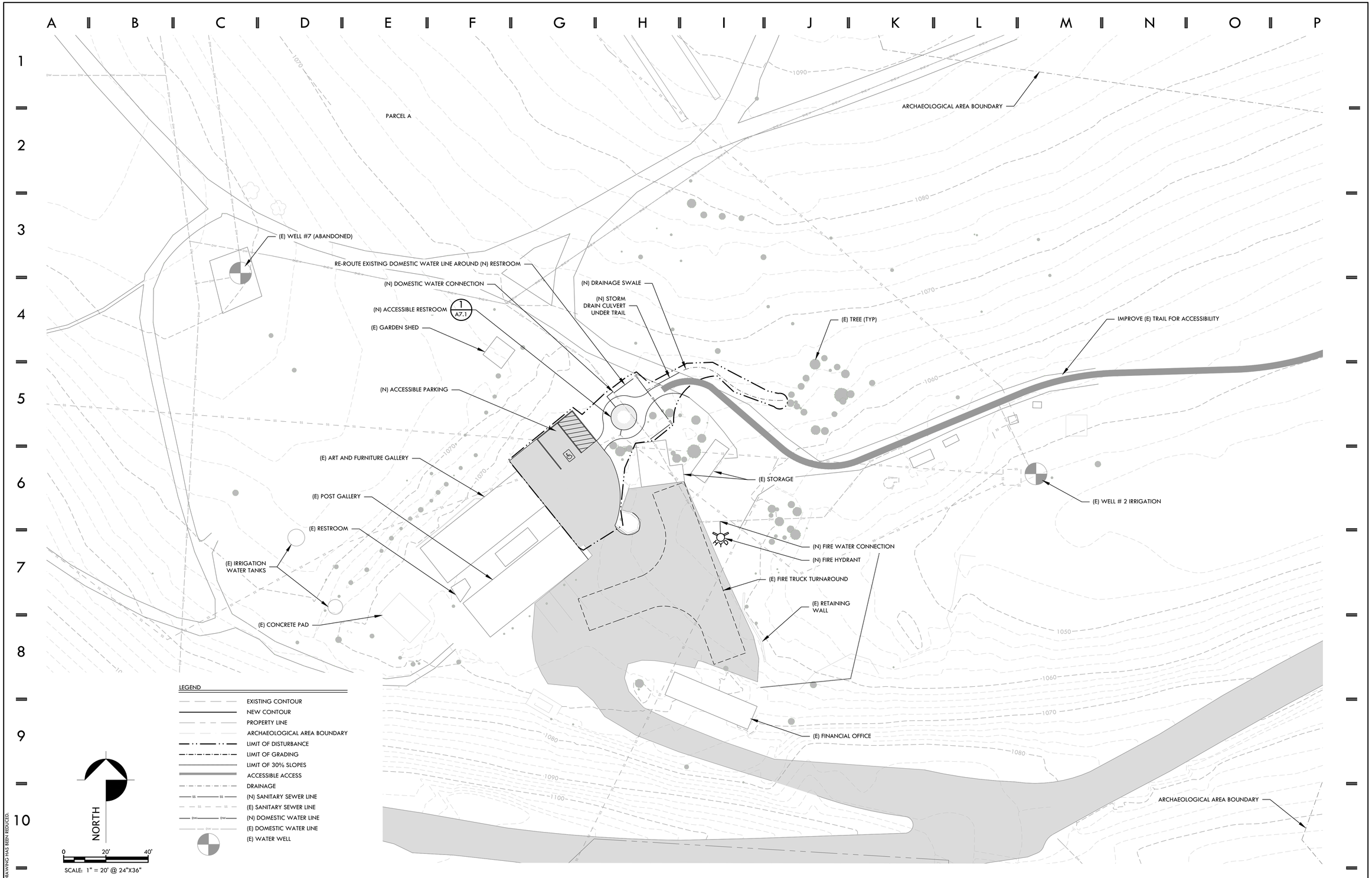
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

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



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

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

DEVELOPMENT

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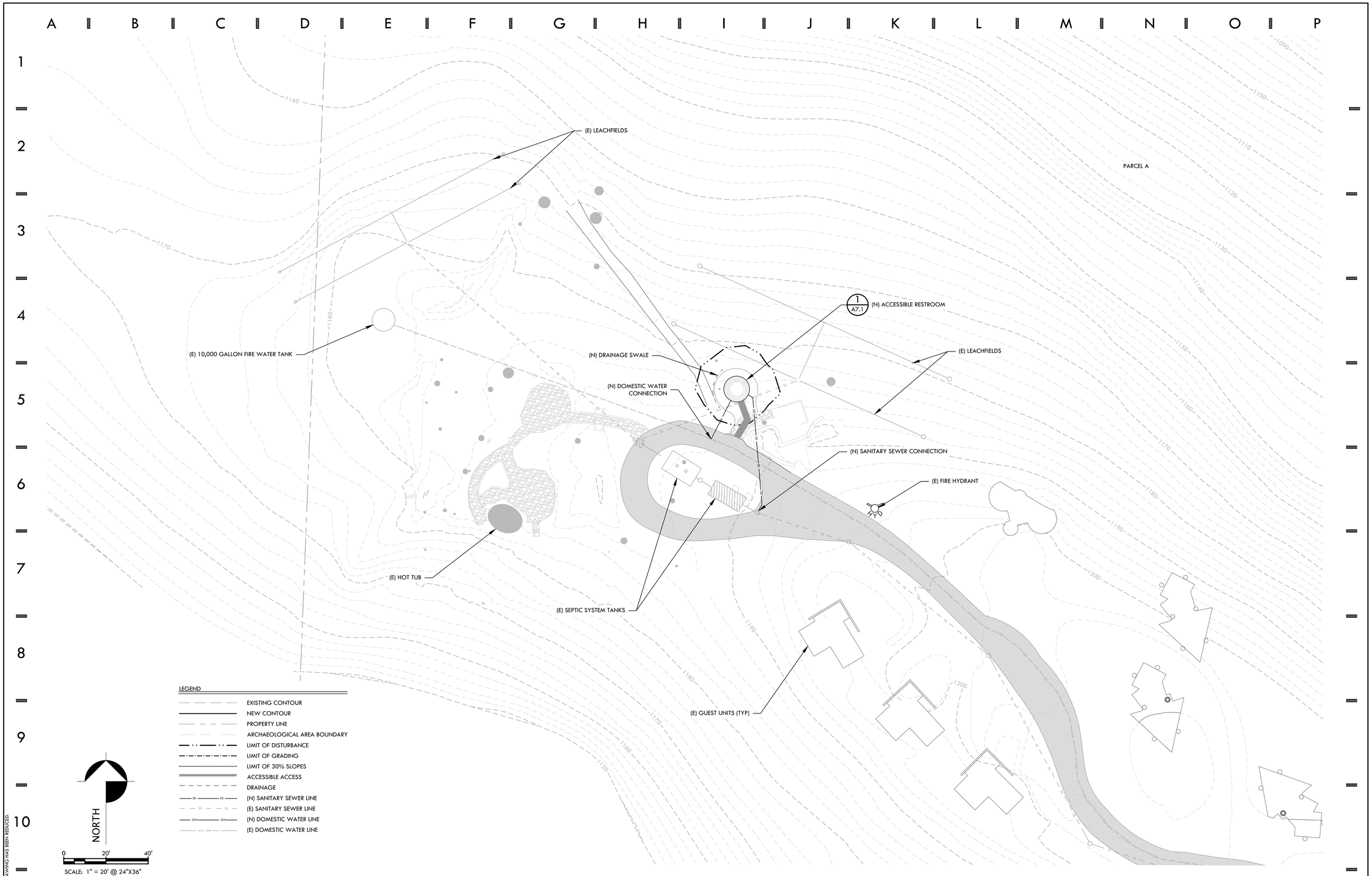
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:
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

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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

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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

NOTES:

1. DIVERT ROOF RUNOFF TO EXISTING LANDSCAPING

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
PETER H. HASS
NO. 055605
EXP. 12/31/16
CIVIL
STATE OF CALIFORNIA

DEVELOPMENT

PROJECT NAME:

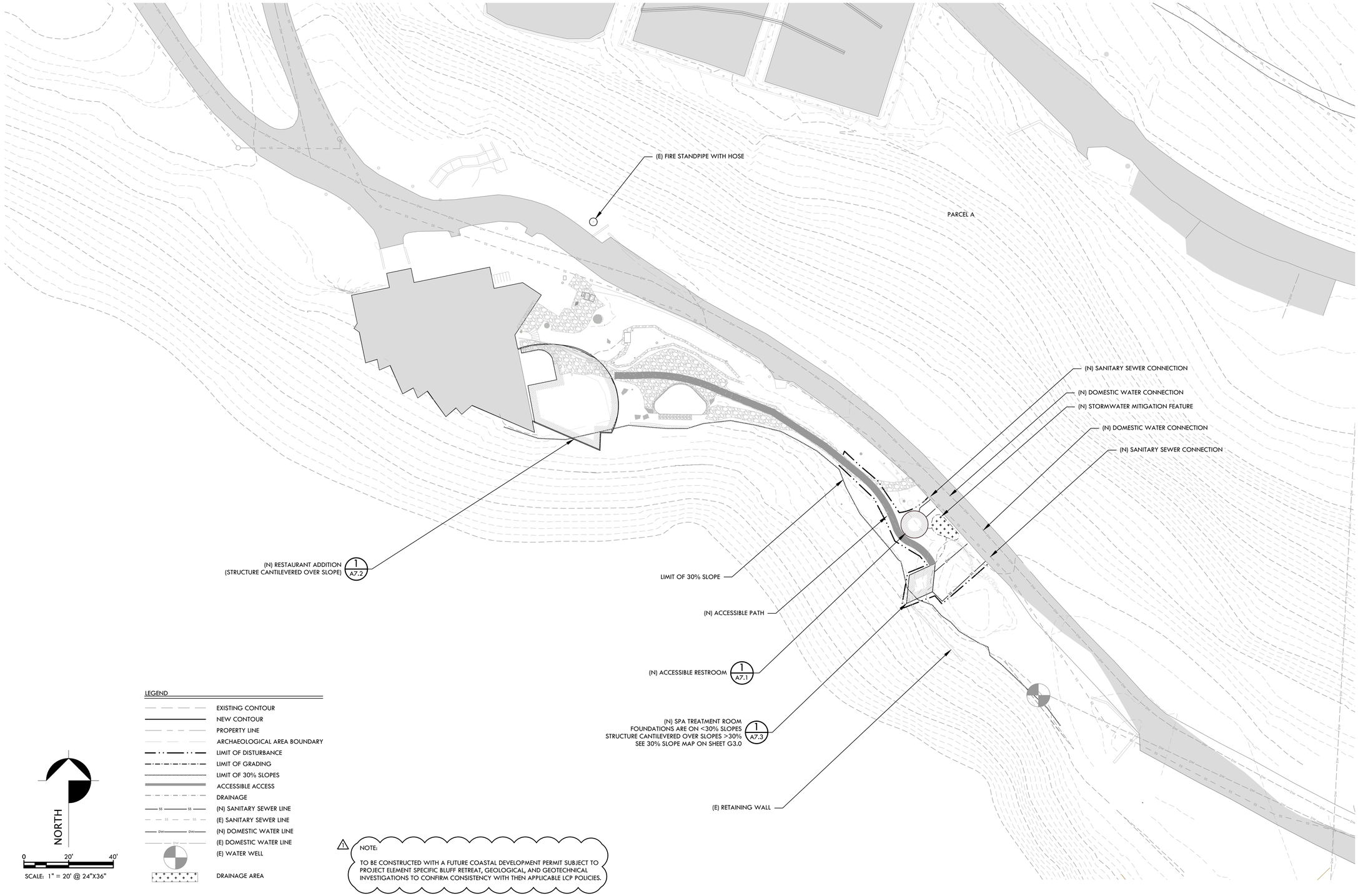
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

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"

1 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
NO. 0-5605
EXP. 12/31/19
CIVIL
STATE OF CALIFORNIA

GENERAL DEVELOPMENT

PROJECT NAME:

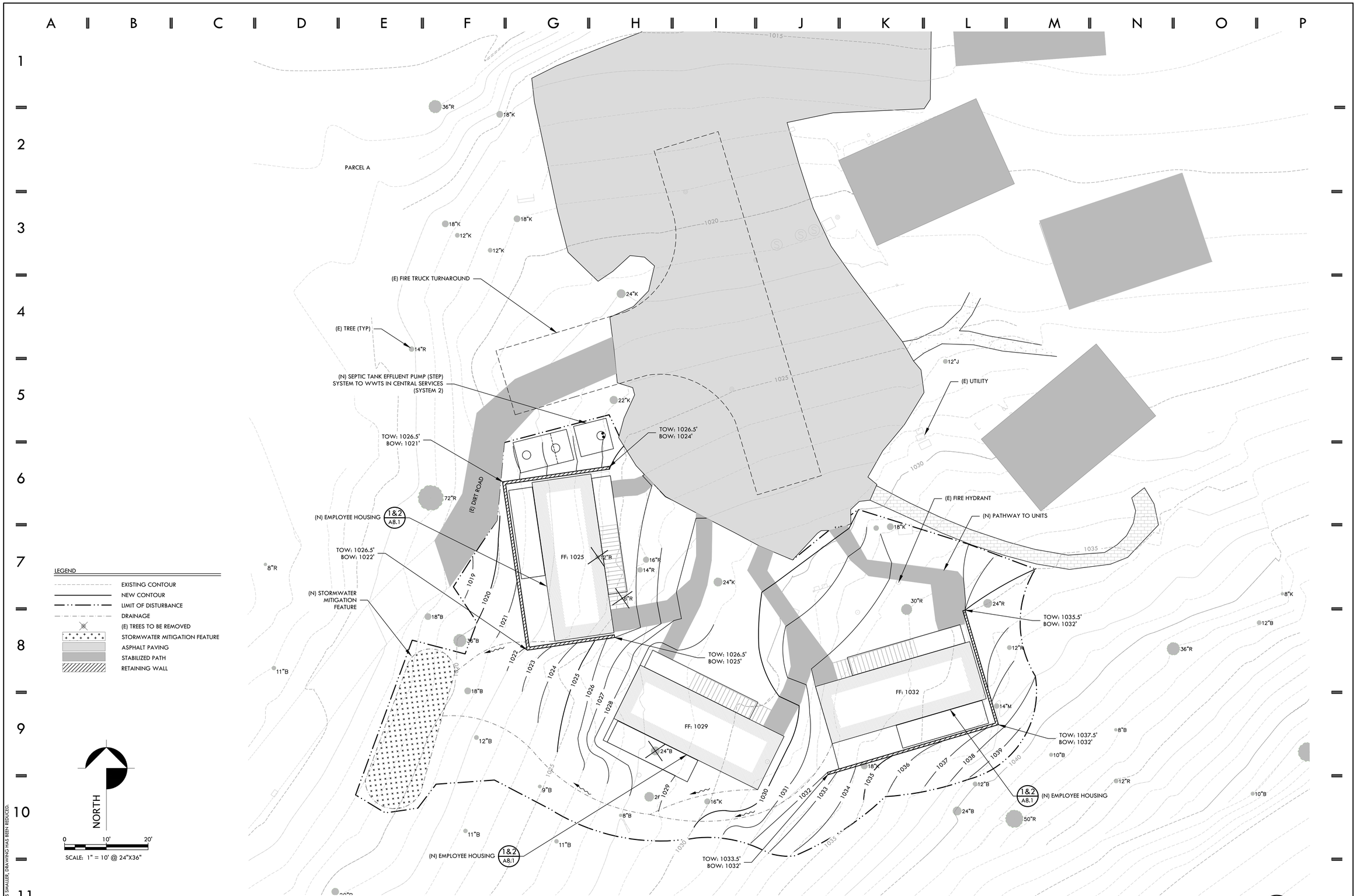
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

SHEET TITLE:

ACCESSIBLE RESTROOM, SPA ROOM AND RESTAURANT ADDITION 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:	C3.7



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

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TEL. (831) 426-9054

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

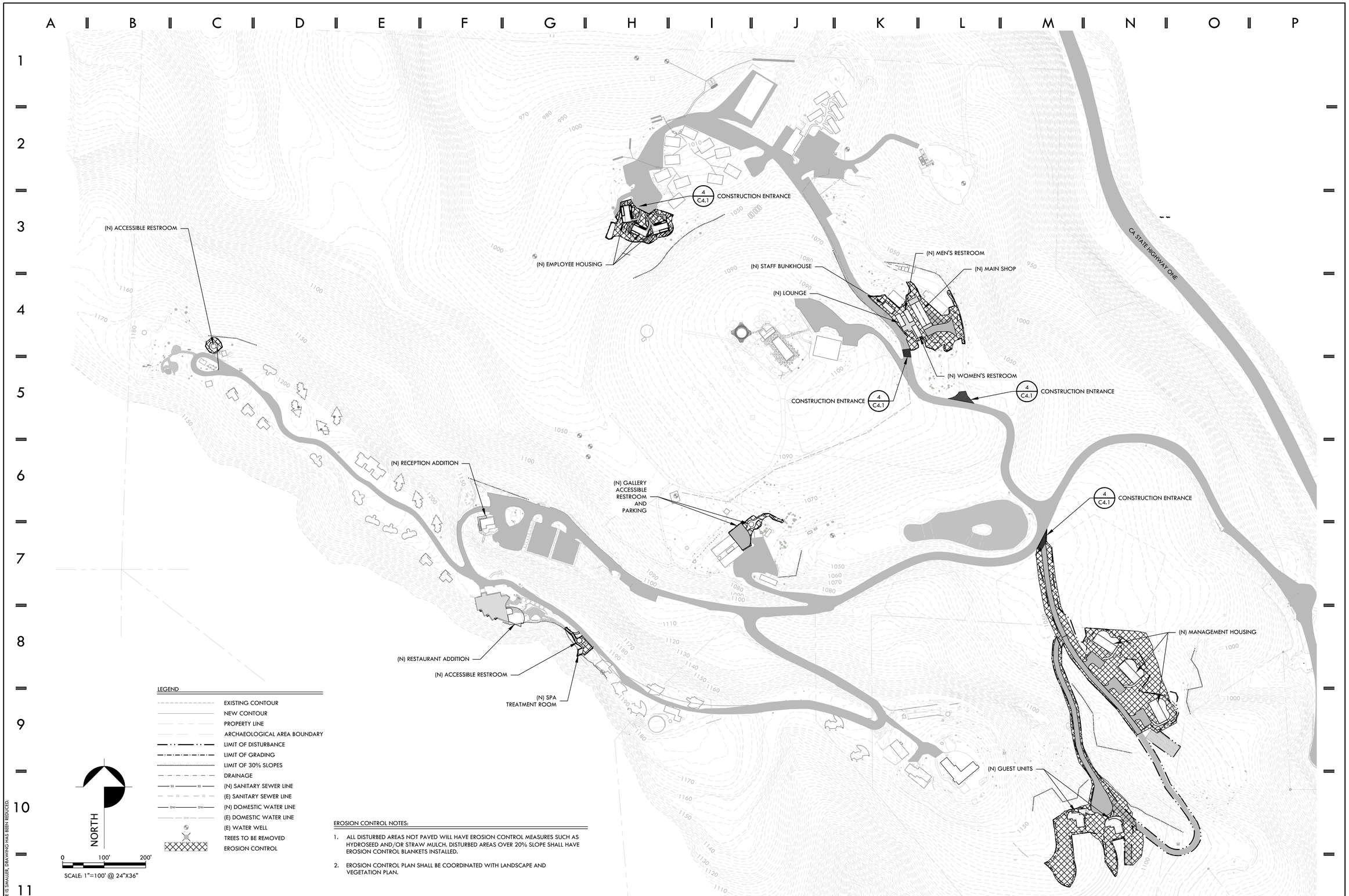
DEVELOPMENT

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:
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
- SS (N) SANITARY SEWER LINE
- SS (E) SANITARY SEWER LINE
- DW (N) DOMESTIC WATER LINE
- DW (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

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DEVELOPMENT

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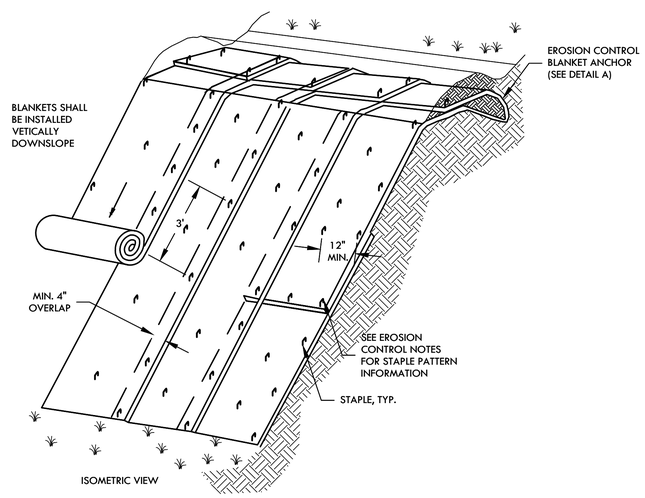
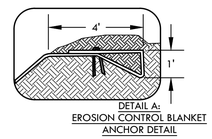
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-042 AND 419-311-038
CONTACT: ARDEN HANDSHY

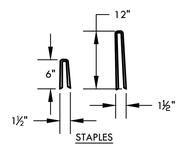
SHEET TITLE:
EROSION CONTROL PLAN

REV.	DATE

DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C4.0

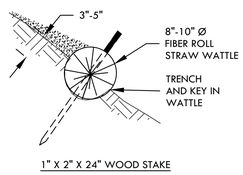




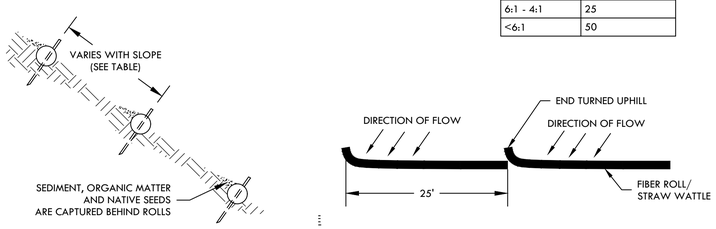


EROSION CONTROL BLANKET (1)

SCALE: AS DIMENSIONED

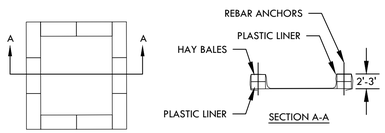


STRAW WATTLE MAX SPACING	
SLOPE (H:V)	SPACING (FT)
>1:1	5
2:1 - 1:1	10
4:1 - 2:1	20
6:1 - 4:1	25
<6:1	50



STRAW WATTLE (2)

SCALE: AS DIMENSIONED

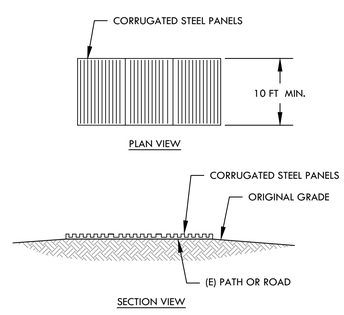


NOTES:

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.

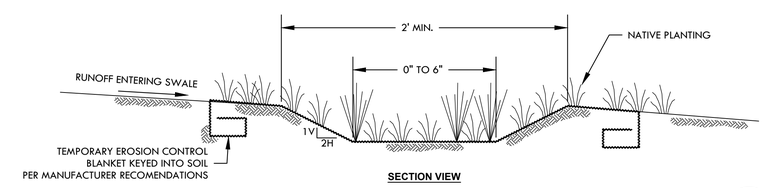
CONCRETE WASHOUT (3)

SCALE: AS DIMENSIONED



STABILIZED CONSTRUCTION ENTRANCE (4)

SCALE: AS DIMENSIONED



TYPICAL VEGETATED SWALE (5)

SCALE: AS DIMENSIONED

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 ⅓ 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).

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

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

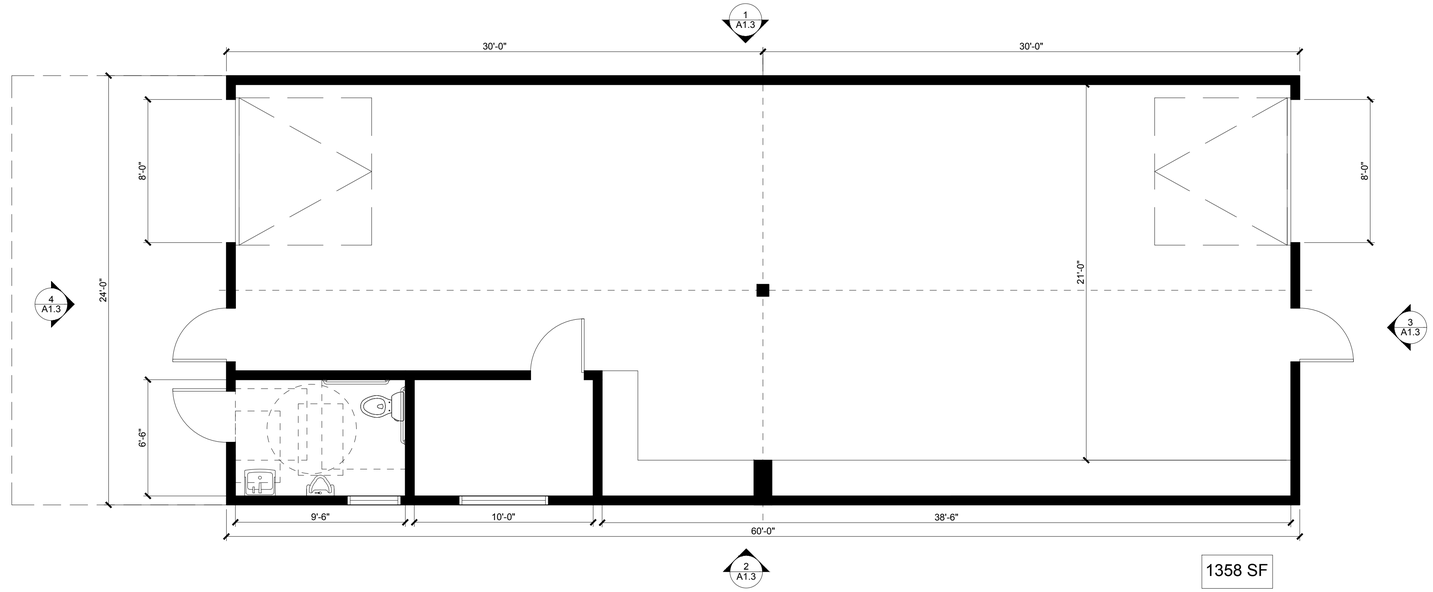
SHEET TITLE:
EROSION CONTROL DETAILS

REV.	DATE

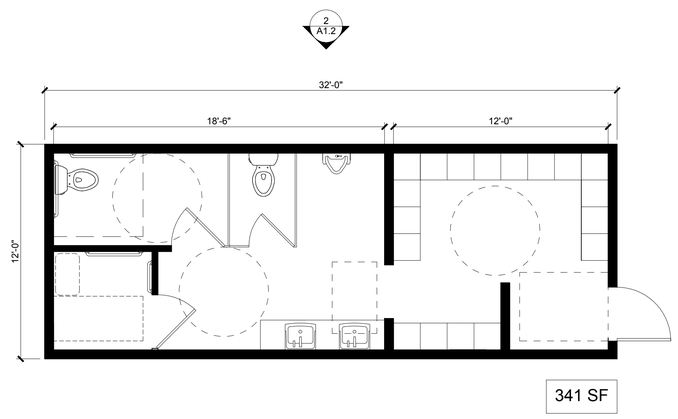
DRAWN BY:	JS
CHECKED BY:	AC
DATE:	MAY 18, 2018
FCE JOB NO:	21610
SCALE:	AS SHOWN
SHEET:	C4.1

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

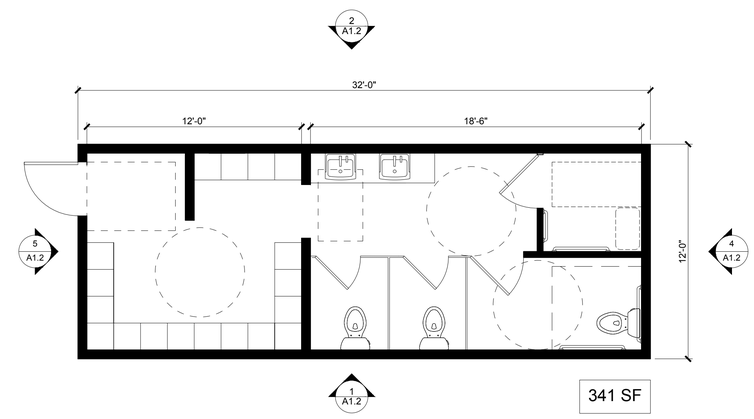
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



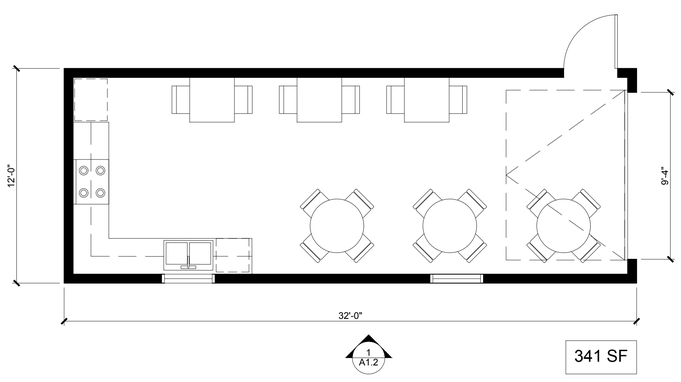
MAIN SHOP FLOOR PLAN | SCALE 1/4" = 1'-0" | 6



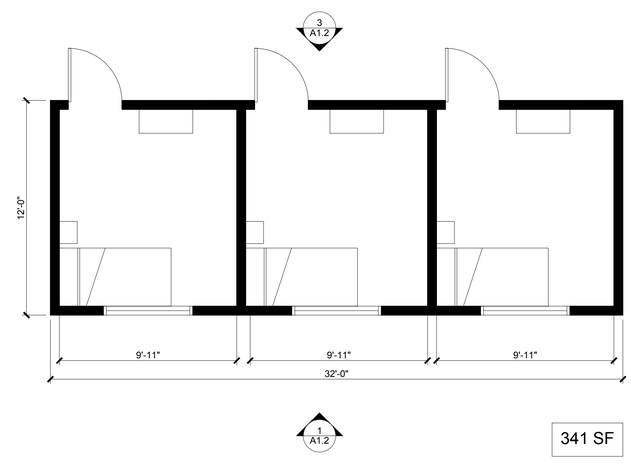
MENS RESTROOM FLOOR PLAN | SCALE 1/4" = 1'-0" | 5



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

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

MIKE NIEMANN
PASSPORT RESORTS, DESIGN DIRECTOR
PO BOX 719
BIG SUR, CA
93920
323.839.3385 | 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:

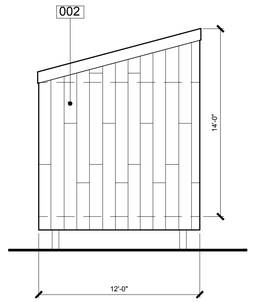
CENTRAL SERVICES FLOOR PLANS

REV.	DATE

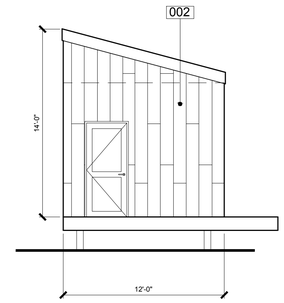
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A1.1

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

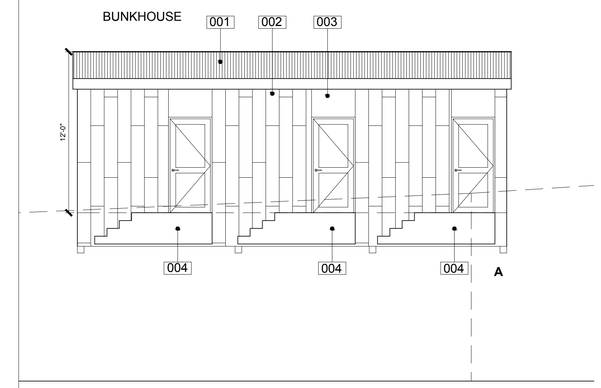
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



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



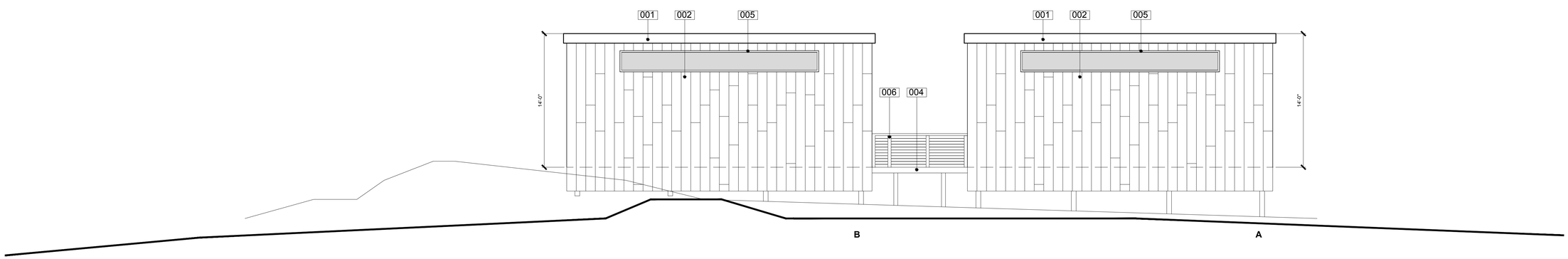
RESTROOM ELEVATION SCALE 3/16" = 1'-0" 4



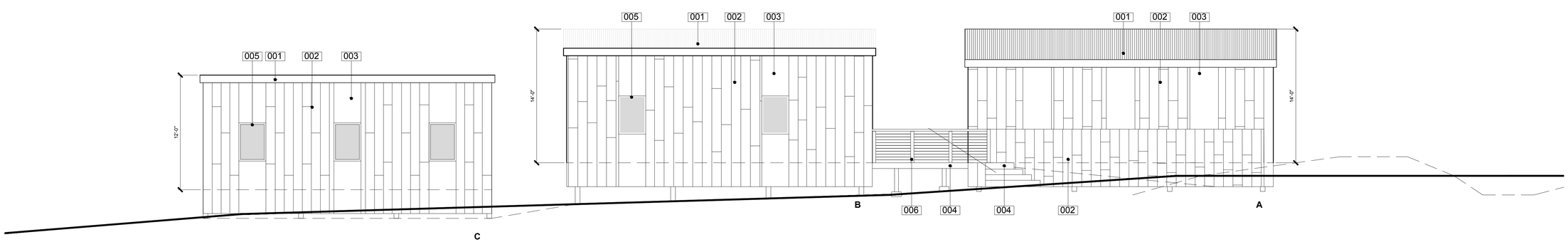
BUNK HOUSE NORTH ELEVATION SCALE 3/16" = 1'-0" 3

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.

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
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323.819.3385 | PNNIEMANN@GMAIL.COM

PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

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

SHEET TITLE:

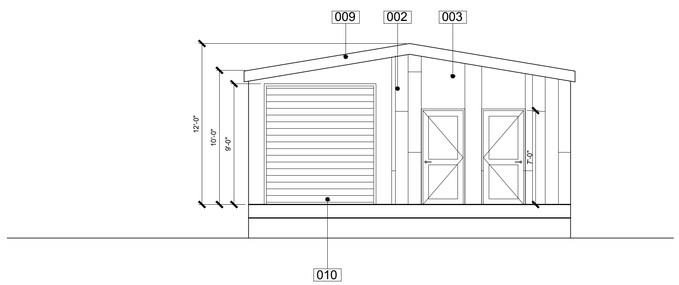
CENTRAL SERVICES ELEVATIONS

REV.	DATE

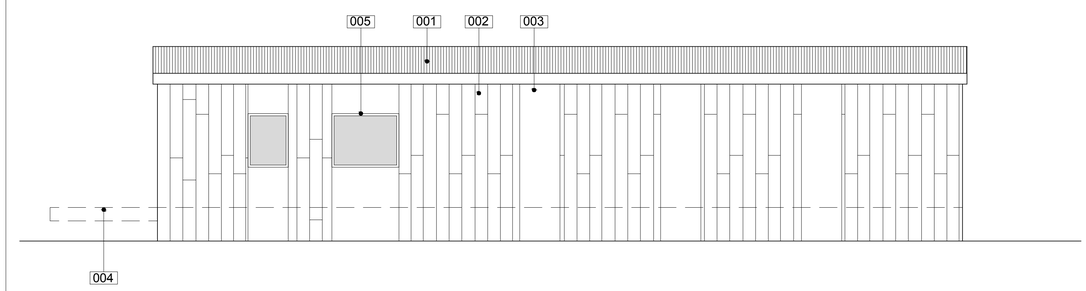
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A1.2

FINISH MATERIALS

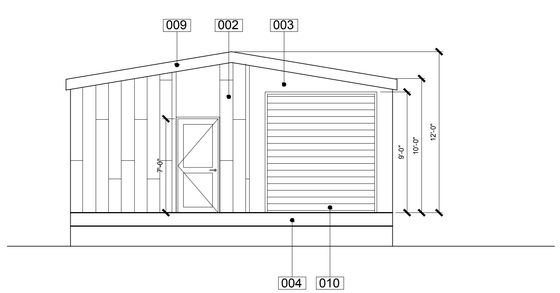
001	CORRUGATED ROOF CORTEN PANELS
002	REDWOOD VERTICAL SIDING
003	FLAT CORTEN PANELS
004	HEAVY TIMBER
005	ALUMINUM WINDOW FRAMES
006	STEEL RAILINGS - MATCH EXISTING
007	CORTEN STANDING STEAM ROOF
008	POLYCARBONATE SKYLIGHT
009	REDWOOD 1X12 FACIA
010	STEEL VERTICAL LIFT GARAGE DOOR
011	SOLID WOOD DOOR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



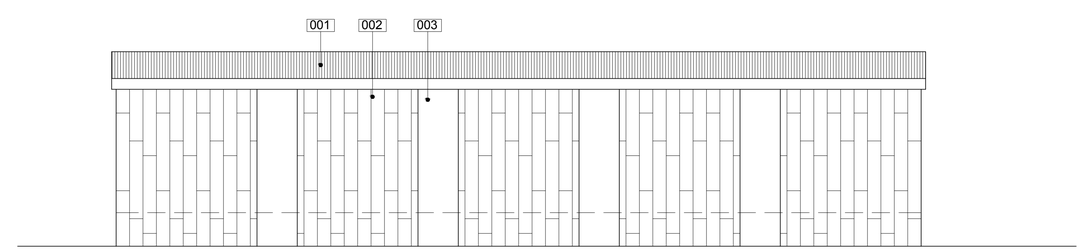
MAIN SHOP WEST ELEVATION | SCALE 3/16" = 1'-0" | 4



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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PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

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

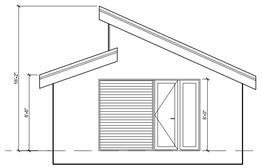
SHEET TITLE:

WORKSHOP ELEVATIONS

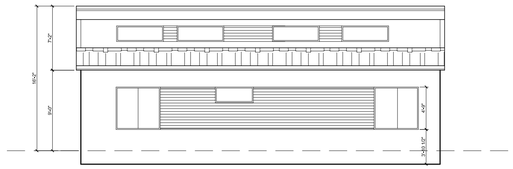
REV.	DATE

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

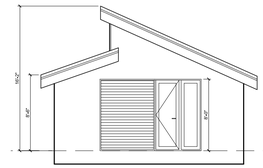
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



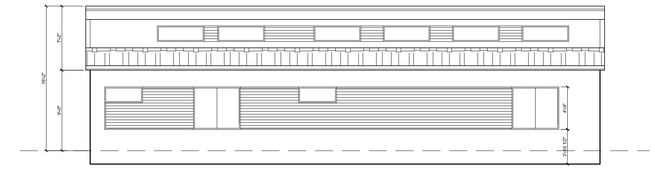
EXTERIOR ELEVATION SCALE 1/8" = 1'-0" 10



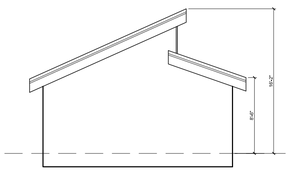
EXTERIOR ELEVATION SCALE 1/8" = 1'-0" 8



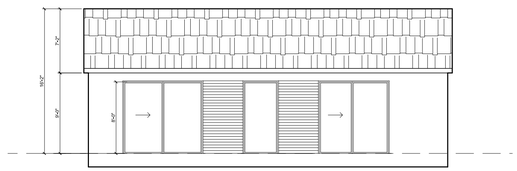
EXTERIOR ELEVATION SCALE 1/8" = 1'-0" 6



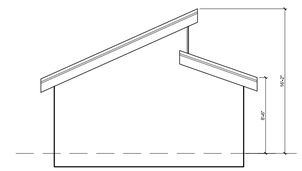
EXTERIOR ELEVATION SCALE 1/8" = 1'-0" 4



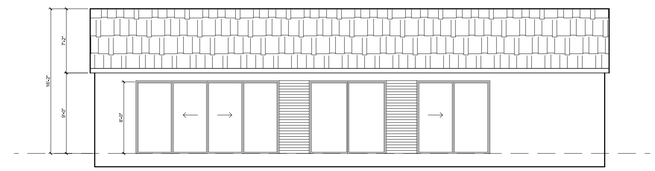
EXTERIOR ELEVATION SCALE 1/8" = 1'-0" 9



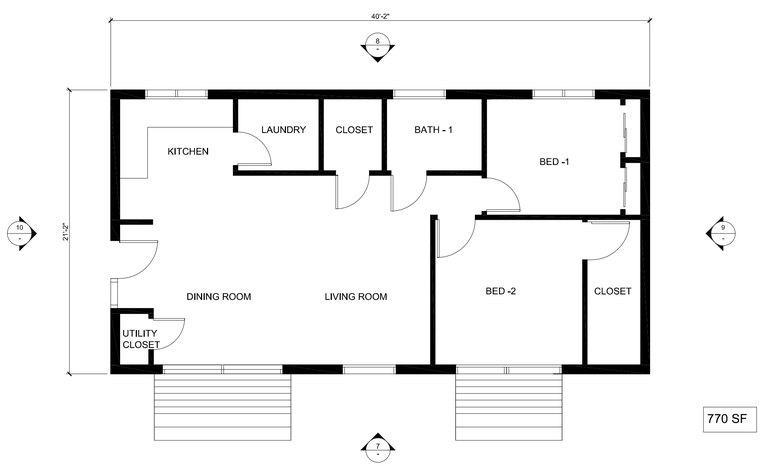
EXTERIOR ELEVATION SCALE 1/8" = 1'-0" 7



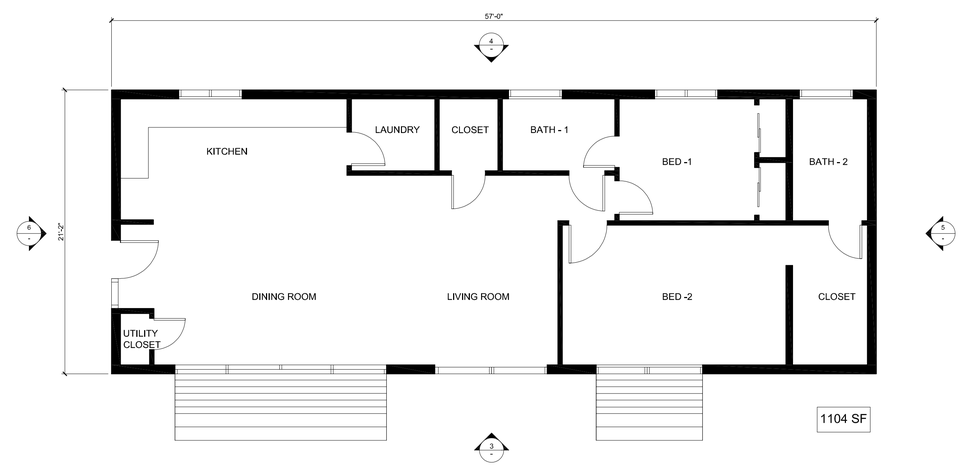
EXTERIOR ELEVATION SCALE 1/8" = 1'-0" 5



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

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn

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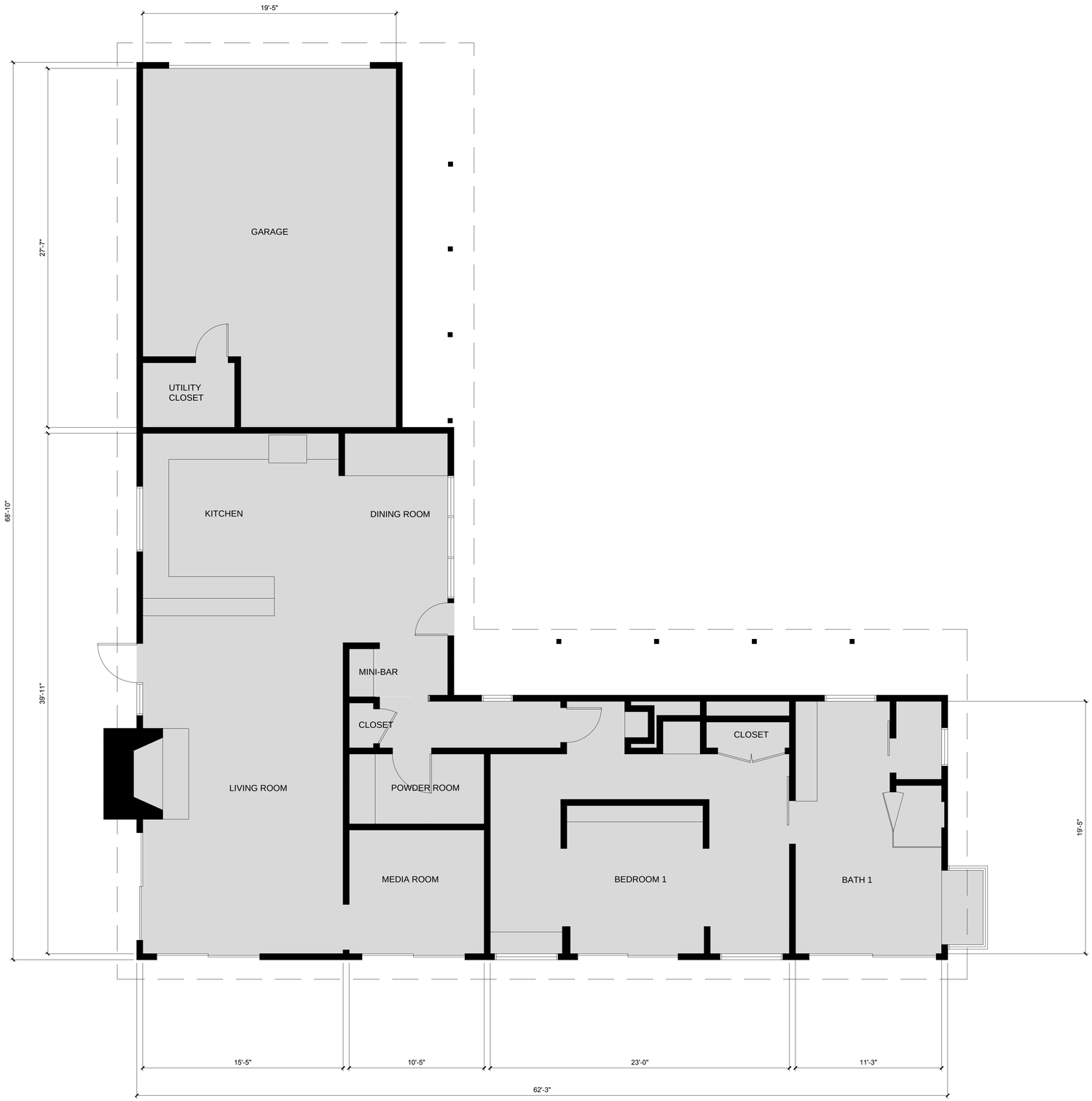
PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
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



1. EXISTING TO REMAIN
2. NO EXTERIOR MODIFICATIONS

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

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

Post Ranch Inn

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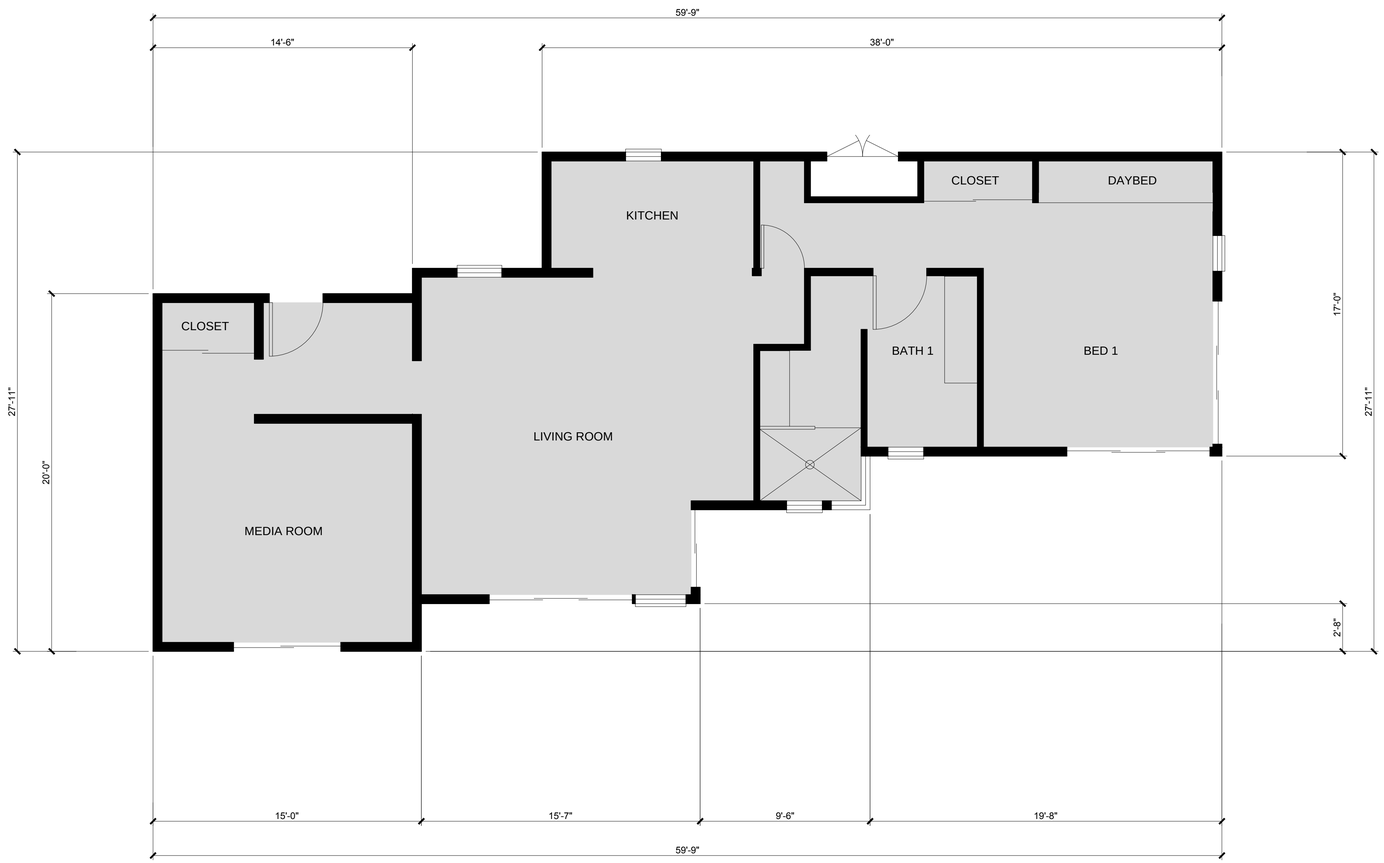
PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
(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

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.

Post Ranch Inn

47900 HIGHWAY ONE
BIG SUR, CA 93920

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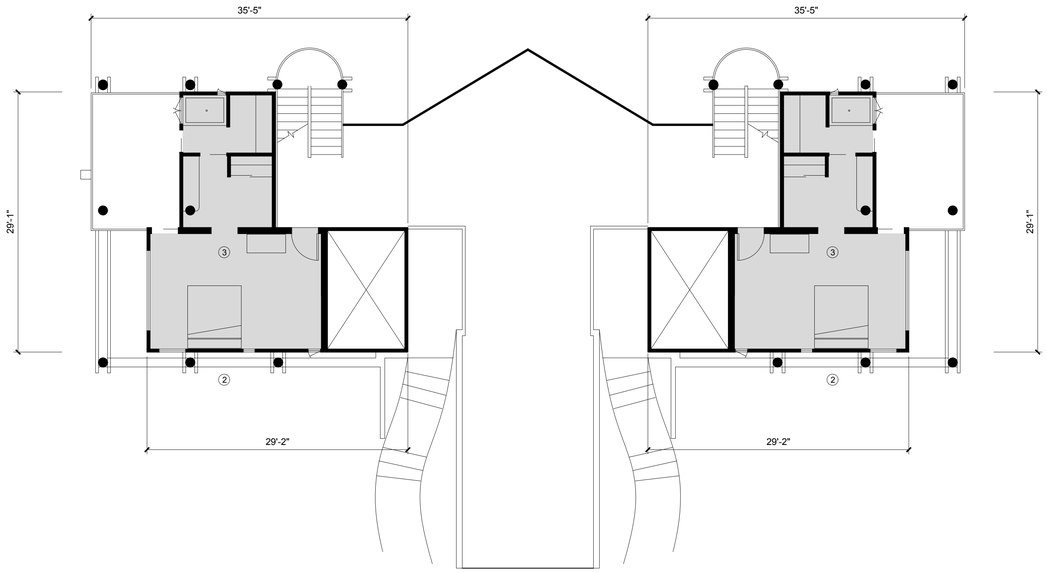
PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

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

REV.	DATE

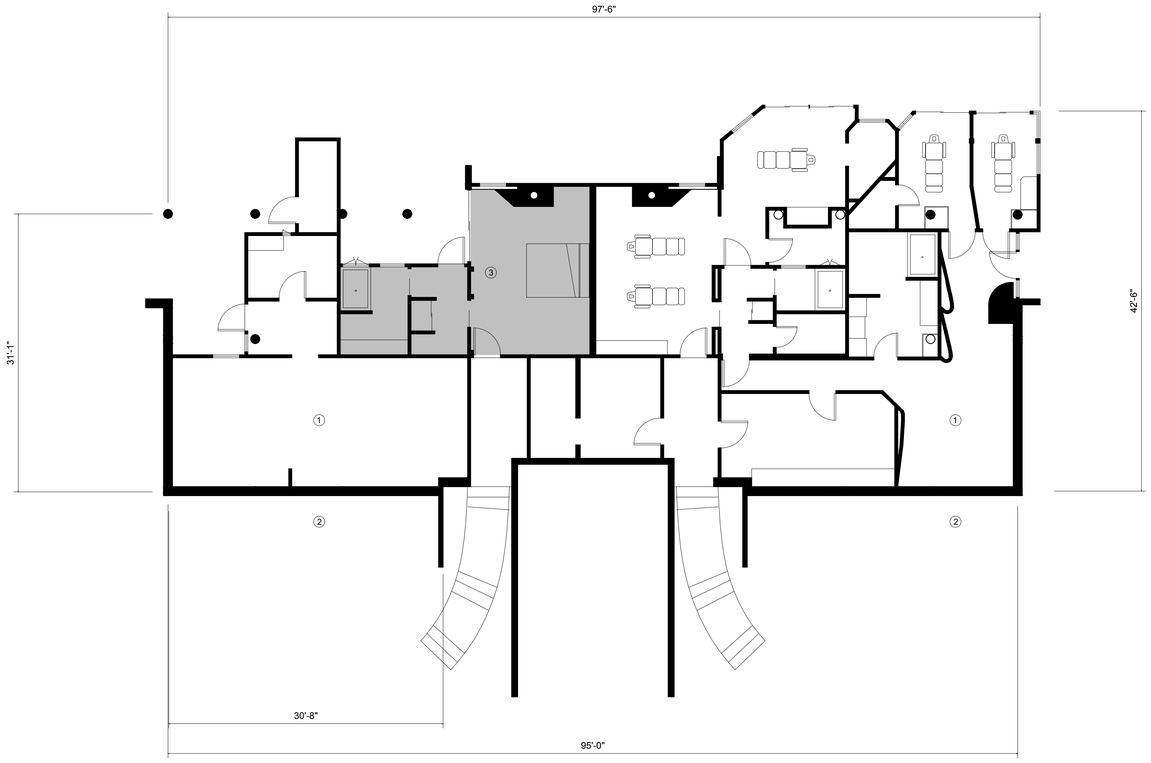
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.3

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.

Post Ranch Inn

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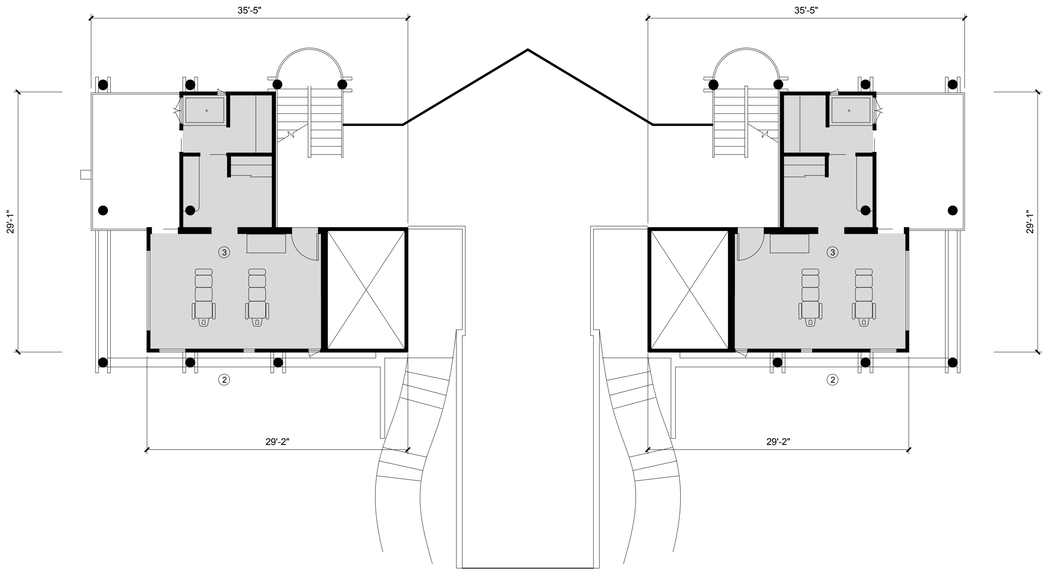
PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

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

REV.	DATE

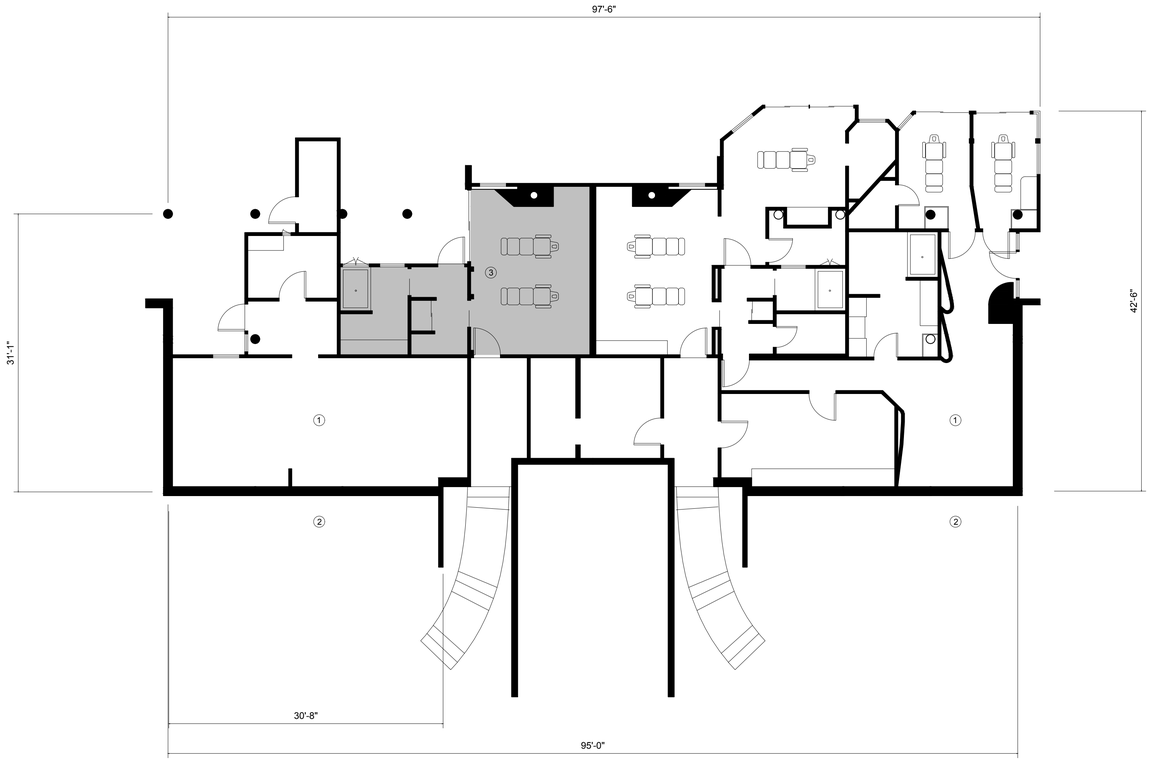
DRAWN BY:	JK/AF
CHECKED BY:	JK
DATE:	NOVEMBER 21, 2017
OKB JOB #	1611
SCALE:	AS SHOWN
SHEET:	A2.4

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



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

OKB
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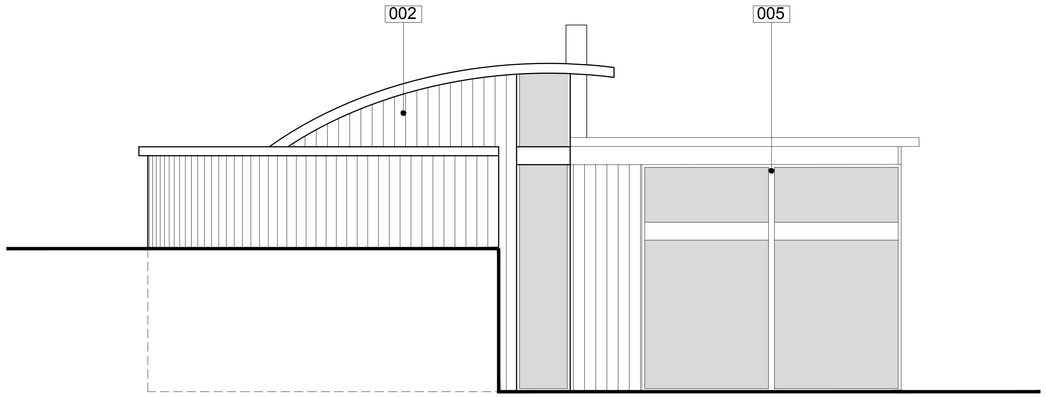
323.819.3385 | PINKNIEMANN@GMAIL.COM

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

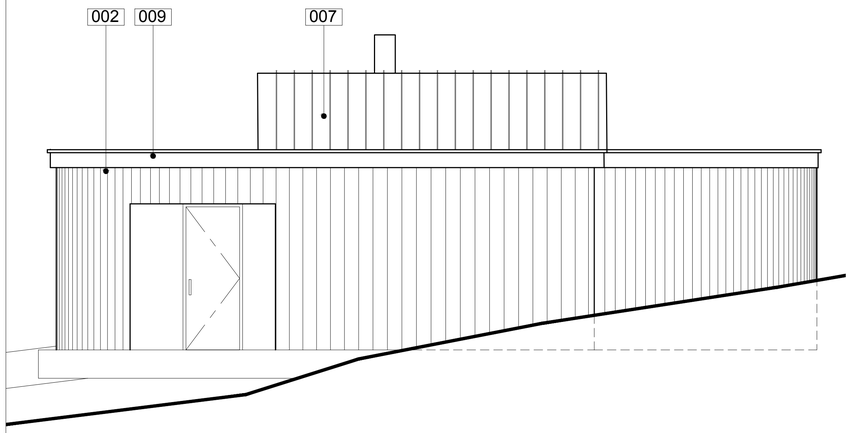
SHEET TITLE:
(E) SPA, GUEST ROOMS & LIBRARY
PROPOSED USES

REV.	DATE

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



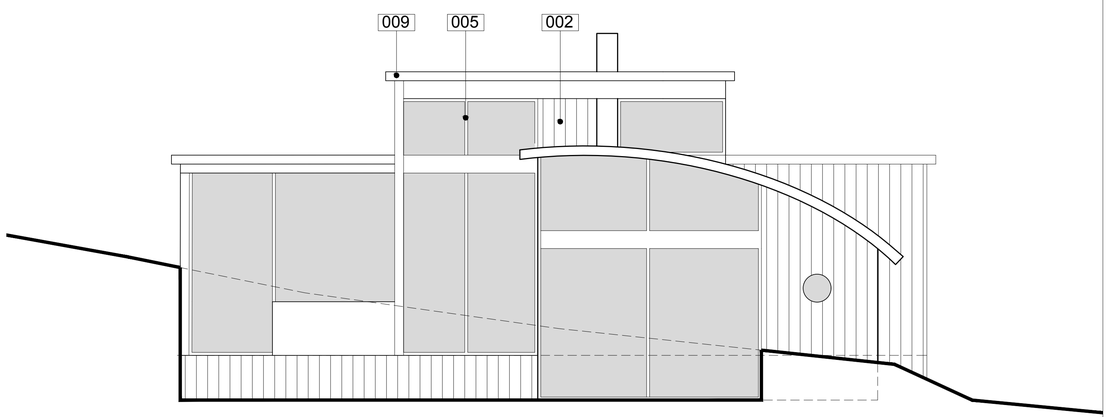
ELEVATION D SCALE 1/4" = 1'-0" 5



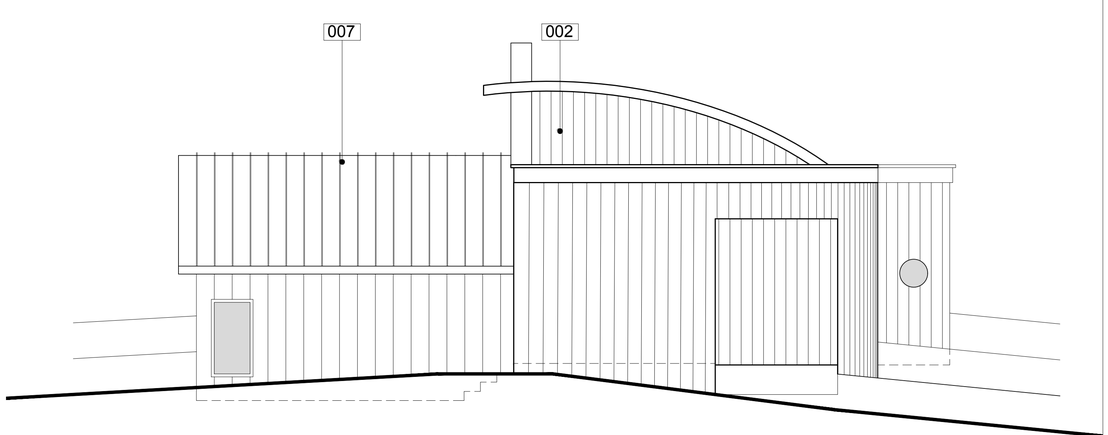
ELEVATION A SCALE 1/4" = 1'-0" 2

FINISH MATERIALS

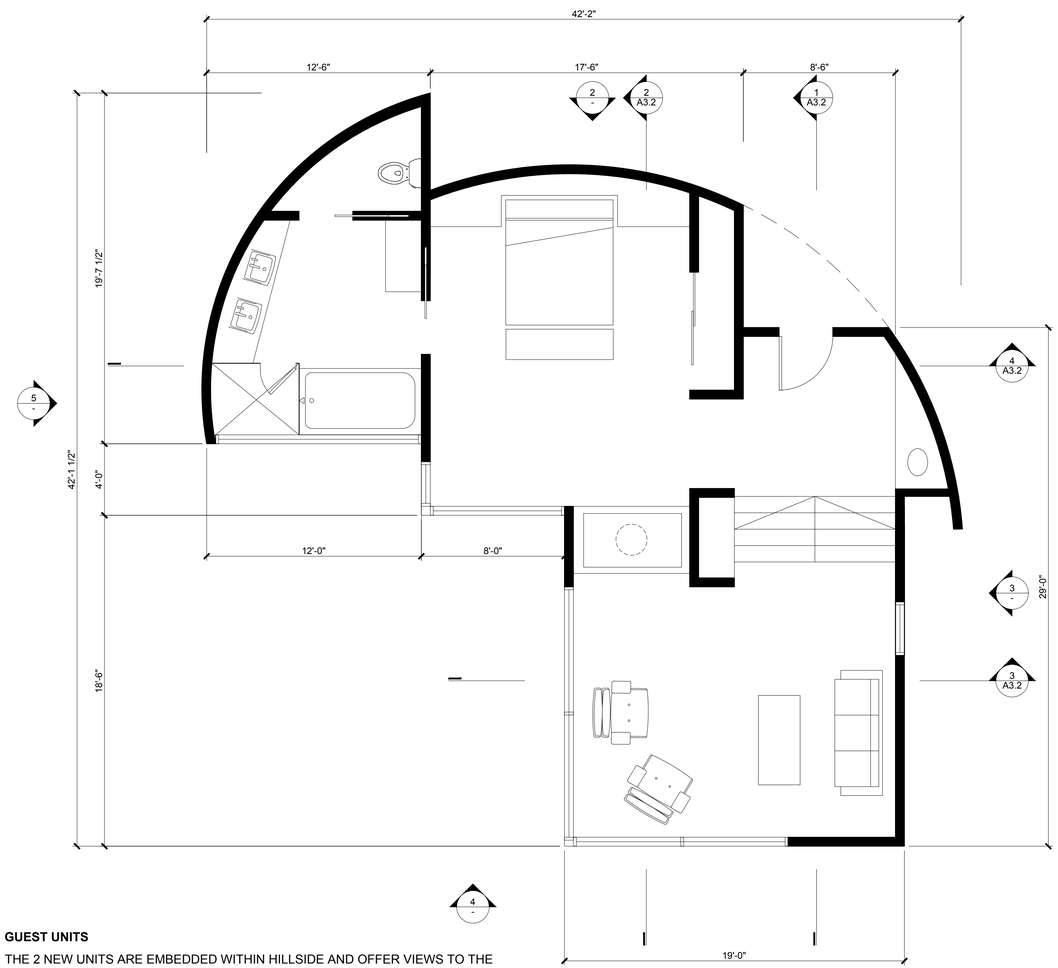
- 001 CORRUGATED ROOF CORTEN PANELS
- 002 REDWOOD VERTICAL SIDING
- 003 FLAT CORTEN PANELS
- 004 HEAVY TIMBER
- 005 ALUMINUM WINDOW FRAMES
- 006 STEEL RAILINGS - MATCH EXISTING
- 007 CORTEN STANDING STEAM ROOF
- 008 POLYCARBONATE SKYLIGHT
- 009 REDWOOD 1X12 FACIA
- 010 STEEL VERTICAL LIFT GARAGE DOOR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

GUEST UNIT 1 FLOOR 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
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323.819.3585 | PINNIEMANN@GMAIL.COM

PROJECT NAME:

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

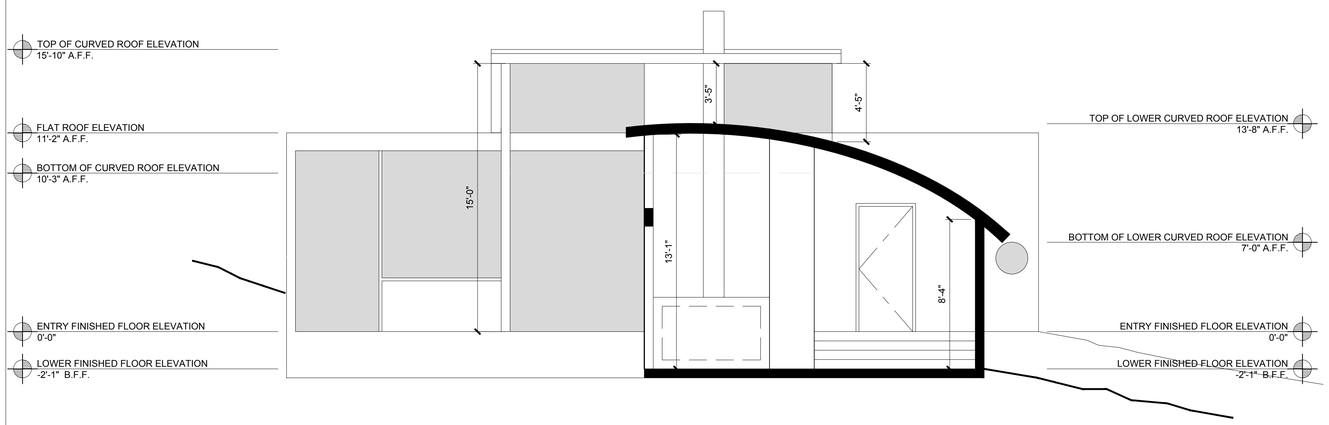
SHEET TITLE:

GUEST UNIT PLAN & ELEVATIONS

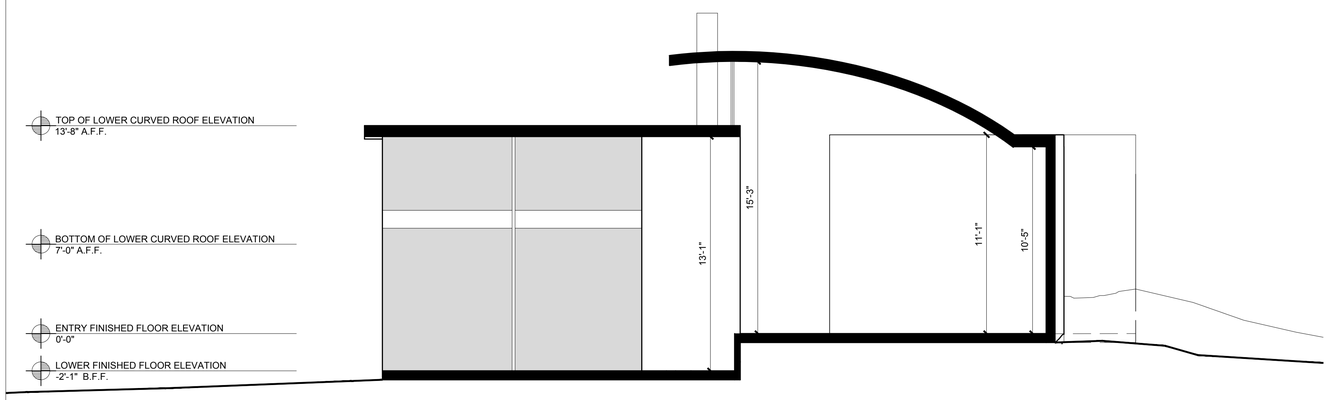
REV.	DATE

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

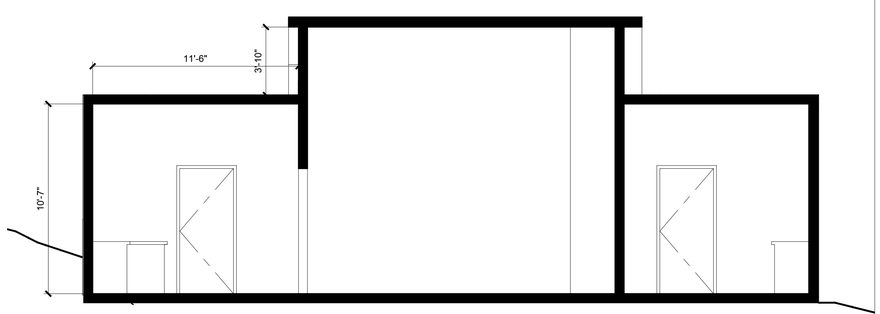
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



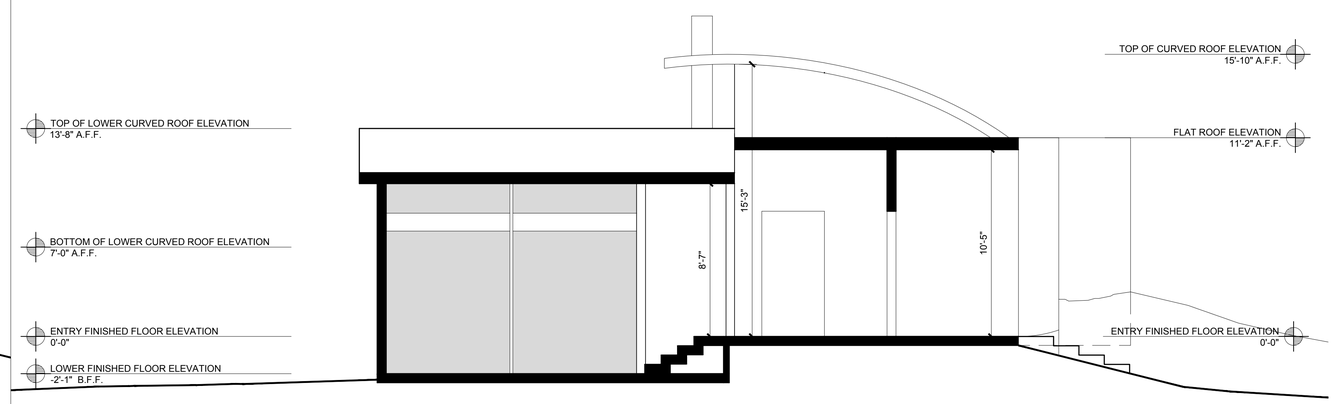
BUILDING SECTION | SCALE 1/4" = 1'-0" | 3



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



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



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

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

Post Ranch Inn

47900 HIGHWAY ONE
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PACIFIC BUILDING WORKSHOP
PLANNING • DESIGN

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PROJECT NAME:

GENERAL DEVELOPMENT PLAN 2016

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

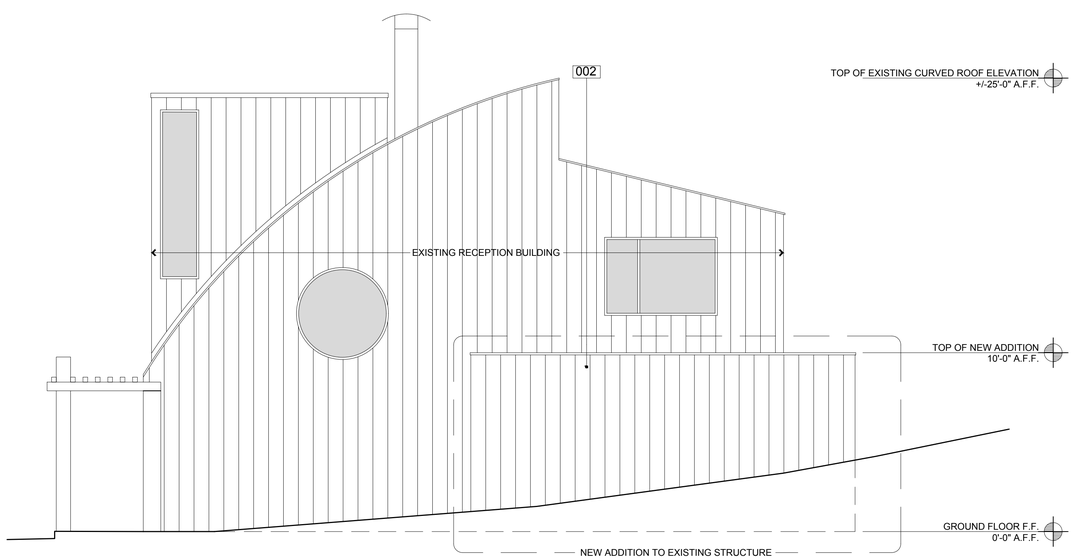
SHEET TITLE:

GUEST UNIT SECTIONS

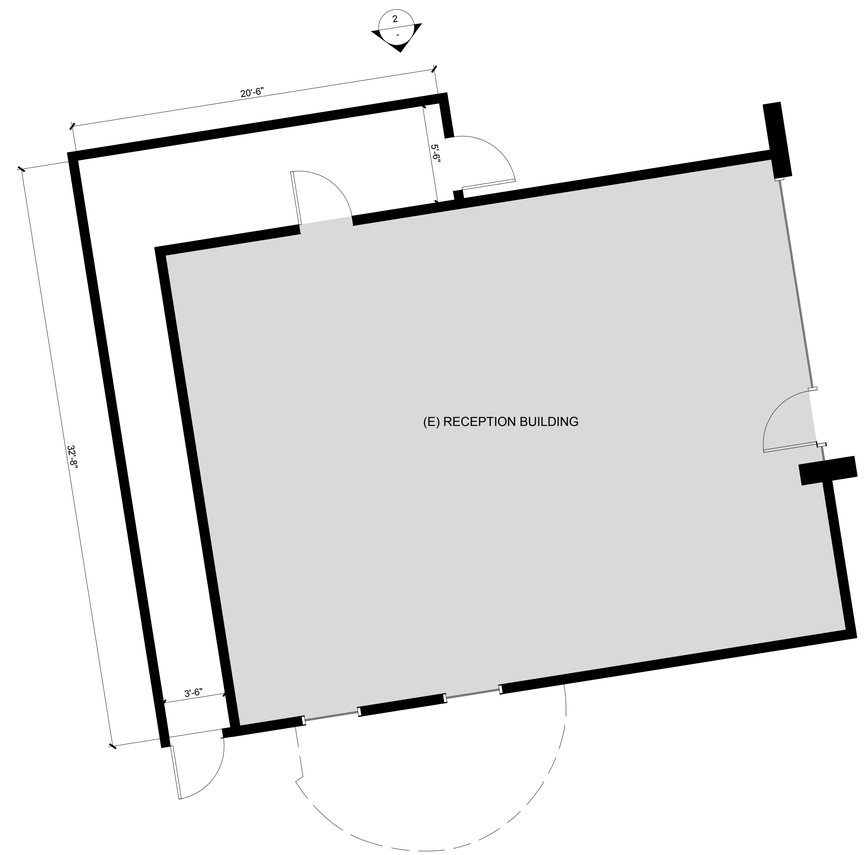
REV.	DATE

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

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



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



138 SF

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 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

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

Post Ranch Inn

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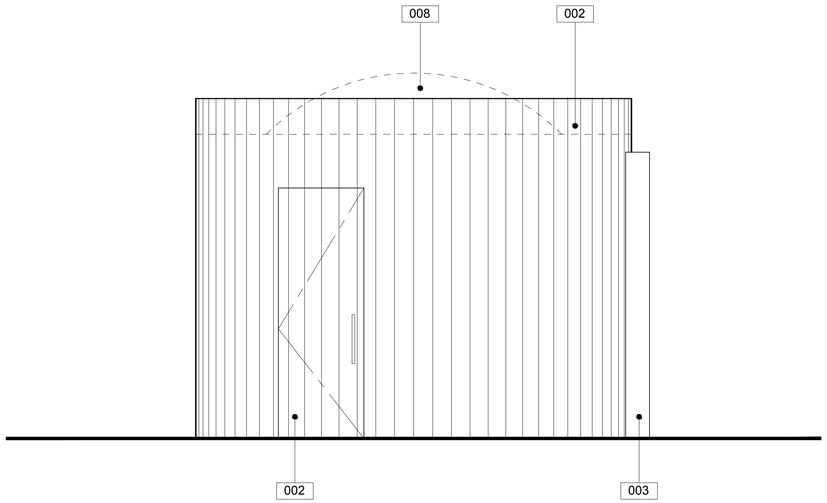
PROJECT NAME:
GENERAL DEVELOPMENT PLAN 2016
POST RANCH INN
47900 HIGHWAY ONE
BIG SUR, CALIFORNIA 93920
APN: 419-311-034

SHEET TITLE:
RECEPTION STORAGE & SERVER ROOM PLAN

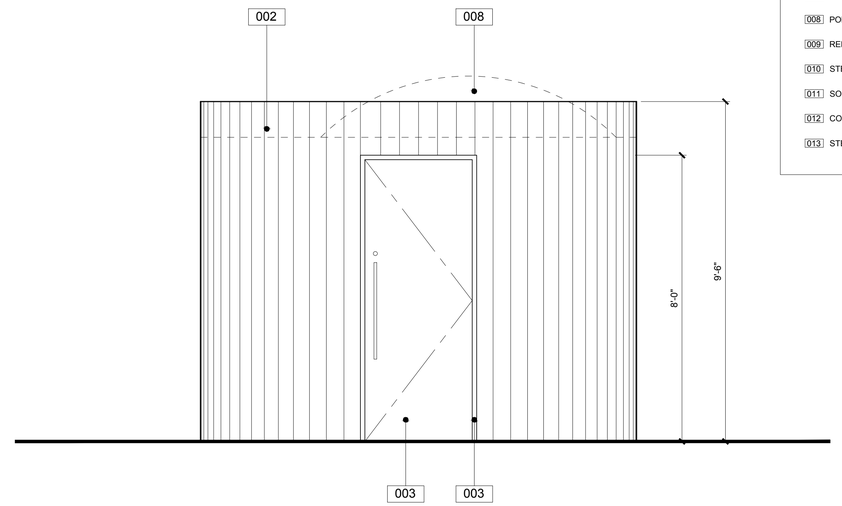
REV.	DATE

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



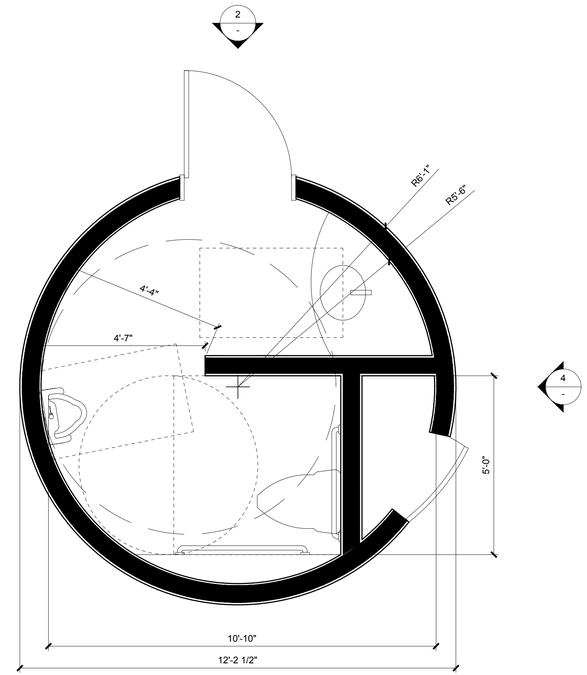
ELEVATION B SCALE 1/2" = 1'-0" 4



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

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

Post Ranch Inn

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323.819.3585 | 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:

RESTROOM PLAN & ELEVATIONS

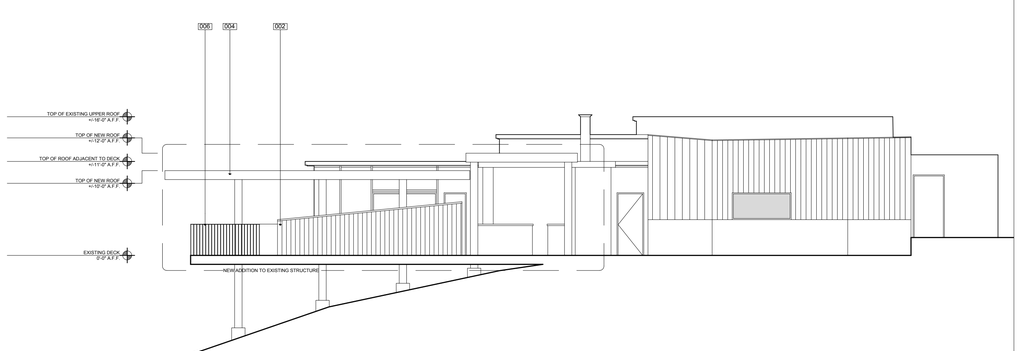
REV.	DATE

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

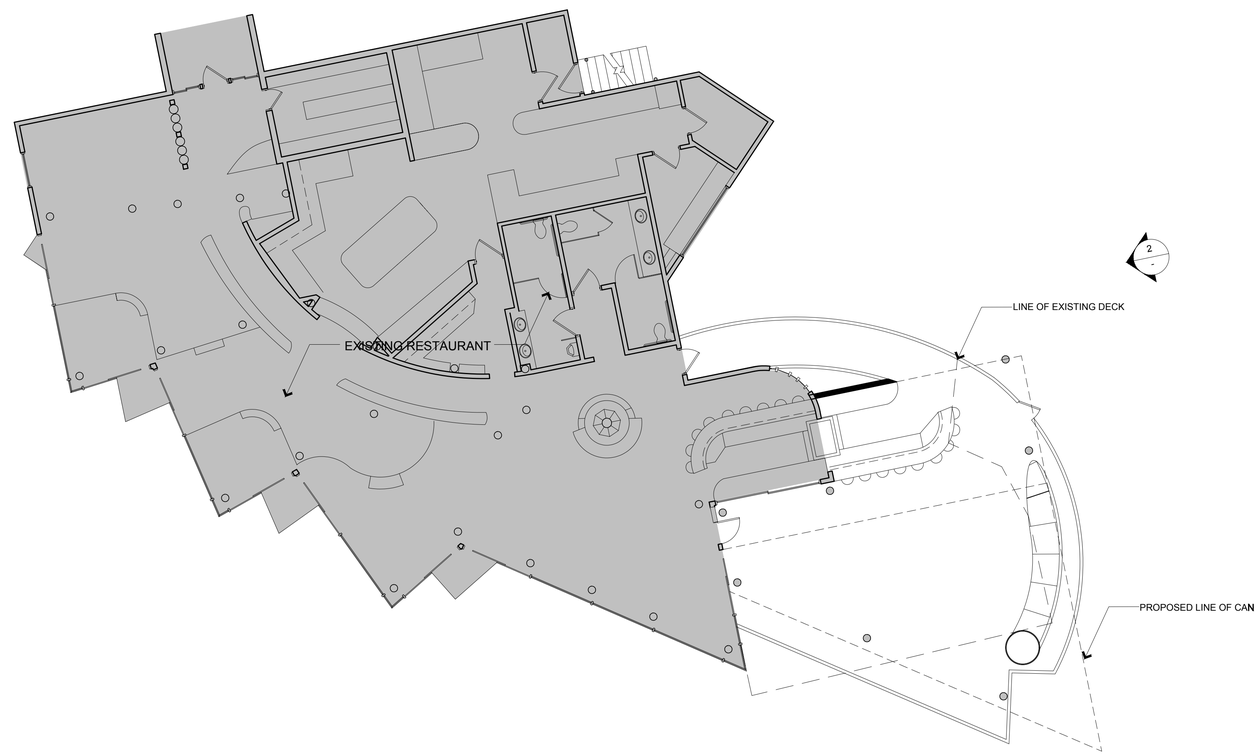
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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

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

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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

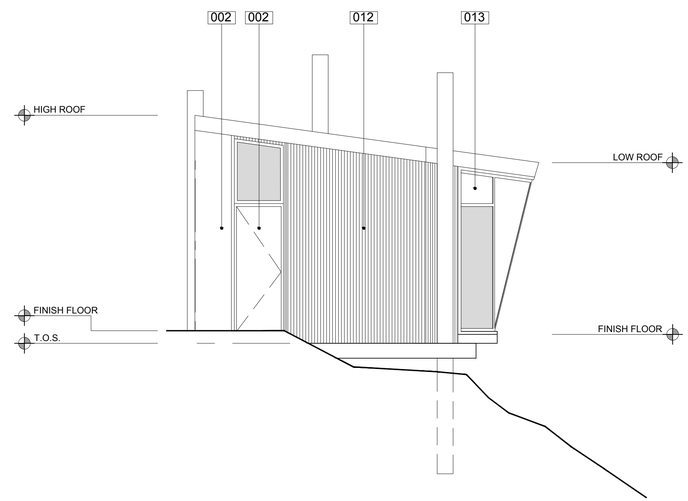
REV.	DATE

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

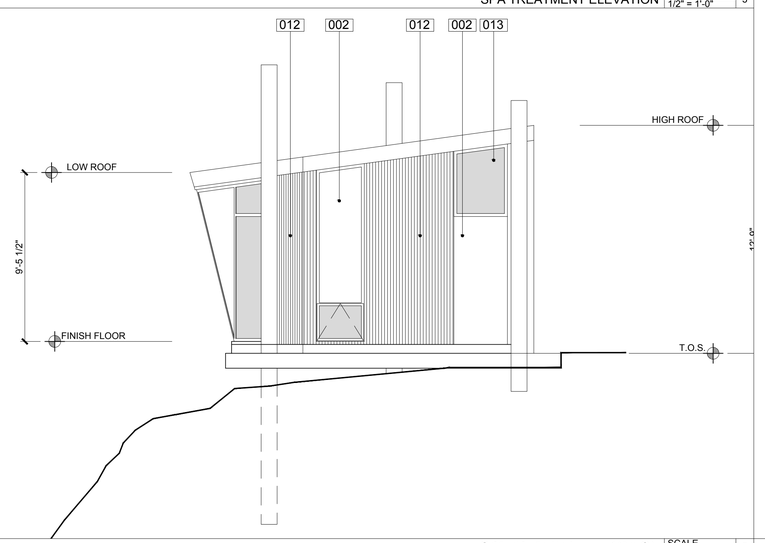
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FINISH MATERIALS

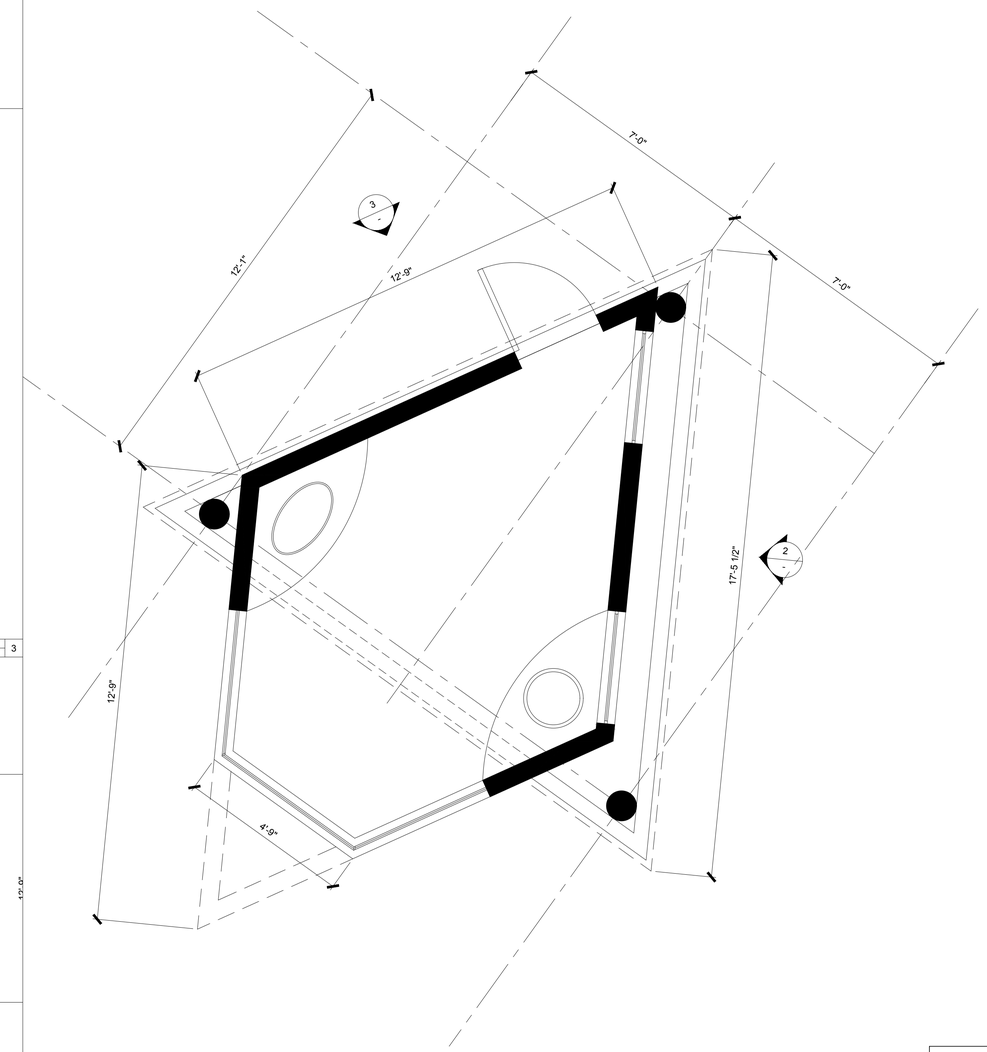
001	CORRUGATED ROOF CORTEN PANELS
002	REDWOOD VERTICAL SIDING
003	FLAT CORTEN PANELS
004	HEAVY TIMBER
005	ALUMINUM WINDOW FRAMES
006	STEEL RAILINGS - MATCH EXISTING
007	CORTEN STANDING STEAM ROOF
008	POLYCARBONATE SKYLIGHT
009	REDWOOD 1X12 FACIA
010	STEEL VERTICAL LIFT GARAGE DOOR
011	SOLID WOOD DOOR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

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323.839.3385 | PBWNIEMANN@GMAIL.COM

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

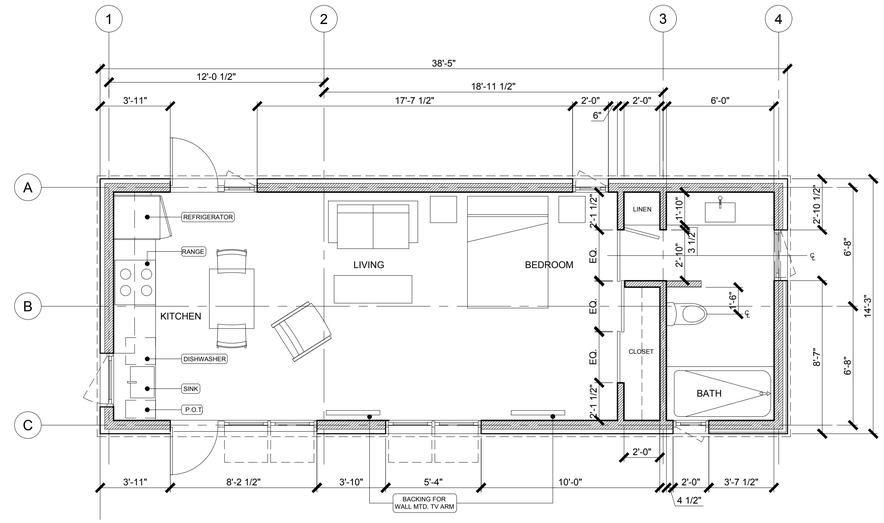
SHEET TITLE:
SPA TREATMENT ROOM PLAN

REV.	DATE

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

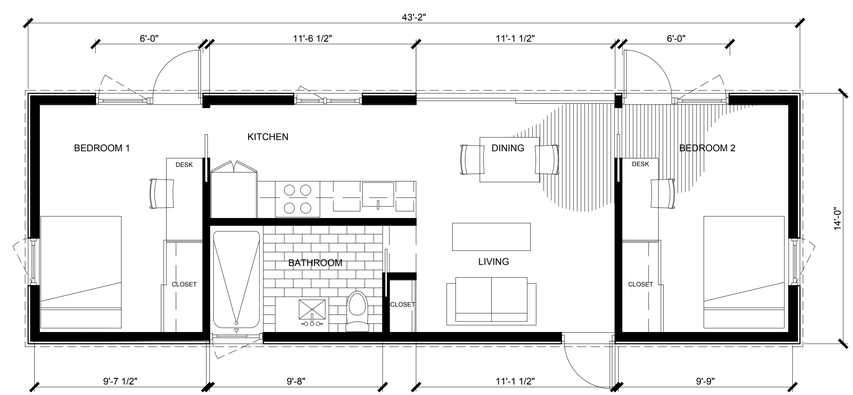
24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



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

NOT USED | SCALE NTS | 4

NOT USED | SCALE NTS | 3

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

Post Ranch Inn

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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:

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

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
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010	STEEL VERTICAL LIFT GARAGE DOOR
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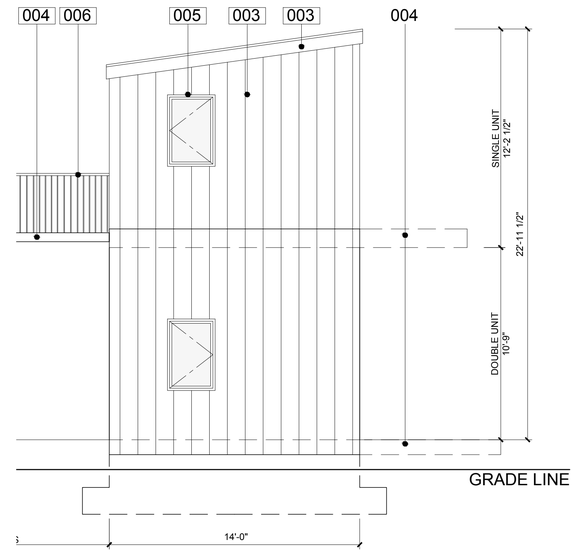
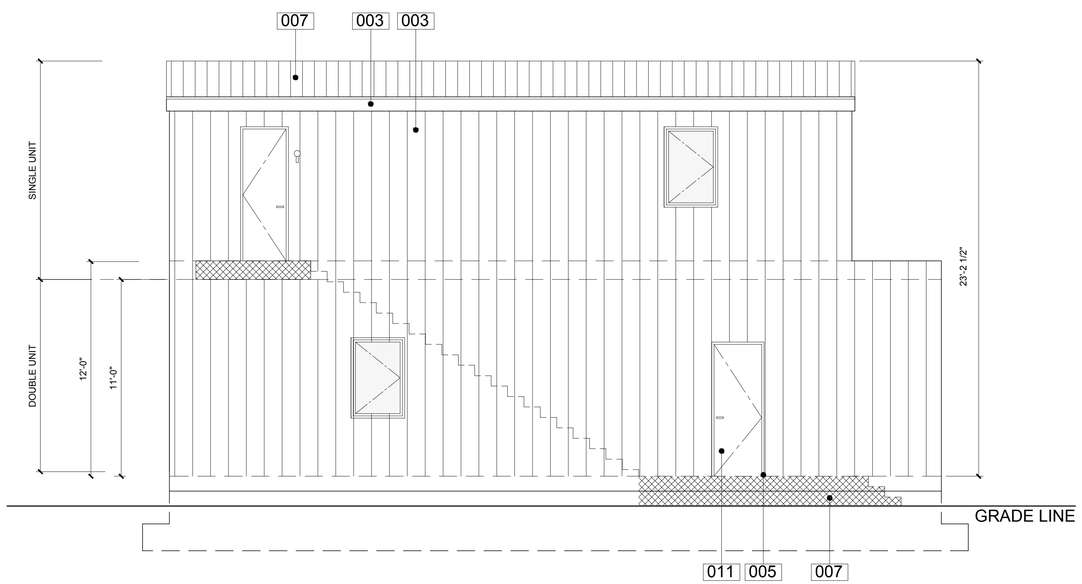
013	STEEL WINDOW FRAMES



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

NOT USED | SCALE NTS | 4

NOT USED | SCALE NTS | 3



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

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

Post Ranch Inn

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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

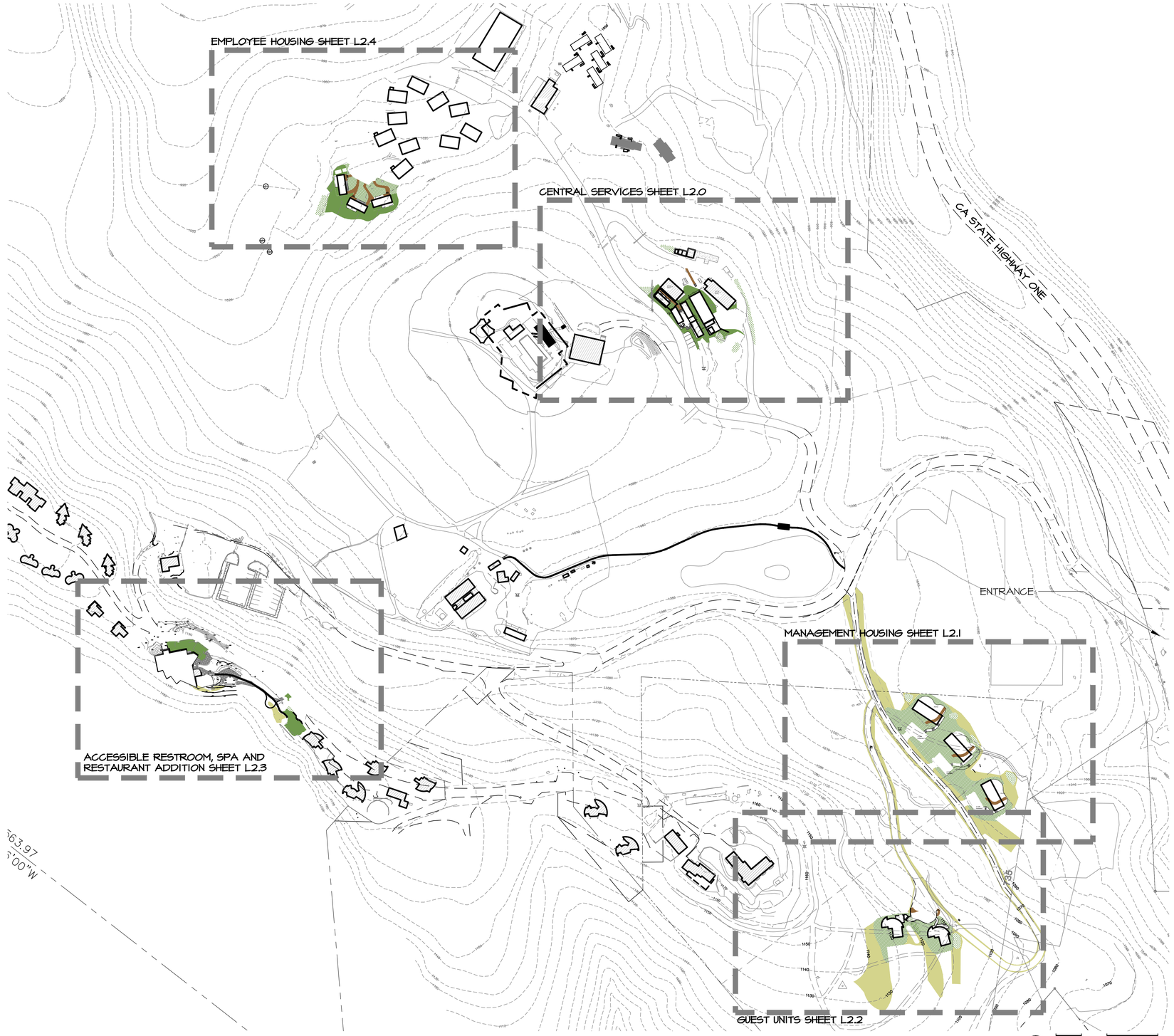
DRAW FROM THE SURROUNDING NATURAL PLANT COMMUNITIES TO KNIT THE NEW DEVELOPMENT INTO THE SURROUNDING NATURAL LANDSCAPE.

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 E (34.00 x 44.00 Inches), 1=100, 24"x36" SHEET, 8" SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

Post Ranch Inn

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

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

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 TO PDF.pc3, ARCH E1 (36.00 x 48.00 Inches), Landscape, 1=1
24"x36" SHEET, IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

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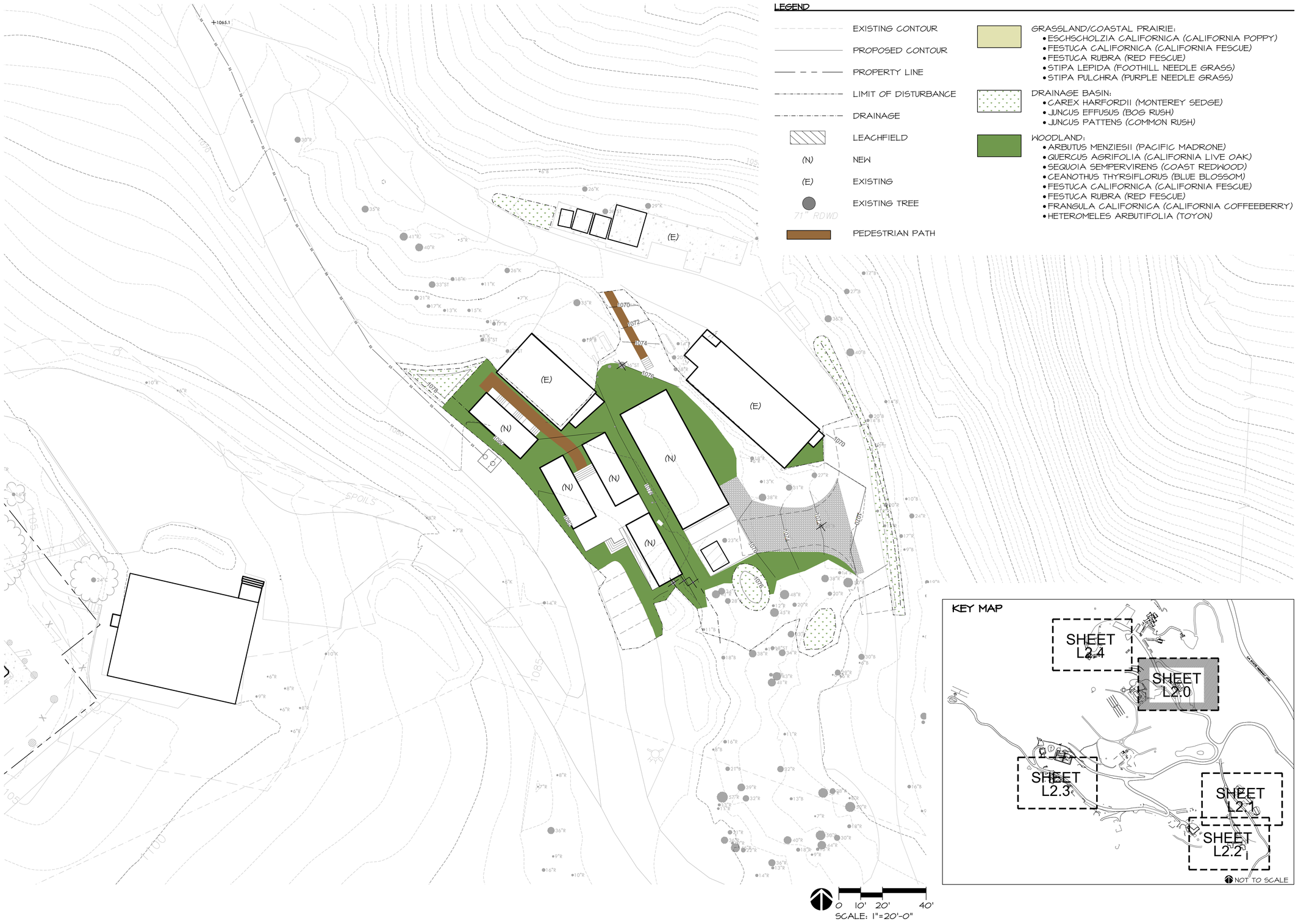
GENERAL DEVELOPMENT PLAN
NO. 055605
EXP. 12/31/16

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



LEGEND

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

GRASSLAND/COASTAL PRAIRIE:
- ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- FESTUCA RUBRA (RED FESCUE)
- STIPA LEPIDA (FOOTHILL NEEDLE GRASS)
- STIPA PULCHRA (PURPLE NEEDLE GRASS)

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)

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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 | FAX 831.423.6054
EMAIL: JLJ@JLJA.COM | WWW.JLJA.COM
California Landscape Architect License 3763

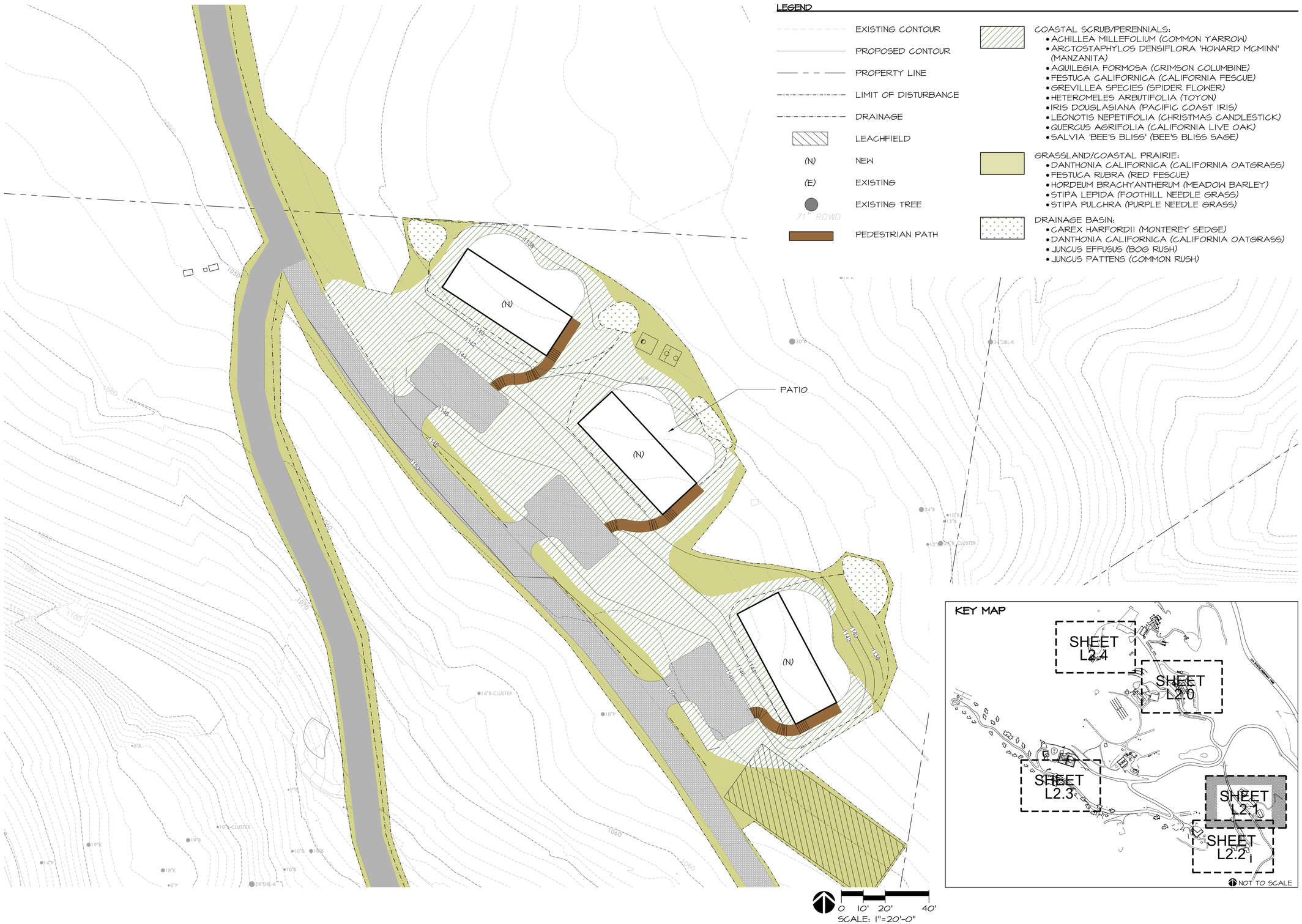
REGISTERED LANDSCAPE ARCHITECT
J. L. JANECKI
No. 3763
Exp. 9/24/17
STATE OF CALIFORNIA
DEVELOPMENT PLAN

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
- 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)

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

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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 3969

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)
- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' (MANZANITA)
- AQUILEGIA FORMOSA (CRIMSON COLUMBINE)
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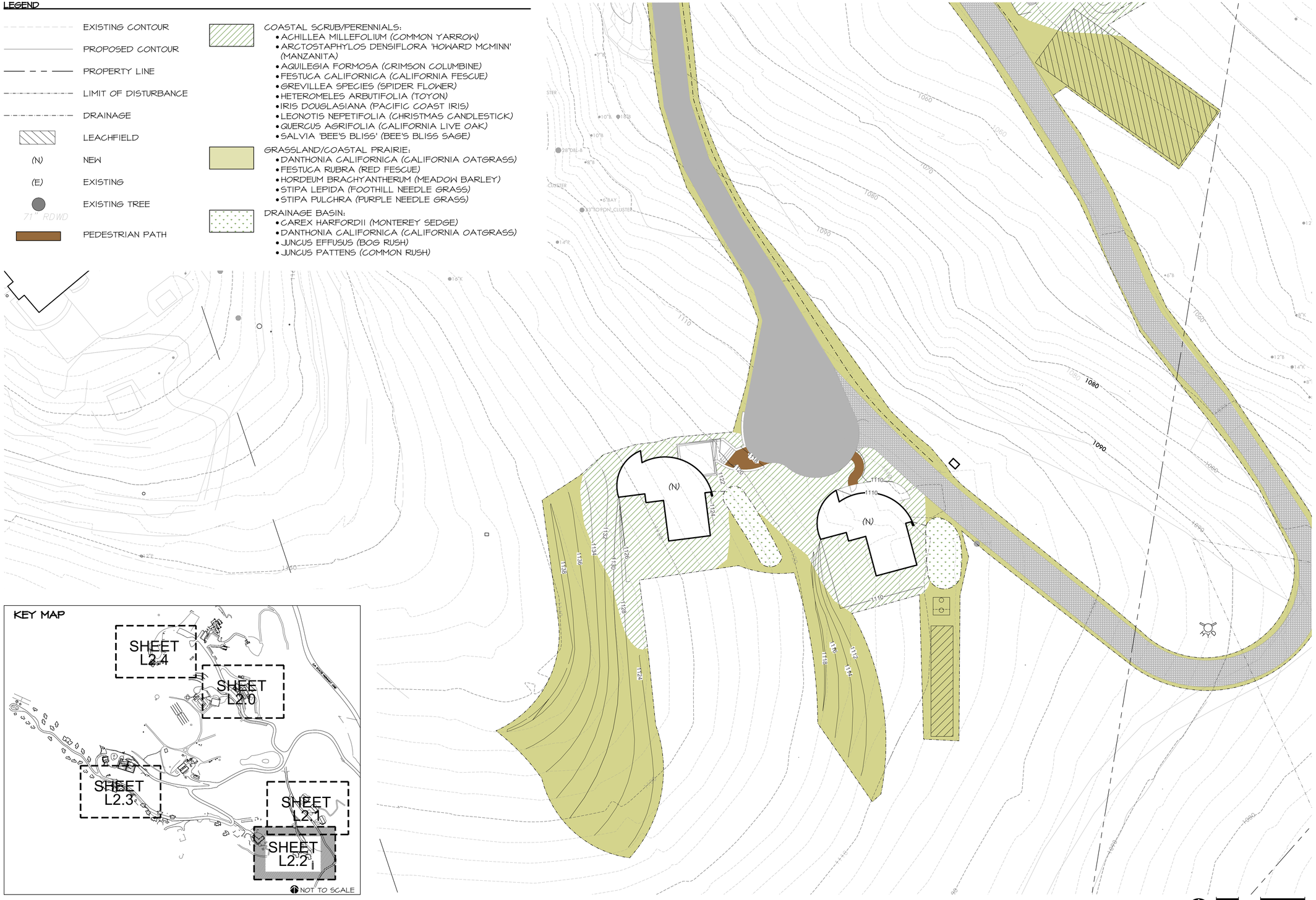
- DANTHONIA CALIFORNICA (CALIFORNIA OATGRASS)
- JUNCUS EFFUSUS (BOG RUSH)
- JUNCUS PATTENS (COMMON RUSH)



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
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PHONE 831.423.6040 I FAX 831.423.6054
EMAIL: JLJ@JLJA.COM I WWW.JLJA.COM
California Landscape Architect License 3969

REGISTERED LANDSCAPE ARCHITECT JONI L. JANECKI 3969 9/24/17 STATE OF CALIFORNIA

DEVELOPMENT PLAN

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 _

LEGEND

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

GRASSLAND/COASTAL PRAIRIE*:
- ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- FESTUCA RUBRA (RED FESCUE)
- STIPA LEPIDA (FOOTHILL NEEDLE GRASS)
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WOODLAND:
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- SEQUOIA SEMPERVIRENS (COAST REDWOOD)
- CEANOTHUS THYRSIFLORUS (BLUE BLOSSOM)
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- FESTUCA RUBRA (RED FESCUE)
- FRANGULA CALIFORNICA (CALIFORNIA COFFEEBERRY)
- HETEROMELES ARBUTIFOLIA (TOYON)

*ADD SITE COLLECTED AND GROWN PLUGS OF ERIOGONUM PARVIFOLIUM (SEA CLIFF BUCKWHEAT)

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Post Ranch Inn
47900 HIGHWAY ONE
BIG SUR, CA 93920

JONI L. JANECKI & ASSOCIATES
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REGISTERED LANDSCAPE ARCHITECT
J. L. JANECKI
No. 3763
Exp. 9/24/17
STATE OF CALIFORNIA
DEVELOPMENT PLAN

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	

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

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

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

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, AutoCAD PDF (Utilities Plan).pc3 ARCH Full Sheet D (36.00 x 24.00 Inches), 1:1
24"x36" SHEET. IF SHEET SIZE IS SMALLER, DRAWING HAS BEEN REDUCED.

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.

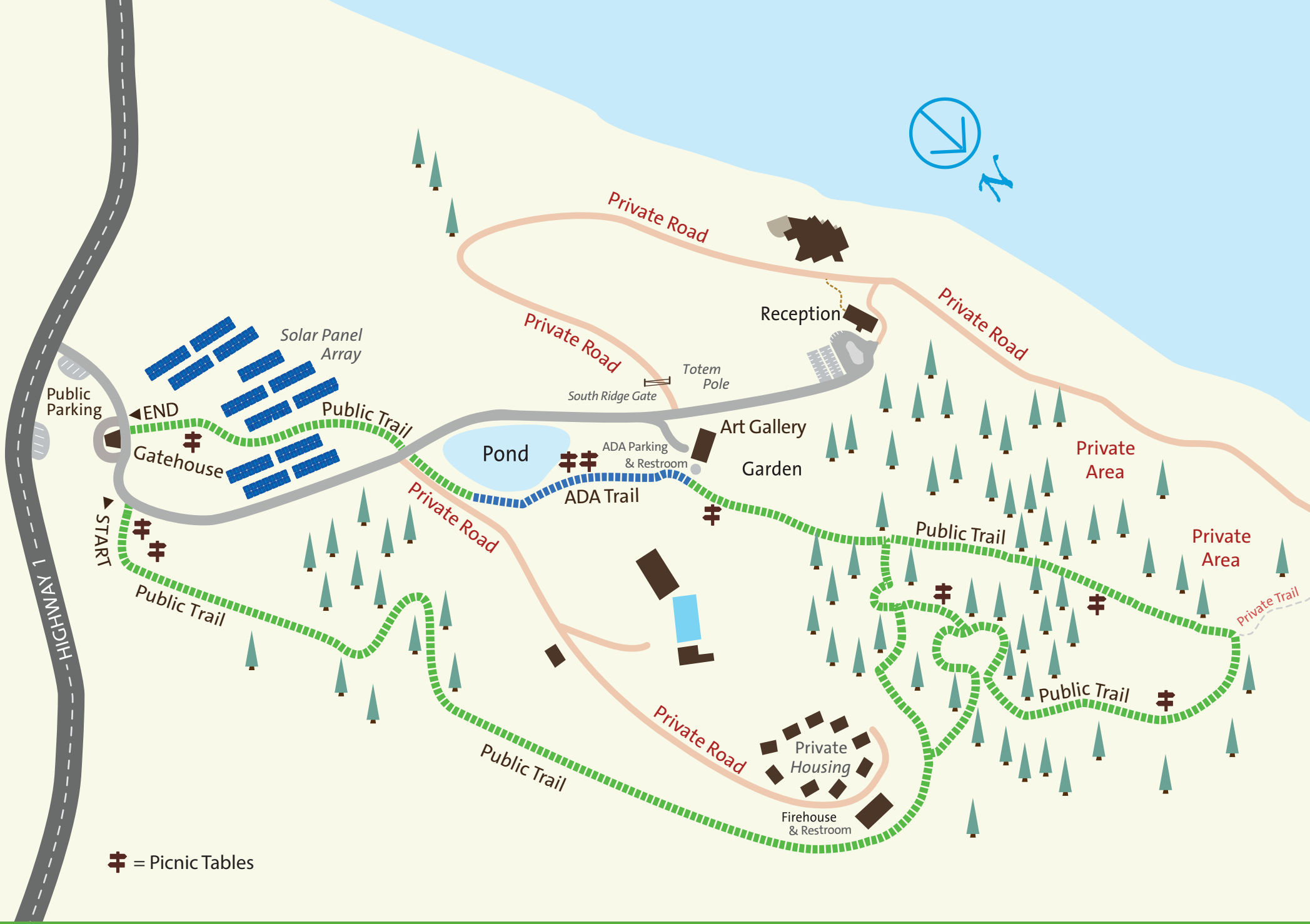
Interior Trail Access

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
C 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

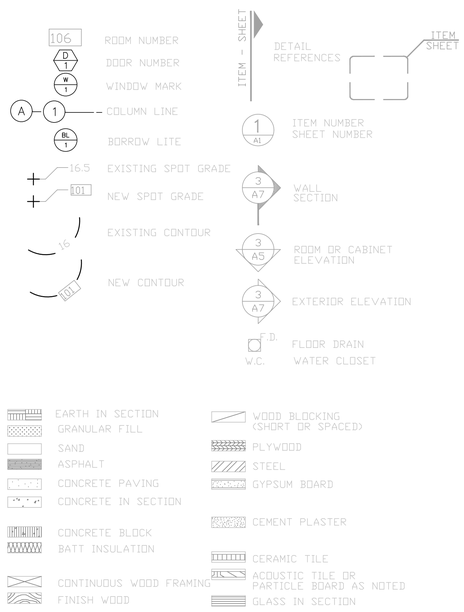
T TREAD
TB TOWEL BAR
TC TERMINAL CAN
TEL TELEPHONE
T&G TONGUE AND GROOVE
THK THICK
TPD TOILET PAPER DISP.
TV TELEVISION
TYP TYPICAL

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



PERTINENT DATA

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

New 352 square foot roof

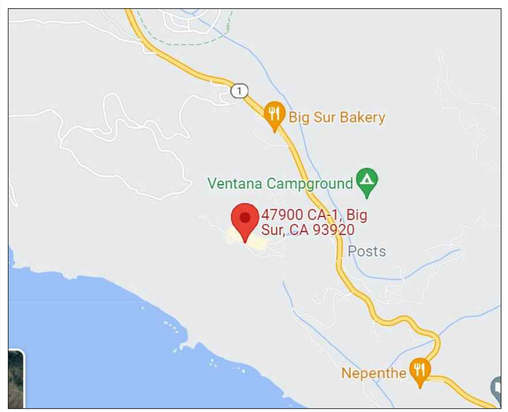
SCOPE OF WORK:

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"

REVISION DATE	KEY

DRAWING DATE: 2/1/16

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL ONLY BE FOR THE PROJECT FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, IN WHOLE OR IN PART, OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. ALL ARTICLES, PLANS, SPECIFICATIONS, COMPUTATIONS, REPORTS AND OTHER INSTRUMENTS OF SERVICE AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE THE PROPERTY OF THE ARCHITECT. ALL RIGHTS INCLUDING COPYRIGHTS ARE RESERVED BY THE ARCHITECT. REPRODUCTIONS OF THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO THE ABOVE RESTRICTIONS.

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

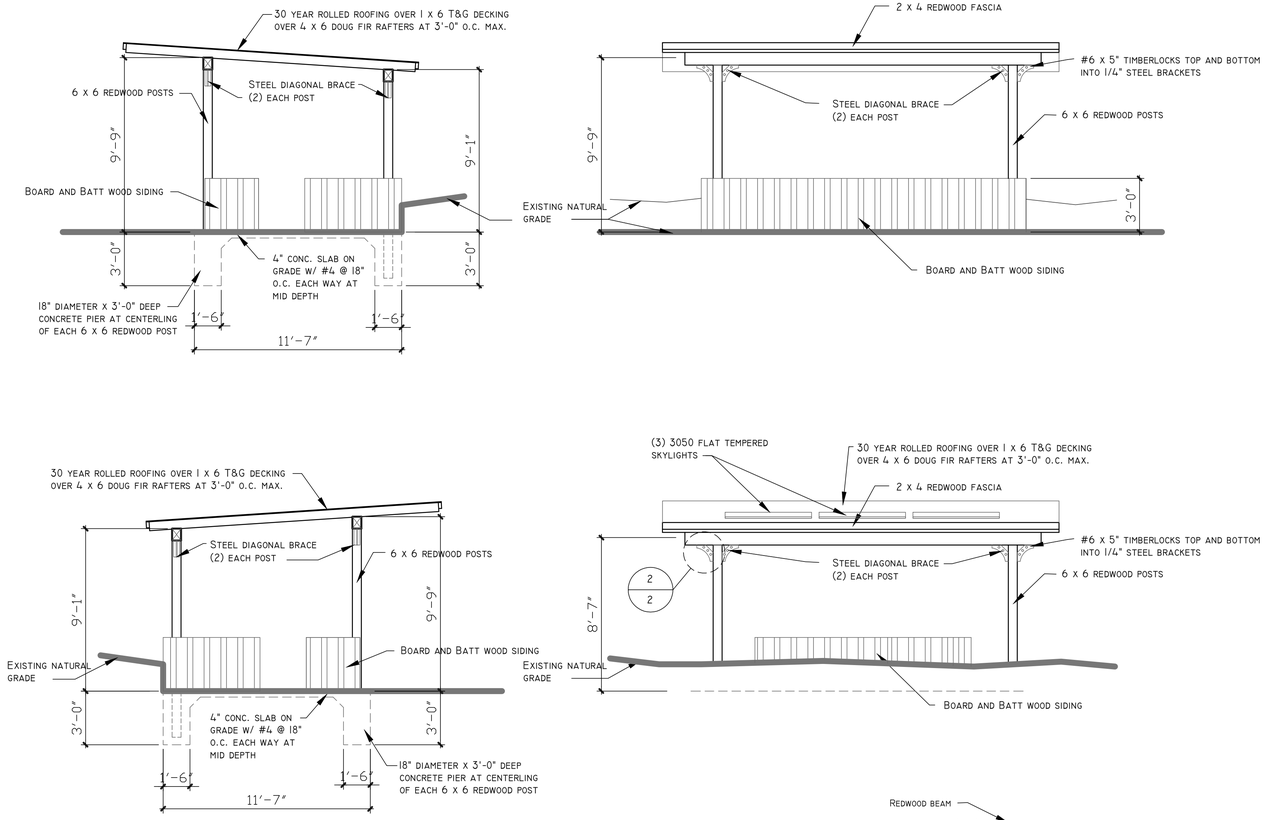
Ability VENTURES INC.

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

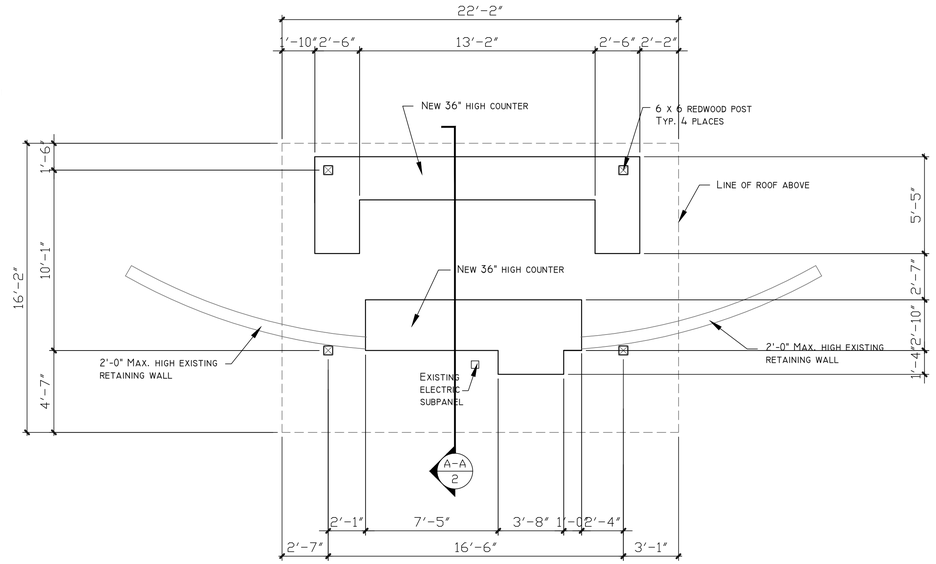
LICENSED ARCHITECT JAMES L. VOCELKA EXP. 1-31-23 No C-19056 STATE OF CALIFORNIA

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



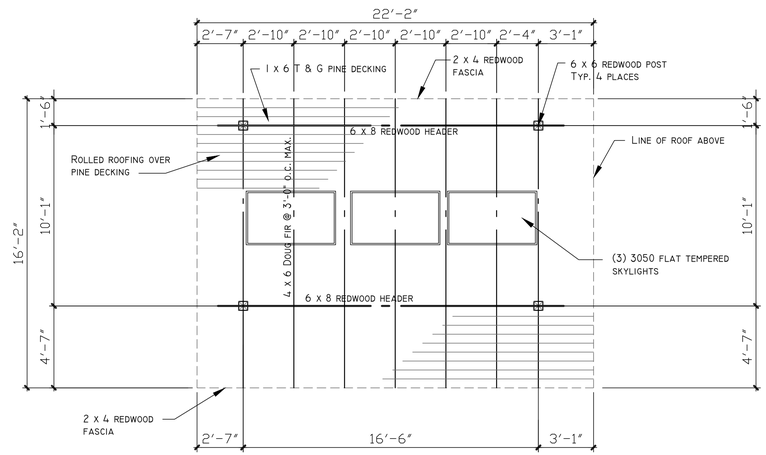
Exterior Elevations

1/4"=1' 0"



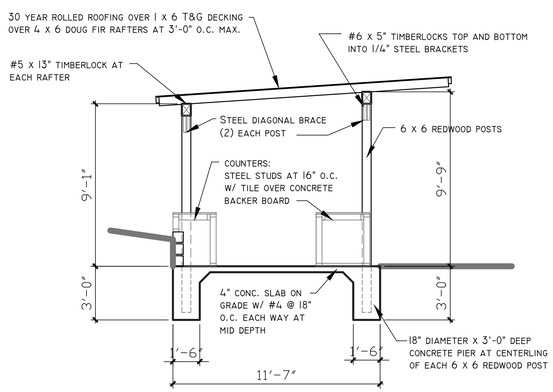
Outdoor Prep Area Floor Plan

1/4"=1' 0"



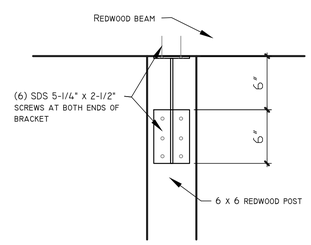
Roof Plan

1/4"=1' 0"



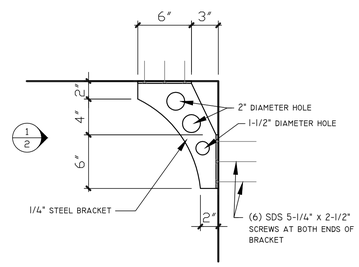
Structure Section A-A

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

REVISION DATE	KEY

DRAWING DATE: 2/1/16

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Ability ARCHITECTURES INC.

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"

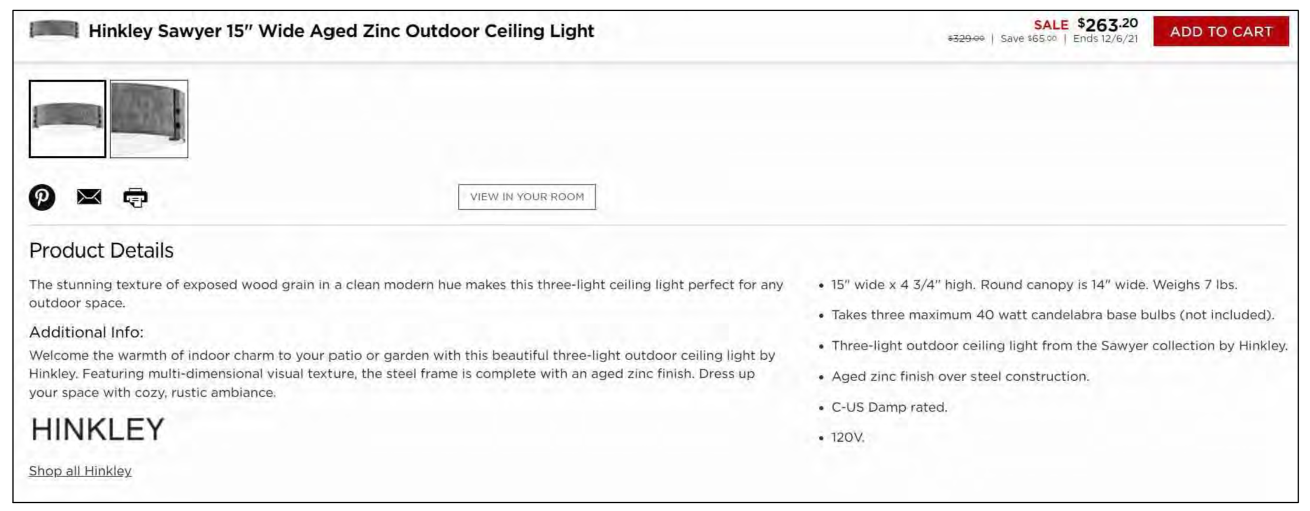
--Welded wire fabric shall conform with ASTM 185, and shall be lapped 9" minimum at splices. Fabric shall be raised to the center of slab depth with hooks as the pour progresses and shall be visible at that depth at the free edge of the pour.

METALS

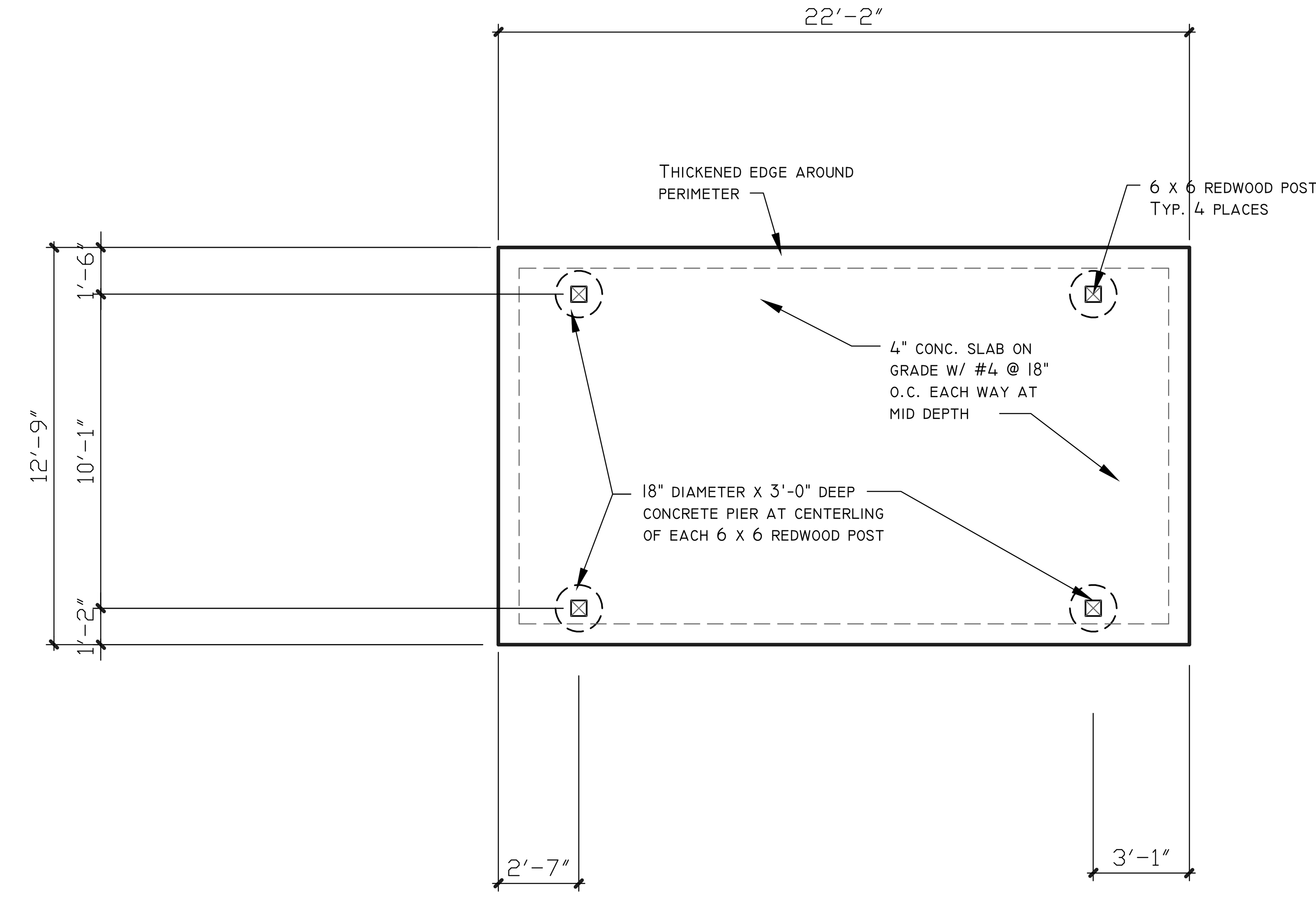
--Bolts shall conform to ASTM A307. Iron washers shall be a minimum of 2" x 2" x 3/16" square and used on all bolts where nuts are in contact with wood. Bolt holes in wood shall be 1/16" oversize, maximum. All nuts shall be tightened when placed and retightened at completion of job or immediately before 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

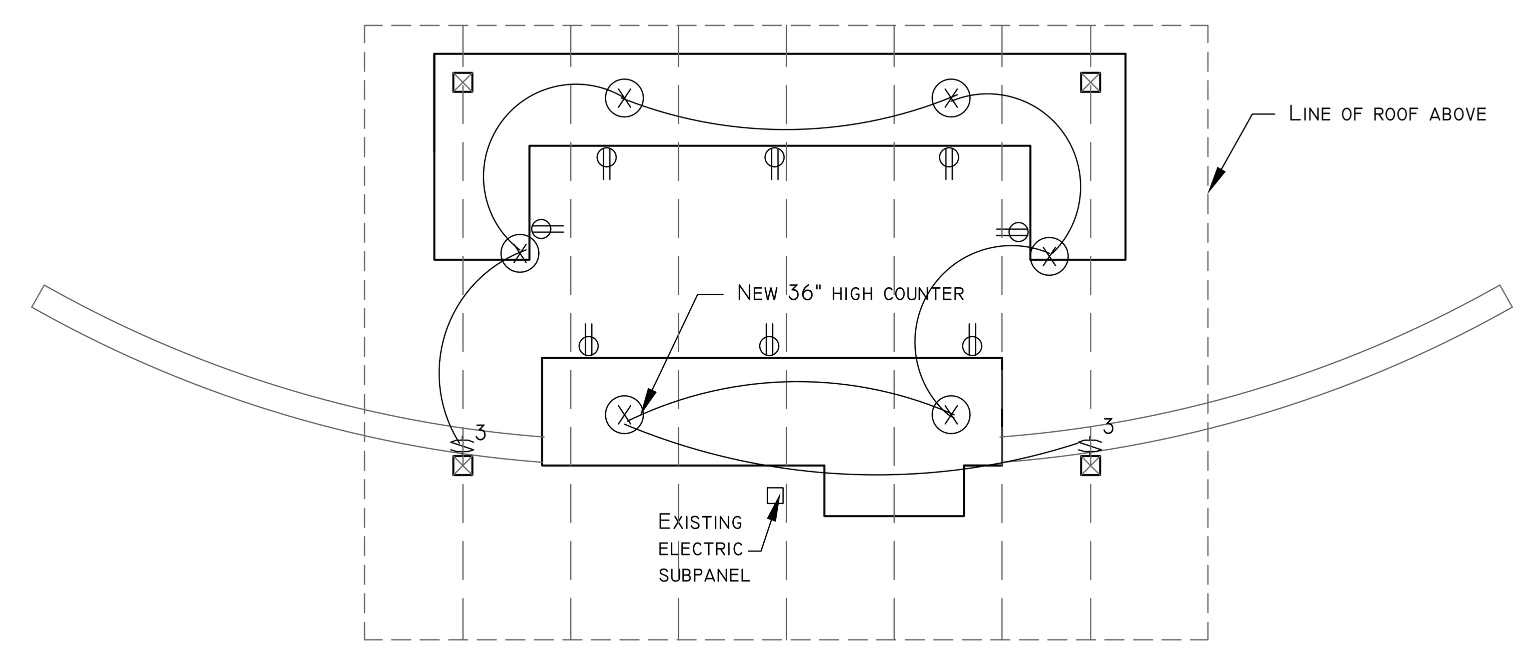


	CARBON MONOXIDE DETECTOR
	FAN/LIGHT COMBO W/ HUMIDITY CONTROL SWITCH
	"J" BOX
	CEILING MOUNTED LIGHT FIXTURE - See spec above
	LED pendant Light
	FLUORESCENT LIGHT
	LED DOWN LIGHT
	LED WALL LIGHT
	220 OUTLET
	ELECTRICAL OUTLET
	SWITCH
	3-WAY SWITCH
	CEILING FAN WITH LIGHT
	TELEPHONE OUTLET
	TELEVISION
	SMOKE DETECTOR (TO BE HARD-WIRED WITH BATTERY BACKUP)



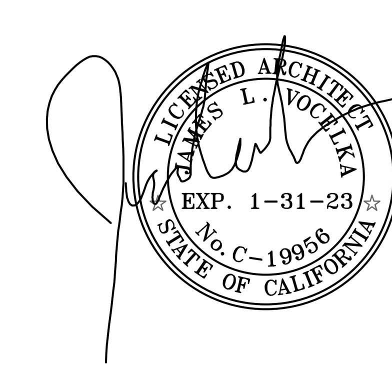
Foundation Plan

1/4"=1' 0"



Electrical/Lighting Plan

1/4"=1' 0"



REVISION DATE	KEY

DRAWING DATE: 2/1/16

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SHEET TITLE
Foundation Plan
General Notes
Electrical/Lighting Plan
—

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Wood Canopy Roof for:
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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