County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom

Meeting Agenda - Final

Thursday, February 5, 2026
11:30 AM

Historic Resources Review Board

IMPORTANT NOTICE REGARDING PARTICIPATION IN THE HISTORIC RESOURCES REVIEW BOARD MEETING

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the County of Monterey Historic Resources Review Board alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

PLEASE NOTE: IF ALL HRRB MEMBERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.

You may participate through ZOOM. For ZOOM participation please join by computer audio at: https://montereycty.zoom.us/j/97703371869?from=addon

OR to participate by phone call any of these numbers below:
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Enter this Meeting ID number 977 0337 1869 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the HRRB Clerk at hrrbhearingcomments@co.monterey.ca.us. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Historic Resources Review Board Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the Historic Resources Review Board meeting.

Public Comments received by 5:00 p.m. on the Wednesday prior to the HRRB meeting will be distributed to the HRRB via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate

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

INTERPRETATION SERVICE POLICY: The Monterey County Historic Resources Review Board invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Historic Resources Review Board.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Consejo de Revisión de Recursos Históricos del Condado de Monterey sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

TENGA EN CUENTA: SI TODOS LOS MIEMBROS DEL HRRB ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: https://montereycty.zoom.us/j/97703371869?from=addon

O para participar por teléfono, llame a cualquiera de estos números a continuación:

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+ **1 312 626 6799 US (Chicago)**

Presione el código de acceso de reunión: 977 0337 1869 cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal del Consejo de Revisión de Recursos Históricos del Condado de Monterey al correo

electrónico: hrrbhearingcomments@co.monterey.ca.us. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, la agenda del Consejo de Revisión de Recursos Históricos del Condado de Monterey) y el número de punto (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la audiencia del Consejo de Revisión de Recursos Históricos del Condado de Monterey.

Los comentarios públicos recibidos antes de las 5:00 p.m. del miércoles anterior a la reunión del Consejo de Revisión de Recursos Históricos se distribuirán al Consejo de Revisión de Recursos Históricos por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros del Consejo de Revisión de Recursos Históricos del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo mas pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión del Consejo de Revisión de Recursos Históricos del Condado de Monterey.

11:30 A.M. - CALL TO ORDER

ROLL CALL

John Scourkes (Chair)
Kellie Morgantini (Vice Chair)
Michael Bilich
Judy MacClelland
Sheila Lee Prader
Salvador Munoz
Belinda Taluban

PUBLIC COMMENT

The Historic Resources Review Board (HRRB) will receive public comment on non-agenda items within the purview of the HRRB. The Chair may limit the length of individual presentations.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Board Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Historic Resources Review Board as provided in Sections 54954.2 of the California Government Code.

SCHEDULED MATTERS

Note: To view documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit https://aca-prod.accela.com/MONTEREY/Default.aspx . Enter the file number in the "Quick Search" box; click on "Record Info" tab; click on "Attachments" in the drop-down menu; finally click on the document you wish to view

1. PLN240141 - CARMEL VALLEY MANOR
   Public hearing to consider a recommendation to the Monterey County Planning Commission for a Combined Development to allow alterations at the Carmel Valley Manor including the demolition of 2 residential units and 7 visitor-guest units to be followed by the construction of 19 new independent-living residential units and 8 visitor-guest units. Additional new construction would include a 12-bed assisted-living memory care facility and additions to the existing fitness center and "Meeting House." The project also proposes the removal of approximately 57 protected oak trees and development on slopes in excess of 25%.
   Project Location: 8545 Carmel Valley Road, Carmel (Assessor's Parcel Number 169-061-012-000), Carmel Valley Master Plan.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Project Plans
Exhibit C - Phase I Historic Assessment (May 19, 2013)
Exhibit D - Phase II Historic Assessment w/ Architectural and Historic Preservation Design Guidelines (February 10, 2025 [Assessment] and September 2013 [Design Guidelines])
Exhibit E - Historic Review of the proposed Master Plan project (June 3, 2024 / August 7, 2023 / March 23, 2015)
Exhibit F - Applicant-submitted project overview (May 16, 2024)
Exhibit G - Carmel Valley LUAC meeting minutes (July 21, 2025)
Exhibit H - Draft Initial Study/Mitigated Negative Declaration
Exhibit I - 1960 Establishing Use Permit

2. DA250339 - 456 PROPERTIES LLC

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the exterior and interior modifications to historic Casa de la Estrella, a single-family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements. Materials and colors to match existing residence, stucco (cream color), concreate tiles, kursaal raven porcelain tile (coffee, cream, and dark brown), window (dark brown).
Project Location: 3322 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-025-000), Del Monte Forest Land Use Plan, Coastal Zone.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Project Plans, Colors and Materials
Exhibit C - Phase II Historic Resource Evaluation, Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties, prepared by Evans & De Shazo, Inc. with DPR

OTHER MATTERS

BOARD COMMENTS, REQUEST AND REFERRALS

This is a time set aside for members of the HRRB to comment, request, or refer a matter that is on or not on the agenda. At this time, members may also request that an item be added to a future HRRB agenda.

DEPARTMENT UPDATE

ADJOURNMENT

For additional information, or if you are unable to attend the meeting, please contact Phil Angelo at (831) 784-5731. Should you have any questions regarding a specific project please contact the staff person or planner assigned to the project at (831) 755-5025.

Introduced: 1/27/2026
Version: 1

Current Status: Agenda Ready
Matter Type: General Agenda Item

PLN240141 - CARMEL VALLEY MANOR

Public hearing to consider a recommendation to the Monterey County Planning Commission for a Combined Development to allow alterations at the Carmel Valley Manor including the demolition of 2 residential units and 7 visitor-guest units to be followed by the construction of 19 new independent-living residential units and 8 visitor-guest units. Additional new construction would include a 12-bed assisted-living memory care facility and additions to the existing fitness center and "Meeting House." The project also proposes the removal of approximately 57 protected oak trees and development on slopes in excess of 25%.

Project Location: 8545 Carmel Valley Road, Carmel (Assessor's Parcel Number 169-061-012-000), Carmel Valley Master Plan.

RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Planning Commission:

1) Adopt an Initial Study/Mitigation Negative Declaration pursuant to CEQA Guidelines section 15074;
2) Approve a Combined Development Permit consisting of:
    a. Administrative Permit and Design Approval to allow demolition of 2 residential units, 7 guest units, a wood shop and 3 carport structures, to be followed by the construction of 19 residential units, 8 guest units, a 12-bed memory care facility, additions to the existing fitness center and "Meeting House" and associated site improvements.
    b. Use Permit to allow development on slopes in excess of 25%.
    c. Use Permit to allow the removal of approximately 57 protected oak trees; and,
3) Adopt a Mitigation Monitoring and Reporting Plan.

DISCUSSION:

Overview:

Carmel Valley Manor is a full-service retirement community consisting of cohesively designed buildings arranged in a campus-like setting. Constructed in 1962-63, the Manor is located, in part, on the site of the former Noel Sullivan Estate (also known as "Hollow Hills Farm"). Mr. Sullivan was well-known as a patron of the arts and hosted many distinguished guests at the Estate including actors Charlie Chaplin, Douglas Fairbanks, Joan Fontaine and Greer Garson, and musical artists Duke Ellington, Cole Porter and Yehudi Menuhin. Famous African American author Langston Hughes lived at the Estate for a year in the early 1930's, where he penned his iconic short story collection "The Ways of

White Folks."
Noel Sullivan passed away in 1956 and the property was sold to Northern Congregational Retirement Homes, Inc. (AKA Carmel Valley Manor) and the establishing Use Permit (**Exhibit I**) for Carmel Valley Manor was approved by the Planning Commission on July 26, 1960. Original plans had called for the Sullivan Estate to be integrated into the design of the Carmel Valley Manor. However, a fire on New Years Day, 1962, destroyed most of the Estate structures including the 6-bedroom main house and the music room. A small chapel building ("Hollow Hills Chapel") and an adobe groundskeeper's cottage (now labeled "Bldg. 25") survived the fire and have been retained. These original structures will not be affected by this project.
Carmel Valley Manor opened on October 14, 1963, in essentially the same form as its current setting. Additional construction in subsequent years has included the Hilcrest Center (assisted living building) in 1975, and additions to the "Main Pavilion" building including an expansive, gable-roofed dining room. Extensive landscaping and gardens have been implemented in progressive stages, to include many varieties of trees, shrubs and ground cover, in an arboretum-style setting.
The site is presently developed with 124 apartment units, 22 independent-living units distributed amongst duplex/triplex buildings, 7 visitor/guest units, a combined assisted-living/skilled nursing facility with 60 beds total, a meeting house/event room, and the aforementioned "Main Pavilion" with administrative offices, a dining room, and various "activity rooms." Recreational amenities include a swimming pool, dog run, community garden and a putting green/croquet court.

Carmel Valley Manor was designed by the renowned Modernist architectural firm Skidmore Owings & Merrill (SOM), which was founded in Chicago in 1936 by Louis Skidmore <https://en.wikipedia.org/wiki/Louis_Skidmore> and Nathaniel Owings <https://en.wikipedia.org/wiki/Nathaniel_Owings>. SOM has designed three iconic "skyscrapers"; the Sears Tower in Chicago (formerly the world's tallest building), One World Trade Center in New York City, and the Burj Khalifa in Dubai (currently the world's tallest building at 2,722 feet). Some of their other noteworthy designs, on a less-grandiose scale, include the corporate headquarters for the Walt Disney Company (Burbank, CA), Chicago-O'Hare International Airport, JTI Headquarters in Geneva, Switzerland, and the restoration/remodel of the Waldorf Astoria Hotel in New York City.

The residential units at Carmel Valley Manor are grouped in clusters, typically around a central courtyard. A network of concrete and brick paths connect the various community buildings, residential clusters, and courtyards. A unique feature of the design are the covered "pass-through" walkways of the residential buildings. Paired-shed roof massing is also a common theme for the SOM-designed buildings on the campus. The most prominent building on the site, the "Meeting House," features a square footprint and a four-sided pyramidal roof. The SOM-design approach is especially notable as being a departure from typical designs for retirement centers. The design takes full advantage of the site by integrating a campus-like setting into the terrain of rolling-foothills. Nearly all of the original SOM-designed structures are centralized within an area referred to as the "Core Campus" of Carmel Valley Manor.

Some of the residential buildings have undergone minor alterations, though these have been consistent for each building type and have not significantly diminished the character-defining features of the buildings or the character of the site as a whole. All buildings originally possessing wood shake roofs have had them replaced with asphalt shingles.

The Applicant/Owner proposes the demolition of 2 independent-living residential units, 7 visitor-guest units, 4 carport parking structures and a woodshop, none of which are SOM-designed structures. Proposed construction would include 19 independent living units, 8 new visitor-guest units, and a 12-bed assisted-living memory care facility. Two proposed changes to SOM-designed structures are a new, 1,980 square-foot two-story addition to the south of the existing (previously modified) fitness center and a modest (1,650 square-foot) ground-floor addition to the rear (south) elevation of the "Meeting House", which will not dimmish or detract the significance of the existing historic and rural character.

A tour by the HRRB Site Review Subcommittee was facilitated by the applicant on June 27, 2025, at which time modifications were suggested by the HRRB. These modifications, which centered on the additions to the Fitness Center building and "Meeting House," are illustrated on the attached plan set (**Exhibit H -** Plan Sheets AS-10DE, A-12D and A-12E). Most notably, the directly adjacent Fitness Center buildings have been modified to share the signature "paired-massing" and "matching roof-pitch" as found throughout the site in an effort to maintaining continuity through the revisions of the proposed additions (Sheet A-12D).

Reports:

Four separate reports pertaining to historic resources at Carmel Valley Manor have been drafted by PAST Consultants, LLC (Seth A. Bergstein). Reports #3 and #4 (below) are specific to this project application:

1. *Carmel Valley Manor: Architectural and Historic Preservation Design Guidelines* - September 6, 2013. (LIB250311 - PLN130588) **Exhibit D**
2. *Phase One Historic Assessment, Carmel Valley Manor* - May 19, 2013. (LIB130209) **Exhibit C**
3. *Historic Review of the proposed Master Plan Project* - June 3, 2024, August 7, 2023, and March 23, 2015. (LIB25009) **Exhibit E**
4. *Carmel Valley Manor Master Plan Phase Two Historic Assessment Report* - February 10, 2025. (LIB250311) **Exhibit D**

The 2013 "*Carmel Valley Manor: Architectural and Historic Preservation Design Guidelines"* (Item "1", above) is not specific to this project but rather provides guidelines for future development. As described on page 1 of this document:

> *The purpose of these Design Guidelines is to ensure that future work to the historic buildings are in keeping with the Standards (Secretary of the Interior's Standards for the Treatment of Historic Properties). An analysis of previous alterations to individual residential buildings reveals that previous alterations have predominantly met the Standards because the unique SOM design was recognized and prioritized when typical building alterations were made.*
>
> *Another purpose of these Design Guidelines is to simplify the Phase Two permitting process when alteration to individual units is proposed in the future. Since the*

residential units are leased by retirement community tenants, individual units may be altered according to the new tenant's desires. These Design Guidelines will ensure that modifications to individual units continue to be performed consistently and respect the architectural design and historic materials of the Manor's individual buildings, as stipulated by the Standards.

The 3-part *Historic Review of the proposed Master Plan Project* (**Ex. E**) was prepared by Seth A. Bergstein (PAST Consultants LLC) to evaluate the historic significance of the structures and the site, and to gauge potential impacts which might result from the project. This assessment has been drafted in three phases (2015, 2023 and 2024) as the project has evolved. The findings of the report are summarized on pages 2-3 of the document, specifically:

• *Demolition within the Core Campus has been avoided by placing nearly all new buildings outside the core. With the exception of the addition to the Fitness Center, building alterations and new building additions have been kept outside the core.*

• *Removal of the Upper Visitor's Quarters near Los Arboles Drive and their replacement with New Independent Living Housing is appropriate, as it removes non-character defining buildings outside the Core Campus.*

• *The addition of a new Memory Care building adjacent to and southeast of the existing Hillcrest Assisted Living facility will remove one existing duplex. This proposed demolition does not impact the Core Campus. In addition, the design of this duplex is represented by similar duplex designs along the perimeter road and outside the core.*

• *The location of the proposed addition to the Meeting House is appropriate, as it places the addition on the south elevation, which is the least visible location; and preserves the open space and paths that link the Meeting House to the Core Campus.*

• *The removal of the existing Wood Shop and Lower Guest Cottage is appropriate, as these buildings are not character defining features of the site.*

• *Based on our preliminary review of this Master Plan Packages One and Two, the additions and alterations to the historic Carmel Valley Manor are sensitive and will allow the property to maintain sufficient historic integrity and keep the subject property's local historic listing.*

The 2025 *Phase Two Historic Survey* (Ex. **D**) reiterates the project's compliance with the prior reports, and confirms that the form, materials and colors of the proposed new construction will be in keeping with the style and character of the historic buildings in the Core Campus. As noted in the *Phase Two Survey*: *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Standards*) provides the framework for evaluating the impacts of additions and alterations to historic buildings. These ten *Standards*, and the project's compliance with them, are noted in the report as follows:

Standard 1. *A property will be used as it was historically or be given a new use that*

requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
Compliance: The proposed alterations will allow the Carmel Valley Manor to continue its use as a residential 65+ care facility, while retaining the existing character-defining features of the Core Campus, in keeping with this *Standard*.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
Compliance: The proposed site additions have been kept almost entirely outside of the Core Campus, which contains the most significant spatial relationships between the clusters of residential buildings, open space and the circulation networks that link the clusters. These aspects of the proposed Master Plan will satisfy this *Standard*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken*.
Compliance: The proposed new buildings and alterations to the Meeting House do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved*.
Compliance: The proposed Master Plan does not include any changes to resources that may have acquired historic significance, in keeping with this *Standard*.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved*.
Compliance: The proposed Master Plan prioritizes the retention of the original SOM design within the Core Campus, including retention of the building clusters set within a campus-like setting, the network of paths that connect the building clusters and the community buildings, and character defining features of the individual buildings, including the shed and forms with lush eaves, stucco wall cladding and metal fenestration. These character-defining features will be retained and rehabilitated, satisfying this *Standard*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
Compliance: Individual buildings, their materials and features have been maintained carefully and continuously by Carmel Valley Manor staff, in keeping with this *Standard*.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used*.

Compliance: Chemical and physical treatments of the individual buildings have been undertaken using the gentlest means on as needed basis by Carmel Valley Manor staff, in keeping with *Standard.*

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
Compliance: This *Standard* does not apply, as archaeological features are not identified at the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
Compliance: Individual building removals and additions will be evaluated by location. Additionally, new structures will share the same roof-pitch general design characteristics of the SOM-designed structures but will also differentiate by their detailing and stucco finish.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*.
Compliance: The proposed additions as designed by the Carmel Valley Master Plan could be removed in the future and the historic integrity of the site would still be maintained in support of this *Standard*, primarily as the most significant historic character defining features of the site are within the Core Campus.

The *Phase Two Historic Survey* concludes that the proposed Carmel Valley Manor's Master Plan additions and alterations to the historic Carmel Valley Manor conform to the *Secretary of the Interior's Standards for Rehabilitation*. Therefore, the proposed project will not cause a significant impact to the environment, according to the California Environment Quality Act (14 CCR § 15126.4(b)(1)), allowing the buildings to maintain its historic integrity.

Additional Findings of Reports:
The Carmel Valley Manor does not qualify for "association with an event" according to the National Register (NR) Criterion A/CR Criterion 1 as no significant event occurred in connection with the facility. Similarly, the Manor does not qualify for association with a significant person (NR Criterion B/CR Criterion 2).

Carmel Valley Manor appears eligible for listing on the National and California Registers under National Register Criterion C (NR Criterion 1) because the complex embodies the distinctive characteristics of a type, period, or method of construction. The Manor represents a cohesive site in terms of its architectural design and relationship among buildings on the site and appears to be significant according to Monterey County Register (MC) "Criteria A" (*Monterey County Code 18.50.010 - Review Criteria*). The Modernist site is particularly representative of a distinct historical period, type, style, region or way of life (MC Criterion A1). The site is connected with someone

renowned, Noel Sullivan (MC Criterion A3), although the primary resource from his occupancy, the Sullivan House, was destroyed by fire. The Core Campus represents the work of a master architect, Skidmore, Owings & Merrill, whose talent influenced a particular architectural style or way of life (MC Criterion A5).

The Manor appears to be significant according to Monterey County Register Criterion B3 as the architectural design and construction materials embody elements of outstanding attention to architectural design, detail, material and craftsmanship (MC Criterion B3).

The Manor appears to be significant according to Monterey County Register Criterion C, as the unique design of the Manor does materially benefit the historic character of the community (MC Criterion C1). The location and physical characteristics of the Manor do represent an established and familiar visual feature of the community, area, or county (MC Criterion C2).

To allow alterations to a designated resource a finding must be made that the proposed work is found to be consistent with the purposes of MCC Chapter 18.25 (*Preservation of Historic Resources*) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site (MCC section 18.25.170.D.1).

CEQA

Pursuant to Public Resources Code Section 21083 and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), Monterey County, as Lead Agency, have undertaken review to determine if the project may have a significant effect on the environment. A draft initial study and mitigated negative declaration (IS/MND) was prepared for this project (**Exhibit H**) which identified only "less than significant" impacts to Cultural Resources.

CEQA Guidelines section 15074(a) requires that advisory bodies consider the prepared environmental document when making a recommendation to the decision-making body, which in this case is the Planning Commission. Staff recommends the HRRB consider the prepared Draft IS/MND, find the analysis adequate to address potential impacts on historic resources, and recommend approval of the project as proposed.

Prepared by: Steve Mason, Associate Planner - (831) 759-7375
Reviewed and approved by: Fionna Jensen, Principal Planner - (831) 796-6407

The following attachments are on file with Housing and Community Development:
- Exhibit A - Draft Resolution
- Exhibit B - Project Plans
- Exhibit C - Phase I Historic Assessment (May 19, 2013)
- Exhibit D - Phase II Historic Assessment w/ Architectural and Historic Preservation Design Guidelines (February 10, 2025 [Assessment] and September 2013 [Design Guidelines])
- Exhibit E - Historic Review of the proposed Master Plan project (June 3, 2024 / August 7, 2023 / March 23, 2015)
- Exhibit F - Applicant-submitted project overview (May 16, 2024)

- Exhibit G - Carmel Valley LUAC meeting minutes (July 21, 2025)
- Exhibit H - Draft Initial Study/Mitigated Negative Declaration
- Exhibit I - 1960 Establishing Use Permit

cc: Joel Panzer (Agent); Jay Zimmer (Applicant); Ashley Chung (Project Coordinator), Seth Bergstein (Historical Consultant); Project File PLN240141

Introduced: 1/27/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** General Agenda Item

PLN240141 - CARMEL VALLEY MANOR

Public hearing to consider a recommendation to the Monterey County Planning Commission for a Combined Development to allow alterations at the Carmel Valley Manor including the demolition of 2 residential units and 7 visitor-guest units to be followed by the construction of 19 new independent-living residential units and 8 visitor-guest units. Additional new construction would include a 12-bed assisted-living memory care facility and additions to the existing fitness center and "Meeting House." The project also proposes the removal of approximately 57 protected oak trees and development on slopes in excess of 25%.
Project Location: 8545 Carmel Valley Road, Carmel (Assessor's Parcel Number 169-061-012-000), Carmel Valley Master Plan.

RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Planning Commission:

1) Adopt an Initial Study/Mitigation Negative Declaration pursuant to CEQA Guidelines section 15074;
2) Approve a Combined Development Permit consisting of:
    a. Administrative Permit and Design Approval to allow demolition of 2 residential units, 7 guest units, a wood shop and 3 carport structures, to be followed by the construction of 19 residential units, 8 guest units, a 12-bed memory care facility, additions to the existing fitness center and "Meeting House" and associated site improvements.
    b. Use Permit to allow development on slopes in excess of 25%.
    c. Use Permit to allow the removal of approximately 57 protected oak trees; and,
3) Adopt a Mitigation Monitoring and Reporting Plan.

DISCUSSION:

Overview:

Carmel Valley Manor is a full-service retirement community consisting of cohesively designed buildings arranged in a campus-like setting. Constructed in 1962-63, the Manor is located, in part, on the site of the former Noel Sullivan Estate (also known as "Hollow Hills Farm"). Mr. Sullivan was well-known as a patron of the arts and hosted many distinguished guests at the Estate including actors Charlie Chaplin, Douglas Fairbanks, Joan Fontaine and Greer Garson, and musical artists Duke Ellington, Cole Porter and Yehudi Menuhin. Famous African American author Langston Hughes lived at the Estate for a year in the early 1930's, where he penned his iconic short story collection "The Ways of White Folks."

Noel Sullivan passed away in 1956 and the property was sold to Northern Congregational Retirement Homes, Inc. (AKA Carmel Valley Manor) and the establishing Use Permit (**Exhibit I**) for Carmel Valley Manor was approved by the Planning Commission on July 26, 1960. Original plans had called for the Sullivan Estate to be integrated into the design of the Carmel Valley Manor. However, a fire on New Years Day, 1962, destroyed most of the Estate structures including the 6-bedroom main house and the music room. A small chapel building ("Hollow Hills Chapel") and an adobe groundskeeper's cottage (now labeled "Bldg. 25") survived the fire and have been retained. These original structures will not be affected by this project.

Carmel Valley Manor opened on October 14, 1963, in essentially the same form as its current setting. Additional construction in subsequent years has included the Hilcrest Center (assisted living building) in 1975, and additions to the "Main Pavilion" building including an expansive, gable-roofed dining room. Extensive landscaping and gardens have been implemented in progressive stages, to include many varieties of trees, shrubs and ground cover, in an arboretum-style setting.

The site is presently developed with 124 apartment units, 22 independent-living units distributed amongst duplex/triplex buildings, 7 visitor/guest units, a combined assisted-living/skilled nursing facility with 60 beds total, a meeting house/event room, and the aforementioned "Main Pavilion" with administrative offices, a dining room, and various "activity rooms." Recreational amenities include a swimming pool, dog run, community garden and a putting green/croquet court.

Carmel Valley Manor was designed by the renowned Modernist architectural firm Skidmore Owings & Merrill (SOM), which was founded in Chicago in 1936 by Louis Skidmore <https://en.wikipedia.org/wiki/Louis_Skidmore> and Nathaniel Owings <https://en.wikipedia.org/wiki/Nathaniel_Owings>. SOM has designed three iconic "skyscrapers"; the Sears Tower in Chicago (formerly the world's tallest building), One World Trade Center in New York City, and the Burj Khalifa in Dubai (currently the world's tallest building at 2,722 feet). Some of their other noteworthy designs, on a less-grandiose scale, include the corporate headquarters for the Walt Disney Company (Burbank, CA), Chicago-O'Hare International Airport, JTI Headquarters in Geneva, Switzerland, and the restoration/remodel of the Waldorf Astoria Hotel in New York City.

The residential units at Carmel Valley Manor are grouped in clusters, typically around a central courtyard. A network of concrete and brick paths connect the various community buildings, residential clusters, and courtyards. A unique feature of the design are the covered "pass-through" walkways of the residential buildings. Paired-shed roof massing is also a common theme for the SOM-designed buildings on the campus. The most prominent building on the site, the "Meeting House," features a square footprint and a four-sided pyramidal roof. The SOM-design approach is especially notable as being a departure from typical designs for retirement centers. The design takes full advantage of the site by integrating a campus-like setting into the terrain of rolling-foothills. Nearly all of the original SOM-designed structures are centralized within an area referred to as the "Core Campus" of Carmel Valley Manor.

Some of the residential buildings have undergone minor alterations, though these have been consistent for each building type and have not significantly diminished the character-defining features of the buildings or the character of the site as a whole. All buildings originally

possessing wood shake roofs have had them replaced with asphalt shingles.

The Applicant/Owner proposes the demolition of 2 independent-living residential units, 7 visitor-guest units, 4 carport parking structures and a woodshop, none of which are SOM-designed structures. Proposed construction would include 19 independent living units, 8 new visitor-guest units, and a 12-bed assisted-living memory care facility. Two proposed changes to SOM-designed structures are a new, 1,980 square-foot two-story addition to the south of the existing (previously modified) fitness center and a modest (1,650 square-foot) ground-floor addition to the rear (south) elevation of the "Meeting House", which will not dimmish or detract the significance of the existing historic and rural character.

A tour by the HRRB Site Review Subcommittee was facilitated by the applicant on June 27, 2025, at which time modifications were suggested by the HRRB. These modifications, which centered on the additions to the Fitness Center building and "Meeting House," are illustrated on the attached plan set (**Exhibit H -** Plan Sheets AS-10DE, A-12D and A-12E). Most notably, the directly adjacent Fitness Center buildings have been modified to share the signature "paired-massing" and "matching roof-pitch" as found throughout the site in an effort to maintaining continuity through the revisions of the proposed additions (Sheet A-12D).

Reports:

Four separate reports pertaining to historic resources at Carmel Valley Manor have been drafted by PAST Consultants, LLC (Seth A. Bergstein). Reports #3 and #4 (below) are specific to this project application:

1. *Carmel Valley Manor: Architectural and Historic Preservation Design Guidelines* - September 6, 2013. (LIB250311 - PLN130588) **Exhibit D**
2. *Phase One Historic Assessment, Carmel Valley Manor* - May 19, 2013. (LIB130209) **Exhibit C**
3. *Historic Review of the proposed Master Plan Project* - June 3, 2024, August 7, 2023, and March 23, 2015. (LIB25009) **Exhibit E**
4. *Carmel Valley Manor Master Plan Phase Two Historic Assessment Report* - February 10, 2025. (LIB250311) **Exhibit D**

The 2013 "*Carmel Valley Manor: Architectural and Historic Preservation Design Guidelines"* (Item "1", above) is not specific to this project but rather provides guidelines for future development. As described on page 1 of this document:

> *The purpose of these Design Guidelines is to ensure that future work to the historic buildings are in keeping with the Standards (Secretary of the Interior's Standards for the Treatment of Historic Properties). An analysis of previous alterations to individual residential buildings reveals that previous alterations have predominantly met the Standards because the unique SOM design was recognized and prioritized when typical building alterations were made.*
>
> *Another purpose of these Design Guidelines is to simplify the Phase Two permitting process when alteration to individual units is proposed in the future. Since the residential units are leased by retirement community tenants, individual units may be*

altered according to the new tenant's desires. These Design Guidelines will ensure that modifications to individual units continue to be performed consistently and respect the architectural design and historic materials of the Manor's individual buildings, as stipulated by the Standards.

The 3-part *Historic Review of the proposed Master Plan Project* (**Ex. E**) was prepared by Seth A. Bergstein (PAST Consultants LLC) to evaluate the historic significance of the structures and the site, and to gauge potential impacts which might result from the project. This assessment has been drafted in three phases (2015, 2023 and 2024) as the project has evolved. The findings of the report are summarized on pages 2-3 of the document, specifically:

• *Demolition within the Core Campus has been avoided by placing nearly all new buildings outside the core. With the exception of the addition to the Fitness Center, building alterations and new building additions have been kept outside the core.*

• *Removal of the Upper Visitor's Quarters near Los Arboles Drive and their replacement with New Independent Living Housing is appropriate, as it removes non-character defining buildings outside the Core Campus.*

• *The addition of a new Memory Care building adjacent to and southeast of the existing Hillcrest Assisted Living facility will remove one existing duplex. This proposed demolition does not impact the Core Campus. In addition, the design of this duplex is represented by similar duplex designs along the perimeter road and outside the core.*

• *The location of the proposed addition to the Meeting House is appropriate, as it places the addition on the south elevation, which is the least visible location; and preserves the open space and paths that link the Meeting House to the Core Campus.*

• *The removal of the existing Wood Shop and Lower Guest Cottage is appropriate, as these buildings are not character defining features of the site.*

• *Based on our preliminary review of this Master Plan Packages One and Two, the additions and alterations to the historic Carmel Valley Manor are sensitive and will allow the property to maintain sufficient historic integrity and keep the subject property's local historic listing.*

The 2025 *Phase Two Historic Survey* (Ex. **D**) reiterates the project's compliance with the prior reports, and confirms that the form, materials and colors of the proposed new construction will be in keeping with the style and character of the historic buildings in the Core Campus. As noted in the *Phase Two Survey*: *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Standards*) provides the framework for evaluating the impacts of additions and alterations to historic buildings. These ten *Standards*, and the project's compliance with them, are noted in the report as follows:

Standard 1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*.
Compliance: The proposed alterations will allow the Carmel Valley Manor to continue

its use as a residential 65+ care facility, while retaining the existing character-defining features of the Core Campus, in keeping with this *Standard*.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
Compliance: The proposed site additions have been kept almost entirely outside of the Core Campus, which contains the most significant spatial relationships between the clusters of residential buildings, open space and the circulation networks that link the clusters. These aspects of the proposed Master Plan will satisfy this *Standard*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken*.
Compliance: The proposed new buildings and alterations to the Meeting House do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved*.
Compliance: The proposed Master Plan does not include any changes to resources that may have acquired historic significance, in keeping with this *Standard*.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved*.
Compliance: The proposed Master Plan prioritizes the retention of the original SOM design within the Core Campus, including retention of the building clusters set within a campus-like setting, the network of paths that connect the building clusters and the community buildings, and character defining features of the individual buildings, including the shed and forms with lush eaves, stucco wall cladding and metal fenestration. These character-defining features will be retained and rehabilitated, satisfying this *Standard*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
Compliance: Individual buildings, their materials and features have been maintained carefully and continuously by Carmel Valley Manor staff, in keeping with this *Standard*.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used*.
Compliance: Chemical and physical treatments of the individual buildings have been undertaken using the gentlest means on as needed basis by Carmel Valley Manor staff, in keeping with *Standard.*

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
Compliance: This *Standard* does not apply, as archaeological features are not identified at the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
Compliance: Individual building removals and additions will be evaluated by location. Additionally, new structures will share the same roof-pitch general design characteristics of the SOM-designed structures but will also differentiate by their detailing and stucco finish.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*.
Compliance: The proposed additions as designed by the Carmel Valley Master Plan could be removed in the future and the historic integrity of the site would still be maintained in support of this *Standard*, primarily as the most significant historic character defining features of the site are within the Core Campus.

The *Phase Two Historic Survey* concludes that the proposed Carmel Valley Manor's Master Plan additions and alterations to the historic Carmel Valley Manor conform to the *Secretary of the Interior's Standards for Rehabilitation*. Therefore, the proposed project will not cause a significant impact to the environment, according to the California Environment Quality Act (14 CCR § 15126.4(b)(1)), allowing the buildings to maintain its historic integrity.

Additional Findings of Reports:
The Carmel Valley Manor does not qualify for "association with an event" according to the National Register (NR) Criterion A/CR Criterion 1 as no significant event occurred in connection with the facility. Similarly, the Manor does not qualify for association with a significant person (NR Criterion B/CR Criterion 2).

Carmel Valley Manor appears eligible for listing on the National and California Registers under National Register Criterion C (NR Criterion 1) because the complex embodies the distinctive characteristics of a type, period, or method of construction. The Manor represents a cohesive site in terms of its architectural design and relationship among buildings on the site and appears to be significant according to Monterey County Register (MC) "Criteria A" (*Monterey County Code 18.50.010 - Review Criteria*). The Modernist site is particularly representative of a distinct historical period, type, style, region or way of life (MC Criterion A1). The site is connected with someone renowned, Noel Sullivan (MC Criterion A3), although the primary resource from his occupancy, the Sullivan House, was destroyed by fire. The Core Campus represents the work of a master architect, Skidmore, Owings & Merrill, whose talent influenced a particular architectural style or way of life (MC Criterion A5).

The Manor appears to be significant according to Monterey County Register Criterion B3 as the architectural design and construction materials embody elements of outstanding attention to architectural design, detail, material and craftsmanship (MC Criterion B3).

The Manor appears to be significant according to Monterey County Register Criterion C, as the unique design of the Manor does materially benefit the historic character of the community (MC Criterion C1). The location and physical characteristics of the Manor do represent an established and familiar visual feature of the community, area, or county (MC Criterion C2).

To allow alterations to a designated resource a finding must be made that the proposed work is found to be consistent with the purposes of MCC Chapter 18.25 (*Preservation of Historic Resources*) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site (MCC section 18.25.170.D.1).

CEQA

Pursuant to Public Resources Code Section 21083 and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), Monterey County, as Lead Agency, have undertaken review to determine if the project may have a significant effect on the environment. A draft initial study and mitigated negative declaration (IS/MND) was prepared for this project (**Exhibit H**) which identified only "less than significant" impacts to Cultural Resources.

CEQA Guidelines section 15074(a) requires that advisory bodies consider the prepared environmental document when making a recommendation to the decision-making body, which in this case is the Planning Commission. Staff recommends the HRRB consider the prepared Draft IS/MND, find the analysis adequate to address potential impacts on historic resources, and recommend approval of the project as proposed.

Prepared by: Steve Mason, Associate Planner - (831) 759-7375
Reviewed and approved by: Fionna Jensen, Principal Planner - (831) 796-6407

The following attachments are on file with Housing and Community Development:
- Exhibit A - Draft Resolution
- Exhibit B - Project Plans
- Exhibit C - Phase I Historic Assessment (May 19, 2013)
- Exhibit D - Phase II Historic Assessment w/ Architectural and Historic Preservation Design Guidelines (February 10, 2025 [Assessment] and September 2013 [Design Guidelines])
- Exhibit E - Historic Review of the proposed Master Plan project (June 3, 2024 / August 7, 2023 / March 23, 2015)
- Exhibit F - Applicant-submitted project overview (May 16, 2024)
- Exhibit G - Carmel Valley LUAC meeting minutes (July 21, 2025)
- Exhibit H - Draft Initial Study/Mitigated Negative Declaration
- Exhibit I - 1960 Establishing Use Permit

cc: Joel Panzer (Agent); Jay Zimmer (Applicant); Ashley Chung (Project Coordinator), Seth Bergstein (Historical Consultant); Project File PLN240141

Exhibit A

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DRAFT RESOLUTION

Before the Historic Resources Review Board in and for the County of Monterey, State of California

Resolution No. 26-XXX
PLN240141 - CARMEL VALLEY MANOR
Resolution by the County of Monterey Historic Resources Review Board (HRRB) recommending that the Planning Commission:

1) Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
2) Approve a Combined Development Permit consisting of:
    a. Administrative Permit and Design Approval to allow demolition of 2 residential units, 7 guest units, a wood shop, 3 carport structure and construction of 19 residential units, 8 guest units, a 12-bed memory care facility, additions to the existing fitness center and "Meeting House" and associated site improvements.
    b. Use Permit to allow development on slopes in excess of 25%.
    c. Use Permit to allow the removal of approximately 57 protected oak trees.
3) Adopt a Mitigation Monitoring and Reporting Plan

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on January 8, 2026, and February 5, 2026, pursuant to Section 18.25.170 of the Monterey County Code.

WHEREAS, Joel Panzer (Agent) filed a Combined Development Permit application with the County of Monterey, requesting approval of: 1) An Administrative Permit and Design Approval to allow demolition of 2 residential units, 7 guest units, a wood shop, 3 carport structures and 5 single family dwellings and construction of 24 living units, 8 guest units, a 12-bed memory care facility, additions to the existing fitness center and "Meeting House" and associated site improvement; and, 2) A Use Permit to allow development on slopes in excess of 25%; and, 3) A Use Permit to allow the removal of 81 protected oak trees.

WHEREAS, the project is located at 8545 Carmel Valley Road, Carmel (Assessor's Parcel Number 169-061-012-000), Carmel Valley Master Plan. The zoning is Density Residential, 2.5 units per acre, Design Control District, Site Plan Review Zoning, Residential Allocation Zoning District, or "LDR/2.5-D-S-RAZ". Per Title 18.25.020 of Monterey County Code the County

must preserve protect and enhance those structures and areas that contribute to the historical heritage of the County of Monterey.

WHEREAS, The Carmel Valley Manor site is presently developed with 124 apartment units, 22 independent-living residential units (distributed amongst duplex/triplex buildings), 7 visitor/guest units, a combined assisted-living/skilled nursing facility (60 beds total), a meeting house/event room, and a central building with administrative offices and a dining room. Recreational amenities include a swimming pool, dog run, community garden, putting green and croquet court.

WHEREAS, a Phase I Historic Assessment (Exhibit C), and Phase II Historic Assessment with Architectural and Historic Preservation Design Guidelines (Exhibit D), and a Historical Review (Exhibit E) were prepared by Historical Consultant Seth A. Bergstein of PAST Consultants LLC between the dates of May 19th, 2013, and February 10th, 2025, which concludes that the project on the subject parcel meets the applicable Secretary of the Interior's Standard's for Rehabilitation; therefore, the proposed project will not impact the historic integrity of the Carmel Valley Manor (HCD-Planning Library Nos. LIB250009 and LIB250311).

WHEREAS, Carmel Valley Manor appears eligible for listing on the National and California registers under National Register Criterion C (CR Criterion 1) because the complex embodies the distinctive characteristics of a type, period, or method of construction. The Manor represents a cohesive site in terms of its architectural design and relationship among buildings on the site, and appears to be significant according to Monterey County Register "Criteria A." The Modernist-style site is particularly representative of a distinct historical period, type, style, region or way of life (Criterion A1). The Core Campus does represent the work of a master architect, Skidmore, Owings & Merrill, whose talent influenced a particular architectural style or way of life (Criterion A5). The Manor appears to be significant according to Monterey County Register Criterion B3 because the architectural design and construction materials do embody elements of outstanding attention to architectural design, detail, material and craftsmanship (Criterion B3).

WHEREAS, The project is compliant with the ten (10) *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Standards*) as noted:

> Standard 1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*.
> Compliance: The proposed alterations will allow Carmel Valley Manor to continue its use as a residential senior care facility, while retaining the existing character-defining features of the Core Campus, in keeping with this *Standard*.
>
> 2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
> Compliance: The proposed site additions have been kept almost entirely outside the historic "Core Campus", which contains the most significant spatial relationships between the clusters of residential buildings, open space and the circulation networks that

link the clusters. Appropriate materials for new construction, such as stucco wall cladding and metal windows, will be utilized in the new buildings. These aspects of the proposed Master Plan will satisfy this *Standard*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken*.
Compliance: The proposed new buildings and alterations to the Meeting House do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved*.
Compliance: The proposed Master Plan does not impact any changes made to the site that may have acquired historic significance, in keeping with this *Standard*.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterizes a property will be preserved*.
Compliance: The proposed Master Plan prioritizes the retention of the original SOM design within the Core Campus, including retention of the building clusters set within a campus-like setting, the network of paths that connect the building clusters and the community buildings, and character defining features of the individual buildings, including the shed and forms with lush eaves, stucco wall cladding and metal fenestration. These character-defining features will be retained and rehabilitated, satisfying this *Standard*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
Compliance: Individual buildings, their materials and features have been maintained carefully and continuously by Carmel Valley Manor staff, in keeping with this *Standard*.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used*.
Compliance: Chemical and physical treatments of the individual buildings have been undertaken using the gentlest means on an as needed basis by Carmel Valley Manor staff, in keeping with *Standard.*

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
Compliance: This *Standard* does not apply, as archaeological features are not identified at the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Compliance: Individual building removals and additions will be evaluated by location. New structures will share the same roof-pitch and general design characteristics of the SOM-designed structures but will also differentiate by their detailing and stucco finish.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*.

Compliance: The proposed additions as designed by the Carmel Valley Master Plan could be removed in the future and the historic integrity of the site would still be maintained in support of this *Standard*, primarily because the most significant historic character defining features of the site are within the Core Campus.

WHEREAS, the County of Monterey prepared a draft initial study and mitigated negative declaration (IS/MND) for this project, consistent with CEQA Guidelines section 15063(a) and 15063(b)(2). The draft IS/MND identified potentially "less than significant impacts" to Cultural Resources.

WHEREAS, the HRRB considered the entirety of prepared draft IS/MND, pursuant to CEQA guidelines section 15074(a), and found the analysis regarding potential impacts on the listed historical resource to be adequate; and

THEREFORE, BE IT RESOLVED, that having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB recommends the Planning Commission adopt the draft IS/MND, approve a Combined Development Permit, and adopt a Mitigation Monitoring and Reporting Plan, subject to the following findings:

Finding: The draft IS/MND, prepared pursuant to CEQA Guidelines section 15070, adequately analyzed and found impacts on listed historical resources to be less than significant.

Finding: The proposed project is found to be consistent with the purposes of Monterey County Code Chapter 18.25 and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.

Evidence:

1. Regulations for the Preservation of Historic Resources as contained in Monterey County Code Chapter 18.25
2. Phase I Historic Assessment (LIB130209) prepared by Seth Bergstein, May 19, 2013
3. Phase II Historic Assessment (LIB250311) prepared by Seth Bergstein, February 10, 2025

4. Historic Review of the proposed Master Plan Project (LIB25009), June 3, 2024, August 7, 2023, and March 23, 2015
5. Carmel Valley Manor: Architectural and Historic Preservation Design Guidelines - (LIB250311), September 6, 2013
6. Secretary of the Interior Standards for the Treatment of Historic Properties
7. Draft IS/MND
8. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN240141
9. Site tour by the HRRB Site Review Subcommittee as conducted June 27, 2025
10. Oral testimony and HRRB discussion during the public hearing and the administrative record

Passed and adopted on this **5th day of February, 2026**, upon motion of _____, seconded by_____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Attest
Jordan Evans- Polockow**,** HRRB Secretary
February 5, 2026

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Exhibit B

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VICINITY MAP

NOT TO SCALE

MASTERPLAN BUILDING AREA SUMMARY

	BUILDING TYPE & DESCRIPTION	RESIDENTIAL UNITS ADDED	UNIT AREA (GSF)	AREA OF ADDITION (GSF)
A	HILLSIDE DUPLEX	9	3,430	30,870
B	GUEST SUITE	8	640	5,120
C	MEMORY CARE	--	--	10,110
D	FITNESS CENTER	--	--	1,980
E	MEETING HOUSE	--	--	1,650
F	UPPER DUPLEX	10	1,930	19,300
G	NOT USED - (5) LOS ARBOLES UNITS TO REMAIN AS-IS	0	--	--
H	DOG RUN & RESIDENT GARDEN	--	--	5,350
	TOTALS	**27**		**74,380**

APPLICABLE CODES

ALL NEW WORK SHALL BE IN CONFORMANCE WITH:

1. CALIFORNIA BUILDING CODE 2022
2. CALIFORNIA ELECTRICAL CODE 2022
3. CALIFORNIA MECHANICAL CODE 2022
4. CALIFORNIA PLUMBING CODE 2022
5. CALIFORNIA ENERGY CODE 2022
6. CALIFORNIA FIRE CODE 2022
7. CALIFORNIA GREEN BUILDING STANDARDS 2022
8. NFPA 13 STANDARD FOR SPRINKLER SYSTEMS 2022
9. NFPA 101 LIFE SAFETY CODE 2024
10. COUNTY OF MONTEREY MUNICIPAL CODE
11. CALDAG STANDARDS FOR ACCESSIBLE DESIGN 2010
12. RESIDENTIAL CARE FACILITY FOR THE ELDERLY LICENSING REGULATIONS - CALIF. DEPT. OF AGING

DEFERRED SUBMITTALS

1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM
3. SECURITY SYSTEM
4. SIGNAGE

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PROJECT DESCRIPTION

THIS IS AN AMENDMENT TO USE PERMIT # 624 TO UPDATE THE CARMEL VALLEY MANOR CAMPUS MASTER PLAN.

PROJECT INCLUDES THE FOLLOWING:

A. DEMOLITION OF EXISTING STRUCTURES:
- WOOD SHOP & MAINTANCE SHED
- LOWER GUEST COTTAGE
- (1) RESIDENTIAL DUPLEX (2 UNITS)
- UPPER GUEST COTTAGES & CARPORT PARKING STRUCTURES
- (5) SINGLE FAMILY HOUSES (ON FIVE LOTS)
- SEE SHEET AS-01 FOR DETAILS

B. NEW BUILDING CONSTRUCTION TO INCLUDES:
- HILLSIDE RESIDENTIAL DUPLEXES (9 UNITS)
- UPPER RESIDENTIAL DUPLEX (5 UNITS)
- FIVE LOT DUPLEXES (10 UNITS)
- GUEST SUITES (8 UNITS)
- 12 BED MEMORY CARE FACILITY (1-STORY)
- RENOVATION & 1-STORY ADDITION TO THE MEETING HOUSE
- RENOVATION & 2-STORY ADDITION TO THE FITNESS CENTER

C. SITE IMPROVEMENTS INCLUDE:
- NEW CONNECTION TO THE CARMEL AREA WASTEWATER DISTRICT SEWER LINE, AND ABANDONMENT OF THE CURRENT SEPTIC SYSTEM.
- ADDITION PARKING BUILT ON THE ABANDONED SEPTIC FIELD.
- RELOCATED DOG RUN AND RESIDENT GARDEN.
- IMPROVED TRASH COLLECTION AND RECYCLING FACILITIES
- SITE GRADING: 7800 CY CUT & 7800 CY FILL
- SITE LANDSCAPING, SITE LIGHTING, AND IMPROVED BUILDING ACCESS
- (133) TREES REMOVED & (55) TREES ADDED FOR MITIGATION/ REPLACEMENT
- FOR LOCATION AND INFORMATION OF PROPOSED RETAINING WALLS, SEE CIVIL DRAWINGS.
- RESTRICTED ACCESS GATE WITH KNOX BOX TO BE INSTALLED ON LOS ARBOLES DRIVE AT WESTERLY PROJECT TERMINUS.

THIS PROJECT WILL BE CONSTRUCTED IN PHASES.

OCCUPANCY TYPE: R-2.1 RCFE

CONSTRUCTION TYPE: V-A

ALL NEW BUILDING COLORS & MATERIALS TO MATCH EXISTING CAMPUS ARCHITECTURE.

AERIAL MAP - EXISTING CARMEL VALLEY MANOR

NOT TO SCALE

UNIT SUMMARY

RESIDENTIAL UNITS				PROPOSED
UNIT TYPES	EXIST #	REMOVE	ADD	TOTAL
*DUPLEX UNITS	22	- 2	19	39
*APARTMENTS	124	0	0	124
GUEST UNITS	7	- 7	8	8
TOTAL ON CAMPUS	153	- 9	27	171
*FIVE HOME LOTS				
SINGLE FAMILY DWELLING (SFD)	5			5
DUPLEX UNITS			0	0
TOTAL ON 5 LOTS	5		0	5

* NOTES INDEPENDENT UNITS: TOTALS (168) INDEPENDENT LIVING UNITS OUT OF (172) INDEPENDENT LIVING UNITS ALLOWANCE PER 1960 PERMIT #624 (7.5 UNITS/ACRE X 23 ACRES).

HEALTH CENTER BED COUNT				PROPOSED
UNIT TYPES	EXIST #		ADD	TOTAL
SKILLED NURSING	36		0	36
ASSISTED LIVING	24		0	24
MEMORY CARE	0		12	12
TOTAL BEDS	60		12	72

PARKING SUMMARY

PARKING ON SITE				PROPOSED
SPACE TYPES	EXISTING	REMOVE	ADD	TOTAL
PRIVATE SPACES	146	- 2	32	36
COMMON STANDARD	120	- 60	86	24
ACCESSIBLE	8	0	4	12
TOTAL PARKING	274	- 62	122	334

AERIAL MAP LEGEND

#	EXISTING SITE FACILITIES
1	MAIN ENTRY DRIVE
2	RESIDENT & VISITOR PARKING
3	THE PAVILION - RECEPTION, ADMIN, DINING, KITCHEN, COMMON SPACES.
4	HILLCREST: ASSISTED LIVING
5	HEALTH CENTER: SKILLED NURSING
6	CARMEL VALLEY MANOR LOOP ROAD
7	COVERED RESIDENT PARKING
8	MANOR HOUSES (5 LOTS)
9	TYPICAL RESIDENTIAL COURTYARD & CLUSTER
10	WEST PARLOR/ LAUNDRY
11	LAWN BOWLING GREEN
12	TYPICAL RESIDENTIAL DUPLEXES
13	SWIMMING POOL
14	FITNESS CENTER
15	THE MEETING HOUSE
16	ENTRY LAWN
17	CHAPEL
18	MAINTENANCE BUILDINGS
19	DOG PARK
20	RESIDENT GARDENS
21	SEPTIC SYSTEM LEACH FIELD (OLD)
22	WOOD SHOP
23	UPPER GUEST COTTAGES
24	LOWER GUEST COTTAGE

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AS-02	ARCHITECTURAL SITE PLAN
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L-100C	MEMORY CARE - TREE DISPOSITION PLAN
L-100DE	FITNESS CENTER, MEETING HOUSE - TREE DISPOSITION PLAN
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No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	Date 3

SEAL

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
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Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
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6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

COVER, PROJECT INFORMATION & SHEET INDEX

G-00

MASTERPLAN SUBMITTAL

01/09/2025

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1 **EXISTING SITE PLAN**
1" = 60'-0"

No.	Description	Date

SEAL

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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
EXISTING SITE PLAN

AS-00

MASTERPLAN SUBMITTAL

01/09/2025

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PROPOSED DEMOLITION

	#	ITEM TO BE DEMOLISHED	AREA (SF)	
DEMO ON 5 LOTS	1	HOUSE #1	0	-11,656 SF SUBTOTAL
	2	HOUSE #2	0	
	3	HOUSE #3	0	
	4	HOUSE #4	0	
	5	HOUSE #5	0	
DEMO ON CAMPUS	6	WOOD SHOP	-1360	-11,644 SF SUBTOTAL
	7	LOWER GUEST COTTAGE	-1560	
	8	RESIDENTIAL DUPLEX	-3524	
	9	SEPTIC LEACH FIELD REMOVAL	0	
	10	UPPER GUEST COTTAGES (4 UNITS)	-2000	
	11	(4) CARPORT PARKING STRUCTURES	-3200	
	12	HILLSIDE EXCAVATION	-----	

-11,644 TOTAL SF

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	Date 3

SEAL

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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

ARCHITECTURAL DEMOLITION PLAN

AS-01

MASTERPLAN SUBMITTAL

01/09/2025

1 **ARCHITECTURAL DEMOLITION PLAN**
1" = 60'-0"

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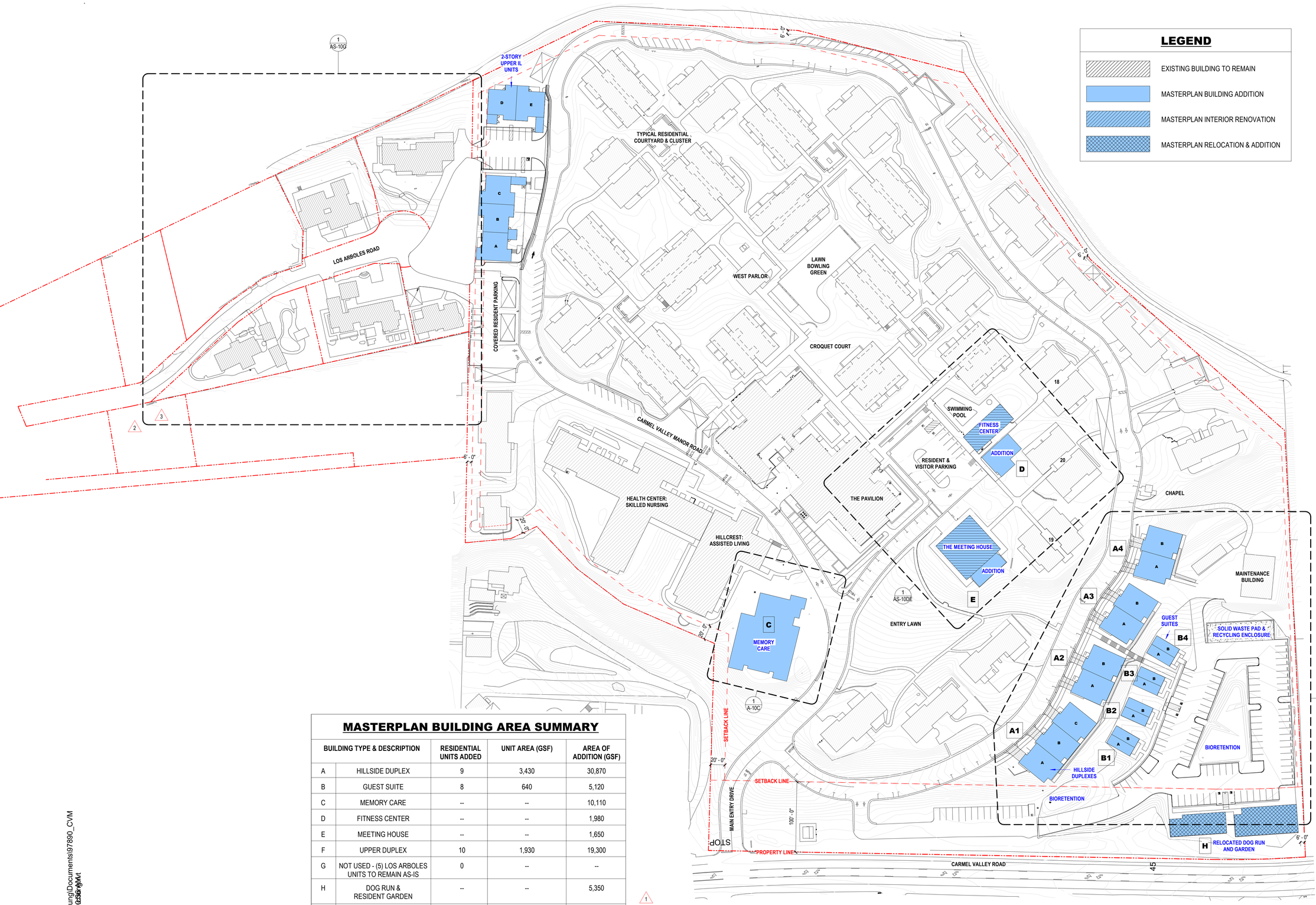


LEGEND

- EXISTING BUILDING TO REMAIN
- MASTERPLAN BUILDING ADDITION
- MASTERPLAN INTERIOR RENOVATION
- MASTERPLAN RELOCATION & ADDITION

MASTERPLAN BUILDING AREA SUMMARY

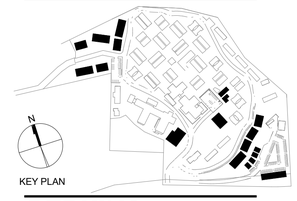
	BUILDING TYPE & DESCRIPTION	RESIDENTIAL UNITS ADDED	UNIT AREA (GSF)	AREA OF ADDITION (GSF)
A	HILLSIDE DUPLEX	9	3,430	30,870
B	GUEST SUITE	8	640	5,120
C	MEMORY CARE	--	--	10,110
D	FITNESS CENTER	--	--	1,980
E	MEETING HOUSE	--	--	1,650
F	UPPER DUPLEX	10	1,930	19,300
G	NOT USED - (5) LOS ARBOLES UNITS TO REMAIN AS-IS	0	--	--
H	DOG RUN & RESIDENT GARDEN	--	--	5,350
	TOTALS	**27**		**74,380**

1 **ARCHITECTURAL SITE PLAN**

1" = 60'-0"

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	Date 3

SEAL



KEY PLAN

PERKINS — EASTMAN
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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

ARCHITECTURAL SITE PLAN

AS-02

MASTERPLAN SUBMITTAL

01/09/2025

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LOT COVERAGE CALCULATIONS

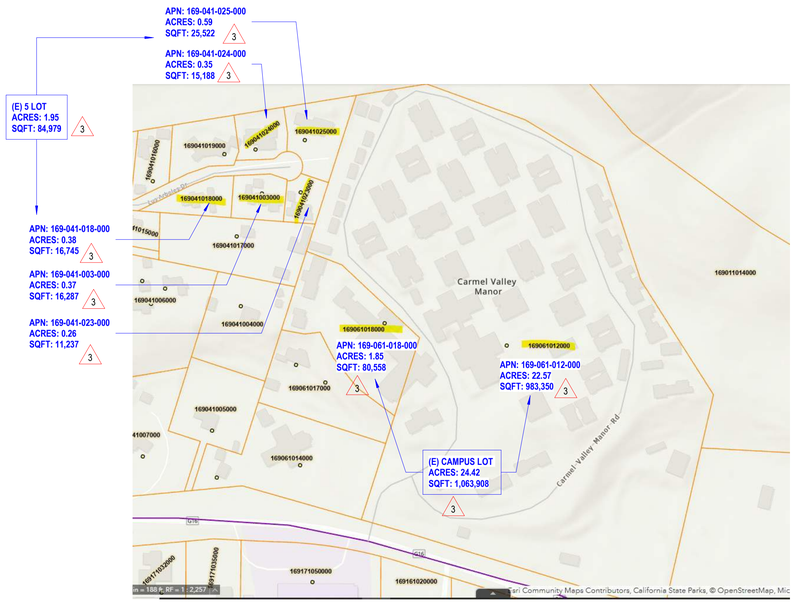
		EXISTING	PROPOSED	Δ
	APN	SQFT	SQFT	%
EXISTING CAMPUS	169-061-012-000	209,955.00	244,640.00	
	169-061-018-000			
		19.73%	22.99%	3.26%
5 LOT	169-041-003-000	3,815.00	-	
		23.42%		0.00%
	169-041-018-000	2,941.00	-	
		17.56%		0.00%
	169-041-023-000	2,570.00	-	
		22.87%		0.00%
	169-041-024-000	3,752.00	-	
		24.70%		0.00%
	169-041-025-000	3,602.00	-	
		14.11%		0.00%
		16,680.00	-	
		19.63%	0.00%	0.00%

TOTAL LOT AREA FROM CIVIL ACREAGE 01-07-2026

	APN	ACRES	SQFT
EXISTING CAMPUS	169-061-012-000	22.57	983,350.00
	169-061-018-000	1.85	80,558.00
		24.42	1,063,908.00
5 LOT	169-041-003-000	0.37	16,287.00
	169-041-018-000	0.38	16,745.00
	169-041-023-000	0.26	11,237.00
	169-041-024-000	0.35	15,188.00
	169-041-025-000	0.59	25,522.00
		1.95	84,979.00
EXISTING CAMPUS + 5 LOT TOTALS		26.37	1,148,887.00

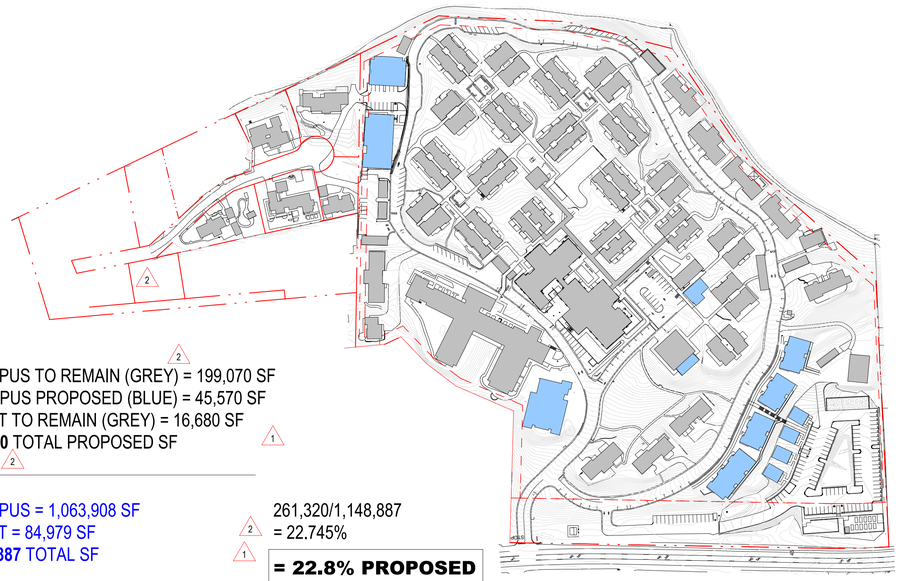
				Δ
EXISTING LOT COVERAGE INC. DEMO, CARPORTS		226,635.00	0.197265	19.70%	
	CAMPUS	209,955.00	0.197343	19.70%	
	5 LOT	16,680.00	0.196284	19.60%	
PROPOSED LOT COVERAGE INC. (E) TO REMAIN, CARPORTS		261,320.00	0.227455	22.80%	3.10%
	CAMPUS	244,640.00	0.229945	23.00%	3.30%
	5 LOT	16,680.00	0.196284	19.60%	0.00%

1 ACRE	43,560.00



(E) CAMPUS AND 5 LOT TOTAL
ACRES: 26.37
SQFT: 1,148,887

SUPPORTING LOT COVERAGE CALCS



(E) CAMPUS TO REMAIN (GREY) = 199,070 SF
(N) CAMPUS PROPOSED (BLUE) = 45,570 SF
(E) 5 LOT TO REMAIN (GREY) = 16,680 SF
= **261,320** TOTAL PROPOSED SF

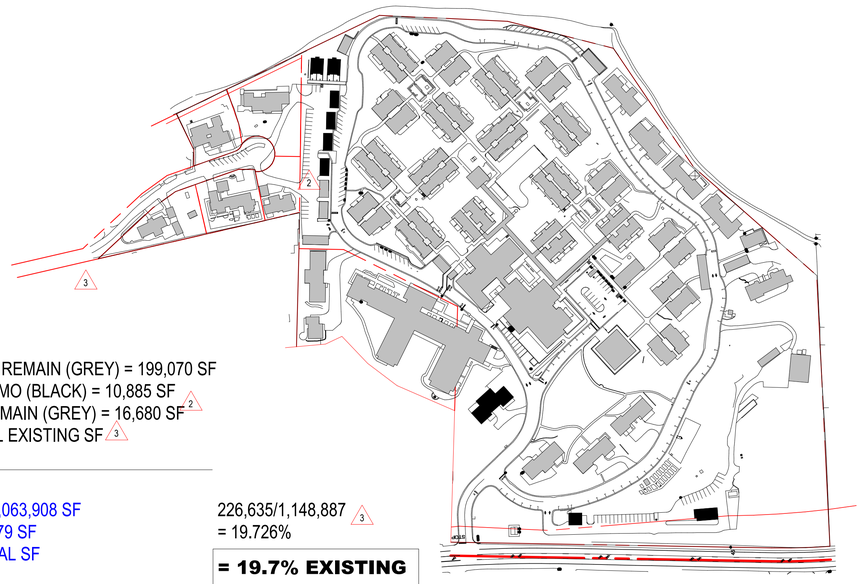
(E) CAMPUS = 1,063,908 SF
(E) 5 LOT = 84,979 SF
= **1,148,887** TOTAL SF

261,320/1,148,887
= 22.745%

= 22.8% PROPOSED LOT COVERAGE

2 LOT COVERAGE CALC - PROPOSED

1" = 160'-0"



(E) CAMPUS TO REMAIN (GREY) = 199,070 SF
(E) CAMPUS DEMO (BLACK) = 10,885 SF
(E) 5 LOT TO REMAIN (GREY) = 16,680 SF
= **226,635** TOTAL EXISTING SF

(E) CAMPUS = 1,063,908 SF
(E) 5 LOT = 84,979 SF
= **1,148,887** TOTAL SF

226,635/1,148,887
= 19.726%

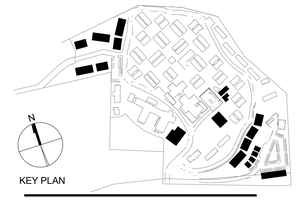
= 19.7% EXISTING LOT COVERAGE

1 LOT COVERAGE CALC - EXISTING

1" = 160'-0"

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	Date 3

SEAL



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Landscape Design:
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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

LOT COVERAGE CALCULATION

AS-03

MASTERPLAN SUBMITTAL

01/09/2025

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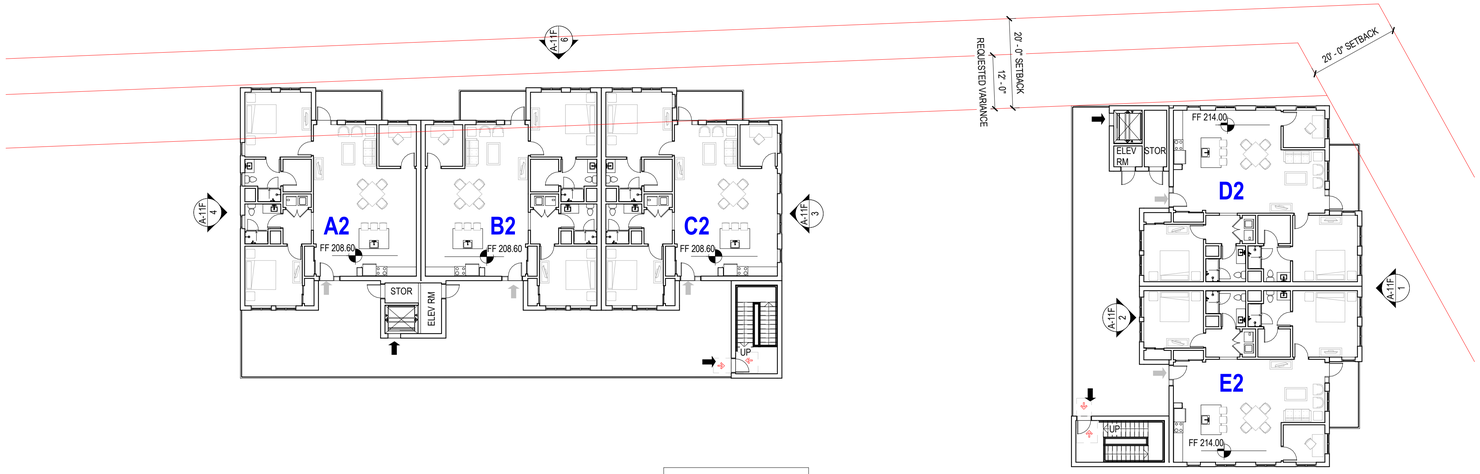
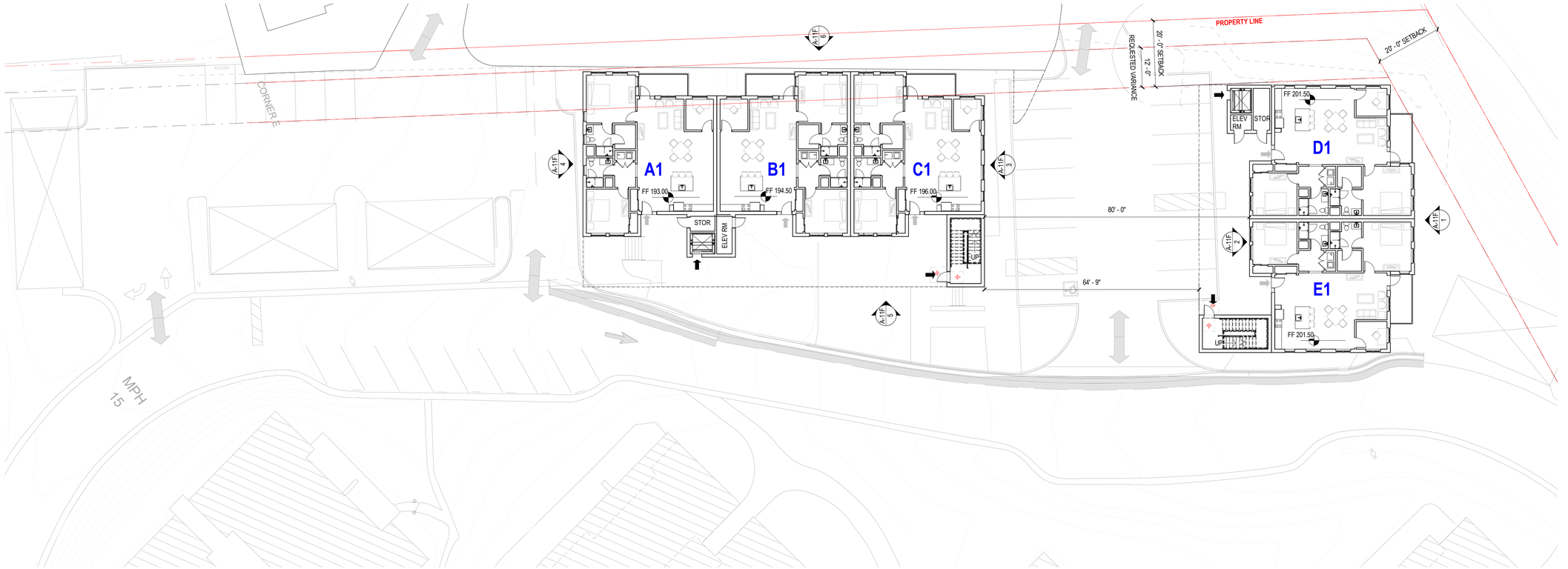


2 **UPPER DUPLEXES - ALTERNATE - SECOND FLOOR PLAN**

1/16" = 1'-0"

1930 GSF PER UNIT



1 **UPPER DUPLEXES - ALTERNATE - FIRST FLOOR PLAN**

1/16" = 1'-0"

1930 GSF PER UNIT

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No.	Description	Date

SEAL

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8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

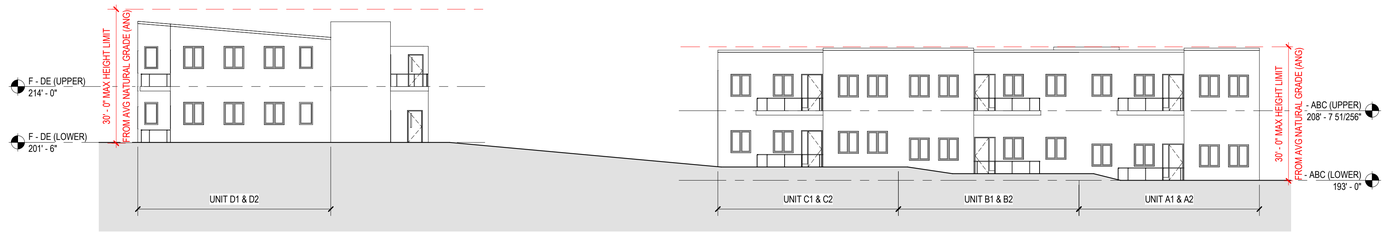
DRAWING TITLE:

UPPER IL UNITS - 2-STORY - ENLARGED PLANS

A-10F

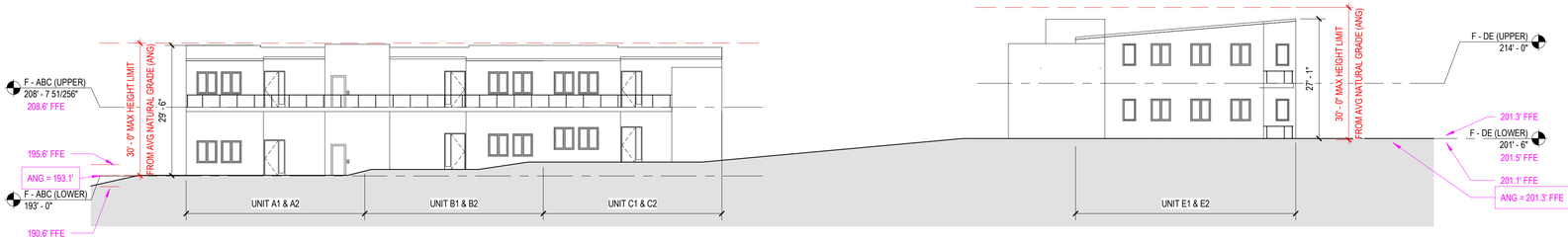
MASTERPLAN SUBMITTAL

01/09/2025



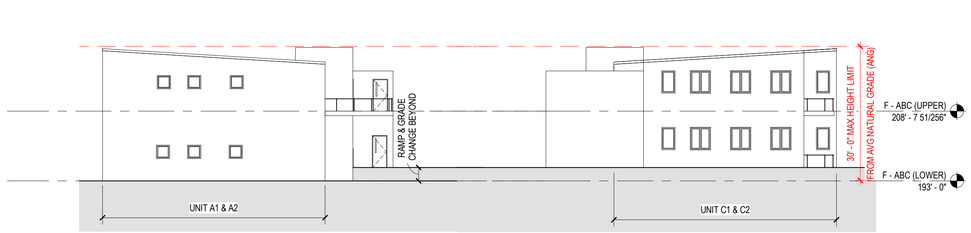
6 UPPER IL - ABCDE - NORTH ELEVATION

1/16" = 1'-0"



5 UPPER IL - ABCDE - SOUTH ELEVATION

1/16" = 1'-0"

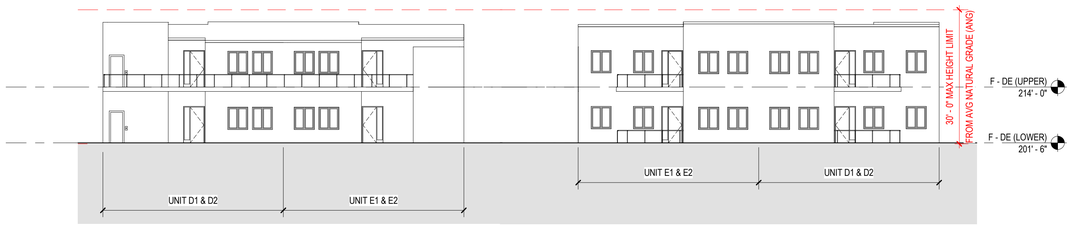


4 UPPER IL - ABC - WEST ELEVATION

1/16" = 1'-0"

3 UPPER IL - ABC - EAST ELEVATION

1/16" = 1'-0"



2 UPPER IL - DE - WEST ELEVATION

1/16" = 1'-0"

1 UPPER IL - DE - EAST ELEVATION

1/16" = 1'-0"

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MP_2026_a.chung.rvt

No.	Description	Date

SEAL

PERKINS EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

UPPER IL UNITS - 2-STORY - ENLARGED ELEVATIONS

A-11F

MASTERPLAN SUBMITTAL

01/09/2025

HILLSIDE DUPLEXES, GUEST UNITS, NEW PARKING - ENLARGED SITE PLAN

1 1" = 20'-0"

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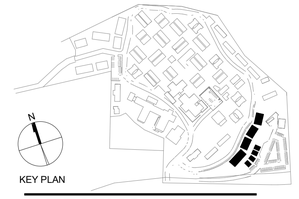
No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



KEY PLAN

PERKINS EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
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SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - ENLARGED SITE PLAN

AS-10AB

MASTERPLAN SUBMITTAL

01/09/2025

1 **MEMORY CARE - ENLARGED FLOOR PLAN** **10,110 GSF**

1/8" = 1'-0"

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No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL

KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
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SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

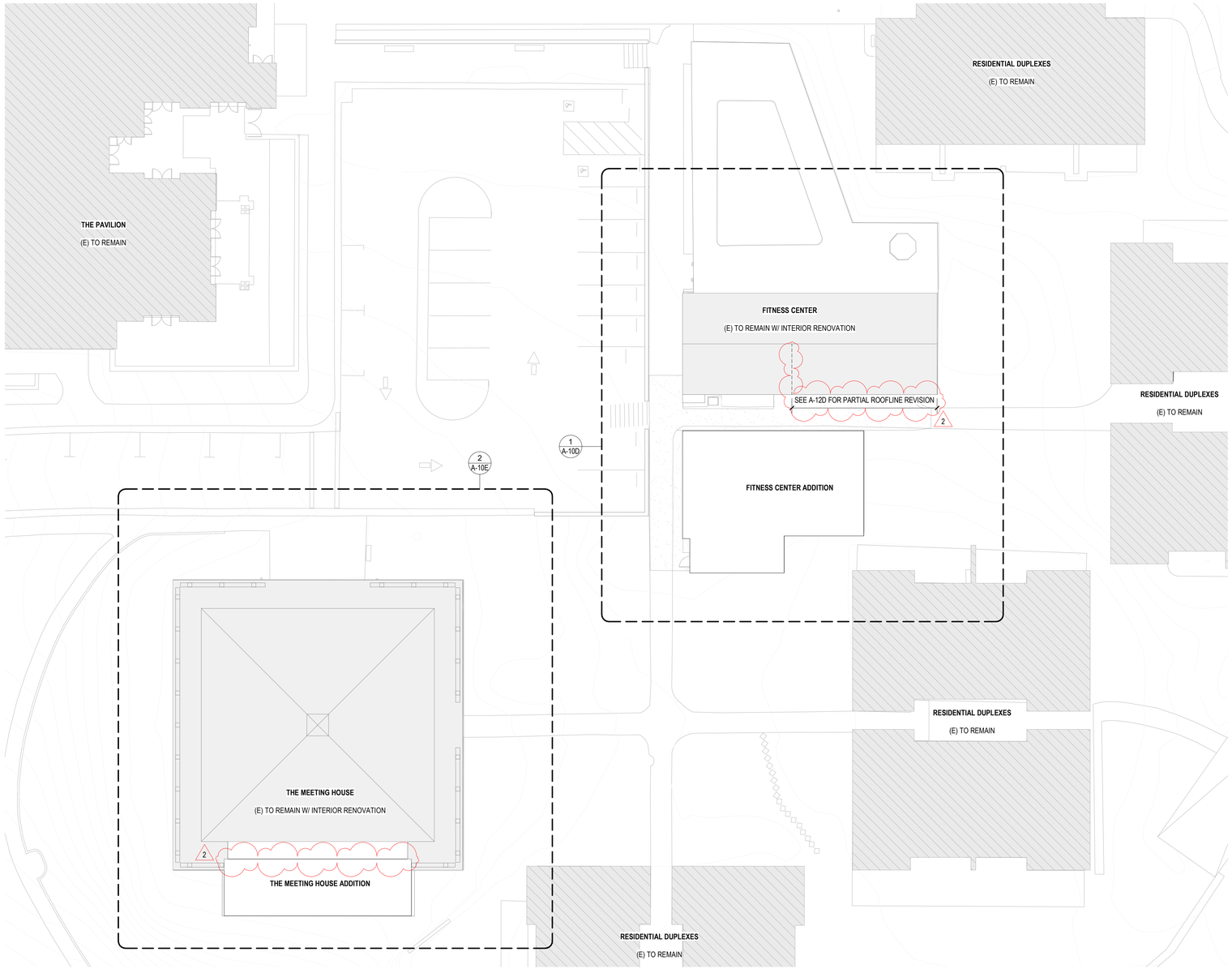
MEMORY CARE - ENLARGED FLOOR PLAN

A-10C

MASTERPLAN SUBMITTAL

01/09/2025

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



1 **MEETING HOUSE, FITNESS CENTER - ENLARGED SITE PLAN**
1/16" = 1'-0"

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11/7/2025 12:10:40 PM

SEAL

KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

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6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
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425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

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HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

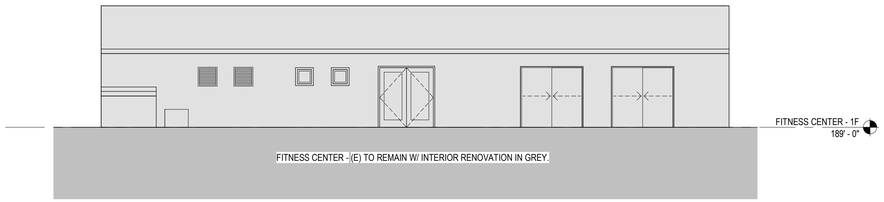
FITNESS CENTER, MEETING HOUSE - ENLARGED SITE PLAN

AS-10DE

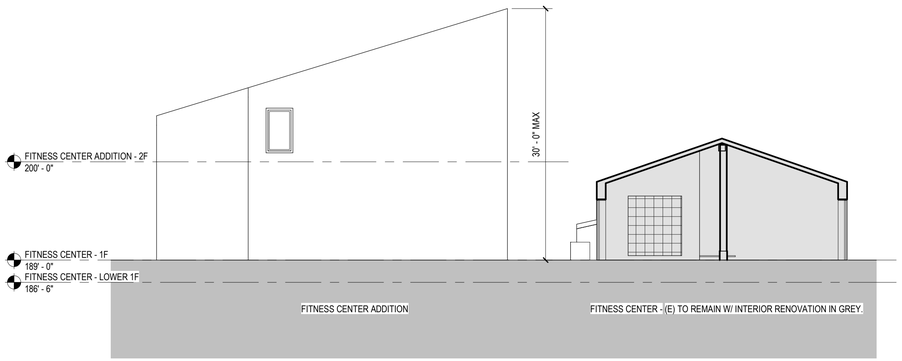
MASTERPLAN SUBMITTAL

01/09/2025

ORIGINAL FOR REFERENCE

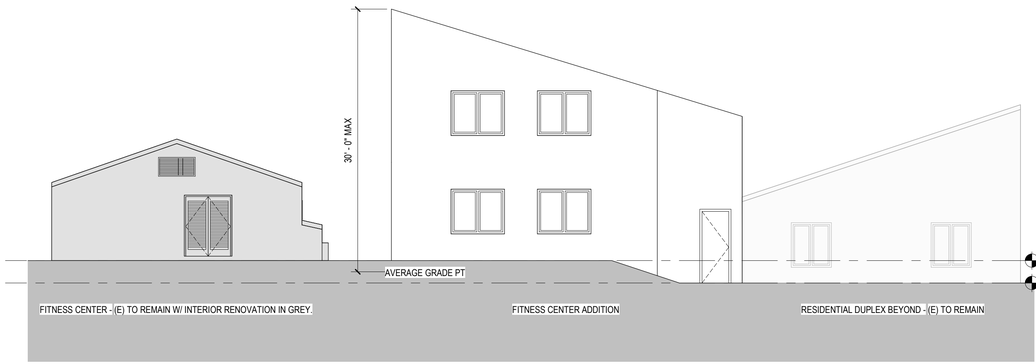


7 **FITNESS CENTER - SOUTH ELEVATION (ORIGINAL FOR REFERENCE)**
1/8" = 1'-0"



FITNESS CENTER & ADDITION - EAST ELEVATION (ORIGINAL FOR REFERENCE)

5 1/8" = 1'-0"

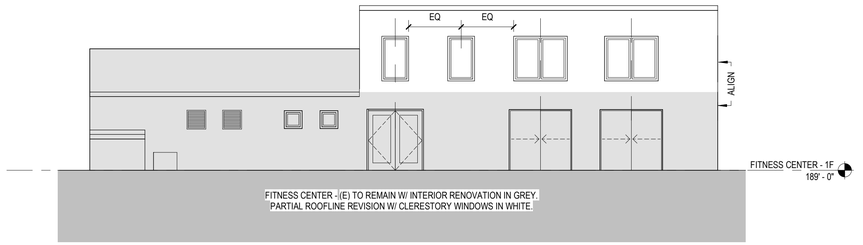


FITNESS CENTER & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)

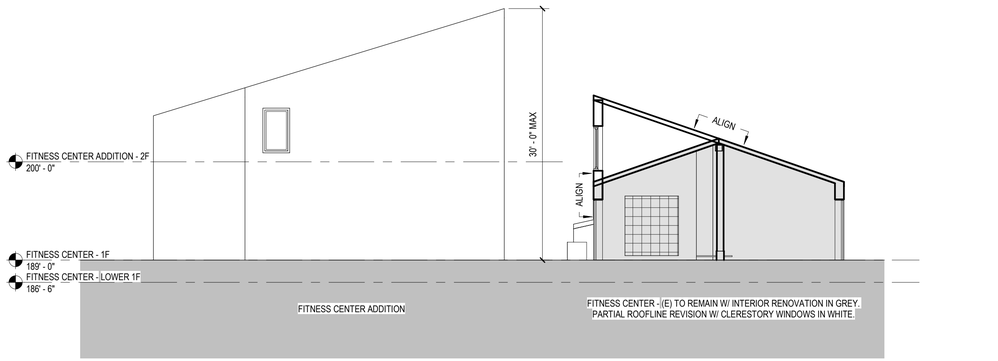
4 1/8" = 1'-0"

REVISED ELEVATIONS

ORIGINAL ELEVATIONS FOR REFERENCE FROM 01/09/2025 SET.
PROPOSED ELEVATIONS FOR REVIEW ON A-12D ARE IN RESPONSE TO HRRB COMMITTEE COMMENTS MADE ON 06/27/2025.

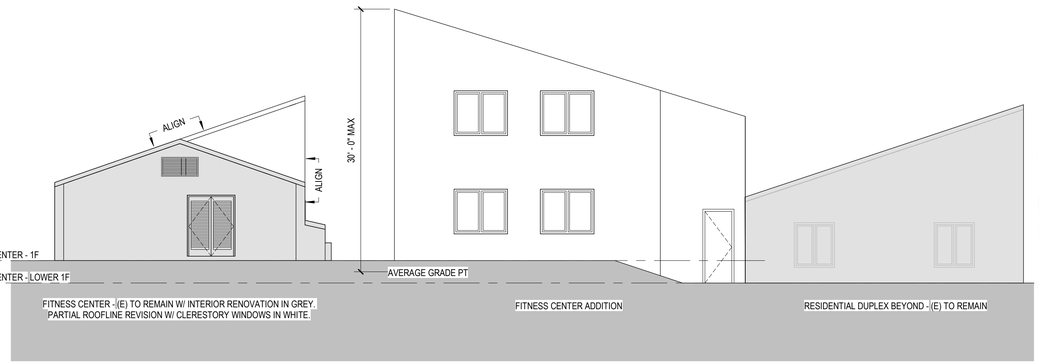


3 **FITNESS CENTER - SOUTH ELEVATION (REVISED)**
1/8" = 1'-0"



FITNESS CENTER & ADDITION - EAST ELEVATION (REVISED)

2 1/8" = 1'-0"

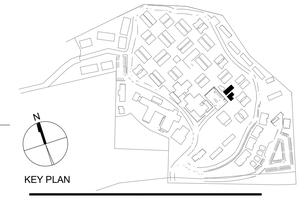


FITNESS CENTER & ADDITION - WEST ELEVATION (REVISED)

1 1/8" = 1'-0"

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

FITNESS CENTER - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

A-12D 2

MASTERPLAN SUBMITTAL

01/09/2025

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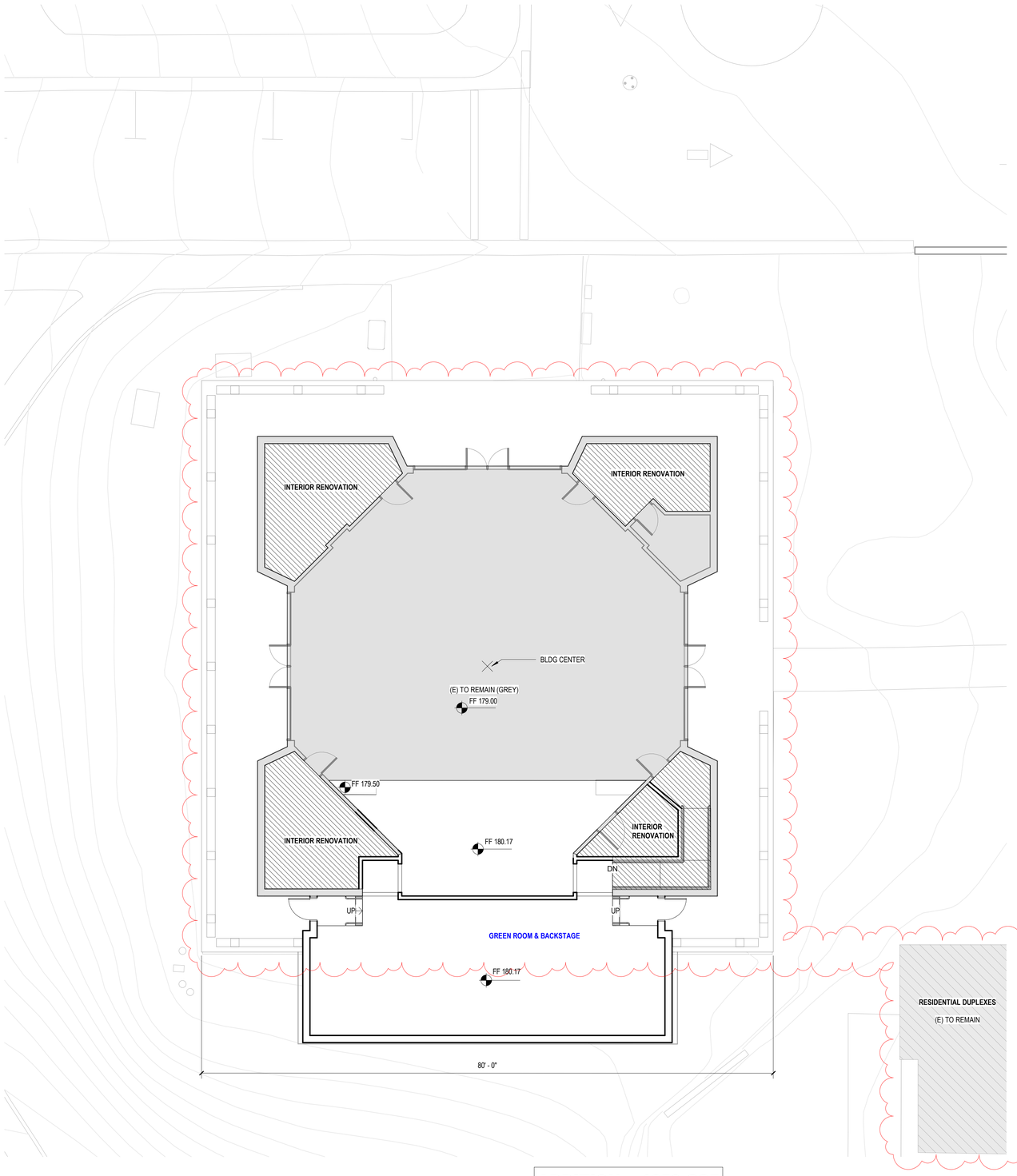
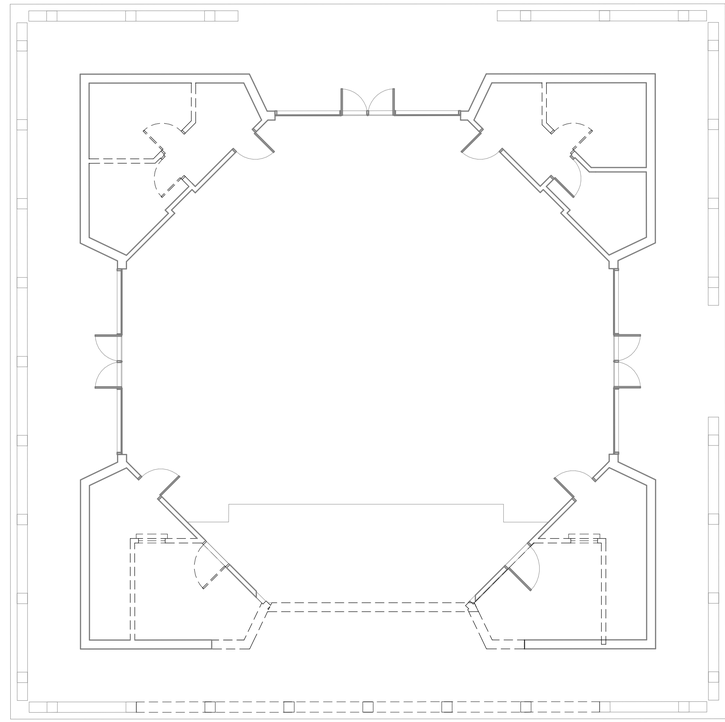
No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



ADDITION = 1650 GSF

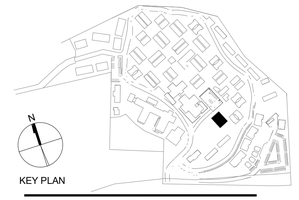
RENOVATION = 900 GSF

2 **MEETING HOUSE - ENLARGED FLOOR PLAN - ADDITION**
1/8" = 1'-0"



1 **MEETING HOUSE - ENLARGED FLOOR PLAN - EXISTING & DEMO**
1/8" = 1'-0"

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

MEETING HOUSE - PLANS

A-10E

MASTERPLAN SUBMITTAL

01/09/2025

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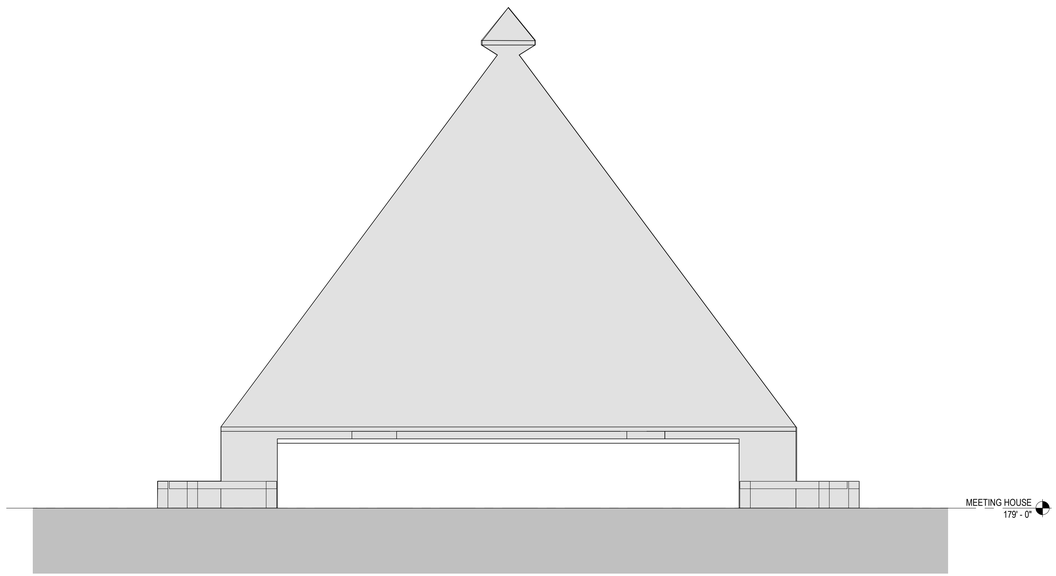
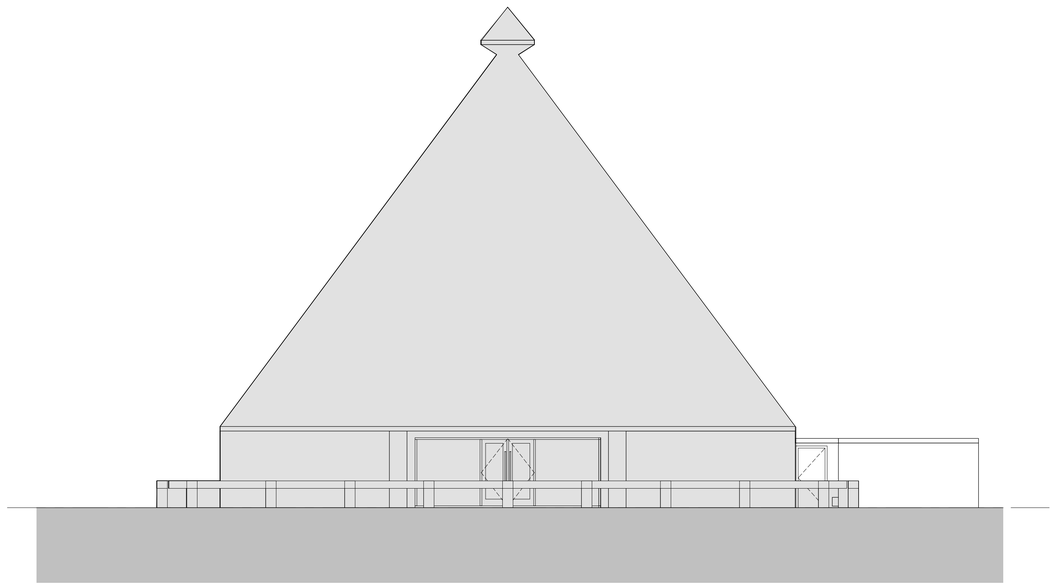
ORIGINAL FOR REFERENCE



MEETING HOUSE & ADDITION - SOUTH ELEVATION (ORIGINAL FOR REFERENCE)

4 1/8" = 1'-0"

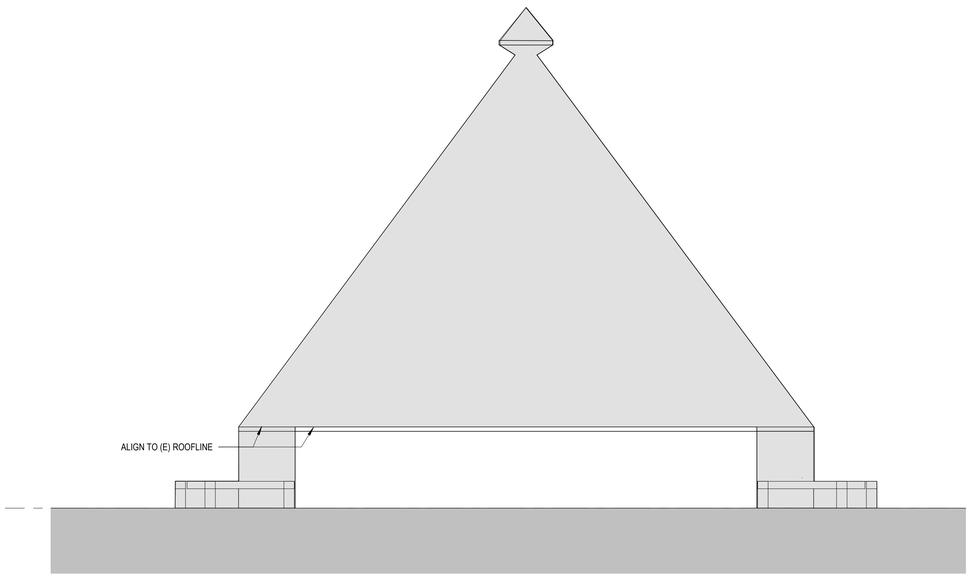


MEETING HOUSE & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)

3 1/8" = 1'-0"

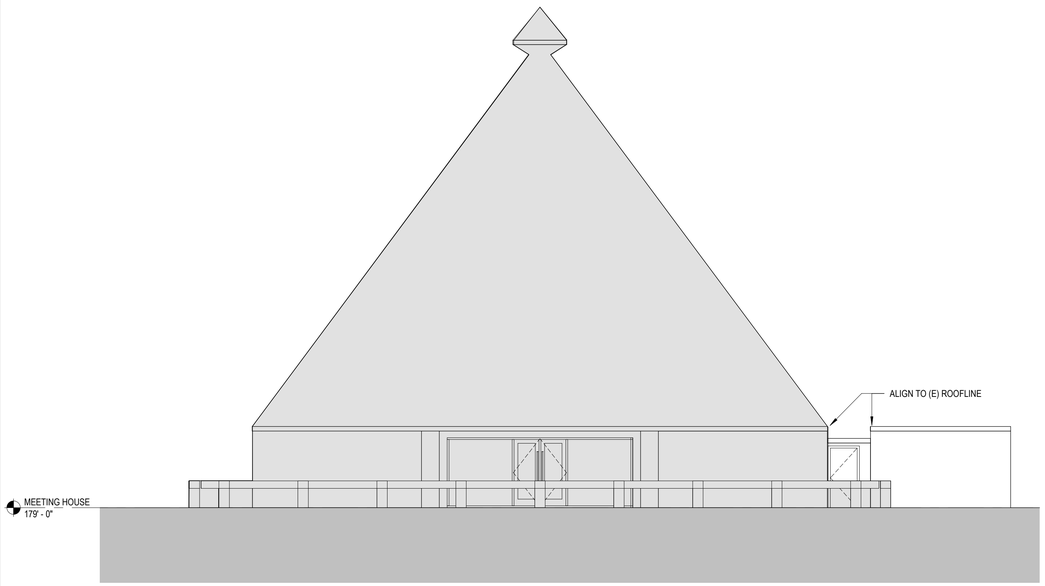
REVISED ELEVATIONS

ORIGINAL ELEVATIONS FOR REFERENCE FROM 01/09/2025 SET.
PROPOSED ELEVATIONS FOR REVIEW ON A-12E ARE IN RESPONSE TO HRRB COMMITTEE COMMENTS MADE ON 06/27/2025.



MEETING HOUSE & ADDITION - SOUTH ELEVATION (REVISED)

2 1/8" = 1'-0"

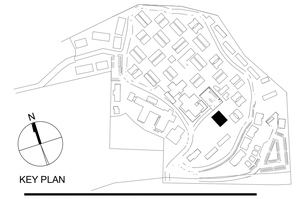


MEETING HOUSE & ADDITION - WEST ELEVATION (REVISED)

1 1/8" = 1'-0"

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



KEY PLAN

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SAN JOSE, CA 95112

Planning Consultant:
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21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

MEETING HOUSE - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

2 **A-12E**

MASTERPLAN SUBMITTAL

01/09/2025

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GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL–OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
      MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
      MONTEREY BAY AIR POLLUTION CONTROL DISTRICT (MBUAPCD) RULE 402 – NUISANCES
   B. THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE MONTEREY COUNTY.
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2024 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications
   F. THE 2024 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
4. PROJECT IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
   FEMA FIRM PANEL: 06053C0340G, DATED 04/02/09
5. INTENTION OF GRADING: CARMEL VALLEY MANOR IMPROVEMENTS INCLUDING CONSTRUCTION OF A NEW 9–UNIT INDEPENDENT LIVING HOUSING COMMUNITY, 5–UNIT INDEPENDENT LIVING HOUSING, VISITORS QUARTERS, A NEW 85 CAR PARKING LOT, A NEW MEMORY CARE FACILITY, A WELLNESS CENTER ADDITION AND REMODEL, AN ADDITION TO THE MEETING HOUSE, AND DEVELOPMENT OF DUPLEXES ON THE NORTH END OF THE PROPERTY.
6. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
7. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
8. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD – PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON–SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY. HCD – PLANNING, THE ARCHAEOLOGIST, AND THE LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA ESTIMATES

C = 8,850 CY
F = 8,850 CY (2)
BALANCED SITE

ESTIMATED AREA OF SOIL DISTURBANCE = 5.4 AC (2)

1. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS.
2. THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
   2.1. CLEARING AND STRIPPING
   2.2. REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
   2.3. BULKING/SHRINKAGE
   2.4. OVER–EXCAVATION AND RECOMPACTION
   2.5. UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
3. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE–OFFS AND SHALL BID ACCORDINGLY.
4. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY SHOWN WAS PREPARED BY WHITSON ENGINEERS BASED ON AN AERIAL TOPOGRAPHIC SURVEY CONDUCTED IN AUGUST–SEPTEMBER OF 2018 WITH SUPPLEMENTAL GROUND SURVEY CONDUCTED IN 2024.
2. BENCHMARK: ELEVATIONS WERE DETERMINED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). A NAVD88 ELEVATION OF 168.80 WAS ESTABLISHED FOR THE LOCAL SITE BENCHMARK, DESIGNATED POINT NUMBER 200, SHOWN HEREON.
3. ALL LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE SHOWN TO MATCH EXISTING IMPROVEMENTS SHALL BE FIELD VERIFIED BY THE CONSTRUCTION CONTRACTOR FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
4. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
5. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
6. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THESE PLANS ARE A COMPILATION OF FIELD SURVEYING AND RECORD INFORMATION PROVIDED BY FACILITY OWNERS. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) TO MARK THE LOCATION OF MEMBER UTILITIES, AND EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION OR ELEVATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY OR CONFLICT TO THE ATTENTION OF THE ARCHITECT.
7. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
8. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS (THAT CONTROL SUBDIVISIONS, TRACTS, STREETS, OR HIGHWAYS, OR PROVIDE SURVEY CONTROL), WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO PROJECT ENGINEER/SURVEYOR, PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PER BUSINESS AND PROFESSIONS CODE SECTION 8771.

T:\Monterey Projects\3718.01 – CV Manor_3718.04 – CV Manor\CAD\PLANSET\3718.04 – C0.dwg rmisenro Nov 07, 2025 – 12:05pm

GRADING AND DRAINAGE

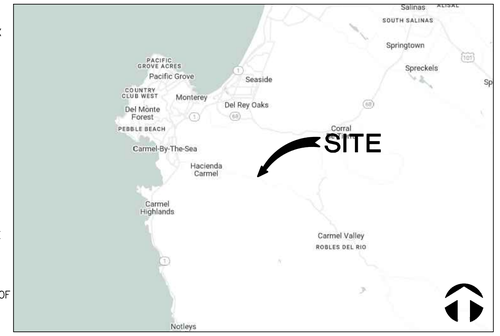
1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL ENGINEERING REPORT FOR CARMEL VALLEY MANOR IMPROVEMENTS.
   BY EARTH SYSTEMS, DATED DECEMBER 24, 2024, PROJECT NO. 306876–001
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW–STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D–1557. IN–PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D–1556 AND D–6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC–LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
14. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15. THE AGGREGATE BASE COURSES SHOULD BE COMPACTED TO A MINIMUM 95% OF MAXIMUM DRY DENSITY AT A MOISTURE CONTENT THAT IS SLIGHTLY OVER OPTIMUM.
16. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
17. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
18. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
19. WHERE EXISTING GRADE IS AT A SLOPE OF 10H:1V (10%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 8 FEET WIDE AND SLOPE AT 2% TO 3% INTO THE SLOPE. AS THE FILL ADVANCES UP–SLOPE, BENCHES AT LEAST 8 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
20. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
21. ALL RE–COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
22. ON–SITE NON–ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
    - ROCK OVER 3 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
21. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
    - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 3 INCHES IN MAXIMUM DIMENSION.
    - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15 AND/OR AN EXPANSION INDEX LESS THAN 20.
    - SOIL SHALL HAVE SUFFICIENT CLAY BINDER TO ALLOW FOR STABLE FOUNDATION AND UTILITY TRENCH EXCAVATIONS
22. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
23. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
24. 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.
25. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	HOMELAND BOUNDARY
	EASEMENT LINE
	CENTER LINE
▲100	CONTROL POINT
BM	BENCHMARK
F3P LS0000	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
CUM BM#301	FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
BH–1	BORE HOLE / BORING LOCATION
+ 928.30	SPOT GRADE
12" OAK	TREE
	STUMP OR SNAG (DEAD)
	TREE DRIP LINE
	DRAINAGE PATH
	CREEK/RIVER FLOW
100.00	WATER SURFACE ELEVATION
	FLOW LINE
	AREA OF 25% OR GREATER SLOPE
	SIGN
OH	OVERHEAD UTILITY LINE(S)
E	UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE SHOWING ARMS AND GUY WIRE
LT	LIGHT, ELECTROLIER
TS	TRAFFIC SIGNAL
G	GAS LINE
GV ICV	GAS VALVE, IRRIGATION CONTROL VALVE
	STORM DRAIN LINE
SDMH RIM: 00.00 INV: 00.00	STORM DRAIN MANHOLE
	STORM DRAIN INLET
DS	DOWNSPOUT
SS	SANITARY SEWER LINE (GRAVITY)
SSFM	SANITARY SEWER FORCE MAIN
SSMH RIM: 00.00 INV: 00.00	SANITARY SEWER MANHOLE
SSCO	CLEANOUT
T	UNDERGROUND TELEPHONE LINE
W	WATER LINE
W	WELL
WV	WATER VALVE
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
HB	HOSE BIB
BFP	BACKFLOW PREVENTION DEVICE
	UTILITY VAULT

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
C&G	CURB AND GUTTER
CATV	CABLE TV
℄	CENTERLINE
CL	CENTERLINE; CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
ETW	EDGE OF TRAVELED WAY
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
O.W.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RT	RIGHT
RW	RECYCLED WATER
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TS	TOP OF STAIR / TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE



VICINITY MAP

CIVIL SHEET INDEX

C–001	CIVIL COVER SHEET
C–002	NOTES AND DETAILS
C–003	NOTES AND DETAILS
C–010AB	HILLSIDE DUPLEXES, GUEST UNITS – DEMOLITION PLAN
C–010C	MEMORY CARE – DEMOLITION PLAN
C–010DE	FITNESS CENTER & MEETING HOUSE ADDITIONS – DEMOLITION PLAN
C–010FG	LOT DUPLEXES, UPPER DUPLEXES – DEMOLITION PLAN
C–100	CIVIL OVERALL SITE PLAN
C–100AB	GRADING AND DRAINAGE PLAN – PARKING, HILLSIDE AND GUEST UNITS
C–100C	GRADING AND DRAINAGE PLAN – MEMORY CARE
C–100DE	GRADING AND DRAINAGE PLAN – FITNESS CENTER & MEETING HOUSE ADDTIONS
C–100FG	GRADING AND DRAINAGE PLAN – LOT DUPLEXES, UPPER DUPLEXES
C–101G	GRADING AND DRAINAGE PLAN – LOS ARBOLES DR. FD TURNAROUND (2)
C–200	EROSION AND SEDIMENT CONTROL PLAN – NOTES & DETAILS
C–201	PRE–EARTHWORK EROSION AND SEDIMENT CONTROL PLAN (1)
C–202	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C–300	CONSTRUCTION MANAGEMENT PLAN

SLOPE DISTURBANCE
DISTURBANCE IN AREAS OF 25% OR GREATER SLOPE = 0.71 ACRES (2)

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

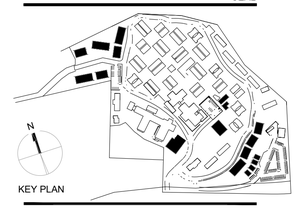
THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	

No.	Description	Date
1	PLAN CHECK RESPONSES #1	4/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

REGISTERED PROFESSIONAL ENGINEER – RICHARD P. WEBER – No. 55219 – CIVIL – STATE OF CALIFORNIA

SEAL



KEY PLAN

Whitson ENGINEERS
Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923
APN: 169-061-012-000

PROJECT No: 3718.04

DRAWING TITLE:

CIVIL COVER SHEET

C-001

MASTERPLAN SUBMITTAL

01/09/2025

Exhibit C

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MONTEREY COUNTY
PLANNING DEPARTMENT

PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

May 19, 2013

Brian Rasmussen, Construction Manager
c/o Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

Re: Phase One Historic Assessment, Carmel Valley Manor, Carmel, CA
APN 169-061-012-000

Dear Mr. Rasmussen:

This letter states the findings of historic significance for Carmel Valley Manor, located at 8545 Carmel Valley Road, in Carmel, California. PAST attended multiple site visits to the subject property in May 2013 to photograph the site and to perform a historic materials conditions assessment for each of the buildings located on the campus. The following summarizes the historic significance of the subject property. Please refer to the attached State of California Department of Parks and Recreation Forms 523a and b (DPR forms) for detailed property description, historic context and statement of significance.

National Register (NR) and California Register (CR) Significance

The Carmel Valley Manor does not qualify for association with an event (NR Criterion A/CR Criterion 1) as no significant event occurred in connection with the facility. Similarly, the Manor does not qualify for association with a significant person (NR Criterion B/CR Criterion 2). While the original Hollow Hills Estate was owned and occupied by Noel Sullivan, a significant member of the local community, the main house was destroyed by fire in 1962. Only three buildings survive the Sullivan period; and the loss of the main house, the site's most significant historic resource, has removed the historic integrity of the site dating to Noel Sullivan's period of occupancy.

Carmel Valley Manor appears eligible for listing on the National and California registers under National Register Criterion C (CR Criterion 1) because the complex embodies the distinctive characteristics of a type, period, or method of construction. Designed by leading Modernist architectural firm Skidmore, Owings & Merrill (SOM), the Manor represents a cohesive site in terms of its architectural design and relationship among buildings on the site. Laid out to resemble a Medieval village, the Manor utilizes stark shed and gable forms to complement the rugged

mountainous terrain of the surrounding landscape. The design of a retirement complex was a departure for SOM and they utilized the village form as the backdrop for the expression of sharp Modernist building lines. Shed and gable roofs dominate the site, complement each other and integrate with the system of open spaces, courtyards and paved paths that link all buildings. Fenestration and exterior stucco cladding matches throughout the buildings, serving to unify the entire site.

Monterey County Register of Historic Resources Significance

Carmel Valley Manor appears to be significant according to Monterey County Register criteria A. The Modernist site is particularly representative of a distinct historical period, type, style, region or way of life (Criterion A1). The SOM design approach for a retirement center was a departure from more typical designs. The design took advantage of the dramatic site to integrate a campus-like setting into the surrounding rugged mountainous terrain. The house is connected with someone renowned, Noel Sullivan (Criterion A3), although the primary resource, the Sullivan House, was destroyed by fire. The SOM-designed campus does represent the work of a master architect, Skidmore, Owings & Merrill, whose talent influenced a particular architectural style or way of life (Criterion A5).

The Manor appears to be significant according to Monterey County Register Criterion B3 because the architectural design and construction materials do embody elements of outstanding attention to architectural design, detail, material and craftsmanship (Criterion B3).

The Manor appears to be significant according to Monterey County Register criteria C. The unique design of the Manor does materially benefit the historic character of the community (Criterion C1). The location and physical characteristics of the Manor do represent an established and familiar visual feature of the community, area, or county (Criterion C2).

Please contact me with any questions regarding this matter.

Sincerely,

Seth Bergstein

Seth A. Bergstein
Principal

Cc: Christine Kemp, Esq., Noland Hamerly Etienne & Hoss Attorneys at Law
Kenneth Scates, AIA, Principal, HGHB Architecture and Planning

Attachments: Carmel Valley Manor DPR Forms, May 19, 2013

Exhibit D

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CARMEL VALLEY MANOR MASTER PLAN
PHASE TWO HISTORIC ASSESSMENT REPORT

Prepared for:

Jay Zimmer, President & CEO
Carmel Valley Manor
8545 Carmel Valley Rd.
Carmel, CA 93923

Prepared by:

PAST Consultants, LLC
P.O. Box 721
Pacific Grove, CA 93950
February 10, 2025

PAST
CONSULTANTS LLC

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Appendix A: State of California, DPR523 Forms, 2013, by PAST Consultants, LLC

Appendix B: Carmel Valley Manor, Carmel California: Architectural and Historic Preservation Design Guidelines, 2013, by PAST Consultants, LLC

1.0 INTRODUCTION

This report evaluates the proposed Carmel Valley Manor Master Plan and its alterations to the locally listed Carmel Valley Manor, in Carmel, CA. PAST Consultants, LLC (PAST) was retained in 2023 as part of a design team tasked with providing programmatic and housing additions to the retirement living campus, for conformance with the *Secretary of Interior's Standards for the Treatment of Historic Properties*.

The subject property contains the Carmel Valley Manor, a full-service 65+ retirement community consisting of a collection of cohesively designed buildings arranged in a campus-like setting amidst the rolling hills north of Carmel Valley Road, in Carmel, California. The complex of care facilities and residential buildings was designed in a Mid-century Modern style by the noteworthy architectural firm of Skidmore, Owings & Merrill (SOM) and completed in 1963.

PAST completed a Phase One Historic Assessment on May 17, 2013. Although the hospital and care facilities have been modified over time as programmatic requirements have changed; and various residential units have been altered, the site retains strong historic integrity, as revealed by intact circulation patterns, the clusters of Modernist residential buildings connected by walkways and the prominent Meeting House. While the original landscape design by Sasaki, Walker & Associates was minimal, ongoing plantings of flowers and ornamental trees by building officials and residents has resulted in the lush landscape setting that is evident today.

The Phase One Historic Assessment concluded that because of the intact nature of the campus designed by an important architectural firm, Carmel Valley Manor is historically significant under California Register Criterion 3 and Monterey County Register Criteria A1, A3, A5, B3, C1 and C2. The attached DPR523 forms for the subject property appear in Appendix A and provide a full description and character-defining features of the site and the individual buildings.

The following Phase Two Historic Assessment provides a description and history of the property; a chronology of the changes made to all buildings on the subject property; a list of the remaining character-defining features of the site and individual buildings; a list of proposed alterations; and an evaluation of the proposed alterations to the property's historic buildings for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Project Description

The subject property (APN 169-061-012-000) is located at north of Carmel Valley Road, in Carmel, California. Access is provided by Carmel Valley Manor Drive, which intersects Carmel Valley Road from the north and serves as the permitter road for the Core Campus (**Figure 1**).

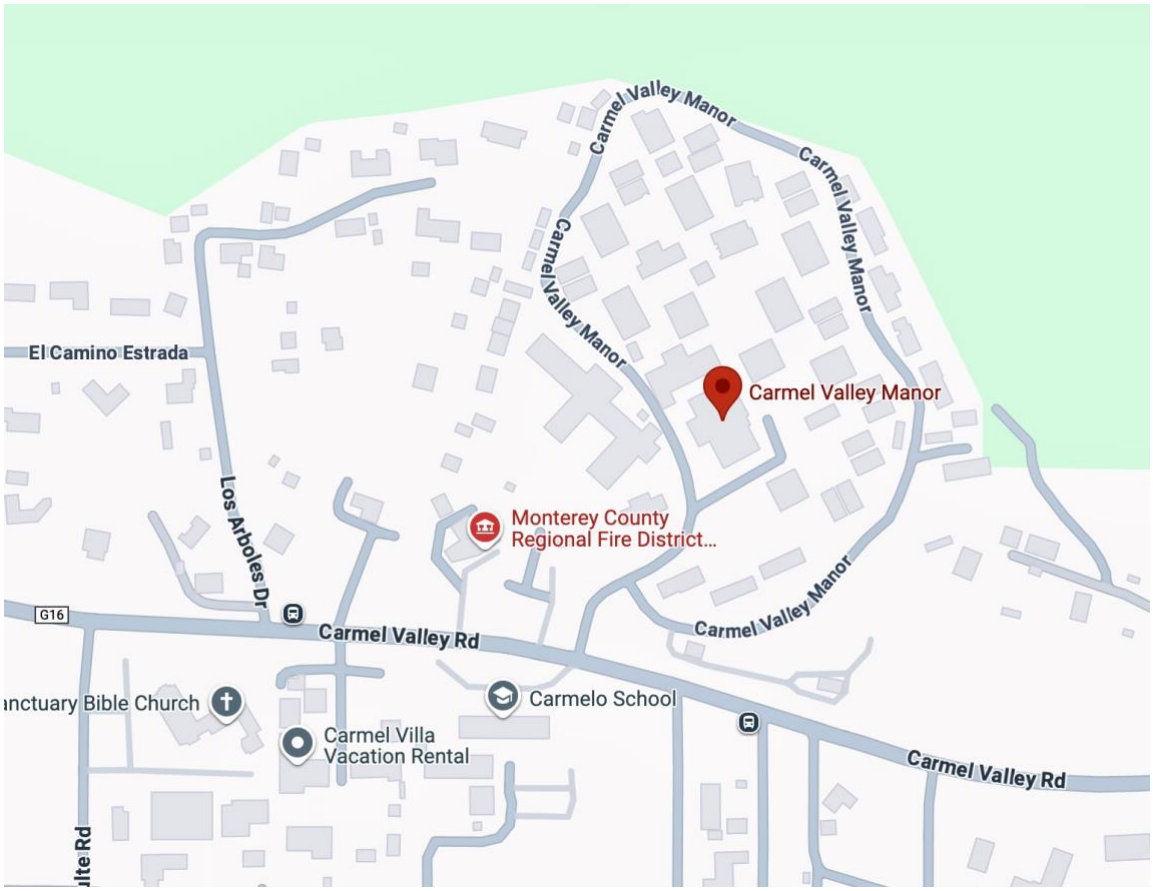

Figure 1. Project Location.

Existing Site Plan

The following shows the existing arrangement of buildings at Carmel Valley Manor (**Figure 2**).

Figure 2. Site Plan showing existing buildings (*Courtesy: Perkins Eastman, 2025*).

Project Team

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Principal Seth Bergstein meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History

Methodology

Project Meetings and Site Visits

PAST attended an initial project meeting with Jay Zimmer, President and CEO of Carmel Valley Manor, and the design team on June 6, 2023. PAST provided recommendations about the placement of new buildings and potential alterations to existing buildings at this preliminary meeting, and in subsequent telephone conversations with Jay Zimmer and representatives of the design team throughout 2023 and 2024. PAST also conducted site visits to the subject property during this time period, to photograph areas of the site proposed to be impacted by the project.

Design Review Process

On June 3, 2024, PAST issued *Carmel Valley Manor: Historic Review for 2024 Master Plan Packages One and Two*, a letter report evaluating the two design alternatives for the Carmel Valley Master Plan. This report provided the following recommendations for the project to conform with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and listed the following general recommendations for building placement and design:

1. Place substantial building additions outside the Core Campus, generally defined as the central area of campus containing the shed-roofed residences, courtyards and common areas within the perimeter road (Carmel Valley Manor Drive) and the driveway leading to the Guest Parking.
2. If possible, avoid removing or altering buildings within the Core Campus.
3. If possible, place the new housing units outside the Core Campus.
4. Overall building designs should pay homage to the original SOM-designed buildings, but do not have to match the original building designs. For example, residential buildings have dramatic paired-shed roof massing, flush eaves, stucco wall cladding and flush window placements within the building wall. Design of new buildings should utilize the character defining features found in the original buildings.
5. The Health Center/Assisted Living Building has been altered substantially in the past. Alterations to this building are appropriate, given the modifications to the original building.

These recommendations have been followed by the proposed Carmel Valley Manor Master Plan.

Previous Studies

The following previous studies of Carmel Valley Manor have been completed:

- *Phase One Historic Assessment and DPR523 Forms* (22 pages) by PAST, completed on May 17, 2013 (Attached as Appendix A).
- *Carmel Valley Manor, Carmel California: Architectural and Historic Preservation Design Guidelines*, by PAST and HGHB Architects, completed on September 6, 2013 (Attached as Appendix B).

These design guidelines focused on the appropriate rehabilitation and alteration standards for individual buildings, their clusters, and associated courtyard features. Table 6: Rehabilitation Guidelines: Building and Site Courtyards (page 27) provides guidance for the building clusters and courtyards. Under the *Recommended* column, the document states: "Identify, retain, and preserve layout, configuration and existing features of site and building courtyards, including overall layout, paving, light standards, site walls and fixed seating." By placing most site alterations outside the Core Campus, the proposed Carmel Valley Master Plan is in support of this guideline.[1]

- *Phase One Limited Historic Assessment for Los Arboles Properties*, by PAST, completed on March 23, 2015. This letter report concluded that the properties owned by Carmel Valley Manor and located on Los Arboles Drive northwest of the Core Campus (Units 33, 34, 35, 36 and 38) are not individually eligible for Federal, California or Monterey County listing because of a lack of sufficient historic integrity.
- *Carmel Valley Manor: Historic Review for 2024 Master Plan Packages One and Two*, letter report from PAST to Jay Zimmer, President and CEO of Carmel Valley Manor, completed on June 3, 2024.

Property Registration

The property is not listed on the National Register of Historic Places or the California Register of Historical Resources. PAST completed a Phase One Historic Assessment of the property on May 17, 2013 and concluded that the property is eligible for the California Register of Historical Resources (Criterion 3) and the Monterey County Register of Historic Resources Criteria A1, A3, A5, B3, C1 and C2. The property maintains listing on the Monterey County Register based on the conclusions of the Phase One Historic Assessment. DPR523 forms for the property are included in Appendix A and provide complete historical documentation and lists of character defining features for the site and individual buildings.

[1] PAST Consultants, LLC, *Carmel Valley Manor, Carmel California: Architectural and Historic Preservation Design Guidelines*, 2013, 27.

Proposed Project

The proposed project is presented on the design drawings, *Carmel Valley Manor Master Plan*, by Perkins-Eastman, dated January 9, 2025. The demolition plan indicates buildings to be removed (**Figure 3**).

Figure 3. Site Plan showing buildings to be removed in red (*Courtesy: Perkins Eastman, 2025*).

To upgrade programmatic needs and provide for more residential occupancy, building demolitions and additions are proposed for the Master Plan. The building demolitions include:

1. Wood shop/maintenance shed.
2. Lower guest cottage.
3. One residential duplex.
4. Two upper guest cottages and associated carport parking structures.
5. The five single family houses on Los Arboles Drive.

The site plan showing new construction appears below (**Figure 4**).

Figure 4. Site Plan showing buildings to be constructed in blue (*Courtesy: Perkins Eastman, 2025*).

New building construction includes:

1. Four residential duplexes (9 units) and four guest suites on the hillside area southeast of the Core Campus. Construction will relocate the dog run and community garden to the southeast corner of campus with additional parking.
2. A single-story Memory Care facility adjacent to and southeast of the Hillcrest Assisted Living Facility on the site of the removed residential duplex.
3. Five new duplexes (10 units) on Los Arboles Drive on the lots of the removed, non-historic California Ranch-style houses.

4. Two upper residential duplexes (5 units) adjacent to Los Arboles Drive and outside the Core Campus in the area where the ranch houses, upper guest cottages and carports are removed.
5. A new two-story fitness building south of the existing Fitness Center (within the Core Campus).
6. An interior renovation of the Meeting House and single-story addition on the rear (south) elevation.

Newly constructed building forms, materials and colors will be in keeping with the historic buildings of the Core Campus.

2.0 HISTORICAL BACKGROUND

The following summarizes the site's historic context. Refer to the attached DPR523 Forms (Appendix A) for a comprehensive developmental history.

Noel Sullivan and Hollow Hills Farm

The site on which Carmel Valley Manor was constructed was formerly the site of Hollow Hills Farm, the ranch owned by Noel Sullivan (1890 - 1956). Nephew of former San Francisco Mayor and state senator James D. Phelan and grandson of John Sullivan, founder of the Hibernia Bank, Noel Sullivan came from an established Bay Area pedigree. He spent much of his youth in Paris where he developed a passion for the arts. Following his father, Francis Sullivan's death in 1930, Noel became president of the San Francisco Art Association, a position held by his uncle. Noel Sullivan was a frequent visitor to the Monterey Peninsula and settled permanently at Hollow Hills Farm in the Carmel Valley in 1937.

Sullivan modified the Johnson House by installing a formal music room, designed by local architect Jon Konigshofer with a steeply pitched wood roof and tiled floor. Sullivan added tapestries and paintings from his extensive art collection. The music room would feature such noted artists and musicians as Robinson Jeffers, Langston Hughes, Isaac Stern and Yehudi Menuin. The Johnson House burned down on January 2, 1962 during construction of the Carmel Valley Manor. The first Skidmore Owings and Merrill (SOM) designs incorporated the grand estate and left several ancillary buildings from the Sullivan occupation on the site. Designs were radically changed following the main house's complete destruction by fire. Extant building and site features from the Sullivan estate include the Hollow Hills Chapel, the adobe groundskeeper's quarters, the Guest Quarters, and the steel gate along Carmel Valley Road.

Construction of Carmel Valley Manor

The Northern California Congregational Church recognized a primary need of housing its retirement-age members and purchased Hollow Hills Farm from Noel Sullivan's heirs in 1960. The organization established a Retirement Home Committee and elected Dr. William David Pratt to be the Administrative Director of the Retirement Home Project. The Committee established a formal corporation, Northern California Congregational Retirement Homes, Inc. (the Corporation); the State of California approving the new Corporation on October 14, 1960.

The Corporation developed a comprehensive list of program requirements, interviewed numerous architectural firms and chose the noteworthy firm of Skidmore, Owings & Merrill (SOM) on November 29, 1960. Their choice hinged upon SOM adopting much of the Corporation's requests into their design program: a comprehensive health care and living facility built in concert with the rolling topography; a campus or village-like arrangement of buildings; low density arrangement of buildings; and siting of buildings to take advantage of views out to the surrounding landscape. Original SOM plans incorporated the Sullivan House as the meeting center for the complex. However, on New Year's Day 1962 fire broke out and destroyed the Reginald Johnson-designed

house. SOM reworked their original designs over the next six months, along with the hired landscape architects, Sasaki, Walker & Associates. Designs would be refined until construction began on September 21, 1962. Opening date of the Carmel Valley Manor is listed as October 14, 1963.

3.0 DESCRIPTION OF THE HISTORIC RESOURCE

The following provides a summary description of the site. Refer to the attached DPR523 Forms (Appendix A) for a detailed description, including character defining features of the site and the individual buildings.

Architectural Design of Carmel Valley Manor

The SOM design for the Manor was unique in its departure from the institutional look of predating retirement communities. The Manor resembles a Modernist-designed college campus rather than a retirement community. Community buildings, such as the Pavilion and Meeting House are designed along bold lines and are placed on the site's prominent locations. The residential buildings are clustered around courtyards and open space, taking advantage of views to the surrounding mountainous landscape. All buildings are linked by a network of paved paths that also connect courtyards and recreational areas. A unique feature of the residential buildings is the central pass-through that connects the concrete paths to the rest of the campus. Residential buildings are expressed dramatically as paired shed roofed masses or single gable massing, symmetrically flanking a central passageway axial to the concrete walk that links to the network of paths throughout the Manor. An early image of the Manor shortly after the buildings were completed appears as **Figure 5** below.

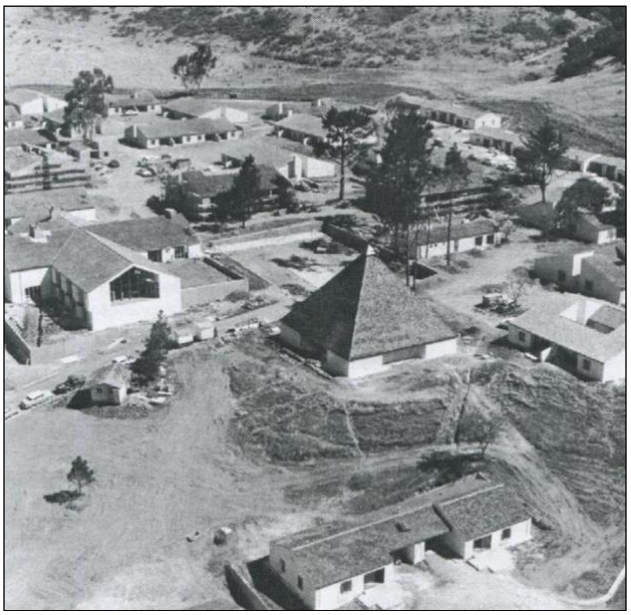


Figure 5. Early view of Carmel Valley Manor after completion of the buildings.

A quote from John Woodbridge of Skidmore, Owings & Merrill elucidates the Manor's design:

> The roof planes, like those of a Mediterranean Village, present a series of angled shapes which compose in a variety of ways. The simple pyramidal roof of the Meeting House is intended as the fulfillment of all other incomplete roofs, a form which appears the same from all angles, and which because of its height and position becomes the pivotal point for all the buildings. The Meeting House has the same architectural relationship to the other buildings of the Manor as does the church of a New England Village to the houses around it. Built of the same materials and in the same style, it is a symbol of the oneness of the community, here expressed in one of the simplest of all geometric forms.

Additions and Alterations to the Manor Site and Individual Buildings

The SOM design placed the Main Building (now the Pavilion) at the top of the hill overlooking the site. The Infirmary Building, expressed as a simple gable-roofed form, was placed perpendicular to the Main Building. The Main Building was altered substantially in the 1990s, and again in 2005 when the large dining room addition was constructed. The Infirmary Building was remodeled into what are now administrative offices and the Resident Activity Center. These remodeling campaigns removed most of the original fenestration of the two buildings but kept the Pavilion's prominent front gable end and brick chimney.

All site buildings have had their original shake roofs removed and replaced with asphalt shingles. It appears that subsequent remodeling to all of the buildings have changed out original doors and windows with standardized black anodized aluminum slider windows and sliding glass patio doors in original openings. Rooflines feature their original flush eaves, with corner flashing and a standardized metal box gutter, painted green. Paint colors have varied during the Manor's history but have settled on a unified off-white for stucco walls with yellow window surrounds on some residential units and the characteristic forest green as a contrast for gutters patio furniture and railings.

The first primary addition to the site was the Hillcrest House, located at the present Hillcrest Health Center southwest of the Pavilion. An addition to this building was installed in 1975. The entire building was substantially modified into the present Hillcrest Health Center in 1999. Subsequently, the library building south of the pool was remodeled into the present Fitness Center in 2001.

As seen on Figure 5, original landscape plantings were minimal, with the original design focused on the circulation patterns for the Core Campus. Landscape plantings evolved considerably since the Manor's completion. Planted deciduous trees have matured and blend with the native oaks to create a tree- lined suburban streetscape. Flowering plants abound throughout the site, ranging from roses and other exotic species to the Wisteria vines planted along the covered walkway.

4.0 EVALUATION OF HISTORIC SIGNIFICANCE

National Register and California Register Significance

The following provides a summary of historic significance for the site. Refer to the attached DPR523 Forms for a complete evaluation of historic significance.

Carmel Valley Manor is eligible for listing on the National and California registers under National Register Criterion C (CR Criterion 1) because the complex embodies the distinctive characteristics of a type, period, or method of construction. Designed by leading Modernist architectural firm Skidmore, Owings & Merrill, the Manor represents a cohesive site in terms of its architectural design and relationship among buildings on the site. Laid out to resemble a Medieval village, the Manor utilizes stark shed and gable forms to complement the rugged mountainous terrain of the surrounding landscape. The design of a retirement complex was a departure for SOM and they utilized the village form as the backdrop for the expression of sharp Modernist building lines. Shed and gable roofs dominate the site, complement each other and integrate with the system of open spaces, courtyards and paved paths that link all buildings. Fenestration and exterior stucco cladding matches throughout the buildings, serving to unify the entire site.

Monterey County Register of Historic Resources Significance

Carmel Valley Manor is listed and is historically significant according to Monterey County Register criteria A. The Modernist site is particularly representative of a distinct historical period, type, style, region or way of life (Criterion A1). The SOM design approach for a retirement center was a departure from more typical designs. The design took advantage of the dramatic site to integrate a campus-like setting into the surrounding rugged mountainous terrain. The site is connected with someone renowned, Noel Sullivan (Criterion A3), although the primary resource, the Sullivan House, was destroyed by fire. The SOM designed campus does represent the work of a master architect, Skidmore, Owings & Merrill, whose talent influenced a particular architectural style or way of life (Criterion A5).

The Manor appears is listed and is historically significant according to Monterey County Register Criterion B3 because the architectural design and construction materials do embody elements of outstanding attention to architectural design, detail, material and craftsmanship (Criterion B3).

The Manor is listed and is significant according to Monterey County Register criteria C. The unique design of the Manor does materially benefit the historic character of the community (Criterion C1). The location and physical characteristics of the Manor do represent an established and familiar visual feature of the community, area, or county (Criterion C2).

5.0 IMPACTS OF PROPOSED PROJECT

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Standards*) provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

> In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.[2]

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

[2] *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via http://www.nps.gov/hps/tps/standguide/).

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evaluation of Proposed Alterations

The following evaluates the proposed building locations and building alterations by area within the Carmel Valley Manor campus. After responses to the first eight *Standards*, location-specific responses to *Standard 9* will present and evaluate the specific building additions/alterations by location.

Refer to the 2013 *Carmel Valley Manor, Carmel California: Architectural and Historic Preservation Design Guidelines* (Appendix B), which provide design guidelines specific to the building types contained within the campus. Since the proposed Carmel Valley Manor Master Plan is in the design development phase, building materials are not specified in detail. However, the design drawings note that the materials palette will be consistent with what exists today, primarily concrete site features and paths, and stucco wall cladding and metal fenestration on buildings.

The following lists the ten *Standards* for rehabilitation, with an evaluation for the proposed alterations to the main house given below each *Standard*.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*.

The proposed alterations will allow the Carmel Valley Manor to continue its use as a residential 65+ care facility, while retaining the existing character-defining features of the Core Campus, in keeping with this *Standard*.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed site additions have been kept almost entirely outside the Core Campus, which contains the most significant spatial relationships between the clusters of residential buildings, open space and the circulation networks that link the clusters. Proposed materials of new construction, such as stucco wall cladding and metal windows, will be utilized in the new buildings. These aspects of the proposed Master Plan will satisfy this *Standard*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken*.

The proposed new buildings and alterations to the Meeting House do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved*.

The proposed Master Plan does not impact any changes made to the site that may have acquired historic significance, in keeping with this *Standard*.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved*.

The proposed Master Plan prioritizes the retention of the original SOM design within the Core Campus, including retention of the building clusters set within a campus-like setting, the network of paths that connect the building clusters and the community buildings, and the character defining features of the individual buildings, including the shed and gable roofed forms with flush eaves, stucco wall cladding and metal fenestration. These character-defining features will be retained and rehabilitated, satisfying this *Standard*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Individual buildings, their materials and features have been maintained carefully and continuously by Carmel Valley Manor staff, in keeping with *Standard.*

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used*.

Chemical and physical treatments of the individual buildings have been undertaken using the gentlest means on an as needed basis by Carmel Valley Manor staff, in keeping with *Standard.*

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply, as archaeological features are not identified at the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Individual building removals and additions will be evaluated by location, beginning on the next page:

Southeast of Core Campus

The Wood Shop/Maintenance Shed and the Lower Guest Cottage will be removed (**Figures 6 & 7**).

Figures 6 and 7. Left: north elevation of the Wood Shop/Maintenance Shed. Right: south and west elevations of the Lower Guest Cottage.

The Wood Shop/Maintenance Shed was constructed in the 1980s and has been modified subsequently. It is located outside the Core Campus and is not a historic addition to the site, as it does not date to the SOM-designed Period of Significance.

Originally the Gate House from the Hollow Hills Period, the building has been highly altered, with the building lifted and a lower story inserted, the construction of a south-elevation addition, a west elevation porch and connection to lower Carmel Valley Manor Drive, replacement of all original windows and replacement of cladding. The building does not have sufficient historic integrity, is not constructed within the SOM-designed Period of Significance and is no longer historic.

The proposed addition of the four residential duplexes appears below (**Figure 8**).

Figure 8. Elevations of proposed hillside duplexes, taken from Sheet A-10A of the Carmel Valley Master Plan design submittal.

These buildings will honor the SOM-designed Core Campus but are differentiated from the earlier buildings by a variation of stucco finish, in support of *Standard 9*.

Similarly, the hillside guest cottages (**Figure 9**) utilize the SOM-designed forms of gable rooflines with flush eaves but will be differentiated from the Core Campus designs by a variation of stucco finish.

Figure 9. Elevations of proposed guest cottages, taken from Sheet A-10B of the Carmel Valley Master Plan design submittal.

Memory Care Facility

The construction of the proposed Memory Care facility adjacent to and southeast of the Hillcrest Assisted Living Facility will remove one duplex that was part of the 1963 SOM design (**Figure 10**). The removal of this duplex will not impact the historic integrity of the site substantially, as this building form is repeated in other locations on the Campus.

Figure 10. Site of proposed Memory Care Facility.

The proposed Memory Care Facility is a single-story design, using roof forms and materials that are in keeping with the design details of the site, but are differentiated from the adjacent buildings by a variation of stucco finish, in support of *Standard 9* (**Figure 11)**.

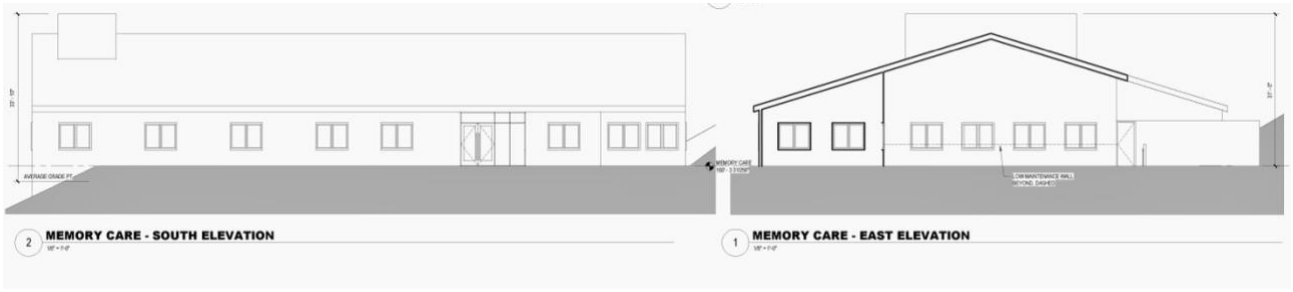


Figure 11. Elevations of proposed Memory Care Facility, taken from Sheet A-11C of the Carmel Valley Master Plan design submittal.

Northwest Upper Campus

Two guest cottages and three carport parking structures will be removed for the construction of new duplexes in this location (**Figure 12**). Removal of these buildings is acceptable, as they are not part of the original 1963 SOM design.

Figure 12. View of upper guest cottages and carport structure to be removed.

The proposed duplexes designed for this location are simple gable-roofed structures whose massing and detailing will differentiate from the SOM-designed buildings of the Core Campus, in support of *Standard 9*.

The proposed design of the duplexes appears below (**Figure 13**).

Figure 13. Elevations of proposed upper duplexes, taken from Sheet A-10F of the Carmel Valley Master Plan design submittal.

Los Arboles Drive

Five California Ranch-style properties along Los Arboles Drive will be demolished for a series of duplexes. These properties were determined to be not historic due to a lack of historic integrity by PAST in 2015.[3]

Two examples of these properties appear below (**Figures 14 and 15**).

Figures 14 and 15. Examples of Los Arboles Drive properties, all of which are highly altered California Ranch designs.

[3] *Carmel Valley Manor, Limited Historic Assessment, Los Arboles Properties,* Letter report by PAST to Brian Rasmussen, Director of Environmental Services, Carmel Valley Manor, 3/23/2015.

The proposed design of the duplexes appears below (**Figure 16**).

Figure 16. Elevations of the proposed Los Arboles Drive duplexes taken from Sheet A-10G of the Carmel Valley Master Plan design submittal.

The proposed duplexes designed for this location are simple gable-roofed structures whose massing and detailing will differentiate from the SOM-designed buildings of the Core Campus, in support of *Standard 9*.

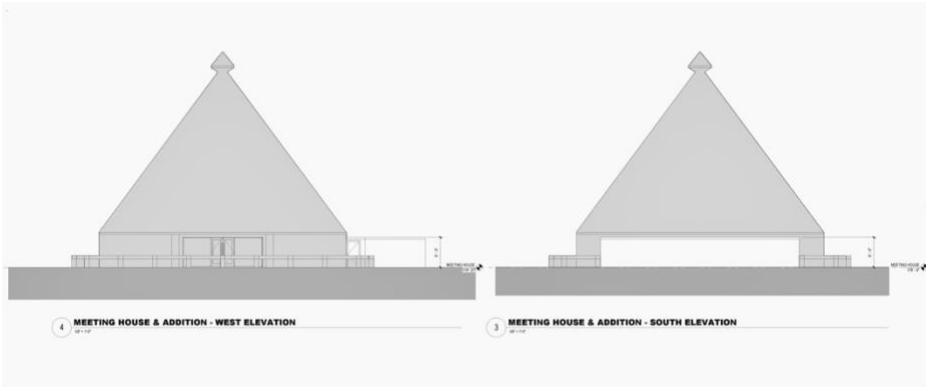
Alterations within the Core Campus

One building addition and one alteration to the existing Meeting House are proposed within the Core Campus.

A two-story addition is proposed adjacent to and south of the existing Fitness Center. This building utilizes similar shed-roofed forms as the SOM-designed historic buildings but will be differentiated from the historic buildings in detailing and stucco finish (**Figures 17 and 18**).

Figures 17 and 18. Top image shows the proposed location of new Fitness Center building. Bottom image shows the elevations of the proposed Los Arboles Drive duplexes taken from Sheet A-11D of the Carmel Valley Master Plan design submittal.

A rear (south elevation) addition is proposed for the Meeting House. The addition is of minimal size, on the least visible elevation of the building and will be differentiated from the historic building by using a flat roof and a different stucco finish, which satisfies *Standard 9* (**Figures 19 and 20**).



Figures 19 and 20. Top image shows the Meeting House's south elevation and the location of the rear addition. This elevation faces open space and is the least visible elevation of the building. Bottom image shows the elevations of the proposed Meeting House rear addition taken from Sheet A-11E of the Carmel Valley Master Plan design submittal.

Standard 9: Conclusions

The building removals proposed for the site are outside the Core Campus, which contains the most significant buildings, circulation networks and open space of the historic SOM design. The proposed new buildings utilize the forms and scale of the historic campus but will be differentiated from the historic buildings in massing and detailing.

The addition to the Meeting House is within scale and massing of the original building and is well-differentiated from the existing historic building.

The proposed additions/alterations to the Carmel Valley Master Plan meet *Standard 9*.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*.

The proposed additions as designed by the Carmel Valley Master Plan could be removed in the future and the historic integrity of the site would still be maintained in support of this *Standard*, primarily because the most significant historic character defining features of the site are within the Core Campus.

6.0 MITIGATIONS

This report concludes that the proposed Carmel Valley Master Plan's additions and alterations to the historic Carmel Valley Manor, in Carmel, California, conform to the *Secretary of the Interior's Standards for Rehabilitation*. Therefore, the proposed project will not cause a significant impact to the environment, according to the California Environment Quality Act (14 CCR § 15126.4(b)(1)), allowing the building to maintain its historic integrity.

Bibliographic references appear on the attached DPR523 forms located in Appendix A.

APPENDICES

Appendix A: DPR523 Forms by PAST Consultants, LLC, May 2013

Appendix B: PAST Consultants, LLC, *Carmel Valley Manor, Carmel California: Architectural and Historic Preservation Design Guidelines*, September 2013

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 22 *__Resource Name or #:__ (assigned by recorder) Carmel Valley Manor

P1. Other Identifier:

***P2. Location:** ■ **Not for Publication** ☐ **Unrestricted** ***a. County:** Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** **R** **¼ of** **¼ of Sec** M.D. **B.M.**

c. Address: 8545 Carmel Valley Road City: Carmel Zip: 93923

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 169-061-012-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheets, pages 3 – 17.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single Family Property; HP3 – Multiple-family Property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ■ District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Looking northeast up Carmel Valley Manor Road toward Meeting House, taken 5/12/13.

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1963

*P7. Owner and Address:
Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

***P8. Recorded by:** (Name, affiliation, and address)
Seth A. Bergstein, Principal
PAST Consultants, LLC
PO Box 721
Pacific Grove, CA 93950

***P9. Date Recorded:** 5/17/13

***P10. Survey Type:** Owner requested

***P11. Report Citation:** None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ■Continuation Sheets ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3S

***Resource Name or #** (Assigned by recorder) Carmel Valley Manor

B1. Historic Name: Carmel Valley Manor
B2. Common Name: Carmel Valley Manor
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Construction of the Carmel Valley Manor began in September 1962 and was completed in October 1963. Alterations to the site and individual buildings have been ongoing since the arrival of the first residents on October 14, 1963. Primary alterations to the site include the planting of trees, shrubs and ornamental flowers, giving the site its lush appearance today. The first Hillcrest Health Center was completed in 1975. Hillcrest was considerably altered and remodeled into the present Hillcrest in 1999. Alterations to the original Main Building (now called the Pavilion) and the infirmary (now called the Resident Activity Center) occurred in the 1990s. The dining room addition to the front elevation of the Pavilion was completed in 2005. The original library was remodeled into the present Fitness Center in 2001. Residential buildings have been altered over the years to provide additional living space. The alterations were done in similar fashion and listed for each building type on the Continuation Sheets**.**

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:** Same
***B8. Related Features:** N/A

B9a. Architect: Skidmore, Owings & Merrill **b. Builder:** Williams and Burrows
Landscape Architect: Sasaki, Walker & Associates

***B10. Significance: Theme:** Residential Architecture **Area:** Carmel Valley, CA
Period of Significance: 1963 **Property Type:** Retirement Campus. **Applicable Criteria:** C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
See Continuation Sheets, pages 18 - 22

B11. Additional Resource Attributes: (List attributes and codes) HP13 -- Community Center; HP16 – Religious Building; HP41 -- Hospital

***B12. References:**

- "A Guide to Contemporary Architecture of the Monterey Bay Region, 1947 – 2008. AIA Monterey Bay Pamphlet.
- Carmel Valley Manor: A History. Carmel Valley Manor History Committee, 1998.
- "Carmel's Patron of the Arts," *Monterey Peninsula Herald*, 2/13/92.
- "Friends, Kin, Church Inherit Sullivan Million," *Monterey Peninsula Herald*, 9/29/56.
- "The Master of Hollow Hills," *Noticias del Puerto de Monterey*, Vol. 27, No. 2, June 1986.
- "Rites Tomorrow for Noel Sullivan of Carmel Valley," *Monterey Peninsula Herald*, 9/17/56.
- "Sad End to a Beautiful Room,," *Monterey Peninsula Herald*, 2/27/92.

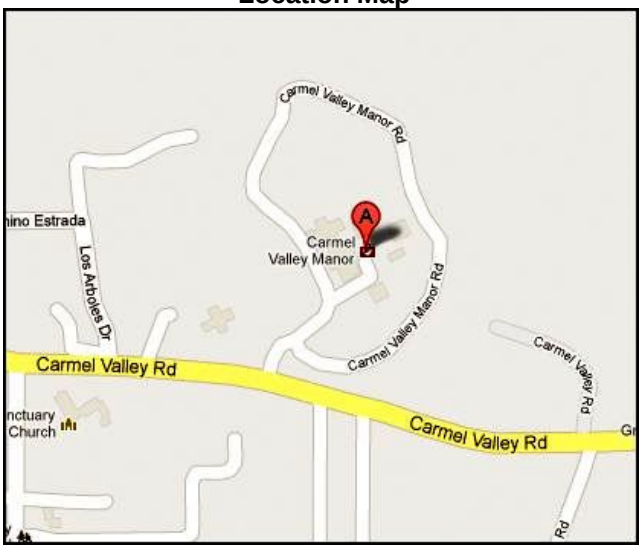
B13. Remarks:

***B14. Evaluator:** Seth A. Bergstein, Principal
PAST Consultants, LLC

***Date of Evaluation:** 5/17/13

(This space reserved for official comments.)

Location Map



P3a. Description: Site Plan

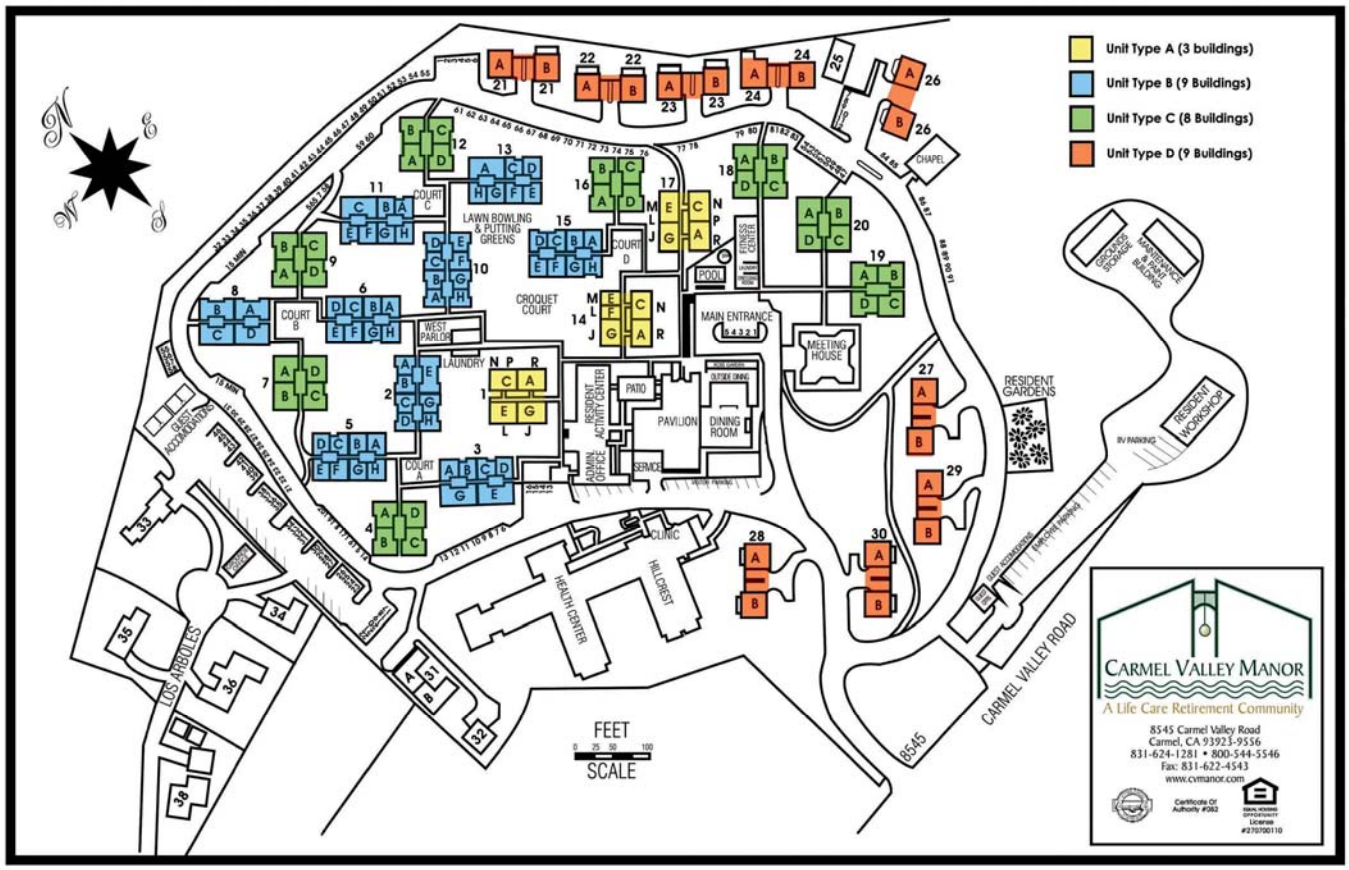


Figure 1. Carmel Valley Manor site plan.

P3a. Description: Site

Figures 2 through 13 show views of the site.

Figure 2. Looking northeast toward Pavilion Building.

Figure 3. Pavilion Building left; Meeting House right.

Figure 4. Looking east toward Bldg. 17 and Fitness Center from main parking lot.

Figure 5. Looking south toward Meeting House from same position as Figure 4.

P3a. Description: Site

Figure 6. Looking northeast toward Bldg. 15 from Croquet Court.

Figure 7. Court B in front of Bldg. 6.

Figure 8. Typical cluster of buildings around open courtyard.

Figure 9. Arrangement of duplex units along upper Carmel Valley Manor Road.

P3a. Description: Site

Figure 10. Covered walk leading to Pavilion Building.

Figure 11. Typical light standard.

Figure 12. Typical covered parking area.

Figure 13. Example of typical railing design (arrow).

P3a. Description: Site

Carmel Valley Manor (the Manor) is a full-service retirement center consisting of a collection of cohesively-designed buildings arranged in a campus-like setting amidst the rolling hills of Carmel Valley. Designed by one of the leading Modernist architectural firms of the United States, Skidmore Owings & Merrill (SOM), the Manor was constructed on the site of the former Noel Sullivan Estate, known as "Hollow Hills Farm." Extant buildings from the Sullivan occupation include the Hollow Hills Chapel, an adobe groundskeeper's cottage now labeled Bldg. 25, and an additional residence, now converted to guest quarters located at the southeast corner of the property. See **Figure 1** for a site plan. Images of the pre-SOM buildings appear below as **Figures 14 through 16**. Another pre-SOM site feature is a steel gate and fence found along Carmel Valley Road (**Figure 17**).

Figure 14. Hollow Hills Chapel.

Figure 15. Bldg. 25 constructed of adobe.

Figure 16. Guest Quarters located off of the service road at the southeast corner of the site.

Figure 17. Steel fence and gate along the property border at Carmel Valley Road.

P3a. Description: Site

The SOM-designed campus is a full-service facility with the Hillcrest Health Center containing a hospital and skilled nursing facility; community buildings, such as the Pavilion, Resident Activity Center, Meeting House, West Parlor, and Fitness Center; and four types of residential buildings labeled Bldg. Types A – D. The residential units are grouped in small clusters, typically around a courtyard space that contains fixed and moveable seating for outdoor relaxation. Carmel Valley Manor Road is a winding perimeter road that encircles the campus. A network of concrete paths with steel safety railing connects the various courtyards, community buildings and residential clusters. A covered walk links the community buildings with the residential units. Refer to **Figures 2 through 13** for views of the site and site features; and **Figure 1** for the site plan.

The curvilinear design of the perimeter road and paths; arrangement of building clusters; siting of prominent community buildings; and cohesive design of individual buildings follow early 20th- Century Garden City precedents seen in early Suburban designs in England and the United States.

Although precise landscape planting plans were not part of the original SOM design, the efforts of residents from the early days of completion to today have developed the Manor site into a lush landscape of native oak and planted deciduous trees, flowering plants, grasses and Wisteria vines along the covered walk.

A unique feature of the SOM design is the pass-through feature of all residential buildings, linking them with the network of paved pathways. All buildings have this central pass-through design element, an example shown on **Figure 18** below.

Figure 18. Typical pass-through feature of residential buildings.

P3a. Description: Site Character-defining Features

- Campus setting amidst rolling terrain.
- Curvilinear perimeter road surrounding buildings.
- Wrought iron fence and gate along Carmel Valley Road.
- Central road leading from Carmel Valley Road to parking area in front of Pavilion Building.
- Meeting House prominently visible from central road.
- Community buildings: Pavilion, Resident Activity Center, Dining Room, Meeting House, West Parlor.
- Residential buildings (4 types) clustered together with pass-through designs linking them to network of concrete paths.
- Covered walkway between community buildings (i.e., Pavilion) and residential buildings.
- Concrete and brick-paved paths linking residential and community buildings.
- Brick courtyards with fixed and moveable seating.
- Recreational areas, including lawn bowling/putting green, croquet area, resident gardens.
- Fitness center with swimming pool.
- Fixed outdoor benches and moveable park benches.
- Concrete retaining walls with prominent vertical-board formwork.
- Light standard consisting of single post surmounted by globe, which matches globes in residential pass-through.
- Covered parking structures.
- Lush vegetation consisting of native oak trees, planted deciduous trees, grasses and flowering plants, including Wisteria vines planted along covered walkway.
- Steel safety railing installed along concrete and asphalt paths.
- Extant buildings from the Noel Sullivan Estate, including Bldg. 25, Hollow Hills Chapel and the Guest Quarters.

Photographs and descriptions of individual SOM building types appear on Continuation Sheets, pages 10 through 17.

P3a. Description: Buildings. Pavilion Building/Dining Room/Resident Activity Center

Figure 19. Front elevation of the Pavilion Building. Dining room addition to front façade shown with arrow.

Figure 20. The highly-modified Infirmary, now the Resident Activity Center. Arrow indicates the connecting structure.

The Pavilion Building was the original Main Building in the SOM design. It has been highly modified on all four facades with the addition of a gable-roofed Dining Room with pergola (arrow in **Figure 19**). The original design connected the Main Building with the Infirmary immediately to the north with a covered walkway. When the Infirmary was remodeled into the Resident Activity Center in the 1990s, all facades of the original Infirmary were altered. A simple gable-roofed structure connects the two buildings, shown by an arrow in **Figure 20**.

Pavilion Bldg./Resident Activity Center: Remaining Character-defining Features

1. Cross-gable roof massing with prominent central gable.
2. Prominent chimney flanked by glazing on front (east) elevation.
3. Fenestration pattern of 4-part anodized aluminum windows (only extant on rear elevation).
4. Retaining walls surrounding rear (west) elevation with prominent vertical-board formwork.
5. Stucco exterior finish.

P3a. Description: Buildings. Meeting House

Figure 21. Side (east) elevation of Meeting House.

Figure 22. Front (north) elevation of Meeting House.

The most prominent building on the site, the Meeting House is square in plan with a tall pyramidal room. It features symmetrical elevations with a recessed pair of anodized aluminum entry doors on every elevation except the south. Fixed glazing with thick aluminum frames flanks the entry doors. A concrete post and rail surrounds the building. With the exception of roofing material replacement from wood shake to asphalt shingle, the building is largely unaltered.

Meeting House: Character-defining Features

1. Commanding position on site overlooking Carmel Valley.
2. Square, symmetrical plan with pyramidal roof.
3. Copper finial capping roof.
4. Recessed entries with paired aluminum entry doors on three of the four elevations.
5. Fixed glazing flanking entry doors.
6. Wire glass in soffits above recessed entries.
7. Boxed-profile gutters painted green, matching all other buildings on the campus.
8. Concrete paving surrounding building with paths connecting building to main parking area.
9. Concrete post and rail surrounding building.
10. Stucco exterior wall cladding.

P3a. Description: Buildings. Fitness Center (former Library)

Figure 23. Front (north) elevation of the Fitness Center.

Figure 24. Rear (south) elevation of the Fitness Center.

Originally the Library, the building was highly altered when it was converted into the Fitness Center in 2001. It is a simple gable-roofed structure with an off-center chimney, a central rear entrance and modified openings containing paired sliding glass aluminum doors. Like all buildings on the campus, the Fitness Center has the same replaced asphalt shingle roof and box gutters painted green.

Fitness Center: Remaining Character-defining Features

1. Converted library building in original location.
2. Gable roof massing.
3. Off-center chimney.
4. Central rear entrance on south elevation.
5. Paired sliding glass aluminum doors matching other buildings on the campus.
6. Swimming pool in its original location north of the building.
7. Stucco exterior wall cladding.

P3a. Description: Buildings. West Parlor/Laundry Building

Figure 25. Front (south) elevation of the West Parlor. Note the covered walk leading to the façade.

Figure 26. Rear (north) elevation of the West Parlor. Connection of two shed roofs shown with an arrow.

The West Parlor/Laundry has the signature paired-shed roof massing that is common to the buildings on the SOM-designed campus. A covered walkway leads from the Pavilion to the West Parlor (**Figure 25**). The paired shed roof design places the shed roofs at different heights, emphasizing the geometry of the composition. A horizontal ceiling connects the two shed roof masses and provides shelter for residents. Like all buildings on campus, the West Parlor Building has flush eaves with metal corner flashing and metal box gutters painted green. Fenestration consists of anodized aluminum slider windows and sliding glass patio doors.

A subsequent alteration includes the connection of the shed roofs and placement of large louvered vents at each building end, apparently to improve ventilation (**Figure 26**). The vent carries the same roof pitch as the two sheds, making the massing appear as a gable end, rather than individual shed forms. Other alterations common to buildings on campus include the in-kind replacement of aluminum slider windows and patio doors; and replacement of original shake roof with asphalt shingles.

West Parlor/Laundry: Character-defining Features

1. Paired shed roof massing.
2. Single anodized aluminum window in shed end.
3. Central pass-through connecting to paved path.
4. Off-center chimney.
5. Paired sliding glass aluminum doors on east elevation matching other buildings on the campus.
6. Fenestration consisting of aluminum slider windows on the west elevation..
7. Stucco exterior wall cladding.

P3a. Description: Buildings. Building Type A

Figure 27. Rear (east) elevation of the Bldg. 17. Louvered vent and glazing alteration shown with arrows.

Figure 28. Side (north) elevation of Bldg. 14.

Three Type A buildings were constructed. Building Type A has the signature paired-shed roof massing that is common to the buildings on the SOM-designed campus. A stairwell is placed at opposite shed ends. A single opening in the shed ends lights the stairwell. An inset horizontal ceiling connects the two shed roof masses and provides the second-floor access to the upstairs units. The side elevations consist originally of 8 stacked apartments. Upper units have balconies with railings flush with the outer building walls. Like all buildings on campus, Building Type A has flush eaves with metal corner flashing and metal box gutters painted green. Fenestration consists of anodized aluminum sliding glass patio doors.

A subsequent alteration includes the connection of the two roof forms and placement of large louvered vents at each building end, apparently to improve ventilation. The vent's roof carries the same roof pitch as the two sheds, making the massing appear as a gable end, rather than individual shed forms. The alteration is less prominent on this building type, as the vent is inset from the outer shed walls (**Figure 27**). Glazing is placed below the vents on the second floor to protect upstairs residents from the wind. Other alterations common to buildings on campus include the in-kind replacement of aluminum patio doors; replacement of original shake roof with asphalt shingles; the installation of retractable awnings over the sliding glass doors; and the installation of skylights and a satellite dish to the roof. Individual apartments have been combined on many of the buildings to provide more living space.

Building Type A: Character-defining Features

1. Paired shed roof massing.
2. Single stairwell opening in shed end.
3. Central pass-through connecting to paved path.
4. Two story building with ceiling element connecting the two masses and providing second floor access to units.
5. Fenestration consisting of aluminum slider doors on the side elevations.
6. Stucco exterior wall cladding.

P3a. Description: Buildings. Building Type B

Figure 29. Front (south) elevation of the Bldg. 8.

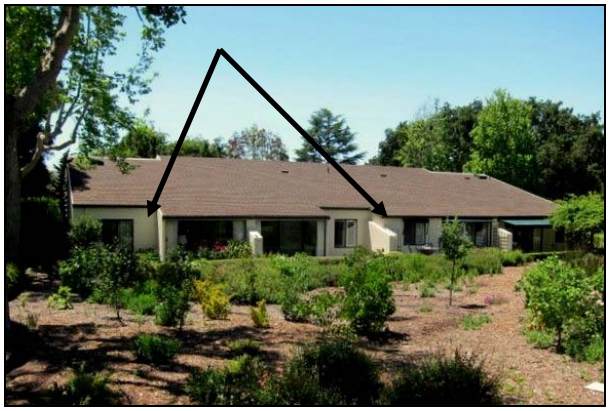


Figure 30. Bldg. 3 outer wall extensions shown with arrows.

Building Type A features paired-shed roof massing with an inset connection to create a gable peak and provide the location of a hanging light fixture. 9 Buildings of this type were constructed. The central pass-through is designed with an arch. Originally, the side elevations consisted of 8 individual apartments; these have been combined on some of the buildings. On the side facades, each unit has fenestration consisting of a single anodized aluminum slider window and sliding glass patio doors.

Figure 31. Front (west) elevation of Bldg. 2. Note chimney (arrow) and window in left shed end.

An alteration common to this building type consists of the addition of windows in the shed ends on most of the buildings. Chimneys for furnaces are installed on some of the shed ends. This feature does not appear on the SOM drawings, indicating that this may have been an early design change or is a subsequent alteration (**Figure 31**). Another common alteration is the extension of side façade outer building walls into the patio areas to provide greater living space. This has been done to most units (**Figure 30**). In-kind replacement of aluminum windows and patio doors, awnings, skylights and satellite dishes are also common.

Building Type B: Character-defining Features

1. Paired shed roof massing with inset gable peak and hanging light fixture with matching globe.
2. Flush eaves with metal roof flashing.
3. Central pass-through with arched opening.
4. Chimney/furnace addition to shed end with stairwell and retaining wall.
5. Side facades with 8 original units, each with sliding glass doors, aluminum slider window and patio.
6. Stucco-clad partition walls between units on side facades.
7. Stucco exterior wall cladding.

P3a. Description: Buildings. Building Type C

Figure 32. Front (east) elevation of the Bldg. 4.

Figure 33. Courtyard of Bldg. 7.

Building Type C features paired-shed roof massing with no connection between buildings. The shed ends flank single-story gable roofed sections. The central pass-through opens to a courtyard with light posts located at each courtyard end. Each interior gable section has two aluminum slider windows. On the outer side facades, each unit has fenestration consisting of a single anodized aluminum slider window and sliding glass patio doors.

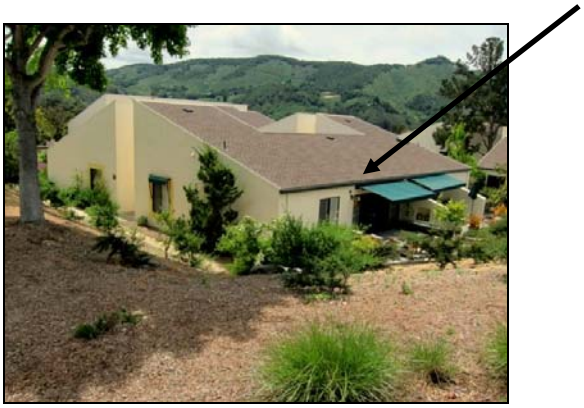


Figure 34. Overall view of Bldg. 18 with full outer wall extension (arrow).

An alteration common to this building type consists of moving the outer wall into the patio area, extension of the roofline, and installation of a window in the shed end. This has been done to most units (**Figure 34**). In-kind replacement of aluminum windows and patio doors, awnings, skylights and satellite dishes are also common alterations.

Building Type C: Character-defining Features

1. Paired shed roof massing flanking a central gable-roofed section.
2. Central pass-through opens to courtyard with light standard at each end.
3. Paired aluminum windows on interior courtyard facades.
4. Single window in original shed end. Common alteration moved outer wall, extended roof and installed second window.
5. Side facades with 4 original units, each with sliding glass doors, aluminum slider window and patio.
6. Stucco exterior wall cladding.

P3a. Description: Buildings. Building Type D

Figure 35. Front (west) elevation of the Bldg. 22.

Figure 36. Typical garage design seen on Bldg. 22.

Building Type D is a symmetrical duplex design separated by a garage. The building features gable roof massing with two aluminum slider windows in the gable end. Front and rear fenestration consists of a single aluminum slider window and aluminum sliding patio doors. Rear additions have been installed to several of the units. Original garages have multiple closets (**Figure 36)**.

Figure 37. Bldg 29 conversion of garage to study.

Figure 38. Rear of Bldg. 29 showing garage conversion.

A handful of units have undergone removal of the closets in the garage and conversion of the space into an additional room (**Figure 37**). A wide aluminum slider window is installed in the rear façade of units with the garage conversion (**Figure 38**). In-kind replacement of aluminum windows and patio doors, awnings and skylights are also common alterations.

Building Type D: Character-defining Features

1. Symmetrical duplex design.
2. Gable roof massing with flush eaves and typical flashing and gutters.
3. Garages facing each other and separated by a party wall for added privacy.
4. Paired aluminum windows in gable end. Aluminum slider window and aluminum patio doors on front/rear facades.
5. Garage converted to extra living space in a handful of units.
6. Stucco exterior wall cladding.

B10. Significance:

Noel Sullivan and Hollow Hills Farm

The site on which Carmel Valley Manor was constructed was formerly the site of Hollow Hills Farm, the ranch owned by Noel Sullivan (1890 - 1956). Nephew of former San Francisco Mayor and state senator James D. Phelan and grandson of John Sullivan, founder of the Hibernia Bank, Noel Sullivan came from an established Bay Area pedigree. He spent much of his youth in Paris where he developed a passion for the arts. Following his father, Francis Sullivan's death in 1930, Noel became president of the San Francisco Art Association, a position held by his uncle. Noel Sullivan was a frequent visitor to the Monterey Peninsula and settled permanently at Hollow Hills Farm in the Carmel Valley in 1937 (*Monterey Peninsula Herald, 9/17/56*).

The main house at Hollow Hills Farm was designed and occupied in 1922 by noteworthy architect Reginald Johnson, who designed numerous homes for wealthy patrons in the Pasadena area. Johnson raised horses on the property and spent summers with his family at Hollow Hills Farm. Noel Sullivan purchased the property in 1936 and relocated to Carmel Valley shortly thereafter. Passionate for music and the arts, Sullivan added numerous personal touches to the former-Johnson estate. He installed the decorative steel fence extant (**Figure 17**) at the property's border with Carmel Valley Road, having salvaged the interior of an elevator shaft from one of James D. Phelan's former office buildings (*Monterey Peninsula Herald, 2/27/92*).

Sullivan modified the Johnson House by installing a formal music room, designed by local architect Jon Konigshofer with a steeply-pitched wood roof and tiled floor. Sullivan added tapestries and paintings from his extensive art collection. The music room would feature such noted artists and musicians as Robinson Jeffers, Langston Hughes, Isaac Stern and Yehudi Menuin. The Johnson House burned down on January 2, 1962 during construction of the Carmel Valley Manor (*Monterey Peninsula Herald, (2/13/92*). The first SOM designs incorporated the grand estate and left several ancillary buildings from the Sullivan occupation on the site. Designs were radically changed following the main house's complete destruction by fire. Extant building and site features from the Sullivan estate are shown on Page 7 and include the Hollow Hills Chapel (**Figure 14**), the adobe groundskeeper's quarters (**Figure 15**), the Guest Quarters (**Figure 16**), and the steel gate along Carmel Valley Road (**Figure 17**).

Construction of Carmel Valley Manor

The Northern California Congregational Church recognized a primary need of housing its retirement-age members and purchased Hollow Hills Farm from the Noel Sullivan's heirs in 1960. The organization established a Retirement Home Committee and elected Dr.William David Pratt to be the Administrative Director of the Retirement Home Project. Following completion of the real estate transaction, Dr. Pratt and his wife moved into the adobe house shown in **Figure 15**. The Committee established a formal corporation, Northern California Congregational Retirement Homes, Inc. (the Corporation); the State of California approving the new corporation on October 14, 1960 (*Carmel Manor: A History, pp. 7 - 10*).

The Corporation developed a comprehensive list of program requirements, interviewed numerous architectural firms and chose the noteworthy firm of Skidmore, Owings & Merrill (SOM) on November 29, 1960. Their choice hinged upon SOM adopting much of the Corporation's requests into their design program: a comprehensive health care and living facility built in concert with the rolling topography; a campus or village-like arrangement of buildings; low density arrangement of buildings; and siting of buildings to take advantage of views out to the surrounding landscape. Original SOM plans incorporated the Sullivan House as the meeting center for the complex. However, on New Year's Day 1962 fire broke out and destroyed the Reginald Johnson-designed house. SOM reworked their original designs over the next six months, along with the hired landscape architects, Sasaki, Walker & Associates. Designs would be refined until construction began on September 21, 1962. Opening date of the Carmel Valley Manor is listed as October 14, 1963 (*Carmel Manor: A History, pp. 16 - 18*).

B10. Significance:

Architectural Design of the Carmel Valley Manor

The SOM design for the Manor was unique in its departure from the institutional look of predating retirement communities. The Manor resembles a Modernist-designed college campus rather than a retirement community. Community buildings, such as the Pavilion and Meeting House are designed along bold lines and are placed on the site's prominent locations. The residential buildings are clustered around courtyards and open space, taking advantage of views to the surrounding mountainous landscape. All buildings are linked by a network of paved paths that also connect courtyards and recreational areas. A unique feature of the residential buildings is the central pass-through that connects the concrete paths to the rest of the campus. Residential buildings are expressed dramatically as paired shed-roofed masses or gable, symmetrically flanking a central passageway axial to the concrete walk that links to the network of paths throughout the Manor. An early image of the Manor shortly after the buildings were completed appears as **Figure 39** below.

Figure 39. View of Carmel Valley Manor after completion of the buildings. (*Courtesy, Carmel Manor: A History, pp. 21*).

A quote from John Woodbridge of Skidmore, Owings & Merrill elucidates the Manor's design:

> The roof planes, like those of a Mediterranean Village, present a series of angled shapes which compose in a variety of ways. The simple pyramidal roof of the Meeting House is intended as the fulfillment of all other incomplete roofs, a form which appears the same from all angles, and which because of its height and position becomes the pivotal point for all the buildings. The Meeting House has the same architectural relationship to the other buildings of the Manor as does the church of a New England Village to the houses around it. Built of the same materials and in the same style, it is a symbol of the oneness of the community, here expressed in one of the simplest of all geometric forms. (*Carmel Manor: A History, pp. 39*).

B10. Significance:

Additions and Alterations to the Manor Site and Individual Buildings

The SOM design placed the Main Building (now the Pavilion) at the top of the hill overlooking the site. The Infirmary Building, expressed as a simple gable-roofed form, was placed perpendicular to the Main Building. The Main Building was altered substantially in the 1990s, and again in 2005 when the large dining room addition was constructed. The Infirmary Building was remodeled into what are now administrative offices and the Resident Activity Center. These remodeling campaigns removed most of the original fenestration of the two buildings, but kept the Pavilion's prominent front gable end and brick chimney.

All site buildings have had their original shake roofs removed and replaced with asphalt shingles. It appears that subsequent remodeling to all of the buildings have changed out original doors and windows with standardized black anodized aluminum slider windows and sliding glass patio doors in original openings. Rooflines feature their original flush eaves, with corner flashing and a standardized metal box gutter, painted green. Paint colors have varied during the Manor's history, but have settled on a unified off-white for stucco walls with yellow window surrounds on some residential units and the characteristic forest green as a contrast for gutters patio furniture and railings.

The first primary addition to the site was the Hillcrest House, located at the present Hillcrest Health Center southwest of the Pavilion. An addition to this building was installed in 1975. The entire building was substantially modified into the present Hillcrest Health Center in 1999. Subsequently, the library building south of the pool was remodeled into the present Fitness Center in 2001. Of all the community buildings, the Meeting House is the least altered and with the exception of its asphalt shingle roof, remains in largely original condition.

Landscape plantings evolved considerably since the Manor's completion. Planted deciduous trees have matured and blend with the native oaks to create a tree- lined suburban streetscape. Flowering plants abound throughout the site, ranging from roses and other exotic species, to the Wisteria vines planted along the covered walkway.

As described for each building type on the Continuation Sheets, the four residential building types have undergone periodic alteration over the years. The alterations have been consistent for each building type and have not significantly destroyed the character-defining features of the buildings or the site as a whole. In summary, the alterations specific to each building type are:

Building Type A:
1. Connection of the two shed roofs by carrying the lower shed roof plane to connect with the taller mass. Ends of the roof section finished with large louvered vents painted green.
2. Glazing placed at the second floor landing to provide wind shelter.
3. Combining of smaller adjacent units into one apartment to increase square footage.
4. Retractable awnings added above patio windows.
5. Skylights of random sizes added to roof.
6. Replacement of windows with black anodized aluminum slider windows and patio doors.

Building Type B:
1. Moving of the side outer building wall into existing patio space to increase apartment square footage. The alteration carries the same roof pitch down to meet the outer wall. At the patios, the moved outer wall has shortened the partition walls between units. The moved outer wall maintains the same material and fenestration pattern as existing for each unit. This change has occurred to most of the units of this building type.
2. Windows added to the longer shed ends in most locations. Windows match existing in size of opening and window type.
3. Furnaces installed at the ends of building, including a stairwell beneath the building and a chimney flue at the shed end. The use of different concrete forms indicates this was either a design addendum or subsequent addition.
4. Combining of smaller adjacent units into one apartment to increase square footage.
5. Retractable awnings added above patio windows.
6. Skylights of random sizes added to roof.
7. Replacement of windows with black anodized aluminum slider windows and patio doors.

B10. Significance:

Additions and Alterations to the Manor Site and Individual Buildings (continued)

Alterations specific to each building type:

Building Type C:

1. Moving of the side outer building wall into the patio area by extension of the roofline. This alteration has been done for nearly every building in this building type.
2. Windows added to the longer shed ends in most locations. Windows match existing in size of opening and window type.
3. Combining of adjacent units into one apartment to increase square footage.
4. Retractable awnings added above patio windows.
5. Skylights of random sizes added to roof.
6. Replacement of windows with black anodized aluminum slider windows and patio doors.

Building Type D:

1. Remodeling of the garage by removing storage closets and building a solid wall to provide an additional room. On the rear facade, a wide aluminum slider window matching the other buildings in window type, is installed.
2. Installation of a rear addition on several duplex units.
3. Installation of a front bay window on two units, 26A and 26B.
4. Retractable awnings added above patio windows.
5. Skylights of random sizes added to roof.
6. Replacement of windows with black anodized aluminum slider windows and patio doors.

Historic Significance of the Carmel Valley Manor

National (NR) and California (CR) Register Significance

The Carmel Valley Manor does not qualify for association with an event (NR Criterion A/CR Criterion 1) as no significant event occurred in connection with the facility. Similarly, the Manor does not qualify for association with a significant person (NR Criterion B/CR Criterion 2). While the original Hollow Hills Estate was owned and occupied by Noel Sullivan, a significant member of the local community, the main house was destroyed by fire in 1962. Only three buildings survive the Sullivan period and the loss of the main house, the site's most significant historic resource, has removed the historic integrity of the site dating to Noel Sullivan's period of occupancy.

Carmel Valley Manor appears eligible for listing on the National and California registers under National Register Criterion C (CR Criterion 1) because the complex embodies the distinctive characteristics of a type, period, or method of construction. Designed by leading Modernist architectural firm Skidmore, Owings & Merrill, the Manor is represents a cohesive site in terms of its architectural design and relationship among buildings on the site. Laid out to resemble a Medieval village, the Manor utilizes stark shed and gable forms to complement the rugged mountainous terrain of the surrounding landscape. The design of a retirement complex was a departure for SOM and they utilized the village form as the backdrop for the expression of sharp Modernist building lines. Shed and gable roofs dominate the site, complement each other and integrate with the system of open spaces, courtyards and paved paths that link all buildings. Fenestration and exterior stucco cladding matches throughout the buildings, serving to unify the entire site.

B10. Significance:

Historic Significance of the Carmel Valley Manor (continued)

Monterey County Register of Historic Resources Significance

Carmel Valley Manor appears to be significant according to Monterey County Register criteria A. The Modernist site is particularly representative of a distinct historical period, type, style, region or way of life (Criterion A1). The SOM design approach for a retirement center was a departure from more typical designs. The design took advantage of the dramatic site to integrate a campus-like setting into the surrounding rugged mountainous terrain. The house is connected with someone renowned, Noel Sullivan (Criterion A3), although the primary resource, the Sullivan House, was destroyed by fire. The SOM-designed campus does represent the work of a master architect, Skidmore, Owings & Merrill, whose talent influenced a particular architectural style or way of life (Criterion A5).

The Manor appears to be significant according to Monterey County Register Criterion B3 because the architectural design and construction materials do embody elements of outstanding attention to architectural design, detail, material and craftsmanship (Criterion B3).

The Manor appears to be significant according to Monterey County Register criteria C. The unique design of the Manor does materially benefit the historic character of the community (Criterion C1). The location and physical characteristics of the Manor do represent an established and familiar visual feature of the community, area, or county (Criterion C2).

Historic Integrity

The most significant change to buildings on the site are the modifications to the Main Building (now Pavilion) and Infirmary into their current forms. The dining room addition to the Pavilion added a gable end that removed much of the fenestration to the southeast façade. The entrance gable with brick chimney remains extant. Modifications to the Infirmary removed all original fenestration patterns, created new openings and changed the connecting wing between the original Main Building and Infirmary. While these two buildings don't have individual historic integrity, they contribute to the integrity of the site.

Modifications to residential building types B and C have altered the outer walls of most of these buildings. However the alterations maintained original rooflines, fenestration type/pattern and exterior materials. Consequently, the alterations were designed consistently and have not removed the historic integrity of the individual buildings.

The Manor's seven aspects of integrity are summarized below:

Location: The site and nearly all individual buildings remain in their original locations, giving the Manor integrity of location.
Setting: The Manor retains its integrity of setting amidst the mountainous Carmel Valley landscape.
Design: The Manor retains integrity of design, as additions to individual buildings followed similar SOM design lines.
Workmanship: Building modifications have been installed using in-kind materials and window/door replacements. The Manor retains integrity of workmanship.
Feeling: With its individual buildings and relationship to buildings extant, the Manor retains integrity of feeling.
Association: Since building layout, road pattern, building arrangement and building finish materials remain extant and within the SOM-intended cohesive design, the Manor retains integrity of association.

CARMEL VALLEY MANOR, CARMEL CALIFORNIA: ARCHITECTURAL AND HISTORIC PRESERVATION DESIGN GUIDELINES

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I. INTRODUCTION

Introduction

PAST Consultants, LLC (PAST), in conjunction with HGHB Architects, presents these *Historic Preservation Design Guidelines* (Design Guidelines) for the residential buildings located on the Carmel Valley Manor (Manor) retirement community. Completed in 1963 the Skidmore, Owings and Merrill (SOM) – designed campus is historically significant under National, State and Monterey County criteria. The unique design, with it's cluster of residential units around common courtyards; linkage of units by a network of meandering paved paths; and bold expression of buildings into shed and gable-roofed forms represents a departure from the institutional designs of previous retirement communities. PAST submitted a Phase One Historic Assessment that discussed the historic context, inventoried the Manor's architectural building types and evaluated its historic significance on May 19, 2013. The Phase One Historic Assessment concluded that the Manor is eligible under National Register Criterion C and California Register Criterion 3 because the Manor embodies the distinctive characteristics of a type, period, or method of construction. Similarly, the Manor is eligible under Monterey County Register criteria A through C, because of its unique architectural design and association with Skidmore Owings and Merrill.

Because the Manor is eligible for National, State and Local registers, alterations and maintenance work must follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (*the *Standards)*. These *Standards* provide a flexible and comprehensive approach to the design, repair and rehabilitation of historic buildings.

Purpose of the Design Guidelines

Because the Manor recently achieved 50 years of age, previous alterations to individual buildings did not require historical review under the *Standards*. In addition, various alterations to the residential units have been ongoing since the Manor's opening in 1963. The purpose of these Design Guidelines is to ensure that future work to the historic buildings are in keeping with the *Standards*. An analysis of previous alterations to individual residential buildings reveals that previous alterations have predominantly met the *Standards* because the unique SOM design was recognized and prioritized when typical building alterations were made.

Another purpose of these Design Guidelines is to simplify the Phase Two permitting process when alteration to individual units is proposed in the future. Since the residential units are leased by retirement community tenants, individual units may be altered according to the new tenant's desires. These Design Guidelines will ensure that modifications to individual units continue to be performed consistently and respect the architectural design and historic materials of the Manor's individual buildings, as stipulated by the *Standards*. It is anticipated that changes to

individual units will be handled over-the-counter, thus simplifying the permitting process for the Manor and saving valuable time for both the Manor and Monterey County.

Organization and Limitation of the Design Guidelines

The Design Guidelines are presented in four sections. Following this *Introduction*, Section Two outlines the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as they apply to the Carmel Valley Manor. This section provides summary information to guide Monterey County planners. Reference to the complete *Standards* is provided in this section.

Section Three, *Architectural Design Guidelines* present the four residential building types in the following manner. For each Residential Building Type, this section provides:

- First Page: Typical photographs of the building exterior; followed by a list of Character-defining features; and a list of previous alterations meeting the Design Guidelines.
- Second Page: Typical architectural elevations and plan for the given building type.
- Third Page: Architectural elevations and plan that graphically illustrate the allowable changes for the building type that meet the *Standards*.

The Design Guidelines apply only to the residential buildings on campus, as these buildings will potentially undergo alterations as unit tenancy changes. Substantial common buildings such as the Meeting House and Pavilion Building are not intended to be part of these Design Guidelines, as changes to these buildings are not proposed. For these non-residential buildings that will likely remain in their present state, the Manor intends to apply for permits on an individual basis if new alterations are proposed.

The following lists the four residential building types for which these Design Guidelines apply:

- Building Type A (Buildings 1, 14 and 17)
- Building Type B (Buildings 2, 3, 5, 6, 8, 10, 11, 13 and 15)
- Building Type C (Buildings 4, 7, 9, 12, 16, 18, 19 and 20)
- Building Type D (Buildings 21, 22, 23, 24, 26, 27, 28, 29 and 30)

Section Four, *Guidelines for the Rehabilitation and Preservation of Historic Character-Defining Features* provide material-specific treatment approaches for the historic character-defining features of the buildings. Each historic material or feature is presented using a two-column approach adopted by the *Standards*. The *Recommended* and *Not Recommended* approaches are listed in a separate column for each material, with the *Recommended* approaches presented in the left column and the *Not Recommended* approaches presented in the right column.

Taken in tandem, these two sections will provide for the proper architectural design and treatment approach for future alterations and rehabilitation of the four residential building types, in keeping with the *Standards.*

II. THE SECRETARY OF THE INTERIOR'S STANDARDS

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Standards*) provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the Carmel Valley Manor, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

> In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.[1]

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

[1] Weeks, Kay D. and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (Washington, D.C.: National Park Service, 1995), 63.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.[2]

Guidelines for Rehabilitating Historic Buildings

For rehabilitation, the *Standards* develop a six-part approach known as the *Guidelines for Rehabilitating Historic Buildings* (*Guidelines*). The approach is intentionally broad in scope, as each historic resource will present different building types, structural systems and materials. The intention is to develop a thorough and specific understanding of the given historic resource before applying the *Guidelines* to the project. The six-part approach to the *Guidelines* outlines a progressive method that provides an understanding of the historic resource before any treatments are applied. The six steps are: 1. Identify, Retain and Preserve Historic Materials and Finishes; 2. Protect and Maintain Historic Materials and Finishes; 3. Repair Historic Materials and Finishes; 4. Replace Deteriorated Historic Materials and Finishes; 5. Design for the Replacement of Missing Historic Features; and 6. Alterations/Additions to Historic Buildings.

For a particular historic feature (i.e., roofs, windows, etc.) and historic material (i.e., concrete, stucco, etc.) the *Guidelines* provide a two-column approach. The *Recommended* column lists guidelines under each of the six steps that maximize the retention of the character-defining features and materials that communicate the resource's historic significance. The *Not Recommended* column lists approaches and methods that will impact the character-defining features in a negative manner and possibly compromise the resource's historic significance.

The following quotes the *Guidelines* and describes each of the six steps.[3]

Identify, Retain, and Preserve Historic Materials and Finishes

Like Preservation, guidance for the treatment *Rehabilitation* begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on *identifying, retaining, and preserving* character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as

[2] *Standards,* p. 62.
[3] For a complete description of the process and further explanation of the *Standards* and *Guidelines*, see http://www.nps.gov/hps/tps/standguide/rehab/rehab_approach.htm

roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Finishes

After identifying those materials and features that are important and must be retained in the process of Rehabilitation work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Finishes

Next, when the physical condition of character-defining materials and features warrants additional work *repairing* is recommended. *Rehabilitation* guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind – or with compatible substitute material – of extensively deteriorated or missing parts of features when there are surviving prototypes. Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Finishes

Following repair in the hierarchy, *Rehabilitation* guidance is provided for *replacing* an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that – although damaged or deteriorated – could reasonably be repaired and thus preserved.

Design for the Replacement Missing Historic Features

When an entire interior or exterior feature is missing, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the *Rehabilitation* guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Additions/Alterations for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include installing an entirely new mechanical system; or the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the *Rehabilitation* guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alterative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

III. ARCHITECTURAL DESIGN GUIDELINES

Introduction

The following section provides architectural design guidelines for each of the four residential building types, as shown on the Site Plan, **Figure 1**, located on Page 9:

- Building Type A (Buildings 1, 14 and 17)
- Building Type B (Buildings 2, 3, 5, 6, 8, 10, 11, 13 and 15)
- Building Type C (Buildings 4, 7, 9, 12, 16, 18, 19 and 20)
- Building Type D (Buildings 21, 22, 23, 24, 26, 27, 28, 29 and 30)

This section presents each building type in a systematic manner by describing the buildings and allowable alterations in the following order:

- First Page: Typical photographs of the building exterior; followed by a list of Character-defining features; and a list of previous alterations meeting the Design Guidelines.
- Second Page: Typical architectural elevations and plan for the given building type.
- Third Page: Architectural elevations and plan that graphically illustrate the allowable changes for the building type that meet the *Standards*.

Drawings were developed in conjunction with HGHB Architects. All drawings by HGHB Architects.

General Design Guidelines for the Four Building Types

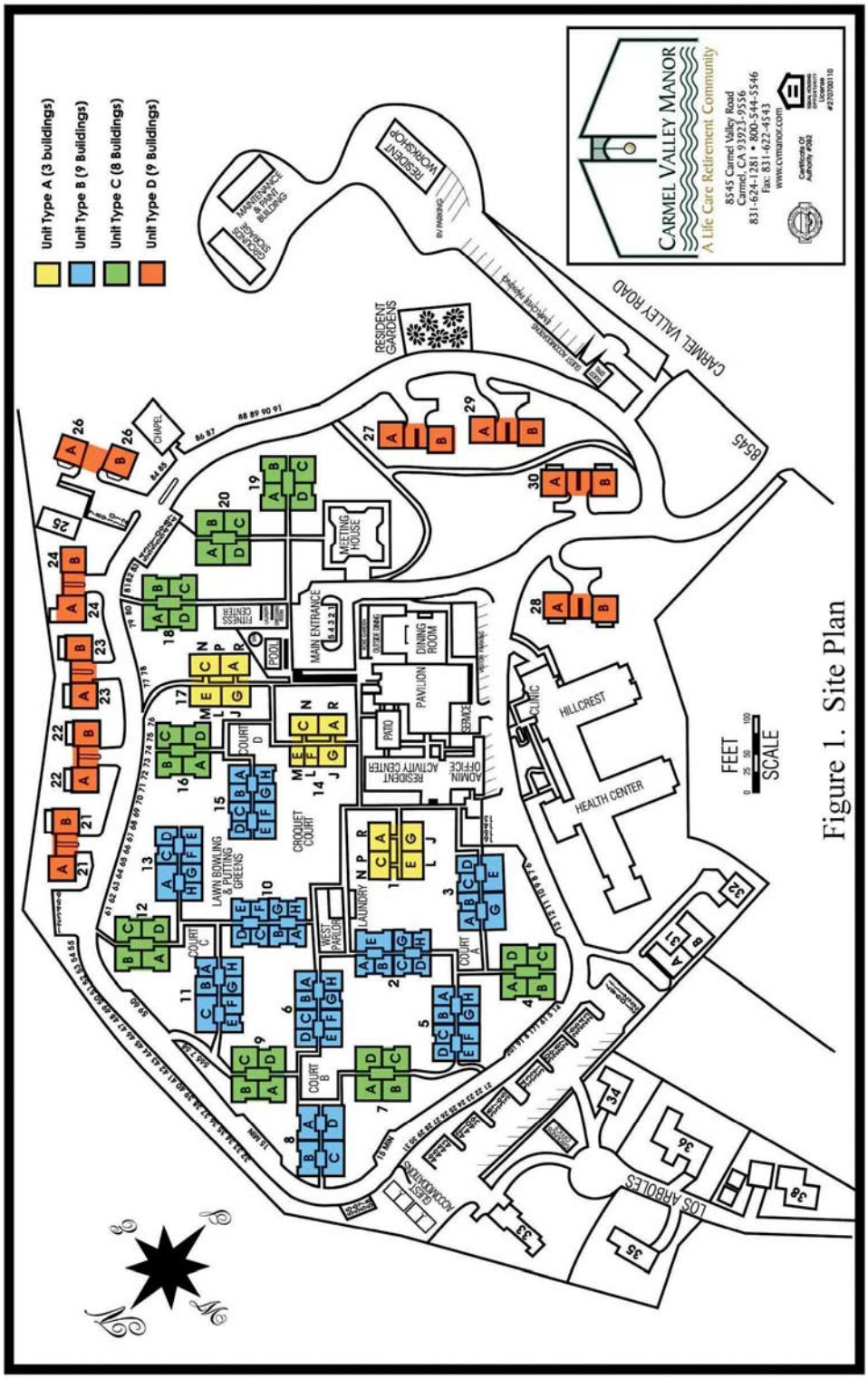
The graphic representation of the architectural design guidelines specific to each of the four building types appear on the following pages. A summary of general design guidelines applying to all four building types is presented here first.

1. When outer patio walls are moved, roof pitches should be maintained and carried down to meet the new outer wall.
2. Repair or replace gutters and downspouts to match existing.
3. When repair is not possible, replace windows and doors in-kind in type, design, size and materials.
4. The pattern of stucco application is an important character-defining feature of the buildings. Match new stucco in texture, appearance and application method in-kind with the historic stucco.
5. Paint colors have varied throughout the Manor's history. Replace paint colors in-kind.
6. The installation of satellite dishes should be kept to a minimum and applied to the least obtrusive façade of the building.

7. The installation of skylights should follow these guidelines:

   Building Types A, B and C:
   - A maximum of 2 skylights is allowed per unit.
   - Maximum skylight size is 24" x 24."
   - Where possible, locate skylights a minimum of six feet from roof ridgeline.

   Building Type D:
   - A maximum of 3 skylights is allowed per unit.
   - Maximum skylight size is 24" x 24."
   - Where possible, place skylights on back side of roof ridgeline.


Unit Type A (3 buildings)
Unit Type B (9 buildings)
Unit Type C (8 buildings)
Unit Type D (9 buildings)
CARMEL VALLEY MANOR
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ADMIN OFFICE
FITNESS CENTER
POOL
CLINIC
HILLCREST
HEALTH CENTER
CROQUET COURT
LAWN BOWLING & PUTTING GREENS
LAUNDRY
WEST PARLOR
COURT A
COURT B
COURT C
COURT D
LOS ARBOLES
FEET
SCALE
Figure 1. Site Plan

Building Type A: Buildings 1, 14 and 17

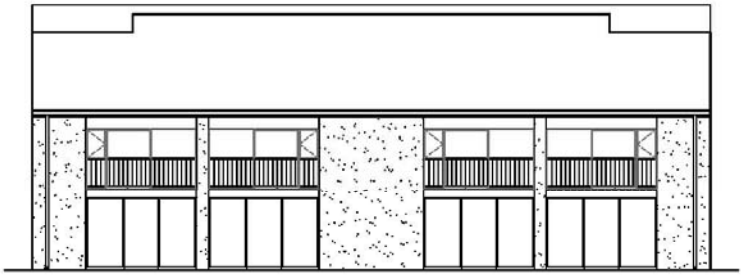
Figures 2 and 3. Typical front and side elevations of Building Type A.

Building Type A: Character-defining Features

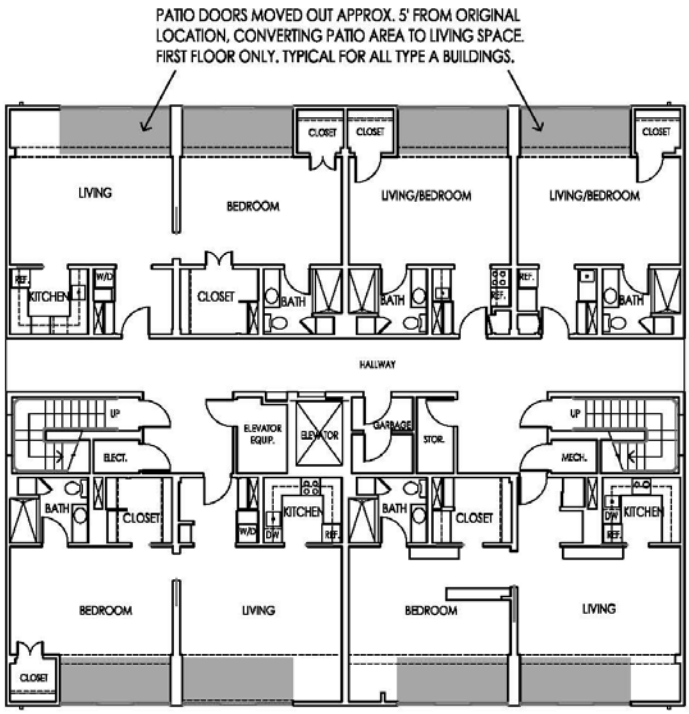
1. Paired shed roof massing with flush eaves and metal flashing at roof/wall junctions.
2. Single stairwell opening in shed end to provide light within stairwell.
3. Central pass-through connecting to paved path.
4. Two-story building with ceiling element connecting the two masses and providing second floor access to units.
5. Hanging light fixture with single globe matching the light standards found on the campus.
6. Fenestration consisting of black anodized aluminum slider doors and windows on the long elevations.
7. Projecting second-floor concrete privacy walls separating each unit.
8. Second-floor balconies with railings flush with the outer building wall.
9. Stucco exterior wall cladding.

Building Type A: Typical Alterations Meeting the Design Guidelines

1. Installation of fixed-pane glazing on second floor of shed ends for wind protection.
2. Extension of first-floor patio walls out to a maximum limit of the face of outer building wall. This alteration has been performed for all units on all three buildings.
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Installation of retractable green window awnings matching other campus buildings.
5. Installation of replacement asphalt shingle roofing to matching other campus buildings.



Elevation



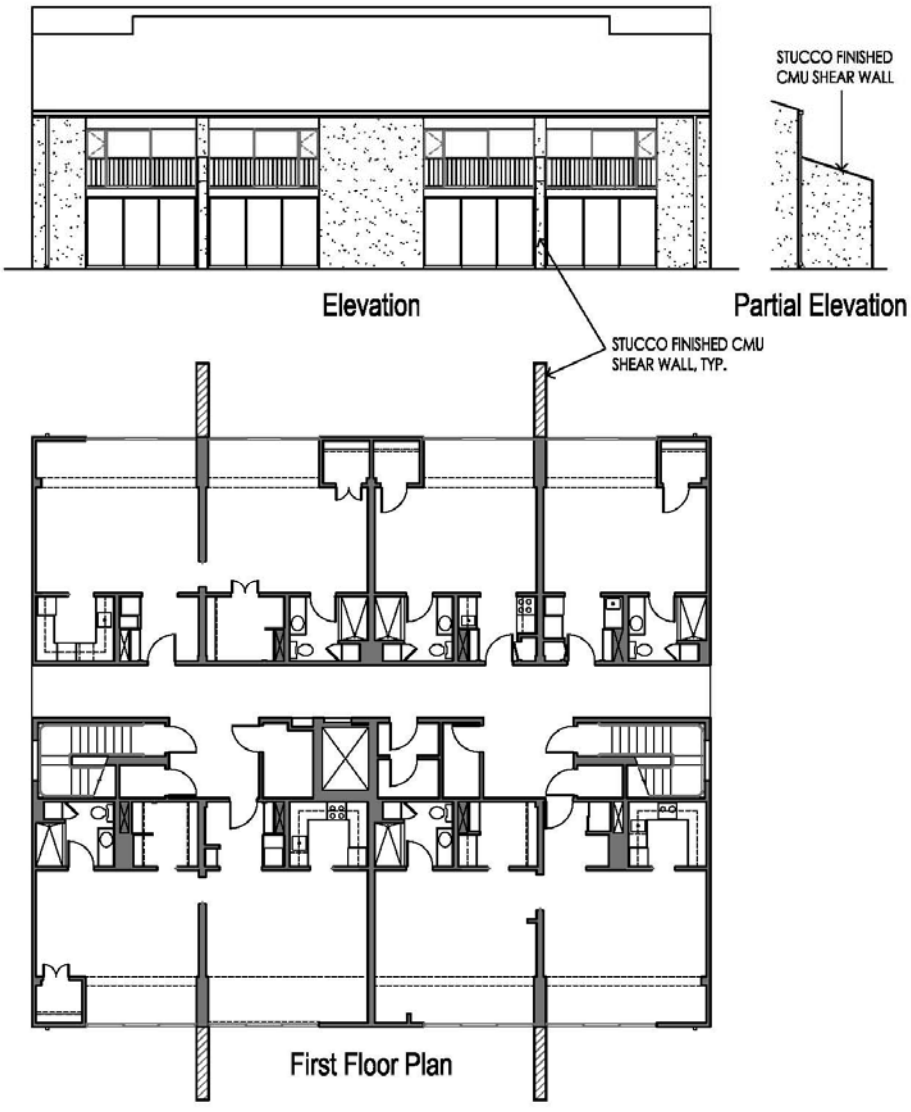
First Floor Plan

BUILDING TYPE A: TYPICAL PLAN & ELEVATIONS

0 4 8 16 FT

PLAN NORTH

HGHB
Architecture, Planning, Urban Design



BUILDING TYPE A: ALLOWABLE ALTERATIONS

0 4 8 16FT

HGHB
Architecture, Planning, Urban Design

Building Type B: Buildings 2, 3, 5, 6, 8, 10, 11, 13 and 15

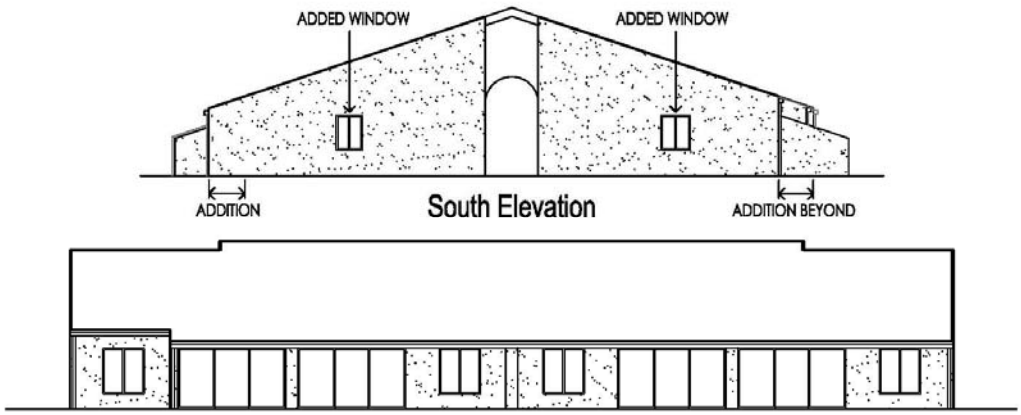
Figures 4 and 5. Typical front and side elevations of Building Type B.

Building Type B: Character-defining Features

1. Paired shed roof massing with flush eaves and metal flashing at roof/wall junctions.
2. Single-story building.
3. Inset gable peak with hanging globe single-light fixture.
4. Central pass-through beneath inset arch and connecting to paved path.
5. Chimney, stairwell and furnace on shed end of three buildings.
6. Fenestration consisting of black anodized aluminum slider doors and single slider window per each unit on the long elevations.
7. Projecting stucco privacy walls separating each unit and carrying the same pitch as roofline.
8. Stucco exterior wall cladding.

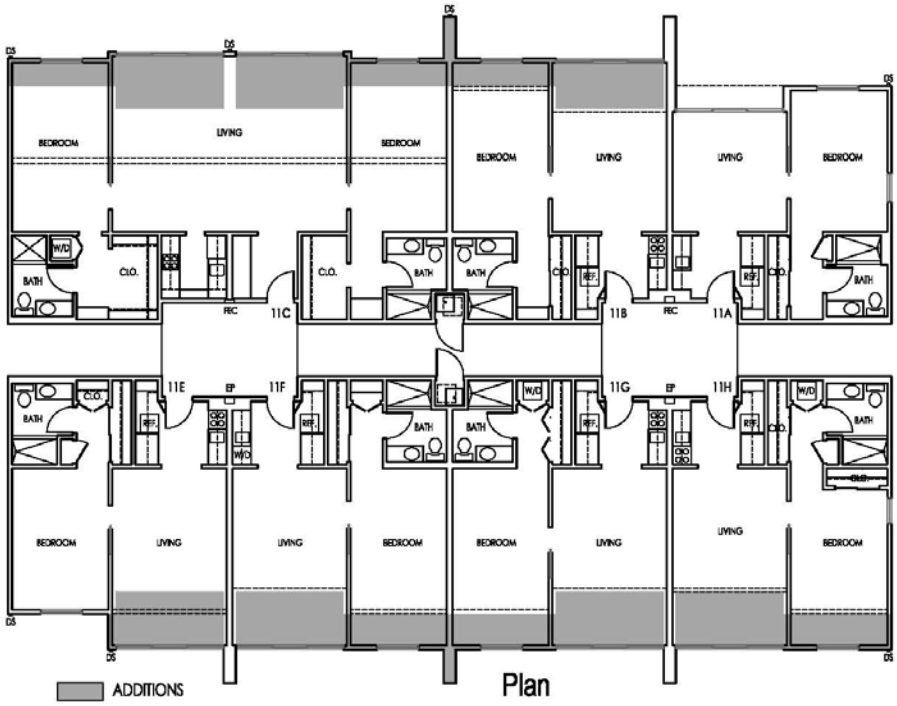
Building Type B: Typical Alterations Meeting the Design Guidelines

1. Extension of patio walls outward. Original roof plane extended to meet new wall.
2. Original roof pitch maintained to meet the newer outer building wall
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Addition of black anodized aluminum slider window in shed ends matching the existing type, size and design found on other campus buildings.
5. Installation of retractable green window awnings matching other campus buildings.
6. Installation of replacement asphalt shingle roofing to match other campus buildings.



South Elevation

West Elevation



Plan

BUILDING TYPE B: TYPICAL PLAN & ELEVATIONS

0 4 8 16FT

PLAN NORTH

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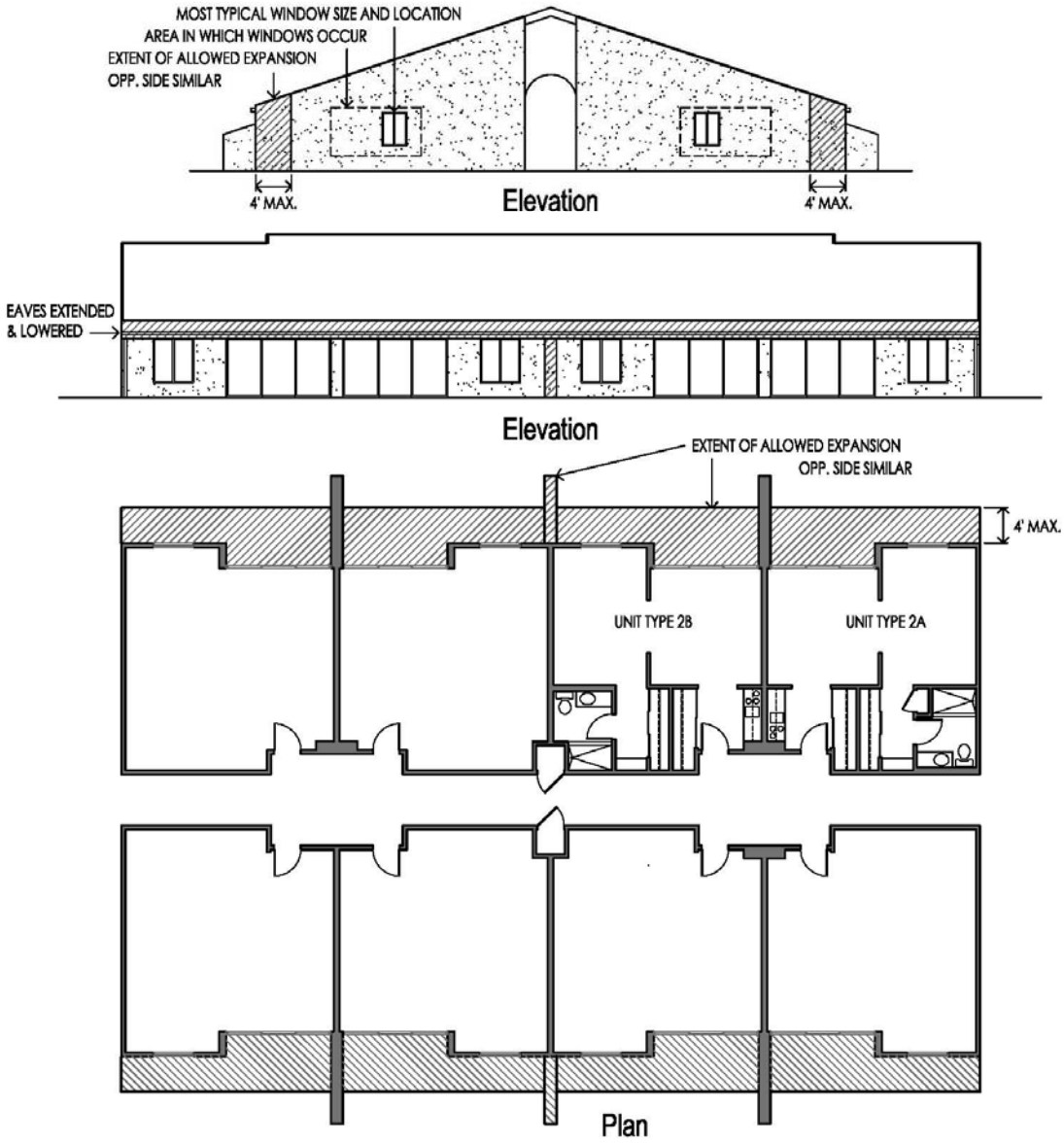
MOST TYPICAL WINDOW SIZE AND LOCATION
AREA IN WHICH WINDOWS OCCUR
EXTENT OF ALLOWED EXPANSION
OPP. SIDE SIMILAR
4' MAX.
4' MAX.
Elevation
EAVES EXTENDED
& LOWERED
Elevation
EXTENT OF ALLOWED EXPANSION
OPP. SIDE SIMILAR
4' MAX.
UNIT TYPE 2B
UNIT TYPE 2A
Plan
BUILDING TYPE B: ALLOWABLE ALTERATIONS
0
4
8
16 FT
HGHB
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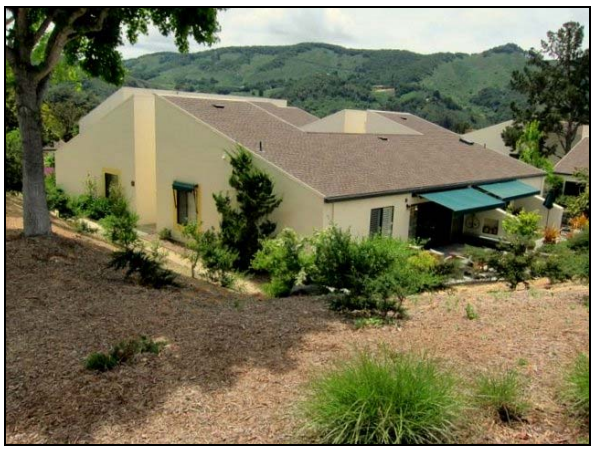
Building Type C: Buildings 4, 7, 9, 12, 16, 18, 19 and 20



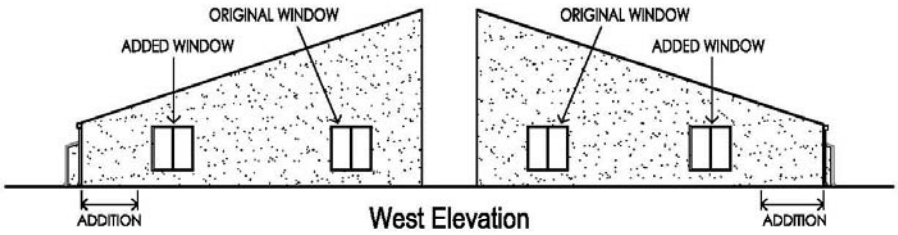
Figures 6 and 7. Typical front and side elevations of Building Type C.

Building Type C: Character-defining Features

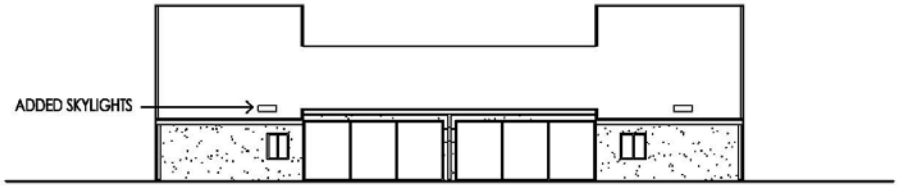
1. Twin single-story buildings flanking a central courtyard.
2. Each building has shed roof massing flanking a central, gable-roofed section.
3. Rooflines have flush eaves and metal flashing at roof/wall junctions.
4. Central pass-through connecting courtyards to paved campus paths.
5. Single globe light standard mounted to pole matching other campus light standards, located at each courtyard end.
6. Fenestration consisting of black anodized aluminum slider doors and windows on the outer side elevations.
7. Paired black anodized aluminum slider windows on interior courtyard side elevations.
8. Single black anodized aluminum slider window in shed ends.
9. Stucco exterior wall cladding.

Building Type C: Typical Alterations Meeting the Design Guidelines

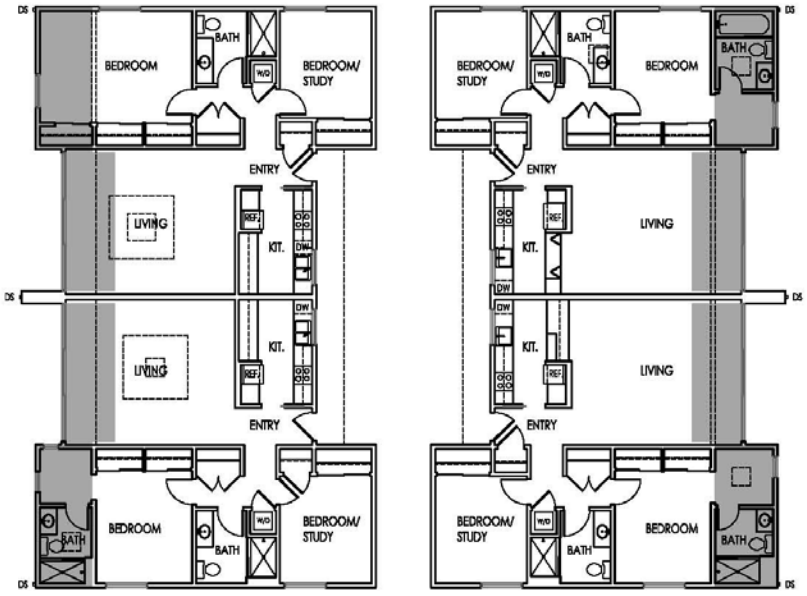
1. Extension of patio walls outward. Original roof plane extended to meet new wall.
2. Original roof pitch maintained to meet the newer outer building wall.
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Addition of in-kind black anodized aluminum slider window in shed end matching the existing window in type, size and design.
5. Installation of retractable green window awnings matching other buildings on the campus.
6. Installation of replacement asphalt shingle roofing to matching other campus buildings.



West Elevation



South Elevation



Plan

BUILDING TYPE C: TYPICAL PLAN & ELEVATIONS

0 4 8 16 FT

PLAN NORTH

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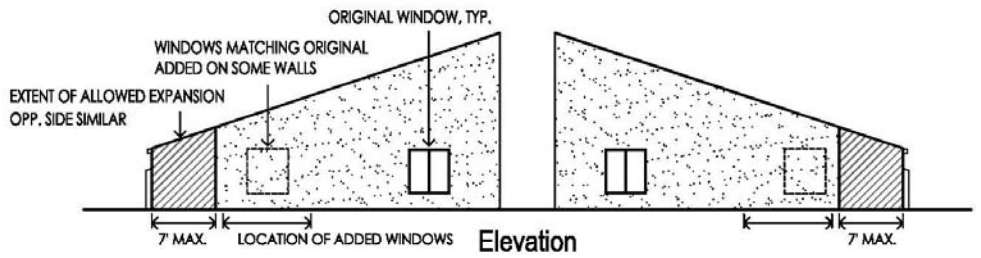
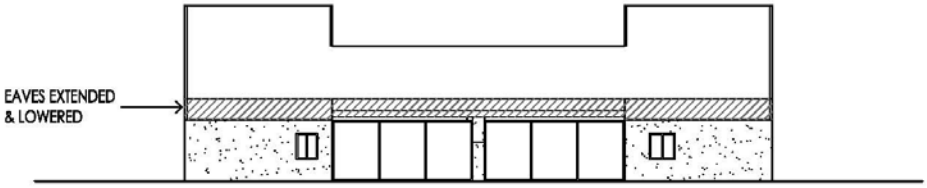
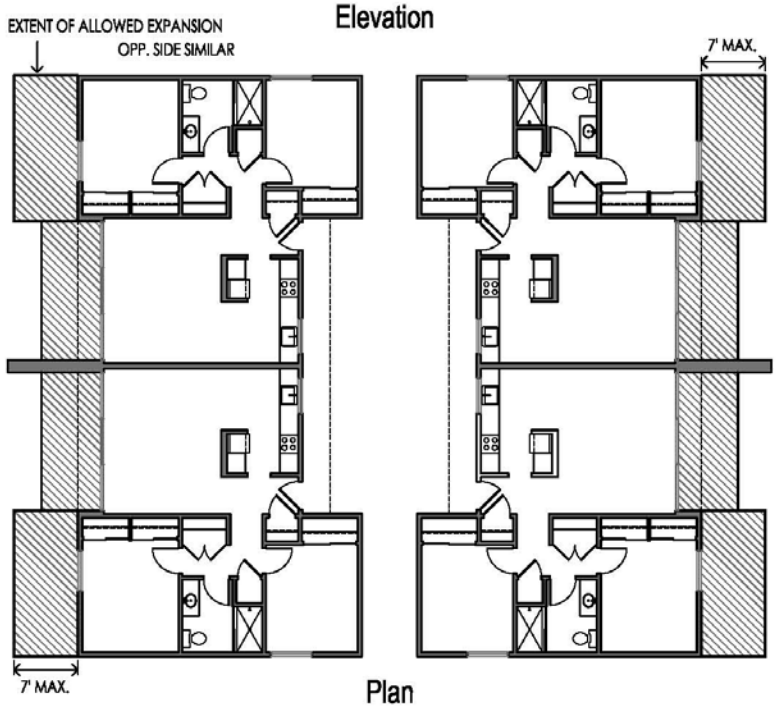


Elevation

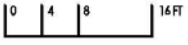


Elevation



Plan

BUILDING TYPE C: ALLOWABLE ALTERATIONS



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Building Type D: Buildings 21, 22, 23, 24, 26, 27, 28, 29 and 30

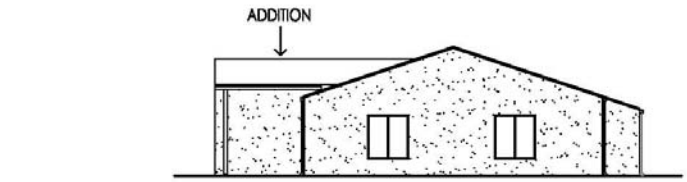
Figures 8 and 9. Typical front and rear elevations of Building Type D. Right image shows window added to rear wall as part of typical carport conversion.

Building Type D: Character-defining Features

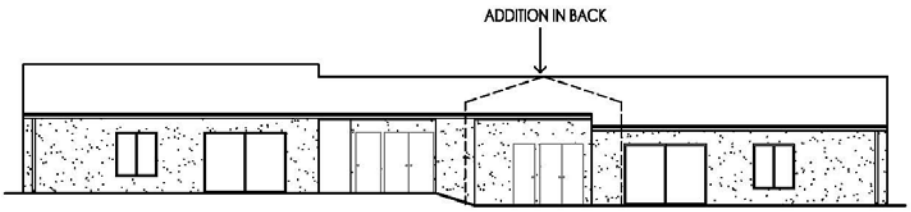
1. Symmetrical duplex design flanking a central carport.
2. Carports face each other and are separated by a party wall.
3. Gable roof massing.
4. Rooflines have flush eaves and metal flashing at roof/wall junctions.
5. Fenestration consisting of black anodized aluminum slider doors and slider windows.
6. Black anodized aluminum slider patio doors opening out to patio on rear elevation.
7. Paired black anodized aluminum slider windows on the side elevations.
8. Stucco exterior wall cladding.

Building Type D: Typical Alterations Meeting the Design Guidelines

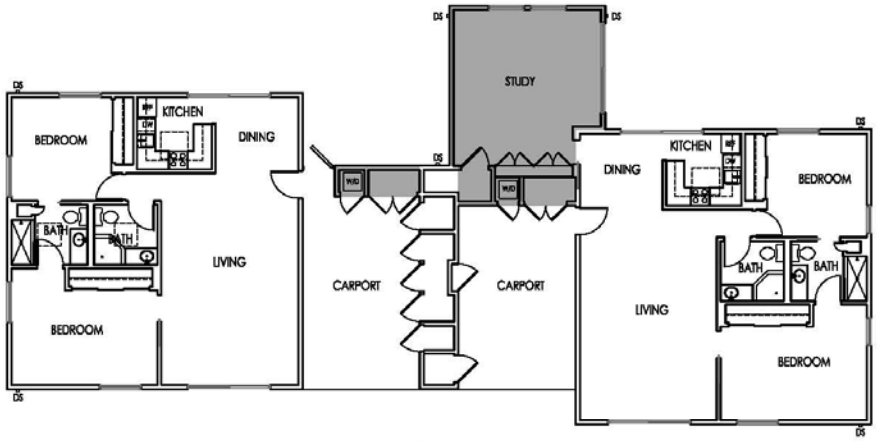
1. Partial carport alteration: construction of solid wall within the carport and installation of in-kind black anodized aluminum slider window to rear elevation.
2. Construction of rear addition to back of building. Roofline and addition are not visible from the street.
3. In-kind replacement of black anodized aluminum patio doors and aluminum windows.
4. Installation of retractable green window awnings matching other buildings on the campus.
5. Installation of replacement asphalt shingle roofing to matching other campus buildings.



North Elevation



West Elevation



Plan

ADDITIONS

BUILDING TYPE D: TYPICAL PLAN & ELEVATIONS

0 4 8 16 FT

PLAN NORTH

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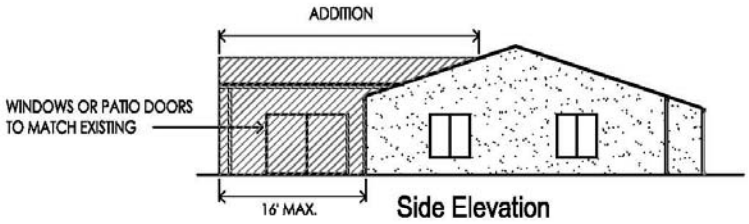
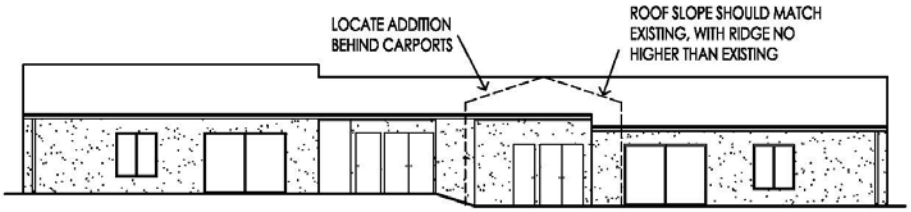
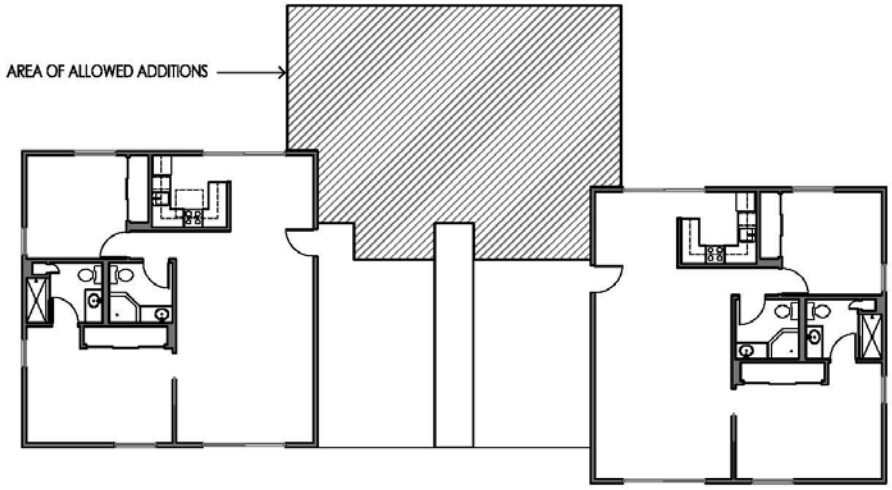


Side Elevation

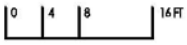


Front Elevation



Plan

BUILDING TYPE D: ALLOWABLE ALTERATIONS



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IV. GUIDELINES FOR THE REHABILITATION AND PRESERVATION OF HISTORIC CHARACTER-DEFINING FEATURES

Introduction

This section presents the *Guidelines* for the treatment of the historic materials and finishes of the individual Manor buildings using a series of six tables that represent each historic material.

Table 1. Rehabilitation Guidelines: Concrete

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve concrete features that are important in defining the overall historic character of the site and building. For the Manor campus, this includes concrete building foundations, retaining walls, party walls and concrete landscaping walls.	Removing the concrete site features or building walls.
Identify the cause of concrete deterioration before commencing rehabilitation of the material.	Performing repairs prior to obtaining a thorough understanding of the methods of decay.
Identify the composition of the concrete and the presence of any steel reinforcing bars before commencing rehabilitation of the material.	Performing any repairs without a complete understanding of the composition of the concrete and location of reinforcement.
Repair Inspect the overall condition of the concrete by probing and sounding. A metal probe will penetrate deteriorated concrete easily. Deteriorated concrete will respond with a hollow sound when sounded with a mallet.	Performing any repairs before all of the decayed areas are identified.
Assess whether damaged concrete shows evidence of a structural engineering problem. If so, coordinate any repairs under the guidance of a licensed structural engineer with experience analyzing historic buildings.	Performing repairs without the proper guidance of a structural or geotechnical engineer.

Table 2. Rehabilitation Guidelines: Stucco

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve stucco, such as exterior building wall surfaces, party wall finishes and landscaping elements.	Removing or radically changing the exterior wall finishes of building and site features.
Protect and Maintain Protect and maintain stucco finishes by ensuring proper building drainage and intact condition of roof flashing, to prevent water from infiltrating behind stucco walls.	Failing to identify, evaluate, and treat the causes of deterioration, such as moisture from leaking roofs, gutters and failed flashing.
Inspect exterior wall surfaces regularly to identify any evidence of cracking or moisture infiltration.	Failing to inspect exterior stucco wall finishes to prevent decay and deterioration.
Repair deteriorated stucco by removing damaged material and replacing with new stucco that matches the historic stucco finish in composition, color, texture and application method.	Repairing with stucco that is of a chemical composition, texture and application method that does not match the historic stucco.
Applying appropriate paint coating that matches the historic coating and protects the stucco.	Failing to apply protective coating systems that match the historic paint color and texture.
Repainting with colors that are appropriate to the site and site buildings.	Using new paint colors that are inappropriate to the site and site buildings.

Table 3. Rehabilitation Guidelines: Steel

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve steel features, such as covered walkways, covered parking structures, light posts, flagpole and guide rails.	Removing or radically changing these steel site features.
Protect and Maintain Protect and maintain steel features from corrosion by providing proper flashing and drainage to prevent water from standing on the features.	Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs and gutters.
Cleaning steel features, when appropriate, to remove corrosion prior to repainting or applying other protective coatings. The gentlest means possible should be employed when cleaning steel features for purposes of removing paint build-up and corrosion. If hand-scraping and wire brushing have proven ineffective, low-pressure grit blasting may be used as long as it does not abrade or damage the surface.	Using cleaning methods which alter or damage the historic color, texture, and finish of the steel element, such as high-pressure sand blasting.
Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals.	Failing to apply protective coating systems to metals that require them after cleaning so that accelerated corrosion occurs.
Repainting with colors that are appropriate to the site and site buildings.	Using new paint colors that are inappropriate to the site and site buildings.

Table 4. Rehabilitation Guidelines: Aluminum Windows and Patio Doors

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve existing patio doors and windows in their present configurations.	Removing or radically changing windows that are not in keeping with this document's architectural design guidelines.
Conduct an in-depth survey of the existing conditions of windows and patio doors periodically for purposes of repair and maintenance.	Failing to conduct periodic survey of windows and patio doors.
Protect and Maintain Protect and maintain the protective and operable elements which comprise the window frame and sash, through maintenance of sealants and appropriate surface treatments such as gentle cleaning and corrosion removal.	Replacing windows solely because of peeling surface corrosion or leaky sealants.
Repair Repair existing windows and patio doors first before considering replacement of the window.	Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
Replace Replace in kind an entire window or patio door that is too deteriorated to repair using the same frame size, sash measurements and surface finish as existing.	Not performing in-kind replacement of windows and patio doors.

Table 5. Rehabilitation Guidelines: Roofs

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve roof functional and decorative features, such as the shape, materials, structural supports and ventilation, that are important in defining the overall historic character of the building.	Radically changing, damaging, or destroying roofs, including existing roof pitch, which are important in defining the overall historic character of the building.
Protect and Maintain Protect and maintain roofs by inspecting the roof conditions, such as flashing, condition of sheathing and ventilation, periodically to prevent moisture infiltration into the underlying roof materials and the building.	Failing to inspect and repair roof detailing so that water enters the roofing materials and the building.
Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration	Allowing roof fasteners such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.
Protecting a leaking roof with plywood and building paper until it can be properly repaired.	Permitting a leaking roof to remain unprotected, causing moisture entry and deterioration of underlying materials.
Repair Repair a roof by reinforcing the historic materials which comprise roof features. Repairs may include in-kind replacement of roof elements, such as roofing material, flashing and structural supports.	Replacing roof features when repair of the historic materials and limited replacement of deteriorated elements are appropriate.
Replace Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature.	Removing a historic roof feature that is unrepairable without suitable replacement; or replacing it with a new feature that does not convey the same visual appearance.

Table 6. Rehabilitation Guidelines: Building and Site Courtyards

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve layout, configuration and existing features of site and building courtyards, including overall layout, paving, light standards, site walls and fixed seating.	Removing or altering the configuration of site and building courtyards. Stripping entrances of historic material such as concrete, wood or steel.
Protect and Maintain Protect and maintain the concrete, wood, and steel features through appropriate surface treatments, such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. Inspect and evaluate the overall condition of materials to determine whether more than protection and maintenance are required.	Failing to provide adequate protection to materials on a cyclical basis so that deterioration to site features and their materials results. Failing to undertake adequate measures to assure the protection of historic entrances.
Repair Repair courtyard features by replacing in kind or with a suitable replacement material for features that are extensively deteriorated, have missing parts, or are otherwise beyond repair.	Replacing historic materials that can otherwise be repaired. Using a substitute material for replacement parts that does not convey the same visual appearance.
Replace Replace in-kind a courtyard site feature that is too deteriorated to repair. If the form and detailing remain evident, use the physical evidence as a model to reproduce the feature.	Removing courtyard and site features that are unrepairable and not replacing the entrance or feature. Replacing the entrance or entrance feature with new materials that do not convey the same visual appearance.

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Exhibit E

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PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

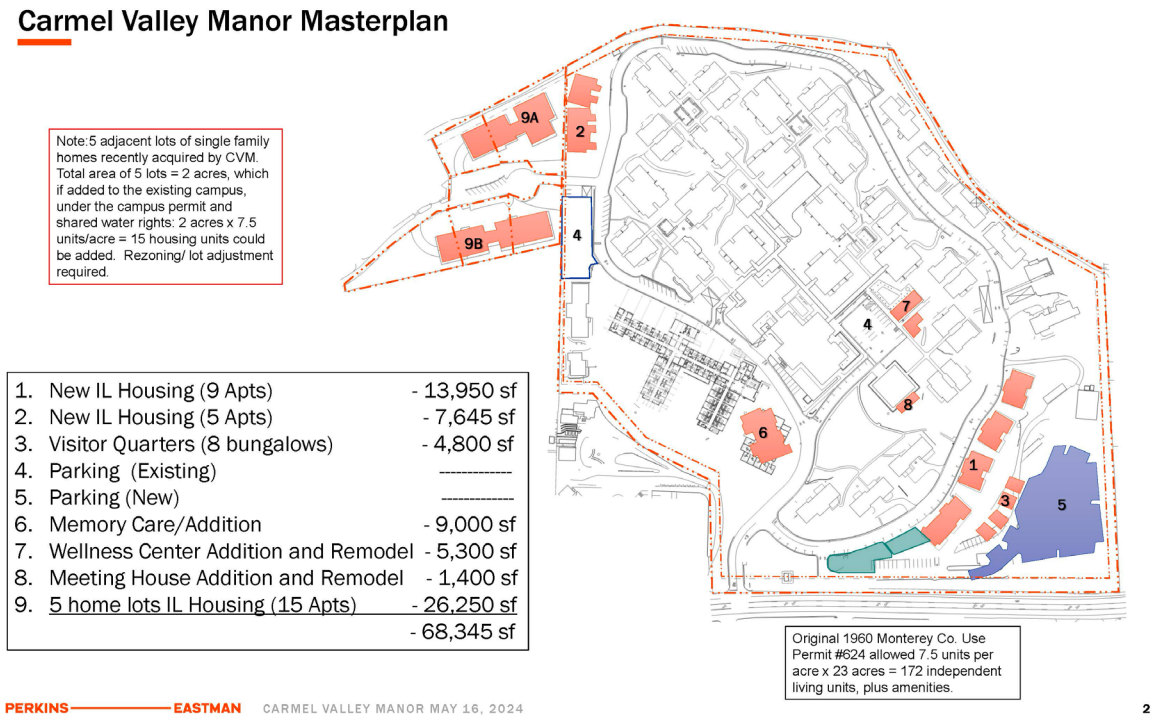
June 3, 2024

Jay A. Zimmer, President and CEO
Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

Re: Carmel Valley Manor: Historic Review for 2024 Master Plan Packages One and Two
APN. 169-061-012-000

Dear Mr. Zimmer:

PAST Consultants, LLC (PAST) respectfully submits our historic review of Master Plan Packages One and Two, dated May 16, 2024 for proposed additions to the historic Carmel Valley Manor.



P.O. Box 721
Pacific Grove, CA 93950
www.pastconsultants.com

Evolution of Design Approach

In our preliminary historic review letter, dated August 7, 2023, PAST provided the following general recommendations regarding placement of new buildings and alteration to existing buildings, regarding their impacts to the existing campus.

General Recommendations for Building Placement and Design

The following general recommendations for building placement and design are:

1. Place substantial building additions outside the Core Campus, generally defined as the central area of campus containing the shed-roofed residences, courtyards and common areas within the perimeter road (Carmel Valley Manor Drive) and the driveway leading to the Guest Parking.
2. If possible, avoid removing or altering buildings within the Core Campus.
3. If possible, place the new housing units outside the Core Campus.
4. Overall building designs should pay homage to the original SOM-designed buildings, but do not have to match the original building designs. For example, residential buildings have dramatic paired-shed roof massing, flush eaves, stucco wall cladding and flush window placements within the building wall. Design of new buildings should utilize the character defining features found in the original buildings.
5. The Health Center/Assisted Living Building has been altered substantially in the past, allowing. Alterations to this building are appropriate, given the modifications to the original building.

Review of the Proposed Master Plan Packages One and Two

Master Plan Package One introduced the proposed site modifications to the Monterey County Planning department. Master Plan Package Two carries the proposed site modifications to greater detail and this Master Plan will be reviewed below. The following summarizes our review:

- Demolition within the Core Campus has been avoided by placing nearly all new buildings outside the core. With the exception of the addition to the Fitness Center, building alterations and new building additions have been kept outside the core.
- New housing northwest of the core will demolish the group of houses along Los Arboles Drive and replace them with new housing units. These buildings were reviewed by PAST in 2015 and none of them possess sufficient historic integrity. Demolition of these buildings is appropriate, particularly because they will place the new housing outside the Core Campus.
- Removal of the Upper Visitor's Quarters near Los Arboles Drive and their replacement with New Independent Living Housing is appropriate, as it removes non-character defining buildings outside the Core Campus.
- The addition of a new Memory Care building adjacent to and southeast of the existing Hillcrest Assisted Living facility will remove one existing duplex. This proposed demolition

does not impact the Core Campus. In addition, the design of this duplex is represented by similar duplex designs along the perimeter road and outside the core.

- The location of the proposed addition to the Meeting House is appropriate, as it places the addition on the south elevation, which is the least visible location; and preserves the open space and paths that link the Meeting House to the Core Campus.
- The removal of the existing Wood Shop and Lower Guest Cottage is appropriate, as these buildings are not character defining features of the site.

Based on our preliminary review of this Master Plan Packages One and Two, the additions and alterations to the historic Carmel Valley Manor are sensitive and will allow the property to maintain sufficient historic integrity and keep the subject property's local historic listing.

Conclusions

Please contact me with any questions regarding this preliminary evaluation of the first Master Plan alternative.

Sincerely,

Seth Bergstein

Seth A. Bergstein
Principal

Cc: Nick Hendrickson, AIA, Associate Principal, Perkins Eastman

PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

August 7, 2023

Jay A. Zimmer
President and CEO
Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

Re: Preliminary Review for Master Plan Alternative One for Carmel Valley Manor, Carmel, CA
APN. 169-061-012-000

Dear Mr. Zimmer:

PAST Consultants, LLC (PAST) respectfully submits our review of Master Plan Alternative One for proposed additions to the historic Carmel Manor Valley property, submitted to PAST on July 20, 2023 by Nick Hendrickson, AIA, Associate Principal of Perkins Eastman Architects (**Figure 1)**.

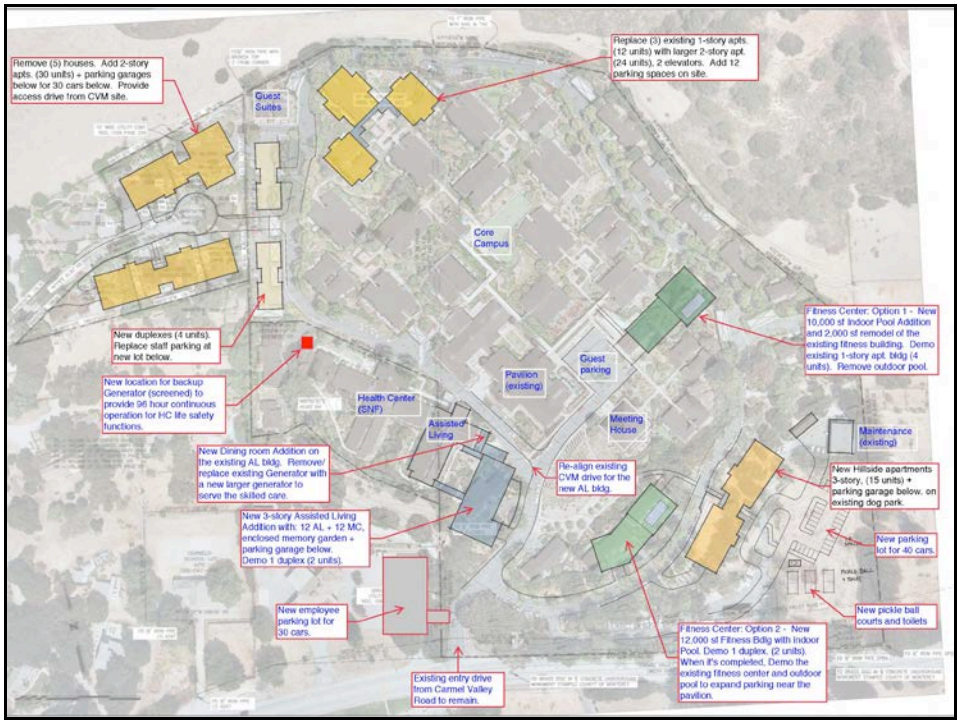


Figure 1. Proposed Carmel Valley Manor Master Plan Option One.

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Pacific Grove, CA 93950
www.pastconsultants.com

To guide this preliminary review the Architect provided a list of questions in the Master Plan email dated June 20, 2023. The purpose of this letter is to provide general recommendations for placement of new buildings or alteration of existing buildings on the subject site; and to respond to the individual questions provided by the Architect.

General Recommendations for Building Placement and Design

The following general recommendations for building placement and design are:

1. Place substantial building additions outside the Core Campus, generally defined as the central area of campus containing the shed-roofed residences, courtyards and common areas within the perimeter road (Carmel Valley Manor Drive) and the driveway leading to the Guest Parking.
2. If possible, avoid removing or altering buildings within the Core Campus.
3. If possible, place the new housing units outside the Core Campus.
4. Overall building designs should pay homage to the original SOM-designed buildings, but do not have to match the original building designs. For example, residential buildings have dramatic paired-shed roof massing, flush eaves, stucco wall cladding and flush window placements within the building wall. Design of new buildings should utilize the character defining features found in the original buildings.
5. The Health Center/Assisted Living Building has been altered substantially in the past, allowing. Alterations to this building are appropriate, given the modifications to the original building.

Response to Specific Questions from June 20, 2023 Email

The following duplicates the questions (italics) in the email and provides responses.

1. *Summarize the general considerations for the existing buildings and site that we should follow with new buildings and additions.*
   The DPR523 Forms dated 5/17/2013 (attached) provide the formal historic assessment of the site and individual buildings. Please see these forms, for lists of character defining features for the individual buildings and the site.

2. *List the core buildings, site features, open spaces that must be maintained.*
   The Core Campus, including the Pavilion Building and Meeting House contains the site's primary buildings. The Core Campus includes the 1963 SOM-designed plan of the site; with clusters of buildings surrounding shared open space and linked by a system of paths. These paths also pass through the center of the residential buildings and provide access to the individual units.

   The Core Campus is generally defined as the central area of campus containing the shed-roofed residences, courtyards and common areas within the perimeter road and the driveway leading to the Guest Parking.

3. *Meeting House: What design criteria should be considered when doing a building addition to the southeast side of the Meeting House for the green room, accessible bathrooms and a small serving kitchen?*
   The Meeting House was originally the focal point of the Skidmore, Owings and Merrill (SOM) Design. It is intended to be a symmetrical composition with views to the surrounding landscape. If an addition to this building is deemed absolutely necessary, the southeast elevation is the least visible side of the building. Design for the addition should not compromise the dramatic roof form of this building and should utilize similar materials of stucco, glass and metal-framed fenestration.

4. *New buildings: Is it better to mimic, be similar related to, or should they be distinctly different from the existing historic buildings?*
   Please see the General Recommendations listed above.

5. *Can you describe a design approach that is respectful of the existing buildings yet in keeping with historic recommendations?*
   Designs for new buildings would ideally use similar materials, roof forms massing and detailing; and should utilize the similar character defining features as found on the 1963 SOM-designed buildings. As an example, dramatic shed and gable roofs with flush eaves dominate the design of the campus. Proposed new building designs would ideally utilize some of these original features.

6. *Are there restrictions on where added AC equipment can go on site near the historic apartments?*
   My understanding was that HVAC was placed in the upper portions of shed roofs within the buildings. If AC equipment needs to be added, it should be in the least visible elevation of the building.

7. *From a historic viewpoint, can PV panels be added on the roofs of existing buildings?*
   Similar to No. 6 above, PV panels should carry the smallest profile possible and be located on the least visible roof plane.

8. *What would be the overall impacts of the following new buildings:*
   a. *Remove the existing duplexes to add a new memory care/assisted living addition. The new AL building will be in front and right next to the main entry drive into campus, so visually it's impact is significant.*
      Since the Assisted Living Building has been altered, an addition to this building is acceptable and is an opportunity to make a visual statement with the new design.

   b. *Remove the one 4-unit single story apartment building behind the Fitness Center to add a larger fitness center addition – Option 1.*
      The present Fitness Center was converted from the original Library in 2001. Since this is a recent building remodel, subsequent alterations to the Fitness Center would be appropriate according to the Secretary of the Interior's Rehabilitation Standards (SOI Standards).

However, removing the 4-unit single story apartment building (Building 18) impacts the original Core Campus design by removing one of the character-defining buildings. To prevent alterations to the Core Campus, Option 2 for the new Fitness Center is recommended.

c. *Remove two duplexes south of the "front lawn" in front of the Meeting House to add a larger fitness center – Option 2.*
Option 2 is recommended for the location of the new Fitness Center. While one duplex would be removed, this building is outside the Core Campus and additional examples of this building type are located along the ring road that surrounds the Manor.

Removal of the original Fitness Center and pool would be appropriate because the building was remodeled in 2001 and has been altered. Removal of the existing Fitness Center and Pool for parking lot expansion will likely require relocation of the existing retaining wall northeast of the parking lot and the installation of a new retaining wall to provide adequate separation between the new parking lot and Building 18.

d. *Remove the five houses, and add two 2-story apartment buildings (30 units). This nets 25 new dwelling units.*
This alternative is more appropriate for the historic Core Campus than Item e listed below, because it locates the new housing outside the Core Campus and preserves the original design of the 1-story apartment buildings at the north end of the Core Campus.

e. *Remove three 1-story apartment buildings at the north end of the core campus, and replace them with three larger 2-story apartment buildings in the same locations, for a net gain of 12 units. This may not be financially feasible, but this gains (24) large 2-bedroom apartments.*
Related to Item d above, removal and replacement of these three buildings should be avoided, if possible.

Conclusions

Please contact me with any questions regarding this preliminary evaluation of the first Master Plan alternative.

Sincerely,

Seth Bergstein

Seth A. Bergstein
Principal

Cc: Nick Hendrickson, AIA, Associate Principal, Perkins Eastman

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 22 *__Resource Name or #:__ (assigned by recorder) Carmel Valley Manor

P1. Other Identifier:

***P2. Location:** ■ **Not for Publication** ☐ **Unrestricted** ***a. County:** Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** **Date:** **T** **R** **¼ of** **¼ of Sec** M.D. **B.M.**

c. Address: 8545 Carmel Valley Road City: Carmel Zip: 93923

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 169-061-012-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheets, pages 3 – 17.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single Family Property; HP3 – Multiple-family Property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ■ District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Looking northeast up Carmel Valley Manor Road toward Meeting House, taken 5/12/13.

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1963

*P7. Owner and Address:
Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

***P8. Recorded by:** (Name, affiliation, and address)
Seth A. Bergstein, Principal
PAST Consultants, LLC
PO Box 721
Pacific Grove, CA 93950

***P9. Date Recorded:** 5/17/13

***P10. Survey Type:** Owner requested

***P11. Report Citation:** None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ■Continuation Sheets ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

DPR 523A (1/95) ***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3S

***Resource Name or #** (Assigned by recorder) Carmel Valley Manor

B1. Historic Name: Carmel Valley Manor
B2. Common Name: Carmel Valley Manor
B3. Original Use: Residential **B4. Present Use:** Residential
***B5. Architectural Style:** Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Construction of the Carmel Valley Manor began in September 1962 and was completed in October 1963. Alterations to the site and individual buildings have been ongoing since the arrival of the first residents on October 14, 1963. Primary alterations to the site include the planting of trees, shrubs and ornamental flowers, giving the site its lush appearance today. The first Hillcrest Health Center was completed in 1975. Hillcrest was considerably altered and remodeled into the present Hillcrest in 1999. Alterations to the original Main Building (now called the Pavilion) and the infirmary (now called the Resident Activity Center) occurred in the 1990s. The dining room addition to the front elevation of the Pavilion was completed in 2005. The original library was remodeled into the present Fitness Center in 2001. Residential buildings have been altered over the years to provide additional living space. The alterations were done in similar fashion and listed for each building type on the Continuation Sheets**.**

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:** Same
***B8. Related Features:** N/A

B9a. Architect: Skidmore, Owings & Merrill **b. Builder:** Williams and Burrows
Landscape Architect: Sasaki, Walker & Associates

***B10. Significance: Theme:** Residential Architecture **Area:** Carmel Valley, CA
Period of Significance: Circa 1963 – 2013 **Property Type:** Retirement Campus. **Applicable Criteria:** C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
See Continuation Sheets, pages 18 - 22

B11. Additional Resource Attributes: (List attributes and codes) HP13 -- Community Center; HP16 – Religious Building; HP41 -- Hospital

***B12. References:**

- "A Guide to Contemporary Architecture of the Monterey Bay Region, 1947 – 2008. AIA Monterey Bay Pamphlet.
- Carmel Valley Manor: A History. Carmel Valley Manor History Committee, 1998.
- "Carmel's Patron of the Arts," *Monterey Peninsula Herald*, 2/13/92.
- "Friends, Kin, Church Inherit Sullivan Million," *Monterey Peninsula Herald*, 9/29/56.
- "The Master of Hollow Hills," *Noticias del Puerto de Monterey*, Vol. 27, No. 2, June 1986.
- "Rites Tomorrow for Noel Sullivan of Carmel Valley," *Monterey Peninsula Herald*, 9/17/56.
- "Sad End to a Beautiful Room,," *Monterey Peninsula Herald*, 2/27/92.

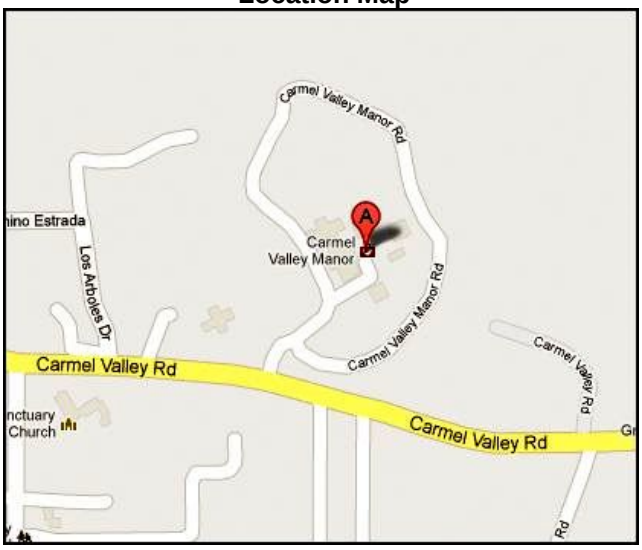
B13. Remarks:

***B14. Evaluator:** Seth A. Bergstein, Principal
PAST Consultants, LLC

***Date of Evaluation:** 5/17/13

(This space reserved for official comments.)

Location Map



P3a. Description: Site Plan

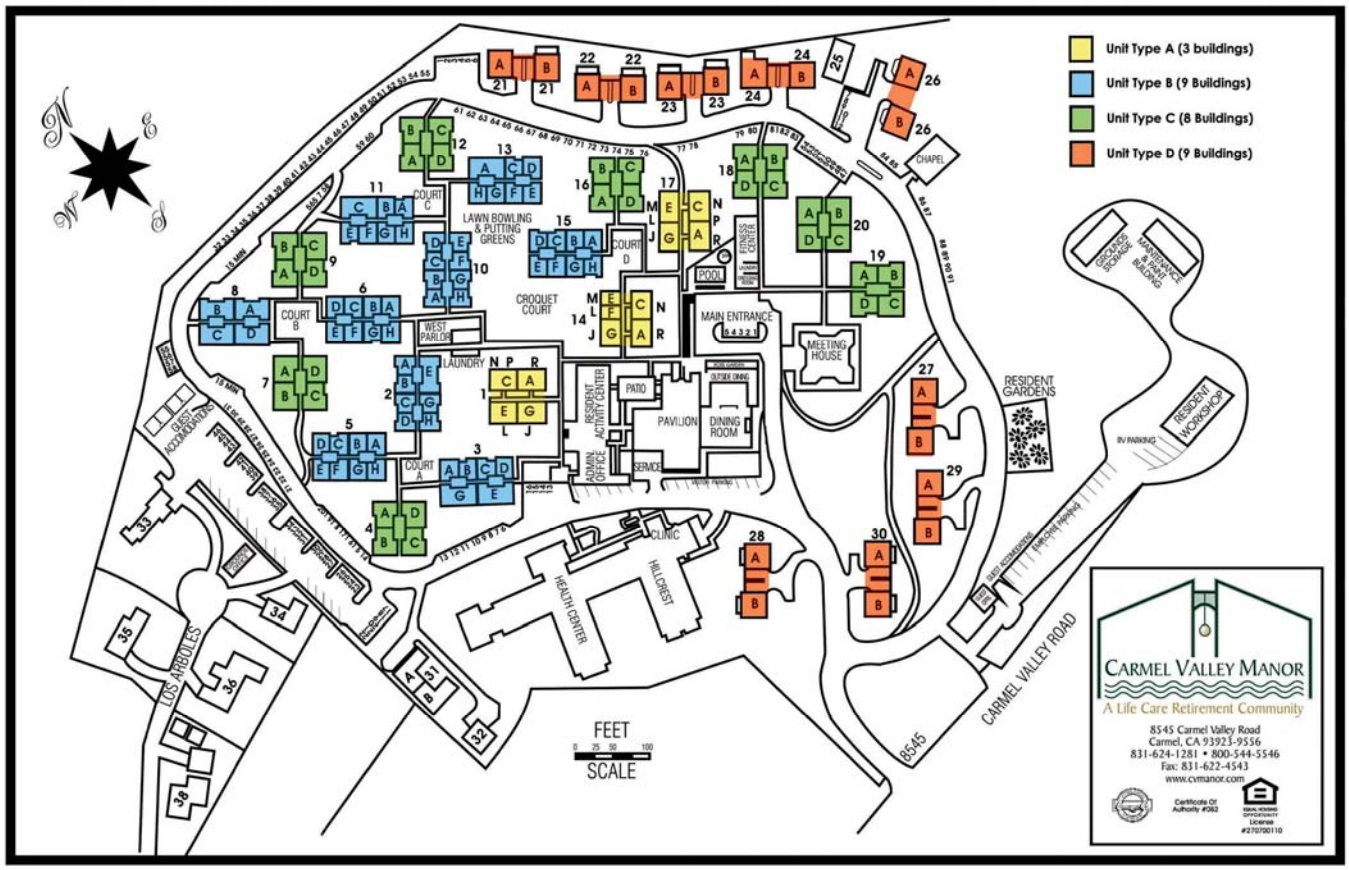


Figure 1. Carmel Valley Manor site plan.

P3a. Description: Site

Figures 2 through 13 show views of the site.

Figure 2. Looking northeast toward Pavilion Building.

Figure 3. Pavilion Building left; Meeting House right.

Figure 4. Looking east toward Bldg. 17 and Fitness Center from main parking lot.

Figure 5. Looking south toward Meeting House from same position as Figure 4.

P3a. Description: Site

Figure 6. Looking northeast toward Bldg. 15 from Croquet Court.

Figure 7. Court B in front of Bldg. 6.

Figure 8. Typical cluster of buildings around open courtyard.

Figure 9. Arrangement of duplex units along upper Carmel Valley Manor Road.

P3a. Description: Site

Figure 10. Covered walk leading to Pavilion Building.

Figure 11. Typical light standard.

Figure 12. Typical covered parking area.

Figure 13. Example of typical railing design (arrow).

P3a. Description: Site

Carmel Valley Manor (the Manor) is a full-service retirement center consisting of a collection of cohesively-designed buildings arranged in a campus-like setting amidst the rolling hills of Carmel Valley. Designed by one of the leading Modernist architectural firms of the United States, Skidmore Owings & Merrill (SOM), the Manor was constructed on the site of the former Noel Sullivan Estate, known as "Hollow Hills Farm." Extant buildings from the Sullivan occupation include the Hollow Hills Chapel, an adobe groundskeeper's cottage now labeled Bldg. 25, and an additional residence, now converted to guest quarters located at the southeast corner of the property. See **Figure 1** for a site plan. Images of the pre-SOM buildings appear below as **Figures 14 through 16**. Another pre-SOM site feature is a steel gate and fence found along Carmel Valley Road (**Figure 17**).

Figure 14. Hollow Hills Chapel.

Figure 15. Bldg. 25 constructed of adobe.

Figure 16. Guest Quarters located off of the service road at the southeast corner of the site.

Figure 17. Steel fence and gate along the property border at Carmel Valley Road.

P3a. Description: Site

The SOM-designed campus is a full-service facility with the Hillcrest Health Center containing a hospital and skilled nursing facility; community buildings, such as the Pavilion, Resident Activity Center, Meeting House, West Parlor, and Fitness Center; and four types of residential buildings labeled Bldg. Types A – D. The residential units are grouped in small clusters, typically around a courtyard space that contains fixed and moveable seating for outdoor relaxation. Carmel Valley Manor Road is a winding perimeter road that encircles the campus. A network of concrete paths with steel safety railing connects the various courtyards, community buildings and residential clusters. A covered walk links the community buildings with the residential units. Refer to **Figures 2 through 13** for views of the site and site features; and **Figure 1** for the site plan.

The curvilinear design of the perimeter road and paths; arrangement of building clusters; siting of prominent community buildings; and cohesive design of individual buildings follow early 20th- Century Garden City precedents seen in early Suburban designs in England and the United States.

Although precise landscape planting plans were not part of the original SOM design, the efforts of residents from the early days of completion to today have developed the Manor site into a lush landscape of native oak and planted deciduous trees, flowering plants, grasses and Wisteria vines along the covered walk.

A unique feature of the SOM design is the pass-through feature of all residential buildings, linking them with the network of paved pathways. All buildings have this central pass-through design element, an example shown on **Figure 18** below.

Figure 18. Typical pass-through feature of residential buildings.

P3a. Description: Site Character-defining Features

- Campus setting amidst rolling terrain.
- Curvilinear perimeter road surrounding buildings.
- Wrought iron fence and gate along Carmel Valley Road.
- Central road leading from Carmel Valley Road to parking area in front of Pavilion Building.
- Meeting House prominently visible from central road.
- Community buildings: Pavilion, Resident Activity Center, Dining Room, Meeting House, West Parlor.
- Residential buildings (4 types) clustered together with pass-through designs linking them to network of concrete paths.
- Covered walkway between community buildings (i.e., Pavilion) and residential buildings.
- Concrete and brick-paved paths linking residential and community buildings.
- Brick courtyards with fixed and moveable seating.
- Recreational areas, including lawn bowling/putting green, croquet area, resident gardens.
- Fitness center with swimming pool.
- Fixed outdoor benches and moveable park benches.
- Concrete retaining walls with prominent vertical-board formwork.
- Light standard consisting of single post surmounted by globe, which matches globes in residential pass-through.
- Covered parking structures.
- Lush vegetation consisting of native oak trees, planted deciduous trees, grasses and flowering plants, including Wisteria vines planted along covered walkway.
- Steel safety railing installed along concrete and asphalt paths.
- Extant buildings from the Noel Sullivan Estate, including Bldg. 25, Hollow Hills Chapel and the Guest Quarters.

Photographs and descriptions of individual SOM building types appear on Continuation Sheets, pages 10 through 17.

P3a. Description: Buildings. Pavilion Building/Dining Room/Resident Activity Center

Figure 19. Front elevation of the Pavilion Building. Dining room addition to front façade shown with arrow.

Figure 20. The highly-modified Infirmary, now the Resident Activity Center. Arrow indicates the connecting structure.

The Pavilion Building was the original Main Building in the SOM design. It has been highly modified on all four facades with the addition of a gable-roofed Dining Room with pergola (arrow in **Figure 19**). The original design connected the Main Building with the Infirmary immediately to the north with a covered walkway. When the Infirmary was remodeled into the Resident Activity Center in the 1990s, all facades of the original Infirmary were altered. A simple gable-roofed structure connects the two buildings, shown by an arrow in **Figure 20**.

Pavilion Bldg./Resident Activity Center: Remaining Character-defining Features

1. Cross-gable roof massing with prominent central gable.
2. Prominent chimney flanked by glazing on front (east) elevation.
3. Fenestration pattern of 4-part anodized aluminum windows (only extant on rear elevation).
4. Retaining walls surrounding rear (west) elevation with prominent vertical-board formwork.
5. Stucco exterior finish.

P3a. Description: Buildings. Meeting House

Figure 21. Side (east) elevation of Meeting House.

Figure 22. Front (north) elevation of Meeting House.

The most prominent building on the site, the Meeting House is square in plan with a tall pyramidal room. It features symmetrical elevations with a recessed pair of anodized aluminum entry doors on every elevation except the south. Fixed glazing with thick aluminum frames flanks the entry doors. A concrete post and rail surrounds the building. With the exception of roofing material replacement from wood shake to asphalt shingle, the building is largely unaltered.

Meeting House: Character-defining Features

1. Commanding position on site overlooking Carmel Valley.
2. Square, symmetrical plan with pyramidal roof.
3. Copper finial capping roof.
4. Recessed entries with paired aluminum entry doors on three of the four elevations.
5. Fixed glazing flanking entry doors.
6. Wire glass in soffits above recessed entries.
7. Boxed-profile gutters painted green, matching all other buildings on the campus.
8. Concrete paving surrounding building with paths connecting building to main parking area.
9. Concrete post and rail surrounding building.
10. Stucco exterior wall cladding.

P3a. Description: Buildings. Fitness Center (former Library)

Figure 23. Front (north) elevation of the Fitness Center.

Figure 24. Rear (south) elevation of the Fitness Center.

Originally the Library, the building was highly altered when it was converted into the Fitness Center in 2001. It is a simple gable-roofed structure with an off-center chimney, a central rear entrance and modified openings containing paired sliding glass aluminum doors. Like all buildings on the campus, the Fitness Center has the same replaced asphalt shingle roof and box gutters painted green.

Fitness Center: Remaining Character-defining Features

1. Converted library building in original location.
2. Gable roof massing.
3. Off-center chimney.
4. Central rear entrance on south elevation.
5. Paired sliding glass aluminum doors matching other buildings on the campus.
6. Swimming pool in its original location north of the building.
7. Stucco exterior wall cladding.

P3a. Description: Buildings. West Parlor/Laundry Building

Figure 25. Front (south) elevation of the West Parlor. Note the covered walk leading to the façade.

Figure 26. Rear (north) elevation of the West Parlor. Connection of two shed roofs shown with an arrow.

The West Parlor/Laundry has the signature paired-shed roof massing that is common to the buildings on the SOM-designed campus. A covered walkway leads from the Pavilion to the West Parlor (**Figure 25**). The paired shed roof design places the shed roofs at different heights, emphasizing the geometry of the composition. A horizontal ceiling connects the two shed roof masses and provides shelter for residents. Like all buildings on campus, the West Parlor Building has flush eaves with metal corner flashing and metal box gutters painted green. Fenestration consists of anodized aluminum slider windows and sliding glass patio doors.

A subsequent alteration includes the connection of the shed roofs and placement of large louvered vents at each building end, apparently to improve ventilation (**Figure 26**). The vent carries the same roof pitch as the two sheds, making the massing appear as a gable end, rather than individual shed forms. Other alterations common to buildings on campus include the in-kind replacement of aluminum slider windows and patio doors; and replacement of original shake roof with asphalt shingles.

West Parlor/Laundry: Character-defining Features

1. Paired shed roof massing.
2. Single anodized aluminum window in shed end.
3. Central pass-through connecting to paved path.
4. Off-center chimney.
5. Paired sliding glass aluminum doors on east elevation matching other buildings on the campus.
6. Fenestration consisting of aluminum slider windows on the west elevation..
7. Stucco exterior wall cladding.

P3a. Description: Buildings. Building Type A

Figure 27. Rear (east) elevation of the Bldg. 17. Louvered vent and glazing alteration shown with arrows.

Figure 28. Side (north) elevation of Bldg. 14.

Three Type A buildings were constructed. Building Type A has the signature paired-shed roof massing that is common to the buildings on the SOM-designed campus. A stairwell is placed at opposite shed ends. A single opening in the shed ends lights the stairwell. An inset horizontal ceiling connects the two shed roof masses and provides the second-floor access to the upstairs units. The side elevations consist originally of 8 stacked apartments. Upper units have balconies with railings flush with the outer building walls. Like all buildings on campus, Building Type A has flush eaves with metal corner flashing and metal box gutters painted green. Fenestration consists of anodized aluminum sliding glass patio doors.

A subsequent alteration includes the connection of the two roof forms and placement of large louvered vents at each building end, apparently to improve ventilation. The vent's roof carries the same roof pitch as the two sheds, making the massing appear as a gable end, rather than individual shed forms. The alteration is less prominent on this building type, as the vent is inset from the outer shed walls (**Figure 27**). Glazing is placed below the vents on the second floor to protect upstairs residents from the wind. Other alterations common to buildings on campus include the in-kind replacement of aluminum patio doors; replacement of original shake roof with asphalt shingles; the installation of retractable awnings over the sliding glass doors; and the installation of skylights and a satellite dish to the roof. Individual apartments have been combined on many of the buildings to provide more living space.

Building Type A: Character-defining Features

1. Paired shed roof massing.
2. Single stairwell opening in shed end.
3. Central pass-through connecting to paved path.
4. Two story building with ceiling element connecting the two masses and providing second floor access to units.
5. Fenestration consisting of aluminum slider doors on the side elevations.
6. Stucco exterior wall cladding.

P3a. Description: Buildings. Building Type B

Figure 29. Front (south) elevation of the Bldg. 8.

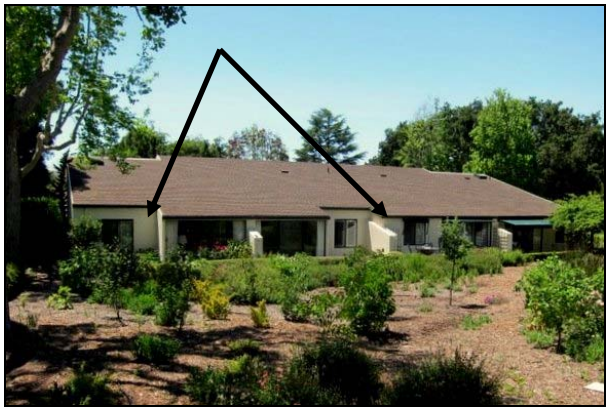


Figure 30. Bldg. 3 outer wall extensions shown with arrows.

Building Type A features paired-shed roof massing with an inset connection to create a gable peak and provide the location of a hanging light fixture. 9 Buildings of this type were constructed. The central pass-through is designed with an arch. Originally, the side elevations consisted of 8 individual apartments; these have been combined on some of the buildings. On the side facades, each unit has fenestration consisting of a single anodized aluminum slider window and sliding glass patio doors.

Figure 31. Front (west) elevation of Bldg. 2. Note chimney (arrow) and window in left shed end.

An alteration common to this building type consists of the addition of windows in the shed ends on most of the buildings. Chimneys for furnaces are installed on some of the shed ends. This feature does not appear on the SOM drawings, indicating that this may have been an early design change or is a subsequent alteration (**Figure 31**). Another common alteration is the extension of side façade outer building walls into the patio areas to provide greater living space. This has been done to most units (**Figure 30**). In-kind replacement of aluminum windows and patio doors, awnings, skylights and satellite dishes are also common.

Building Type B: Character-defining Features

1. Paired shed roof massing with inset gable peak and hanging light fixture with matching globe.
2. Flush eaves with metal roof flashing.
3. Central pass-through with arched opening.
4. Chimney/furnace addition to shed end with stairwell and retaining wall.
5. Side facades with 8 original units, each with sliding glass doors, aluminum slider window and patio.
6. Stucco-clad partition walls between units on side facades.
7. Stucco exterior wall cladding.

P3a. Description: Buildings. Building Type C

Figure 32. Front (east) elevation of the Bldg. 4.

Figure 33. Courtyard of Bldg. 7.

Building Type C features paired-shed roof massing with no connection between buildings. The shed ends flank single-story gable roofed sections. The central pass-through opens to a courtyard with light posts located at each courtyard end. Each interior gable section has two aluminum slider windows. On the outer side facades, each unit has fenestration consisting of a single anodized aluminum slider window and sliding glass patio doors.

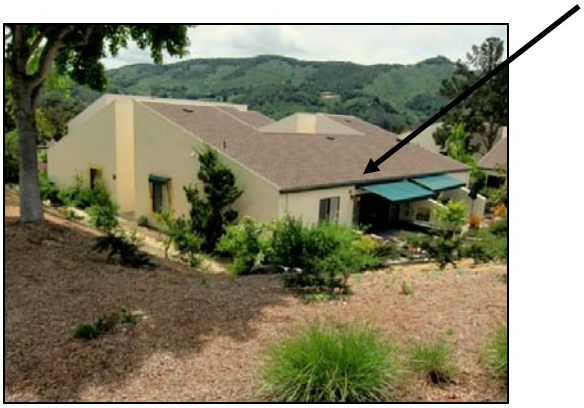


Figure 34. Overall view of Bldg. 18 with full outer wall extension (arrow).

An alteration common to this building type consists of moving the outer wall into the patio area, extension of the roofline, and installation of a window in the shed end. This has been done to most units (**Figure 34**). In-kind replacement of aluminum windows and patio doors, awnings, skylights and satellite dishes are also common alterations.

Building Type C: Character-defining Features

1. Paired shed roof massing flanking a central gable-roofed section.
2. Central pass-through opens to courtyard with light standard at each end.
3. Paired aluminum windows on interior courtyard facades.
4. Single window in original shed end. Common alteration moved outer wall, extended roof and installed second window.
5. Side facades with 4 original units, each with sliding glass doors, aluminum slider window and patio.
6. Stucco exterior wall cladding.

P3a. Description: Buildings. Building Type D

Figure 35. Front (west) elevation of the Bldg. 22.

Figure 36. Typical garage design seen on Bldg. 22.

Building Type D is a symmetrical duplex design separated by a garage. The building features gable roof massing with two aluminum slider windows in the gable end. Front and rear fenestration consists of a single aluminum slider window and aluminum sliding patio doors. Rear additions have been installed to several of the units. Original garages have multiple closets (**Figure 36)**.

Figure 37. Bldg 29 conversion of garage to study.

Figure 38. Rear of Bldg. 29 showing garage conversion.

A handful of units have undergone removal of the closets in the garage and conversion of the space into an additional room (**Figure 37**). A wide aluminum slider window is installed in the rear façade of units with the garage conversion (**Figure 38**). In-kind replacement of aluminum windows and patio doors, awnings and skylights are also common alterations.

Building Type D: Character-defining Features

1. Symmetrical duplex design.
2. Gable roof massing with flush eaves and typical flashing and gutters.
3. Garages facing each other and separated by a party wall for added privacy.
4. Paired aluminum windows in gable end. Aluminum slider window and aluminum patio doors on front/rear facades.
5. Garage converted to extra living space in a handful of units.
6. Stucco exterior wall cladding.

B10. Significance:

Noel Sullivan and Hollow Hills Farm

The site on which Carmel Valley Manor was constructed was formerly the site of Hollow Hills Farm, the ranch owned by Noel Sullivan (1890 - 1956). Nephew of former San Francisco Mayor and state senator James D. Phelan and grandson of John Sullivan, founder of the Hibernia Bank, Noel Sullivan came from an established Bay Area pedigree. He spent much of his youth in Paris where he developed a passion for the arts. Following his father, Francis Sullivan's death in 1930, Noel became president of the San Francisco Art Association, a position held by his uncle. Noel Sullivan was a frequent visitor to the Monterey Peninsula and settled permanently at Hollow Hills Farm in the Carmel Valley in 1937 (*Monterey Peninsula Herald, 9/17/56*).

The main house at Hollow Hills Farm was designed and occupied in 1922 by noteworthy architect Reginald Johnson, who designed numerous homes for wealthy patrons in the Pasadena area. Johnson raised horses on the property and spent summers with his family at Hollow Hills Farm. Noel Sullivan purchased the property in 1936 and relocated to Carmel Valley shortly thereafter. Passionate for music and the arts, Sullivan added numerous personal touches to the former-Johnson estate. He installed the decorative steel fence extant (**Figure 17**) at the property's border with Carmel Valley Road, having salvaged the interior of an elevator shaft from one of James D. Phelan's former office buildings (*Monterey Peninsula Herald, 2/27/92*).

Sullivan modified the Johnson House by installing a formal music room, designed by local architect Jon Konigshofer with a steeply-pitched wood roof and tiled floor. Sullivan added tapestries and paintings from his extensive art collection. The music room would feature such noted artists and musicians as Robinson Jeffers, Langston Hughes, Isaac Stern and Yehudi Menuin. The Johnson House burned down on January 2, 1962 during construction of the Carmel Valley Manor (*Monterey Peninsula Herald, (2/13/92*). The first SOM designs incorporated the grand estate and left several ancillary buildings from the Sullivan occupation on the site. Designs were radically changed following the main house's complete destruction by fire. Extant building and site features from the Sullivan estate are shown on Page 7 and include the Hollow Hills Chapel (**Figure 14**), the adobe groundskeeper's quarters (**Figure 15**), the Guest Quarters (**Figure 16**), and the steel gate along Carmel Valley Road (**Figure 17**).

Construction of Carmel Valley Manor

The Northern California Congregational Church recognized a primary need of housing its retirement-age members and purchased Hollow Hills Farm from the Noel Sullivan's heirs in 1960. The organization established a Retirement Home Committee and elected Dr.William David Pratt to be the Administrative Director of the Retirement Home Project. Following completion of the real estate transaction, Dr. Pratt and his wife moved into the adobe house shown in **Figure 15**. The Committee established a formal corporation, Northern California Congregational Retirement Homes, Inc. (the Corporation); the State of California approving the new corporation on October 14, 1960 (*Carmel Manor: A History, pp. 7 - 10*).

The Corporation developed a comprehensive list of program requirements, interviewed numerous architectural firms and chose the noteworthy firm of Skidmore, Owings & Merrill (SOM) on November 29, 1960. Their choice hinged upon SOM adopting much of the Corporation's requests into their design program: a comprehensive health care and living facility built in concert with the rolling topography; a campus or village-like arrangement of buildings; low density arrangement of buildings; and siting of buildings to take advantage of views out to the surrounding landscape. Original SOM plans incorporated the Sullivan House as the meeting center for the complex. However, on New Year's Day 1962 fire broke out and destroyed the Reginald Johnson-designed house. SOM reworked their original designs over the next six months, along with the hired landscape architects, Sasaki, Walker & Associates. Designs would be refined until construction began on September 21, 1962. Opening date of the Carmel Valley Manor is listed as October 14, 1963 (*Carmel Manor: A History, pp. 16 - 18*).

B10. Significance:

Architectural Design of the Carmel Valley Manor

The SOM design for the Manor was unique in its departure from the institutional look of predating retirement communities. The Manor resembles a Modernist-designed college campus rather than a retirement community. Community buildings, such as the Pavilion and Meeting House are designed along bold lines and are placed on the site's prominent locations. The residential buildings are clustered around courtyards and open space, taking advantage of views to the surrounding mountainous landscape. All buildings are linked by a network of paved paths that also connect courtyards and recreational areas. A unique feature of the residential buildings is the central pass-through that connects the concrete paths to the rest of the campus. Residential buildings are expressed dramatically as paired shed-roofed masses or gable, symmetrically flanking a central passageway axial to the concrete walk that links to the network of paths throughout the Manor. An early image of the Manor shortly after the buildings were completed appears as **Figure 39** below.

Figure 39. View of Carmel Valley Manor after completion of the buildings. (*Courtesy, Carmel Manor: A History, pp. 21*).

A quote from John Woodbridge of Skidmore, Owings & Merrill elucidates the Manor's design:

> The roof planes, like those of a Mediterranean Village, present a series of angled shapes which compose in a variety of ways. The simple pyramidal roof of the Meeting House is intended as the fulfillment of all other incomplete roofs, a form which appears the same from all angles, and which because of its height and position becomes the pivotal point for all the buildings. The Meeting House has the same architectural relationship to the other buildings of the Manor as does the church of a New England Village to the houses around it. Built of the same materials and in the same style, it is a symbol of the oneness of the community, here expressed in one of the simplest of all geometric forms. (*Carmel Manor: A History, pp. 39*).

B10. Significance:

Additions and Alterations to the Manor Site and Individual Buildings

The SOM design placed the Main Building (now the Pavilion) at the top of the hill overlooking the site. The Infirmary Building, expressed as a simple gable-roofed form, was placed perpendicular to the Main Building. The Main Building was altered substantially in the 1990s, and again in 2005 when the large dining room addition was constructed. The Infirmary Building was remodeled into what are now administrative offices and the Resident Activity Center. These remodeling campaigns removed most of the original fenestration of the two buildings, but kept the Pavilion's prominent front gable end and brick chimney.

All site buildings have had their original shake roofs removed and replaced with asphalt shingles. It appears that subsequent remodeling to all of the buildings have changed out original doors and windows with standardized black anodized aluminum slider windows and sliding glass patio doors in original openings. Rooflines feature their original flush eaves, with corner flashing and a standardized metal box gutter, painted green. Paint colors have varied during the Manor's history, but have settled on a unified off-white for stucco walls with yellow window surrounds on some residential units and the characteristic forest green as a contrast for gutters patio furniture and railings.

The first primary addition to the site was the Hillcrest House, located at the present Hillcrest Health Center southwest of the Pavilion. An addition to this building was installed in 1975. The entire building was substantially modified into the present Hillcrest Health Center in 1999. Subsequently, the library building south of the pool was remodeled into the present Fitness Center in 2001. Of all the community buildings, the Meeting House is the least altered and with the exception of its asphalt shingle roof, remains in largely original condition.

Landscape plantings evolved considerably since the Manor's completion. Planted deciduous trees have matured and blend with the native oaks to create a tree- lined suburban streetscape. Flowering plants abound throughout the site, ranging from roses and other exotic species, to the Wisteria vines planted along the covered walkway.

As described for each building type on the Continuation Sheets, the four residential building types have undergone periodic alteration over the years. The alterations have been consistent for each building type and have not significantly destroyed the character-defining features of the buildings or the site as a whole. In summary, the alterations specific to each building type are:

Building Type A:
1. Connection of the two shed roofs by carrying the lower shed roof plane to connect with the taller mass. Ends of the roof section finished with large louvered vents painted green.
2. Glazing placed at the second floor landing to provide wind shelter.
3. Combining of smaller adjacent units into one apartment to increase square footage.
4. Retractable awnings added above patio windows.
5. Skylights of random sizes added to roof.
6. Replacement of windows with black anodized aluminum slider windows and patio doors.

Building Type B:
1. Moving of the side outer building wall into existing patio space to increase apartment square footage. The alteration carries the same roof pitch down to meet the outer wall. At the patios, the moved outer wall has shortened the partition walls between units. The moved outer wall maintains the same material and fenestration pattern as existing for each unit. This change has occurred to most of the units of this building type.
2. Windows added to the longer shed ends in most locations. Windows match existing in size of opening and window type.
3. Furnaces installed at the ends of building, including a stairwell beneath the building and a chimney flue at the shed end. The use of different concrete forms indicates this was either a design addendum or subsequent addition.
4. Combining of smaller adjacent units into one apartment to increase square footage.
5. Retractable awnings added above patio windows.
6. Skylights of random sizes added to roof.
7. Replacement of windows with black anodized aluminum slider windows and patio doors.

B10. Significance:

Additions and Alterations to the Manor Site and Individual Buildings (continued)

Alterations specific to each building type:

Building Type C:

1. Moving of the side outer building wall into the patio area by extension of the roofline. This alteration has been done for nearly every building in this building type.
2. Windows added to the longer shed ends in most locations. Windows match existing in size of opening and window type.
3. Combining of adjacent units into one apartment to increase square footage.
4. Retractable awnings added above patio windows.
5. Skylights of random sizes added to roof.
6. Replacement of windows with black anodized aluminum slider windows and patio doors.

Building Type D:

1. Remodeling of the garage by removing storage closets and building a solid wall to provide an additional room. On the rear facade, a wide aluminum slider window matching the other buildings in window type, is installed.
2. Installation of a rear addition on several duplex units.
3. Installation of a front bay window on two units, 26A and 26B.
4. Retractable awnings added above patio windows.
5. Skylights of random sizes added to roof.
6. Replacement of windows with black anodized aluminum slider windows and patio doors.

Historic Significance of the Carmel Valley Manor

National (NR) and California (CR) Register Significance

The Carmel Valley Manor does not qualify for association with an event (NR Criterion A/CR Criterion 1) as no significant event occurred in connection with the facility. Similarly, the Manor does not qualify for association with a significant person (NR Criterion B/CR Criterion 2). While the original Hollow Hills Estate was owned and occupied by Noel Sullivan, a significant member of the local community, the main house was destroyed by fire in 1962. Only three buildings survive the Sullivan period and the loss of the main house, the site's most significant historic resource, has removed the historic integrity of the site dating to Noel Sullivan's period of occupancy.

Carmel Valley Manor appears eligible for listing on the National and California registers under National Register Criterion C (CR Criterion 1) because the complex embodies the distinctive characteristics of a type, period, or method of construction. Designed by leading Modernist architectural firm Skidmore, Owings & Merrill, the Manor is represents a cohesive site in terms of its architectural design and relationship among buildings on the site. Laid out to resemble a Medieval village, the Manor utilizes stark shed and gable forms to complement the rugged mountainous terrain of the surrounding landscape. The design of a retirement complex was a departure for SOM and they utilized the village form as the backdrop for the expression of sharp Modernist building lines. Shed and gable roofs dominate the site, complement each other and integrate with the system of open spaces, courtyards and paved paths that link all buildings. Fenestration and exterior stucco cladding matches throughout the buildings, serving to unify the entire site.

B10. Significance:

Historic Significance of the Carmel Valley Manor (continued)

Monterey County Register of Historic Resources Significance

Carmel Valley Manor appears to be significant according to Monterey County Register criteria A. The Modernist site is particularly representative of a distinct historical period, type, style, region or way of life (Criterion A1). The SOM design approach for a retirement center was a departure from more typical designs. The design took advantage of the dramatic site to integrate a campus-like setting into the surrounding rugged mountainous terrain. The house is connected with someone renowned, Noel Sullivan (Criterion A3), although the primary resource, the Sullivan House, was destroyed by fire. The SOM-designed campus does represent the work of a master architect, Skidmore, Owings & Merrill, whose talent influenced a particular architectural style or way of life (Criterion A5).

The Manor appears to be significant according to Monterey County Register Criterion B3 because the architectural design and construction materials do embody elements of outstanding attention to architectural design, detail, material and craftsmanship (Criterion B3).

The Manor appears to be significant according to Monterey County Register criteria C. The unique design of the Manor does materially benefit the historic character of the community (Criterion C1). The location and physical characteristics of the Manor do represent an established and familiar visual feature of the community, area, or county (Criterion C2).

Historic Integrity

The most significant change to buildings on the site are the modifications to the Main Building (now Pavilion) and Infirmary into their current forms. The dining room addition to the Pavilion added a gable end that removed much of the fenestration to the southeast façade. The entrance gable with brick chimney remains extant. Modifications to the Infirmary removed all original fenestration patterns, created new openings and changed the connecting wing between the original Main Building and Infirmary. While these two buildings don't have individual historic integrity, they contribute to the integrity of the site.

Modifications to residential building types B and C have altered the outer walls of most of these buildings. However the alterations maintained original rooflines, fenestration type/pattern and exterior materials. Consequently, the alterations were designed consistently and have not removed the historic integrity of the individual buildings.

The Manor's seven aspects of integrity are summarized below:

Location: The site and nearly all individual buildings remain in their original locations, giving the Manor integrity of location.
Setting: The Manor retains its integrity of setting amidst the mountainous Carmel Valley landscape.
Design: The Manor retains integrity of design, as additions to individual buildings followed similar SOM design lines.
Workmanship: Building modifications have been installed using in-kind materials and window/door replacements. The Manor retains integrity of workmanship.
Feeling: With its individual buildings and relationship to buildings extant, the Manor retains integrity of feeling.
Association: Since building layout, road pattern, building arrangement and building finish materials remain extant and within the SOM-intended cohesive design, the Manor retains integrity of association.

PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

March 23, 2015

Brian C. Rasmussen, Director of Environmental Services
Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93921

Re: Carmel Valley Manor: Limited Historic Assessment, Los Arboles Properties, Carmel, CA

Dear Mr. Rasmussen:

PAST Consultants, LLC (PAST) respectfully submits this limited historic assessment of five properties located on Los Arboles Drive: Units 33, 34, 35, 36 and 38. The purpose of this limited historic assessment is to provide a determination of potential historic significance, based on field investigation and limited historic research to aid in master planning for Carmel Valley Manor. PAST attended a site visit with you on March 19, 2015 to view the properties.

Based on Monterey County Assessor records, the five properties were constructed from 1947 to 1985, with four properties (Units 34, 35, 36 and 38) constructed on Los Arboles Drive using post-adobe construction methods. The following describes each property and evaluates potential historic significance.

Summary of Findings

The buildings are not eligible for the National Register of Historic Places (NR), or the California Register of Historical Resources (CR) because they do not have historical associations for significant events or significant ownership at the National or California levels. More importantly, substantial alterations to each of the buildings have compromised the original designs and removed nearly all of the historic integrity from each of the properties, making then ineligible for the National or California registers for architectural design or for their post-adobe construction methods (NR-C/CR-3).

Given the post-adobe construction of four of the buildings (Units 34, 35, 36 and 38), the properties would potentially qualify under the Monterey County Register of Historic Resources criteria B, design and construction. However, the buildings are not historic under Monterey County Register

Criteria B because the substantial alterations made to the individual buildings have removed their historic integrity.

Individual buildings (Units 34, 35, 36 and 38) may be historically significant according to Monterey County Register criteria A. The houses may be connected with someone renowned; and may have been designed by a significant local architect. Their post-adobe construction methods indicate association with Comstock, which likely supplied the adobe masonry units for the buildings. Complete research at the Phase One level for these four properties would be needed to determine any associations with significant local persons or designers.

Building descriptions and a summary of physical alterations appears below.

Building Descriptions and Integrity Summary

Unit #33; APN 169-041-025
Constructed in 1969 in a California Ranch Style, the property is not yet 50 years old and does not qualify for the National Register of Historic Places (NR), the California Register of Historical Resources (CR) or the Monterey County Register of Historic Resources (MR). Numerous additions to the right, left and rear of the property have removed its historic integrity. Even when this property achieves 50 year of age, it will not be historically significant due to its lack of historic integrity.

Unit #34; APN 169-041-023
Constructed in 1949 in a California Ranch style with painted post-adobe construction system, the building originally was L-shaped in plan with gable roofs, a side entrance and single chimney. Alterations include a large front addition creating the present C-shaped plan, relocation of the front entrance, replacement of original windows and another substantial addition to the right side of the house. These additions have removed the property's historic integrity.

Unit #35; APN 169-041-024
Assessor's records indicate a construction date of 1985. However, given the painted post-adobe wall construction, slider windows, gable roof massing and front verandah, the original building dates to the late 1940s – 1950s; like the other post-adobe buildings on Los Arboles Drive. Large additions to the rear of the building date to the 1980s and may explain the 1985 Assessor's construction date. Substantial alterations include removing two bays of post-adobe wall and replacement with a multiple-paned picture window on the front elevation, replacement of all windows, the additions of a site wall along Los Arboles Drive, and several large rear additions. The alterations have removed historic integrity from the building and it is not historic.

Unit #36; APN 169-041-003
Constructed in 1947 in a California Ranch style with painted post-adobe construction system, the building originally was L-shaped in plan with gable roofs, multiple-paned wood casement windows, a front entrance and a single chimney. Alterations include a large front and right side garage addition creating the present rambling plan; and replacement of original windows and entrances. These additions have removed the property's historic integrity.

Unit #38; APN 169-041-018
Constructed in 1952 in a California Ranch style with painted post-adobe construction system, the building originally was L-shaped in plan with gable roofs, multiple-paned wood casement windows, a side entrance and a single chimney. Alterations include modification of front window openings and installation of fixed glazing in the modified openings and the addition of glazing in the front gable end. These additions have removed the property's historic integrity.

Conclusion

As described above, each of the subject buildings have been substantially modified, removing historic integrity that would possibly make them eligible for the National and California registers; and for the Monterey County register for architectural design or post-adobe construction. However, Units 34, 35, 36, and 38 may be eligible for the Monterey County Register under criteria A: the houses may be connected with someone renowned; and may have been designed by a significant local architect (association with Comstock). Complete research at the Phase One level for these four individual properties would be needed to determine any associations with significant local persons or designers.

Please call me with any questions you have on this historic assessment.

Sincerely,

Seth Bergstein

Seth A. Bergstein
Principal

Exhibit F

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PLN240141

PERKINS EASTMAN

Carmel Valley Manor

Master Plan Package 1

MAY 16, 2024

Original 1960 Permit #624

- Original 1960 Monterey Co. Use Permit #624 allowed 7.5 units per acre x 23 acres = 172 independent living units, plus amenities.
  - Amenities include:
    - Common Dining facilities
    - Snack Bar
    - Indoor & Outdoor Recreation facilities
    - Chapel & Meeting facilities
    - Library & Lounges
    - Hobby & Craft shops
    - Hair & Beauty Shop
    - Laundry facilities
    - Swimming Pool & Bath House
    - BBQ
    - Greenhouse & Garden Plots
    - Theater & Lecture Hall with a stage and dressing rooms
    - Shop for sundries & personal items
    - Dispensary & Physical Therapy rooms
    - Nurses quarters
    - Administrative Offices
    - Maintenance facilities & Living quarters
    - Visitor's quarters
    - Septic System
    - Incinerator

Existing Facilities

1. Main Entry Drive
2. Resident and visitor parking
3. 'The Pavilion': reception, common spaces, kitchen, dining, administrative offices.
4. Hillcrest: Assisted Living (24 units)
5. Health Center: Skilled Nursing (36 beds)
6. Carmel Valley Manor Road
7. Covered resident parking
8. Manor houses (5 lots in northwest area)
9. Typical residential courtyard and cluster
10. West parlor
11. Lawn bowling green
12. Croquet court
13. Swimming pool
14. Fitness center
15. 'The Meeting House' assembly building
16. Entry Lawn
17. Chapel
18. Maintenance building
19. Dog park
20. Resident gardens
21. Septic system leach field
22. Wood Shop
23. Carmel Valley Road
24. Guests cottages

Project Goals

1. Update the CVM campus to meet expectations of current and future residents to stay competitive in the Market Place
2. Respect the History of the Community, Maintain Culture with Village feel
3. Add housing units to reach 172 total allowed by permit and provide larger units to meet current market demands.
4. Add new residents to re-balance the revenue generating capacity and long term financial viability of CVM.
5. Provide residents a premium quality Wellness Center
6. Add Programs Dedicated to Learning, Wellness and Fitness.
7. Add a 12 bed Small House Memory Care Building to better serve residents with dementia.
8. Add Parking for Staff and Visitors.
9. Improve the Entry Drive Arrival Sequence
10. Incorporate the 5 house lots into the CVM campus to function and feel like this area is an integral part of the community.

Current & Recent Projects

1. Upgrade Water and Sewer system on campus. Project in progress.
2. Interior refresh of the Skilled Nursing wing of the Health Care Center. Work is in progress.
3. Pavilion interior remodel project recently finished.

Project Summary

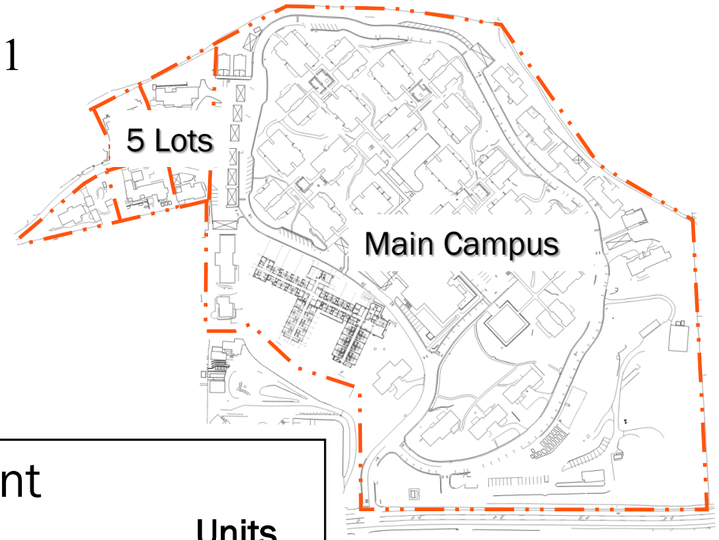
- Upgrade and reinvest in the original campus, built 60 years ago, the per 1960 Monterey County Use Permit #624 which allowed 7.5 units per acre on 23 acres = 172 housing units, plus amenities.
- Health Center Building built in 1996 includes 36 Beds for Skilled Nursing, and 24 Assisted Living units. The Skilled Nursing wing is currently undergoing an interior remodel approved by HCAI.
- CVM purchased additional water rights in 2018
- Water service is Cal-Am & Malpaso Water Entitlement
- Sewer: is connected to the Carmel Area Wastewater District. (Existing septic system to be abandoned)

Historical image of CVM

- Re-utilize the abandoned leach field - 52,000 sf – for parking and new development.
- Residential units have been combined over the last 50 years. Current housing unit count = 146, which is 26 units below the original permit of 172.
- Build 26 new resident apartments on campus to regain the original permitted quantity of 172 total.
- CVM is in a good position to construct new buildings from a financial perspective to serve the current and future senior residents with independent living, assisted living, memory care and skilled nursing facilities on site.
- 5 adjacent lots of single family homes were recently acquired by CVM. Total area of 5 lots = 2 acres. Potential housing at 7.5 units/acre could add 15 units.

Unit Count and Site Acreage

PLN240141



Existing Unit Count

(IL) Housing	Units
Duplexes	22
Apartments	124
Total on Campus	146
Visitor Quarters	7
5 Lots: Single Family	5
Total Housing	158
Health Care Center Existing Capacity:	**Beds**
Skilled Nursing (beds)	36
Assisted Living (Apts)	24
Total Bed Count	60

Proposed Unit Count

(IL) Housing	Units
Duplex/Triplex	
Existing to Remain	20
New Units	14
Existing Apartments	124
Total on Campus	158
New Visitor Quarters	8
5 Lots: New Apts	15
Total Housing	181
Health Care Center Existing to Remain:	**Beds**
Skilled Nursing	32
Assisted Living	22
New Memory Care	12
Total Bed Count	66

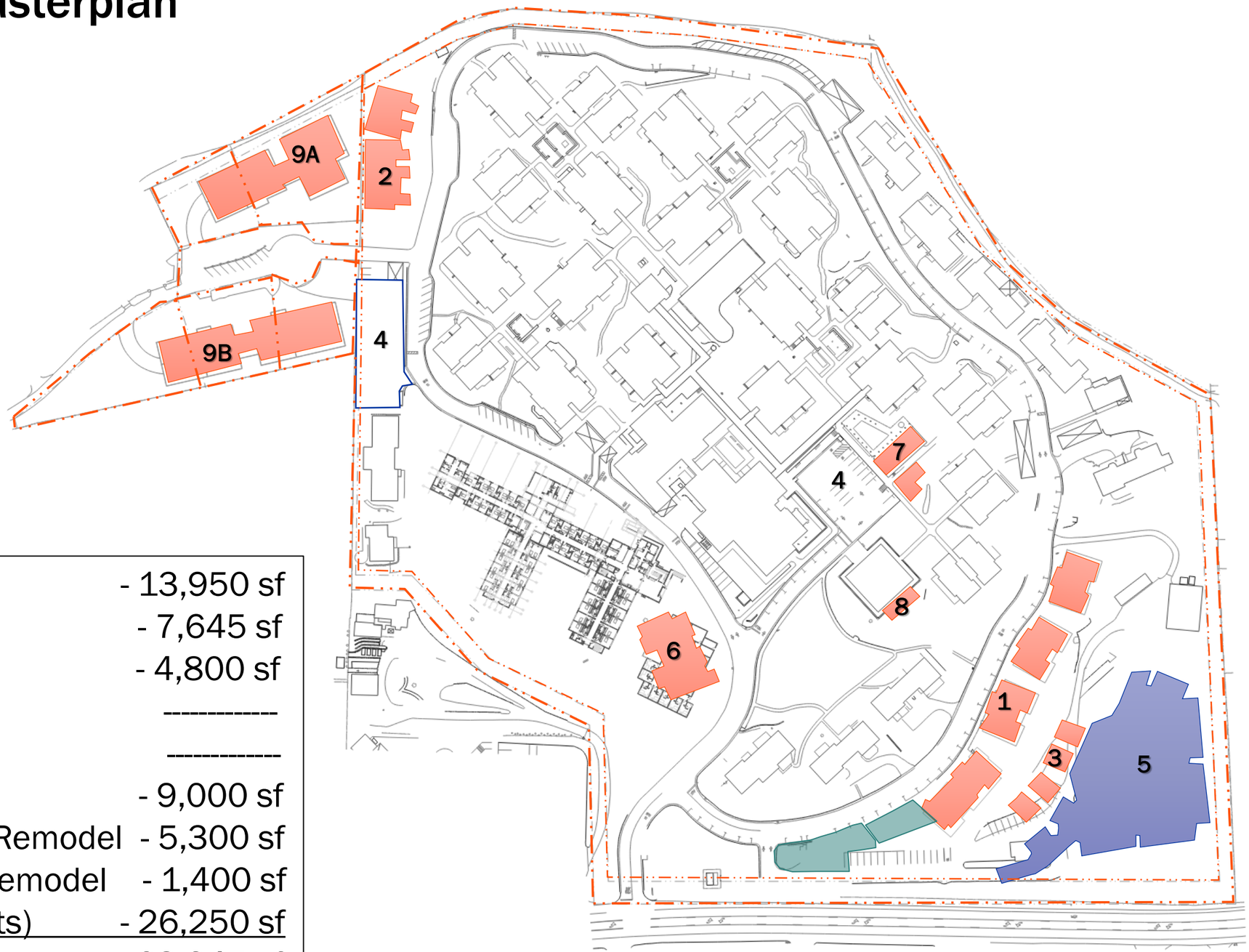
Allowed Unit Count

(IL) Housing	Units
Zoning:	
Main Campus – 23 acres (7.5 units/acre)	172
Total on Campus	172
Option 1	
5 Lots Zoning Options:	
1. Current Zoning: R2 5 Houses + 5 ADU's	10
Total Housing	182
Option 2	
5 Lots Zoning Options:	
2. Lot merger w/campus 7.5 x 2 acres	15
Total Housing	187
(Option 2 Requires rezoning approval from Authorities)	

Carmel Valley Manor Masterplan

5 adjacent lots of single family homes recently acquired by CVM. Total area of 5 lots = 2 acres.
If area is added to the existing campus, under the campus permit and shared water rights: 2 acres x 7.5 units/acre = 15 housing units could be added. Lot line adjustment required.

1.	New IL Housing (9 Apts)	- 13,950 sf
2.	New IL Housing (5 Apts)	- 7,645 sf
3.	Visitor Quarters (8 bungalows)	- 4,800 sf
4.	Parking (Existing)	----------
5.	Parking (New)	----------
6.	Memory Care/Addition	- 9,000 sf
7.	Wellness Center Addition and Remodel	- 5,300 sf
8.	Meeting House Addition and Remodel	- 1,400 sf
9.	5 home lots IL Housing (15 Apts)	- 26,250 sf
		- 68,345 sf



Original 1960 Monterey Co. Use Permit #624 allowed 7.5 units per acre x 23 acres = 172 independent living units, plus amenities.

Human by Design

Exhibit G

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MINUTES
Carmel Valley Land Use Advisory Committee
July 21, 2025

Site visit at 4:15 PM at 15596 Via La Gitana, Carmel Valley, CA 93924 (Buchanan, Eliot L)
Site visit at 5:15 PM at 27650 Via Quintana Rd, Carmel, CA 93923 (Rey Eric J & Clark Harvey C)
Site visit at 6:00 PM at 8545 Carmel Valley Rd, Carmel, CA 93923 (Northern Calif Congregational Retirement Homes Inc (Carmel Valley Manor))

Attendees: #1- D;J;C;C;E #2- D;C;C;E #3-D;J;C;C;E

Members Absent: John Heyl

ADJOURN TO REGULAR SCHEDULED MEETING

1. **Meeting called to order by** Janet Brennan **at** 6:30 pm

2. **Roll Call**

Members Present:
Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jackobson: Chris Worland

Members Absent:
John Heyl

3. **Approval of Minutes:**

A. **May 5, 2025** minutes

Motion: Charles Franklin (LUAC Member's Name)

Second: Eric Jackobson (LUAC Member's Name)

Ayes: Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jackobson: Chris Worland

Noes:

Absent: John Heyl

Abstain:

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. **Scheduled Item(s)**

1. **PLN240108- BUCHANAN, ELIOT L**
2. **PLN240207- REY ERIC J & CLARK HARVEY C**
3. **PLN240141- CARMEL VALLEY MANOR**
4. **Approve a revised start time for future Carmel Valley Land Use Advisory Committee meetings to begin at 5:30 p.m.**

Motion: Janet Brennan (LUAC Member's Name)

Second: Chric Jacobson (LUAC Member's Name)

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes:

Absent: John Heyl

Abstain:

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 7:40 pm

Minutes taken by: David Burbidge

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Valley

1.

Project Name: BUCHANAN, ELIOT L
File Number: PLN240108
Project Location: 15596 Via La Gitana, Carmel Valley, CA 93924
Assessor's Parcel Number(s): 197-174-002-000
Project Planner: Hya Honorato
Area Plan: Carmel Valley Master Plan
Project Description: Allow the construction of a 1,200 square foot accessory dwelling unit, development on slopes in excess of 25% and a Restoration Plan to clear Code Enforcement violation (20CE00484) for previous grading and excavation on slopes in excess of 25%. CVMP.

Was the Owner/Applicant/Representative present at meeting? YES X **NO** _____

(Please include the names of the those present)

Jay Alburn

Was a County Staff/Representative present at meeting? Fiona Jensen **(Name)**

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN None

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS None

RECOMMENDATION:

Motion by: Charles Franklin (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes: _____

Absent: John Heyl

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Valley

2.

Project Name: REY ERIC J & CLARK HARVEY C
File Number: PLN240207
Project Location: 27650 Via Quintana Rd, Carmel, CA 93923
Assessor's Parcel Number(s): 185-052-019-000
Project Planner: McKenna Bowling
Area Plan: Carmel Valley Master Plan
Project Description: Construction of a 5,620 square foot single family dwelling, 995 square foot four-car garage, attached 750 square foot accessory dwelling unit, rear hardscape and pool, barn out-building and roping arena (4,800 square feet), sport court; and off-grid 15,000-gallon water storage, well, septic system, ground mounted PV array, battery storage and backup generator. Grading of approximately 3,500 cubic yards. Ridgeline Development and removal of XX number of trees.

Was the Owner/Applicant/Representative present at meeting? YES X **NO** _____

(Please include the names of the those present)

Jay Alburn

Was a County Staff/Representative present at meeting? Fiona Jensen **(Name)**

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN None

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Chris Jacobson (LUAC Member's Name)

Second by: Charles Franklin (LUAC Member's Name)

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes: _____

Absent: John Heyl

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Valley

3.

Project Name: NORTHERN CALIF CONGREGATIONAL RETIREMENT HOMES INC (CARMEL VALLEY MANOR)
File Number: PLN240141
Project Location: 8545 Carmel Valley Rd, Carmel, CA 93923
Assessor's Parcel Number(s): 169-061-012-000
Project Planner: Steve Mason
Area Plan: Carmel Valley Master Plan
Project Description: Demolition of residential units, construction of new units and a memory care unit, development on slopes in excess of 30% and tree removal.

X X

(Please include the names of the those present)

Joel Prager

Was a County Staff/Representative present at meeting? Fio **(Name) Na Jensen**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
John Anzini	X		Visual re roof tops: Traffic: lighting (all down):

LUAC AREAS OF CONCERN None

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS None

RECOMMENDATION:

Motion by: David Burbidge (LUAC Member's Name)

Second by: Chris Jacobson (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes: _____

Absent: _____

Abstain: Judy MacClland

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Exhibit H

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MONTEREY COUNTY
HOUSING & COMMUNITY DEVELOPMENT
1441 SCHILLING PL SOUTH 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025/FAX: (831) 757-9516

INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Carmel Valley Manor
File No.:	PLN240141
Project Location:	8545 Carmel Valley Road, Carmel
Name of Property Owner:	Carmel Valley Manor
Name of Applicant:	John Haupt
Assessor's Parcel Number(s):	169-061-012-000
Acreage of Property:	22.7 Acres
General Plan Designation:	Residential - Low Density 5 - 1 Acres/Unit
Zoning District:	LDR/2.5-D-S-RAZ
Lead Agency:	Monterey County Housing and Community Development
Prepared By:	Steve Mason
Date Prepared:	January 2026
Contact Person:	Steve Mason, Monterey County HCD
Phone Number:	831-759-7375

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The Carmel Valley Manor Project ("Proposed Project" or "Project") consists of a Combined Development Permit with: 1) Administrative Permit and Design Approval to allow demolition of two (2) residential units, seven (7) guest units, a wood shop, three (3) carport structures, and construction of nineteen (19) residential units, eight (8) guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house and associated site improvements including grading in the amount of 7,800 cubic yards of cut and fill; 2) Use Permit to allow development on slopes in excess of 25%; and 3) Use Permit to allow the removal of approximately 57 protected oak trees. The Proposed Project is located at the existing Carmel Valley Manor facility at 8545 Carmel Valley Road, Carmel, CA 93923, located in unincorporated Monterey County ("County"), California (**Figure 1 – Regional Map**).

Existing Operation

The Carmel Valley Manor currently operates as an assisted living and rest home for individuals 65 years and older. The facility includes 22 residential units within duplex/triplex buildings, 124 apartment units, and 7 guest units on site. Additionally, there is a health center that includes 36 "skilled-nursing" beds and 24 "assisted-living" beds. Accordingly, the facility includes a total of 146 residential units and 60 beds in the health centers. The facility operates under an existing use permit (Use Permit #624) that was issued in 1960. The current Carmel Valley Manor campus includes the following amenities: indoor and outdoor recreation facilities, dining facilities for residents and their guests, chapel, meeting facilities, library and lounges, hobby and craft shop facilities, swimming pool and exercise facilities, on-site gardens, theater and concert hall, resident sundries shop, physical therapy rooms, infirmary rooms, administrative offices, executive offices, and visitor quarters.

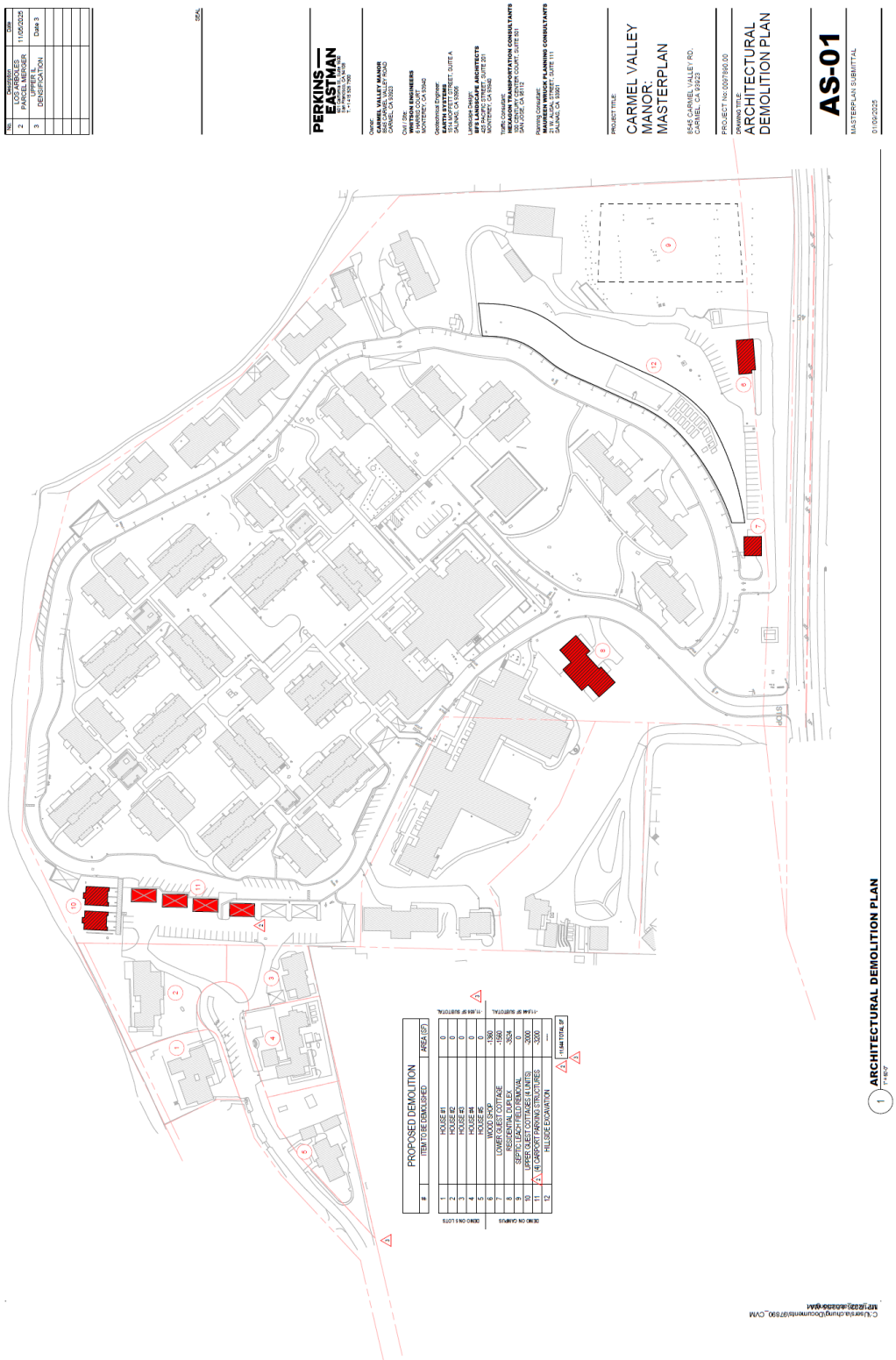
Proposed Improvements

Proposed improvements and planned operations would be consistent with existing use of the Carmel Valley Manor facility. Demolition of a portion of the existing facilities would be required to accommodate the improvements associated with the Proposed Project, including demolition of two (2) residential units, seven (7) guest units, a wood shop and three (3) carport structures (**Figure 2 – Demolition Plan**).

Regional Map

Figure 1

Figure 2 – Demolition Plan



Additionally, the Proposed Project consists of the construction of 19 living units, eight (8) guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house, and associated site improvements. Other proposed improvements include the construction of a parking lot in the area of the abandoned septic field, relocated dog run and resident garden, and improvements to the trash collection and recycling facilities (**Figure 3 – Site Plan**). The Proposed Project will connect to Carmel Area Wastewater District (CAWD) as the on-site septic system has recently been abandoned.

Specifically, **Table 1** summarizes the proposed improvements:

Table 1. Project Improvements

Building Type	Residential Units Added	Unit Area (SF)	Area of Addition - Gross (SF)
Hillside Duplexes (Living Units)	9	3,430	30,870
Guest Units	8	640	5,120
Memory Care Facility	-	-	10,110
Fitness Center	-	-	1,980
Meeting House	-	-	1,650
Upper Duplexes (Living Units)	10	1,930	19,300
Dog Run & Resident Garden	-	-	5,350
Totals	**27**		**74,380 total 55,290 residential-only**

Construction

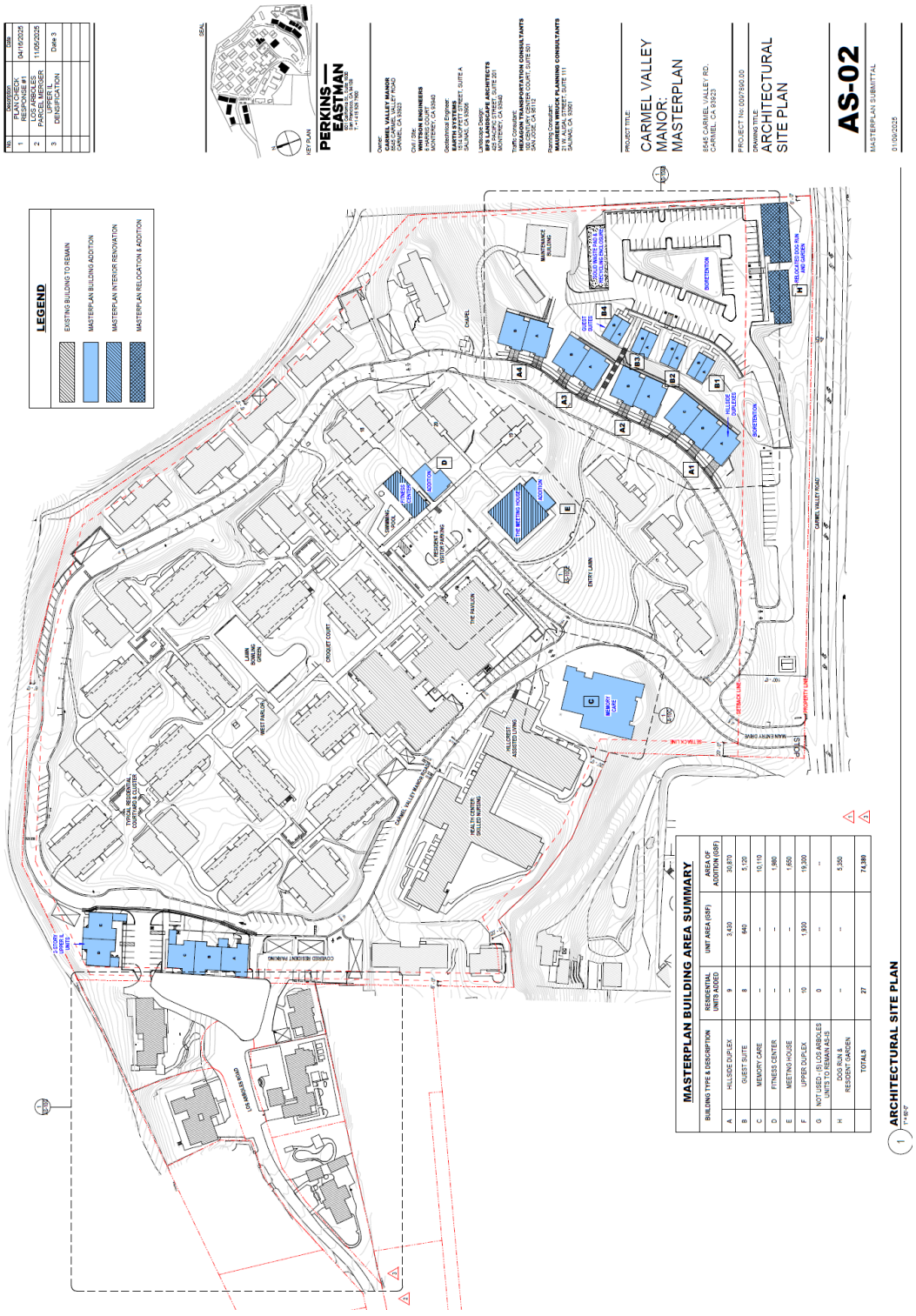
Construction of the Proposed Project would involve tractors, backhoes, compactors, excavators, rollers, dump trucks, etc. All construction loading, unloading, and parking of equipment would occur within the existing Carmel Valley Manor property. Construction staff would not park construction vehicles on adjacent roadways.

The start of construction depends on the Project approval date, seasonal factors, and the contractor's schedule. The Proposed Project would limit construction activities to the hours between 7AM – 7PM, Monday through Saturday. No construction activities would occur on Sundays or holidays.

Demolition

The Proposed Project consists of the demolition of a number of structures, including the woodshop, lower guest cottage, two residential units (one duplex building), four (4) upper guest cottages, and three (3) carport structures. The demolition associated with the Proposed Project would result in the removal of 11,644 square feet (sf) of existing structures (**Figure 2 – Demolition Plan**). Additionally, the on-site septic system and leach field which previously served the Project site is proposed for demolition.

Figure 3 – Proposed Site Plan



Grading

The Proposed Project would require site grading to construct the proposed improvements. Specifically, the Proposed Project would require approximately 6,000 cubic yards (CY) of cut and 6,000 CY of fill. Therefore, construction staff would balance all grading materials on-site without the need to haul grading materials off-site.

Tree Removal

The Proposed Project would require the removal of a total of approximately 57 protected Coast live oak trees and 3 (non-protected) Monterey pines to facilitate the various Project improvements. On the recommendation of the Project arborist, the tree replanting mitigation ratio has been reduced to 1:2 to limit the fire hazard and combustible fuel load at the site. Accordingly, the Proposed Project would replant up approximately 32 coast live oak trees as mitigation (please see **Section IV.4, Biological Resources**).

Site Access and Parking

Primary access to the Proposed Project will continue to be the main driveway to Carmel Valley Road, which accommodates daily residents, visitors, and staff traffic. Additionally, there is an existing access connection located at the northern boundary of the site which links to Los Arboles Drive.

The existing Carmel Valley Manor facility includes 146 private parking spaces, 120 common standard parking spaces, and 8 accessible parking spaces for a total of 274 parking spaces on site. As part of the improvements to the Carmel Valley Manor facility, the Proposed Project would add 36 private parking spaces, 24 common standard parking spaces, and four (4) accessible parking spaces. Therefore, the Proposed Project would result in a net increase of 60 new parking spaces for a total of 334 parking spaces on-site.

Utilities

Existing utilities would be extended onsite to continue to serve the Carmel Valley Manor. AT&T would continue to provide telecommunication services and Pacific Gas and Electric Company (PG&E) would continue to provide gas and maintenance of electrical infrastructure. Electricity would be provided by Central Coast Community Energy (3CE) via PG&E infrastructure. Water would continue to be provided by California American Water Company (CalAm). The Manor has recently abandoned their septic system and leach field and connected to the Carmel Area Wastewater District, the local wastewater collection and treatment provider.

Pervious and Impervious Coverage

The Project site presently includes approximately 209,955 sf of structural coverage (19.73%) and would accommodate approximately 244,460 sf (22.99%) post-project construction. Based on these

quantities, the Proposed Project would result in a net increase of 34,505 sf of new structural coverage.

B. Surrounding Land Uses and Environmental Setting:

The Proposed Project is located at the existing Carmel Valley Manor facility located at 8545 Carmel Valley Road in unincorporated Monterey County, California. The Project site is approximately 22.15 acres. Residential land uses border the subject property to the east, and west and to the north is open space. The Mid Carmel Valley Fire Station borders the Project site to the west and Carmel Valley Road and Carmelo Pre-School Child Development Center (across Carmel Valley Road) comprises the southern boundary. The site carries a General Plan designation of Low Density Residential (LDR) and a zoning designation of LDR/2.5-D-S-RAZ. The Project site consists of the existing Carmel Valley Manor facility. **Figure 4** shows the Proposed Project site and surrounding land uses. A mix of existing low-density residential uses and public/quasi-public (PQP) General Plan-designated land uses surround the site.

C. Other Public Agencies Whose Approval is Required:

The applicant would be required to obtain ministerial building and grading permits through the HCD-Building Services, wherein construction-level review by the Monterey County Regional Fire Protection District, HCD-Planning, HCD-Engineering Services, HCD-Environmental Services and Environmental Health Bureau would also occur. Additionally, any work within the County right of way would require an encroachment permit from the County of Monterey Public Works, Facilities and Parks. No other public agency permits would be required.

Land Use Map
Figure 4
Project Site
Land Use
Commercial
Heavy Commercial
Open Space
Planned Commercial
Public/Quasi-Public
Residential - High Density 5 - 20 Units/ Acre
Residential - Low Density 5 - 1 Acres/Unit
Residential - Medium Density 1 - 5 Units/Acre
Residential - Rural Density 5 Acres+/Unit
Resource Conservation
Rivers and Water Bodies
Rural Grazing 10 - 160 Ac Min
Visitor Accomodations/ Professional Offices
Carmel River
N
0 500 1,000 2,000 Feet

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	☒	Air Quality Mgmt. Plan	☒
Specific Plan	☐	Airport Land Use Plans	☐
Water Quality Control Plan	☒	Local Coastal Program-LUP	☐

General Plan/Area Plan: The Proposed Project is located in an inland, unincorporated area of Monterey County and is governed by the policies of the 2010 Monterey County General Plan and the Carmel Valley Master Plan (CVMP) component of the 2010 Monterey County General Plan. The key policies from County General Plan that relate to the proposed Project are Policy LU-1.9 (Infill development shall be compatible with surrounding land use and development), and Policy LU-1.13 (all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced of the lighting source, and off-site glare is fully controlled). As discussed in **Section IV.11, Land Use**, the Project components are located within or immediately adjacent to previously developed areas of the campus, maintaining a compact footprint and minimizing new site disturbance. Additionally, Project plans include low-profile, shielded lighting fixtures designed to minimize glare and long-range visibility. CVMP Policies CV-1.1, CV-1.8, CV-1.20 are intended to preserve scenic views of the valley hillsides and maintain the rural visual character of the corridor. Policy 1.8 requires that new development be sited and designed to minimize disruption to natural landforms and tree cover as seen from public viewing areas such as Carmel Valley Road. Although construction would occur on visible slopes, the site is largely screened from the roadway by an established tree canopy and mature vegetation that would remain in place along the lower slopes. The Project's combination of retained canopy trees, new landscaping, and architectural design consistent with existing buildings would substantially reduce visibility and preserve the scenic quality of the corridor. For additional discussion regarding land use, please refer to **Section IV.11, Land Use**. **CONSISTENT**

Water Quality Control Plan: The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board, which regulates sources of water quality-related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. The Proposed Project involves demolition and construction activities that could result in temporary effects (e.g., erosion). However, all construction activities would comply with the State Water Resources Control Board (SWRCB) Construction General Permit (Order 2009-0009-DWQ) and implement Best Management Practices (BMPs) to control erosion, sediment, and pollutants. Operation of the Carmel Valley Manor facility under the Proposed Project would not generate additional stormwater runoff in amounts that would cause degradation of water quality. For additional discussion on hydrology and water quality, please refer to **Section VI.10 Hydrology and Water Quality**. **CONSISTENT**

Air Quality Management Plan: The Proposed Project is located within the North Central Coast Air Basin (NCCAB). Air quality in the Project area is managed and regulated by the Monterey Bay Air Resources District (MBARD). MBARD has developed Air Quality Management Plans (AQMPs) and CEQA Air Quality Guidelines to address attainment and maintenance of state and federal ambient air quality standards within the NCCAB. The 2012-2015 AQMP, the 2008 *CEQA Air Quality Guidelines*, and 2016 *Guidelines for Implementing CEQA* are the most recent documents used to evaluate attainment and maintenance of air quality standards. The California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration (EPDC) over a consecutive three (3)-year period. The Proposed Project involves disturbance of approximately 2-acres of the 22.7-acre site and operation of new living units, guest units, a memory care facility, and associated site improvements. However, the evaluation presented in this IS/MND does not anticipate the Proposed Project would exceed applicable air quality and greenhouse gas thresholds. For a more detailed evaluation, please refer to **Sections VI.3, Air Quality,** and **VI.7, Greenhouse Gas Emissions**. **CONSISTENT.**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. Factors

The environmental factors checked below would be potentially affected by this Project, as discussed within the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards/Hazardous Materials
☒ Hydrology/Water Quality	☒ Land Use/Planning	☐ Mineral Resources
☒ Noise	☒ Population/Housing	☒ Public Services
☒ Recreation	☒ Transportation/Traffic	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☒ Wildfire	☒ Mandatory Findings of Significance

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impacts (and not checked above), the following findings can be made using the Project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

FINDINGS: For the above referenced topics that are not checked off, there is no potential for significant environmental impacts to occur from either construction, operation or maintenance of the Proposed Project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

Agricultural and Forestry Resources: The California Department of Conservation Division of Land Resource Protection and the Farmland Mapping and Monitoring Program maps California's agricultural resources. The Farmland Mapping and Monitoring Program designates the Proposed Project site as "Urban and Built-Up Land," and therefore, would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation, 2025b). The Project is not zoned for agricultural use or Resource Conservation, is not designated as forest land and/or timberland and is not under a Williamson Act contract (County, 2025). Accordingly, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and would not conflict with agricultural zoning or a Williamson Act contract. In addition, the Project site is not zoned for forest land or timberland, is not located on or near forest land, and would not involve changes to the existing environment that could result in the loss of forest land or the conversion of forest land to non-forest use. Therefore, the Proposed Project would not result in impacts to agriculture and forestry resources.

Mineral Resources: Mineral resources are determined in accordance with the Surface Mining and Reclamation Act (SMARA) of 1975, and the California Geological Survey (CGS), which maps Mineral Resource Zones (MRZs) of regional significance. According to the Monterey County General Plan Environmental Impact Report (EIR), there are no lands within the CVMP designated or mapped by the State Geologist as having known mineral resources of value (County, 2013). Furthermore, there are no known mineral resources on the Project site (California Department of Conservation, 2021) and the Project site is not zoned for mineral extraction (County, 2025). As a result, the Proposed Project would not result in the loss of availability of a known mineral resources or locally important mineral resource recovery sites. Therefore, the Proposed Project would not result in impacts to mineral resources.

B. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one

effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Steve Mason, Monterey County Housing and Community Development

V. EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS

	Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (sources: 4, 10, 13, 39)	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (sources: 4, 10, 13, 39)	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (sources: 10, 13, 39)	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (sources: 10, 11, 13, 39)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

To protect visual resources within Carmel Valley, and consistent with the CVMP CV-1.20, Design (D), and Site Control (S) district designations are applied to parcels within the Carmel Valley area. Design review for all new development throughout Carmel Valley must consider the following guidelines:

- Proposed development encourages and furthers the letter and spirit of the Master Plan.
- Development either shall be visually compatible with the character of the valley and immediate surrounding areas or shall enhance the quality of areas that have been degraded by existing development.
- Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the appearance of the building's natural and man-made surroundings.
- Structures should be controlled in height and bulk in order to retain an appropriate scale.
- Development, including road cuts as well as structures, should be located in a manner that minimizes disruption of views from existing homes.

The Proposed Project site is located at the existing Carmel Valley Manor facility located at 8545 Carmel Valley Road in unincorporated Monterey County. The Project site consists of the existing Carmel Valley Manor assisted living facility, which is developed with access roads, residential units, recreation facilities, dining facilities, landscaping, and other improvements. Under existing conditions, views of the site from public viewpoints along Carmel Valley Road are largely screened by topography, vegetation, and fencing.

The improvements to the Carmel Valley Manor facility associated with the Proposed Project would not change the existing visual character of the site; although, the improvements to the hillside duplex units on the southern portion of the site would be briefly visible from Carmel Valley Road when travelling west.

The CVMP, as amended February 12, 2013, requires that development preserve rural character through rural architectural design review (Policy CV-1.1), be visually compatible and sited to minimize disruption of views (Policy CV-1.20), minimize highly visible structures in open grassland areas (Policy CV-1.9), and not significantly block views of the viewshed, river, or distant hills from key public viewing areas including along Carmel Valley Road (Policy CV-3.3).

Aesthetic Impact (a) Less-than-Significant Impact: The Proposed Project site is located adjacent to Carmel Valley Road to the south, and residential uses to the west. There are undeveloped lands to the north of the Proposed Project site. The CVMP identifies views of the meadows and hills from Carmel Valley Road as scenic resources. However, due to existing topography, vegetation, and fencing, the Proposed Project would not substantially impact extant views of meadows and hills from Carmel Valley Road. Additionally, the improvements associated with the Proposed Project would not have a substantial adverse impact on a scenic vista and operation of the Carmel Vally Manor facility would remain consistent with the existing use of the site. As a result, the Proposed Project would have a less-than-significant impact with regards to a scenic vista.

Aesthetic Impact (b) No Impact: While the CVMP Policy CV-2.15 advocates that the County pursue County Scenic Route status for Carmel Valley Road, the County has not officially designated this road as such. The nearest and only designated County Scenic Route is Laureles Grade, located approximately 3.9 miles east of the Project site. Additionally, the nearest designated State Scenic Highway is Highway 1, located approximately five (5) miles east of the Proposed Project site (Caltrans, 2025). Due to the distance and intervening topography, the Project is not visible from either Laureles Grade or Highway 1. Therefore, the Proposed Project would have no impact on scenic resources within, or visible from, an officially designated County Scenic Route or State Scenic Highway.

Aesthetic Impact (c) Less-than-Significant Impact: The Proposed Project is located in a developed area and would be visually compatible with existing development at the Carmel Valley Manor facility. Although the "hillside duplexes" associated with the Proposed Project would be visible from those traveling on Carmel Valley Road, existing vegetation, and the speed at which cars travel on the roadway would make it difficult for drivers or passengers to notice the

new units. Consistent with CVMP design review requirements, building placement, height, and massing has been evaluated to ensure that structures are visually compatible with Carmel Valley's character and that siting minimizes disruption of public and private views. Additionally, the Project would not place new structures in open grassland areas that are highly visible from Carmel Valley Road. While limited portions of new construction may be intermittently visible from Carmel Valley Road, the Project's combination of retained canopy trees, new landscaping, and architectural design consistent with existing buildings would substantially reduce visibility and preserve the scenic quality of the corridor. Therefore, the Proposed Project would not degrade the existing visual character or quality of public views of the site and its surroundings. As a result, the Proposed Project would have a less-than-significant impact on the visual character of public views.

Aesthetic Impact (d) Less-than-Significant Impact: The Proposed Project would introduce new buildings and lighting features into an already developed institutional campus. The improvements associated with the Proposed Project includes landscape and security lighting near the new housing units and proposed parking lot. Lighting design would be consistent with the existing on-site light fixtures and all lighting would be angled downwards to avoid causing off-site light spillage and glare consistent with the requirements of the *Design Guidelines for Exterior Lighting* adopted by the County for inland areas (County, 2016), the County General Plan, and County Code Section 21.63.020 (Design Guidelines for Exterior Lighting). Adherence to County requirements would ensure that lighting fixtures, placement, and intensity are consistent with the site's institutional use and the surrounding rural setting. Additionally, consistent with the CVMP's visual compatibility objectives, the Proposed Project would minimize lighting spillover and glare on adjacent properties and public viewpoints. The Proposed Project would have a less-than-significant impact related to creating a substantial source of new light or glare.

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. **Would the project:**		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Please refer to **Section IV.A**, Environmental Factors Potentially Affected. The Proposed Project would have no impact on agricultural or forest land resources.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (sources: 10, 13, 16, 17, 18)	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (sources: 10, 13, 16, 17, 18)	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations? (sources: 10, 13, 16, 17, 18)	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (sources: 10, 13, 16, 17, 18)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Proposed Project is located within the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of Monterey Bay Air Resources District (MBARD). MBARD is responsible for producing an Air Quality Management Plan (AQMP) that reports air quality and regulates stationary air pollution sources throughout the NCCAB. MBARD is also responsible for measuring the concentration of pollutants and comparing those concentrations against Ambient Air Quality Standards (AAQS). Additionally, MBARD monitors criteria pollutants to determine whether they are in attainment or not in attainment (Note: "Attainment of pollutants" refers to whether a jurisdiction meets the U.S. EPA's National Ambient Air Quality Standards [NAAQS] for common pollutants). **Table 2** illustrates the attainment status for criteria pollutants.

Table 2. Attainment Status for the NCCAB

Pollutants	State Designation	Federal Designation
Ozone (O_3)	Nonattainment – Transitional	Attainment
Inhalable Particulates (PM_{10})	Nonattainment	Attainment
Fine Particulates ($PM_{2.5}$)	Attainment	Attainment
Carbon Monoxide (CO)	Monterey Co. – Attainment	Attainment
Carbon Monoxide (CO)	San Benito Co. – Unclassified	Attainment
Carbon Monoxide (CO)	Santa Cruz Co. – Unclassified	Attainment
Nitrogen Dioxide (NO_2)	Attainment	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment

Pollutants	State Designation	Federal Designation
Lead	Attainment	Attainment

Source: Monterey Bay Air Resources District, 2017. 2012 – 2015 Air Quality Management Plan

MBARD has set air quality thresholds of significance for the evaluation of projects. **Table 3** illustrates the thresholds of significance used to determine if a project would have a significant air quality effect on the environment during construction.

Table 3. Thresholds of Significance Construction Emissions

Pollutant	Threshold of Significance (lb./day)
Nitrogen Oxides (NOx)	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM_{10})	82
Fine Particulate Matter ($PM_{2.5}$)	55
Carbon Monoxide (CO)	550

Source: Monterey Bay Unified Air Pollution Control District, 2016. Guidelines for Implementing the California Environmental Quality Act.

In addition to these thresholds, MBARD has also determined that a significant short-term construction-generated impact would occur if more than 2.2 acres of major earthmoving (i.e., excavation) per day were to occur. Activities associated with this threshold include excavation and grading. For projects that require minimal earthmoving activities MBARD has determined that a significant short-term construction-generated impact would occur if more than 8.1 acres per day of earthmoving were to occur (MBARD, 2008).

Table 4 illustrates the thresholds of significance used to determine if a project would have a significant air quality effect on the environment during operation.

Table 4. Thresholds of Significance Operational Emissions

Pollutant	Threshold of Significance (lb./day)
Nitrogen Oxides (NOx)	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM_{10})	82
Fine Particulate Matter ($PM_{2.5}$)	55
Carbon Monoxide (CO)	550

Source: Monterey Bay Unified Air Pollution Control District, 2016. Guidelines for Implementing the California Environmental Quality Act.

CARB defines sensitive receptors as children, elderly, asthmatics, and others who are at elevated risk of negative health outcomes due to exposure to air pollution. Pursuant to California Health and Safety Code Section 42705.5, sensitive receptors include hospitals, schools, and day cares centers and such locations as the local air quality district or CARB may determine. MBARD similarly defines sensitive receptors and adds that the location of sensitive receptors be explained in terms that draw a relationship to the project site and potential air quality impacts.

Air Quality Impact (a) Less-than-Significant Impact: CEQA Guidelines Section 15125(b) requires that a project be evaluated for consistency with applicable regional plans, including the

AQMP. MBARD is required to update their AQMP every three (3) years. The most recent update was the 2012 – 2015 AQMP, which MBARD adopted in March 2017. This plan addresses attainment of the state ozone standard and federal air quality standards. The AQMP accommodates growth by projecting growth in emissions based on population forecasts prepared by the Association of Monterey Bay Area Governments (AMBAG) and other indicators. Consistency determinations are issued for commercial, industrial, residential, and infrastructure-related projects that have the potential to induce population growth. A project would be inconsistent with the AQMP if it has not been accommodated in the forecast projections considered in the AQMP. The Proposed Project consists of modifications to the Carmel Valley Manor facility, which is an existing assisted-living and rest home facility under an existing use permit. The demolition of existing units and facilities and construction of new residential units and facilities would not induce substantial population growth or result in the need for additional residential development beyond what the Project currently proposes. The total number of residential units would remain below the allowable number of units on the property (172.5). Therefore, the Proposed Project would have a less-than-significant impact to established Air Quality Thresholds, and would not conflict with or obstruct an applicable air quality plan.

Air Quality Impact (b) Less-than-Significant Impact: The MBARD 2016 CEQA Air Quality Guidelines contain standards of significance for evaluating potential air quality effects of projects subject to the requirements of CEQA. According to MBARD, a project would violate an air quality standard and/or contribute to an existing or projected violation if it would emit (from all sources, including exhaust and fugitive dust) more than:

- 137 pounds per day of oxides of nitrogen (NO_x),
- 137 pounds per day of reactive organic gases (ROG),
- 82 pounds per day of respirable particulate matter (PM_{10}),
- 55 pounds per day of fine particulate matter ($PM_{2.5}$), and
- 550 pounds per day carbon monoxide (CO).

According to MBARD's criteria for determining construction impacts, a project would result in a potentially significant impact if it would result in 8.1 acres of minimal earthmoving per day or 2.2 acres per day with major grading and excavation (MBARD, 2016).

The Proposed Project consists of the demolition of the woodshop, lower guest cottage, two residential units (one duplex building), septic leach field, four (4) upper guest cottages, and three (3) carport structures. The demolition associated with the Proposed Project would result in reduction of 11,644 sf of existing structures. The Proposed Project also includes the construction of 19 residential units, eight (8) guest suites, a memory care facility, fitness center addition, meeting house addition, and a dog run, relocated resident garden, and parking lot. The Proposed Project would result in a total of 74,380 sf of development, for a total impact area of 86,024 sf. This impact area square footage equates to approximately 1.97 total acres of disturbance which would not exceed MBARD's 2.2-acres of major earthmoving per day screening threshold. While the exact number of days for each phase of construction is not yet known, grading activities would occur over several weeks and no single day of grading would exceed the MBARD 2.2

acre per day screening threshold. Therefore, construction activities would not result in PM_{10} emissions that exceed MBARD thresholds and construction related emissions would remain less-than-significant.

Project operation would result in a minor increase in emissions from a slight increase in traffic trips due to an increase in living units, guest quarters, and the memory care facility. **Section 17, Transportation and Traffic**, discusses the Proposed Project's anticipated trip generation rate. The operation of the Proposed Project would result in a net increase of 65 daily trips, increasing existing operations from 715 daily trips to 780 daily trips. Relative to existing the Carmel Valley Manor facility, the Proposed Project operation would not increase air quality emissions such that a cumulatively considerable net increase in emissions would occur. For these reasons, the Proposed Project would result in a less-than-significant impact from operational emissions.

Air Quality Impact (c) Less-than-Significant Impact: Locations where sensitive receptors congregate may include hospitals, schools, and day care centers. CARB identifies sensitive receptors as children, elderly, asthmatics, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution. The existing Project site serves a senior community and is therefore considered a sensitive receptor. The Proposed Project is within 500 feet of the Carmelo Pre-School Child Development Center, which is a sensitive receptor located across Carmel Valley Road. Construction activities could result in fugitive dust that would impact Carmel Valley Manor residents and Carmelo Pre-School Child Development Center students. Per County Code Section 16.08, the Proposed Project must implement typical construction BMPs to minimize erosion and fugitive dust from leaving the Project site. The implementation of BMPs would ensure that construction related impacts to sensitive receptors on and adjacent to the Proposed Project site would remain less-than-significant.

Air Quality Impact (d) Less-than-Significant Impact: During construction activities, temporary odors from vehicle exhaust and construction equipment engines would occur. However, construction-related odors would dissipate quickly and would not cause substantial odors to sensitive receptors. As previously mentioned, the Project site is home to sensitive receptors and there is also a pre-school across the street from the Proposed Project. Contractors would be required to comply with the provisions of Title 13 of the California Code of Regulations (CCR) Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five (5) minutes to minimize unnecessary fuel consumption. Compliance with these provisions would also limit exhaust fumes. In addition, construction related odors would be temporary and would cease upon completion of construction. Operation of the Proposed Project would be consistent with existing uses and would not expose sensitive receptors to substantial odors. Therefore, the Proposed Project would have a less-than-significant impact related to other emissions, including odors.

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (sources: 10, 11, 13, 36)	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (sources: 10, 13, 36)	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (sources: 10, 13, 38)	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (sources: 10, 13)	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (sources 10, 13, 36)	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (sources: 10, 13)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The Proposed Project consists of improvements to the existing Carmel Valley Manor facility that involves the demolition of two (2) residential units (one duplex building), seven (7) guest units, a wood shop and three (3) carport structures. Additionally, the Proposed Project also consists of the construction of nineteen (19) living units, eight (8) guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house, and associated site improvements. The Proposed Project is located within a developed site that serves Carmel Valley Manor residents and their guests. The Monterey County's GIS system indicates that the site does

not have a vegetation classification and does not provide critical habitat suitable for special-status plant or wildlife species (County, 2025).

Biological Resources Impact (a) Less-than-Significant Impact: The Proposed Project consists of improvements to the existing Carmel Valley Manor facility, to include the removal of approximately 57 Coast live oak and 3 Monterey pine trees to facilitate improvements. The removal of these trees could potentially destroy nesting bird habitat. As discussed in the *Carmel Valley Manor Preliminary Tree Impact Assessment* prepared by Thompson Wildland Management, the Proposed Project has the potential to have a substantial adverse effect, either directly or through habitat modifications, on nesting raptors and other nesting avian species (Thompson, 2025). To avoid and reduce impacts on nesting raptors and other nesting avian species, the Project can schedule construction activities to avoid the nesting season. The County of Monterey has a standard condition of approval for raptor and nesting avian species, which the Project would incorporate to ensure that impacts to avian species remain less-than-significant.

PD050 RAPTOR/MIGRATORY BIRD NESTING SURVEY

For any tree or vegetation removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County-qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

Construction and operation of the Proposed Project would be consistent with existing operations of the Carmel Valley Manor facility. Therefore, with the implementation of the County of Monterey standard condition, the Proposed Project would have a less-than-significant impact on any species identified as a candidate, sensitive, or special-status species.

Biological Resources Impact (b) No Impact: The Project site is located on a disturbed and developed site at the existing Carmel Valley Manor facility as discussed under *Biological Resources Impact (a)*. The Proposed Project would include demolition of portions of the existing Carmel Valley Manor facility and associated improvements to the facility. The Proposed Project site is located outside of any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations. Therefore, no impact to riparian habitat or other sensitive natural communities would occur because of the Proposed Project.

Biological Resources Impact (c) No Impact: The Project site is located on a disturbed and developed site at the existing Carmel Valley Manor facility, and the Proposed Project does not include any new development near state or federally protected wetlands. Furthermore, according to the United States Fish & Wildlife Wetlands Inventory wetlands mapping tool the Proposed Project site is located outside of any riparian or wetland areas (USFWS, 2025). As a result, the Project would have no impact on riparian or wetland resources.

Biological Resources Impact (d) No Impact: The Project site is located on a disturbed and developed site at the existing Carmel Valley Manor facility as discussed under *Biological Resources Impact (a)*. The Project would not involve any new development outside of the existing development footprint. Additionally, there would be no permanent site improvements that could interfere with the movement of any wildlife species. Therefore, no impact would occur.

Biological Resources Impacts (e) Less-than-Significant Impact with Mitigation: The Proposed Project is subject to Monterey County Code Section 21.64.260, which establishes requirements for the removal or damage of native oak trees within the inland areas of unincorporated areas of the County, including the Project site. Under the County Code Section 16.60 (Preservation of Oak and Other Protected Trees) the Proposed Project would require a tree removal permit for damage to or removal of one (1) or more protected trees, and a forest management plan would be required for damage to or removal of three (3) or more protected trees. Several coast live oak trees occur within the Project site and the Proposed Project would remove approximately 57 coast live oak trees due to their location within or directly adjacent to development activities. Additionally, the Proposed Project would also remove three (3) Monterey pines due to construction impacts and hazard concerns. However, Monterey pines do not have County protection status in the inland area of Carmel Valley, so no removal permit would be necessary. Because the Proposed Project would remove approximately 57 native coast live oak trees, construction could result in a potentially significant impact due to the conflict with County Code Section 16.60 (Preservation of Oak and Other Protected Trees). Therefore, the Proposed Project shall be subject to the following mitigation measure to reduce potential impacts to coast live oak trees within the Carmel Valley Master Plan area.

Mitigation Measure BIO-1. Tree Protection and Replacement Plan:

Prior to issuance of grading or building permits, the project applicant shall prepare a Tree Protection and Replacement Plan (TPRP), prepared by a Monterey County-qualified professional forester, as selected from the County's list of Consulting Foresters, and approved by the Monterey County Housing and Community Development Department (HCD).

The TPRP shall be consistent with the April 13, 2025, Thompson Wildland Management Pre-Construction Tree Impact Assessment and shall comply with Carmel Valley Master Plan Policies CV-4.1 through CV-4.3. The TPRP shall include a Tree Inventory and Assessment and identify which trees would be preserved and which are proposed for removal due to development and map and tag all oak trees on the Project site, noting

species, diameter at breast height (DBH), condition, and canopy extent. The TPRP shall also include tree protection and fencing around the dripline of all preserved oaks prior to grading work commences. Grading, trenching, soil compaction, and material storage within the protected area shall be prohibited. Construction activities shall be monitored by the project arborist during initial grading near retained trees. The TPRP shall also provide a tree replacement plan that includes sufficient tree replacement mitigation for the removal of all native oak trees, per the requirements of Monterey County Code Section 16.60. Replacement of trees at a minimum 1:1 ratio for all removed oaks 6–23 inches DBH and a 2:1 ratio for landmark oaks (≥24 inches DBH), unless the County determines that equivalent canopy restoration is provided. On the recommendation of the Project arborist, approximately 32 coast live oak trees would be replanted as mitigation. The tree replanting mitigation ratio has been reduced, from the customary 1:1 to 1:2, to limit potential fire hazard and combustible fuel load at the site. Tree replacement planting shall occur on-site where feasible, with priority locations at the hillside mitigation areas identified on the BFS Landscape Plan set (April 18, 2025). Tree replacement could occur off-site within the same watershed if on-site space is limited. All replacement trees shall be maintained and monitored for a minimum of five (5) years, with at least 80% survival required at the end of the monitoring period. The applicant shall provide final results of the TPRP annually to Monterey County HCD.

With the implementation of mitigation measure BIO-1, the Proposed Project would have a less-than-significant impact on native wildlife species.

Biological Resources Impacts (f) No Impact:

The Project site is located on a disturbed and developed site at the existing Carmel Valley Manor facility as discussed under *Biological Resources Impact (a)*. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other applicable plans that apply to the Project site. Therefore, the Proposed Project would have no impacts related to conflicting with any local policies or ordinances protecting biological resources or an adopted habitat conservation plan or other approved local, regional, or state habitat conservation plan affecting the subject property.

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? (sources: 10, 13, 22, 25, 27, 28, 29)	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (sources: 10, 13, 28, 29, 41)	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries? (sources: 10, 13, 28, 29, 41)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Archaeological Resources: Historic Resource Associates completed a Phase I Archaeological Assessment for the Carmel Valley Manor property by Historic Resource Associates in October 2024. The study included a records search at the Northwest Information Center (CHRIS, Rohnert Park); archival review of state and federal historic registers; and an intensive pedestrian field survey of accessible portions of the site.

The project parcel lies approximately 0.5 miles northeast of the Carmel River in an area mapped by Monterey County as having moderate archaeological sensitivity. According to the NWIC search, no recorded archaeological sites lie within ½ mile of the property, though one (1) known pre-contact Esselen trail segment (Carmel River/Esselen Trail, P-27-004056) occurs slightly beyond that distance, following the Carmel River valley.

The Phase I Archaeological Assessment included a full field reconnaissance covering both disturbed and potentially undisturbed ground. The report notes that more than 80 percent of the property has been previously graded, landscaped, or built upon, reducing the potential for intact deposits. The pedestrian survey did not identify archaeological artifacts, features, or midden soils.

The State of California requires that ground disturbing activities cease if construction activities unearth unanticipated human remains until the County Coroner has made the necessary findings as to the origin and disposition pursuant to State Health and Safety Code Section 7050.5 and Public Resources Code ("PRC") Section 5097.98. If the remains are determined to be of Native American descent, the County Coroner must notify the Native American Heritage Commission within 24 hours, which would then determine and notify a most likely descendant. The most likely descendant shall complete the inspection of the site and make recommendations to the

landowner within 48 hours of being granted access. The find must be treated in accordance with PRC Sections 5097.9 and 5097.933.

Historical Resources:
The project site is located, in part, on the site of the former Noel Sullivan Estate (also known as "Hollow Hills Farm"). Mr. Sullivan was well-known as a patron of the arts and hosted a distinguished list of guests at the Estate including actors Charlie Chaplin, Douglas Fairbanks, Joan Fontaine and Greer Garson, and musical artists Duke Ellington, Cole Porter and Yehudi Menuhin. Famous African American author Langston Hughes lived at the Estate for a year in the early 1930's, where he penned his iconic short story collection "The Ways of White Folks."

Noel Sullivan passed away in 1956 and the property was sold to Northern Congregational Retirement Homes, Inc. (AKA Carmel Valley Manor) and the establishing Use Permit for Carmel Valley Manor was approved by the Monterey County Planning Commission on July 26, 1960. Original plans had called for the Sullivan Estate to be integrated into the design of the Carmel Valley Manor. However, a fire on New Years Day, 1962, destroyed most of the Estate structures including the 6-bedroom main house and the music room. A small chapel building ("Hollow Hills Chapel") and an adobe groundskeeper's cottage (now labeled "Bldg. 25") survived the fire and have been retained. These remaining original structures will not be altered or affected by this project.

Two (2) recent historic resource evaluations were prepared for the Carmel Valley Manor property:

- *"Carmel Valley Manor Master Plan Phase Two Historic Assessment"* (Archives & Architecture, February 10, 2025); and
- *"PAST Consultants Historic Review and DPR 523A/B Forms"* (PAST Consultants, June 3, 2024, updating 2013 DPR records).

These studies collectively evaluate the architectural and historical significance of the Carmel Valley Manor campus and the potential effects of the proposed Master Plan. The following summarizes the professional determinations in these reports and evaluates the findings under CEQA Guidelines Section 15064.5.

Cultural Resources Impact (a) Less-than-Significant Impact: In accordance with CEQA Guidelines Section 15064.5, a historical resource is defined as any resource listed in, or determined eligible for listing in, the California Register of Historical Resources ("CRHR"), or one that is included in a local register of historical resources. A project that may cause a substantial adverse change in the significance of a historical resource would have a significant effect on the environment (PRC Section 21084.1).

The PAST Consultants evaluations (2013, updated 2024) determined that the Carmel Valley Manor complex, designed in 1962–1963 by the renowned architectural firm Skidmore, Owings & Merrill ("SOM") with landscape design by Sasaki, Walker & Associates, is eligible for local

listing (National Register Status Code 3S) for its association with modern residential design principles and as an early example of SOM's California institutional work. However, the consultants also identified that the buildings proposed for demolition—including guest cottages, residential units, wood shop, and single-family residences—do not contribute to the property's significance, having undergone extensive alterations and lacking integrity of materials and design.

The 2025 Historic Assessment by Archives & Architecture further reviewed the Proposed Project and concluded that the planned improvements comply with the Secretary of the Interior's Standards for Rehabilitation. The analysis found that the Proposed Project avoids substantial adverse changes to the character-defining features of the SOM-designed campus, preserves integrity of setting and materials, and would not impair the eligibility of the historic buildings, most of which are centralized within the middle of the property in an area referred to as the "core campus."

Based on the findings of these studies, the Carmel Valley Manor property, while recognized for its local architectural and historic value, would not experience a substantial adverse change in significance as defined under CEQA. The Proposed Project would maintain the property's overall eligibility and integrity. Therefore, potential impacts to historical resources would be less than significant.

Cultural Resources Impacts (b) and (c) Less-than-Significant Impact: Because of the extensive ground disturbance associated with original construction in the 1960s, later additions, and infrastructure installation, the project archaeologist concluded that there would be an extremely low likelihood of encountering buried cultural materials. The records search and field survey did not discover archaeological resources, and no evidence suggests that the site contains intact subsurface deposits. The Proposed Project involves redevelopment and minor grading within areas that have already been heavily disturbed. Consequently, the Project would have a very low potential to cause a substantial adverse change in the significance of an archaeological resource.

The following reflects CEQA Guidelines Section 15064.5, Public Resource Code (PRC) Sections 21083.2 and 5097.98, and the County's Cultural Resources Standard Conditions of Approval (applied to projects countywide):
Based on the 2024 Phase I Archaeological Assessment and prior disturbance of the property, the Carmel Valley Manor Master Plan would not cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5.

Although the Phase I Archaeological Assessment (Historic Resource Associates, October 2024) found no evidence of archaeological materials within the Project area and determined that the likelihood of encountering buried cultural deposits is very low due to previous grading and development, there remains a limited potential for unknown subsurface resources to be uncovered during ground-disturbing activities. To ensure protection of any unanticipated

discoveries, the Project would implement standard County procedures for the inadvertent discovery of archaeological resources and human remains.

Implementation of the following conditions would ensure proper evaluation and treatment of any finds consistent with CEQA Guidelines Section 15064.5, thereby ensuring potential impacts to a less-than-significant level.

Mitigation Measure CR-1 (Inadvertent Discovery of Archaeological Resources and Human Remains)

If previously unidentified cultural or archaeological resources are discovered during ground-disturbing activities (including clearing, grading, trenching, or excavation), work shall be halted within 100 feet of the find until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualifications Standards, can evaluate the discovery and recommend appropriate treatment.

If the archaeologist determines that the find qualifies as a historical or unique archaeological resource under CEQA Guidelines Section 15064.5 or PRC Section 21083.2, the resource shall be avoided, if feasible, or treated in accordance with an approved mitigation plan prepared by the archaeologist and reviewed by the Monterey County Housing and Community Development Department ("HCD").

If human remains are encountered, work shall stop immediately in the vicinity of the find. The Monterey County Coroner shall be contacted pursuant to Health and Safety Code Section 7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission ("NAHC") shall be notified within 24 hours to identify a Most Likely Descendant ("MLD") who shall provide recommendations for respectful treatment and reinterment, consistent with PRC Section 5097.98.

Work shall not resume in the area of the find until all appropriate treatment measures have been completed to the satisfaction of the archaeologist and the County HCD.

Implementation of this measure would not constitute required mitigation under CEQA, as the project impacts are considered less-than-significant.

6. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (sources: 5, 9, 10, 13, 42)	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (sources: 5, 9, 10, 13, 42)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

PG&E is the primary electric and natural gas service provider in Monterey County. In 2018, all PG&E customers within Monterey County were enrolled in 3CE, formally known as Monterey Bay Community Power. 3CE is a locally controlled public agency providing carbon-free electricity to residents and businesses (3CE, 2025). 3CE works through PG&E to provide billing, transmission and distribution, grid maintenance, and natural gas service. The Project is connected to CAWD for sanitary service and would include underground utility connections for electrical and communications systems.

Energy Impact (a) Less-than-Significant Impact: Construction of the proposed buildings and site improvements would involve temporary energy use, primarily from diesel and gasoline-powered equipment and trucks used for grading, material delivery, and worker transport. Construction activities would occur intermittently and are typical of projects of this scale. The Project would balance approximately 6,000 CY of cut and fill on-site, thereby reducing fuel use otherwise associated with off-hauling materials. Construction equipment would comply with CARB emission and idling standards, which also improve fuel efficiency. Therefore, construction energy consumption would not be wasteful or inefficient.

Demolition of existing on-site structures, including seven (7) guest units, two (2) residential units (one duplex building), a woodshop, and carport structures totaling approximately 11,644 sf, would require short-term energy use for equipment operation, debris processing, and hauling. Demolition activities would be typical of projects of this scale and duration and would not involve unusual energy demands.

Consistent with County Code Section 10.40 (Construction and Demolition Debris Recycling Ordinance), the Project would prepare a Construction and Demolition ("C&D") Waste Management Plan and achieve a minimum 65-percent diversion rate through reuse or recycling of asphalt, concrete, metals, and wood materials. Implementation of these requirements would substantially reduce the embodied energy associated with producing and transporting new

materials. Compliance with C&D diversion standards and California Green Building Standards Code ("CALGreen") Section 5.408 (Construction Waste Reduction) ensures that demolition energy consumption would not be wasteful, inefficient, or unnecessary.

The expanded Carmel Valley Manor campus would consume electricity and natural gas for heating, cooling, lighting, and appliances. All new buildings would comply with CCR Title 24 (Part 6) Energy Efficiency Standards and CALGreen building standards in effect at the time of building permit issuance. These codes require high-efficiency building envelopes, lighting controls, and low-energy HVAC systems. In addition, the Project would connect to PG&E's regional electrical grid, which increasingly incorporates renewable energy sources consistent with the California Renewables Portfolio Standard (RPS). The facility would continue operation as a senior residential community with vehicle trips limited to residents, employees, and visitors. Therefore, transportation-related fuel consumption would remain consistent with existing use patterns.

Accordingly, construction and operational energy use would not be wasteful, inefficient, or unnecessary, and impacts would be less-than-significant.

Energy Impact (b) Less-than-Significant Impact: The Project would comply with all applicable state and local energy codes and conservation requirements, including CCR Title 24, CALGreen, and the Monterey County Climate Action Plan (County, 2024). These regulations promote building design and construction practices that reduce energy consumption and greenhouse gas emissions through the application of energy-efficient materials, lighting, and equipment.

The Project proposes to modernize existing campus systems, including conversion to energy-efficient lighting, heating, and water infrastructure. New buildings would include energy-efficient lighting and HVAC systems; the Proposed Project would modernize and update existing electrical and water systems in compliance with the CALGreen mandatory mechanical requirements; and connection to CAWD will reduce energy and maintenance demands associated with the defunct on-site septic system. The Project design does not preclude the future installation of renewable energy systems (e.g., solar photovoltaic panels) and is compatible with County renewable energy policies.

Therefore, the Project would not conflict with or obstruct implementation of state or local plans for renewable energy or energy efficiency. Impacts would be less-than-significant.

7. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (sources: 2, 10, 13, 26) Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking? (sources: 2, 10, 13, 26)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (sources: 10, 13, 26)	☐	☐	☒	☐
iv) Landslides? (sources: 10, 13, 26)	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil? (sources: 10, 13, 26)	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (sources: 10, 13, 21, 22, 26)	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Chapter 18B of the Uniform Building Code (1994), creating substantial risks to life or property? (sources: 10, 13, 22, 26)	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (sources: 10, 13, 26)	☐	☐	☐	☒
f) Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (sources: 23, 26)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Seismicity and Fault Zones

The geologic structure of central California is primarily a result of tectonic events during the past 30 million years. Faults in the area are believed to be a result of movements along the Pacific and North American tectonic plate boundaries. The movements along these plates are northwest-trending and largely composed of the San Andreas Fault system. Monterey's complex geology is a result of changes in sea level and tectonic uplifting. Geologic units in the region have been displaced by faulting and folding. Granitic basement and overlying tertiary deposits have been juxtaposed along many of the northwest/southeast-trending faults. This report relies on data from the County's GIS viewer in the following analysis, as well as the Department of Conservation's Earthquake Hazards Zone Application ("EQ Zapp").

Arias Geotechnical, Inc. prepared a Geotechnical Engineering Report for the Carmel Valley Manor Improvements Project (Arias, 2024). The study included soil borings to depths of nearly 50 feet, laboratory testing, and engineering analyses to evaluate the suitability of site soils for the proposed improvements. According to the report, dense sandy and silty soils with some clay content underly the Project site, which is typical of the older river-terrace deposits found in the Carmel Valley. These materials are generally stiff and stable. The study did not encounter groundwater during exploration, and the study did not identify active faults, landslides, or other geologic hazards on or near the site. The geotechnical engineer concluded that the property is suitable for the planned development, provided that the recommended grading and foundation measures are followed during construction.

Geology and Soils Impact (a.i) No Impact: The Project is in a seismically active region with mapped faults that have the potential to generate earthquakes that could cause significant ground shaking at the Project site. The Proposed Project is not located within any of the Alquist-Priolo Earthquake Fault Zones established by the Alquist-Priolo Earthquake Fault Zone Act of 1972 (California Department of Conservation, 2025a). No known active faults cross the Project site. Surface ground rupture occurs at sites traversed by, or that lie near, an active fault. Therefore, the Project would not result in potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of known earthquake faults. There would be no impact.

Geology and Soils Impacts (a.ii, a.iii, a.iv) Less-than-Significant: The Project site is situated within a region traditionally characterized by relatively moderate seismic activity, and earthquakes along faults in the region are expected to generate strong ground shaking at the site. All structures would comply with the current California Building Code (CBC), which provides minimum standards to reduce the risk of damage or collapse during seismic events. The Arias Geotechnical Report provides design parameters and foundation recommendations that account for regional seismicity.

The Proposed Project would incorporate design measures to meet the requirements of the CBC and its seismic design provisions. Compliance with the CBC would ensure that the Project would not expose people and structures to potential substantial adverse effects, including the risk of

loss, injury, or death related to ground shaking. The Arias Geotechnical Report found the on-site soils to be generally stable and well-drained, with low potential for landsliding or settlement. The dense nature of the subsurface materials and the absence of groundwater indicate a very low risk of liquefaction or lateral spreading during an earthquake. As a condition of the building permit, recommended actions of the Arias Geotechnical Report must be incorporated in the construction of the Proposed Project. Therefore, impacts related to strong seismic ground shaking would be less-than-significant. Compliance with the CBC and implementation of the geotechnical recommendations, impacts related to seismic shaking, ground failure, and liquefaction would be less-than-significant.

Geology and Soils Impact (b) Less-than-Significant Impact: Construction would involve approximately 6,000 cubic yards of balanced cut and fill, mainly within areas already disturbed by existing development. Site grading would occur on previously developed hillsides, with cuts/fills balanced on-site. The Arias Geotechnical Report prescribes standard erosion-control and drainage practices—e.g., keying/benching of fills on slopes, subsurface drains that discharge in a non-erosive manner, finish grading to carry runoff away from improvements, and prompt stabilization of disturbed soils with vegetation or other means. The report recommendations regarding site preparation, soil compaction, and surface drainage improvements would help to prevent erosion and maintain stability. Additionally, during construction, the Project would be subject to the Monterey County Grading and Erosion Control Ordinances and the State Construction General Permit, which require preparation of an Erosion and Sediment Control Plan and use of BMPs such as silt fences, fiber rolls, and storm drain inlet protection. Implementing these measures during construction, together with County erosion-control requirements, would avoid substantial erosion or topsoil loss, and this impact would be less-than-significant.

Geology and Soils Impact (c) Less-than-Significant Impact: The Monterey County Soil Survey (MCSS) identifies four (4) soil groups on-site: Santa Ynez fine sandy loam (mapping symbol ShE) is the predominant soil group, occurring within the northerly two-thirds of the site; Lockwood shaly loam (LeC) occurs in the southeastern portion of the site; and Xerorthents (mapping symbol Xd) occurs in the southern half of the site, stretching across the entire site longitudinally. The fourth soil group is Pico fine sandy loam (mapping symbol Pf), occurring in the southeastern corner of the Project site but does not occur within the proposed areas of improvements. The Arias Geotechnical Report found the on-site soils to be generally stable and well-drained, with low potential for landsliding or settlement. The site is primarily in a low liquefaction potential zone. Mapping cited in the Arias Geotechnical Report shows mostly low landslide susceptibility with a small northeastern area of moderate hazard. Field exploration (19 borings to depths of 10–49 feet) did not encounter groundwater. The dense nature of the subsurface materials and the absence of groundwater indicate a very low risk of liquefaction or lateral spreading during an earthquake (Arias, 2024).

The report recommends managing cut/fill transitions for proposed units and provides construction-phase recommendations, including that slopes be benched and keyed into firm native soil, and that drainage improvements—such as subdrains and surface swales—be

incorporated to control runoff and prevent saturation of slope areas. As a condition of the building permit, the Project must incorporate recommended geotechnical actions in the construction of the Proposed Project. Implementation of the recommendations included in the Arias Geotechnical Report would reduce the risk of landslides to a less-than-significant level. With adherence to these recommendations and to County grading standards, the Project would not result in unstable conditions, and impacts would be less-than-significant.

Geology and Soils Impact (d) Less-than-Significant with Mitigation: Laboratory testing showed that near-surface soils have low to moderate expansion potential, meaning they can expand slightly when wet and shrink when dry. The geotechnical engineer recommended standard foundation designs – such as deeper footings bearing on firm native soil and moisture control around foundations – to reduce this risk. Following these recommendations would prevent damage to structures from soil expansion and shrinkage.

GEO-1 (Geotechnical Design Compliance):

> Prior to issuance of grading or building permits, the applicant shall submit final grading and foundation plans to the Monterey County Housing and Community Development Department ("HCD") for review and confirmation of consistency with the recommendations of the Arias Geotechnical Report (December 24, 2024).
>
> During construction, the Project's Geotechnical Engineer of Record shall coordinate with the applicant to verify compliance with the report's recommendations and County standards. The Applicant will be responsible for coordinating inspections during grading and foundational work with County to ensure compliance with the recommendations from the Geotechnical Report.

Implementation of this mitigation would ensure the Project conforms to applicable building and safety requirements, thereby reducing potential impacts related to seismic hazards, soil instability, or expansive soils, to a less-than-significant level.

Geology and Soils Impact (e) No Impact: The existing on-site septic system has been phased out and the Carmel Valley Manor is now connected to CAWD. As the CAWD system treats wastewater off-site, soil characteristics are not relevant to wastewater disposal and there would be no related impact.

Geology and Soils Impact (f) No Impact: "Paleontological resources" are fossils or assemblages of fossils that are unique, unusual, rare, uncommon, and diagnostically or stratigraphically important, as well as those that add to an existing body of knowledge in specific areas, stratigraphically, taxonomically, or regionally. They include fossil remains of large to very small aquatic and terrestrial vertebrates, remains of plants and animals previously not represented in certain portions of the stratigraphy, and assemblages of fossils that might aid stratigraphic correlations – particularly those offering data for the interpretation of tectonic events, geomorphic evolution, paleoclimatology, and the relationships of aquatic and terrestrial species. Most of the fossils found in Monterey County are of marine life forms and form a record

of the region's geologic history of advancing and retreating sea levels. A paleontologist documented a review of nearly 700 known fossil localities within the County in 2001. This report identified 12 fossil sites as having outstanding scientific value (Rosenberg and Clark, 2001). The Project site is not located on or near any of the identified fossil sites. Therefore, the Proposed Project would have no impact on paleontological resources.

8. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 10, 13, 16, 17, 18, 23)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 10, 13, 16, 17, 18, 23)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Various certain gases in the earth's atmosphere, when exceeding naturally occurring or 'background' levels due to human activity, create a warming or greenhouse effect, and are classified as atmospheric greenhouse gases (GHGs). These gases play a critical role in determining the earth's surface temperature. Solar radiation enters the atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, the radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere known as the "greenhouse effect." Among the prominent GHGs contributing to the greenhouse effect, or climate change, are carbon dioxide (CO_2), methane (CH_4), ozone (O_3), water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs). Human-caused emissions of these GHGs which exceed natural ambient concentrations are responsible for the greenhouse effect. In California, the transportation sector is the largest emitter of GHGs.

MBARD has not yet adopted a threshold for construction-related GHG emissions but recommends utilizing thresholds set by neighboring districts (e.g., Sacramento Metropolitan Air Quality Management District [SMAQMD]). SMAQMD, in April 2020, adopted an updated threshold based on the 2030 target year. According to SMAQMD, a project would result in a significant GHG related impact if the project would emit more than 1,100 metric tons of Carbon Dioxide equivalent-CO_2e ($MTOCO_2e$) per year. Operation of a stationary source project would not have a significant GHG impact if the project emits less than 10,000 $MTOCO_2e$.

Greenhouse Gas Emissions (a) and (b) Less-than-Significant Impact: The Proposed Project is in the NCCAB, where air quality is regulated by MBARD. As discussed above, if a project emits less than 1,100 MTOCO$_2$e per year during construction, its GHG emissions impact would be less than significant. Temporary construction-related emissions would result from construction equipment and machinery use, which would be limited in nature. The Proposed Project includes demolition of 11,644 sf of existing structures and construction of 74,380 sf of development for a total impact area of 86,024 sf. This impact area is relatively small and would not result in emissions greater than 1,100 MTOCO2e per year during construction. Operation of the Proposed Project would be consistent with ongoing operations of the Carmel Valley Manor facility and would not generate substantial GHG emissions approaching or exceeding the annual threshold of 10,000 MTOCO2e. Therefore, the Proposed Project would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. The Proposed Project would have a less-than-significant impact related to GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (sources: 10, 13)	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (sources: 10, 13)	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (sources: 10, 13)	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (sources: 3, 10, 13, 37)	☐	☐	☒	☐

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (sources: 10, 13)	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (sources: 10, 12, 13)	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (sources: 10, 13, 35)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Hazardous materials, as defined by the CCR, are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed of, or otherwise managed. Hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. Hazardous materials and waste can result in public health hazards if improperly handled, released into the soil or groundwater, or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer.

The Hazardous Waste and Substances Site ("Cortese") List is a planning tool used by the state, local agencies, and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. California Government Code Section 65962.5 requires the California EPA (CalEPA) to develop, at least annually, an updated Cortese List. Various state and local government agencies track and document hazardous materials and release information for the Cortese List. According to the California Department of Toxic Substances Control's ("DTSC") *EnviroStor* database, there are no contaminated sites within the vicinity of the Project. The SWRCB's *GeoTracker* database identifies an old Leaking Underground Storage Tank (LUST) cleanup site on the subject property. However, the SWRCB has documented the cleanup and closure of this hazardous materials site in 2007; therefore, this hazardous materials site is no longer active (SWRCB, 2025).

Hazards and Hazardous Materials Impacts (a-b) Less-than-Significant Impact: The Proposed Project does not include any new site improvements or new development that would require the routine transport, use, or disposal of hazardous materials or the accidental release of

hazardous materials into the environment. The Proposed Project would use potentially hazardous materials such as fuels, lubricants, and solvents during project construction. However, the transport, use, and storage of hazardous materials during construction would occur in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and CCR Title 22.

Existing operation of the Carmel Valley Manor facility requires the use of limited quantities of hazardous materials for routine activities such as cleaning and maintenance as well as activities such as food preparation and transporting materials to and from the site. Operations under the Proposed Project would be consistent with the existing operation of the facility. Hazardous materials would continue to be handled and (if needed) stored in compliance with all local, state, and federal regulations pertaining to hazardous materials, consistent with existing operation of the site. The Proposed Project would result in a less-than-significant impact related to the routine use, transport, or disposal of hazardous materials or the accidental release of hazardous materials into the environment.

Hazard and Hazardous Materials Impact (c) Less-than-Significant Impact: The Project site is within the Carmel Unified School District, and the nearest school is the Carmelo Pre-School Child Development Center, which is located approximately 500 feet away from the Carmel Valley Manor facility across Carmel Valley Road. However, as discussed above, operation of the Proposed Project would not create a significant hazard to the public or the environment. Because the Project would not create a significant hazard to the public or the environment, impacts to schools would be less-than-significant.

Hazard and Hazardous Materials Impact (d) Less-than-Significant Impact: The Project is not located on an active hazardous materials site as defined and compiled pursuant to Government Code Section 65962.5 (California DTSC, 2025). The Project site was formerly a LUST cleanup site; however, the SWRCB's *GeoTracker* database designates this former hazardous materials site as "completed – case closed as of 11/16/2007" following remediation (SWRCB, 2025). Therefore, the Proposed Project would have a less-than-significant impact on the public and/or the environment as the Project is not located on or near an active hazardous material site.

Hazard and Hazardous Materials Impact (e) No Impact: The Proposed Project is not located within an airport land use plan or within two (2) miles of an airport. The nearest airport to the Project site is the Monterey Regional Airport, located approximately 3.5 miles northwest. Therefore, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area and no impact would occur.

Hazard and Hazardous Materials Impact (f) Less-than-Significant Impact: The Proposed Project is located within the Carmel Valley Evacuation Region - Evacuation Zone D, which has identified evacuation routes of Carmel Valley Road and Highway 1 (County, 2022). Project construction would be limited to the Carmel Valley Manor facility and would not result in lane

closures on Carmel Valley Road or other obstructions of emergency access or evacuation routes during construction or operation. Therefore, the Proposed Project would not create new obstructions to an adopted emergency response plan or emergency evacuation plan. In addition, the Proposed Project would not result in inadequate emergency access as the Project plans are subject to review and approval by Monterey County Regional Fire Protection District during the permit process. Therefore, the Proposed Project would have a less-than-significant impact regarding an adopted emergency response or evacuation plan.

Hazard and Hazardous Materials Impact (g) Less-than-Significant Impact: As discussed further in **Section IV.20**, **Wildfire**, the Proposed Project site is not located within a Local Responsibility Area (LRA). The Proposed Project is located within a State Responsibility Area (SRA) that is designated as a Very High Fire Hazard Severity Zone (FHSZ) (County, 2025). However, the Proposed Project would not change the existing use of the Carmel Valley Manor facility. Additionally, construction and operation of the Proposed Project could involve the use of flammable materials, tools, and equipment capable of generating a spark and igniting a wildfire. Additionally, vehicle traffic and human presence in the project area could result in the potential for wildfire ignitions. Under state regulations, areas within Very High FHSZ must comply with specific building and vegetation management requirements intended to reduce property damage and loss of life within these areas. To minimize risk of wildfire the Project would incorporate requirements from the CBC and applicable state regulations such as PRC Section 4291, which requires installation and maintenance of defensible space areas within 100 feet of all structures. Project construction activities would occur in compliance with local building code and fire code standards. Therefore, the Proposed Project would have a less-than-significant impact on the exposure of people or structures to a significant risk of loss, injury or death involving wildland fires.

10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (sources: 10, 13, 29)	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (sources: 10, 13, 15, 24, 26, 29)	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) result in substantial erosion or siltation on- or off-site? (sources: 10, 13, 29)	☐	☐	☐	☒
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (sources: 10, 13, 29)	☐	☐	☐	☒
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (sources: 10, 13, 29)	☐	☐	☒	☐
iv) impede or redirect flood flows? (sources: 10, 13, 29)	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (sources: 10, 13, 29)	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (sources: 10, 13, 24)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

A Preliminary Drainage Report for the Carmel Valley Manor Master Plan (Whitson Engineers, 2025) evaluated existing drainage conditions, identified potential stormwater runoff changes associated with the Proposed Project, and recommended design measures to ensure compliance with County stormwater management requirements.

The MCSS identifies four (4) soil groups on-site: Santa Ynez fine sandy loam (mapping symbol ShE) is the predominant soil group, occurring within the northerly two-thirds of the site; Lockwood shaly loam (mapping symbol LeC) occurs in the southeastern portion of the site; and Xerorthents (mapping symbol Xd) occurs in the southern half of the site, stretching across the entire site longitudinally. The fourth soil group is Pico fine sandy loam (mapping symbol Pf), occurring in the southeastern corner of the Project site but not within the proposed areas of improvements.

The Proposed Project site encompasses approximately 22.7 acres within FEMA Flood Zone X (minimal flood hazard). The Project would demolish approximately 11,644 sf of existing structures and construct approximately 74,380 sf of new improvements, resulting in a net increase of roughly 62,736 sf of structural area. All grading (approximately 6,000 cubic yards of

cut and fill) will be balanced on-site. The site's drainage system directs runoff to a culvert beneath Carmel Valley Road, discharging to the Carmel River.

Hydrology and Water Quality Impact (a) Less-than-Significant Impact: Construction and operation of the Proposed Project would not violate water quality standards or waste discharge requirements. The Proposed Project would connect to CAWD for wastewater treatment. All construction activities would comply with the SWRCB Construction General Permit (Order 2009-0009-DWQ) and implement BMPs to control erosion, sediment, and pollutants. The Project must also comply with Monterey County Code Section 16.14.140, requiring control of pollutants to the maximum extent practicable and elimination of non-stormwater discharges. Therefore, impacts would be less-than-significant.

Hydrology and Water Quality Impact (b) Less-than-Significant Impact: The Project would not substantially decrease groundwater supplies or interfere with recharge. CalAm provides water service to the site. Additionally, the Project does not propose groundwater extraction. Geotechnical borings up to 49 feet deep encountered no groundwater. The Project increases impervious pavement and buildings over the 22.7-acre site and adds approximately 62,736 net structural sf; however, the majority of the site is already developed, and the incremental reduction in infiltration would be minimal. Thus, impacts from interference with groundwater recharge would be less-than-significant.

Hydrology and Water Quality Impact (c) Less-than-Significant Impact: The existing Carmel Valley Manor campus includes drainage inlets and catch basins that convey runoff to an existing culvert beneath Carmel Valley Road. The Project would not alter the natural course of any stream or river. Each construction phase disturbing more than one (1) acre would comply with post-construction stormwater management requirements under the Construction General Permit. Detention and stormwater controls would limit post-project runoff to pre-Project rates for the 2-, 5-, 10-, 25-, 50-, and 100-year, 24-hour design storms. Implementation of BMPs and stormwater facilities would ensure no substantial erosion, flooding, or drainage capacity impacts occur. Therefore, impacts would be less-than-significant.

Hydrology and Water Quality Impact (d) No Impact: The Project site lies in FEMA Flood Zone X (unshaded), indicating minimal flood risk. The site is inland, outside of tsunami and seiche hazard zones, and is not adjacent to significant water bodies. Accordingly, there is no risk of pollutant release due to inundation, and no impact would occur.

Hydrology and Water Quality Impact (e) Less-than-Significant Impact: The Project would not conflict with implementation of any applicable water quality control plan or sustainable groundwater management plan. The site lies within the Carmel Valley Alluvial Groundwater Basin, managed by the Monterey Peninsula Water Management District (MPWMD). Because the basin is not subject to Sustainable Groundwater Management Act (SGMA) requirements and the Project does not include groundwater extraction, it would not interfere with regional water management objectives. The MPWMD has confirmed that water rights are available to supply the Proposed Project. Therefore, impacts would be less-than-significant.

11. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (sources: 10, 13, 39)	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (sources: 10, 13, 39)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Proposed Project is within the planning area governed by both the 2010 Monterey County General Plan and the CVMP (County, 2013). The approximately 22.15-acre property is developed with the existing Carmel Valley Manor continuing care retirement community, which includes residential units (duplex/triplex) and apartments, assisted living and health care facilities, and shared amenities.

The property carries a County General Plan land use designation of Low Density Residential (LDR) and a zoning designation of LDR/2.5-D-S-RAZ (Low Density Residential, 2.5-acre minimum, Design Control, Site Plan Review, Residential Allocation Zoning District). The continuing care facility operates under Use Permit #624, approved in 1960, which established the use on the site.

Surrounding uses include single-family residences and the Mid Carmel Valley Fire Station to the west. Residential-agricultural land uses border the subject property to the east, and to the north is open space. The property slopes upward from Carmel Valley Road toward the north and is partially visible from the public roadway corridor.

Land Use and Planning Impact (a) No Impact: The Project would occur entirely within the existing Carmel Valley Manor and consists of replacing and expanding existing buildings and facilities. Therefore, the Proposed Project would not physically divide an established community, and no impact would occur.

Land Use and Planning Impact (b) Less-than-Significant Impact: The Project is subject to the Monterey County General Plan, and the CVMP. The General Plan designation (LDR) and existing zoning (LDR/2.5-D-S-RAZ) (Low Density Residential, 2.5-acre minimum) allows residential and compatible institutional uses such as convalescent or continuing care facilities when consistent with zoning and use permit provisions. The Project would be evaluated under the Design Review (D) Site Plan Review (S) to address consistency with the CVMP's land use,

visual, and resource protection policies, as well as the Residential Allocation Zoning District (RAZ) requirements.

The Project site is a developed campus that serves Carmel Valley Manor residents and their guests. The Proposed Project represents a modernization and limited expansion of an existing permitted continuing care community. The site currently has 146 independent living units (duplex/triplex & apartment), A Health Center with 24 "assisted living" beds and 36 "skilled nursing" beds, and 7 visitor quarters. Project improvements include 19 new independent living units, a net gain of 1 guest unit (8 total), a 12-bed memory care facility, and additions to the fitness center and meeting house. The Project would construct some of the new guest units on the southern hillside portion of the property near Carmel Valley Road. The Project also proposes development on slopes that exceed 25% and removal of approximately 57 protected coast live oaks to accommodate new buildings and site grading.

General Plan: The Project complies with the Land Use Element of the 2010 General Plan. The Key Policies from Land Use Element that relate to the proposed Project are Policy LU-1.9 (Infill development shall be compatible with surrounding land use and development), and Policy LU-1.13 (all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced of the lighting source, and off-site glare is fully controlled). The Project represents the modernization and expansion of an existing senior residential campus that has operated in this location since the early 1960s. All new facilities – including residential units, guest units, and a memory care building – are located within or immediately adjacent to previously developed areas of the campus, maintaining a compact footprint and minimizing new site disturbance. The Project's design, building scale, and materials are consistent with the existing campus and compatible with the surrounding low-density residential and institutional uses. Project plans include low-profile, downlit, and shielded lighting fixtures designed to minimize glare and long-range visibility. Compliance with the County's standard condition of approval for an Exterior Lighting Plan would ensure compliance with the County's lighting standards.

Carmel Valley Master Plan. Generally, CVMP policies encourage protection of visual resources, and maintenance of the valley's rural character. CVMP Policies CV-1.1 and CV-1.20 require development to preserve Carmel Valley's rural character through rural architectural design review and visual compatibility, including siting of development to minimize disruption of views and landforms. In addition, Policies CV-3.3 and CV-3.4 require protection of public views from Carmel Valley Road and minimization of hillside/landform alteration through sensitive siting and design. Overall, CVMP policies are intended to preserve scenic views of the valley hillsides and maintain the rural visual character of the corridor.

The Project proposes new residential units, guest units, and a memory care building on an existing developed hillside above Carmel Valley Road. Although construction would occur on partially-visible slopes, the site is largely screened from the roadway by an established tree canopy and mature vegetation that would remain in place along the lower slopes and adjacent to Carmel Valley Road. The April 2025 Pre-Construction Tree Impact Assessment confirms that

tree removal would primarily affect interior portions of the hillside rather than the roadside canopy bordering Carmel Valley Road. Approximately 57 protected coast live oaks would be removed, primarily in areas required to accommodate structures, driveways, and safety clearances. Replanting of native oaks and landscape restoration are incorporated into the Project's final landscaping plan. The landscaping plan submitted April 18, 2025, includes planting of native and drought-tolerant species within disturbed areas and new hillside gardens that visually integrate the new development with the existing natural setting. Additionally, with the implementation of **Mitigation Measure BIO-1**: Tree Protection and Replacement Plan, the Project would be required to mitigate for the removal of the existing oak trees on-site and plant them in a strategic location to minimize views of the Project from Carmel Valley Road. The Project also maintains a 100-foot setback from Carmel Valley Road in compliance with CVMP Policy CV-3.1.

While limited portions of new construction may be intermittently visible from Carmel Valley Road, the Project's combination of retained canopy trees, new landscaping, and architectural design consistent with existing buildings would substantially minimize visibility and preserve the scenic quality of the corridor. The County's standard condition of approval for Design Approval would ensure compliance with all applicable visual and land use policies prior to building permit issuance. Overall, the Proposed Project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects. The Project site is a developed campus that serves Carmel Valley Manor residents and their guests. The Project site is located on a disturbed and developed site at the existing Carmel Valley Manor facility. Upon implementation, the Project site would continue the existing land use in a manner compatible with surrounding development and consistent with the intent of the General Plan and CVMP. Accordingly, the Project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and the impact would be less-than-significant.

12. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Please refer to **Section IV.A**, Environmental Factors Potentially Affected. The Proposed Project would have no impact on mineral resources.

13. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (sources: 10, 13, 30, 39)	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels? (sources: 10, 13, 30, 39)	☐	☒	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (sources: 10, 13, 30, 39)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Noise is commonly defined as unwanted sound. Sound levels are usually measured and expressed in decibels ("dB") with zero (0) dB corresponding roughly to the threshold of hearing. Most sounds consist of a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound. Most environmental noise includes a conglomeration of noise from distant sources, which creates a relatively steady background noise in which no particular source is identifiable.

The surrounding area is characterized by low-intensity residential and institutional uses within the CVMP area. The nearest sensitive receptors include Carmelo Pre-School Child Development Center to the south and residences on Los Arboles Drive to the west. Additional sensitive receptors include existing Carmel Valley Manor residents located within 50-100 feet of new construction zones. Existing ambient daytime noise levels along Carmel Valley Road are estimated at 55–60 dBA equivalent continuous sound level ("Leq") at 50 feet from the roadway edge, based on measurements from comparable County IS/MNDs. Background levels drop to the mid-40s dBA Leq within the interior of the Carmel Valley Manor property.

The Project is subject to the Monterey County General Plan Noise Element and County Code Section 10.60 (Noise Control Ordinance). Applicable standards include:

- Exterior noise standard for residential uses: 65 dBA Community Equivalent Sound Level ("CNEL").
- Interior noise standard: 45 dBA CNEL for habitable rooms.
- Construction hours: 7:00 a.m. to 7:00 p.m. Monday–Saturday; no construction Sundays or holidays.
- Temporary construction noise threshold: 80 dBA Leq at residential property lines (typical County CEQA threshold for significance).

Noise generated by the Project would primarily occur during construction activities. See **Table 5** for a summary of typical construction equipment noise levels. Post-construction operational noise would be consistent with existing uses and limited to typical residential and community activity.

Table 5. Typical Construction Equipment Noise Levels (dBA Leq) by Distance

Equipment Type	At 50 feet	At 100 feet	At 200 feet	At 400 feet
Bulldozer	85	79	73	67
Loader/Backhoe	80	74	68	62
Excavator	85	79	73	67
Concrete Mixer Truck	82	76	70	64
Compactor/Roller	85	79	73	67
Crane/Material Lift	81	75	69	63
Generator/Air Compressor	78	72	66	60
Dump Truck	84	78	72	66
Hand Tools/Saws	75	69	63	57
Source: Federal Highway Administration ("FHWA") 2018. Noise Measurement Handbook – Final Report. June 1. https://www.fhwa.dot.gov/ENVIRonment/noise/measurement/handbook.cfm.				

Based on the site plan, construction near Carmelo Pre-School Child Development Center (~400 feet) could intermittently reach 65-70 dBA Leq during heavy grading or demolition. These levels would be temporary and confined to 7am to 7pm Mon-Sat.

Noise Impacts (a) and (b) Less-than-Significant Impact with Mitigation: Temporary noise from construction could result in short-term increases above existing ambient levels, particularly at nearby residences on Los Arboles Drive and Carmelo Pre-School Child Development Center. These temporary effects would be limited to daytime hours and associated primarily with demolition, grading, and heavy equipment operations. Operational noise sources, such as traffic, mechanical systems, and landscape maintenance, would be similar to existing conditions and well below the 65 dBA CNEL exterior standard at the property boundary.

Although temporary construction noise could exceed 80 dBA Leq at times near sensitive receptors, such increases would be short-term and can be minimized through implementation of standard construction noise controls. With implementation of **Mitigation Measure N-1**,

temporary noise impacts would be reduced to less-than-significant levels. Long-term operational noise increases would not exceed applicable County standards.

After project completion, noise generation would be limited to vehicle trips, HVAC units, and landscape maintenance, comparable to existing activity levels. The facility would continue to operate as a residential care campus with low-intensity, non-commercial use. Traffic noise emanating from Carmel Valley Road would continue to dominate the local acoustic environment, and overall operational noise levels are expected to remain below 65 dBA CNEL at property boundaries.

Mitigation Measure N-1 (Construction Noise Control Measures):

The applicant and construction contractor shall be responsible for implementing the following mitigation measure requirements to ensure impacts related to construction noise remain less than significant. The requirements of the mitigation shall be included as notes on the construction plans and submitted to the County of Monterey HCD for review and approval prior to the issuance of grading or building permits.

1. Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. No work shall occur on Sundays or holidays.
2. All construction equipment shall be properly maintained and fitted with manufacturer-recommended mufflers.
3. Construction equipment shall be located as far as feasible from adjacent sensitive receptors and shielded by temporary barriers such as acoustic blankets/quilts, modular soundproof walls or similar acoustic enclosures.
4. Idling of construction equipment for more than five (5) minutes shall be prohibited.
5. The construction contractor shall designate a Noise Disturbance Coordinator to respond to complaints within 24 hours.
6. High-noise activities near Carmelo Pre-School Child Development Center should, where feasible, be scheduled outside of regular school hours.

Construction of the Carmel Valley Manor Master Plan Project would result in temporary increases in noise at adjacent sensitive receptors, including Carmelo Pre-School Child Development Center and residences on Los Arboles Drive. With implementation of **Mitigation Measure N-1**, these temporary impacts would be reduced to less-than-significant levels.

Operational noise would remain consistent with the site's current residential and institutional use and within applicable Monterey County General Plan Noise Element standards. Accordingly, the Project would not expose nearby sensitive receptors to excessive noise or vibration and would not result in a significant impact under CEQA.

Noise Impact (c) No Impact: The nearest airport to the Project site is the Monterey Regional Airport, located approximately 3.5 miles to the northwest. The site is not within two (2) miles of

a public airport or public use airport or within an airport land use plan. Therefore, there would be no impact regarding excessive noise from a local airport.

14. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (sources: 10, 13, 39)	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (sources: 10, 13, 39)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Population and Housing Impact (a) Less-than-Significant Impact: The Proposed Project would not induce substantial unplanned population growth in the Carmel Valley area. The Project involves redevelopment and modernization of an existing senior living campus that has operated on the site since 1963. It would demolish several older residential units and ancillary structures and replace them with 19 new independent living units, eight (8) guest units, and a 12-bed memory care facility, resulting in a slight net increase in on-site housing units within the already developed campus footprint. Specifically, the site currently accommodates 146 independent-living residential units and upon completion of the project, would accommodate 163 independent-living residential units (net increase of 17 units).

All new residential units would be restricted to seniors according to the facility's continuing care retirement community license and operational model, consistent with regulation by the California Department of Social Services. Residency is open to qualifying seniors who meet the facility's age and care requirements but does not constitute general market housing available to the broader public. Accordingly, the Project would not introduce new family or workforce housing, nor would it create new employment centers likely to generate indirect population growth.

Infrastructure improvements such as the recent connection to CAWD system and continued service by CalAm represent modernization of existing utilities rather than extension of new service capacity into undeveloped areas. The Project does not extend roads, water, or sewer infrastructure in a way that would facilitate off-site development.

Because the Project maintains an existing licensed residential care use, limits occupancy to qualifying seniors, and does not expand urban services or employment opportunities, it would

not induce direct or indirect population growth. Therefore, impacts related to unplanned population growth would be less-than-significant.

Population and Housing Impact (b) No Impact: The Carmel Valley Manor senior residential community currently occupies the Project site. All residents currently occupying residential units to be demolished and/or replaced would be accommodated within other available units on-site or within newly constructed replacement units as part of the campus modernization plan.

No off-site residences would be removed or displaced, and no residents would require relocation outside of the existing facility. The Project would therefore not displace a substantial number of people or housing, nor would it necessitate the construction of replacement housing elsewhere. Accordingly, the Project would have no impact related to displacement of people or housing.

15. PUBLIC SERVICES

Would the project result in:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection? (sources: 10, 13, 19)	☐	☐	☒	☐
b)	Police protection? (sources: 10, 13, 20)	☐	☐	☒	☐
c)	Schools? (sources: 6, 10, 13)	☐	☐	☐	☒
d)	Parks? (sources: 10, 13)	☐	☐	☐	☒
e)	Other public facilities? (sources: 10, 13)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Public Services Impact (a) Less-than-Significant Impact: Fire protection services for the Project site are under the authority of the Monterey County Regional Fire District serviced out of the Mid Carmel Valley Station. The Proposed Project would increase the buildings and population within the Carmel Valley Manor, which could incrementally increase demand for fire protection services compared to existing conditions. However, the Mid Valley Station (#5), is located at 8455 Carmel Valley Rd, directly adjacent to the Project site. There would be no increase in fire response time as a result of the Proposed Project and existing fire protection

facilities would accommodate services for the Proposed Project. The Proposed Project includes renovations and additions to an existing senior community and includes the construction of 19 independent living units, 8 guest units, and a 12-bed memory care facility. The Proposed Project would not require the renovation of existing facilities or construction of new fire protection facilities. The Proposed Project would have a less-than-significant impact on fire protection.

Public Services Impact (b) Less-than-Significant Impact: The Monterey County Sheriff's Office provides police services to the Project site. The Proposed Project is an amendment to an existing use permit and the increase in residents at the Project site would result in an incrementally increased chance of the need for police services compared to existing conditions. However, the Monterey County Sheriff's Office already serves the Project site and existing police facilities would accommodate the potential increase in police response required as a result of the Proposed Project. The Proposed Project would not require the renovation of existing facilities or construction of new police facilities. The Proposed Project would have a less-than-significant impact on police protection.

Public Services Impact (c) No Impact: The Proposed Project for the minor expansion to an existing senior residential community and as such, does not accommodate school aged children or any new residential development that would increase burdens on existing educational facilities or require the construction of new educational facilities. The Proposed Project would have no impact on educational facilities.

Public Services Impact (d) No Impact: The Proposed Project is for the minor expansion to an existing senior community that is already served by recreational uses on-site. The incremental increase of residents would not increase burdens on existing recreational facilities or require the construction of new recreational facilities. The Proposed Project would have no impact on recreational facilities.

Public Services Impact (e) Less-than-Significant Impact: Operations under the Proposed Project would be consistent with the existing site use and would not increase demands on other off-site public facilities. The Proposed Project would have a less-than-significant impact on other public facilities.

16. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (sources: 10, 13)	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (sources: 10, 13)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The Monterey Regional Park District and Parks Division of the County's Public Works Department manage most public park facilities in inland unincorporated Monterey County.

Recreation Impact (a) Less-than-Significant Impact: The Proposed Project would add facilities and residential units to the existing senior residential community of Carmel Valley Manor. The Proposed Project would not generate increased demand on existing off-site neighborhood and regional parks that would result in the increased deterioration of existing facilities (also refer to **Section VI.15, Public Services**). The Proposed Project would have a less-than-significant impact related to the deterioration of public facilities.

Recreation Impact (b) No Impact: The Proposed Project would not include the construction of new or expanded recreational facilities that would have an adverse physical effect on the environment. No impact to recreational facilities would occur because of the Proposed Project.

17. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? (sources: 10, 13, 31, 32, 39)	☐	☒	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (sources: 10, 13, 14, 31, 32)	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (sources: 10, 13, 31, 32, 39)	☐	☒	☐	☐
d) Result in inadequate emergency access? (sources: 10, 12, 13, 31, 32, 39)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Carmel Valley Road (County Route G16) is a two (2)-lane rural arterial that provides east–west access through Carmel Valley. The segment in the Project area carries approximately 9,000–10,000 vehicles per day under existing conditions. The road has limited shoulders and no dedicated sidewalks or bicycle lanes.

The Carmel Valley Manor campus is primarily accessed by a main driveway on Carmel Valley Road, directly opposite Carmelo Pre-School Child Development Center, which accommodates nearly all daily resident, visitor, and staff traffic. Los Arboles Drive is a narrow, rural local road that serves a small residential neighborhood, and which connects to Carmel Valley Road and also connects to the northwestern corner of Carmel Valley Manor through a one-lane driveway.

Monterey–Salinas Transit ("MST") Route 24 provides public transit service in the area, traveling along Carmel Valley Road with stops located within approximately 0.2 mile east of the site. Although transit service is limited, access to Route 24 provides a connection to the cities of Carmel and Monterey. Internal walkways within the campus provide pedestrian access to parking areas and local transit stops.

Two (2) transportation studies were prepared for the Carmel Valley Manor Master Plan Project to evaluate potential effects on traffic operations, access, circulation, and roadway safety:

- *Zhou Transportation Group. Carmel Valley Manor Traffic Technical Memorandum. January 8, 2025.*
- *Hexagon Transportation Consultants. Carmel Valley Manor Intersection Operations Analysis. October 13, 2025.*

These studies assessed existing and projected traffic volumes along Carmel Valley Road, vehicle miles traveled ("VMT"), driveway and intersection operations, and emergency access. Field observations included conditions near Carmelo Pre-School Child Development Center, located across from the primary site driveway, and along Los Arboles Drive, a local street connecting to the rear of the property.

Transportation Impact (a) Less-than-Significant Impact with Mitigation: Construction of the Proposed Project would generate short-term traffic associated with the delivery of materials, movement of heavy equipment, and commuting of construction workers. The construction period would last for approximately 18 months, with varying levels of activity depending on the phase of demolition, grading, and building.

The Zhou Transportation Group (Zhou, 2025) and Hexagon Transportation Consultants (Hexagon, 2025) transportation studies estimated that the peak construction period would generate approximately 30–40 daily worker trips and 5–10 heavy truck trips, primarily during the morning and late afternoon commute windows. Construction vehicles would access the site via the main Carmel Valley Road driveway, with internal staging and parking occurring within the existing campus. The Project would not propose lane closures or public roadway construction.

Carmel Valley Road currently carries approximately 9,000 vehicles per day, and the addition of temporary construction trips represents a less than one (1) percent increase in daily traffic. Given the short duration of peak activity, the transportation analysis concluded existing capacity on Carmel Valley Road is sufficient to accommodate these additional vehicles without causing degradation in traffic operations.

The Circulation Element of the 2010 County General Plan provides policy direction for the transportation system serving unincorporated County lands and describes how the County intends to serve the transportation needs as the population grows. Specific impact criteria have been applied to study intersections and road segments to determine if the project-specific increases in traffic is substantial in relation to the existing traffic load and capacity of the street system. The fee programs that have been established by the County for these policies are the Regional Development Impact Fee ("RDIF") pursuant to County Code Section 12.90 and the CVMP Area Traffic Mitigation fee pursuant to County Code Section 18.60. The Proposed Project will be conditioned to pay both fees as identified below:

> *Carmel Valley Development Impact Fee*: The Applicant shall pay the CVMP Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-410, adopted September 12, 1995 (Fees are updated annually based on CCI). The fee shall be based on the project's estimated average daily trip generation multiplied by the fee per trip for a single family dwelling (residential unit).

Regional Development Impact Fee: Prior to issuance of building permits, applicant shall pay the RDIF pursuant to County Code Section 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

As reported in the transportation studies conducted for the Proposed Project, construction equipment would remain on-site, and the Project would schedule truck movements to avoid school drop-off and pick-up periods at Carmelo Pre-School Child Development Center, located across from the main driveway. All hauling routes and work hours would comply with Monterey County Department of Public Works requirements, and the Proposed Project would implement a Construction Management Plan ("CMP") to maintain safe access and visibility along Carmel Valley Road.

Construction traffic would be temporary and would not result in a substantial increase in traffic. However, there is potential for circulation conflicts or hazards near Carmelo Pre-School Child Development Center during construction. Typical construction management standards and limitations on routes, access and hours of construction identified below would be further refined by the review and approval of the Final CMP by County Public Works prior to initiation of construction. Mitigation below identifies requirements for adherence to construction hour limits outside of primary hours for school pick-up and drop-off, as well as limitation for hauling routes and prohibition of worker vehicles on Los Arboles. Other requirements include restrictions on working hours to reduce potential conflicts with traffic entering and exiting Carmelo Pre-School Child Development Center during peak school hours. With implementation of the following mitigation and standard CMP construction requirements as required by the County, impacts from construction-related transportation would be reduced to less-than-significant.

Mitigation Measure TR-1 (Minimization of Traffic Impacts During Construction)

The applicant shall prepare and submit a Construction Management Plan ("CMP") to HCD-Planning and HCD-Engineering Services for review and approval prior to issuance of the Grading Permit or Building Permit. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project, including limiting hours of construction traffic outside Carmelo Pre-School Child Development Center pick up and drop off times and a restriction of construction traffic on Los Arboles Drive.

The CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes that restrict the use of Los Arboles Drive, estimated number of truck trips that will be generated, number of construction workers, and on-site/ off-site parking areas for equipment and workers and locations of truck staging areas. Other requirements shall include:

- Construction vehicles must enter and exit Carmel Valley Manor Road. Use of Los Arboles to enter and exit job site is prohibited.
- Truck trips are prohibited during peak hours.

Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

During operation, the Proposed Project would incrementally increase traffic volumes associated with residents, staff, and visitors. The Zhou study indicates: The Carmel Valley Manor is currently generating 715 daily trips, 44 AM peak hour trips, and 56 PM peak hour trips. With the proposed project, the Carmel Valley Manor would generate 780 daily trips, 48 AM peak hour trips, and 58 PM peak hour trips. This means that the proposed project would generate an additional 65 daily trips, 4 AM peak hour trips, and 2 PM peak hour trips onto the roadway network.

The Project's traffic operational generation is estimated to be low because the Carmel Valley Manor functions as a continuing-care retirement community, where residents are predominantly seniors who no longer commute daily and who rely on on-site amenities and coordinated transportation. Most daily needs—such as meals, medical services, recreation, and deliveries—are met within the facility, reducing resident travel. In addition, the campus provides scheduled shuttle service, staff carpooling options, and visitor management policies that limit individual vehicle use. As a result, staff and service providers account for most trips rather than residents, and overall vehicle activity is significantly lower than that of conventional residential developments of similar size.

All intersections would continue to operate at levels of service ("LOS") consistent with the Monterey County General Plan rural standard (LOS D or better). The minimal increase in vehicle trips would not exceed County or regional thresholds for roadway capacity.

The Project does not alter or remove any existing bicycle, pedestrian, or transit facilities. Sidewalks are not present along Carmel Valley Road, but internal walkways provide safe circulation within the campus and to nearby bus stops. Therefore, the Project would not conflict with applicable circulation or transportation system plans.

Transportation Impact (b) Less-than-Significant Impact: Effective July 2020, Senate Bill ("SB") 743 has required CEQA projects to evaluate traffic impacts using VMT. Specifically, CEQA Guidelines Section 15064.3, subdivision (b)(1) calls for the evaluation of transportation impacts of projects based on VMT. The publication *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Governor's Office of Land Use and Climate Innovation, 2018), suggests that a significant environmental impact would occur if a project would generate more than 110 trips per day.

The Zhou memorandum determined that the Proposed Project's trip generation is below the 110 daily trip threshold identified for "small project" screening under CEQA. Residents of Carmel Valley Manor have limited driving activity, as most services – such as dining, recreation, and medical care – are located on-site. Shuttle services and delivery options further reduce vehicle travel demand. Given the low trip generation, short trip lengths, and on-site amenities, the

Project would result in VMT below regional averages for similar uses in the County. Therefore, the Project would not result in a significant transportation impact related to VMT.

Transportation Impact (c) Less-than-Significant Impact with Mitigation: The Project would maintain the existing driveway locations and would not modify Carmel Valley Road. Field observations by Hexagon confirmed that both driveways provide adequate sight distance consistent with Caltrans Highway Design Manual Table 201.1, which requires 445 feet of stopping sight distance for a 45-mph roadway. The Project's transportation report documents sight distance from the existing driveway at approximately 500 feet.

The main driveway across from Carmelo Pre-School Child Development Center experiences school drop-off and pick-up activity during short time windows in the morning and early afternoon. Based on observed conditions, queueing from the preschool clears within several minutes and project-related traffic would add fewer than two (2) vehicles per peak hour turning movements. Although the Project's traffic reports did not identify significant geometric or safety issues, the Project's vicinity to the Carmelo Pre-School Child Development Center could result in potential conflicts with construction traffic entering and exiting the Project site during peak school hours and peak traffic hours on Carmel Valley Road. With implementation of **Mitigation Measure TR-1**, construction truck trips would be prohibited during peak traffic hours on Carmel Valley Road; therefore, construction-related traffic impacts related to potential road hazards would be reduced to a less-than-significant level.

Transportation Impact (d) Less-than-Significant Impact: The Project includes the following access points: 1) the main driveway on Carmel Valley Road, serving daily traffic; and, 2) a narrow driveway connection to Los Arboles, a narrow local road north of the site.

Los Arboles Drive is a one (1)-lane, rural residential roadway with limited shoulder width, low traffic volumes, and direct connection to Carmel Valley Road. Community members have expressed concern about potential increases in through traffic along this road. Note that the Project does not create new public access nor does it alter existing public access. The internal campus roadway network is looped, allowing emergency vehicles to circulate without dead ends. Driveway grades and widths comply with County Fire Code Section D103.1, ensuring emergency vehicle accessibility. With the maintained access points, the Project provides adequate emergency ingress and egress. Therefore, impacts to emergency access would be less-than-significant.

18. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or	☐	☐	☒	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

California Assembly Bill ("AB") 52, in effect since July 2015, provides CEQA protections for tribal cultural resources. All lead agencies approving projects under CEQA are required, if formally requested by a culturally affiliated California Native American Tribe, to consult with such tribe regarding the potential impact of a project on tribal cultural resources before releasing an environmental document. Under California PRC Section 21074, tribal cultural resources include site features, places, cultural landscapes, sacred places, or objects that are of cultural value to a tribe and that are eligible for or listed on the California Register of Historical Resources ("CRHR") or a local historic register, or that the lead agency has determined to be of significant tribal cultural value.

The County initiated tribal outreach for the Proposed Project on November 13, 2025, in fulfillment of the requirements of Assembly Bill ("AB") 52. No requests for consultation were received during the 30-day response window.

Tribal Resources Impact (a) and (b) Less-than-Significant Impact: PRC Section 21074 defines a tribal cultural resource as "sites, features, places, cultural landscapes, sacred places, and

objects with cultural value to a California Native American tribe that are either of the following: a) included or determined to be eligible for inclusion in the California Register of Historical Resources, [or] b) included in a local register of historical resources as defined in subdivision (k) of [PRC] Section 5020.1" (PRC Section 21027(a)).

There is no evidence that "tribal cultural resources" exist at the project site according to the project-specific archaeological assessments performed.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Source: 7, 8, 9, 10, 13, 33, 34)	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Source: 10, 13, 15, 24, 33, 34)	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 10, 13, 33, 34)	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Source: 5, 7, 8, 10, 13)	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (Source: 5, 7, 8, 10, 13)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Proposed Project site is currently served by CalAm, a privately held, investor-owned public utility regulated by the California Public Utilities Commission (CPUC). CalAm provides potable water service to the Monterey District, which includes Carmel Valley, the City of Monterey, City of Del Rey Oaks, City of Sand City, City of Seaside, and surrounding unincorporated areas.

CalAm supplies water primarily from the Carmel River, the Seaside Groundwater Basin, and the Pure Water Monterey ("PWM") Project, a regional advanced water purification and groundwater replenishment program jointly developed by Monterey One Water ("M1W") and the MPWMD. CalAm maintains the existing water distribution infrastructure serving the Carmel Valley Manor campus, including domestic and service laterals extending from Carmel Valley Road. The Proposed Project would continue to receive water service from CalAm through these existing service connections, with minor on-site upgrades to accommodate new facilities and hydrant spacing consistent with County Fire Code requirements.

The Proposed Project would receive sewer service by way of a recent (2025) connection to CAWD, the local wastewater collection and treatment provider. CAWD provides wastewater collection, treatment, and disposal for approximately 11,000 residents within its service area and treatment and disposal for an additional 4,500 residents in the Del Monte Forest area. CAWD maintains 81 miles of sewer mains within a service area of approximately 5.5 square miles (CAWD, 2020a).

Under the Proposed Project, wastewater generated by the Carmel Valley Manor facility would be conveyed from the site via a new gravity and force main connection to the existing CAWD sewer line within Carmel Valley Road. Flows would then be transported through the existing collection system to CAWD Water Pollution Control Plant, which has a design capacity of 4.0 million gallons per day ("MGD"), a permitted capacity of 3.0 MGD, and an average dry-weather flow of approximately 1.2 MGD (CAWD, 2020b). The plant currently has a remaining permitted capacity of roughly 1.8 MGD, sufficient to accommodate the incremental wastewater flow from the Proposed Project.

The conversion from septic to community sewer service has eliminated an aging and potentially failing on-site wastewater system, which the County Environmental Health Bureau had identified as a health concern. This upgrade has improved wastewater treatment reliability and has reduced potential groundwater contamination risks while maintaining compliance with Regional Water Quality Control Board and County Environmental Health Bureau.

Utilities and Service Systems Impact (a) No Impact: The Proposed Project is an amendment to an existing use permit to expand and modernize the existing facility and would not result in major expansion of on-site or off-site water, stormwater drainage, electric power, natural gas, or telecommunications infrastructure. The Project would continue to be served by existing utility systems as operated by CalAm for potable and fire protection water, PG&E for electrical and natural gas service, and existing telecommunications providers. Minor utility extensions or relocations required to serve new buildings would occur within previously disturbed areas of the developed campus and would not require substantial new utility corridors or infrastructure.

Accordingly, the Project would not result in the construction of new - or expansion of existing - utility facilities that could cause significant environmental effects. No impact related to the relocation or expansion of utility services would occur.

Utilities and Service Systems Impact (b) Less-than-Significant Impact: The Proposed Project would not require construction of new regional water, wastewater treatment, or storm drainage facilities. CalAm, a regulated public utility serving the Monterey Peninsula, provides potable water service to the Carmel Valley Manor property. CalAm obtains water from a combination of Carmel River diversions, the Seaside Groundwater Basin, and MPWSP desalination and aquifer storage sources, and distributes it through existing mains within Carmel Valley Road. The Project would continue to receive potable and fire flow water through CalAm's existing distribution system, with minor on-site line extensions and hydrant upgrades to serve new buildings. These improvements would occur within previously disturbed areas and would not involve significant construction or environmental effects.

Wastewater service would be provided by CAWD. Wastewater would be conveyed through CAWD's collection system to CAWD Water Pollution Control Plant, which has a design capacity of 4.0 MGD, a permitted capacity of 3.0 MGD, and an average dry-weather flow of 1.2 MGD. CAWD's plant remaining permitted capacity of approximately 1.8 MGD is sufficient to accommodate the Project's estimated wastewater generation.

Storm drainage improvements would consist of on-site collection, infiltration, and detention systems designed in accordance with County stormwater management standards and consistent with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. These systems would manage site runoff and would not require off-site storm drainage extensions.

Because all new or upgraded utility improvements would occur on-site or immediately adjacent to disturbed areas and would tie into existing regional systems with sufficient capacity, the Proposed Project would not result in the construction of new or expanded utility facilities that could cause significant environmental effects. Impacts would be less-than-significant.

Utilities and Service Systems Impact (c) No Impact: The Proposed Project would continue to receive water service from CalAm, which operates under the oversight of the CPUC and the SWRCB. The Project represents a modest expansion of the existing Carmel Valley Manor senior residential community and would result in a minor increase in overall water demand, primarily for domestic and landscaping uses.

CalAm's Monterey District draws water from multiple sources, including the Carmel River Basin, the Seaside Groundwater Basin, and the PWM Project. The PWM Project recycles municipal wastewater, stormwater, and agricultural drainage using advanced treatment technologies and injects the purified water into the Seaside Groundwater Basin, creating a drought-resilient potable supply for CalAm's Monterey District. The goal of the PWM Project is to enhance the region's long-term water supply reliability during normal, single-dry, and multiple-dry-year conditions.

In addition, correspondence from the MPWMD confirms that the Carmel Valley Manor Project holds Water Use Permit No. 772, issued July 31, 2018, with a Water Entitlement of 6.00 acre-

feet acquired from Malpaso Water Company to serve the proposed improvements. The MPWMD Will Serve Letter (December 17, 2024) states that this quantity of Malpaso Water is "more than sufficient to meet the needs of the proposed project." MPWMD will issue Water Permits for individual Project components as final construction plans are submitted, provided the property remains in compliance with all applicable MPWMD Rules and Water Efficiency Standards. The Malpaso Water Entitlement, established by Malpaso Water LLC and administered by MPWMD under CPUC authorization, provides CalAm-delivered Carmel River water to qualifying projects within the service area. Confirmation of entitlement and availability from MPWMD demonstrates that sufficient potable water is reserved for the Carmel Valley Manor expansion. The Project site lies within CalAm's existing service area, and the Proposed Project's incremental water demand is within the available supply capacity identified in CalAm's Urban Water Management Plan (2020) and recent CPUC filings. The Proposed Project would not require new water rights or system expansion.

Accordingly, adequate water supplies are available to meet the Proposed Project's needs during normal, dry, and multiple dry years without creating the need for new entitlements or facilities. Impacts would be less-than-significant.

Utilities and Service Systems Impacts (d) and (e) Less-than-Significant Impact: The County is served by two (2) active solid waste landfills: the Johnson Canyon Sanitary Landfill, located at 31400 Johnson Canyon Road in Gonzales, and the Monterey Peninsula Landfill, located at 14201 Del Monte Boulevard in Marina. Both facilities may serve the Proposed Project.

ReGen Monterey (formerly Waste Management) would continue to provide solid waste collection and recycling services for Carmel Valley Manor and would transport and dispose of solid waste generated during Project operation at the Monterey Peninsula Landfill and Recycling Facility north of the City of Marina. This landfill has a permitted capacity of 3,500 tons per day and currently receives approximately 1,100 tons per day. The facility's remaining capacity is approximately 48 million tons (72 million CY). At current disposal rates, the California Department of Resources Recycling and Recovery ("CalRecycle") projects the landfill to continue serving the region for approximately 150 years (CalRecycle 2025a). The Johnson Canyon Sanitary Landfill has an estimated six (6) million CY of remaining capacity, sufficient to accommodate regional solid waste disposal needs through approximately 2055.

Demolition and construction associated with the Proposed Project would generate solid waste, including building debris and soils. The Project applicant would be required to recycle or salvage non-hazardous construction and demolition debris in accordance with the California Green Building Standards Code (CALGreen, Section 5.408) and County Code Section 10.40 (Construction and Demolition Debris Recycling Ordinance), which mandate at least a 65-percent diversion rate through reuse or recycling of qualifying materials.

Operation of the Carmel Valley Manor facility following redevelopment would not substantially increase the amount of solid waste generated on-site compared to existing conditions. Solid

waste would continue to be collected and disposed of through existing regional infrastructure with sufficient permitted capacity.

Therefore, the Proposed Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure. Nor would the Project impair attainment of applicable solid waste reduction goals or conflict with federal, state, or local solid waste management regulations. Impacts would be less-than-significant**.**

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (sources: 10, 12, 13, 35, 36, 39)	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (sources: 10, 13, 35, 36)	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (sources: 10, 13, 35)	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes(sources: 10, 13, 35, 36, 39)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Proposed Project site is located within a California Department of Forestry and Fire Protection ("CAL FIRE") SRA. CAL FIRE designates the Project site as a "Very High" Fire Hazard Severity Zone (FHSZ) (CAL FIRE, 2023).

Wildfire Impact (a) Less-than-Significant Impact: The Monterey County Emergency Operations Plan contains evacuation routes, and response and recovery protocols. The Proposed Project is located within the Carmel Valley Evacuation Region, Evacuation Zone D which has

identified evacuation routes of Carmel Valley Road and Highway 1 (County, 2022). The Proposed Project would not impair evacuation procedures along Carmel Valley Road. While the Project proposes additional residential units and buildings, these additions would not impair emergency access or evacuation routes. The Project would comply with the building code and fire safety requirements. Based on this information, the Proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan and would result in a less-than-significant impact to emergency response emergency evacuation plans.

Wildfire Impact (b) Less-than-Significant Impact: The Proposed Project would not substantially increase the total amount of residential units within the existing Carmel Valley Manor senior living community. The site is located on a developed hillside adjacent to the Mid-Carmel Valley Fire Protection District Station, which provides direct and immediate emergency response. Portions of the site are on sloping terrain; however, the proposed improvements would occur primarily within previously disturbed or landscaped areas and would not expand development into new, undisturbed wildland areas.

The Project proposes to remove approximately 57 coast live oak trees. The Project arborist's recommendations of a 1:2 replacement ratio for removed trees is intended to reduce on-site fuel load and improve defensible space conditions around structures. The Project design and ongoing facility management must continue to comply with County fire safety standards, including defensible space maintenance, access, and emergency water supply requirements.

Given the site's existing development, maintained landscaping, proximity to emergency services, and compliance with current fire protection regulations, the Project would not exacerbate wildfire risks or expose future residents to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, impacts would be less-than-significant.

Wildfire Impact (c) Less-than-Significant Impact: The Proposed Project would not include new or expanded public roadways, fuel breaks, or emergency water storage that could exacerbate wildfire risk. Project improvements would occur within the boundaries of the existing Carmel Valley Manor campus, which is an established residential care community with existing infrastructure and internal circulation. The Project would connect to existing utilities, including water, wastewater, and electrical systems. New utility extensions would consist of short connections within developed areas and would not introduce new above-ground power lines or other facilities that could increase ignition potential. Construction activities would comply with County fire safety and construction regulations, including maintaining emergency vehicle access and implementing standard fire prevention measures during grading and building operations. The site's proximity to the Mid-Carmel Valley Fire Protection District Station, located immediately adjacent to the Project, further reduces potential fire response delays. Therefore, the Project would not exacerbate wildfire risk or result in environmental impacts related to new fire-prone infrastructure. Impacts would be less-than-significant.

Wildfire Impact (d) Less-than-Significant Impact: The Project site is located within a CAL FIRE SRA designated Very High FHSZ. The Carmel Valley Manor campus, however, is an

existing, developed senior living community with established infrastructure, internal access roads, and managed landscaping. The site is located immediately adjacent to the Mid-Carmel Valley Fire Protection District Station, providing direct emergency response capability.

All proposed new buildings and improvements would be constructed in accordance with the latest CBC and Fire Code requirements applicable to Very High FHSZs, which include ignition-resistant materials, ember protection features, and on-site defensible space requirements. The Project would also maintain the required 100 feet of defensible space, would comply with California PRC Section 4291, and would comply with the County Fire Code for vegetation management and fire-safe operations.

In the event of a wildfire, post-fire conditions such as the removal of vegetation on hillside areas could increase the potential for erosion or slope instability. However, the Project would balance grading on-site (approximately 6,000 CY of cut and fill). The Project would comply with County Code Sections 16.08 (Grading) and 16.12 (Erosion Control), which mandate BMPs for slope stabilization and runoff control. Implementation of these existing local and state regulatory standards, combined with the Project's developed setting, managed landscaping, and proximity to firefighting resources, would reduce the potential for post-fire slope instability, runoff, or drainage impacts to less-than-significant levels.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Note: Authority cited: Sections 21083 and 21083.05, PRC. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, PRC; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (sources: 1-42)	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (sources: 1-42)	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (sources: 1-42)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

Mandatory Findings Impact (a) Less-than-Significant Impact: As discussed in this Initial Study, the Proposed Project is located on an existing developed retirement community site that has been extensively graded, landscaped, and maintained since the early 1960s. Biological resources within the Project area consist primarily of ornamental landscaping, scattered oaks, and disturbed oak woodland. The Pre-Construction Tree Impact Assessment (Thompson, 2025) identified removal of protected oak and non-native trees for the proposed improvements, and the

Project would incorporate corresponding replanting and monitoring measures discussed in the Tree Protection Plan. With implementation of required County tree protection and replacement policies and mitigation measures, including **Mitigation Measure BIO-1**, biological impacts would remain less-than-significant. As such, the Proposed Project would not 1) substantially degrade the quality of the environment; 2) substantially reduce the habitat of a fish or wildlife species; 3) cause a fish or wildlife population to drop below self-sustaining levels; 4) threaten to eliminate plant or animal community; or 5) reduce the number or restrict the range of a rare or endangered plant or animal. Cultural resources evaluations, including the Phase I Archaeological Assessment (Historic Resource Associates, 2024) and Historic Assessment Reports (PAST Consultants, 2024; Archives & Architecture, 2025), found that the historic core of Carmel Valley Manor retains local significance under County criteria and that proposed changes are consistent with the Secretary of the Interior's Standards and would not result in a substantial adverse change in a historical resource. Archaeological investigations determined the probability of encountering subsurface resources to be very low. Standard inadvertent discovery procedures for archaeological materials and human remains are included as **Mitigation Measure CR-1**. Implementation of these measures ensures that the Project would not eliminate important examples of major periods of California history or prehistory. Implementation of these measures ensures that the Project would not degrade the quality of the environment or eliminate important examples of California history or prehistory. Therefore, impacts would be less-than-significant with mitigation incorporated.

Mandatory Findings Impact (b) Less-than-Significant Impact with Mitigation: To determine whether a cumulative effect requires an EIR, the lead agency shall consider whether the impact is significant and whether the effects of the project are cumulatively considerable (CEQA Guidelines Section 15064(h)(1)). In addition, CEQA allows a lead agency to determine that a project's contribution to a potential cumulative impact is not considerable and thus not significant when mitigation measures identified in the Initial Study would render those potential impacts less than considerable (CEQA Guidelines Section 15064(h)(2)).

The Proposed Project would result in limited, short-term construction-related impacts (e.g., noise, air emissions, and construction traffic), all of which would be temporary and reduced through implementation of County standard conditions and Project-specific mitigation measures (**Mitigation Measure N-1** and **Mitigation Measure TR-1**). The Project does not propose new population-generating land uses or infrastructure that could indirectly contribute to regional growth; therefore, the Project would not cumulatively affect population, housing, or public service demands. Potential impacts related to cultural resources, geology and soils, hazards, and land use are site-specific and would not combine with other regional projects to create cumulative effects. The Project would not generate substantial air pollutants or greenhouse gas emissions, and its operational impacts on aesthetics, biological resources, hydrology and water quality, noise, transportation, and utilities would remain consistent with the existing use of the site as a senior residential community. Improvements represent infill development consistent with the Carmel Valley Master Plan and would not contribute to growth-inducing or regionally significant impacts.

No other major development projects are proposed or under construction in the immediate vicinity. The nearby CAWD wastewater line extension project, which facilitates the Project's sewer connection, was previously analyzed under an IS/MND and is now completed; therefore, it does not represent an ongoing cumulative source of impact.

Based on the above, the Project's incremental contribution to cumulative impacts on air quality, greenhouse gas emissions, transportation, noise, and cultural resources would not be cumulatively considerable. Therefore, cumulative impacts would be less-than-significant with mitigation incorporated.

Mandatory Findings Impact (c) Less-than-Significant Impact with Mitigation: Impacts on human beings are generally associated with air quality, geological and soil hazards, hazardous materials, noise, transportation safety, and wildfire exposure. This IS/MND and relevant technical studies prepared for the Project have evaluated potential effects related to these issues.

As discussed in **Section VI.3, Air Quality** and **Section VI.8, Greenhouse Gas**, the Project would not result in a cumulatively considerable net increase in criteria pollutant emissions and would not expose sensitive receptors to substantial pollutant concentrations. The Project would not create a significant hazard to the public or the environment from hazardous materials, and the site is not listed on any hazardous materials database.

The Arias Geotechnical Report (Arias, 2024) found no unstable soils or geologic conditions that would pose risks to people or structures, provided that the Project implement standard CBC recommendations. The Transportation Analyses (Zhou Transportation Group, 2025; Hexagon Transportation Consultants, 2025) concluded that nearby intersections, including Carmel Valley Road and Los Arboles Drive, would continue to operate acceptably, and that adequate emergency access would be maintained during and after construction. Additionally, the implementation of **Mitigation Measure TR-1** would ensure that construction-related traffic impacts related to potential road hazards would be reduced to a less-than-significant level.

The Project would not generate operational noise levels exceeding the County's codified noise thresholds, and construction-related noise and traffic would be temporary and subject to County standards for allowable hours, routing, and equipment muffling (**Mitigation Measure N-1**). The Project site is located adjacent to the Mid-Carmel Valley Fire Station and within an area where compliance with State and County defensible-space and fire-safe design standards would minimize wildfire risk.

With implementation of the mitigation measures identified throughout this IS/MND – particularly those addressing construction noise, tree replacement, cultural resources, and traffic and transportation – the Project would not cause substantial adverse effects on human beings, directly or indirectly. Therefore, potential impacts to human health and safety would be less-than-significant with mitigation incorporated.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a "de minimis" (minimal) effect on fish and wildlife resources under the jurisdiction of the California Department of Fish and Wildlife. Projects that were determined to have a "de minimis" effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of "de minimis" effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the California Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of "no effect" on fish and wildlife resources, development applicants must submit a form requesting such determination to the California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department's website at www.wildlife.ca.gov.

Conclusion: The project will be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the HCD-Planning files pertaining to PLN240141 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

IX. SOURCES

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Exhibit I

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RESOLUTION NO. 4019
MONTEREY COUNTY PLANNING COMMISSION
STATE OF CALIFORNIA

Granting Use Permit
624

WHEREAS: The Planning Commission of the County of Monterey, State of California, has considered the application of William Pratt for Use Permit No. 624, in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, and

WHEREAS: The said Planning Commission finds that the establishment or maintenance of the use for which application is made will not be injurious to property or improvements or detrimental to the health, safety, morals, comfort, convenience, or general welfare of persons residing or working in the neighborhood of such use, now therefore, be it

RESOLVED: That said Planning Commission hereby grants said Use Permit, thereby allowing the establishment of a rest home on Lot HH of Lots 13A and 13B, James Meadows Tract, Carmel Valley, composed of the following uses and activities which are related to and supplement the rest home and are for residents and their guests only and not open to the public generally:

1. Recreation - Outdoor and Indoor Facilities
2. Dining Facilities for Residents and Their Guests
3. Chapel and Meeting Facilities
4. Library and Lounges
5. Hobby and Craft Shops and Facilities
6. Swimming Pool, Bath House, Dressing Rooms and Related Facilities
7. Outdoor and Indoor B.B.Q. Facilities
8. Snack Bar for Between Meals
9. Greenhouse and Garden Plot
10. Stages and Dressing Rooms and Areas for Theatricals, Concerts, Lectures, etc.
11. A Shop for Incidental Personal Effects, Including Newspapers, Magazines, Sundries for Residents and Guests Only.

12. An On-Site Sign to Identify Premises
13. Dispensary Services and Physio-Therapy Rooms
14. Infirmary Rooms
15. Quarters for Nurses
16. Administrative Offices
17. Storage Facilities
18. Executive Offices, Quarters for Executives and Staff
19. Gardener and/or Maintenance Man's Storage and Repair Shops and Living Quarters
20. Visitors Quarters
21. Barber and Beauty Shop Facilities for Residents
22. Laundry Facilities
23. Septic Tank and Drain Field
24. Incinerator

subject to the following conditions:

1. That the operation be conducted exclusively as a rest Home with a license secured from a County, State or Federal agency.
2. That the quantity of the water supply be approved by the Monterey County Road Department and the quality approved by the Monterey County Health Department.
3. That the sewage disposal system be approved by the Monterey County Health Department and Central California Water Pollution Control Board.
4. That all signs be approved by the Planning Commission Staff.
5. That all structures are subject to design control and must be approved by the Planning Commission.
6. That each use be approved by the Planning Commission staff prior to construction.
7. That the location of all structures be approved by the Planning Commission staff prior to construction.
8. That the number of housing units for lessee residents constructed on the land described in the application

shall not exceed seven and a half (7½) times the number of acres contained in said land and in any contiguous land acquired by the applicant up to a total of twenty-three (23) acres.

Regularly passed and adopted by the Planning Commission of the County of Monterey, State of California, on the 26th day of July, 1960, by the following vote:

Ayes: Commissioners Moore, Marcucci, Evans, Gordon, Wilbur, Cailotto, Roberts

Noes: None

Absent: Commissioners Colegrove, Echeberria

ATTEST:

Melvin G. Bakeman
M. G. BAKEMAN, ACTING SECRETARY

Peter Cailotto
PETER CAILOTTO, CHAIRMAN

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Introduced: 1/27/2026
Version: 1

Current Status: Agenda Ready
Matter Type: General Agenda Item

DA250339 - 456 PROPERTIES LLC
Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the exterior and interior modifications to historic Casa de la Estrella, a single-family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements. Materials and colors to match existing residence, stucco (cream color), concreate tiles, kursaal raven porcelain tile (coffee, cream, and dark brown), window (dark brown).
Project Location: 3322 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-025-000), Del Monte Forest Land Use Plan, Coastal Zone.

RECOMMENDATION:
Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Chief of Planning:

1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331; and
2) Approve a Design Approval to allow the exterior and interior modifications to historic Casa de la Estrella, a single-family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements. Materials and colors to match existing residence, stucco (cream color), concreate tiles, kursaal raven porcelain tile (coffee, cream, and dark brown), window (dark brown).

SUMMARY:
On November 19, 2025, the applicant submitted a Design Approval for minor exterior and interior modifications to an existing historic single-family home known as the historic Casa de la Estrella, which was built in the 1920s. An Historic Resource Evaluation (HRE), Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties (**Exhibit C**) was prepared by Evans & De Shazo, Inc.(EDS), on December 11, 2024. The Principal Architectural Historian Stacey De Shazo, M.A., completed an architectural survey of the 1920 house, ca. 1930 garage, and associated landscape within the Property. The discussion documents why the structure is historic and the results of the survey.

The proposed scope of work includes a 698 square foot interior remodel, proposed 94 square foot roof over the existing walkway, proposed 1,733 square foot exterior hardscape improvements, and replacement of existing windows and doors with wood.

DISCUSSION:
The Report describes the 1920 house as being associated with the Spanish Revival architectural style. The one-story building is constructed on the side of a hill on a raised foundation, which allows a basement unit that is accessed from the exterior. The house consists of a composite form that gives the appearance of several phases of construction, with a central, side-facing gable form that has an L-shaped flat roof section attached to the east elevation and an irregular, flat roof form attached to the west elevation. The two north elevations of the flat roof sections are connected by a stucco wall, creating an enclosed courtyard. The house is finished with a textured stucco. Due to the composite form of the house, the central, side-facing gable section of the house has a moderately sloped roof with Spanish red-clay tiles, which is continued at three shed-roofs - one over the projecting bay window of the east elevation, which is adjacent to a membrane finished, sloped section that is cut into the flat roof for water shedding, and two on the porches of the south elevation. The remainder of the house has a flat roof with a raised stucco parapet with varying heights, which gives the appearance of multiple phases of construction.

The ca. 1930 detached garage is associated with Spanish Revival architecture, with a saltbox form. The garage has a basement unit with a concrete slab on a grade foundation; the first story has a concrete slab that is supported by the wall of the basement and has a concrete apron that extends to the driveway. The building is finished with textured stucco. The moderately sloped roof is clad with Spanish red clay tiles, with wide eave overhangs that have exposed rafters. Within the gables of the building, there are three Spanish red-clay tile vents.

The landscape associated with the Property consists of a driveway that extends around a long island that has a tall hedge, which shields the primary façade from view from the public-right-of-way. Between the driveway and the house, there is a path of stone pavers surrounded by a variety of shrubs and plants. This path leads to the front door, which provides access to an interior courtyard that has a brick patio, a fountain, a central gas fireplace, and Moorish loggia with springing arches and decorative tile. Between the 1920 house and the ca. 1930 garage is a stucco wing wall with an arched doorway and arched wood gate. The gate opens to a set of concrete steps that leads to a brick walkway to the house and a small exterior courtyard with a low stucco wall. Detailed figures are located in the Historic report.

This HRE completed by EDS recommends that the 1920 house meets CRHR Criterion 3 for association with both Spanish Revival architecture and the architecture firm Davis & Davis, and retains integrity and, therefore, appears eligible for listing on the CRHR. To assess the Project's potential impacts on the historical resource, EDS completed a Standards review to ensure the Project meets the Standards. The EDS team worked with the Project's design team at Affinity Residential Design (previously Blackwell Design Consultants) reviewing the final drawings dated October 15, 2025. The 1920 house within the Property was found eligible under CRHR Criterion 3; therefore, an integrity analysis was completed.

Historic Character: The 1920 house is characterized by Spanish Colonial Revival design, which was altered in ca. 1930 with additions consisting of expanding the dining room at the south towards the west, with a covered porch, the kitchen was extended east with the low sloped roof and the bay window, and the room at the northeast corner of the building was extended east. Further additions to

the house include the two sconces on either side of the entrance, the gate connecting the 1920 house and the ca. 1930 garage, and the picture window at the basement level.

Proposed Changes: The Project proposes to return certain aspects of the façade, including the removal of the sconces on the front façade, added in ca. 1930, and not part of the original 1920 design by Davis & Davis, which returns the house to its original 1920 appearance. Per the plan, the Project includes replacing three of the windows within the ca. 1930 bay addition on the west elevation; as these windows were not original to 1920 house, this proposal does not impact character defining features of the historic house. The Project also includes the removal of the eightlight wood door set within a decorative, recessed doorway with chamfered edges that opens to a Juliet balcony on the south elevation and replacing it with a large, rectangular wood window. The proposed project requires the removal of the decorative doorway with chamfered edges and scrolling, the Juliet balcony, and the wood door. The replacement window consists of the installation of a rectangular wood window, which will be set within a large rectangular opening that will replicate the chamfered edge and scrolling on the existing window. Although the proposed project removes historic materials and features that contribute to the character of the property, the door is replaced with a window that compliments the character of the Property, without giving a false sense of history, as the window will not appear original. While the proposed project includes the removal of the characteristic door, the project returns the north elevation (primary façade) to its original 1920 appearance and alters only one original section of the house. In addition, the matching door and Juliet balcony on the east wall will remain but will no longer be functional.

Assessment: The proposed Project does not alter the association of the property to the architectural style of Spanish Colonial Revival; the proposed replacement window meets the Standards, as it does not impact the historic character of the Property, as it is a style commonly found within Spanish Colonial Revival, it will be wood, and it will not present a false sense of history.

In accordance with CEQA regulations and guidelines, EDS completed an HRE of the Property at 3322 17 Mile Drive, Pebble Peach, containing the 1920 house, ca. 1930 garage, and associated landscape to determine if any of the built environment resources within the Property are eligible for listing on the CRHR. The HRE was completed following CEQA regulations (PRC § 21000) and the Guidelines for Implementing CEQA (14 CCR § 15000 et seq.). In addition, EDS completed a local assessment, following the County of Monterey Municipal Code, Chapter 18.25, Preservation of Historic Resources, subsection, 18.25.070 - Review Criteria, as well as a Standards review, following the NPS Standards for Rehabilitation. The HRE determined that the 1920 house within the Property is eligible for listing on the CRHR under Criterion 3 for association with Spanish Colonial Revival Architecture and association with the architectural firm of Davis & Davis, with a period of significance of 1920, and retains all seven aspects of integrity. In addition, the local assessment recommends that the 1920 house appears eligible for local listing for association with Criteria 1 and 5 of A. Historical and Cultural Significance; Criteria 1 and 3 of B. Historical, Architectural, and Engineering Significance; and Criterion 1 of C. Community and Geographic Setting. Based on the HRE findings, EDS completed a Standards review to determine if the proposed Project would significantly impact the integrity of the 1920 house. As part of the Standards review, EDS worked directly with Affinity Residential Design [Blackwell Design Consultants], ensuring the Project meets the Standards for

Rehabilitation.

Based on the current drawings by Affinity Residential Design dated October 15, 2025, EDS has determined that overall, the Project meets the Standards for Rehabilitation. Furthermore, the Property may be eligible for the Mills Act (Ordinance Number 5238, adopted on April 8, 2014, by Monterey County as seen in Chapter 18.28 - Mills Act Program).

CEQA

The proposed project qualifies for a class 31 categorical exemption pursuant to section 15331 of the CEQA Guidelines. This exemption applies to projects that are for the "**maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources**" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. None of the exceptions to categorical exemptions in section 15300.2 apply to the project. The project would not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact on the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause an substantial adverse change to any historical resources.

Prepared by: Elizabeth Gonzales, Permit Center Manager
Approved by: Jordan Evans-Polockow, HRRB Secretary

The following attachments are on file with Housing and Community Development:
- Exhibit A - Draft Resolution
- Exhibit B - Project Plans, Colors and Materials
- Exhibit C - Phase II Historic Resource Evaluation, Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties, prepared by Evans & De Shazo, Inc. with DPR

Cc: Baily Sullivan, Brody Group, Sausalito CA

County of Monterey

Item No.2

Historic Resources Review Board

Legistar File Number: 26-086 February 05, 2026

Introduced: 1/27/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** General Agenda Item

DA250339 - 456 PROPERTIES LLC

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the exterior and interior modifications to historic Casa de la Estrella, a single-family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements. Materials and colors to match existing residence, stucco (cream color), concreate tiles, kursaal raven porcelain tile (coffee, cream, and dark brown), window (dark brown).

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Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Chief of Planning:

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The proposed project qualifies for a class 31 categorical exemption pursuant to section 15331 of the CEQA Guidelines. This exemption applies to projects that are for the "**maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources**" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. None of the exceptions to categorical exemptions in section 15300.2 apply to the project. The project would not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact on the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause an substantial adverse change to any historical resources.

Prepared by: Elizabeth Gonzales, Permit Center Manager
Approved by: Jordan Evans-Polockow, HRRB Secretary

The following attachments are on file with Housing and Community Development:
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- Exhibit B - Project Plans, Colors and Materials
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Cc: Baily Sullivan, Brody Group, Sausalito CA

Exhibit A

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DRAFT RESOLUTION

Before the Historic Resources Review Board in and for the
County of Monterey, State of California

Resolution No. 26-XXX
DA250339 - 456 PROPERTIES LLC

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331; and 2) approve Design Approval to allow the exterior and interior modifications to historic Casa de la Estrella, a single family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements. Materials and colors to match existing residence, stucco (cream color), concreate tiles, kursaal raven porcelain tile (coffee, cream, and dark brown), window (dark brown).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on February 9, 2026, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, Baily Sullivan (applicant) filed with the County of Monterey, an application for an Design Approval for exterior and interior modifications to historic Casa de la Estrella, a single-family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements.

WHEREAS, the subject parcel is located at 3322 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-025-000), Del Monte Forest Land Use Plan, Coastal Zone. The zoning is "LDR/1.5-D (CZ)" Low Density Residential/1.5 acres per unit, Design Control District, Coastal Zone. Per Title 18.25.020 of Monterey County Code the County must preserve protect and enhance those structures and areas that contribute to the historical heritage of the County of Monterey.

WHEREAS, the property is approximately 26, 136 square feet located in Pebble Beach, and currently developed with a single-family residence and detached garage (Casa de la Estrella), constructed in 1920, and associated with the Spanish Revival architectural style.

WHEREAS, an Historic Resource Evaluation (HRE), Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties (**Exhibit C**) was prepared by Evans

& De Shazo, Inc. (EDS), on December 11, 2024. The Principal Architectural Historian Stacey De Shazo, M.A., completed an architectural survey of the 1920 house, ca. 1930 garage, and associated landscape within the Property.

WHEREAS, the proposed scope of work includes a 698 square foot interior remodel, proposed 94 square foot roof over the existing walkway, proposed 1,733 square foot exterior hardscape improvements, and replacement of existing windows and doors with wood.

WHEREAS, the 1920 house is characterized by Spanish Colonial Revival design, which was altered in ca. 1930 with additions consisting of expanding the dining room at the south towards the west, with a covered porch, the kitchen was extended east with the low sloped roof and the bay window, and the room at the northeast corner of the building was extended east. Further additions to the house include the two sconces on either side of the entrance, the gate connecting the 1920 house and the ca. 1930 garage, and the picture window at the basement level.

WHEREAS, the Project proposes to return certain aspects of the façade, including the removal of the sconces on the front façade, added in ca. 1930, and not part of the original 1920 design by Davis & Davis, which returns the house to its original 1920 appearance. Per the plan, the Project includes replacing three of the windows within the ca. 1930 bay addition on the west elevation; as these windows were not original to 1920 house, this proposal does not impact character defining features of the historic house. The Project also includes the removal of the eightlight wood door set within a decorative, recessed doorway with chamfered edges that opens to a Juliet balcony on the south elevation and replacing it with a large, rectangular wood window. The proposed project requires the removal of the decorative doorway with chamfered edges and scrolling, the Juliet balcony, and the wood door. The replacement window consists of the installation of a rectangular wood window, which will be set within a large rectangular opening that will replicate the chamfered edge and scrolling on the existing window. Although the proposed project removes historic materials and features that contribute to the character of the property, the door is replaced with a window that compliments the character of the Property, without giving a false sense of history, as the window will not appear original. While the proposed project includes the removal of the characteristic door, the project returns the north elevation (primary façade) to its original 1920 appearance and alters only one original section of the house. In addition, the matching door and Juliet balcony on the east wall will remain but will no longer be functional.

WHEREAS, The proposed Project does not alter the association of the property to the architectural style of Spanish Colonial Revival; the proposed replacement window meets the Standards, as it does not impact the historic character of the Property, as it is a style commonly found within Spanish Colonial Revival, it will be wood, and it will not present a false sense of history.

WHEREAS, the proposed project qualifies for a Class 31 Categorical Exemption pursuant to section 15331 of the CEQA Guidelines. This exemption applies to projects that are for the "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources” in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA.

None of the exceptions to categorical exemptions in section 15300.2 apply to the project. The project would not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause an substantial adverse change to any historical resources.

WHEREAS, The HRE determined that the 1920 house within the Property is eligible for listing on the CRHR under Criterion 3 for association with Spanish Colonial Revival Architecture and association with the architectural firm of Davis & Davis, with a period of significance of 1920, and retains all seven aspects of integrity. In addition, the local assessment recommends that the 1920 house appears eligible for local listing for association with Criteria 1 and 5 of A. Historical and Cultural Significance; Criteria 1 and 3 of B. Historical, Architectural, and Engineering Significance; and Criterion 1 of C. Community and Geographic Setting. Based on the HRE findings, EDS completed a Standards review to determine if the proposed Project would significantly impact the integrity of the 1920 house. As part of the Standards review, EDS worked directly with Affinity Residential Design [Blackwell Design Consultants], ensuring the Project meets the Standards for Rehabilitation. Based on the current drawings by Affinity Residential Design dated October 15, 2025, EDS has determined that overall, the Project meets the Standards for Rehabilitation. Furthermore, the Property may be eligible for the Mills Act (Ordinance Number 5238, adopted on April 8, 2014, by Monterey County as seen in Chapter 18.28 – Mills Act Program).

THEREFORE, BE IT RESOLVED, that having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB recommends approval of the Administrative Design Approval subject to the following findings, which are supported by the listed evidence:

Finding: The project qualifies for a categorical exemption from the CEQA Guidelines pursuant to CEQA Guidelines section 15331.

Finding: The proposed work is consistent with Section 18.25.20 of the Monterey County Zoning Code (Preservation of historic resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

Evidence:
1. Design Approval Application and other materials in file DA250339
2. Preservation of Historic Resources zoning regulations applicable to the site as found in Chapter 18.25 of the Monterey County Code.

3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. Phase II Historic Resource Evaluation, Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties, prepared by Evans & De Shazo, Inc.

5. Oral testimony and HRRB discussion during the public hearing and the administrative record.
6. The State CEQA Guidelines.

Passed and adopted on this **5th day of February 2026**, upon motion of _____seconded by _____by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Attest
Name, Jordan Evans-Polkow, HRRB Secretary
Date February 9, 2026

Exhibit B

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2022 Residential Standard Plan Notes

The general notes sheet is based on the 2022 California Building Standard Codes. This is not an all-inclusive list of code requirements specific to the project. Please reference applicable sheets and specific areas of the plans for locations of fixtures/ equipment, structural components, structural design criteria, building finishes and other components specific to the project construction.

CURRENT CODES:

2022 Calif. Residential Code
2022 Calif. Building Code. (Structural only)
2022 Calif. Mechanical Code
2022 Calif. Plumbing Code
2022 Calif. Electrical Code
2022 California Energy Code
2022 California Green Building Standards
Monterey County Code of Ordinances

DESIGN CRITERIA:

Risk Category: II
Site Class: D
Seismic Design Category: D
Basic Wind Speed: 91 mph, Exposure D
Climate Zone: 3

MINIMUM EROSION AND SEDIMENT CONTROLS FOR PROJECTS DISTURBING LESS THAN 1 ACRE:

The BMP's (Best Management Practices) listed below must be in place during construction. The BMP's listed are minimum requirements and additional BMP's could be required based on site conditions and projects located in ASBS areas (Area of Special Biological Significance).

BMP's to be in place at the start of construction:

1. Site-specific BMP plan per project conditions.
2. Existing vegetation/buffer zones protected.
3. Perimeter controls installed properly.
4. Storm drain/inlets protected on-site & nearby.

Other BMP's as applicable per project requirements:

1. **Perimeter controls:** Stabilized construction entrance, silt fence, fiber rolls, wattles, drain/inlet protection onsite and nearby, etc.
2. **Erosion prevention:** Maintain native cover as feasible, stabilize slopes (Straw, visqueen, erosion control blankets, etc.)
3. **Sediment control:** Stabilize/secure bare soil areas &sediment piles, perform dust control.
4. **Stockpile management:** Contain and cover when not active and for rain events.
5. **Materials & Waste management**: Keep away from drains/flow paths, securely cover and contain, no overflowing trash receptacles, proper disposal of paint and other chemicals.
6. **Concrete/Stucco:** Washout facility with cover for rain events and regular maintenance.
7. **Portable toilet facilities:** Keep away from storm drains/flow paths.
8. **Vehicles/equipment:** Maintained in good working order, no leaks or offsite tracking.
9. **Wet weather:** Watch forecast, keep extra BMP's on-site, prepare/cover/secure site.
10. **Dewatering**: Use approved handling method And **ONLY RAIN in the STORM DRAINS.**

LIGHT, VENTILATION, GLAZING AND MINIMUM ROOM DIMENSIONS

1. Natural light >8% of room floor area, 4% of the floor area in occupied spaces- mechanical ventilation of .35 air changes/hour, or whole-house fan of 15 cfm per occupant. (CRC R303.1)
2. Bathroom aggregate glazing area >3sq.ft; ½ openable OR provide artificial light & a fan w/ min. 50 cfm for intermittent or 25 cfm for continuous ventilation; exhaust air fully vented directly to outside. (CRC R303.3). Each bathroom combo fan with Energy Star eqpt. (min.50cfm) w/ humidistat installed. (CRC R303.3.1)
3. The following windows shall be fully tempered: (CRC R308.4)
   - Sliding/swinging glass doors
   - Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and swimming pools where the glazing is less than 60" above the standing surface within the compartment and within 60" horizon- tally of the water's edge (CRC R308.4.5)
   - Glazing within a 24" arc of a door that is less than 60" above the floor. Safety glazing required on a wall less than 180 degrees from the plane of the door in a closed position and within 24" of hinge side of an in-swing door. (R308.4.2)
   - Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18" and at least 36" above the floor, and adjacent to a walking surface.
   - Within 60" of the bottom tread of a stairway and less than 36" above the landing • Glazing in guards and railings
   - Glazing adjacent to stairways, landings, and ramps within 36" horizontally of the walking surface less than 36" above the walking surface
4. Provide fall protection in accordance with C.R.C. Section R312.2.1 for the openable windows with sills located less than 24" above finished floor and greater than 72" above the finished grade, or surface on the outside of the building C.R.C. Section R312.2
5. Provide attic ventilation: 1/150 of attic area or 1/300 with min. 40% but not >50%. Provide min. of 1" of air space between insulation & roof sheathing. (CRC R806) Under floor cross ventilation: min.1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed, min. area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation within 3' of each building corner (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.3.
6. Minimum 3' deep x door width landing & light at all exterior doors.
7. Minimum room dimensions (CRC R304):
   - Habitable rooms shall be min. 70 sq.ft.
   - Habitable rooms, hallways & basements min.7' ceiling height. Bathrooms, toilet rooms, laundry & basements w/o habitable spaces min. 6'8" ceiling height. (CRC R305.1 & R305.1.1)
   - Habitable spaces in basements min. 6'4" under obstructions. (CRC R305.1)
   - Kitchen shall be provided with passageway min. 3' in width between counters/appliances. Shall not be less than 7 ft. in any dimension except kitchens.
   - Hallways shall have a minimum width of 36". (CRC R311.6)

EGRESS AND RESCUE OPENINGS

1. Provide each bedroom, basement, and habitable attic with a minimum of one exterior egress and rescue opening. Such opening shall lead directly to the public way. The egress and rescue opening shall have a clear opening of 5.7 square feet (5ft for grade floor). The minimum net clear height shall be 24" and the minimum net clear width shall be 20". The opening shall have the bottom of the clear opening not greater than 44 inches measured from the floor. (CRC R310.1 – R310.3) Area Wells, ladders, steps, and area well drainage shall comply with CRC R310.4. Bars, grilles, covers, and screens or similar devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs. (CRC R310.4.4) Photovoltaic panels & modules shall not be placed on the portion of the roof below an emergency escape and rescue openings within 36". (CRC 324.6.3)
2. Provide landings and a porch light at all exterior doors. Landings are to be minimum 3' deep x width of door. Landings at required egress doors may step down a maximum of 7.75" when the door does not swing over the landing and 1.5" when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75" maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-R311.3.2)
3. At least one egress door shall be provided for each dwelling unit, the egress door shall be side hinged with a minimum openable width of 32"; the minimum clear openable height shall be 78" minimum (other doors shall not be required to comply with these dimensions). Egress doors shall be readily openable from the inside without the use of a key, special knowledge, or effort. (CRC R311.2

AGING-IN-PLACE

1. For new construction at least one bathroom on the entry level shall be provided with grab bar reinforcement. If no entry level bathroom is present at least one bathroom on 2nd or 3rd floor shall comply with CRC R327.1.1 Reinforcement shall be 2x8 lumber or equal and located between 32" and 39.25" above the finished floor flush with wall framing. Water closet reinforcement shall be installed on both side walls of the fixture, or on the side and back wall. Shower reinforcement shall be continuous where wall framing is provided. Bathtub and combo tub/shower reinforcement shall be continuous on each end of tub and the back wall. Back wall reinforcement for a lower grab bar shall be provided with bottom edge located no more than 6" above the tub rim. Info with location of reinforcement shall be placed in the operations and maintenance manual.
2. Electrical outlets, switches and controls shall be located not more than 48" from the top of the outlet box and not less than 15" from the bottom of the outlet box above the finished floor. (CRC R327.1.2)
3. Doorbell buttons shall be installed not more than 48" above the finished floor measured to the top of the button. (CRC R327.1.4)
4. Effective July 1st, 2024, at least one bathroom and bedroom on entry level shall provide a doorway with net clear opening of not less than 32" measured with door open at a 90-degree angle. (CRC R327.1.3)

FOUNDATIONS & CONCRETE SLABS

1. Slope drainage 6" within the first 10' from the foundation wall. If physical obstructions or lot lines prohibit the 10' distance, a 2-5%slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces sloped a minimum of 2% for 10' away from structures to an approved drainage way. (CRC R401.3)
2. Stepped footings shall req. when bottom footing slope >1 in 10 (V:H)(CRC R403.1.5)
3. Concrete slabs: 3 ½" minimum (CRC R506.1). Slabs shall have a 4" thickness of 3/8" minimum gravel under the concrete slab. Separate from soil with a 10-mil poly vapor retarder with joints lapped not less than 6". A capillary break shall be installed when a vapor retarder req. per CGBC Section 4.505.
4. Provide an 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5' of each under-floor plumbing cleanout and not located under a door to the residence. Provide a solid cover or screen. (CRC 408.4 & CPC 707.9)
5. Minimum sill bolting: ½" anchor bolts or approved anchors at 6 ft. o.c. maximum for one story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members. In SDC D and above: Provide 3"X3"X0.229 plate washers on each bolt at braced or shear wall locations, standard cut washers permitted for anchor bolts not located in braced/shear wall lines. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES AND TREATMENT FOR WOOD FRAMING

1. Weather exposed glued-lam, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (CRC R317.1.3 & 5)
2. Columns exposed to weather or in basements, when supported on concrete pier or metal pedestals, pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more, and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)
3. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more, and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)
4. Wood joists 18" clearance to earth and girders 12" to earth, or shall be pressure treated or natural resistance to decay when located within the periphery of the building foundation. (CRC R317.1 (1))
5. Fasteners for siding attachment & into p/t lumber shall be corrosion resistant (CRC R317.3)
6. Wood of natural resistance to decay or pressure treated wood per CRC R3170

FLOORS

1. Wood floor joist size, spacing, and grades for conventional construction per CRC Tables R502.3(1)-(2). Cantilevered joists shall conform to CRC Tables R502.3.3(1)-(2). Others shall be designed by structural calcs completed by a registered California Design Professional.
2. Wood floor girder size, spacing, and grades for conventional construction per CRC Tables R602.7(1), R602.7(2) and R602.7(3). Others designed by structural calcs per California Design Professional.
3. Joists under and parallel to bearing □ Specify type, thickness and attachment of floor sheathing per table R503.2.1.1(1). Nail spacing for floor plywood sheathing: 6" o.c.on the edges and 12" o.c in the field □ Solid block all joist at ends and supports or use other approved connections. (CRC R502.7)
4. Provide specs/calcs for the use of engineered wood products. (CRC R502.1.2-7)
5. Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.10.7)

WALLS

1. Stud size, height, grade & spacing (CRC Table R602.3(5) & R602.3.1). Exterior & interior studs continuous floor to roof unless braced at ceiling. (R602.3)
2. The length of bracing along each braced wall line shall not be less than required for wind speed in Table R602.10.1(1) and per the SDC in Table R602.10.3(3). See Tables R602.10.3(2) and R602.10.3(4) for adjustment factors based on story height, wall dead loads, exposure types, roof eave-to-ridge heights, bracing methods, etc.
3. The braced wall panel uplift value exceeds 100plf per CRC Table R802.11. Provide an approved listed connector. (CRC R602.3.5)
4. Braced wall lines max angle out of plane 45 degrees for max. 8' diagonal length (CRC R602.10.1.4)
5. Braced wall panels at exterior walls shall be per 25ft o.c. for SDC D1, D2 and D8.
6. Provide full depth blocking directly above and below braced wall lines when joists parallel to wall & not provided directly above/below per CRC Figure R602.10.6.2).
7. Min. 24" wide panel at each building corner & braced wall line continuously sheathed per R602.10.4.2.
8. End of braced wall panel closet to the corner shall have a hold-down device installed with a minimum uplift value of 1,800lbs and the braced wall line is continuously sheathed or WSP sheathing.
9. Braced wall panels in one-and-two story buildings may be spaced at 35' o.c in order for one single room not located over weather-resistant type. (CTC 406.9(B)(1.3)
10. Alternate braced wall panels per CRC R602.10.6.1. Clearly provide an alternate braced wall detail showing minimum lengths, hold-down device used, fastener spacing, headers, etc.
11. Continuous braced wall sheathing per CRC R602.10.4.2 and R602.10.7.
12. Provide full depth blocking directly above and below braced wall lines when joists parallel to wall & not provided directly above/below per CRC Figure R602.10.6.2).
13. Braced wall panel connections to roof framing per CRC R602.10.8.2.
14. 2x blocking for horizontal and vertical joints in braced wall panels (CRC R602.10.4.4)
15. Where shear design values exceed 490lbs per foot, all framing member receiving edge nailing from abutting panels not less than a single 3" nominal or two 2" members stitch nailed together per the design professional. Panel joints and sill plate nailing shall be staggered. 3x sill plate required or 2x sill with double the # of anchors required for the 3x sill. (CBC T-2306.2(1) and sections 4.3.6.1 and 4.3.6.4.3 of AF&PASDPWS)
16. Post to beam connections per CRC R502.9 & CBC 2304.10.7)
17. Minimum header sizes & #'size of supports for light frame per CRC R502.5 & Tables 602.7(1), (2) & (3).
18. Double top plate with minimum 24" lap splice length each side of end joint. Nail with 12 16d each side of lap joint). (CRC T-R602.3(1)) Lap plates at intersecting walls. (CRC R602.3.2)
19. Minimum wood structural panel sheathing nailing: 6" o.c. edge including nailing into rmdsill and top plate. 12" o.c. nailing in field (CRC T-R602.3(1))
20. Min. 2x6 framing in plumbing walls for drilling/notching of studs. (CRC R602.6)
21. Fasteners for siding & pressure treated lumber corrosion resistant (CRC R317.3)
22. Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)
23. Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Min. of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt under stone veneer.
24. Stucco minimum clearance to earth of 4" and 2" to paved surfaces with approved weep screed. (CRC R703.7.2.1) Masonry stone veneer flashed beneath first course of masonry and provided with weep holes above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

1. Roof sheathing can only cantilever 9" beyond a gable end wall unless supported by overhang framing. (CRC 802.5.2.1)
2. Provide a minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the CMC.
3. Roof drains/gutters installed per the CPC with leaf debris protection also installed. (CRC R337)
4. Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.
5. Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R905.2.2.

MECHANICAL

1. Provide combustion air for all gas fired appliances per CMC Chapter 7
2. Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
3. Gas water heater & furnace not allowed in closets opening to bathrooms, closets or bedrooms unless installed in closet equipped with a listed gasketed door & self-closing device w/ all combustion air obtained from outdoors. (CPC 504)
4. Rooftop equipment w/over 4/12 slope, 30"x30" platform. (CMC 304.2)
5. Exhaust openings terminating to outdoors shall be covered w/ a corrosion resistant screen ½"-1/2" in size (not required for clothes dryers). (CMC 502.1)
6. Vent dryer to outside of building (not to under-floor area). Vent length 14'. max & terminate min. 3' from property line & any opening. (CMC 504.4.2)
7. Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings & shall not discharge to public way. (CMC 502.2.1)
8. Min. 100 square " make-up air for clothes dryers in closets. (CMC 504.4.1(1))
9. Heating system is required to maintain 68 degrees at 3' above floor level and 2' from exterior walls in all habitable rooms. (CRC R303.10)

ELECTRICAL

1. No electrical panels in clothes closets or bathrooms. Maintain 36" front clearance, 30" wide or width of equipment & 6'-6" headroom. (CEC 110.26)
2. Provide min. 3 hig intersystem bonding bus bar # 1.a bar at main service. (CEC 250.94)
3. Automatic garage door openers shall have a battery backup function that is designed to operate when activated because of an electrical outage. (SB-969)
4. A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire in bottom of a footing required for all new construction. (CEC 250.52(A) (3)) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
5. All 15/20-amp receptacles shall be listed tamper-resistant receptacles. (CEC 406.12)
6. All branch circuits supplying 15/20-amp outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, rec rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combo type AFCI. (CEC 210.12) Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2)
7. Provide at least one 20A circuit for bathroom outlets. (CEC 210.11(C)(3)
8. Provide at least one outlet in basements, garages, laundry rooms, decks, balconies, porches & within 3' of outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))
9. Furnaces installed in attics and crawl spaces shall have an access platform, light switch & service receptacle. (CEC 210.63)
10. All dwellings must have one exterior outlet at front & back(CEC 210.52(E))
11. Garage receptacles shall not serve outlets outside garage. Exception: Readily accessible outdoor receptacle outlets. ((CEC 210.11 (C)(4)) A minimum of 1 receptacle shall be provided for each car space. (210.52(G) (1))
12. At least one wall switched lighting outlet shall be installed in every habitable room, bathroom, hallways, stairways, attached & detached garages with electrical power, equipment spaces (attics, basements, etc.). (CEC 210.70)
13. Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work surfaces and similar areas counter outlets must be installed in every counter space 12" or wider, not greater than 4' o.c., within 24" of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 outlet unless a range top or sink is installed than 2 may be required. 1 receptacle required for peninsular counter spaces. Receptacles shall be located behind kitchen sinks if counter depth behind sink is more than 12" for straight counters and 18" for corner installations. (CEC 210.52(C)(1))
14. Main service disconnect rated not less than 100 amps. C.E.C. 230.79(C)
15. Receptacles shall be installed at 12' o.c. max in walls starting at 6' max from the wall end. Walls 2' or longer shall have a receptacle. Hallway walls longer than 10' shall have a receptacle in hallways. (CEC 210.52(A))
16. Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C) Light pendants, ceiling fans, lighting tracks, etc. shall not be located within 3' horizontally and 8' vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
17. Lighting/fan fixtures in wet/damp areas for application. (CEC 410.10)
18. GFCI outlets required: all kitchen receptacles for countertops, dishwashers, bathrooms, under-floor spaces, unfinished basements, crawl space lighting outlets, exterior outlets, within 6' of laundry/utility/wet bar sinks, laundry areas, and all garage outlets including for a single device or garage door opener. (CEC 210.8)
19. All 15/20 amp receptacles in wet locations shall have bubble covers. All receptacles in wet locations listed weather-resistant type. (CTC 406.9(B)(1.3)
20. Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):
    - Outside of each separate sleeping area in the immediate vicinity of bedrooms
    - On every level of a dwelling unit including basements
    Smoke alarms shall be installed (CRC (R314):
    - In each room used for sleeping purposes.
    - Outside each separate sleeping area in the immediate vicinity of bedrooms.
    - In each story, including basements.
    - At top of stairways between habitable floors where intervening door or obstruction prevents smoke from reaching the smoke detector.
    - Shall not be installed within 20' horizontally of cooking appliances & no closer than 3' to registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)).
    - All smoke and CO2 alarms hardwired w/ battery backup (CRC R314.4 & R315.1.2)
    - Within 10' to 20' of stove w/alarm silencing switch. CRC R314.3.3.

PLUMBING

1. Underfloor cleanouts located not more than 5' from underfloor access. (CPC 707.9)
2. ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
3. PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or UV protected. (CPC 312.14)
4. Underground water lines shall have 14 awg blue tracer wire. (CPC 604.10.1)
5. The adjacent space to showers without thresholds considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)
6. Shower compartment minimum finished interior of 1024 square inches (32" by 32") and capable of encompassing a 30" circle, measured at height equal to top of the threshold and maintained to a point not less than 70" above shower drain outlet. (CPC 408.6) Provide curtain rod or door a minimum of 22" in width. (CPC 408.5)
7. Showers and tub showers, non- absorbent surface up to 6' above the floor. (CRC R307.2) Minimum shower receptor slope is 1/8" per foot. (CPC 408.5)
8. Domestic hot water lines insulated to the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
9. Water heaters located in attics, ceiling and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 ½" deep pan under the water heater with a minimum ¾ inch drain to the exterior of the building. (CPC 507.5)
10. Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5
11. Max hot water temp for a bathtub or whirlpool 120 degrees.F. (CPC 408.3)
12. Pressure relief valve drained to outside for water heater. (CPC 504.6)
13. Provide seismic strapping in the upper & lower third (CPC 507.2)

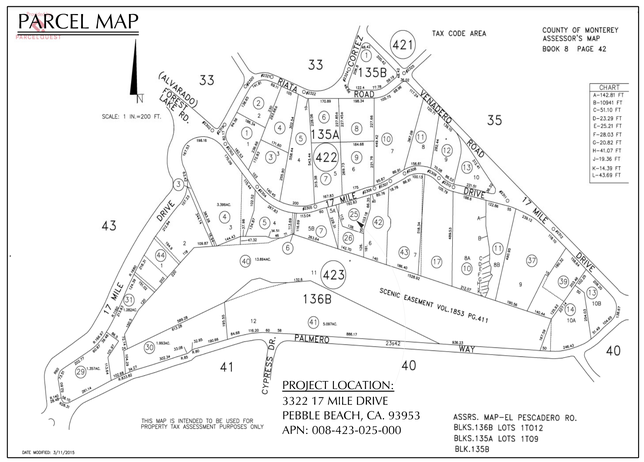
TITLE 24 ENERGY

1. Provide compliance documentation for mandatory measures to shown throughout the plans. All ducts in conditioned spaces must include R-4.2 insulation. (California Energy Code 150.1(c)9) Minimum heating and cooling filter ratings shall be MRV 13. (California Energy Code 150.0(m) 12)
2. Isolation water valves required for instantaneous water heaters 6.8k BTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (California Energy Code 110.3(c)6)
3. All luminaires must be high efficacy (150.0(k)1A)
   Luminaries recessed in insulated ceilings must meet five requirements (150.0(k)1C):
   - They must be rated for direct insulation contact (IC).
   - They must be certified as airtight (AT) construction.
   - They must have a sealed gasket or caulking between housing and ceiling to prevent flow of air out of living areas and into the ceiling cavity.
   - Hardwired ballasts or drivers, allow ballast or driver maintenance and replacement readily accessible from below ceiling w/o cutting holes in ceiling.
   - They may not contain a screw base socket.
4. In bathrooms, garages, laundry, and utility rooms, at least one luminaire shall be controlled by a vacancy or occupant sensor provided occupant sensor is initially programmed like a vacancy sensor (manual-on operation). (150.0(k)2D)
5. Joint Appendix A (JA8) certified lamps shall be considered high efficacy & controlled by a vacancy sensor or dimmer. (Exception:<70sf closets and hallway) (150.0(k)2K)
6. Under-cabinet lighting switched separately from other lighting systems. (150.0(k)2L)
7. All exterior lighting high efficacy, controlled by a manual on/off switch and have one of the following controls (150.0(k)3A):
   - Photo-control and motion sensor
   - Photo-control and automatic time switch control
   - Astronomical time clock control turning lights off during the day.
8. All high efficacy light fixtures certified as "high efficacy" light fixtures by the CEC.
9. Contractor shall provide homeowner lighting schedule (10-103(b))
10. Blank electrical boxes more than 5' above finished floor shall not be greater than number of bedrooms & served by a dimmer, vacancy sensor, or fan speed control. (150(k)1B)
11. Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7)
12. Building to meet minimum ventilation and indoor air quality requirements per ASHRAE Standard 62.2. Window operation not allowed for required whole building ventilation. Subject to HERS testing. Attach following label to the fan switch: "To maintain minimum levels of outside air ventilation required for good health, fan control should be on at all times when building is occupied, unless there's severe outdoor air contamination." (150.0(o))
13. A minimum 100 CFM HERS verified indoor air quality fan required in kitchen Minimum heating and cooling filter ratings shall be MRV 13. (150.0(m)12)
14. Energy storage system (ESS) ready. At least one of the following shall be provided:
    - ESS ready interconnection equipment with a minimum backed-up capacity of 60 amps and a minimum of four ESS-supplied branch circuits, or
    - A dedicated raceway from the main service panel to a panelboard (subpanel) that supplies the following branch circuits: refrigerator, lighting circuit near primary egress door, sleeping room receptacle and one additional. 225-amp main panel busbar rating with space for system isolation equipment/transfer switch within 3'. Install raceways between pane & isolation equipment for backup power source.
15. Heat pump space heater ready. Gas or propane furnace shall have dedicated 240-volt branch circuit within 3' rated at 30 amps minimum. Main electrical service shall have space for the installation of a double pole circuit breaker, permanently marked as "For future 240V use". (150.0(t))
16. Electric cooking ready. Gas or propane cooktop shall have a dedicated 240-volt branch circuit within 3' of the cooktop rated at 50 amps minimum. The main electrical service shall have space for double pole circuit breaker, permanently marked as "For future 240V use". (150.0(u))
17. Electrical clothes dryer ready. Systems using a gas or propane dryer shall include a dedicated 240-volt branch circuit within 3' of the clothes dryers. The branch circuit rated at 30 amps minimum.
18. Electrical service shall have space for installation of a double pole circuit breaker, permanently marked as "For future 240V use". (150.0(v)) Lighting in habitable spaces (living rooms, dining rooms, kitchens, and bedrooms, etc. shall have readily accessible dimming controls. (CEC 150(k))
19. Radiant barrier shall be installed on all attic gable ends per the manufacturer specifications.

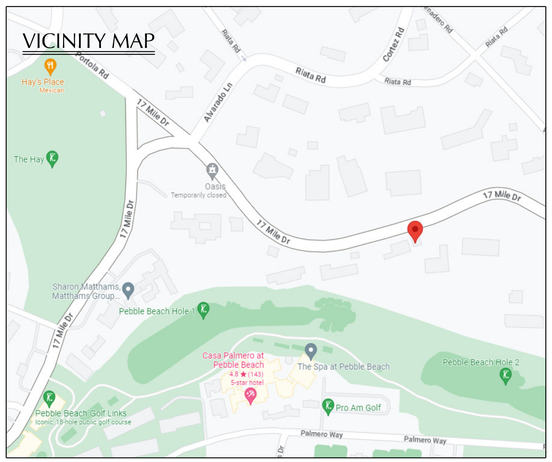
GREEN BUILDING

1. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which disturbs one acre or more, shall manage storm water drainage during construction, and implement one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion, and retain soil runoff on the site (CGBSC 4.106.2):
   - Retention basins of sufficient size shall be utilized to retain storm water on site.
   - Storm water conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by a wattle, etc. or approved by the enforcing agency.
2. Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local water efficient landscape ordinance or current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Automatic irrigation system controllers installed at time of final inspection shall have weather or soil-based controllers and/or weather-based controllers with rain sensors. Soil moisture-based controllers are not required to have rain sensor input. (CGBSC 4.304)
3. All new residential construction with attached private garages shall have the following for electric vehicle (EV) charging stations (CGBSC 4.106.4):
   - Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit for EV charging. The other end shall terminate to the main service and/or subpanel.
   - Main panel/subpanel, 40-amp dedicated branch circuit, labeled "EV CAPABLE".
4. Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or only one shower outlet to be in operation at a time. (CGBSC 4.303.1.3.2)
5. 65% minimum of nonhazardous construction and demolition waste reused/recycled. CGBC 4.408.1
6. At time of final inspection, a building operation and maintenance manual, compact disc,etc. shall be provided containing the following: (CGBSC 4.410)
   - Directions that manual shall remain on site for the life of the building.
   - Operation and maintenance instructions for equipment, appliances, roof/yard drainage, irrigation systems, etc.
   - Information from local utility, water, and waste recovery providers
   - Public transportation and carpool options
   - Material regarding importance of keeping humidity levels between 30-60 percent.
   - Information regarding routine maintenance procedures
   - State solar energy incentive program information
   - A copy of any required special inspection verifications that were required (if any)
7. The project shall meet minimum pollutant control requirements for adhesives,
8. HVAC ducts shall be covered with tape, plastic, sheet metal to reduce amount of water, dust and debris which may enter the system. (CGBSC 4.504.1)
9. Provide ENERGY STAR rated bathroom fan per CGBC Section 4.506, controlled with humidistat capable of adjustment between a relative humidity range of 50% to 80%

PARCEL MAP



VICINITY MAP



CODE COMPLIANCE STATEMENT

PROJECT SHALL COMPLAY WITH THE 2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24 TO INCLUDE; CALIFORNIA BUILDING CODE (CBC) CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEnC) AND CALIFORNIA GREEN CODE (CalGreen)

DESIGN NOTE

THESE DRAWINGS SHALL REMAIN THE PROPERTY OF BLACKWELL DESIGN CONSULTANTS LLC. NO PART SHALL BE USED FOR ANY PROJECT, OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE CONSENT OF BLACKWELL DESIGN CONSULTANTS LLC. CONTRACTORS AND/OR OWNER-BUILDER SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. BLACKWELL DESIGN CONSULTANTS LLC. MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

PROPOSED IMPROVEMENTS FOR ROBERT WILLIAMSON 3322 17 MILE DRIVE PEBBLE BEACH, CA. 93953 APN: 008-423-025-000

PROJECT DATA:

ZONING:
LDR/1.5-D (CZ)

CONSTRUCTION TYPE:
TYPE V-B

OCCUPANCY GROUP:
R-3

SCOPE OF WORK:
-PROPOSED INTERIOR REMODEL
698 SQ. FT.
-PROPOSED ROOF OVER (E) WALKWAY
94 SQ. FT.
-PROPOSED EXTERIOR HARDSCAPE
IMPROVEMENTS 1,733 SQ. FT.
-PROPOSED EXTERIOR ELECTRICAL
-REPLACE EXISTING WINDOWS AND DOORS WITH WOOD

STORIES:
RESIDENCE - 2 STORIES

PROPOSED CUT/FILL
PROPOSED CUT: 0 CU. YDS.
PROPOSED FILL: 0 CU. YDS.

TREE REMOVAL
NONE

WATER & SEPTIC SYSTEM
EXISTING SEWER SYSTEM
EXISTING CAL-AM WATER

FIRE SPRINKLERS
NOT REQUIRED

DEFERRED SUBMITTALS:
NONE

SPECIAL INSPECTION:
N/A

AREA CALCULATIONS

EXISTING

EXISTING MAIN RESIDENCE MAIN FLOOR:	3,231 SQ. FT.
EXISTING MAIN RESIDENCE LOWER LEVEL:	274 SQ. FT.
EXISTING GUESTHOUSE:	727 SQ. FT.
EXISTING GARAGE:	727 SQ. FT.
TOTAL EXISTING F.A.R.:	4,959 SQ. FT.
TOTAL EXISTING SITE COVERAGE:	4,966 SQ. FT.
PROPOSED INTERIOR REMODEL:	698 SQ. FT.
PROPOSED ROOF o/ (E) WALKWAY:	128 SQ. FT.
PROPOSED EXTERIOR HARDSCAPE IMPROVEMENTS:	1,413 SQ. FT.
TOTAL PROPOSED F.A.R. (NO CHANGE):	4,959 SQ. FT.
TOTAL PROPOSED SITE COVERAGE (NO CHANGE):	4,966 SQ. FT.
ALLOWED SITE COVERAGE:	(15%) 3,913.5 SQ. FT.
ALLOWED F.A.R:	(17.5%) 4,565.75 SQ. FT.
LOT SIZE:	(0.590 ACRES) 26,090 SQ. FT.

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A1.0: PARCEL MAP, VICINITY MAP, AREA CALCULATIONS, PROJECT DATA, NOTES
A1.1: EXISTING SITE PLAN
A2.0: EXISTING FLOOR PLAN
A3.0: PROPOSED FLOOR PLAN w/ ELECTRICAL, AND PROPOSED DETAILS
A4.0: EXISTING AND PROPOSED NORTH ELEVATIONS
A4.1: EXISTING AND PROPOSED SOUTH ELEVATIONS

OF 6 SHEETS

DATE: 10/15/2025
JOB NO: 2024-05
DRAWN BY: KAS
REVISIONS:

PLANS PREPARED BY:
AFFINITY RESIDENTIAL DESIGN
P.O. BOX 333
CARMEL VALLEY, CA. 93924
TEL: 831-238-5266

PROPOSED IMPROVEMENTS FOR: ROBERT WILLIAMSON 3322 17 MILE DRIVE PEBBLE BEACH, CA. 93953 APN: 008-423-025-000

SHEET: A1.0

OF 6

PESCADERO COVERAGE CALCS

EXISTING COVERAGE

IMPERVIOUS

EXISTING MAIN RESIDENCE MAIN FLOOR FOOTPRINT:	3,231 SQ. FT.
EXISTING GARAGE FOOTPRINT:	727 SQ. FT.
EXISTING DRIVEWAY:	3,206 SQ. FT.
EXISTING COURTYARD, COV. WALKWAY, AND PRIVACY WALL:	665 SQ. FT.
EXISTING FRONT FLAGSTONE WALKWAY:	416 SQ. FT.
EXISTING WALKWAY AND STAIRS BTWN. RES. AND GARAGE:	203 SQ. FT.
EXITING PRIVACY WALL:	28 SQ. FT.
EXISTING REAR WALKWAYS:	961 SQ. FT.
REAR PATIO, COV. PORCH AND STAIRS:	563 SQ. FT.
REAR PATIO AND STAIRS OUTSIDE MASTER SUITE:	129 SQ. FT.
GARDEN WALLS:	38 SQ. FT.
STEPS TO LOWER STORY:	34 SQ. FT.
TOTAL IMPERVIOUS AREA:	10,201 SQ. FT.

PERVIOUS

STEPPING STONE PATHWAY:	85 SQ. FT.
STONE TERRACE:	95 SQ. FT.
TOTAL PERVIOUS AREA:	180 SQ. FT.

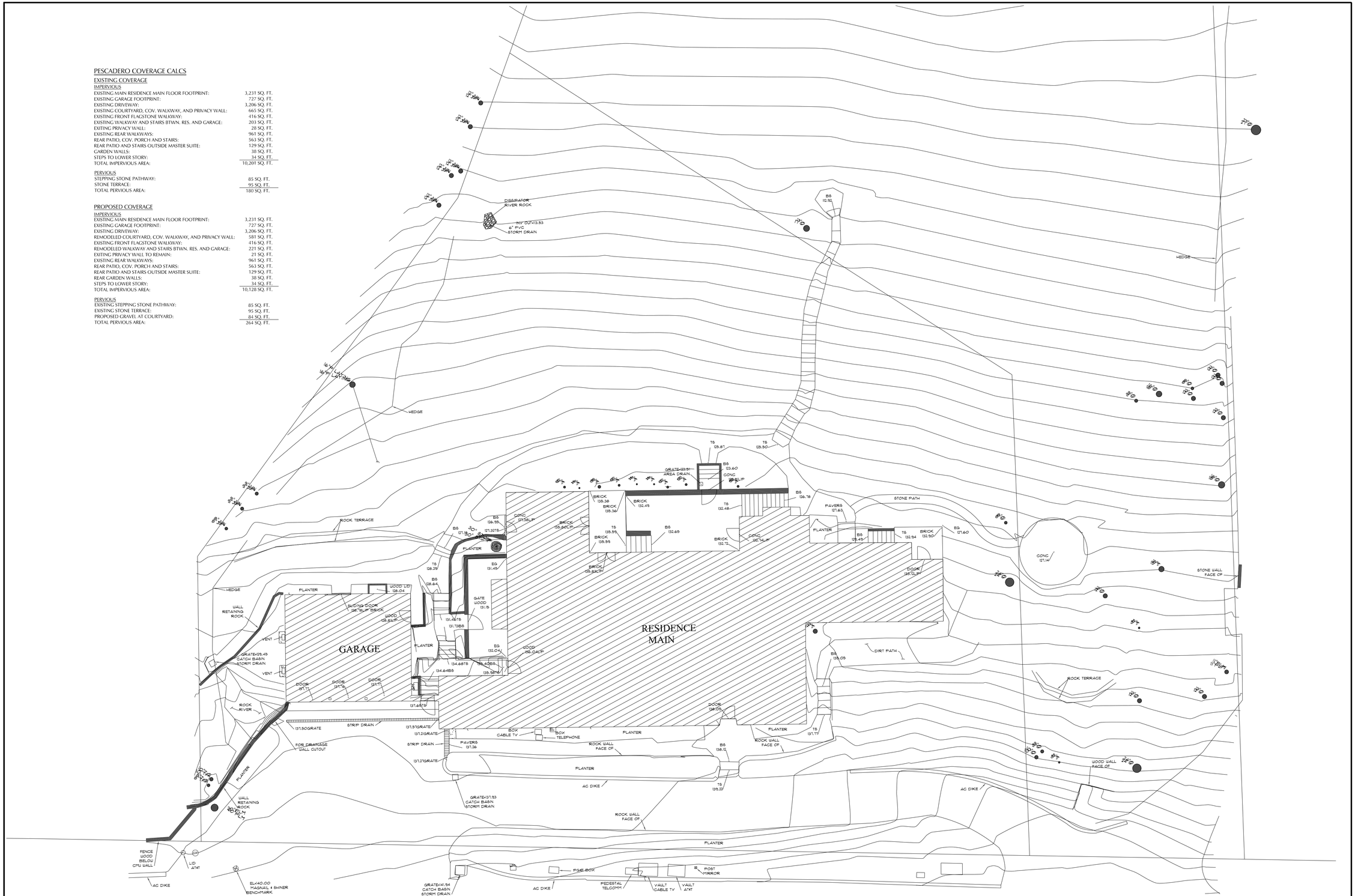
PROPOSED COVERAGE

IMPERVIOUS

EXISTING MAIN RESIDENCE MAIN FLOOR FOOTPRINT:	3,231 SQ. FT.
EXISTING GARAGE FOOTPRINT:	727 SQ. FT.
EXISTING DRIVEWAY:	3,206 SQ. FT.
REMODELED COURTYARD, COV. WALKWAY, AND PRIVACY WALL:	581 SQ. FT.
EXISTING FRONT FLAGSTONE WALKWAY:	416 SQ. FT.
REMODELED WALKWAY AND STAIRS BTWN. RES. AND GARAGE:	221 SQ. FT.
EXITING PRIVACY WALL TO REMAIN:	21 SQ. FT.
EXISTING REAR WALKWAYS:	961 SQ. FT.
REAR PATIO, COV. PORCH AND STAIRS:	563 SQ. FT.
REAR PATIO AND STAIRS OUTSIDE MASTER SUITE:	129 SQ. FT.
REAR GARDEN WALLS:	38 SQ. FT.
STEPS TO LOWER STORY:	34 SQ. FT.
TOTAL IMPERVIOUS AREA:	10,128 SQ. FT.

PERVIOUS

EXISTING STEPPING STONE PATHWAY:	85 SQ. FT.
EXISTING STONE TERRACE:	95 SQ. FT.
PROPOSED GRAVEL AT COURTYARD:	84 SQ. FT.
TOTAL PERVIOUS AREA:	264 SQ. FT.



EXISTING SITE PLAN

SCALE: 1" = 10'-0"

DATE: 10/15/2025

JOB NO: 2024-05

DRAWN BY: KAS

REVISIONS:

PLANS PREPARED BY:

AFFINITY RESIDENTIAL DESIGN
P.O. BOX 333
CARMEL VALLEY, CA. 93924
TEL: 831-238-5266

PROPOSED IMPROVEMENTS FOR:

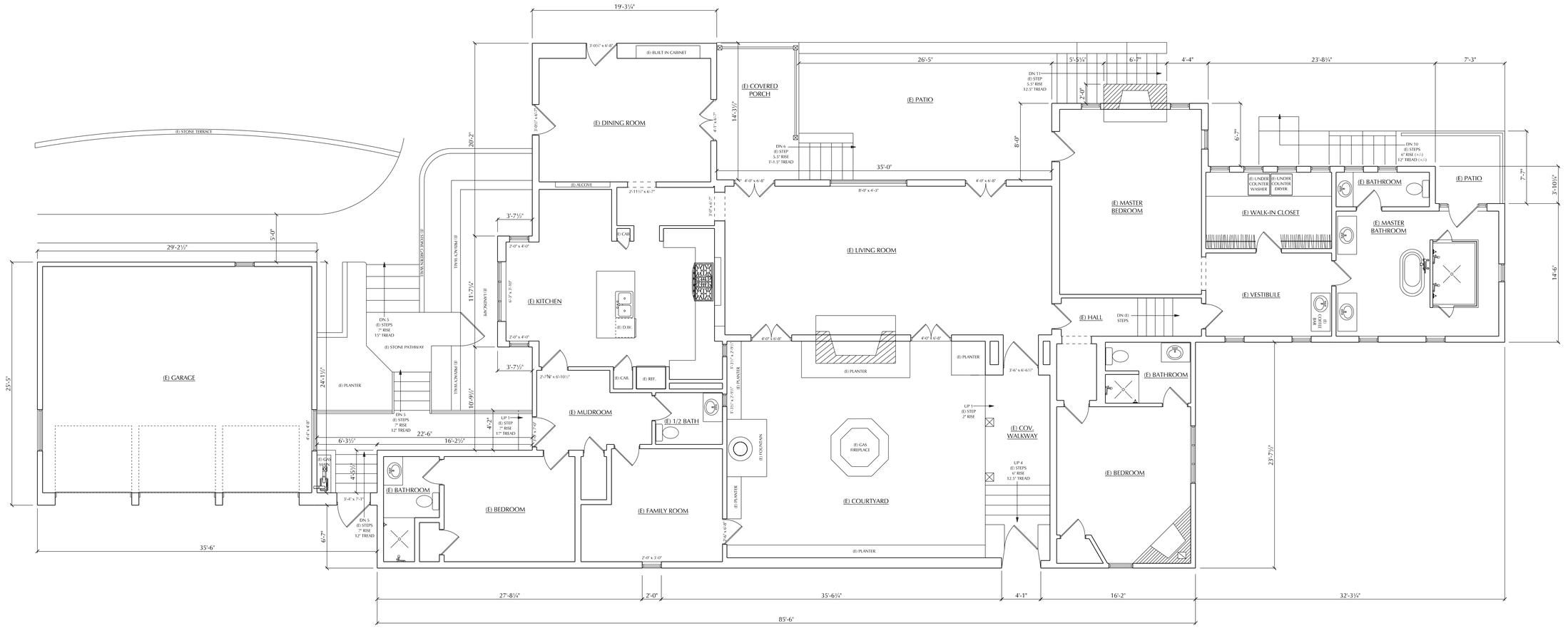
ROBERT WILLIAMSON
3322 17 MILE DRIVE
PEBBLE BEACH, CA. 93953

APN: 008-423-025-000

SHEET:

A1.1

OF 6



EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"

DATE: 10/15/2025

JOB NO: 2024-05

DRAWN BY: KAS

REVISIONS:

PLANS PREPARED BY:

AFFINITY
RESIDENTIAL
DESIGN
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CARMEL VALLEY, CA. 93924
TEL: 831-238-5266

PROPOSED IMPROVEMENTS FOR:

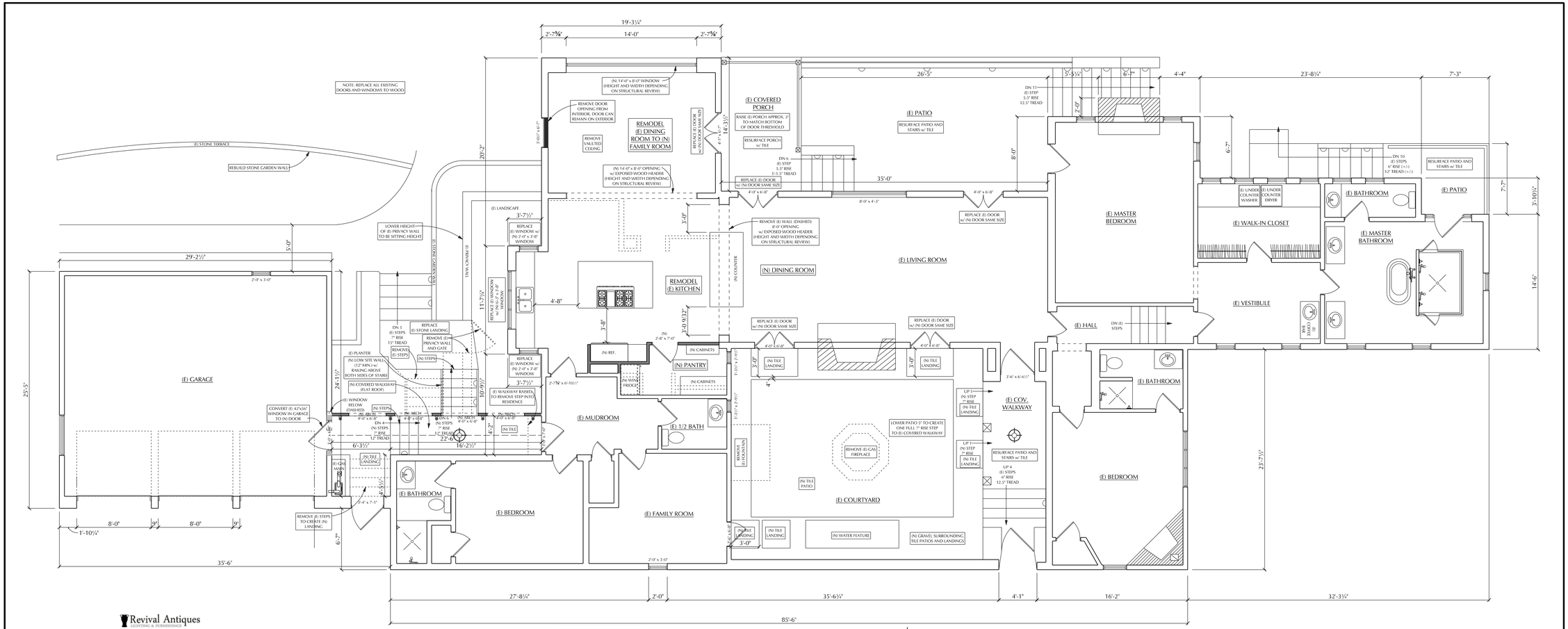
ROBERT WILLIAMSON
3322 17 MILE DRIVE
PEBBLE BEACH, CA. 93953

APN: 008-423-025-000

SHEET:

A2.0

OF 6



PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

ELECTRICAL DESIGN NOTES
-(N) STEP LIGHTS AT ALL EXTERIOR STAIRS
-(N) EXTERIOR WALL SCONCES
-INTERIOR DESIGNER TO SPECIFY TYPE AND LOCATION OF ALL (N) EXTERIOR LIGHTS

WALL LEGEND	
WALL TYPE	SYMBOL
EXISTING 2x WALL	
PROPOSED 2x WALL	
EXISTING 2x WALL REMOVED	

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
ELECTRICAL PANEL	
PENDANT LIGHT	
WALL SCONCE	
STEP LIGHT	

Revival Antiques
LIGHTING & FURNISHINGS

7992. Wrought Iron Exterior Fixture With Mica

Custom copy of 1920's wrought iron exterior light. 6" W x 14" T x 7.75" projection

PROPOSED WALL SCONCE
(PROPOSED PENDANT CUSTOM MADE TO MATCH DESIGN OF SCONCE)

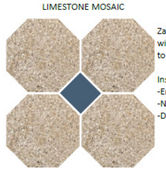
PROPOSED STEP LIGHT

LIMESTONE TILE

Zahra Beige Rustic
Pattern TBD

Installation Locations:
-Back Patio
-Courtyard
-Large Format Steps at Courtyard
-Primary Patio
-Stair Treads (Throughout)
-New Entry- Upper

LIMESTONE MOSAIC

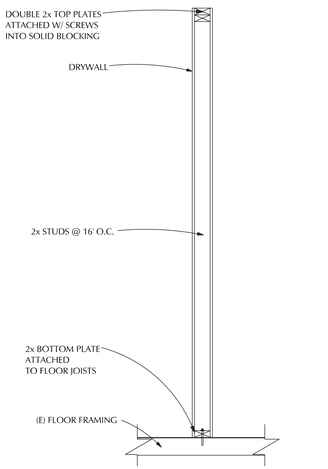


Zahra Beige Rustic
with ceramic "dot" in blue
to match existing tile

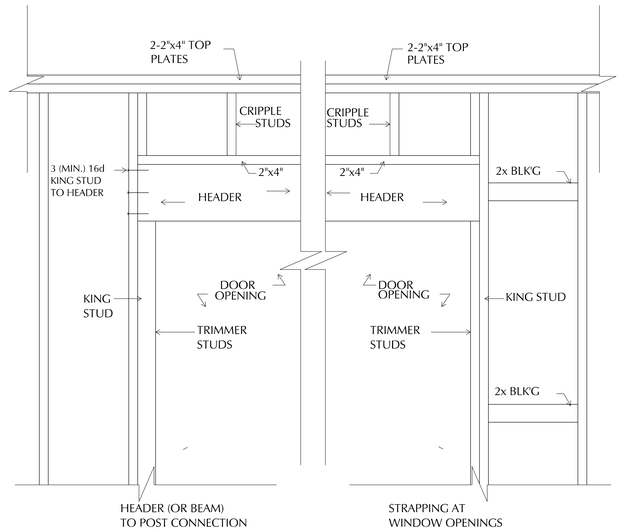
Installation Locations:
-Entry Foyer
-New Entry- Lower
-Dining Patio

EXISTING TILE TO MATCH

*RED BORDER INDICATES AREA OF INTEREST
Installation Locations:
-Border at Entry Foyer - Landing and Stairs
-Stair Risers Throughout
-Riser at step from courtyard to foyer
-Fountain Cladding



PROPOSED PARTITION DETAIL
N.T.S.



TYPICAL HEADER DETAILS
NTS

DATE: 10/15/2025
JOB NO: 2024-05
DRAWN BY: KAS
REVISIONS:

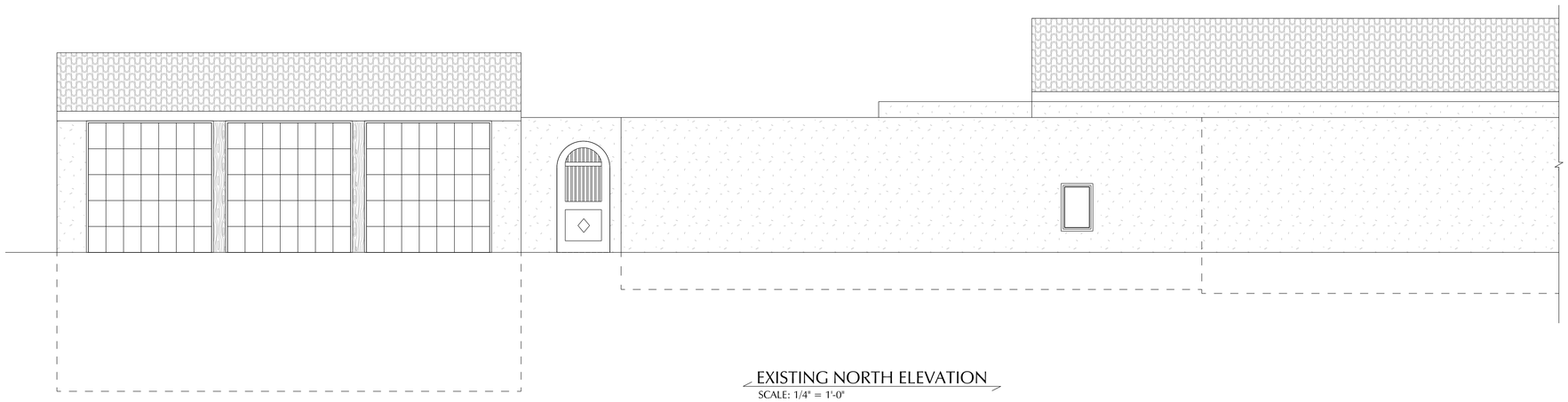
PLANS PREPARED BY:

AFFINITY
RESIDENTIAL
DESIGN
P.O. BOX 333
CARMEL VALLEY, CA. 93924
TEL: 831-238-5266

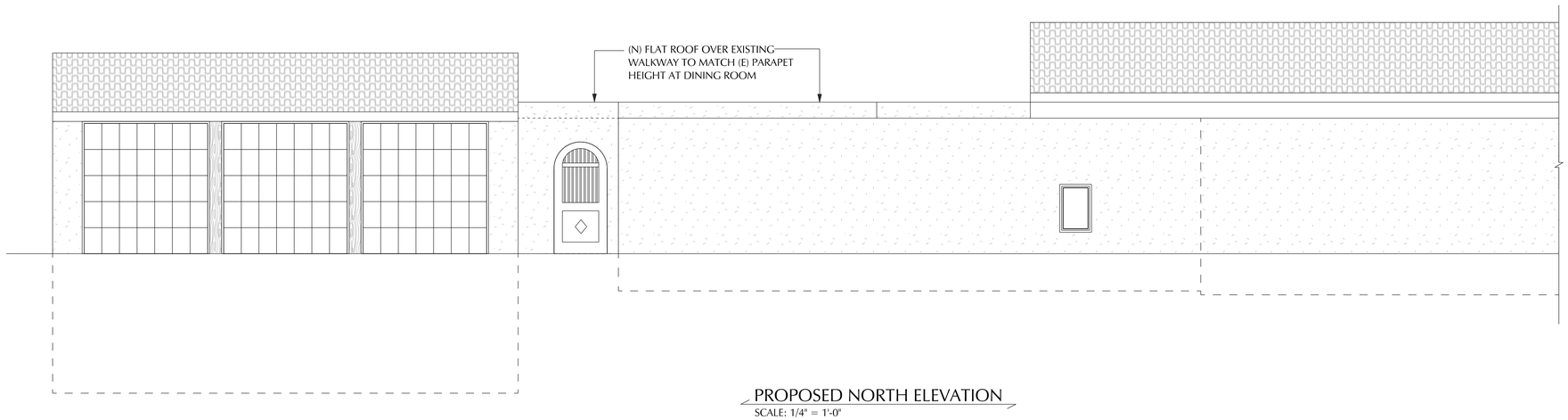
PROPOSED IMPROVEMENTS FOR:
ROBERT WILLIAMSON
3322 17 MILE DRIVE
PEBBLE BEACH, CA. 93953

APN: 008-423-025-000

SHEET:
A3.0
OF
6



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DATE: 10/15/2025
JOB NO: 2024-05
DRAWN BY: KAS
REVISIONS:

PLANS PREPARED BY:
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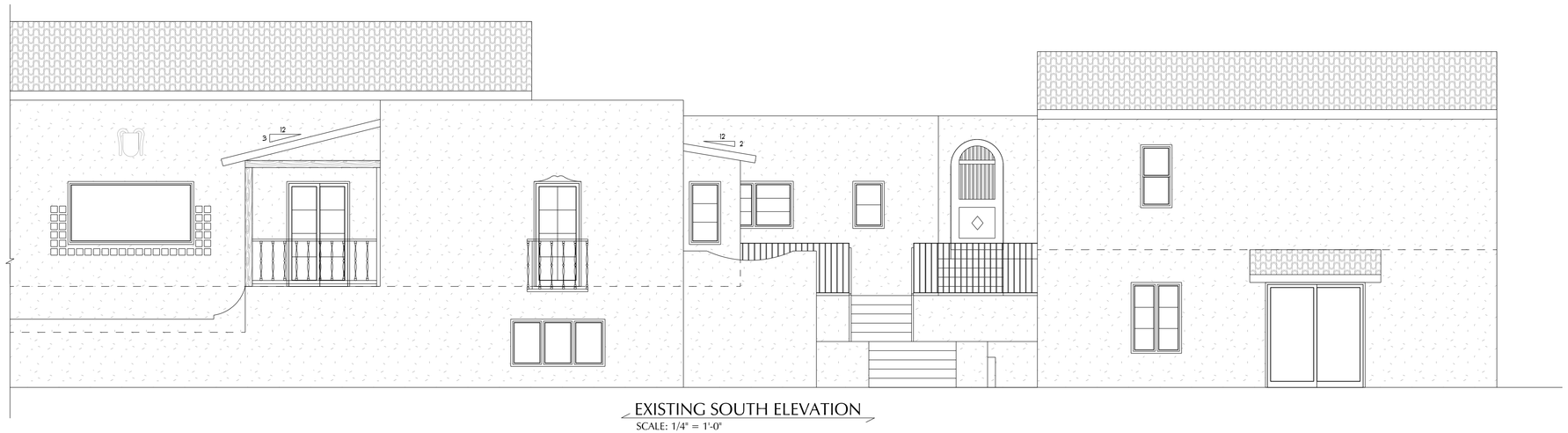
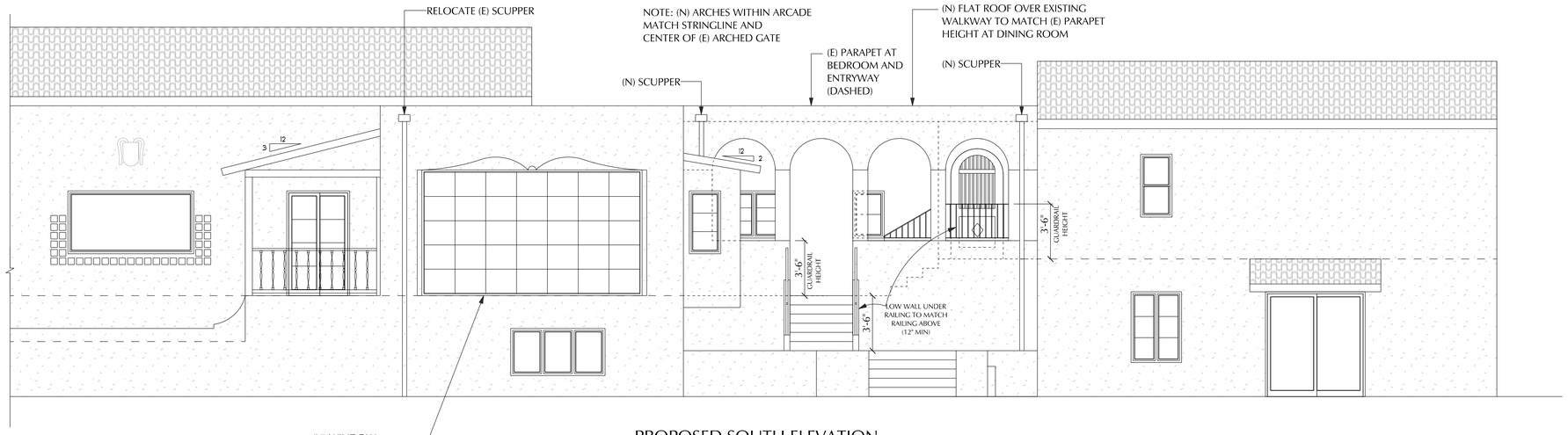
APN: 008-423-025-000

SHEET:
A4.0
OF
6



EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

DATE: 10/15/2025

JOB NO: 2024-05

DRAWN BY: KAS

REVISIONS:

PLANS PREPARED BY:

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PROPOSED IMPROVEMENTS FOR:

ROBERT WILLIAMSON
3322 17 MILE DRIVE
PEBBLE BEACH, CA. 93953

APN: 008-423-025-000

SHEET:

A4.1

OF

6

Exhibit C

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EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

A HISTORIC RESOURCE EVALUATION, LOCAL ASSESSMENT, AND SECRETARY OF INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES REVIEW FOR THE PROPERTY AT 3322 17 MILES DRIVE IN UNICORPORATED PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

SUBMITTED TO:

Robert Williamson

SUBMITTED BY:

Stacey De Shazo M.A., Principal Architectural Historian
and
Nicole Wyton M.S., Architectural Historian
with
Bee Thao M.A. Cultural Resources

June 18, 2025,
updated November 7, 2025

Evans & De Shazo, Inc
1141 Highway 116 South
Sebastopol, CA 95472
707-823-7400
www.evans-deshazo.com

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APPENDIX A: Department of Parks and Recreation (DPR) 523 forms

INTRODUCTION

Evans & De Shazo, Inc. (EDS) was contacted by Robert Williamson to complete a Historic Resource Evaluation (HRE) and Department of Parks and Recreation (DPR) 523 forms for the property located at 3322 17 Miles Drive, Pebble Beach, an unincorporated community of Monterey County, within the 0.57 Assessor Parcel Number (APN) 008-423-025 (Property). The Property consists of a 1920 house (Casa de la Estrella), a ca. 1930 detached garage, and landscape. The proposed project consists of changes to the south and east elevations of the 1920 house, including the removal of an existing window and the enlargement of the opening to allow for a new, large wood window to the rear façade, including a new covered walkway and replacing wood doors and windows as needed, in-kind, as well as resurfacing of the existing patios and courtyard, and installing a new hot tub pad. The Property is not currently listed on any local, state, or national historic registry, is not listed within the Office of Historic Preservation's (OHP) Built Environment Resources Directory (BERD) and does not appear to have been previously evaluated for individual listing on the California Register of Historical Resources (CRHR). The built environment was previously recorded on DPR 523 forms; however, due to discrepancies, such as missing historical context from which to evaluate the Property and the California Environmental Quality Act (CEQA) compliance issues, EDS updated the DPR 523 forms. The HRE was also completed in compliance with the California Environmental Quality Act (CEQA) to determine if any built environment resources within the Property are eligible for listing on the CRHR.

The HRE follows specific guidelines and evaluation criteria of the CRHR (Code of California Regulations [CCR], Title 14, Section (§) 15064.5 and Public Resources Code (PRC) § 21084.1). The HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., and Architectural Historian Nicole Wyton, M.S., both of whom exceed the Secretary of the Interior's qualification standards in Architectural History, and Bee Thao, M.A. degree in Cultural Resource Management. The methods used to complete the HRE included a record search, literature review, and a historic architectural survey of the Property to document any architectural style, form, materials, character-defining features, and alterations to the built environment within the Property. The results of the HRE are presented herein.

PROPERTY LOCATION

The 0.57-acre Property (APN 008-423-025) is located at 3322 17 Miles Drive, Pebble Beach, Monterey County, California (Figure 1). The Property is approximately 1.77 miles west of Highway 1, bordered by 17 Miles Drive on the north, and a Pebble Beach Resort and Golf Course to the south, and residential neighborhoods on the east and west.

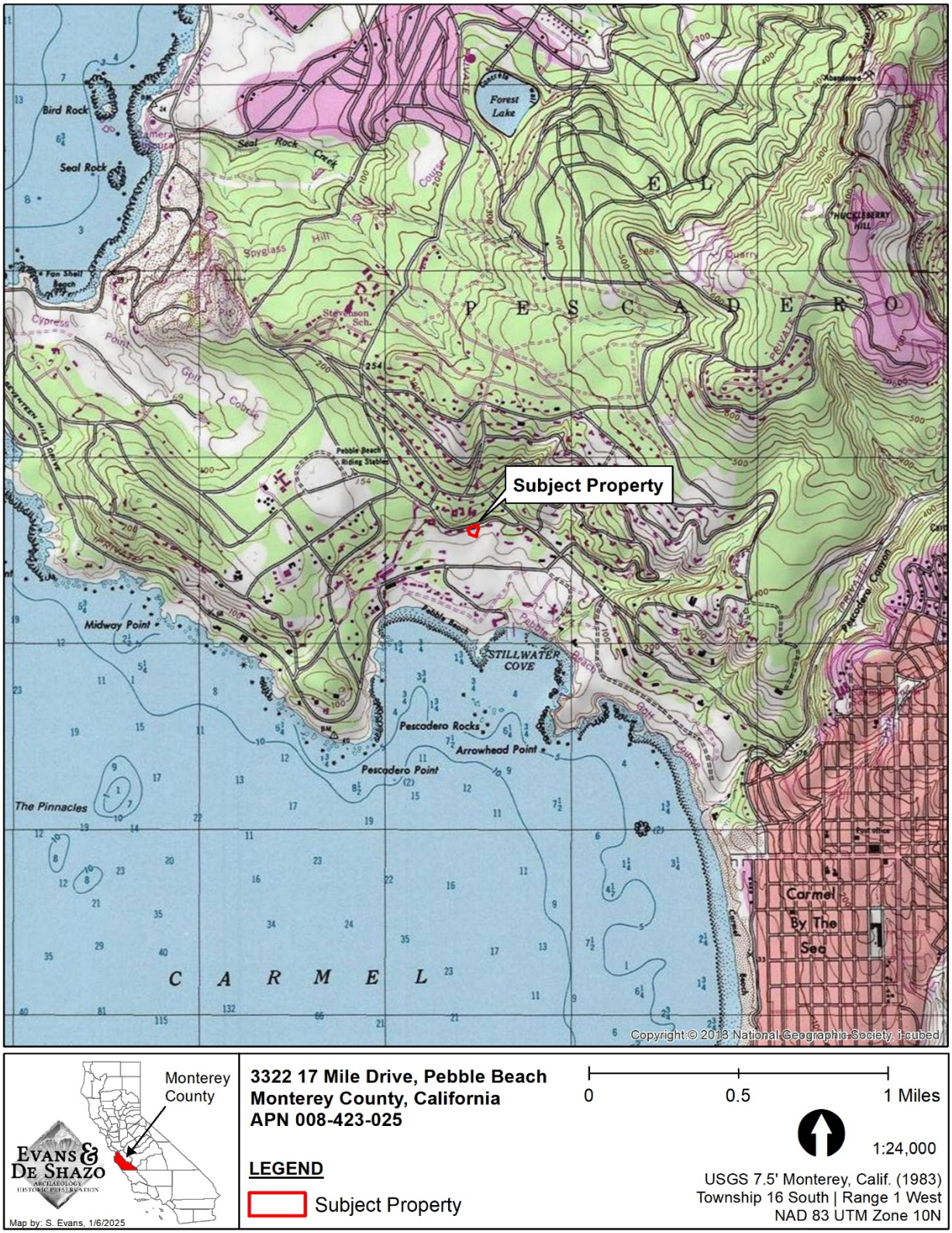

Figure 1. Property Location Map.

REGULATORY SETTING

The CEQA regulations and guidelines, as they pertain to cultural resources, and the County of Monterey Preservation Resources Code, as well as the Standards for Rehabilitation, are outlined below.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluating a project's potential adverse impacts on the environment and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations, and Environmental Impact Reports. Pursuant to California State law, Pebble Beach is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR 15064.5 and PRC 21084.1). There are five classes of cultural resources defined by the State Office of Historic Preservation (OHP). These are:

- **Building**: A structure created principally to shelter or assist in carrying out any form of human activity. A "building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure**: A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object**: Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures and boundary markers.
- **Site**: The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District**: Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to CCR § 15064.5, cultural resources are historically significant if they are:

(1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (PRC §5024.1, 14 CCR § 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in a historical resource survey meeting the requirements PRC § 5024.1(g),

shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (PRC § 5024.1, 14 CCR § 4852), including the following:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(2) Is associated with the lives of persons important in our past;

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

COUNTY OF MONTEREY PRESERVATION RESOURCES CODE

The Property was also evaluated for local designation based on the guidance within the "Preservation of Historic Resources Code of the County of Monterey," as found in Chapter 18.25.[1]

18.25.070 – Review Criteria.

An improvement, natural feature, or site may be designated an historical resource and any area within the County may be designated a historic district if such improvement, natural feature, site, or area meets the criteria for listing on the National Register of Historic Places, the California Register of Historic Resources, or one or more of the following conditions are found to exist:

A. Historical and Cultural Significance.

1. The resource or district proposed for designation is particularly representative of a distinct historical period, type, style, region, or way of life.

2. The resource or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare.

3. The resource or district proposed for designation was connected with someone renowned.

[1] "Title 18 – Building and Construction: Chapter 18.25 – Preservation of Historic Resources," *Monterey County, California – Code of Ordinances*, April 7, 2025. accessed 5/27/2025, 2025 https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT18BUCO_CH18.25PRHIRE

4. The resource or district proposed for designation is connected with a business or use which was once common but is now rare.
5. The resource or district proposed for designation represents the work of a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life.
6. The resource or district proposed for designation is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, State, or community.
7. The resource or district proposed for designation has a high potential of yielding information of archaeological interest.

B. Historic, Architectural, and Engineering Significance.

1. The resource or district proposed for designation exemplifies a particular architectural style or way of life important to the County.
2. The resource or district proposed for designation exemplifies the best remaining architectural type of a community.
3. The construction materials or engineering methods used in the resource or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.

C. Community and Geographic Setting.

1. The proposed resource materially benefits the historic character of the community.
2. The unique location or singular physical characteristic of the resource or district proposed for designation represents an established and familiar visual feature of the community, area, or county.
3. The district is a geographically definable area, urban or rural possessing a significant concentration or continuity of site, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development.
4. The preservation of a resource or resources is essential to the integrity of the district.

STANDARDS FOR REHABILITATION

Rehabilitation as a Treatment and Standards for Rehabilitation (36 CFR Part 67, 1990) as provided by the National Parks Service.[2]

Rehabilitation is defined as the act or process of making possible a compatible use for a property through

[2] NPS, "he Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation," accessed May 27, 2025, https://www.nps.gov/articles/000/treatment-standards-rehabilitation.html.

repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

METHODS

The methods used to complete the HRE included an intensive level survey, and literature search and review.

EDS Principal Architectural Historian Stacey De Shazo, M.A., completed a historic architectural survey of the Property including the 1920 house, ca. 1930 detached garage, and landscape to identify the age, any known architectural style or form, associated architect/designer/builder, character-defining features, materials,

and alterations of built environment resources. A database search conducted by the Northwest Information Center (NWIC) of the California Historical Information Systems (CHRIS) (NWIC File # 24-1037 to determine if the Property has been previously documented or evaluated. EDS also conducted in-person research at the Monterey County Recorder Office and the Monterey County Free Library. EDS also completed extensive online research (detailed below) and reviewed digital files maintained by EDS, such as historical maps, historical aerial photographs, and other primary source documents. The purpose of the research was to understand the Property history and the history of the surrounding area to assist in developing a historical context in which to evaluate the historical significance of the 1920 house, ca. 1930 detached garage, and landscape. As part of the HRE report, EDS also completed Department of Parks and Recreation (DPR) 523 forms were also completed for the Property (Appendix A)

The methods used to complete the Standards review include reviewing the Project's architectural plans and assessing them for consistency with the Standards for Rehabilitation. To ensure compliance with the Standards, EDS will work directly with the Project's architect, providing guidance and suggestions on compliance with the Standards.

CULTURAL RESOURCE INVENTORIES

As part of the record search, the following inventories were reviewed:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPHI)
- Inventory of Historic Resources Database for City of Carmel, San Mateo County (2022)
- California Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD) for Monterey County, California (2022)

ONLINE RESEARCH

Online research was also conducted that utilized the following sources:

- www.newspapers.com
- www.ancestry.com
- www.calisphere.com (University of California)
- www.library.ca.gov (California State Library)
- www.cdnc.ucr.edu (California Digital Newspaper Collection)

LOCAL RESEARCH

- Monterey County Assessor/Recorder Office
    - On December 11, 2024, EDS Principal Architectural Historian Stacey DeShazo, M.S.,

conducted research at the Monterey County Recorder Office to obtain ownership information of the Property.

- Monterey County Free Library
    - On December 16, 2024, EDS researcher Bee Thao, M.A. contacted the Monterey County Library via email to obtain additional information about the Property and George T. Cook. On December 16, 2024, the Library replied that they did not have any information about George T. Cook.

HISTORICAL SETTING

The following section provides a brief history of Pebble Beach and the specific history of the Property to provide an understanding of the development of the area and the specific context within which the built environment resources were evaluated.

MEXICAN PERIOD (1822 – 1848)

In 1821, Mexico declared its independence from Spain and took possession of "Alta California,"[3] marking the end of the Spanish period (1769 – 1821) and the beginning of the Mexican period, also referred to as the "rancho" period, in Alta California. At the time, the City of Monterey became the capital of California. From 1834 to 1836, the Spanish missions in California were secularized by the Mexican Government, and mission-owned land was dissolved, including *San Carlos Borromeo de Carmelo Mission* (Carmel Mission; extant), founded in 1770 by Fray Junipero Serra. During this time, extraordinary changes occurred throughout Alta California, as the Mexican government lacked the strong oversight and military rule previously imposed by the Spanish. As such, there were new trade opportunities when foreign ships, previously held off by Spanish-guarded military ports, could dock and provide a variety of provisions to local settlers throughout California. These new provisions, including tea, coffee, sugar, spices, spirits, and various manufactured goods, soon entered the region. The taxes on these imported goods became the primary source of revenue for the Mexican government in Alta California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in Alta California during this time. During this time, the Mexican colonial authorities encouraged the settlement of Alta California by providing large land grants called ranchos to politically prominent persons loyal to the Mexican government and permitting foreigners to settle the land. As a result, the approximately 20 Spanish ranchos in Alta California increased to roughly 800 ranchos, varying from 10,000 to 20,000 acres.

During this time, the Property was situated within land previously controlled by the Carmel Mission, until secularization in the 1830s when the land was transferred to the Mexican government. In 1836, the Property was part of the 4,436-acre Rancho Pescadero[4] (also called "Punta del Cipreses"), a Mexican land grant given in 1836 by Governor Nicolás Gutiérrez to Fabián Barreto. The grant extended along the Pacific

[3] Alta California was a polity of New Spain founded in 1769 and became a territory of Mexico after the Mexican War of Independence in 1821.

[4] Pescadero means fishing place in Spanish.

coast from Rancho Punta de Pinos and Seal Rocks south to Carmel by the Sea and encompassed present day Pebble Beach, California. Barreto, a Mexican citizen who arrived in Monterey, Alta California in 1827. Hr married María del Carmen Garcia in 1833. Barreto died in 1841, and the grant passed to his widow, Maria Barreto, in 1844, married Juan Madariaga. In 1846 Maria Barreto Madariaga sold the Rancho Pescadero to John Fredericke Romie.[5]

EARLY AMERICAN PERIOD (1848-1853)

The beginning of the American Period in California is marked by the end of the Mexican American War (1846-1848), when the U.S. took possession of Mexican territories, including present-day California, New Mexico, Arizona, and parts of Colorado, Oklahoma, Kansas, and Wyoming, and Mexico relinquished all claims to Texas, in the signing of the Treaty of Guadalupe Hidalgo on February 2, 1848. The Treaty of Guadalupe Hidalgo provided resident Mexicans their American citizenship and guaranteed title to ranchos obtained during the Mexican period. However, less than two weeks before the treaty's signing, on January 24, 1848, James Marshall discovered gold at Sutter's Mill, which marked the start of California's Gold Rush (1848 to 1855). Soon, the excitement of the Gold Rush and the promise of fertile and abundant land brought between 150,000 and 200,000 new settlers to California from all over the U.S. and Scotland, Ireland, England, Germany, and France.[6] Many new settlers squatted on Mexican rancho property and unclaimed land during this time, resulting in land ownership disputes. To quickly resolve Mexican rancho land disputes, the U.S. Congress passed the California Land Act of 1851, establishing a three-member Public Land Commission (Commission) to determine the validity of prior Spanish and Mexican land grants.[7] The act required landowners who claimed title under the former Mexican government to file a claim with the Commission within two years. Although the Commission eventually confirmed most of the original Mexican land grants, the burden was on landowners to prove their title. The cost of litigation forced many rancho owners to sell off their land to newly arriving settlers, including some who had illegally squatted on their land, land speculators, and lawyers hired to defend their land claims in court.[8]

By 1841, the Property was within the 4,426-acre Rancho Pescadero owned by Maria Madariaga, which also included portions of the Del Monte Forest, Cypress Point, and Pebble Beach.[9] In 1846, Maria sold the rancho to John Fredericke Romie. John was born in Hamburg, Germany and immigrated to Mexico in 1835 with his wife Maria A. Frohn. In 1846, John and Maria left Mexico for California, settling within the rancho. John died 1849, and Maria inherited the rancho. In 1852, Maria sold the rancho to John

[5] Stanford University Libraries, "John C. Gore, Sr. Family Papers, circa 1833-1952," accessed June 9, 2025, https://searchworks-lb.stanford.edu/catalog?q=%22Gore+family%22&search_field=search_author.

[6] Karen Clay, "Property Rights and Institutions: Congress and the California Land Act 1851," *The Journal of Economic History*, Cambridge University Press, 59(01):122-142, March 1999.

[7] The Spanish government-controlled California land from approximately 1770 to 1821 and the Mexican government-controlled California land from 1821 to 1846.

[8] Nancy Olmsted, *Vanished Waters: A History of San Francisco's Mission Bay*, Mission Creek Conservancy, San Francisco, 1986.

[9] Burgess Shumway, *California Ranchos*, 2nd ed. (Borgo Press, 1988), 58.

Christopher Gore for $4,400.48.[10]

HISTORY OF PEBBLE BEACH (1850S – 1980S)

In 1850, California was admitted to the Union as the 31st state in the U.S. and one of the early European American settlers in Monterey County was David Jacks. Jacks was born David Jack in 1822 in Crieff, Scotland, to William Jack and Janet McEwan.[11] However, he changed his name to Jacks when he immigrant from Scotland to New York in 1841. While in New York he worked as army contractor in the 3rd Regiment of Artillery as a custom and tax collector in Brooklyn. He profited greatly from his work and invested his money in revolvers. In the late 1840s he traveled to San Francisco, where he sold his stock in revolvers for a considerable profit.[12] He then took a job in San Francisco's Custom's House and engaged in loaning money. The interest on the loans helped fund his relocation and land investments in Monterey. In 1850, Jacks visited Monterey, and by 1852, he moved to Monterey County. Shortly afterward he was elected Treasurer of Monterey County, and he began purchasing land. During the early 1850s, Jacks worked as an assistant to various Monterey merchants, becoming familiar with the local business. At this time, the owner of Pescadero Rancho, where the Property is located, was John Gore, a widower who lived with his two sons in a two-story log house situated adjacent to Gulch Creek on Stillwater Cove near what is today the fourth hole at Pebble Beach Golf Links course.[13] Gore was born into a wealthy merchant family in 1806, and he grew up on Park Street in downtown Boston. He graduated from Andover Academy, then later from West Point, before studying art in Boston.[14] Gore then studied at the Accademia di Belle Arti in Florence, Italy. Gore returned to Boston and married Mary James in 1830. In 1834, he was elected to the National Academy of Design, where his landscape and portrait paintings were exhibited at galleries along the East Coast. As required by the Land Act of 1851, a claim for Rancho Pescadero was filed by John C. Gore with the Public Land Commission in 1853; however, the Commission rejected the claim in 1854.

In the 1850s, the nearby City of Monterey emerged as a thriving fishing port. In 1851, the first Chinese settlers set up camp at the cove of Point Lobos, south of Cannery Row. After discovering the abundance of Monterey Bay, the Chinese, of who many were experienced fishermen, established settlements at Pescadero (now Stillwater Cove-the location of the Pebble Beach Golf Course, west of Pebble Beach; Figure 2) and at Point Alones, near present-day Cannery Row. By 1853 there were approximately 500 to 600 Chinese fishermen, working the waters of the Monterey Bay. At this time, Point Lobos, Pescadero Point, and Stillwater Cove were primarily fished for abalone, rockfish, flatfish, sardines, and squid (Figure 3.) Some of the new settlers also worked in the shore whaling industry, off the coastline of Carmel in

[10] Neal Hotelling, "The Question of Ownership," *Forest News*, October – December 2010, 1.

[11] Ancestry.com. *Scotland, Select Births and Baptisms, 1564-1950.*

[12] Page & Turnbull, "Pebble Beach Historic Context Statement," Monterey County. August 29, 2013.

[13] Page & Turnbull, "Pebble Beach Historic Context Statement," Monterey County. August 29, 2013.

[14] National Park Service, "Person: John Christopher Gore," accessed June 7, 2025, https://www.nps.gov/people/john-gore.htm.

Monterey County.[15]

Interestingly, in 1860 María Madariaga, who previously owned the Pescadero Rancho re-sold the land, but this time she sold it to David Jacks, who by this time, owned the adjoining Rancho Aguajito to the east. The grant was then patented to David Jacks in 1868. Jacks was married to Maria Cristina Soledad Romie, who was the daughter of John Frederick and Maria Romie. Litigation over the two deeds to the former Mexican land grant began in 1860, when Gore filed a lawsuit against Jacks for the ownership of the land; however, it was made more complicated when Gore sold the Pescadero Ranch property to Edward Tompkins. Tompkins then sold it in 1862. However, in 1880 Jacks sold the same property to the Pacific Improvement Company. During this time, several canneries were established in support of the fishing industry. Although most of the work in the fishing industry was done by Chinese, and Japanese workers, soon Portuguese fishermen had also settled in the villages occupied by Chinese and Japanese fishermen. However, by 1870, most of the Chinese fishermen left the shared villages for other accommodations.[16]

The Pacific Improvement Company (1880 - 1905) was headed by the "Big Four" of railroad fame—Charles Crocker, Leland Stanford, Collis Huntington and Mark Hopkins, and open the Hotel Del Monte near Monterey (Figure 4). Although the original hotel burned down in 1887, it was quickly rebuilt and was re-opened in 1888. The initial development of 17-Mile Drive began in 1881 (Figure 5), one of the most well-known and important elements of Pebble Beach, which was constructed by the Pacific Improvement Company. During this time, significant infrastructure improvements occurred within and around Pebble Beach, including water supplies, rail service, and roads. Other important developments occurred during this time, including the construction of the Forest Lake Reservoir, which was completed by Chinese laborers, and the continued contribution of the Chinese fishing in Monterey County. In 1897, the Del Monte Golf Course opened. It was a 9-hole golf course (expanded to an 18-hole golf course in 1903) and is considered the oldest golf course west of the Mississippi River. In 1901, the Pacific Improvement Company opened a toll road along 17-Mile Drive, charging liverymen twenty-five cents per person to drive the road from Monterey to Pacific Grove. During the late 1800s, the Pacific Improvement Company opened a sand plant, currently the site of the Spanish Bay Inn. During the 1890s, the Company began mining sand for use by the Southern Pacific Railroad to put on its tracks for improved traction. They also supplied sand to rebuilt San Francisco after the Great 1906 Earthquake. The plant remained open until 1973.

Early development of the town and residences of Pebble Beach occurred between 1906 and 1918. Important events that shaped this time include the final resolution of the land title for Pescadero Rancho,[17] the construction of the Pebble Beach Lodge (1909), and the creation of Pebble Beaches' first residential subdivision (coastal lots were sold from between $500 to $2,500). Importantly, this period

[15] Whales were killed for whale oil and used for kerosene lamps, though this practice was entirely abandoned by the 1880s.

[16] Architectural Resources Group, Inc., "Historic Context Statement Carmel-By-The-Sea" San Francisco, California, 2008.

[17] Gore v. Jacks Case, 1904. Collection Number: ARC 552. Monterey Public Library.

also marks the arrival of Samuel F. B. Morse, who, more than any other person, shaped the future development of the area—including the initial development of Pebble Beach Golf Links. In 1915, the Pacific Improvement Company hired the entrepreneurial 29-year-old Samuel F.B. Morse, a distant cousin of the inventor of the Morse Code, to liquidate all the Company's land holdings, and by 1919 the Del Monte Properties Company was created. The new company purchased 18,000-acres of mostly undeveloped Del Monte land, including the Hotel Del Monte. In 1919 the Lodge at Pebble Beach (Figure 6) and Pebble Beach Golf Links opened with the former Pescadero Rancho.[18] The Pebble Beach Golf Links was designed by Jack Neville and Douglas Grant and originally boasted a figure-eight route that placed many holes with views of the Monterey coastline.

During the 1920s, the area of Pebble Beach continued to grow. At this time, it was a growing tourist destination, with summer homes, golf, and grand hotels. Pebble Beach also saw a new equestrian center, a Beach and Tennis club (originally designed as a fishing club), and the establishment of new roads throughout the area connecting to 17-Mile Drive. This time also saw the construction of new houses; however, there was no cohesive style established for the community. As such, around 1925, the Del Monte Properties Company adopted guidelines specifying a Mediterranean or Spanish architectural style for any new housing. Between 1920 and 1925, fifty-one new houses were constructed in Pebble Beach, including the 1920 house within the Property. Another thirty-three houses were constructed between 1926 and 1930. In 1924, Hotel Del Monte's main hotel building burned down; however, it was rebuilt and re-opened again in 1926. This same year, Del Monte hosted the 1926 Monterey Peninsula Open on Pebble Beach Golf Links, offering a $5,000 purse and attracting most of the top golfers—professionals and amateurs—in the country. 1928 saw the Links course's first major tournament, the U.S. Amateur. During the 1930s, Pebble Beach attracted not only golf but other sports enthusiasts. It also served Hollywood well, as Pebble Beach and its coastline, were often used as filming locations for movies, including *Anna Karenina*, starring Greta Garbo. During the 1930s more than thirty major film productions were made in Monterey County.

The Great Depression (1929 – 1939), a global economic downturn – marked by the 1929 Stock Market Crash, and a run on the banks, affected many cities and towns throughout the U.S., including the community of Pebble Beach. The biggest effects on the area were on tourism, including small businesses, hotels, and golfing, which saw a significant decrease, as people had less disposable income. The Hotel Del Monte in Monterey (associated with Pebble Beach), saw a sharp decline in visitors, and membership numbers at Pebble Beach Golf Links were reduced significantly, which nearly financially crippled the course.[19] However, Samuel Morse continued to invest his finances in the golf course and development of the surrounding properties. During this time, Morse's financial backing helped maintain the golf course and the development of the Cypress Point Club, which opened around the time the Great Depression hit. In 1935, Pebble Beach hosted the California State Open.

[18] William H. Brewer and Francis P. Farquhar, *Up and Down California in 1860-1864: The Journal of William H. Brewer* (Berkeley, CA: University of California Press, 1966), 114n.

[19] Neal Hotelling, *Pebble Beach Golf Links – The Official History*, (Chelsea, Michigan: Sleeping Bear Press, 1999).

In 1941, the U.S. entered World War II (WWII). During this time, golfing events at the Pebble Beach were canceled. In 1943, the U.S. Navy leased the Hotel Del Monte as a naval pre-flight school "for the duration" of the WWII. During this time, Morse moved away from his focus on luxury accommodation and instead focused much of his financial efforts on changes to the operations at the Pebble Beach Golf Links. After WWII ended in 1945, golfing came back booming in Pebble Beach, with the Bing Crosby National Pro-Am golf tournament in 1947, and the Amateurs also returned this same year. In 1948, the U.S. Navy purchased the Hotel Del Monte from the Del Monte Properties Company for $2.2 million and is now the location of the Naval Postgraduate School.

The 1950s saw additional houses constructed with Pebble Beach, as larger lots were subdivided. In 1950, the first annual Pebble Beach Concours d'Elegance was held at The Lodge at Pebble Beach, in conjunction with the short-lived Pebble Beach Road Races (1950 – 1956; Figure 7).[20] The 1950s and 1960s in Pebble Beach continued to focus on golfing, as the sport gained popularity as it was now widely viewed on television sets throughout the U.S. and other countries. In 1966, the Spy Glass Golf Course opened in Pebble Beach.

Figure 2. ca 1870 photograph along 17-Mile Drive, showing a small fishing village.

[20] Ibid.

Figure 3. A ca. 1890 photograph of the "Jung family shell stand" with Pebble Beach and Stillwater Cover in the background (courtesy of Bancroft Library, UC Berkeley).

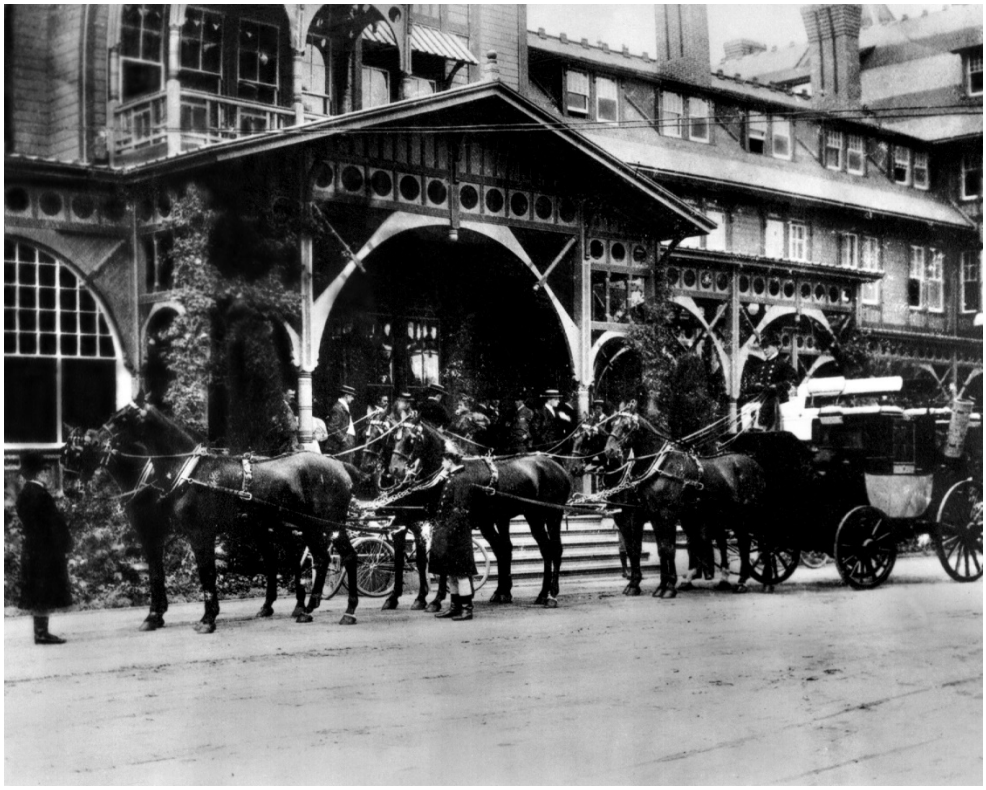

Figure 4. ca. 1881 photograph of the Hotel Del Monte, where the first carriage departed from in 1881, traveling along 17-Mile Drive.

Figure 5. ca. 1881 photograph of 17-Mile Drive in Pebble Beach, and a section known as the loop (courtesy of 2025 Pebble Beach Company).

Figure 6. ca. 1919 photograph of the Lodge at Pebble Beach (courtesy of the 2025 Pebble Beach Company).

Figure 7. ca. 1950s photograph of the Pebble Beach Road Races (courtesy of the Pebble Beach Company).

PROPERTY HISTORY

Prior to the development of the Property, the land was located within the Pescadero Rancho. It was later owned by Gore, and Jacks. By the time, the Pacific Improvement Company purchased the land from Jacks it the Property was part of a two-acre parcel known as Lot 64 (Figure 8, Figure 9, and Figure 10). The Pacific Improvement Company was incorporated in 1878 by California's Big Four railroad barons, Leland Standford, Collis P. Huntington, Mark Hopkins, and Charles Crocker. The Company acquired a vast amount of land in the Monterey Peninsula but was dissolved in 1899.[21] During the early 20th Century, the land was owned by the heirs of the railroad barons, but in 1916, they liquidated their holdings, with the assistance of Samuel F.B. Morse, who then created the Del Monte Properties Company in 1919 – further subdividing the land. This same year, the land including the subject Property was purchased by the Del Monte Properties Company.[22] [23] This same year, the company sold Lot 64, including Property, and Lot 65, the adjacent lot, to George and Ethel Cook, the first owners of the 1920 house.

[21] California Digital Newspaper Collection, "Pacific Improvement Company Dissolved," *San Francisco Call*, November 10, 1899.

[22] No Author. "Del Monte Properties Company, Del Monte Lodge, Pebble Beach, CA." Pacific Coast Architecture Database. Access 01/10/205. https://pcad.lib.washington.edu/building/16872/

[23] The Del Monte Properties Company was incorporated in 1919 by Samuel Finley Brown Morse and Herber Fleishhacker. In 1977, the company's name was changed to the Pebble Beach Company and has since gone through several owners.

Figure 8. 1877 Official Map of Monterey County showing the approximate location Property (red star) within the Pescadero Rancho (courtesy of Calisphere.com).

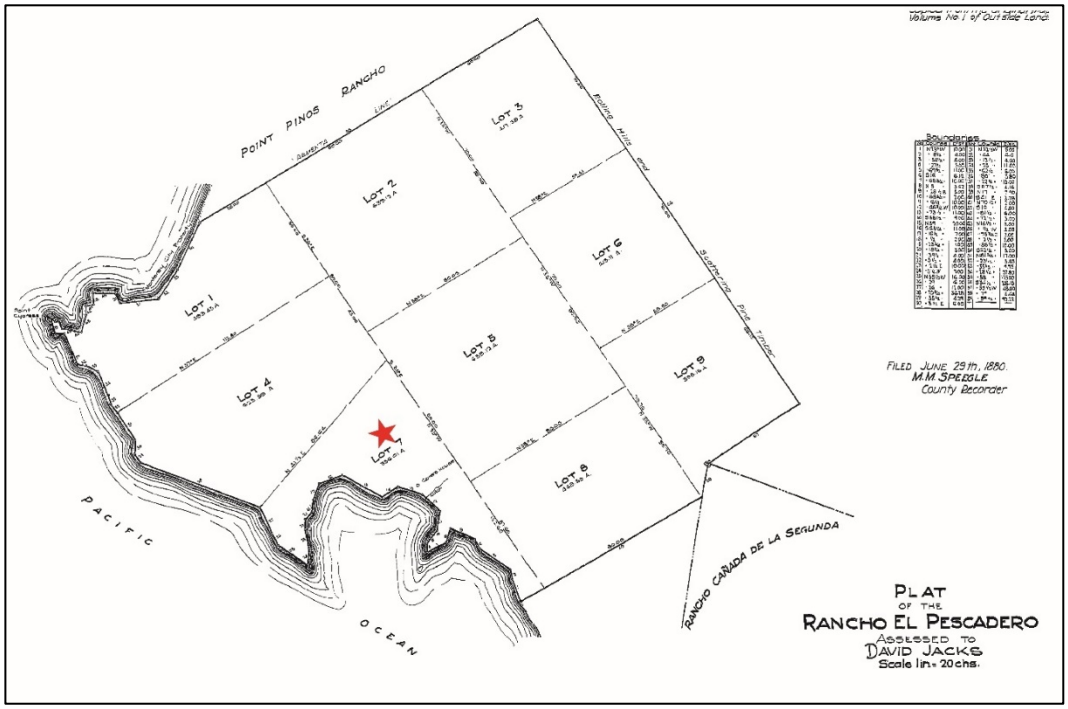

Figure 9. 1880 Rancho El Pescadero Map (aka Pescadero Rancho) showing the Property (red star) within the 368-acre, Lot 7 (courtesy of Stanford University Library).

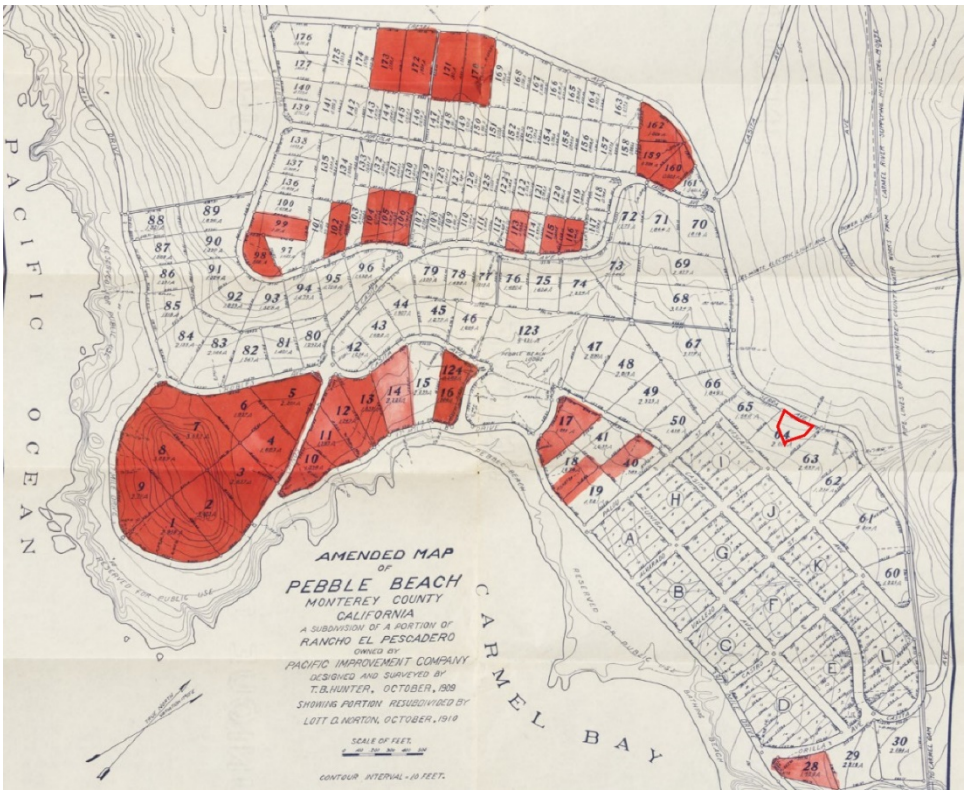

Figure 10. 1911 Amended Map of Pebble Beach showing the Property (outlined in red) within Lot 64 (courtesy of PBA Galleries.com).

Table 1. Ownership and Occupant

1920 House, ca. 1930 Garage, and Landscape		
Dates	**Owners and Occupants**	**Details**
1919-1962	Owners: George T. Cook and Ethel Hannah Cook (née Bugbee)	• The first owners of the Property were George T. and Ethel Hannah Cook. • In 1919, George and Ethel purchased the Property, with plans to construct a summer vacation home.[24] The couple hosted a ground-breaking ceremony in July of 1919; among the guests were Mr. and Mrs. Pierpont Davis, the principal of Davis & Davis, the architecture firm that designed the house.[25] • While the Cooks were away, the 1920 house was used as a filming location for scenes from *Passion's Playground*, a 1920 Katherine MacDonald and Rudolph Valentino film. The film, though distributed, has since been lost by the studio. However, there are several photographs showing the actors on the south patio of the 1920 house (Figure 11). The house was also showcased in the November

[24] California Digital Newspaper Collection, "Monterey," *Salinas News*, May 10, 1919.

[25] Newspapers.com, "Del Monte and Pebble Beach Notes," *The Monterey Daily Cypress and Monterey America*, July 16, 1919.

1920 House, ca. 1930 Garage, and Landscape		
Dates	**Owners and Occupants**	**Details**
		1921 edition of *The Architect and Engineer* (Figure 12 and Figure 13),[26] and mentioned in Elmer Grey's article "Some Country House Architecture in the Far West," which was published in the October 1922 edition of *The Architectural Record*.[27] • As shown on the 1920 Map of Pebble Beach, the Property was part of a 2-acre parcel that encompassed the adjacent parcel to the south and east (Figure 14).[28] After George and Ethel acquired lot 63, they subdivided it into lots 63, 64, and 65, creating the current shape of the Property as shown on the 1938 Map (Figure 15). The remaining portions were then deeded to the Del Monte Properties Company.[29] • In 1966, George and Ethel further subdivided the then 2-acre parcel into two one-acre lots and sold the adjacent one-acre parcel to Frank Bray.[30] • George was born in 1871 in Kansas City, Missouri, and Ethel was born in 1873 in Larkin, Kansas. In 1896, George and Ethel married in Missouri but moved to Kansas. In Kansas, George for the Kansas City Fort Scott and Memphis Railroad company. He later became the president of the Kansas City Bolt and Nut company then the president of the Sheffield Steel Company.[31] In 1910, George established the George T. Cook Co., a railroad and industrial equipment and supplies manufacturing company. The couple did not have any children and mainly resided in Kansas until 1925. • In 1925, George and Ethel moved to the Property to live full-time. • George died in 1945, and the Property was deeded to Ethel.[32] She remained in the 1920 house until the 1950s when she moved to Long Beach.[33] In 1962, Ethel died and the Property was sold to George and Elizabeth Sperling.
1962-1995	Owners: George Elmer Sperling and Elizabeth Smollett Sperling	• In 1962, the Property, then a one-acre parcel, was owned by George and Elizabeth Sperling. • In 1973, George and Elizabeth had the one-acre parcel subdivided creating the current size of the Property. • George was born in 1914 in Pennsylvania and Elizabeth was born in 1911 in Minnesota. Prior to marrying George, Elizabeth and Granville G. Stevens married in 1938 in Minnesota when they were 29 years

[26] Archives.org, "The Cook House," *The Architect and Engineer,* Vol. LXVII, No. 2, November 1921.

[27] Archives.org, "Some Country House Architecture in the Far West," *The Architectural Record,* Vol. LIII, No. 4, Serial 289, October 1922.

[28] Newspapers.com, "Real Estate," *The Californian,* May 31, 1919.

[29] Newspapers.com, "Real Estate," *Salinas Morning Post*, May 23 ,1937.

[30] 1966 Monterey County Deed.

[31] Newspapers.com, "George T. Cook is Dead," *The Kansas City Star,* December 12, 1945.

[32] Ancestry.com. *California, U.S., Death Index, 1940-1997.*

[33] Ancestry.com. *U.S., City Directories, 1822-1995.*

1920 House, ca. 1930 Garage, and Landscape		
Dates	**Owners and Occupants**	**Details**
		old. Together, Granville and Elizabeth had one child, Mary in 1942; however, in 1943, Granville died.[34] [35] • In 1945, Elizabeth and George married, and they had two children, Doris and Patricia.[36] In 1950, the U.S. Federal Census Record lists George as an attorney for the Carnation Milk Company in Minnesota and Elizabeth keeping house.[37] In 1948, the family moved to Los Angeles where George continued working as a lawyer for the Carnation Milk Company. The family moved to the Property in 1962, and appear to have lived here full-time after George retired from Carnation Milk Company in 1982. The same years as his retirement, he opened the law firm of Buckley & Sperling with his son-in-law, Dennis Buckley.[38] • Elizabeth died in 1994, and in 1995 the Property was deeded George and their daughter, Doris, who both had equal interest in the Property.[39] George died in 2001.[40] [41]
1995-2001	Owner Doris Fulton Buckley (née Sperling) and George E. Sperling	• From 1995 to 2001, the Property was jointly owned by George and his daughter Doris. However, it appears only George lived within the 1920 house. During this time, Doris lived in Watsonville and later moved to Hawai'i.[42] • Doris was born in 1947 in Wisconsin to George Sperling and Elizabeth Smollett Sperling. In 1968, Doris and Dennis L. Buckley married in Los Angeles.[43] • George died in 2001, and the Property was deeded to Dorris.
2001-2016	Owner Doris Fulton Buckley (née Sperling)	• IDoris became the soln 2001, Doris was the sole owner of the Property. • During this time, Doris divided her time between the Property and her house in Hawai'i.[44]

[34] Newspapers.com, "Births: Girls," *The Minneapolis Star*, December 21, 1942.
[35] Ancestry.com. *Minnesota, U.S., Death Index, 1908-2017.*
[36] Newspapers.com, No title, *The Pittsburgh Press*, February 18, 1945.
[37] Ancestry.com. *1950 United States Federal Census.*
[38] No Author. "George E. Sperling Jr.," *Los Angeles Times*, accessed on 01/10/2025, https://www.legacy.com/us/obituaries/latimes/name/george-sperling-obituary?id=28196720.
[39] Monterey County Deed, 1995.
[40] Newspapers.com, "Obituaries/Funeral Announcement," *The Los Angeles Times*, January 23, 1994.
[41] Ancestry.com. *U.S., Social Security Death Index, 1935-2014.*
[42] Ancestry.com. *U.S., Index to Public Records, 1994-2019.*
[43] Ancestry.com. *California, U.S., Marriage Index, 1960-1985*
[44] Ancestry.com. *U.S., Index to Public Records, 1994-2019.*

Figure 11. Scene showing actors Norman Kerry (left), Katherine MacDonald and Rudolph Valentino from the 1920 movie *Passion's Playground*, which was filmed at the Property and shows the patio on the south elevation of the 1920 house. It was allegedly without the George or Ethel Cook's permission or knowledge (photograph courtesy of Silent Era image collection, accessed January 31, 2025, http://www.silentera.com/PSFL/data/P/PassionsPlayground1920.html).

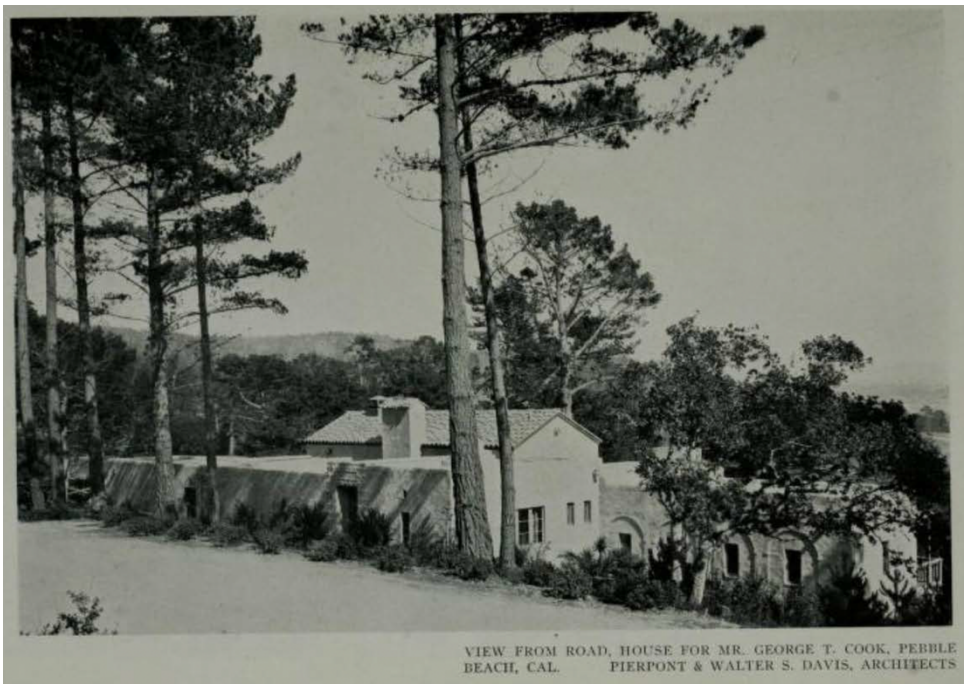

Figure 12. Photographs of the north and west elevations of from *The Architect and Engineer,* November 21, 1921. (Courtesy of Archive.org)

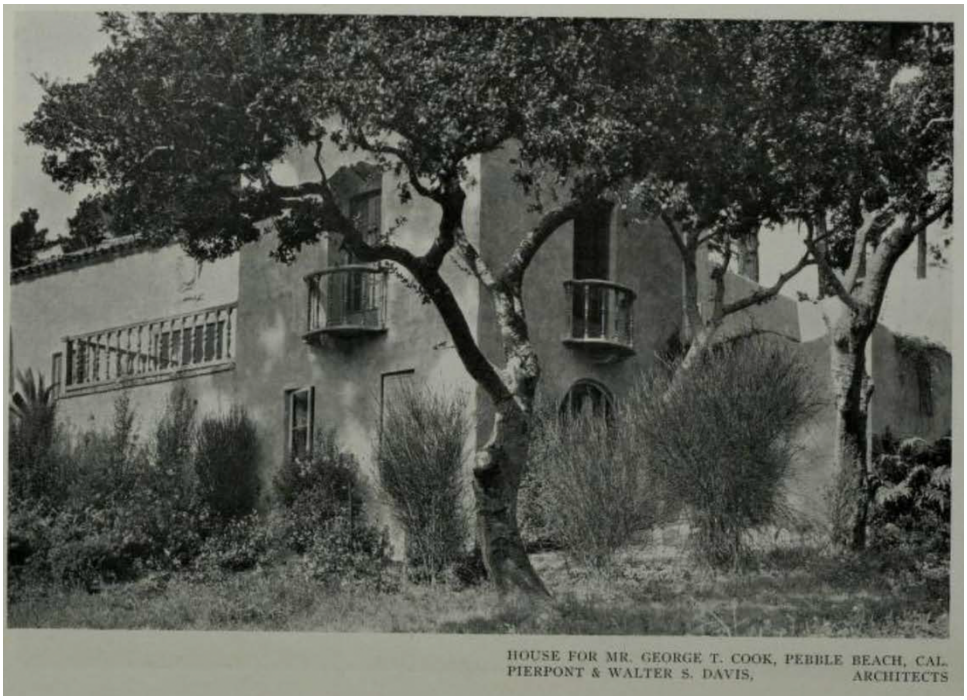

Figure 13. Photographs of the north and west elevations of from *The Architect and Engineer*, November 21, 1921. (Courtesy of Archive.org)

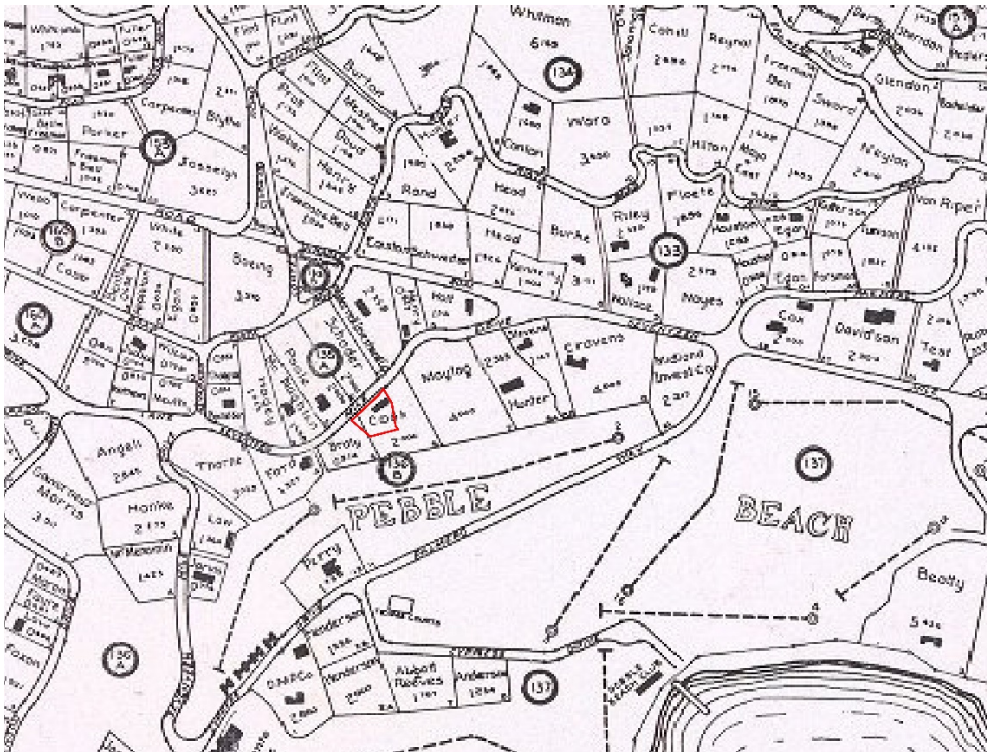

Figure 14. 1920 Brochure Map showing the Property (outlined in red) as a 2-acre parcel belonging to "Cook" (courtesy of the David Rumsey Map Collection.com).

Figure 15. 1938 Map of El Pescadero Rancho Map showing the Property (outlined in red) within a parcel labeled as "Cook" (courtesy of California State University Monterey Bay Library).

ARCHITECTURAL STYLE

SPANISH REVIVAL (1915 - 1940)

The Panama-California Exposition of 1915 in San Diego introduced Spanish architecture to the continental U.S. Prior to 1915, Spanish influence was relegated to the Hispanic Missions seen throughout Mexico, Florida, Texas and the southwest, however, the Exposition introduced the variety and wealth of Spanish architecture. Inspired by the Exposition, architects toured Spain and brought designs inspired by the vast culture and diversity seen throughout the country, which was heavily influenced by Byzantine, Moorish, Gothic and Renaissance design. As such, it demonstrates elaborate detailing that was not present in either the Spanish Colonial Revival or Pueblo architecture. Due to the variety of elaborate designs, the buildings often included elaborately carved wood doors, with either arches or low-relief carving and ornamentation at doorways, around the windows or cornices. Buildings have a stucco exterior, often with decorative tiles or cartouches. Windows were multi-paned, casement windows, often with decorative wood or iron grilles. In some instances, windows or doors opened to wood or iron railed balconies. Inspired by Spanish form as well as design, buildings often had asymmetrical facades, with informal, varied massing. Typical building forms include side-facing gable, cross-gable, combination hipped-and-gable, hipped roof and flat roof; the roofs were low-pitched, clay tile with little-to-no-eave overhang. The buildings with larger footprints that demonstrated the informal massing often incorporated a walled entry to courtyard; courtyards often included either trabeated or arched porches. Due to the variety of influences seen in Spanish architecture, Spanish Revival architecture was as varied as its inspiration. Some designs emphasized Moorish influence, with keyhole or horseshoe arches, decorative tiles in elaborate designs, and vaulted ceilings, while others incorporated Gothic or Renaissance. Although Spanish Revival was employed throughout the country, it was most popular in regions where Spain had its colonies, including Florida, Texas and the southwest. Although Spanish Revival surged in popularity in the 1920s and 1930s, with entire developments, private residences, commercial and civic buildings utilizing this style, by the 1940s, its use was negligible.

Character defining features of this style include:

- Low-pitched, clay tile roof
- Round arches at entryway, porch or windows
- Porch arcade with columns, either arched or trabeated
- Low-relief carving at doorways, windows and cornices
- Stucco exterior walls
- Elaborately carved doors
- Decorative window grills of wood or iron
- Spiral columns
- Multi-paned windows, typically casement

- Balconies or terraces
- Curvilinear gable

ARCHITECT/ARCHITECTURAL FIRM

DAVIS & DAVIS (1916 - 1942)

Davis & Davis is a Los Angeles-based architecture firm founded in 1916 by brothers F. Pierpont Davis and Walter S. Davis.[45] F. Pierpont was born December 27, 1884, while Walter S. was born November 7, 1887, in Baltimore, MD, to the architect Frank Earlougher Davis, and his wife Annie Legate Swindell. Pierpont received his education from Baltimore City College, finishing at Maryland Institute of Design, Engineering, and Mathematics, while Walter attended the Massachusetts Institute of Technology, where he received his Bachelors and Masters. Pierpont moved to California, where he began his career in architecture, with known designs beginning in 1907.[46] By 1916, both brothers were living in Los Angeles, where they founded the firm Davis & Davis. As both brothers fought in WWI, the first designs of the firm were completed in 1918. Davis & Davis specialized in Revival styles, particularly Spanish Revival, Spanish Colonial Revival and Mediterranean Revival. Like many architects of the early 20th century, Pierpont toured Europe and the Northern countries of Africa, an experience which contributed to the designs of Davis & Davis. In 1941, Pierpont worked as the Assistant to the Chief Architect behind the Pentagon in Washington, DC. Additionally, Pierpont belonged to the Allied Architects of Los Angeles, where he assisted in the design of Los Angeles Hall of Justice (1925), the Bob Hope Patriotic Hall (1926), Los Angeles General Medical Center (1928), and the Hollywood Bowl Music Shell (1929). The work of Davis & Davis was showcased in several architectural magazines, and their work is included in both the NRHP, including St. John's Cathedral and the El Greco Apartments in L.A, and six of their works are listed on the LA Historical-Cultural Landmarks.

HISTORIC ARCHITECTURAL SURVEY

On December 11, 2024, EDS Principal Architectural Historian Stacey De Shazo, M.A., completed an architectural survey of the 1920 house, ca. 1930 garage, and associated landscape within the Property. The following section documents the results of the survey.

1920 HOUSE (CASA DE LA ESTRELLA)

The 1920 house is associated with the Spanish Revival architectural style. The one-story building is constructed on the side of a hill on a raised foundation, which allows a basement unit that is accessed from the exterior. The house consists of a composite form that gives the appearance of several phases of construction, with a central, side-facing gable form that has an L-shaped flat roof section attached to the east elevation and an irregular, flat roof form attached to the west elevation. The two north elevations of the flat roof sections are connected by a stucco wall, creating an enclosed courtyard. The house is finished

[45] PCAD, "Davis and Davis, Architects (Partnership)," accessed January 24, 2025, https://pcad.lib.washington.edu/firm/331/.

[46] PCAD, "Francis Pierpont Davis (Architect).

with a textured stucco. Due to the composite form of the house, the central, side-facing gable section of the house has a moderately sloped roof with Spanish red-clay tiles, which is continued at three shed-roofs – one over the projecting bay window of the east elevation, which is adjacent to a membrane finished, sloped section that is cut into the flat roof for water shedding, and two on the porches of the south elevation. The remainder of the house has a flat roof with a raised stucco parapet with varying heights, which gives the appearance of multiple phases of construction. Within the central side-facing gable, there are two chimneys, an interior ridge chimney without many defining features and an exterior chimney on the eave wall, which is finished with stucco with two Spanish, red-clay tile shoulders and a side-facing gable chimney cap with Spanish red-clay tiles; within the gables of the chimney cap are two small stucco cartouches, a feature that is continued throughout the house. On the west wing of the house, there are an additional two chimneys. One chimney is located at the northwest corner and extends from the raised parapet; this chimney has a stepped form with projecting geometric decorative features, while the other chimney consists of an exterior chimney on the south elevation, with a stucco finish and large cartouche.

North Elevation (Primary Façade)

The north elevation is the primary façade and consists of the simple, street-facing elevation (Figure 16). The north elevation consists of the north walls of two flat-roof sections, a stucco wall that connects them, and an interior eave wall of the central side-facing gable form. The east wing of the elevation has a copper rain collector and downspout, which was installed over the scupper ca. 2024 (Figure 17). West of the downspout is a small window with a decorative, geometric wood grille (Figure 18) and a double three-light, wood casement window (Figure 19). The stucco wall that encloses the courtyard does not have any fenestration or character-defining features. However, the eave wall of the side-facing gable section has a recessed barbed quatrefoil alcove with a decorative tile centered within it. The primary entrance is adjacent to this wall and consists of a recessed entrance with a large wood door with custom, hand-forged iron details (Figure 20). Surrounding the doorframe, there are fifty raised eight-point stars that surround the stucco plaque that reads “Casa de la Estrella (Figure 21 and Figure 22).” The plaque was set between two ca. 1930 iron sconces that were removed in 2024 and currently have caps over the wall connection. The wood door consists of vertical panels, with decorative nail heads, a centered, iron keyhole surrounded by an arabesque iron plate, with a large iron bolt and a custom door knob and iron trim plate with the initial G. T. C., for George T. Cook (Figure 23). To the west of the door is a fixed vertical wood window with turned wood grille (Figure 24). The west wing of the house consists of a blind arcade with four two-light wood casement windows, each set within a blind arch; at the west end of the arcade is a copper rain collector and downspout, which was installed over a scupper (Figure 25). The north wall within the courtyard consists of an elaborate wood door accessed via the loggia, which has decorative tile and springing arches. On either side of the chimney, there is

Figure 16. North elevation, facing southwest.

Figure 17. East wing of north elevation, facing southwest.

Figure 18. Detail of geometric wood grille.

Figure 19. East wing of north elevation, facing southeast.

Figure 20. Entrance to loggia and courtyard, facing south.

Figure 21. Stucco "Casa de la Estrella" over door, surrounded by raised eight-point star details.

Figure 22. Detail of eight-point stars.

Figure 23. Wood door with hand-forged wrought iron details, bolt, key hole and door knob, with "G T C" carved into the iron trim plate.

Figure 24. North and west elevations, facing southeast.

Figure 25. Blind arcade on west wing of the north elevation, facing southeast.

East Elevation

The east elevation consists of an exposed section of the gable, the east wall of the east wing, and a wall within the back patio (Figure 26). Per historical photographs, the east elevation underwent alterations ca. 1930, including the expansion of the kitchen, which includes a single door on the east wall, with a sloped roof that connection the two flat sections of the roof and the side-facing gable form and the projecting bay window, supported by wood brackets with a shed roof that has exposed rafters beneath the eave overhangs. Centered within the gable is a recessed barbed quatrefoil alcove with a decorative tile centered within it. The east wall of the east wing consists of a single, eight-light wood door that opens onto a wood Juliet balcony, centered over a single door with glazing and sidelights that have turned wood mullions, all set within an arched doorway at the basement level (Figure 27). To the north of these two doors is a walled courtyard accessed via a wood gate. Within the courtyard is a projecting bay window with exposed rafters extending past the east wall of the bay and supporting wood brackets; each of the side walls has three-light wood casement windows, while the larger east wall has a ribbon of three/three light wood casement windows (Figure 28). To the north of the projecting bay is a two-light wood fixed window and a single wood door with nine-light glazing (Figure 29). The door is accessed via a raised walkway with double basket weave brick pavers, with a metal rail. The east wall within the patio has a single wood door with eight-light glazing (Figure 30). Above the door is a hand-painted tile portrait of St. Anthony of Padua (Figure 31).

Figure 26. East elevation, facing northwest.

Figure 27. Arched door with sidelights and single door with Juliet balcony on east elevation.

Figure 28. Projecting bay window on the east elevation, facing southwest.

Figure 29. Two-light fixed wood windows and single wood window, facing northwest.

Figure 30. East wall within raised patio, with single wood door and tile portrait of St. Anthony of Padua.

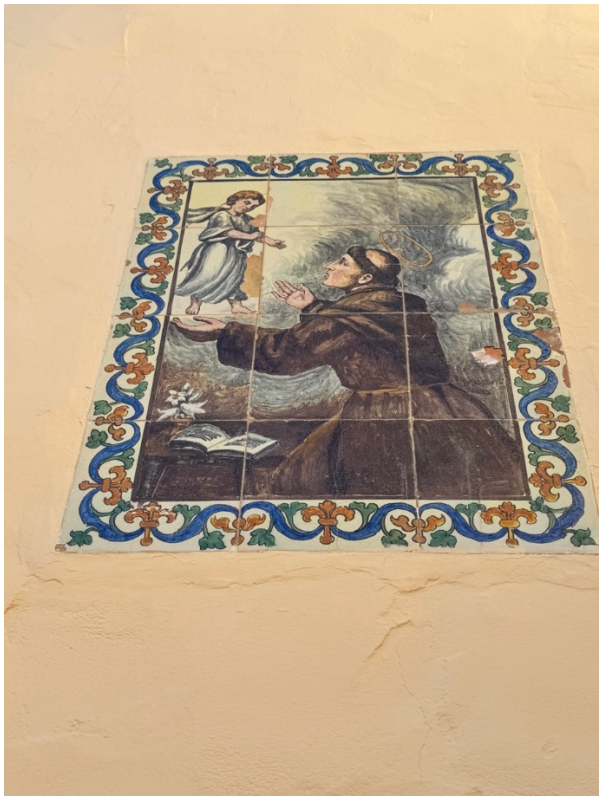

Figure 31. Hand-painted tile of St. Anthony on east elevation above door.

South Elevation

The south elevation faces Hole 2 of the Pebble Beach Golf Course and consists of the majority of character-defining features, as the primary, public façade is restrained (Figure 32). The west wing of the elevation consists of a blind colonnade, with trabeated wood pilasters and brackets, with a shed roof with Spanish red-clay tiles (Figure 33). The fenestration of this elevation consists of a single wood door with four-light glazing, set between two four-light sidelights, which is set back from the plane of the blind colonnade, and six fixed wood windows with turned wood grilles (Figure 34). The door opens onto a raised brick patio with wood-turned balusters; the patio is accessed by three steps. Below the patio is an access door to the crawl space below the west wing. To the east of the blind colonnade is the exterior stucco chimney with a large stucco cartouche; the chimney is set between two three-light wood casement windows (Figure 35, Figure 36, and Figure 37). Abutting the chimney is a set of concrete steps providing access to a raised brick patio with a basket-weave brick paver pattern (Figure 38). The south elevation within this patio consists of a wood French door, each of the pair has eight-light glazing, which opens to a wood Juliet balcony that is supported by a central wood bracket (Figure 39). At the top left corner of the door is a single, hand-forged metal sconce. Along this elevation is a large fixed wood window, which is surrounded by hand-painted tiles that demonstrate scenes from Don Quixote; above the window is a stucco cartouche (Figure 40). To the east of this window, and within the porch raised above the patio, is a wood French door, and each door has four-light glazing. The raised porch has a shed roof and is supported by two wood columns and a wood pilaster, each with decoratively carved capitals; between the columns and pilaster is a turned wood baluster (Figure 41). A hand-forged lantern is affixed to the central rafter of the shed roof, which likely matches the

sconces on the north elevation (Figure 42). Below the patio is a single wood door with six-light glazing and a louvered vent, which provides access to the mechanical room. The southernmost wall of elevation consists of a picture window at the basement level, which consists of a central fixed wood window set between two, single-light wood casement windows; centered above this window is a single, eight-light wood window that opens to a wood Juliet balcony that is supported by a central wood bracket (Figure 43). This door is set within a decorative alcove, with chamfered edges and a double lamb's tongue. The single door is off centered on the elevation; however, the wall was extended west, likely ca. 1930, when the garage was added to the property. A copper rain collector and downspout were added ca. 2024 to the elevation, parallel to the seam where the ca. 1930 addition abuts the original wall. The south wall of the east wing consists of a three-light, double casement wood window, and a single two-light fixed wood window, the latter of which was added ca. 1930 (Figure 44). In ca. 1930, the easternmost wing was extended, removing a corner bracket and adding a wing-wall with a single arched doorway with an arched wood door.

Figure 32. South elevation, facing north.

Figure 33. Blind colonnade on the west elevation of the south elevation, facing north.

Figure 34. Wood grille within the window of the blind arcade on the south elevation.

Figure 35. Exterior stucco chimney and steps leading to rear, raised patio, facing northeast.

Figure 36. Exterior stucco chimney on the south elevation, facing north.

Figure 37. Stucco cartouche on exterior stucco chimney of the south elevation.

Figure 38. Raised patio and raised porch with shed roof, facing north.

Figure 39. South elevation within the raised patio, facing northeast.

Figure 40. Details of the hand-painted tiles that demonstrate scenes from Don Quixote surrounding the large window on the south elevation.

Figure 41. Raised covered porch.

Figure 42. Hand-forged, hanging lantern within shed porch, added ca. 1930.

Figure 43. Eight-light wood door set within decorative alcove with Juliet balcony above picture window, facing north.

Figure 44. South elevation of east wing, with wing wall connected the 1920 house to ca. 1930 garage, facing north.

West Elevation

The west elevation consists of several different walls of the house, with two sections of the flat roof with a parapet and the wall within the raised porch (Figure 45). The northernmost section of the elevation consists of a ribbon of three, three-light wood casement windows and two vertical, fixed windows with turned wood grilles (Figure 46). The westernmost wall consists of a single vertical fixed window with a turned wood grille (Figure 47). Centered within the west-facing gable is a recessed barbed quatrefoil alcove with a decorative tile centered within it. Additionally, there is a single, three-light wood casement window perpendicular to the blind colonnade (Figure 48). The west wall of the raised porch consists of a wood French door, and each door has four-light glazing (Figure 49). The pair of doors is set between two hand-painted tiles.

Figure 45. West and north elevations, facing east.

Figure 46. West elevation with stepped parapet to stucco chimney, facing east.

Figure 47. West elevation of west wing, facing east.

Figure 48. South and west elevations, facing northeast.

Figure 49. West elevation within the rear patio, facing northeast.

CA. 1930 DETACHED GARAGE

The ca. 1930 detached garage is associated with Spanish Revival architecture, with a saltbox form (Figure 50). The garage has a basement unit with a concrete slab on a grade foundation; the first story has a

concrete slab that is supported by the wall of the basement and has a concrete apron that extends to the driveway. The building is finished with textured stucco. The moderately sloped roof is clad with Spanish red-clay tiles, with wide eave overhangs that have exposed rafters. Within the gables of the building, there are three Spanish red-clay tile vents. There is also an exterior wall stucco chimney on the east elevation. The north elevation is the primary façade and consists of three single-car, wood garage doors set within a trabeated colonnade, with central wood columns with brackets. The west elevation consists of two double, three-light, wood casement windows, one at the basement level and on the south side of the elevation, while the other is centered at the first story level (Figure 51). The south elevation consists of a double, three-light, wood casement window and a French wood door, where each of the paired doors has six-light glazing located at the basement level and a two-light fixed wood window at the first level (Figure 52). The fenestration of the east elevation was not visible during the survey, however, there is a projecting exterior stucco-finished chimney on the south side of the elevation and a double, three-light, wood casement window at the first story.

Figure 50. North elevation of the garage.

Figure 51. West elevation, facing east.

Figure 52. South elevation, facing north.

LANDSCAPE

The landscape associated with the Property consists of a driveway that extends around a long island that has a tall hedge, which shields the primary façade from view from the public-right-of-way (Figure 53 and Figure 54). Between the driveway and the house, there is a path of stone pavers surrounded by a variety of shrubs and plants. This path leads to the front door, which provides access to an interior courtyard that has a brick patio, a fountain, a central gas fireplace, and Moorish loggia with springing arches and decorative tile. Between the 1920 house and the ca. 1930 garage is a stucco wing wall with an arched doorway and arched wood gate (Figure 55). The gate opens to a set of concrete steps that leads to a brick walkway to the house and a small exterior courtyard with a low stucco wall (Figure 56). The stucco wall has a central gate; within this courtyard, there is a camelia bush, as well as a few unidentified bushes (Figure 57). The stone pavers extend southward onto the property, with a slight slope, while the lawn is terraced (Figure 58). The path splits, with one leading to the raised patio and the other veering towards the golf course, ending in an overlook with a bench below a single tree (Figure 59). At the northwest corner of the Property, there are several large trees, under which is an above-ground hot tub (Figure 60).

Figure 53. Entrance to the driveway of 1920 house.

Figure 54. Driveway along the north elevation of the 1920 house.

Figure 55. Arched gate through wing wall.

Figure 56. Stucco wall surrounding courtyard off the east elevation.

Figure 57. Courtyard with low stucco wall.

Figure 58. Terraced backyard with slate walkway, facing northeast.

Figure 59. Stone steps to lookout.

Figure 60. Hot tub set into a circular concrete pad.

EVALUATION OF HISTORICAL SIGNIFICANCE

The Property, including the 1920 house, ca. 1930 garage, and associated landscape, was evaluated for historical significance following the CRHR criteria.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and National Register-listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens.

To qualify for listing in the CRHR, a Property must possess significance under one of the four criteria and have historic integrity. Determining integrity consists of evaluating seven variables or aspects, including location, design, setting, materials, workmanship, feeling, and association. According to the OHP, the criteria for evaluation for eligibility for listing in the California Register are based upon National Register criteria and include seven characteristics defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure, and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular

period of time and in a particular pattern of configuration to form the historic property.

- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The following section examines the eligibility of the Property containing the 1920 house, ca. 1930 garage and associated landscape, at least 45 years of age, for listing on the CRHR.

CRHR EVALUATION

1. **(Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.**

   The Property, containing the 1920 house, ca. 1930 garage, and associated landscape, was not found to be associated with any events that made a significant contribution to the broad patterns of California's history or cultural heritage.

   Therefore, the Property, including the 1920 house, ca. 1930 garage, and associated landscape, does not appear eligible for listing on the CRHR under Criterion 1.

2. **(Person): Is associated with the lives of persons important in our past.**

   Thorough research was completed for the Property and former owners; however, the research did not reveal any person associated that is important to our past, as it related to California history.

   Therefore, the Property does not appear individually eligible for listing in the CRHR under Criterion 2.

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values**

   Architecture/Spanish Revival: The 1920 house is associated with Spanish Revival architecture, with a period of significance of 1920, the year the house was constructed. The building demonstrates an excellent instance of Spanish Revival design, showcasing one of the unique elements of its form, which utilizes different roof forms and heights to give the appearance of a building constructed over time. The house incorporates both sloped roofs with Spanish red-clay tiles and flat roofs with raised parapets. Each roof form is distinguished by a different part of Spanish Revival, with Moorish characteristics in the north elevation, the front courtyard and loggia, the barbed quatrefoil on each of the elevations, wood casement windows, and turned wood grilles, and Juliet balconies. The house utilizes both an arcade with springing arches within the loggia, a blind arcade on the north elevation, and a blind colonnade on the south elevation. It utilizes varying heights in the floors and roofs to distinguish the entertainment spaces of the courtyard, living room, and patio from the private spaces of the bedrooms and den and the hosting areas, e.g., the dining room and covered

patio, from the working areas, e.g., kitchen and laundry room. Although the primary façade is simple, the primary entrance demonstrates the craftsmanship seen throughout the entire building.

The front door consists of a custom-made wood door with a hand-forged door knob, plate, keyhole, and bolt. The plaque over the door, which is surrounded by raised eight-point stars and set between two hand-forged sconces, denotes the attention to detail and focus on handcrafted character-defining features. The craftsmanship is seen on the interior and exterior, with the large painted rafters of the living room, the detailed tile within the loggia and the courtyard, and the stucco cartouches, hand-painted tile, turned wood balusters, and wood windows and doors. The house demonstrates a textbook example of a Spanish Revival house constructed in 1920. As such, the building is an excellent example of Spanish Revival and appears individually eligible for listing on the CRHR.

Architect/Davis & Davis: The 1920 house is associated with the architecture firm Davis & Davis, the firm that designed the house. Davis & Davis was an L.A.-based architecture firm that specialized in Spanish and Mediterranean Revival architecture. Founded in 1916, their early work established their style and later success in Southern California, with their most prolific decade occurring in the 1920s, which started with the construction of the 1920 house. The house demonstrates Davis & Davis' capacity and understanding of the Spanish Revival style, with the characteristic form, which gives the appearance of several phases of construction, incorporating both pitched and flat roofs, seamlessly incorporating Moorish elements with the Spanish elements. Therefore, the house demonstrates an excellent example of the firm's residential architectural style and appears individually eligible for listing on the CRHR under Criterion 3 for association with Davis & Davis.

Architecture/Spanish Revival: The ca. 1930 garage is associated with Spanish Revival architecture. The garage does not exhibit a typical Spanish Revival form. However, it has several characteristics of Spanish Revival architecture, including the trabeated colonnade on the north elevation, clay tile vents, wood casement windows, and the materiality seen in the textured stucco finish and Spanish red-clay tile roof and wood garage doors. Although the garage demonstrates a distinct association with Spanish Revival design, it is a simple instance of the style and does not appear individually eligible for listing on the CRHR.

The associated landscape is not associated with an architectural style or local vernacular design, architect, builder, landscape architect, or planned design.

Therefore, the 1920 house appears eligible for listing on the CRHR under Criterion 3 due to its association with Spanish Revival architecture and with the firm Davis & Davis. The ca. 1930 garage and associated landscape do not appear eligible for listing on the CRHR under Criterion 3.

4. **(Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For

a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The 1920 house and ca. 1930 garage are associated with Spanish Revival architecture; although associated with Spanish Revival, they are not able to convey important information about this architectural typology. As such, none of the built environment resources within the Property are eligible for listing in the CRHR under Criterion 4.

INTEGRITY

To qualify for listing in the CRHR, a property must possess significance under one or more of the above-listed criteria and have historic integrity. There are seven variables, or aspects, that are used to judge historic integrity, including location, design, setting, materials, workmanship, feeling, and association.[47] A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, "only after significance is fully established can you proceed to the issue of integrity."

The 1920 house within the Property was found eligible under CRHR Criterion 3; therefore, an integrity analysis was completed.

- **Location.** The 1920 house remains at its original location where it was constructed.

  Therefore, the 1920 house retains integrity of location.

- **Design**. The 1920 house has received minor modifications, most of which occurred on the east elevation. Per 1921 images from *The Architect and Engineer,* the north and south wings on the east side of the side-facing gable were connected with the low sloped roof and projecting bay on the east elevation was added. Additionally, the east wall of the north wing was extended, and a window was added. It appears that the alterations complimented the original design. Furthermore, the dining room off the south elevation was expanded, encroaching on the raised porch deck. At the time of this renovation, a shed roof was added, which is supported by carved columns and pilasters. Despite these alterations, the majority of the design and form appears original. The alterations on the east elevation were not visible from either the public right of way, or the golf course, and did not impact character defining features or the form of house. The addition to the south elevation impacted the balance of the south elevation, as the single door and Juliet balcony and the two windows within the basement were centered on the façade. The remainder of the house retains its original design from 1920, including the irregular form, with the side-facing gable and flat roof sections, the blind colonnade and blind arcade on the west wing, the exterior stucco chimneys, the wood grilles and Juliet balconies, and wood windows and doors. As such, the 1920 house retains its Spanish Revival design.

[47] National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1997).

Therefore, the 1920 house retains integrity of design from 1920.

- **Setting.** When 1920 house was constructed within the neighborhood north of the Pebble Beach Golf Course. Although additional residences were added to the neighborhood, the setting has remained unchanged.

  Therefore, the 1920 house retains integrity of setting.

- **Materials**. The 1920 house retains integrity of material, with very little changes done to the materiality of the house. The house retains its character defining exterior finishes including the textured stucco, with stucco cartouches, and hand painted tiles. The interior southeast corner of the porch has been altered; the room was extended, which impacted two doors and a window. It appears that the single door on the west wall, and the double door of the south wall were switched, while the single fixed window was removed entirely. Additionally, the two wood casement windows below the single door and Juliet balcony were joined by a fixed, large wood window. Aside from these alterations, it appears that each of the wood windows, wood doors and wood balconies are original.

  Therefore, the 1920 house retains integrity of materials from 1920.

- **Workmanship.** Workmanship is evidenced by skill or craft from a particular period or region. The 1920 house retains workmanship regarding the knowledge and application of materials associated with Spanish Revival architecture, particularly seen in the hand-formed details of the front door, and the metal lantern and sconces. It is seen in the hand-painted tiles, the stucco formed cartouches. Furthermore, the wood windows and doors, and the turned balusters, Juliet balconies and wood grilles are excellent examples of the carpenter's skills. The house utilizes several types of craftsmanship, which demonstrates the individual workmanship that was knit together by the design of Davis & Davis.

  Therefore, the 1920 house retains integrity of workmanship from 1920.

- **Feeling**. Integrity of feeling is a property's quality in evoking the aesthetic or historical sense of a past period. The 1920 house was built as a retirement home for Mr. and Mrs. George T. Cook, and evokes the feeling of a wealthy residence, which was designed for the intention of hosting. This house retains the extravagance of the era.

  Therefore, the 1920 house retains integrity of feeling from 1920.

- **Association.** The 1920 house retains association with Spanish Revival architecture from its date of construction.

  Therefore, the 1920 house retains integrity of association from 1920.

An assessment of integrity found that the 1920 house retains all seven aspects of integrity, including location, design, setting, materials, workmanship, feeling, and association.

MONTEREY COUNTY REGISTER OF HISTORIC RESOURCES ASSESSMENT

The following assessment is based on the County of Monterey Municipal Code, Chapter 18.25, Preservation of Historic Resources, subsection, 18.25.070 - Review Criteria. The following criteria are to be applied to "an improvement, natural feature, or site may be designated an historical resource and any area within the County may be designated a historic district if such improvement, natural feature, site, or area meets the criteria for listing on the National Register of Historic Places, the California Register of Historic Resources, or one or more of the following conditions are found to exist:"[48]

A. Historical and Cultural Significance

A1 through A7

1. The resource or district proposed for designation is particularly representative of a distinct historical period, type, style, region, or way of life.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The house is a representative example of early Spanish Colonial Revival design in the Pebble Beach area of Monterey County, which has become a characteristic style of the area.

Therefore, the 1920 house appears eligible under Criterion A.1.

2. The resource or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource remains a single-family residence designed in the Spanish Colonial Revival style, which was common in 1920 and remains ubiquitous throughout the area.

Therefore, the 1920 house does not appear eligible under Criterion A.2.

3. The resource or district proposed for designation was connected with someone renowned.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. Although Cook is known in the area, the history of the Property does not appear to be associated with someone "renowned."

Therefore, the 1920 house does not appear eligible under Criterion A.3.

[48] "18.25.070 - Review criteria," *Monterey County Municipal Code: Chapter 18.25 - Preservation Of Historic Resources*, accessed January 31, 2025, https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT18BUCO_CH18.25PRHIRE_18.25.160DAST

4. The resource or district proposed for designation is connected with a business or use which was once common but is now rare.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The history of the house was thoroughly researched, and it is not connected to a business or use that was once common in the community or the world at large but is now rare. Therefore, the 1920 house is not associated with a business.

Therefore, the 1920 house does not appear eligible under Criterion A.4.

5. The resource or district proposed for designation represents the work of a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource is associated with the master architecture firm Davis & Davis during the peak of their success and therefore appears eligible for association with the architecture firm Davis & Davis.

Therefore, the 1920 house appears eligible under Criterion A.5.

6. The resource or district proposed for designation is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, State, or community.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The house is not the location of an important historic event or is associated with events that have made a meaningful contribution to the nation, State, or community.

Therefore, the 1920 house does not appear eligible under Criterion A.6.

7. The resource or district proposed for designation has a high potential of yielding information of archaeological interest.

The resource was not evaluated for archaeological interest.

B. Historic, Architectural, and Engineering Significance.

B1 through B3

1. The resource or district proposed for designation exemplifies a particular architectural style or way of life important to the County.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in

1920 for George T. Cook. The resource exemplifies Spanish Colonial Revival design, which is prolific throughout the county.

Therefore, the 1920 house appears eligible under Criterion B.1.

2. The resource or district proposed for designation exemplifies the best remaining architectural type of a community.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource does not exemplify the best remaining architectural type of a community.

Therefore, the 1920 house does not appear eligible under Criterion B.2.

3. The construction materials or engineering methods used in the resource or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource embodies elements of outstanding attention to architectural design, detail, material, and craftsmanship.

Therefore, the 1920 house appears eligible under Criterion B.3.

C. Community and Geographic Setting.

C1 through C4

1. The proposed resource materially benefits the historic character of the community.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource materially benefits the historic character of the community, as it was constructed at the beginning of Pebble Beach's development and ultimately set the tone for the neighborhood and the development that followed.

Therefore, the 1920 house appears eligible under Criterion C.1.

2. The unique location or singular physical characteristic of the resource or district proposed for designation represents an established and familiar visual feature of the community, area, or county.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource does not have a unique location or singular physical characteristic that represents an established and familiar visual feature of the community, area, or county.

Therefore, the 1920 house does not appear eligible under Criterion C.2.

3. **The district is a geographically definable area, urban or rural possessing a significant concentration or continuity of site, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development.**

   The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource is not a district, and therefore, the criterion is not applicable for consideration.

   Therefore, the 1920 house does not appear eligible under Criterion C.3.

4. **The preservation of a resource or resources is essential to the integrity of the district.**

   The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource is not a contributor to a district, and therefore, the criterion is not applicable for consideration.

   Therefore, the 1920 house does not appear eligible under Criterion C.4.

Local Listing Recommendations

The resource, consisting of the 1920 house, appears eligible for local listing for association with Criteria 1 and 5 of A. Historical and Cultural Significance; Criteria 1 and 3 of B. Historical, Architectural, and Engineering Significance; and Criterion 1 of C. Community and Geographic Setting. As such, EDS recommends that the 1920 house is eligible for local listing.

SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION REVIEW

This HRE completed by EDS recommends that the 1920 house meets CRHR Criterion 3 for association with both Spanish Revival architecture and the architecture firm Davis & Davis, and retains integrity and, therefore, appears eligible for listing on the CRHR.

To assess the Project's potential impacts on the historical resource, EDS completed a Standards review to ensure the Project meets the Standards. The EDS team worked with the Project's design team at Affinity Residential Design (previously Blackwell Design Consultants) reviewing the final drawings dated October 15, 2025.

Secretary of Interior Standards for Rehabilitation Review

The following section addresses the current Project concept design within the context of the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. When repair and replacement of deteriorated features are necessary, when alterations or additions to the property are planned for a new or continued use, and when its depiction at a particular period of time is not appropriate, Rehabilitation may

be considered as a treatment.

According to the Standards, "some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character-defining or outside the building's period of significance."

The Standards and EDS analysis of the Project as it relates to the Standards are presented below. The Project was reviewed using the Project designs by Affinity Residential Design dated October 15, 2025, and the Project description provided by the designer, which was applied to each of the Standards, if applicable. The results of the Standards analysis are presented below with an "EDS Response" and an "EDS Analysis" that identifies if the Project conforms with Standards. "EDS Recommendations" are also provided, if warranted. The Project includes changes to the 1920 house, particularly to the south and east elevations, including the removal of an existing window and the enlargement of the opening to allow for a new, large wood window to the rear façade, including a new covered walkway and replacing wood doors and windows as needed, in-kind, as well as resurfacing of the existing patios and courtyard, and installing a new hot tub pad.

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

   There are no proposed changes to the historic use of the 1920 house, as it will still remain a private residence.

   EDS Analysis: The proposed project complies with Standard 1.

2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

   Historic Character: The 1920 house is characterized by Spanish Colonial Revival design, which was altered in ca. 1930 with additions consisting of expanding the dining room at the south towards the west, with a covered porch, the kitchen was extended east with the low sloped roof and the bay window, and the room at the northeast corner of the building was extended east. Further additions to the house include the two sconces on either side of the entrance, the gate connecting the 1920 house and the ca. 1930 garage, and the picture window at the basement level.

   Proposed Changes: The Project proposes to return certain aspects of the façade, including the removal of the sconces on the front façade, added in ca. 1930, and not part of the original 1920 design by Davis & Davis, which returns the house to its original 1920 appearance. Per plan page A3.0, the Project includes replacing three of the windows within the ca. 1930 bay addition on the west elevation; as these windows were not original to 1920 house, this proposal does not impact character defining features of the historic house. The Project also includes the removal of the eight-light wood door set within a decorative, recessed doorway with chamfered edges that opens to a

Juliet balcony on the south elevation (Figure 61) and replacing it with a large, rectangular wood window (Figure 62). The proposed project requires the removal of the decorative doorway with chamfered edges and scrolling, the Juliet balcony, and the wood door. The replacement window consists of the installation of a rectangular wood window, which will be set within a large rectangular opening that will replicate the chamfered edge and scrolling on the existing window. Although the proposed project removes historic materials and features that contribute to the character of the property, the door is replaced with a window that compliments the character of the Property, without giving a false sense of history, as the window will not appear original (Figure 62). While the proposed project includes the removal of the characteristic door, the project returns the north elevation (primary façade) to its original 1920 appearance and alters only one original section of the house. In addition, the matching door and Juliet balcony on the east wall will remain but will no longer be functional.

Assessment: The proposed Project does not alter the association of the property to the architectural style of Spanish Colonial Revival; the proposed replacement window meets the Standards, as it does not impact the historic character of the Property, as it is a style commonly found within Spanish Colonial Revival, it will be wood, and it will not present a false sense of history.

Figure 61. Eight-light wood door set within a decorative alcove with Juliet balcony above picture window, facing north.

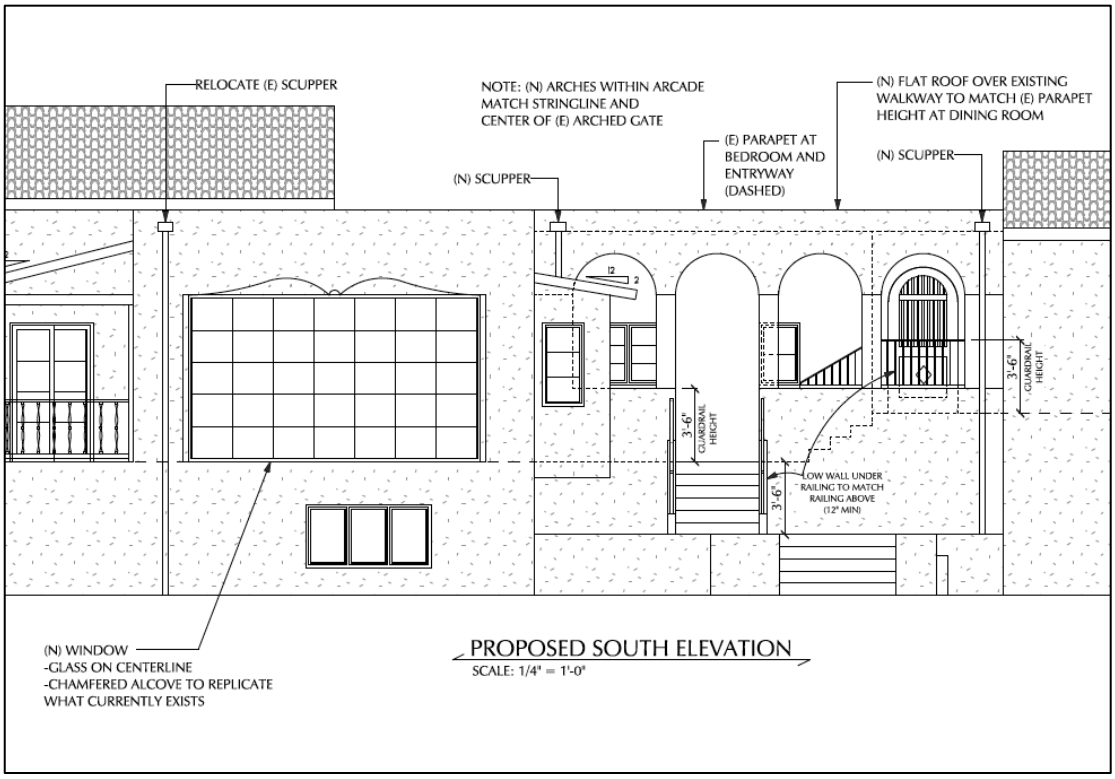

Figure 62. Page A4.1 from design plans for the *Robert Williamson Residence* by Affinity Residential Design dated October 15, 2025 (courtesy of Affinity Residential Design)

EDS Analysis: The proposed Project meets the Standards, as all the windows will be wood, and the replacement window

3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

   There are no proposed changes to the 1920 house that would create a false sense of history.

   EDS Analysis: The current proposed Project complies with Standard 3.

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

   There are no proposed changes to the 1920 house that have become "significant in their own right."

   EDS Analysis: The proposed Project complies with Standard 4.

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

   The proposed Project retains the majority of the distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property; however, the project

proposes to remove an original wood Juliet balcony, eight-light wood door, and the decorative, stucco scrolling around the doorway (Figure 63 and Figure 64). The door represents a distinctive feature; however, it is a single element on the south façade, which has been altered significantly due to the extension of the room and the addition of the picture window, which impact the original 1920 design.

Figure 63. Eight-light wood door set within a decorative alcove with Juliet balcony above picture window, facing north.

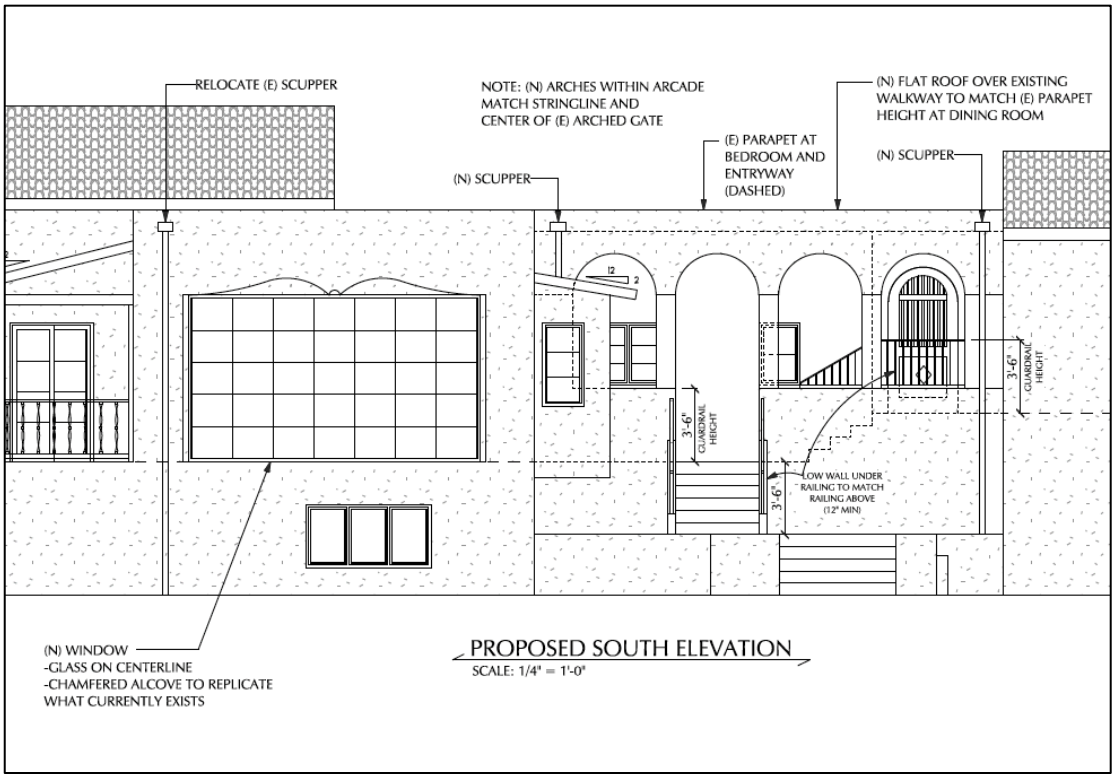

Figure 64. Page A4.1 from design plans for the *Robert Williamson Residence* by Affinity Residential Design dated October 15, 2025 (courtesy of Affinity Residential Design)

EDS Analysis: Since the majority of the character-defining features will be preserved, the proposed Project appears to comply with Standard 5.

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacing a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and materials where possible. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

   The proposed Project does not include the replacement or repair of deteriorated features. During the project, if features, such as windows, appear deteriorated beyond repair, then they must be replaced in-kind in design, color, material, texture, and other visual qualities. Any deteriorated features that are replaced will be documented thoroughly.

   EDS Analysis: As such, Standard 6 does not appear to apply; however, if any of the windows require replacement, they will be replaced in-kind, meaning similar style, opening, and material.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

   EDS Analysis: Not applicable to the proposed Project.

8. **Significant archaeological resources affected by a project shall be protected and preserved. If**

such resources must be disturbed, mitigation measures shall be undertaken.

EDS Analysis: Not assessed herein, as a professional archaeologist would need to make this determination.

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

The proposed Project includes enclosing the walkway between the 1920 house and ca. 1930 garage with a flat roof arcade. The arcade is constructed around sections of both the 1920 house and the ca. 1930 additions (Figure 65). The proposed addition does not destroy historic materials that characterize the property and is compatible with the massing, size, scale, and architectural features, as it does not overpower the existing, historic material while also complimenting the Spanish Colonial Revival design of the 1920 house (Figure 62).

Figure 65. South elevation of the east wing, with wing wall, connected the 1920 house to ca. 1930 garage, facing north.

EDS Analysis: The proposed Project appears to comply with Standard 9.

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

    The proposed Project includes the addition of the arcade connecting the 1920 house and the ca. 1930 garage, which could be removed in the future without impacting the essential form and integrity of the historic property.

    EDS Analysis: The proposed Project appears to comply with Standard 10.

The proposed project, as detailed in the architectural drawings by Affinity Residential Design dated October 15, 2025, complies with the Secretary for Rehabilitation.

CONCLUSIONS AND RECOMMENDATIONS

In accordance with CEQA regulations and guidelines, EDS completed an HRE of the Property at 3322 17 Mile Drive, Pebble Peach, Monterey County, California, within the 0.57-acre Property (APN 008-423-025) containing the 1920 house, ca. 1930 garage, and associated landscape to determine if any of the built environment resources within the Property are eligible for listing on the CRHR. The HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., and Architectural Historian Nicole Wyton, M.S., both who exceed the Secretary of the Interior's qualification standards in Architectural History and History, and researcher Bee Thao, M.A. The HRE was completed following CEQA regulations (PRC § 21000) and the Guidelines for Implementing CEQA (14 CCR § 15000 et seq.). In addition, EDS completed a local assessment, following the County of Monterey Municipal Code, Chapter 18.25, Preservation of Historic Resources, subsection, 18.25.070 - Review Criteria, as well as a Standards review, following the NPS Standards for Rehabilitation.

The HRE determined that the 1920 house within the Property is eligible for listing on the CRHR under Criterion 3 for association with Spanish Colonial Revival Architecture and association with the architectural firm of Davis & Davis, with a period of significance of 1920, and retains all seven aspects of integrity. In addition, the local assessment recommends that the 1920 house appears eligible for local listing for association with Criteria 1 and 5 of A. Historical and Cultural Significance; Criteria 1 and 3 of B. Historical, Architectural, and Engineering Significance; and Criterion 1 of C. Community and Geographic Setting.

Based on the HRE findings, EDS completed a Standards review to determine if the proposed Project would significantly impact the integrity of the 1920 house. As part of the Standards review, EDS worked directly with Affinity Residential Design [Blackwell Design Consultants], ensuring the Project meets the Standards for Rehabilitation. Based on the current drawings by Affinity Residential Design dated October 15, 2025, EDS has determined that overall, the Project meets the Standards for Rehabilitation. Furthermore, the Property may be eligible for the Mills Act (Ordinance Number 5238, adopted on April 8, 2014, by Monterey County as seen in Chapter 18.28 – Mills Act Program).

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"17-Mile Drive." Photograph, ca. 1881.

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Appendix A:

DPR Forms

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CS, 5S3

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 33 ***Resource Name or #:** George T. Cook House
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Monterey **and**
***b. USGS 7.5' Quad** Monterey **Date** 1983 **T** 16S; **R** 1W; ___ ☐ **of** ___ ☐ **of Sec** 10 ; MD **B.M.**
c. Address 3322 17 Miles Drive City Pebble Beach Zip 93953
d. UTM: Zone 10, 594366 mE/ 4047824 mN
e. Other Locational Data: The resource is within the Assessor Parcel Number 008-423-025. The Property is approximately 1.77 miles west of Highway 1, bordered by 17 Miles Drive on the north, and a Pebble Beach Resort and Golf Course to the south, and residential neighborhoods on the east and west.

***P3a. Description:** The resource consists of the 1920 George T. Cook house and ca. 1930 detached garage. The 1920 house is associated with Spanish Revival architectural style. The one-story building is constructed into the side of a hill on a raised foundation, which allows a basement unit that is accessed from the exterior. The house consists of a composite form that gives the appearance of several phases of construction, with a central, side-facing gable form that has an L-shaped flat roof section attached to the east elevation, and an irregular, flat-roof form attached to the west elevation. (Continued on Continuation Sheet, Page 3)

P5a.

***P3b. Resource Attributes:** HP2. Single Family Property (1920 house) HP4. Ancillart Building (ca. 1930 detached garage)
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo 1920 house, facing southwest
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both 1920 house; various sources
***P7. Owner and Address:** Withheld by owners
***P8. Recorded by:** Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Highway S, Sebastopol, CA 95472
***P9. Date Recorded:** 12/11/2024
***P10. Survey Type:** Intensive

***P11. Report Citation:** Stacey DeShazo, Nicole Wyton, and Bee Thao (2025): Historic Resource Evaluation and A Secretary of Interior's Standards for the Treatment of Historic Properties Review for the Property at 3322 17 Miles Drive, in Unincorporated Pebble Beach, Monterey County, California.

***Attachments:** ☐NONE ☒Location Map ☒Continuation Sheet ☒Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

State of California The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** George T. Cook House ***NRHP Status Code** 3CS, 5S3
Page 2 **of** 33

B1. Historic Name: George T. Cook House
B2. Common Name: _____
B3. Original Use: Private Residence
B4. Present Use: Private Residence ***B5. Architectural Style:** Spanish Revival
***B6. Construction History:** The George T. Cook house was constructed in 1920, in ca. 1930, several additions were completed, including on the east elevation and on the patio on the south elevation. Additionally, the ca. 1930 detached garage was constructed and the house and garage were attached with a wing wall.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** yes
***B8. Related Features:** N/A
B9a. Architect: Davis & Davis b. Builder: Unknown
***B10. Significance: Theme** Architecture: Spanish Revival (Architecture) **Area** Pebble Beach **Period of Significance** 1920 **Property Type** Private Residence **Applicable Criteria** 3

(See Continuation Sheet, Page 30)

B11. Additional Resource Attributes: N/A

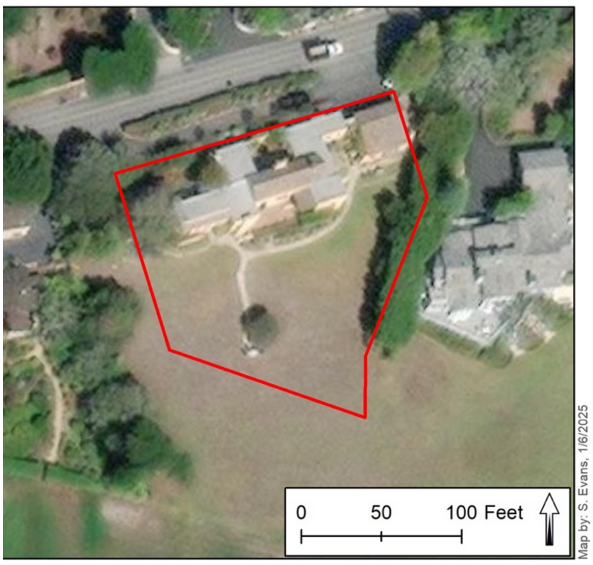
***B12. References:**

B13. Remarks: N/A

***B14. Evaluator:** Stacey De Shazo, M.A., Principal Architectural Historian, and Nicole Wyton, M.S., Architectural Historian; Evans & De Shazo, Inc.

***Date of Evaluation:** 12/11/2024

This space reserved for official comments.)



(Continued from Primary Record, Page 1)

1920 house (George T. Cook House/Casa de la Estrella)

The 1920 house is associated with the Spanish Revival architectural style. The one-story building is constructed into the side of a hill on a raised foundation, which allows a basement unit that is accessed from the exterior. The house consists of a composite form that gives the appearance of several phases of construction, with a central, side-facing gable form that has an L-shaped flat roof section attached to the east elevation, and an irregular, flat-roof form attached to the west elevation. The two north elevations of the flat roof sections are connected by a stucco wall, creating an enclosed courtyard. The house is finished with textured stucco. Due to the composite form of the house, the central, side-facing gable section of the house has a moderately sloped roof with Spanish red-clay tiles, which is continued at three shed-roofs – one over the projecting bay window of the east elevation, which is adjacent to a membrane finished, sloped section that is cut into the flat roof for water shedding, and two on the on the porches of the south elevation. The remainder of the house has a flat roof with a raised stucco parapet with varying heights, which gives the appearance of multiple phases of construction. Within the central side-facing gable, there are two chimneys, an interior ridge chimney without many defining features and an exterior chimney on the eave wall, which is finished with stucco with two Spanish, red-clay tile shoulders and a side-facing gable chimney cap with Spanish red-clay tiles; within the gables of the chimney cap are two small stucco cartouches, a feature that is continued throughout the house. On the west wing of the house, there are an additional two chimneys. One chimney is located at the northwest corner and extending from the raised parapet; this chimney has a stepped form with projecting geometric decorative features, while the other chimney consists of an exterior chimney on the south elevation, with a stucco finish and large cartouche.

North Elevation (Primary Façade)

The north elevation is the primary façade and consists of the simple, street-facing elevation (Figure 1). The north elevation consists of the north walls of two flat-roof sections, a stucco wall that connects them, and an interior eave wall of the central side-facing gable form. The east wing of the elevation has a copper rain collector and downspout, which was installed over the scupper ca. 2024 (Figure 2). West of the downspout is a small window with a decorative, geometric wood grille (Figure 3) and a double three-light, wood casement window (Figure 4). The stucco wall that encloses the courtyard does not have any fenestration or character-defining features; however, the eave wall of the side-facing gable section has a recessed barbed quatrefoil alcove with a decorative tile centered within it. The primary entrance is adjacent to this wall and consists of a recessed entrance with a large, wood door with custom, hand-forged iron details (Figure 5). Surrounding the doorframe, there are fifty raised eight-point stars that surround the stucco plaque that reads “Casa de la Estrella (Figure 6 and Figure 7).” The plaque was set between two ca. 1930 iron sconces that were removed in 2024 and currently have caps over the wall connection. The wood door consists of vertical panels, with decorative nail heads, a

centered, iron keyhole surrounded by an arabesque iron plate, with a large iron bolt and a custom door knob and iron trim plate with the initial G. T. C., for George T. Cook (Figure 8). To the west of the door is a fixed vertical wood window with a turned wood grille (Figure 9). The west wing of the house consists of a blind arcade with four two-light wood casement windows, each set within a blind arch. At the west end of the arcade is a copper rain collector and downspout, which was installed over a scupper (Figure 10). The north wall within the courtyard consists of an elaborate wood door accessed via the loggia, which has decorative tile and springing arches. On either side of the chimney, there is

Figure 1. North elevation, facing southwest.

Figure 2. East wing of north elevation, facing southwest.

Figure 3. Detail of geometric wood grille.

Figure 4. East wing of north elevation, facing southeast.

Figure 5. Entrance to loggia and courtyard, facing south.

Figure 6. Stucco "Casa de la Estrella" over door, surrounded by raised eight-point star details.

Figure 7. Details of eight-point stars.

Figure 8. Wood door with hand-forged wrought iron details, bolt, key hole and door knob, with "G T C" carved into the iron trim plate.

Figure 9. North and west elevations, facing southeast.

Figure 10. Blind arcade on the west wing of the north elevation, facing southeast.

East Elevation

The east elevation consists of an exposed section of the gable, the east wall of the east wing, and a wall within the back patio (Figure 11). Per historic photos, the east elevation underwent alterations ca. 1930, including the expansion of the kitchen, which includes single door on the east wall, with a sloped roof that connection the two flat sections of the roof and the side-facing gable form and the projecting bay window, supported by wood brackets with shed roof that has exposed rafters beneath the eave overhangs. Centered within the gable is a recessed barbed quatrefoil alcove with a decorative tile centered within it. The east wall of the east wing consists of a single, eight-light wood door that opens onto a wood Juliet balcony, centered over a single door with glazing and sidelights that have turned wood mullions, all set within an arched doorway at the basement level (Figure 12). To the north of these two doors is a walled courtyard, accessed by a wooden gate. Within the courtyard is a projecting bay window with exposed rafters extending past the east wall of the bay and supporting wood brackets. Each of the side walls has three-light wood casement windows, while the larger east wall has a ribbon of three, three-light wood casement windows (Figure 13). To the north of the projecting bay, is a two-light wood fixed window and a single wood door with nine-light glazing (Figure 14). The door is accessed via a raised walkway with double basket weave brick pavers, with a metal rail. The east wall within the patio has a single wood door with eight-light glazing (Figure 15). Above the door is a hand-painted tile portrait of St. Anthony of Padua (Figure 16).

Figure 11. East elevation, facing northwest.

Figure 12. Arched door with sidelights and single door with Juliet balcony on east elevation.

Figure 13. Projecting bay window on the east elevation, facing southwest.

Figure 14. Two-light fixed wood windows and a single wood window, facing northwest.

Figure 15. East wall within raised patio, with single wood door and tile portrait of St. Anthony of Padua.

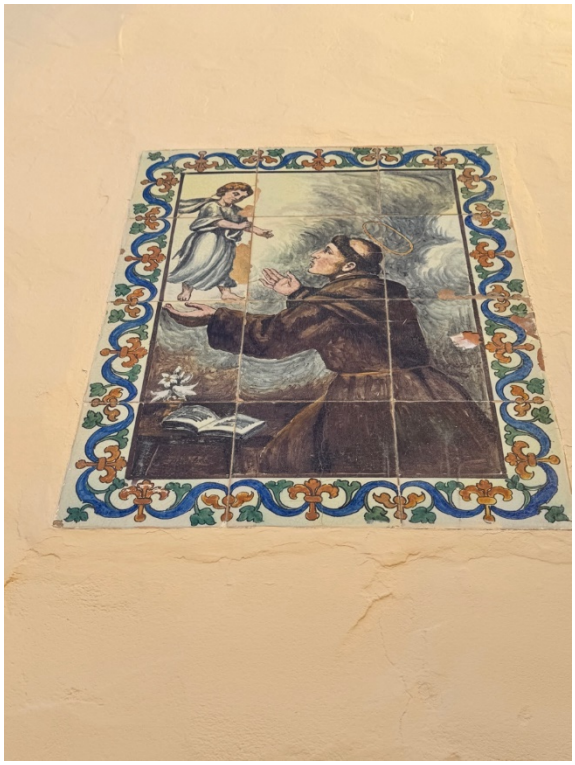


Figure 16. Hand-painted tile of St. Anthony on east elevation above door.

South Elevation

The south elevation faces Hole 2 of the Pebble Beach Golf Course and consists of the majority of character-defining features, as the primary, public façade is restrained (Figure 17). The west wing of the elevation consists of a blind colonnade, with trabeated wood pilasters and brackets, which has a shed roof with Spanish red-clay tiles (Figure 18). The fenestration of this elevation consists of a single wood door with four-light glazing, set between two four-light sidelights, which is set back from the plane of the blind colonnade, and six fixed wood windows with turned wood grilles (Figure 19). The door opens onto a raised brick patio with wood turned balusters; the patio is accessed by three steps. Below the patio is an access door to the crawl space below the west wing. To the east of the blind colonnade is the exterior stucco chimney with a large stucco cartouche. The chimney is set between two three-light wood casement windows (Figure 20, Figure 21 and Figure 22). Abutting the chimney is a set of concrete steps that provide access to a raised brick patio, which has a basket weave brick paver pattern (Figure 23). The south elevation within this patio consists of a wood French door, each of the pair has eight-light glazing, which opens to a wood Juliet balcony that is supported by a central wood bracket (Figure 24). At the top, left corner of the door is a single, hand-forged metal sconce. Along this elevation is a large, fixed wood window, which is surrounded by hand-painted tiles that demonstrate scenes from Don Quixote; above the window is a stucco cartouche (Figure 25). To the east of this window, and within the porch raised above the patio, is a wood French door, and each door has four-light glazing. The raised porch has a shed roof and is supported by two wood columns and a wood pilaster, each with decoratively carved capitals, between the columns and pilasters is a turned wood baluster (Figure 26). A hand forged lantern is affixed to the central rafter of the shed roof, which likely matched the sconces on the north elevation (Figure 27). Below the patio is a single wood door with six-light glazing and a louvered vent, which provides access to the mechanical room. The southernmost wall of elevation consists of a picture window at the basement level, which consists of a central fixed wood window set between two, single-light wood casement windows; centered above this window is a single, eight-light wood window that opens to a wood Juliet balcony that is supported by a central wood bracket (Figure 28). This door is set within a decorative alcove, with chamfered edges and a double lamb's tongue. The single door is off-centered on the elevation; however, the wall was extended west, likely ca. 1930, when the garage was added to the property. A copper rain collector and downspout were added ca. 2024 to the elevation, parallel to the seam where the ca. 1930 addition abuts the original wall. The south wall of the east wing consists of a three-light, double casement wood window and a single two-light fixed wood window, the latter of which was added ca. 1930 (Figure 29). In ca. 1930, the easternmost wing was extended, removing a corner bracket and adding a wing-wall with a single arched doorway with an arched wood door.

Figure 17. South elevation, facing north.

Figure 18. Blind colonnade on the west elevation of the south elevation, facing north.

Figure 19. Wood grille within window of blind arcade on south elevation.

Figure 20. Exterior stucco chimney and steps leading to rear, raised patio, facing northeast.

Figure 21. Exterior stucco chimney on south elevation, facing north.

Figure 22. Stucco cartouche on exterior stucco chimney of the south elevation.

Figure 23. Raised patio and raised porch with shed roof, facing north.

Figure 24. South elevation within the raised patio, facing northeast.

Figure 25. Details of the hand-painted tiles that demonstrate scenes from Don Quixote surrounding the large window on the south elevation.

Figure 26. Raised covered porch.

Figure 27. Hand-forged, hanging lantern within shed porch, added ca. 1930.

Figure 28. Eight-light wood door set within a decorative alcove with Juliet balcony above picture window, facing north.

Figure 29. South elevation of east wing, with wing wall connected the 1920 house to ca. 1930 garage, facing north.

West Elevation

The west elevation consists of several different walls of the house, with two sections of the flat roof with parapet and the wall within the raised porch (Figure 30). The northernmost section of the elevation consists of a ribbon of three, three-light wood casement windows and two vertical fixed windows with turned wood grilles (Figure 31). The westernmost wall consists of a single vertical fixed window with a turned wood grille (Figure 32). Centered within the west-facing gable is a recessed barbed quatrefoil alcove with a decorative tile centered within it. Additionally, there is a single, three-light wood casement window perpendicular to the blind colonnade (Figure 33). The west wall of the raised porch consists of a wood French door, and each door has four-light glazing (Figure 34). The pair of doors is set between two hand-painted tiles.

Figure 30. West and north elevations, facing east.

Figure 31. West elevation with stepped parapet to stucco chimney, facing east.

Figure 32. West elevation of west wing, facing east.

Figure 33. South and west elevations, facing northeast.

Figure 34. West elevation within rear patio, facing northeast.

ca. 1930 detached garage

The ca. 1930 detached garage is associated with Spanish Revival architecture, with a saltbox form (Figure 35). The garage has a basement unit, with a concrete, slab on grade foundation; the first story has a concrete slab that is supported by the wall of the basement and has a concrete apron that extends to the driveway. The building is finished with textured stucco. The moderately sloped roof is clad with Spanish red-clay tiles, with wide eave overhangs that have exposed rafters. Within the gables of the building, there are three Spanish red-clay tile vents. There is also an exterior able wall stucco chimney on the east elevation. The north elevation is the primary façade and consists of three single-car, wood garage doors, set within a trabeated colonnade, with two central wood columns with brackets. The west elevation consists of two double, three-light, wood casement windows, one at the basement level and on the south side of the elevation, while the other is centered at the first story level (Figure 36). The south elevation consists of a double, three-light, wood casement window and a French wood door, where each of the paired doors has six-light glazing located at the basement level, and a two-light fixed wood window at the first level (Figure 37). The fenestration of the east elevation was not visible during the survey; however, there is a projecting exterior stucco-finished chimney on the south side of the elevation and a double, three-light, wood casement window at the first story.

Figure 35. North elevation of the garage.

Figure 36. West elevation, facing east.

Figure 37. South elevation, facing north.

Landscape

The landscape associated with the Property consists of a driveway that extends around a long Island that has a tall hedge, which shields the primary façade from view from the public right-of-way (Figure 38 and Figure 39). Between the driveway and the house, there is a path of stone pavers, surrounded by a variety of shrubs and plants. This path leads to the front door, which provides access to an interior courtyard that has a brick patio, a fountain, a central gas fireplace, and a Moorish loggia with springing arches and decorative tiles. Between the 1920 house and the ca. 1930 garage is a stucco wing wall, with an arched doorway and an arched wood gate (Figure 40). The gate opens to a set of concrete steps that lead to a brick walkway to the house and a small exterior courtyard with a low stucco wall (Figure 41). The stucco wall has a central gate within this courtyard, there is a camelia bush, as well as a few unidentified bushes (Figure 42). The stone pavers extend southward on the property, with a slight slope, while the lawn is terraced (Figure 43). The path splits, with one leading to the raised patio, and the other veering towards the golf course, ending in an overlook with a bench below a single tree (Figure 44). At the northwest corner of the Property there are several large trees, under which is an above-ground hot tub (Figure 45).

Figure 38. Entrance to driveway of 1920 house.

Figure 39. Driveway along the north elevation of the 1920 house.

Figure 40. Arched gate through wing wall.

Figure 41. Stucco wall surrounding courtyard off the east elevation.

Figure 42. Courtyard with low stucco wall.

Figure 43. Terraced backyard with slate walkway, facing northeast.

Figure 44. Stone steps to lookout.

Figure 45. Hot tub is set into a circular concrete pad.

Continued from BSO, Page 2

California Register of Historic Resources Evaluation

A. (Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The Property, containing the 1920 house, ca. 1930 garage, and associated landscape, was not found to be associated with any events that made a significant contribution to the broad patterns of California's history or cultural heritage.

Therefore, the Property, including the 1920 house, ca. 1930 garage, and associated landscape, does not appear eligible for listing on the CRHR under Criterion 1.

B. (Person): Is associated with the lives of persons important in our past.

Thorough research was completed for the Property and former owners; however, the research did not reveal any person associated that is important to our past, as it related to California history.

Therefore, the Property does not appear individually eligible for listing in the CRHR under Criterion 2.

3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, region,

or method of construction, or represents the work of an important creative individual, or possesses high artistic values

Architecture/Spanish Revival: The 1920 house is associated with Spanish Revival architecture, with a period of significance of 1920, the year the house was constructed. The building demonstrates an excellent instance of Spanish Revival design, showcasing one of the unique elements of its form, which utilizes different roof forms and heights to give the appearance of a building constructed over time. The house incorporates both sloped roofs with Spanish red-clay tiles and flat roofs with raised parapets. Each roof form is distinguished by a different part of Spanish Revival, with Moorish characteristics in the north elevation, the front courtyard and loggia, the barbed quatrefoil on each of the elevations, wood casement windows, and turned wood grilles, and Juliet balconies. The house utilizes both an arcade with springing arches within the loggia, a blind arcade on the north elevation, and a blind colonnade on the south elevation. It utilizes varying heights in the floors and roofs to distinguish the entertainment spaces of the courtyard, living room, and patio from the private spaces of the bedrooms and den and the hosting areas, e.g., the dining room and covered patio, from the working areas, e.g., kitchen and laundry room. Although the primary façade is simple, the primary entrance demonstrates the craftsmanship seen throughout the entire building.

The front door consists of a custom-made wood door with a hand-forged door knob, plate, keyhole, and bolt. The plaque over the door, which is surrounded by raised eight-point stars and set between two hand-forged sconces, denotes the attention to detail and focus on handcrafted character-defining features. The craftsmanship is seen on the interior and exterior, with the large painted rafters of the living room, the detailed tile within the loggia and the courtyard, and the stucco cartouches, hand-painted tile, turned wood balusters, and wood windows and doors. The house demonstrates a textbook example of a Spanish Revival house constructed in 1920. As such, the building is an excellent example of Spanish Revival and appears individually eligible for listing on the CRHR.

Architect/Davis & Davis: The 1920 house is associated with the architecture firm Davis & Davis, the firm that designed the house. Davis & Davis was an L.A.-based architecture firm that specialized in Spanish and Mediterranean Revival architecture. Founded in 1916, their early work established their style and later success in Southern California, with their most prolific decade occurring in the 1920s, which started with the construction of the 1920 house. The house demonstrates Davis & Davis' capacity and understanding of the Spanish Revival style, with the characteristic form, which gives the appearance of several phases of construction, incorporating both pitched and flat roofs, seamlessly incorporating Moorish elements with the Spanish elements. Therefore, the house demonstrates an excellent example of the firm's residential architectural style and appears individually eligible for listing on the CRHR under Criterion 3 for association with Davis & Davis.

Architecture/Spanish Revival: The ca. 1930 garage is associated with Spanish Revival architecture. The garage does not exhibit a typical Spanish Revival form. However, it has several characteristics of Spanish Revival architecture, including the trabeated colonnade on the north elevation, clay tile vents, wood casement windows, and the materiality seen in the textured stucco finish and Spanish red-clay tile roof and wood garage doors. Although the garage demonstrates a distinct association with Spanish Revival design, it is a simple instance of the style and does not appear individually eligible for listing on the CRHR.

The associated landscape is not associated with an architectural style or local vernacular design, architect, builder, landscape architect, or planned design.

Therefore, the 1920 house appears eligible for listing on the CRHR under Criterion 3 due to its association with Spanish Revival architecture and with the firm Davis & Davis. The ca. 1930 garage and associated landscape do not appear eligible for listing on the CRHR under Criterion 3.

4. **(Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The 1920 house and ca. 1930 garage are associated with Spanish Revival architecture; although associated with Spanish Revival, they are not able to convey important information about this architectural typology. As such, none of the built environment resources within the Property are eligible for listing in the CRHR under Criterion 4.

State of California Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION **LOCATION MAP**	Primary # HRI# Trinomial

Page 33 **of** 33 ***Resource Name or #** George T. Cook House

***Map Name:** USGS 7.5' Monterey, Calif. ***Scale:** 1:24,000 ***Date of map:** 1983

Map by: S. Evans, 1/6/2025

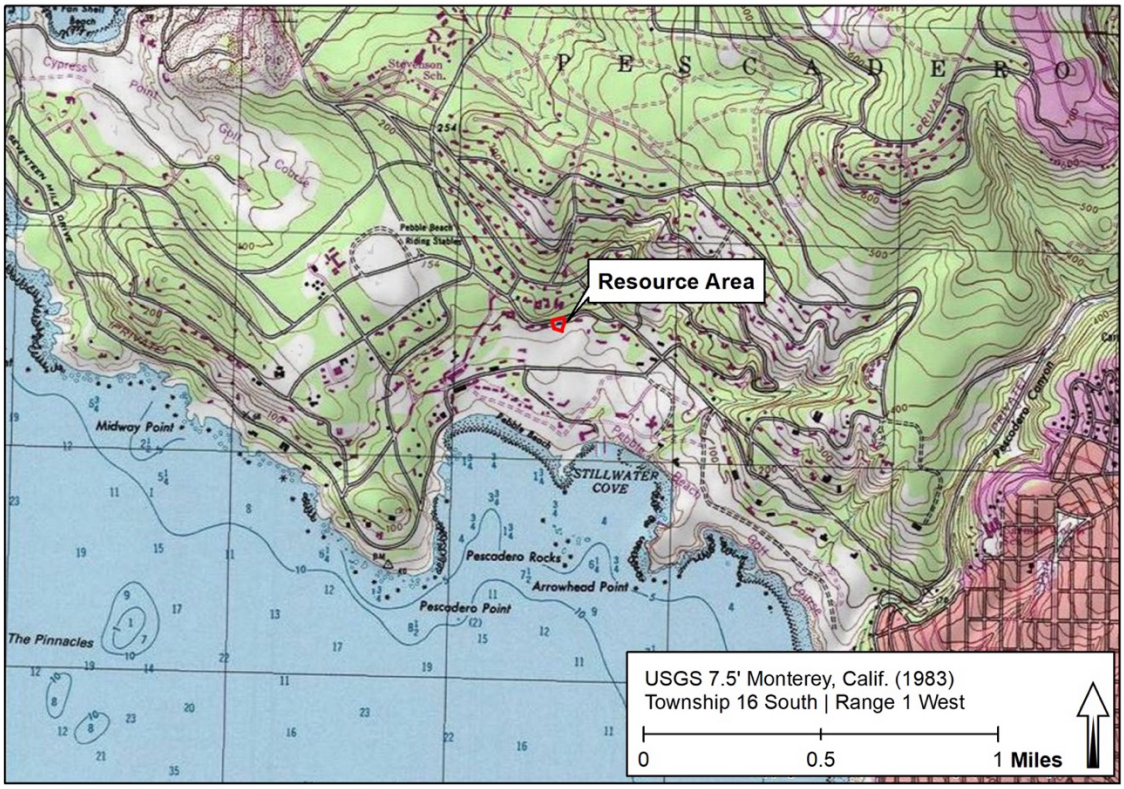
Resource Location Map

1920 House (Casa de la Estrella), ca. 1930 Detached Garage, and Landscape
3322 17 Mile Drive, Pebble Beach
Monterey County, California
APN 008-423-025

Legend

Resource Area

EVANS & DE SHAZO
ARCHAEOLOGY
HISTORIC PRESERVATION



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