County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Agenda - Final

Wednesday, May 13, 2026
9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

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Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

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Gracias por su colaboración y esperamos contar con su participación.

https://attend.wordly.ai/join/THCT-8529

For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.

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

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

You may participate through ZOOM. For ZOOM participation please join by computer audio at: https://montereycty.zoom.us/j/95316276581

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Enter this Meeting ID number 953 1627 6581 when prompted.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at pchearingcomments@countyofmonterey.gov . 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. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. 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.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación 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:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: https://montereycty.zoom.us/j/95316276581

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+ **1 669 900 6833 US (San Jose)**
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Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: pchearingcomments@countyofmonterey.gov. En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.

b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor,

Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

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.

NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Jessica Hartzell
Paul C. Getzelman
Ben Work
Ernesto G. Gonzalez
Ramon Gomez
Francisco Javier Mendoza
Martha Diehl
Amy Roberts
Etna Monsalve
Christine Shaw

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

9:00 A.M. – SCHEDULED MATTERS

1. **REF250037 - WATER ALLOCATION POLICY**
   Continuance from April 29, 2026: Consider and provide input on a draft Water Allocation Policy for areas of unincorporated Monterey County served by the Monterey Peninsula Water Management District (MPWMD)
   Project Location: Unincorporated Monterey County MPWMD Water Service Area
   Proposed CEQA action: The proposed County of Monterey Water Allocation Policy (Policy) is not a project under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21065 and CEQA Guideline section 15378 because the Policy is an administrative activity that will not result in direct or indirect physical changes in the environment. Any future discretionary development that obtains a water allotment pursuant to the Policy will undergo the necessary

environmental review pursuant to CEQA when the project is considered. Additionally, the Monterey Peninsula Water Management District (MPWMD) analyzed the potential effects of water allocation made available through the Pure Water Monterey Expansion project via Environmental Impact Report Addendum (dated January 2024, State Clearinghouse #2013051094).

Attachments: Staff Report
Exhibit A - Draft Water Allocation Policy (clean and dated May 5, 2026)
Exhibit B - Draft Water Allocation Policy (redlined and dated May 5, 2026)
Exhibit C - Water Waiting List (revised May 5, 2026)
Exhibit D - Carmel Valley Ranch Letter (dated February 22, 2022)
Exhibit E - MPWMD Water Release Form and Water Permit Application

2. PLN030204-AMD2-EXT1 - UCP EAST GARRISON, LLC

Hearing to consider an extension to the expiration of the East Garrison Specific Plan Combined Development Permit and Final Phase Vesting Tentative Map for a period of six years, to June 25, 2032, pursuant to Government Code section 66452(e).
Proposed CEQA action: Consider previously certified Subsequent Environmental Impact Report and Addenda.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Letter from Applicant dated November 17, 2025
Exhibit C – (hyperlink to HCD webpage) EGSP SEIR and (hyperlink to HCD webpage #2) PLN030204-AMD2 Addendum

3. PLN240141 - CARMEL VALLEY MANOR (NORTHERN CALIFORNIA RETIREMENT HOMES, INC.)

Public hearing to consider modifications to the Carmel Valley Manor, consisting of demolition of three residential units, seven guest units, a wood shop, four carport structures, and construction of 19 residential units, eight guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house, and associated site improvement, including development on slopes in excess of 25%, and the removal of 61 protected Oak trees.
Project Location: 8545 & 8543 Carmel Valley Road, Carmel
Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

Attachments:

Staff Report
Exhibit A - Discussion
Exhibit B - Draft Resolution
Exhibit C – CEQA Initial StudyMitigated Negative Declaration
Exhibit D – CEQA Comments and Response
Exhibit E – Establishing Use Permit – Resolution No. 4019 (July 26, 1960)
Exhibit F – Carmel Valley LUAC Minutes (July 21, 2025)
Exhibit G – MPWMD "Will Serve" Letter & Water Use Permit
Exhibit H – Site Photos
Exhibit I – HRRB Resolution (February 5, 2026)
Exhibit J – Phase I Historic Assessment
Exhibit K – Carmel Valley Manor Architectural and Historic Preservation Design Guidelines
Exhibit L – Historic Review of the proposed Master Plan Project
Exhibit M – Carmel Valley Manor Master Plan Phase Two Historic Assessment Report
Exhibit N – Transportation Study (February 23, 2026)
Exhibit O – Transportation Study (January 8, 2025)
Exhibit P – Tree Impact Assessment Report
Exhibit Q - Vicinity Map
Exhibit R – Transportation Study Addendum Letter (April 29, 2026)

DEPARTMENT REPORT

ADJOURNMENT

Introduced: 5/6/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

REF250037 - WATER ALLOCATION POLICY
Continuance from April 29, 2026: Consider and provide input on a draft Water Allocation Policy for areas of unincorporated Monterey County served by the Monterey Peninsula Water Management District (MPWMD)
Project Location: Unincorporated Monterey County MPWMD Water Service Area
Proposed CEQA action: The proposed County of Monterey Water Allocation Policy (Policy) is not a project under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21065 and CEQA Guideline section 15378 because the Policy is an administrative activity that will not result in direct or indirect physical changes in the environment. Any future discretionary development that obtains a water allotment pursuant to the Policy will undergo the necessary environmental review pursuant to CEQA when the project is considered. Additionally, the Monterey Peninsula Water Management District (MPWMD) analyzed the potential effects of water allocation made available through the Pure Water Monterey Expansion project via Environmental Impact Report Addendum (dated January 2024, State Clearinghouse #2013051094).

RECOMMENDATION:
It is recommended that the Planning Commission:
Consider and provide input on a draft Water Allocation Policy (**Exhibits A and B**) for areas in unincorporated Monterey County served by the Monterey Peninsula Water Management District (MPWMD).

PROJECT INFORMATION:
Planning File Number: REF250037
Project Location: MPWMD Water Service Area
Plan Area: Carmel Valley Master Plan, Greater Monterey Peninsula, Del Monte Forest, and Carmel Area

SUMMARY:
On April 29, 2026, staff presented a draft Water Allocation Policy to the Planning Commission for consideration and input in the MPWMD Service Area (staff report and exhibits are available at this link: https://monterey.legistar.com/LegislationDetail.aspx?ID=7992182&GUID=83500E3C-CE77-4C16-87C8-81B3E2075ACE&Options=&Search=).

Staff provided an overview of the draft Water Allocation Policy and subsequent edits that were made in response to the public comment period where the draft was made available for feedback.

The Planning Commission continued the meeting to a date certain of May 13, 2026, and requested that staff do the following:

- Provide a clean and redlined version of the draft Water Allocation Policy for Planning Commission consideration (provided in **Exhibits A and B**)
- Provide additional context on use categories in the Policy and proposed water needs identified in the draft Housing Element Update
- Include additional information on complete projects in the MPWMD service area, fixture maximums, and better understanding of remaining water allocation after water is provided to projects on the water waiting list.
- Provide clarification on how this policy applies (or does not apply) to projects that have vesting under Senate Bill (SB) 330
- Provide clarity on when projects qualify for and can reserve a water allocation earlier in the development review process

Below staff have provided some additional information in response to the Planning Commission's comments and some minor changes to the draft Policy (**Exhibits A and B**). Staff requests that the Planning Commission consider and provide input on the draft Water Allocation Policy. Staff will transmit the Planning Commission recommendation to the Board of Supervisors for the Board's consideration of the policy. No formal recommendation from the Planning Commission is required for this administrative policy, however, the Planning Commission will be integral to the implementation of the policy, and its feedback is valuable.

DISCUSSION:

Housing Element Update - Planned Housing Growth Category Background

The draft Housing Element 6th Cycle Update ("HEU6") provides a discussion on the amount of water needed for units that are proposed in the MPWMD service area. The County's current allocation of water is not sufficient to accommodate the number of units that are planned for in the MPWMD service area. Approximately 1,345 housing units are planned for in the service area, which would require approximately 269 AFY of water with a fixture maximum of 20 fixture units per dwelling unit.

Government Code Section 65589.7(a) requires that jurisdictions prioritizes water and sewer services for proposed developments that include housing units affordable to low-income households. Staff structured the Policy to provide a larger allocation of water to the Planned Housing Growth category to prioritize water for housing projects that further the County's compliance with the requirements of the draft HEU6, in addition to prioritizing housing growth that can accommodate for projects that further progress towards the County's Regional Needs Allocation (RHNA) goals.

Water Remaining After Water Provided to Water Waiting List

The County of Monterey has approximately 82.95-acre feet of water per year (AFY). This includes the 72 AFY that was allocated to the County on January 27, 2025 from MPWMD and 10.95 AFY remaining from the Paralta/Pre-Paralta allocations as of January 27, 2025.

The history behind the Water Wait List ("List") extends decades. Historically, the Water Resources Agency for Monterey County (WRA) was tracking the County's water allocation and

approvals of water from that allocation. In 1997, WRA staff began tracking approved projects requesting water until water was available. This was the first iteration of the List. From 1997 to 2013, the County approved approximately 60 projects for development that WRA staff added to the List. Around 2017, the Resource Management Agency (RMA) (now Housing & Community Development and Public Works Parks, and Facilities) assumed the WRA roles and inherited the List. In 2025, HCD (formerly part of RMA) sent letters to all property owners on the wait list to determine the number of projects still waiting for water. After receiving replies and coordinating with MPWMD, staff have determined that only two projects remain on the wait list (**Exhibit C**). These two projects include 8.807 AFY for a 12-lot subdivision in Carmel Valley Ranch (**Exhibit D**) and .347 AFY for a single-family dwelling in Pebble Beach. As these projects were previously approved with these allocations, they are not subject to the fixture limits proposed in the Policy.

Separately, in 2025 MPWMD adopted Ordinance No. 197, which amended Rule 33 regulating Water Allocations to jurisdictions in the service area. These amendments now require approval of water from the County's allocation for projects within the Bishop and Ryan Ranch water subsystems in the same manner as historically processed in the main Cal-Am service area. Historically, the County relied on the Seaside Groundwater Basin Adjudication when considering permits for development in the Bishop Ranch water service area. This means that water allocations required for projects in the subsystems is required to come out of the County's water allocation.

Due to these amendments, staff have revised the Water Waiting List (**Exhibit C**) to include previously approved projects that are within the Bishop and Ryan Ranch water subsystems. This changes the amount of water that is available from the County's allocation to new projects. Additionally, HCD staff continue to research if any other entitlements for construction have been granted for projects in these subsystem areas:

- 8.807 AFY for Carmel Valley Ranch
- .347 AFY for dwelling in Pebble Beach
    - **Subtotal** from waitlist = 9.154 AFY
- 9.89 AFY for 76 units in Laguna Seca Office Park (Lots 4-7) - approved under PLN210180
    - **Subtotal** from waitlist with PLN210180 = 19.044 AFY (**Exhibit C**)

Subtracting 19.044 AFY from the County's 82.95 AFY will leave 63.906 AFY remaining to be allocated:

- 51.125 AFY (80% of 63.906) would be allocated to "Planned Housing Growth"
- 9.586 AFY (15% of 63.906 would be allocated to "First Come First Served" and
- 3.19 AFY (5% of 63.906) would be allocated to "Strategic Reserve"

For reference, staff have also included an approximation of water being requested for projects under review and for remaining development potential in the Bishop Ranch service area as follows:

- Estimate of 4.5 AFY for 29 units in Laguna Seca Office Park (Lots 2 and 3) - PLN under review (PLN210253)

- Estimate of 1 AFY for potential approved permits in Bishop Ranch subsystem area
  Subtotal from waitlist, PLN210180, and potential future development in Laguna Seca and Bishop Ranch subsystem area = 24.544 AFY

If the project information provided for reference were included in the total, then 24.544 AFY from the County's 82.95 AFY will leave 58.406 AFY remaining to be allocated:

- 46.725 AFY (80% of 58.406) would be allocated to "Planned Housing Growth"
- 8.761 AFY (15% of 58.406) would be allocated to "First Come First Served" and
- 2.92 AFY (5% of 58.406) would be allocated to "Strategic Reserve"

The numbers above change depending on if the Policy were to address projects that are under review in the Bishop and Ryan Ranch subsystems. Staff recommend updates to the Water Wait List to include projects approved in the Bishop and Ryan Ranch subsystems only and not include projects that are under review in the Water Wait List.

Ultimately, the County has a limited supply of water that would be made available to projects upon adoption of the Policy by the Board. The need for water is greater than the water allocated to the County. As noted in Section IV.7 - Review of Allocation Policy, Staff will continue to regularly review the draft Policy to assess the need for changes based on the demand for water within each category and when future water supplies are anticipated from MPWMD. MPWMD has also verbally indicated to County staff that water will be allocated to the County once the 82.95 AFY has been allocated to development projects. However, how and when additional water is allocated to the County by MPWMD is unknown to staff at this time.

SB 330 Vested Projects and Water Allocation Policy
The Planning Commission requested information on how SB 330 projects would be processed under the Water Allocation Policy.

SB 330 establishes vesting of a project in the rules, policies and regulations in place at the time a preliminary application is filed for a housing development. The County has several SB 330 applications (mainly Builder Remedy applications) that have been filed before the date that this Policy will go into effect. Therefore, applications filled under SB 330 prior to adoption of this Policy would not be subject to this Policy. Instead, these projects will be vested in the rules in place at the time they submitted an application, which is absence of a policy since no policy exists today.

Past practice for water allocation included processing of a water allocation request in conjunction with a construction permit or land use entitlement. This is addressed in the draft Policy under Section II. Background and Section IV. Procedures.

Water Eligibility and Water Allocation Reservation
Paragraph 1 of Section IV. Procedure outlines that notice of eligibility for a water allocation from one of the three main use categories in the Policy would be provided to applicants as part of the completeness determination for ministerial permits and discretionary permits. Staff will also be maintaining a list on water allocation that details projects that have been deemed eligible for water, projects that have been allocated water, and the remaining water available by

use category. Remaining water allocation information will be posted on HCD's website and publicly available.

As the draft Policy is written, ministerial permits will have some certainty that water will be available. This is based on information that will be available data at the time of application submittal and water will be approved pursuant to the Policy upon issuance of a construction permit. For discretionary permits, information about water availability will be available at the time of application submittal and approval of the water for a project would happen at the time the project is approved by the Appointing Authority. The prior intent of this approach was to notify applicants earlier in the project review process if water is available and if the project is eligible for water from a specific use category.

During the Planning Commission hearing on April 29, public comment and Planning Commissioner's noted concerns on this approach and that it does not provide certainty for development projects earlier in the process and that this certainty is helpful for financing of larger housing development projects. Specific comments were made about considering reserving the water at the time an application is deemed complete.

Staff's concerns with this approach are to ensure that meaningful process is made towards construction of projects. Reservation of water earlier in the development review process without adequate thresholds for progress may result in water being held by projects for extended periods of time without making diligent progress towards construction. Staff, however, also hears the challenges related to a lack of certainty about the availability of water.

If desired, the policy can be amended by adding language to the Procedure section that allows for projects that are moving through a discretionary permit process to formally reserve a water allocation at the time the application is deemed complete. As part of the implementation process for the Policy, staff will work to identify performance metrics that are realistic for staff to track and members of the public to show due diligence towards obtaining entitlements and/or construction permits.

Fixture Maximums

In developing this Policy, staff used the MPWMD Residential Water Release Form & Water Permit Application (**Exhibit E**) form to estimate the water fixture unit needs of a 2.5-bathroom single family dwelling. This included a kitchen sink, dishwasher, washer machine, laundry sink, and other fixtures commonly found in a single-family dwelling. A dwelling with 2.5 bathrooms would require approximately 18 fixture unit credits for indoor fixtures. According to MPWMD staff comments, landscaping requires between 3 and 40 additional fixture unit credits. HCD staff added 7 additional fixture unit credits to come up with a total of 25 fixture units maximum for single family residential projects. This 25-fixture unit count (0.25 AFY) would allow an applicant to add additional interior fixtures and less landscaping or less interior fixtures and more landscaping.

For ADUs and JADUs we have specified that the 12-fixture unit maximum applies to indoor fixtures only. It does not include landscaping because landscaping would be accounted for with the single-family dwelling. 12 fixture units indoors would allow a typical dwelling with two bathrooms.

Staff continue to recommend this fixture unit maximum to best manage the County's currently limited water supplies and encourage unit sizes that could be more affordable by design. Staff also continue to recommend the 12-fixture unit maximum for interior fixtures (0.12 AFY) for ADUs and JADUs.

Timing and Next Steps

Staff anticipate bringing the draft Water Allocation Policy to the Board of Supervisors for consideration and adoption in early June 2026. Recommendations from the Planning Commission will be reflected in the draft policy or highlighted for the Board's consideration.

OTHER AGENCY INVOLVEMENT

Housing and Community Development Department staff are working in collaboration with the Office of County Counsel to review the proposed policy.

Prepared by: Sarah Wikle, Principal Planner, 831-784-5700
Approved by: Melanie Beretti, AICP, Chief of Planning, 831-755-5285

The following Exhibits are on file with HCD:
Exhibit A - Draft Water Allocation Policy (clean and dated May 5, 2026)
Exhibit B - Draft Water Allocation Policy (redline and dated May 5, 2026)
Exhibit C - Water Waiting List (revised May 5, 2026)
Exhibit D - Carmel Valley Ranch Letter (dated February 22, 2022)
Exhibit E - MPWMD Residential Water Release Form & Water Permit Application

Cc: Elizabeth Gonzales, Permit Center Manager; Joshua Bowling, HCD Assistant Director; Craig Spencer, HCD Director; Edgar Sanchez, Associate Planner; The Open Monterey Project (Molly Erickson); Keep Big Sur Wild; Landwatch; Water Allocation Policy Distribution List; Project File REF250037.

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RECOMMENDATION:
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DISCUSSION:

Housing Element Update - Planned Housing Growth Category Background

The draft Housing Element 6th Cycle Update ("HEU6") provides a discussion on the amount of water needed for units that are proposed in the MPWMD service area. The County's current allocation of water is not sufficient to accommodate the number of units that are planned for in the MPWMD service area. Approximately 1,345 housing units are planned for in the service area, which would require approximately 269 AFY of water with a fixture maximum of 20 fixture units per dwelling unit.

Government Code Section 65589.7(a) requires that jurisdictions prioritizes water and sewer services for proposed developments that include housing units affordable to low-income households. Staff structured the Policy to provide a larger allocation of water to the Planned Housing Growth category to prioritize water for housing projects that further the County's compliance with the requirements of the draft HEU6, in addition to prioritizing housing growth that can accommodate for projects that further progress towards the County's Regional Needs Allocation (RHNA) goals.

Water Remaining After Water Provided to Water Waiting List

The County of Monterey has approximately 82.95-acre feet of water per year (AFY). This includes the 72 AFY that was allocated to the County on January 27, 2025 from MPWMD and 10.95 AFY remaining from the Paralta/Pre-Paralta allocations as of January 27, 2025.

The history behind the Water Wait List ("List") extends decades. Historically, the Water Resources

Agency for Monterey County (WRA) was tracking the County's water allocation and approvals of water from that allocation. In 1997, WRA staff began tracking approved projects requesting water until water was available. This was the first iteration of the List. From 1997 to 2013, the County approved approximately 60 projects for development that WRA staff added to the List. Around 2017, the Resource Management Agency (RMA) (now Housing & Community Development and Public Works Parks, and Facilities) assumed the WRA roles and inherited the List. In 2025, HCD (formerly part of RMA) sent letters to all property owners on the wait list to determine the number of projects still waiting for water. After receiving replies and coordinating with MPWMD, staff have determined that only two projects remain on the wait list (**Exhibit C**). These two projects include 8.807 AFY for a 12-lot subdivision in Carmel Valley Ranch (**Exhibit D**) and .347 AFY for a single-family dwelling in Pebble Beach. As these projects were previously approved with these allocations, they are not subject to the fixture limits proposed in the Policy.

Separately, in 2025 MPWMD adopted Ordinance No. 197, which amended Rule 33 regulating Water Allocations to jurisdictions in the service area. These amendments now require approval of water from the County's allocation for projects within the Bishop and Ryan Ranch water subsystems in the same manner as historically processed in the main Cal-Am service area. Historically, the County relied on the Seaside Groundwater Basin Adjudication when considering permits for development in the Bishop Ranch water service area. This means that water allocations required for projects in the subsystems is required to come out of the County's water allocation.

Due to these amendments, staff have revised the Water Waiting List (**Exhibit C**) to include previously approved projects that are within the Bishop and Ryan Ranch water subsystems. This changes the amount of water that is available from the County's allocation to new projects. Additionally, HCD staff continue to research if any other entitlements for construction have been granted for projects in these subsystem areas:

- 8.807 AFY for Carmel Valley Ranch
- .347 AFY for dwelling in Pebble Beach
    - **Subtotal** from waitlist = 9.154 AFY
- 9.89 AFY for 76 units in Laguna Seca Office Park (Lots 4-7) - approved under PLN210180
    - **Subtotal** from waitlist with PLN210180 = 19.044 AFY (**Exhibit C**)

Subtracting 19.044 AFY from the County's 82.95 AFY will leave 63.906 AFY remaining to be allocated:

- 51.125 AFY (80% of 63.906) would be allocated to "Planned Housing Growth"
- 9.586 AFY (15% of 63.906 would be allocated to "First Come First Served" and
- 3.19 AFY (5% of 63.906) would be allocated to "Strategic Reserve"

For reference, staff have also included an approximation of water being requested for projects under review and for remaining development potential in the Bishop Ranch service area as follows:

- Estimate of 4.5 AFY for 29 units in Laguna Seca Office Park (Lots 2 and 3) - PLN under review (PLN210253)

- Estimate of 1 AFY for potential approved permits in Bishop Ranch subsystem area

Subtotal from waitlist, PLN210180, and potential future development in Laguna Seca and Bishop Ranch subsystem area = 24.544 AFY

If the project information provided for reference were included in the total, then 24.544 AFY from the County's 82.95 AFY will leave 58.406 AFY remaining to be allocated:

- 46.725 AFY (80% of 58.406) would be allocated to "Planned Housing Growth"
- 8.761 AFY (15% of 58.406) would be allocated to "First Come First Served" and
- 2.92 AFY (5% of 58.406) would be allocated to "Strategic Reserve"

The numbers above change depending on if the Policy were to address projects that are under review in the Bishop and Ryan Ranch subsystems. Staff recommend updates to the Water Wait List to include projects approved in the Bishop and Ryan Ranch subsystems only and not include projects that are under review in the Water Wait List.

Ultimately, the County has a limited supply of water that would be made available to projects upon adoption of the Policy by the Board. The need for water is greater than the water allocated to the County. As noted in Section IV.7 - Review of Allocation Policy, Staff will continue to regularly review the draft Policy to assess the need for changes based on the demand for water within each category and when future water supplies are anticipated from MPWMD. MPWMD has also verbally indicated to County staff that water will be allocated to the County once the 82.95 AFY has been allocated to development projects. However, how and when additional water is allocated to the County by MPWMD is unknown to staff at this time.

SB 330 Vested Projects and Water Allocation Policy

The Planning Commission requested information on how SB 330 projects would be processed under the Water Allocation Policy.

SB 330 establishes vesting of a project in the rules, policies and regulations in place at the time a preliminary application is filed for a housing development. The County has several SB 330 applications (mainly Builder Remedy applications) that have been filed before the date that this Policy will go into effect. Therefore, applications filled under SB 330 prior to adoption of this Policy would not be subject to this Policy. Instead, these projects will be vested in the rules in place at the time they submitted an application, which is absence of a policy since no policy exists today.

Past practice for water allocation included processing of a water allocation request in conjunction with a construction permit or land use entitlement. This is addressed in the draft Policy under Section II. Background and Section IV. Procedures.

Water Eligibility and Water Allocation Reservation

Paragraph 1 of Section IV. Procedure outlines that notice of eligibility for a water allocation from one of the three main use categories in the Policy would be provided to applicants as part of the completeness determination for ministerial permits and discretionary permits. Staff will also be

maintaining a list on water allocation that details projects that have been deemed eligible for water, projects that have been allocated water, and the remaining water available by use category. Remaining water allocation information will be posted on HCD's website and publicly available.

As the draft Policy is written, ministerial permits will have some certainty that water will be available. This is based on information that will be available data at the time of application submittal and water will be approved pursuant to the Policy upon issuance of a construction permit. For discretionary permits, information about water availability will be available at the time of application submittal and approval of the water for a project would happen at the time the project is approved by the Appointing Authority. The prior intent of this approach was to notify applicants earlier in the project review process if water is available and if the project is eligible for water from a specific use category.

During the Planning Commission hearing on April 29, public comment and Planning Commissioner's noted concerns on this approach and that it does not provide certainty for development projects earlier in the process and that this certainty is helpful for financing of larger housing development projects. Specific comments were made about considering reserving the water at the time an application is deemed complete.

Staff's concerns with this approach are to ensure that meaningful process is made towards construction of projects. Reservation of water earlier in the development review process without adequate thresholds for progress may result in water being held by projects for extended periods of time without making diligent progress towards construction. Staff, however, also hears the challenges related to a lack of certainty about the availability of water.

If desired, the policy can be amended by adding language to the Procedure section that allows for projects that are moving through a discretionary permit process to formally reserve a water allocation at the time the application is deemed complete. As part of the implementation process for the Policy, staff will work to identify performance metrics that are realistic for staff to track and members of the public to show due diligence towards obtaining entitlements and/or construction permits.

Fixture Maximums

In developing this Policy, staff used the MPWMD Residential Water Release Form & Water Permit Application (**Exhibit E**) form to estimate the water fixture unit needs of a 2.5-bathroom single family dwelling. This included a kitchen sink, dishwasher, washer machine, laundry sink, and other fixtures commonly found in a single-family dwelling. A dwelling with 2.5 bathrooms would require approximately 18 fixture unit credits for indoor fixtures. According to MPWMD staff comments, landscaping requires between 3 and 40 additional fixture unit credits. HCD staff added 7 additional fixture unit credits to come up with a total of 25 fixture units maximum for single family residential projects. This 25-fixture unit count (0.25 AFY) would allow an applicant to add additional interior fixtures and less landscaping or less interior fixtures and more landscaping.

For ADUs and JADUs we have specified that the 12-fixture unit maximum applies to indoor fixtures only. It does not include landscaping because landscaping would be accounted for with the single-family dwelling. 12 fixture units indoors would allow a typical dwelling with two bathrooms.

Staff continue to recommend this fixture unit maximum to best manage the County's currently limited water supplies and encourage unit sizes that could be more affordable by design. Staff also continue to recommend the 12-fixture unit maximum for interior fixtures (0.12 AFY) for ADUs and JADUs.

Timing and Next Steps

Staff anticipate bringing the draft Water Allocation Policy to the Board of Supervisors for consideration and adoption in early June 2026. Recommendations from the Planning Commission will be reflected in the draft policy or highlighted for the Board's consideration.

OTHER AGENCY INVOLVEMENT

Housing and Community Development Department staff are working in collaboration with the Office of County Counsel to review the proposed policy.

Prepared by: Sarah Wikle, Principal Planner, 831-784-5700
Approved by: Melanie Beretti, AICP, Chief of Planning, 831-755-5285

The following Exhibits are on file with HCD:
Exhibit A - Draft Water Allocation Policy (clean and dated May 5, 2026)
Exhibit B - Draft Water Allocation Policy (redline and dated May 5, 2026)
Exhibit C - Water Waiting List (revised May 5, 2026)
Exhibit D - Carmel Valley Ranch Letter (dated February 22, 2022)
Exhibit E - MPWMD Residential Water Release Form & Water Permit Application

Cc: Elizabeth Gonzales, Permit Center Manager; Joshua Bowling, HCD Assistant Director; Craig Spencer, HCD Director; Edgar Sanchez, Associate Planner; The Open Monterey Project (Molly Erickson); Keep Big Sur Wild; Landwatch; Water Allocation Policy Distribution List; Project File REF250037.

Exhibit A

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County of Monterey
Board Policy Manual

Policy Name	**Policy Number**	**Page**
Monterey County Water Allocation Priorities and Procedures		
Policy Category Government and Administration		

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I. Purpose

Establish a uniform policy for the allocation of limited water resources within the unincorporated areas of Monterey County within the Monterey Peninsula Water Management District service area.

II. Background

Monterey Peninsula Water Management District ("MPWMD") has adopted rules that govern water resources within its jurisdictional boundaries (see Figure 1 below). MPWMD rules include, among other things, the ability to allocate water to local governments within its territory. This includes allocations to the County of Monterey ("County").

Water allocations are used by MPWMD to manage water supplies within MPWMD boundaries. See Figure 1 for MPWMD District Boundaries.

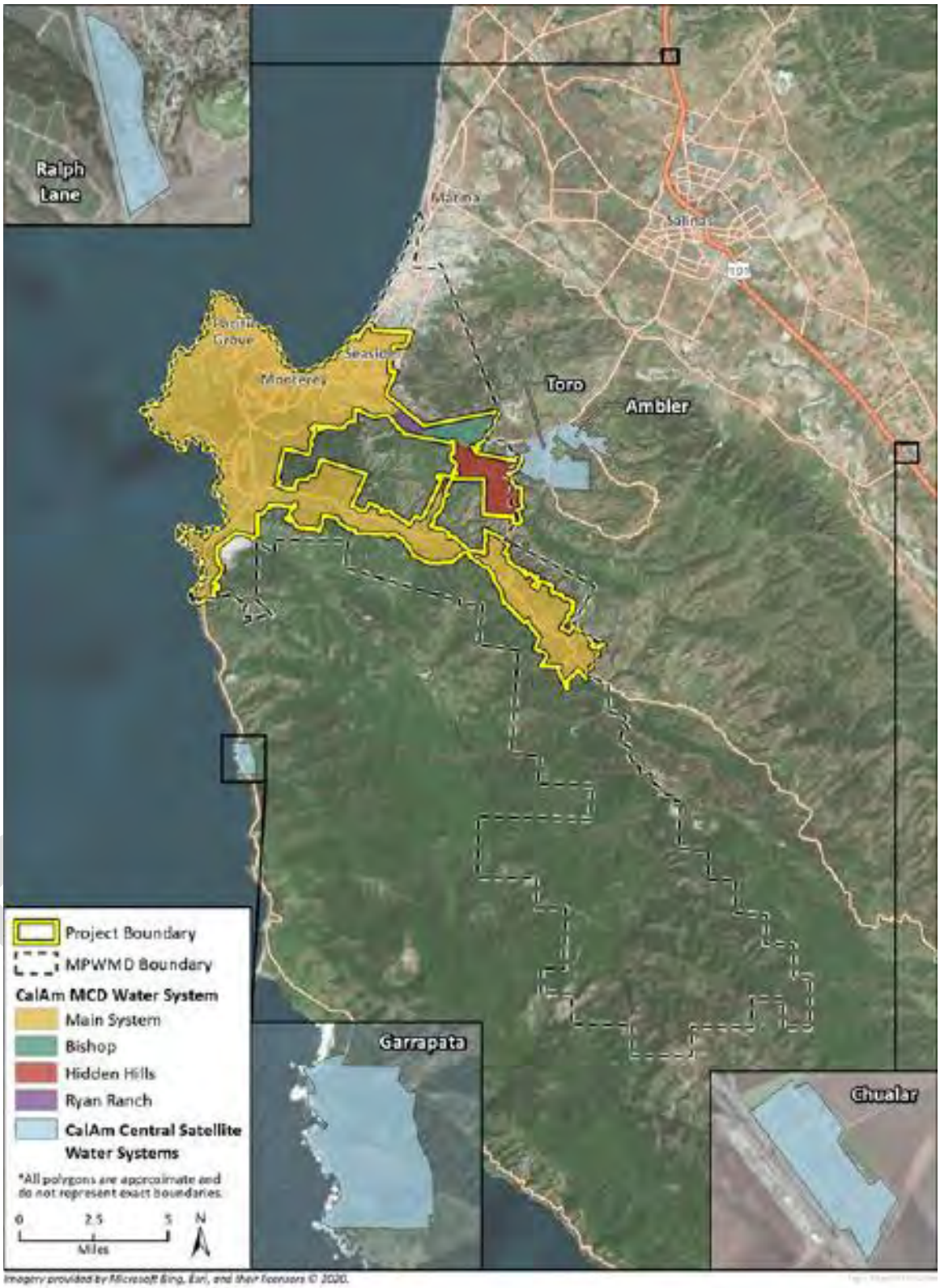

Figure 1 - MPWMD Service Area overlap with Cal-AM Service Area. Note: “Project Boundary” in yellow is the Cal-AM Service Area within MPWMD boundaries

The Cease-and-Desist Order (CDO) in place for new Cal-Am service connections does not currently allow for the installation of new water meters. A request to modify the CDO is under review and pending with the State Water Resources Quality Control Board (SWQCB).

On January 27, 2025, MPWMD allocated 72-acre -feet of water per year (AFY) to the County for use in the MPWMD service area. The County had 10.95 AFY remaining from the Paralta/Pre-Paralta allocations as of January 27, 2025, bringing the total combined allocations to the County to 82.95 AFY. The use of the water is at the County's discretion. When the County approves a suballocation of water, MPWMD debits the amount from the County's allocation when it issues a water permit.

Also on January 27, 2025, MPWMD adopted Ordinance No. 197, modifying Rule 33 requiring projects in the Bishop and Ryan Ranch subsystems that request an allocation of water be allocated water from the County's allocation. Before this date, water was allocated from the Seaside Groundwater Basin Adjudication.

The County may approve developments, and construction permits in the unincorporated areas pursuant to Monterey County Code ("MCC"). Construction permits can only be issued after the issuance of a water permit from MPWMD.

Water allocated by MPWMD to the County is currently limited and the demand by property owners and developers for the County's limited water allocation within the unincorporated area exceeds the limited supply. MPWMD staff have determined that up to 2,000 AFY are available and that they will provide additional allocations to jurisdictions in the future. The 2,000 AFY exceeds current demand in the unincorporated areas, however, it is unclear how much of this total allocation will be made available to the County and when.

Currently, the County does not have an adopted policy for the allocation of water in the MPWMD area. The past practice of the County typically included approval of a water credit allocation at the time a construction permit was ready to issue on a first-come first-served basis. The Planning Commission authorized the allocation of water credits when acting on a discretionary permit. In these cases, water allocations were reserved after the discretionary decision and until a construction permit was ready to issue. After accounting for most of the County's water allocation (circa 2000), staff established a "water waiting list" for those projects that were approved but could not move forward with building until water became available. Projects approved in the Bishop and Ryan Ranch subsystems are also included in the "water waiting list". This Policy addresses the "water waiting list" and updates the past practice for allocation of the County's water.

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Given recent changes in California housing law requiring municipalities to prioritize utility services for housing development planned in the Housing Element of the General Plan, the finite allocation of water provided to the County by MPWMD, and the lack of a formal policy to prioritize the allocation of water to uses and development that furthers County goals and interests, development of a Water Allocation Policy for areas within the MPWMD service area is prudent.

III. Policy

It is the policy of the County to prioritize the allocation of limited water resources in the MPWMD area to housing development. This prioritization is reflected in the following order of priority:

1. Honor past commitments to the allocation of water established in the "HCD Approved Water Waitlist".[1]
2. Development of Planned Housing Growth.[2]
3. First Come First Served.[3]
4. Strategic Reserve.[4]

In accordance with the above listed priorities, the Director of Housing and Community Development, or their designee (collectively, "HCD Director") shall be charged with tracking water allocations provided to the County and reserving portions of each new allocation as follows:

Prior commitments established in the "HCD Approved Water Waitlist" for the allocation of water shall be accounted for and deducted from the total allocation available.

After accounting for prior commitments, all remaining water and any future allocations shall be reserved as follows:

- 80% of allocations shall be reserved for Planned Housing Growth;
- 15% First-come, First-Served Basis; and

[1] Past commitments include water allocated by the Board of Supervisors, Planning Commission, Zoning Administrator, or Chief of Planning and those properties or projects that have been on the County's "water waiting list" as modified to exclude properties and projects that were on the list but have subsequently secured water from other sources prior to receiving an allocation from the County. The "water waiting list" is available at the Housing and Community Development Department.

[2] Planned Housing Growth as defined this policy in Section IV.1.I.

[3] All remaining development projects that do not meet the definition of Planned Housing Growth would fall under this category. Residential development shall comply with fixture limitations as defined in Section IV.2.I.

[4] This category can be allocated to other uses that are not covered under other categories, at the discretion of the Board of Supervisors as defined in Section IV.3.

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- 5% of allocations shall be retained as a strategic reserve.
  - *The Monterey County Board of Supervisors shall retain the authority to approve allocations from the Strategic Reserve category pursuant to a resolution.

IV. Procedure

The County shall review all land use entitlement permit and construction permit applications in the MPWMD service area pursuant to this Policy. An application for development requesting water shall be submitted with an MPWMD water permit application and a written request from the applicant for an allocation of water from the County specifying the amount of water requested and identifying the category the water is proposed to come from (i.e. Planned Housing Growth, First Come First Served, or Strategic Reserve). The County shall notify the applicant during the completeness review of the construction permit or the land use entitlement if the project is eligible for water and meets the criteria outlined in this Policy. The County will maintain a list of projects that have been provided notice of eligibility, including the amount of water requested and the category or suballocation area the water is proposed to come from. Such list will be available on the County's website.

1. Planned Housing Growth:
   i. Projects that qualify under this category include the following:
      a. A housing project that:
         - Is located in an Affordable Housing Overlay as defined in the 2010 General Plan, or is listed as a Housing Element Opportunity Site in the 6th Cycle Housing Element Update; and
         - Provides no fewer than the minimum percentage of total units deed restricted to lower-income and moderate-income households as required by MCC Chapter 18.40 or provides more than 50 percent of the units at levels affordable to moderate income, workforce I, and/or workforce II households; and
         - Meets a minimum density of 10 dwelling units/per 1 acre.

      Exclusive from the above, the following projects also qualify under this category:

      b. An accessory dwelling unit or junior accessory dwelling unit that does not exceed a subtotal of 12 indoor fixture units (0.12 afy) as demonstrated in Table No. 2 of the MPWMD Residential Water Release Form and Water Permit Application.
      c. A single-family dwelling on a vacant lot of record that does not exceed a proposed total fixture unit count of 25 fixture units (0.25 afy) as demonstrated in Table No. 2 of the MPWMD Residential Water Release Form and Water Permit Application.
      d. Portions of housing projects that are deed-restricted to low-income

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households as required by MCC Chapter 18.40 or as required by State Housing Law (i.e. State Density Bonus Law and/or Builders Remedy Law).

e. Expansions to projects with existing multifamily developments for projects that meet the definition of Planning Housing Growth as outlined in Section IV.1.I(a).

ii. Procedure for Planned Housing Growth:

a. Ministerial Process (if no land use entitlement is required under the MCC): The HCD Director may approve a water allocation at the time a construction permit is ready to issue provided the project conforms with this Policy.

The water allocation will be held for the period of time that the construction period remains active as noted in the "Time Limits" discussion.

b. Discretionary Process (if a land use entitlement is required under the MCC): The Appropriate Authority, may approve a water allocation with the land use entitlement. The Appropriate Authority shall consider whether the project conforms to this Policy.

The water allocation will be held by the project for the period that the entitlement remains active as noted in the "Time Limits" discussion.

The decision of the Appropriate Authority is appealable as outlined in the MCC.

2. First Come First Served: For projects that do not qualify for Planned Housing Growth as described in this Policy, the following requirements apply:

i. Residential Unit Fixture Maximums – the following fixture unit maximums apply for residential projects to be considered for water credits under this category.

a. Existing Single Family Residential Dwellings (SFDs) and Existing Multifamily Residential Dwelling Units (MFDs)– Water may be allocated for expansions, remodels, or replacement of existing SFDs and MFDs, provided that:

- The total proposed fixture count for the SFD does not exceed 25 (0.25 afy) as demonstrated in Table No. 2 of the MPWMD Residential Water Release Form and Water Permit Application; or
- No maximum shall apply to the expansion, remodel or replacement of MFDs.

ii. Non-Residential Uses - No fixture maximums apply except as described in the procedures section that follows.

iii. Procedure for First Come First Served

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a. Ministerial Process (if no land use entitlement is required under the MCC): The HCD Director, may approve a water allocation at the time a construction permit is ready to issue, provided that the project complies with this Policy.

   The water allocation will be held for the period of time that the construction period remains active as noted in the "Time Limits" discussion. The decision of the HCD Director is not appealable.

b. Discretionary Process (If a land use entitlement is required under the MCC): The Appropriate Authority may approve a water allocation with the land use entitlement. The Appropriate Authority shall consider whether the project conforms to this Policy.

The water allocation will be held by the project for the period that the entitlement remains active as noted in the "Time Limits" discussion.

The decision of the Appropriate Authority is appealable as outlined in the MCC.

3. Strategic Reserve:
   i. Procedure
      a. The Board of Supervisors may authorize the allocation of water or authorize the HCD Director to approve the allocation of water, for those projects or properties that do not conform to these criteria from the Strategic Reserve allocation category. The Board shall consider the following findings when authorizing water allocation:
         1. The project has been designed to minimize the amount of water needed; and
         2. The project complies with the County's adopted policies and regulations; and
         3. The project will provide affordable housing, create new jobs, or has a public benefit.

      The water allocation will be active as discussed in the "Time Limits" section below. The Board of Supervisor's decision is not appealable.

4. HCD Director – Additional Review Procedure:

   If, in the opinion of the HCD Director, additional review is required prior to approving a water allocation for a project that does not require land use entitlements, the HCD Director may refer the matter to the Planning Commission for a decision. The HCD Director can refer to a decision to the Planning Commission if any of the following would occur through the granting of a water allocation:

      1. Significant public policy issues;

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2. Significant, unmitigable, and adverse environmental impacts; or
3. Establishment of precedents or standards by which other projects will be measured.

Once the MPWMD application has been reviewed and approved by the County, the applicant will be responsible for submitting the application to the MPWMD to obtain a water permit. A construction permit will be released to the applicant once the MPWMD water permit has been issued and the applicant has provided proof of the approved permit to HCD.

5. Projects Requesting Water Allocation Prior to Policy Adoption

Projects requiring a discretionary permit that have requested a water allocation prior to the adoption of this Policy, but who were not on the "water waiting list" should be considered by the Planning Commission with the decision appealable to the Board of Supervisors.

Projects requiring a ministerial permit that have requested a water allocation prior to the adoption of this Policy, but who were not on the "water waiting list" should be considered by the HCD Director.

6. Time Limits on County Water Allocations

The County's water allocations may be held by a project applicant for the time limits set by the MCC for approved construction permits and approved land use entitlements as applicable. If a project's water allocation lapses, the allocation will be made available to other projects per this Policy.

For ministerial and discretionary permits, time extensions can be considered by the Appropriate Authority. A project provided water allocation pursuant to this Policy shall be held by a project applicant for a maximum of 5 years. Projects that include affordable housing deed restricted to low-income households may be eligible for additional time extensions outside of the 5-year maximum. Such request shall be made in writing to the HCD Director outlining the need for the additional time and forwarded to the Appropriate Authority for decision.

7. Review of Allocation Policy

The HCD Director, or designee, shall regularly review this Policy to assess the need for changes. The review shall include:

- The remaining balance of water allocations within each of the categories defined in this policy;
- The general magnitude of demand for water within each category;
- Any future water supplies that are anticipated; and
- Any changes to this policy that may be warranted to better facilitate the allocation of water. This includes, for instance, the ability to modify policies, criteria, and

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procedures to better align with the intended purpose or the ability to shift the total amount of water reserved for each category given supply and demand.

8. **Review Date**
    a. This Policy will be reviewed as needed to better align with the ability to shift the total amount of water reserved for each category given supply and demand or as directed by the Board.

9. **Board Action**
    a. Legistar File Number _____

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Exhibit B

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County of Monterey Board Policy Manual		
Policy Name Monterey County Water Allocation Priorities and Procedures	**Policy Number**	**Page**
Policy Category Government and Administration		

I. Purpose

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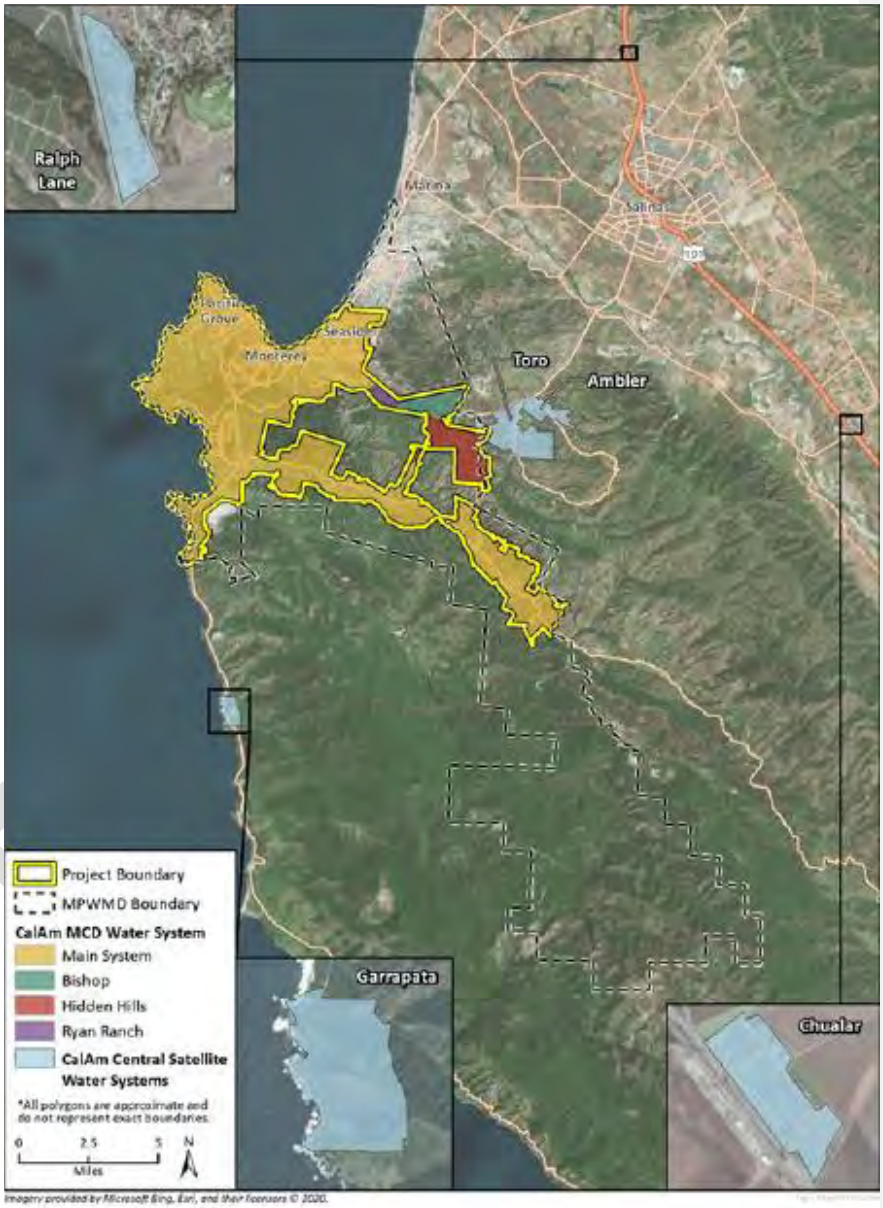

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Commented [SW1]: Added this in response to changes in Ordinance 197 and Rule 33 by MPWMD to clarify approved projects are also listed in the water waiting list.

The County may approve ~~developments~~developments, and construction permits in the unincorporated areas pursuant to Monterey County Code ("MCC"). Construction permits can only be issued after the issuance of a water permit from MPWMD.

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- 15% First-come, First-Served Basis; and

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- 5% of allocations shall be retained as a strategic reserve.
    - *The Monterey County Board of Supervisors shall retain the authority to approve allocations from the Strategic Reserve category pursuant to a resolution.

IV. Procedure

The County shall review all land use entitlement permit and construction permit applications in the MPWMD service area pursuant to this Policy. An application for development requesting water shall be submitted with an MPWMD water permit application and a written request from the applicant for an allocation of water from the County specifying the amount of water requested and identifying the category the water is proposed to come from (i.e. Planned Housing Growth, First Come First Served, or Strategic Reserve). The County shall notify the applicant during the completeness review of the construction permit or the land use entitlement if the project is eligible for water and meets the criteria outlined in this Policy. The County will maintain a list of projects that have been provided notice of eligibility, including the amount of water requested and the category or suballocation area the water is proposed to come from. Such list will be available on the County's website.

1. Planned Housing Growth:
    i. Projects that qualify under this category include the following:
        a. A housing project that:
            - Is located in an Affordable Housing Overlay as defined in the 2010 General Plan, or is listed as a Housing Element Opportunity Site in the 6th Cycle Housing Element Update; and
            - Provides no fewer than the minimum percentage of total units deed restricted to lower-income and moderate-income households as required by MCC Chapter 18.40 or provides more than 50 percent of the units at levels affordable to moderate income, workforce I, and/or workforce II households; and
            - Meets a minimum density of 10 dwelling units/per 1 acre.

        Exclusive from the above, the following projects also qualify under this category:

        b. An accessory dwelling unit or junior accessory dwelling unit that does not exceed a subtotal of 12 indoor fixture units (0.12 afy) as demonstrated in Table No. 2 of the MPWMD Residential Water Release Form and Water Permit Application.
        c. A single-family dwelling on a vacant lot of record that does not exceed a proposed total fixture unit count of 25 fixture units (0.25 afy) as demonstrated in Table No. 2 of the MPWMD Residential Water Release Form and Water Permit Application.
        d. Portions of housing projects that are deed-restricted to low-income

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households as required by MCC Chapter 18.40 or as required by State Housing Law (i.e. State Density Bonus Law and/or Builders Remedy Law).

e. Expansions to projects with existing multifamily developments for projects that meet the definition of Planning Housing Growth as outlined in Section IV.1.I(a).

ii. Procedure for Planned Housing Growth:

a. Ministerial Process (if no land use entitlement is required under the MCC): The HCD Director may approve a water allocation at the time a construction permit is ready to issue provided the project conforms with this Policy.

The water allocation will be held for the period of time that the construction period remains active as noted in the "Time Limits" discussion.

b. Discretionary Process (if a land use entitlement is required under the MCC): The Appropriate Authority, may approve a water allocation with the land use entitlement. The Appropriate Authority shall consider whether the project conforms to this Policy.

The water allocation will be held by the project for the period that the entitlement remains active as noted in the "Time Limits" discussion.

The decision of the Appropriate Authority is appealable as outlined in the MCC.

2. First Come First Served: For projects that do not qualify for Planned Housing Growth as described in this Policy, the following requirements apply:

i. Residential Unit Fixture Maximums – the following fixture unit maximums apply for residential projects to be considered for water credits under this category.

a. Existing Single Family Residential Dwellings (SFDs) and Existing Multifamily Residential Dwelling Units (MFDs)– Water may be allocated for expansions, remodels, or replacement of existing SFDs and MFDs, provided that:

- The total proposed fixture count for the SFD does not exceed 25 (0.25 afy) as demonstrated in Table No. 2 of the MPWMD Residential Water Release Form and Water Permit Application; or
- No maximum shall apply to the expansion, remodel or replacement of MFDs.

~~H~~ii. Non-Residential Uses - No fixture maximums apply except as described in the procedures section that follows.

iii. Procedure for First Come First Served

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a. Ministerial Process (if no land use entitlement is required under the MCC): The HCD Director, may approve a water allocation at the time a construction permit is ready to issue, provided that the project complies with this Policy.

   The water allocation will be held for the period of time that the construction period remains active as noted in the "Time Limits" discussion. The decision of the HCD Director is not appealable.

b. Discretionary Process (If a land use entitlement is required under the MCC): The Appropriate Authority may approve a water allocation with the land use entitlement. The Appropriate Authority shall consider whether the project conforms to this Policy.

The water allocation will be held by the project for the period that the entitlement remains active as noted in the "Time Limits" discussion.

The decision of the Appropriate Authority is appealable as outlined in the MCC.

3. Strategic Reserve:
   i. Procedure
      a. The Board of Supervisors may authorize the allocation of water or authorize the HCD Director to approve the allocation of water, for those projects or properties that do not conform to these criteria from the Strategic Reserve allocation category. The Board shall consider the following findings when authorizing water allocation:
         1. The project has been designed to minimize the amount of water needed; and
         2. The project complies with the County's adopted policies and regulations; and
         3. The project will provide affordable housing, create new jobs, or has a public benefit.

      The water allocation will be active as discussed in the "Time Limits" section below. The Board of Supervisor's decision is not appealable.

4. HCD Director – Additional Review Procedure:

   If, in the opinion of the HCD Director, additional review is required prior to approving a water allocation for a project that does not require land use entitlements, the HCD Director may refer the matter to the Planning Commission for a decision. The HCD Director can refer to a decision to the Planning Commission if any of the following would occur through the granting of a water allocation:

      1. Significant public policy issues;

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2. Significant, unmitigable, and adverse environmental impacts; or
3. Establishment of precedents or standards by which other projects will be measured.

Once the MPWMD application has been reviewed and approved by the County, the applicant will be responsible for submitting the application to the MPWMD to obtain a water permit. A construction permit will be released to the applicant once the MPWMD water permit has been issued and the applicant has provided proof of the approved permit to HCD.

5. Projects Requesting Water Allocation Prior to Policy Adoption

Projects requiring a discretionary permit that have requested a water allocation prior to the adoption of this Policy, but who were not on the "water waiting list" should be considered by the Planning Commission with the decision appealable to the Board of Supervisors.

Projects requiring a ministerial permit that have requested a water allocation prior to the adoption of this Policy, but who were not on the "water waiting list" should be considered by the HCD Director.

6. Time Limits on County Water Allocations

The County's water allocations may be held by a project applicant for the time limits set by the MCC for approved construction permits and approved land use entitlements as applicable. If a project's water allocation lapses, the allocation will be made available to other projects per this Policy.

For ministerial and discretionary permits, time extensions can be considered by the Appropriate Authority. A project provided water allocation pursuant to this Policy shall be held by a project applicant for a maximum of 5 years. Projects that include affordable housing deed restricted to low-income households may be eligible for additional time extensions outside of the 5-year maximum. Such request shall be made in writing to the HCD Director outlining the need for the additional time and forwarded to the Appropriate Authority for decision.

Commented [SW3]: Added procedure to allow affordable housing projects additional time outside of the 5 year maximum.

7. Review of Allocation Policy

The HCD Director, or designee, shall regularly review this Policy to assess the need for changes. The review shall include:

- The remaining balance of water allocations within each of the categories defined in this policy;
- The general magnitude of demand for water within each category;
- Any future water supplies that are anticipated; and
- Any changes to this policy that may be warranted to better facilitate the allocation of water. This includes, for instance, the ability to modify policies, criteria, and

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procedures to better align with the intended purpose or the ability to shift the total amount of water reserved for each category given supply and demand.

8. **Review Date**
    a. This Policy will be reviewed as needed to better align with the ability to shift the total amount of water reserved for each category given supply and demand or as directed by the Board.

9. **Board Action**
    a. Legistar File Number _____

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Exhibit C

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FINAL LIST OF PREVIOUSLY APPROVED PERMITS WAITING ON WATER

APN NUMBER/ADDRESS:	APPROVED PERMIT:	WATER ALLOCATION:
008-112-024-000 4045 LOS ALTOS, PB	PLN970296 SFD	.347
416-522-020-000/416-522-017-000 OLD RANCH RD/ROBINSON CYN	12-LOT SUBDIVISION PLN020280, PLN150751, PLN180516	8.807
173-121-004-000	PLN210180	9.89

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Exhibit D

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MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
Erik V. Lundquist, AICP, Director

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

(831)755-5025
www.co.monterey.ca.us

February 22, 2022

Anthony Lombardo & associates
c/o Anthony Lombardo
144 W. Gablian Street
Salinas, CA 93901

Re: Carmel Valley Ranch 12-Lot Subdivision Map - PLN020280, PLN150751 and PLN180516

Dear Mr. Lombardo:

This letter is in response to your extension request letter dated January 31, 2022. As you indicate in that letter, the referenced Carmel Valley Ranch Subdivision Map expires on March 9, 2022 pursuant to the approval of a recent extension request (PLN180516).

As you indicate, pursuant to Section 66452.6(b) of the Subdivision Map Act the life of a tentative subdivision map shall not include any period of time during which a development moratorium is in existence, provided the moratorium was imposed after the approval of the tentative map and that the length of moratorium shall not exceed 5 years.

In this case, the California American Water Company (Cal-Am) is under a cease and desist order that was imposed after the approval of the tentative subdivision map. The cease and desist order is a development moratorium because Cal-Am is not able to establish new service connections to serve water to the property. Since the applicant is unable to comply with the conditions of approval (Conditions 28 and 56) due to the development moratorium, the time periods granted per the original approval (PLN020280) and the subsequent extensions (PLN150751 and PLN180516) are tolled for a 5 year period resulting in an expiration date of March 9, 2027.

If you have any questions, contact me at 831-755-5025 or lundquiste@co.monterey.ca.us.

Sincerely,

Erik V. Lundquist

Erik Lundquist,
Director of Housing and Community Development

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Exhibit E

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MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the Jurisdiction, this form must be submitted with complete Construction Plans to

conserve@mpwmd.net

5 Harris Court, Bldg. G (Ryan Ranch) ♦ Monterey, CA 93940 ♦ (831) 658-5601

Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. ***(Please print firmly)***

1. OWNERSHIP INFORMATION:

Name: _____

Daytime telephone: _____

E-Mail Address: _____

2. AGENT/REPRESENTATIVE INFORMATION:

Name: _____

Daytime telephone: _____

E-Mail Address: _____

3. PROPERTY INFORMATION:

Address: _____

Water Company serving parcel: _____ **Assessor's Parcel Number (APN)**_____ -_____-_____

Is a Water Meter needed? YES or NO If yes, how many?_____

NOTE: Separate Water Meters are required for each User, other than certain Residential uses that may qualify for in-line meters.

4. PROJECT DESCRIPTION (Be thorough and detailed): _____

_____

_____

5. INSTRUCTIONS: ***Table No. 1 should list the fixtures on the property as they exist before the project. Table No. 2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per Dwelling Unit.***

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	_____	x 1.0 =	_____
Two Washbasins in the Master Bathroom	_____	x 1.0 =	_____
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	_____	x 1.8 =	_____
Toilet, High Efficiency (HET)	_____	x 1.3 =	_____
Toilet, Ultra High Efficiency (UHET)	_____	x 0.8 =	_____
Urinal, Pint (0.125 gallon maximum)	_____	x 0.1 =	_____
Urinal, Zero Water Consumption	_____	x 0.0 =	_____
Master Bath (one per Dwelling):Tub&Shower Stall	_____	x 3.0 =	_____
Large Bathtub (may have Showerhead above)	_____	x 3.0 =	_____
Standard Bathtub or Shower Stall (one head)	_____	x 2.0 =	_____
Additional shower heads, body spray, etc)	_____	x 2.0 =	_____
Shower System, Rain Bar/ Custom Shower (specs)	_____	x 2.0 =	_____
Kitchen Sink (with optional Dishwasher)	_____	x 2.0 =	_____
Kitchen Sink with High Efficiency Dishwasher	_____	x 1.5 =	_____
Dishwasher, each additional (with optional sink)	_____	x 2.0 =	_____
Dishwasher, High Efficiency (with opt. sink)	_____	x 1.5 =	_____
Laundry Sink/Utility Sink (one per Site)	_____	x 2.0 =	_____
Clothes Washer	_____	x 2.0 =	_____
Clothes Washer, (HECW)	_____	x 1.0 =	_____
Bidet	_____	x 2.0 =	_____
Bar Sink	_____	x 1.0 =	_____
Entertainment Sink	_____	x 1.0 =	_____
Vegetable Sink	_____	x 1.0 =	_____
Swimming Pool (each 100 sq-ft of pool surface)	_____	x 1.0 =	_____
Other _____	_____	x ____ =	_____
Other _____	_____	x ____ =	_____
Other _____	_____	x ____ =	_____
Other _____	_____	x ____ =	_____

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT **TOTAL** = _____

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	_____	x 1.0 =	_____
Two Washbasins in the Master Bathroom	_____	x 1.0 =	_____
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	_____	x 1.8 =	_____
Toilet, High Efficiency (HET)	_____	x 1.3 =	_____
Toilet, Ultra High Efficiency (UHET)	_____	x 0.8 =	_____
Urinal, Pint (0.125 gallon maximum)	_____	x 0.1 =	_____
Urinal, Zero Water Consumption	_____	x 0.0 =	_____
Master Bath (one per Dwelling):Tub&Shower Stall	_____	x 3.0 =	_____
Large Bathtub (may have Showerhead above)	_____	x 3.0 =	_____
Standard Bathtub or Shower Stall (one head)	_____	x 2.0 =	_____
Additional shower heads, body spray, etc	_____	x 2.0 =	_____
Shower System, Rain Bars/Custom Shower (specs)	_____	x 2.0 =	_____
Kitchen Sink (optional dishwasher)	_____	x 2.0 =	_____
Kitchen Sink with High Efficiency Dishwasher	_____	x 1.5 =	_____
Dishwasher, each additional (optional sink)	_____	x 2.0 =	_____
Dishwasher, High Efficiency (with opt. sink)	_____	x 1.5 =	_____
Laundry Sink/Utility Sink (one per Site)	_____	x 2.0 =	_____
Clothes Washer	_____	x 2.0 =	_____
Clothes Washer, (HECW)	_____	x 1.0 =	_____
Bidet	_____	x 2.0 =	_____
Bar Sink	_____	x 1.0 =	_____
Entertainment Sink	_____	x 1.0 =	_____
Vegetable Sink	_____	x 1.0 =	_____
Instant-Access-Hot-Water System (fixture credit)	_____	x -0.5 =	_____
Subtotal proposed indoor fixtures		=	_____
Landscape – Refer to District Rule 142.1			
"Water Efficient Landscape Requirements"	_____	x ___ =	_____
Swimming Pool (each 100 sq-ft of pool surface)	_____	x 1.0 =	_____

PROPOSED FIXTURE UNIT COUNT **TOTAL** = _____

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the project's Capacity to use water. **"PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

6. I certify under penalty of perjury that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

_____ _____ _____

Signature of Owner/Agent **Print Name** **Date**

AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY

☐ Pure Water ☐ Water Entitlement ☐ Public Credits ☐ Paralta/Pre-Paralta Allocation ☐ WDS (Private Well) ☐ Other
☐ Second Bathroom Protocol ☐ No Water Needed

Authorized by: _____ Date _____ Amount _____ Notes _____

City/County Permit Number _____

This form expires after five years from date of authorization for this project by the Jurisdiction or more frequently as determined by the Jurisdiction.

Capitalized terms are defined in MPWMD Rule 11, Definitions

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Introduced: 5/5/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN030204-AMD2-EXT1 - UCP EAST GARRISON, LLC
Hearing to consider an extension to the expiration of the East Garrison Specific Plan Combined Development Permit and Final Phase Vesting Tentative Map for a period of six years, to June 25, 2032, pursuant to Government Code section 66452(e).
Proposed CEQA action: Consider previously certified Subsequent Environmental Impact Report and Addenda.

RECOMMENDATIONS:
It is recommended that the Planning Commission adopt a resolution to:

a. Consider the previously certified Final Subsequent Environmental Impact Report (SEIR) (SCH#2003081086) for the East Garrison Specific Plan Project (Resolution No. 05-264) and the Addenda pursuant to CEQA Guidelines Section 15164; and
b. Approve an extension to the expiration of the Vesting Tentative Map for the East Garrison Final Phase to allow the resubdivision of 20.25 acres consisting of Phase 1 Final Map Parcels T1.1 - T1.8, Phase 2 Final Map Parcels M2.10 and M2.11, and Phase 3 Final Map Parcels M3.1 - M3.6, resulting in 140 single family residential parcels, 119 Live/Work parcels, two Town Center Parcels, approximately 2.85 acres in Open Space parcels, and approximately 3.35 acres in right of way parcels and the Amended Combined Development Permit (Board of Supervisor's Resolution 05-267) to allow the redistribution of allowed development resulting in the East Garrison Final Phase consisting of: a mixed-use Town Center building with 30,000 square feet of commercial space on the first floor and 66 Affordable Housing apartment units above, 61 Residential Medium units, 79 Residential High units, and 119 Live/Work Rowhouses for the period of six years, to June 25, 2032, pursuant to Government Code Section 66452.6(e).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

PROJECT INFORMATION:

Property Owner: UCP East Garrison LLC
Agent: Cody Phillips
Project Location: Two miles east of the City of Marina and 5.5 miles southwest of the City of Salinas along Reservation Road. The properties are located south of the intersection of Reservation Road and East Garrison Drive, Marina, Fort Ord Master Plan, East Garrison Specific Plan area.
APNs: Multiple
Zoning: SP-D (Specific Plan with Design Control Overlay District)
Plan Area: Fort Ord Master Plan
Flagged and Staked: N/A

Project Planner: Mary Israel,
israelm@countyofmonterey.gov, (831)755-5183

SUMMARY
East Garrison Specific Plan (EGSP) Project was approved in 2005 and Final Maps for Phases 1, 2, and 3 have been recorded. An Amendment to the Mitigation Monitoring and Reporting Plan was approved by County in 2020. On June 25, 2024, County Board of Supervisors approved a second amendment which altered the location of rental affordable housing units and redesigned portions of recorded Final Maps and approving a final phase vesting tentative map (VTM). Title 19 and the Subdivision Map Act (SMA) set the normal expiration of this VTM for June 24, 2026. Since the final phase VTM was approved, the applicant has been actively working on condition compliance. They submitted a timely request for an extension of 6 years until the final phase Final Map must be recorded, as more time is needed to complete condition compliance for that milestone. Staff recommend the Planning Commission grant the extension of six years.

DISCUSSION:
Original Project Approvals (PLN030204)
The EGSP Project included a VTM for the subdivision of 244 acres into parcels to create up to 1,400 dwelling units with up to 70 second units on the same lot as a residential unit, 75,000 square feet of commercial buildings, 11,000 square feet of public buildings, and 100,000 square feet of artist studio/public uses in 25 renovated buildings; Use Permit for tree removal, Use Permit to allow development on slopes over 30 percent, Use Permit for signs, and Design Approval (October 4, 2005 by Resolution Nos. 05-266, 05-267); the Project included General Plan Amendment and amendment to Title 21 to incorporate new regulations allowing Mixed Use Zoning and the Specific Plan Area (Resolution No. 05-265, Ordinance No. 05000). The property is south of Reservation Road and north of Watkins Gate Road at the East Garrison gate (Assessor's Parcel Numbers were 031-011-038-000, 031-161-003-000, -004, 005, and 006-000), in the Greater Monterey Peninsula Plan area.

Pursuant to California Environmental Quality Act (CEQA), the Board also certified and adopted the Final Subsequent Environmental Impact Report and a Statement of Overriding Considerations for the EGSP and related actions (Resolution No. 05-264). Related actions on October 5, 2005 included that the Board enacted an ordinance to approve the East Garrison Development Agreement (Ordinance No. 05001) and consented and agreed to a Disposition and Development Agreement (DDA) by Resolution No. 05-273. By Resolution No. 05-269, the Board transferred the County's interest in the Track Zero portion of the EG site to the Redevelopment Agency of the County of Monterey, and directed the Fort Ord Reuse Authority to transfer the East Garrison site to the Redevelopment Agency. Finally, on that date, by Resolution No. 05-268, the Board approved allocation of 470 acre-feet per year ("AFY") of water from the County's 560 AFY water allotment (also referred to as "FORA water allocation") for the former Fort Ord.

The County has issued approval and recorded agreements related to the EGSP since the actions of project adoption. The list of major County approvals and recorded agreements is organized and listed on the County's Current Major Project webpage, under East Garrison: https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/current-major-projects

Consistent with Government Code Section (GCS) 66456.1 of the Subdivision Map Act and the EGSP, UCP East Garrison, LLC has filed final maps for Phases 1, 2 and 3. East Garrison Phase 1 Final Map was recorded on June 28, 2007 in Vol. 24 Cities and Towns, Page 7. East Garrison Phase 2 Final Map was recorded on March 19, 2015 in Vol. 24 Cities and Towns, Page 41. In December 2017, the Board of Supervisors approved the East Garrison Phase 3 Final Map with the understanding that it was the last map recordation to complete the project related to the approved EGSP VTM. The Phase 3 Final Map was recorded on December 26, 2017 in Vol. 24 Cities and Towns, Page 54.

First Amendment to Project Approvals (PLN030204-AMD1)
On February 11, 2020 by Resolution No. 20-037, the Board of Supervisors amended the Combined Development Permit (PLN030204-AMD1) and adopted an addendum to the EGSP Final Subsequent EIR. The actions were to amend Condition of Approval No. 184 (related to specificity of funding allocation for fees collected by Monterey Bay Air Resources District to mitigate Reactive Organic Gas and Nitrogen Oxide air quality impacts from the Approved Project) and to approve an agreement between the County of Monterey and Monterey Bay Air Resources District.

Second Amendment to Project Approvals (PLN030204-AMD2)
On June 25, 2024 by Resolution No. 24-324, with recommendation by the Planning Commission pursuant to Government Code Sections 65453, 65454 and 65456, the Board of Supervisors approved a second amendment to PLN030204 consisting of an EGSP Amendment to modify Section 3 - Land Use, Section 4 - Infrastructure, Appendix A - East Garrison Pattern Phase 1 Final Map; Vesting Tentative Map for Parcels T1.1 - T1.8 of the Phase 1 Final Map, Parcels M2.10 and M2.11 of the Phase 2 Final and Parcels M3.1 - M3.6 of the Phase 3 Final Map; and approved an amendment to the Combined Development Permit to relocate the Phase 3 Rental Affordable Housing “Artspace units” to the Town Center above the commercial space, allow compact single family dwellings on the former Rental Affordable Housing Development parcels, and allow 254 two to three-story compact homes and rowhouses within the town center. As a “Phase 4 VTM” with amendments to recorded Final Maps, the EG Final Phase VTM was vested on June 25, 2024. Therefore, this final phase of the EGSP (PLN030204-AMD2) is set to expire June 25, 2026. The Amended Combined Development Permit is also set to expire on that date.

On November 17, 2025, the agent for the owner requested an extension of PLN030204-AMD2 for six additional years and projected the expiration date to become June 25, 2032 (**Exhibit B**). Staff considered the subdivider’s written request and considered the Subdivision Map Act and Title 19 (County’s subdivision ordinance). The maximum length of time for which the County is authorized to grant a discretionary time extension under GCS 66452.6(e) is six years.

Pursuant to Title 19, section 19.05.065, the Planning Commission is the appropriate authority to decide on extensions to approved VTMs. Staff recommend that the Commission approve the extension of the expiration of the map for the period of six years, to June 25, 2032, in compliance with the current Subdivision Map Act. Staff also recommend that the Combined Development Permit be extended for a period of six years in alignment with the VTM extension and PLN030204-AMD2 remain the operative permit for condition compliance.

Additional detailed project background and history can be accessed via County's Legistar by searching for "RES 24-118" (https://monterey.legistar.com).

CEQA:
A Subsequent Environmental Impact Report (SEIR) was certified for the EGSP and related actions on October 5, 2005 (SCH# 2003081086, **Exhibit C**). An Addendum was considered on February 11, 2020 for modification to Condition No. 184 of the Approved Project. County subsequently considered with the First Amendment to the Development Agreement to extend the agreement for 15 years and establish fees to replace the Fort Ord Reuse Authority's Community Facilities District fees. On June 25, 2024, an Addendum was considered for the PLN030204-AMD2 project. This proposed extension to the approval will not change the project or any of the circumstances under which the project was considered. Pursuant to CEQA Guidelines section 15162, staff recommend that the Planning Commission consider the previously certified SEIR and Addenda prior to approving the extension to the expiration date for the project.

OTHER AGENCY INVOLVEMENT:
County Counsel has reviewed the resolution as to form.

Prepared by: Mary Israel, Supervising Planner
Reviewed and Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Draft Resolution
Exhibit B - Letter from Applicant dated November 17, 2025
Exhibit C - (hyperlink to HCD webpage) EGSP SEIR and (hyperlink to HCD webpage #2) PLN030204-AMD2 Addendum

cc: Front Counter Copy; County Counsel, Mary Israel, Project Planner; Melanie Beretti, Chief of Planning; UCP East Garrison LLC, Owner; Interested Parties; East Garrison residents; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); LandWatch (Director); Project File PLN030204-AMD2.

Introduced: 5/5/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN030204-AMD2-EXT1 - UCP EAST GARRISON, LLC

Hearing to consider an extension to the expiration of the East Garrison Specific Plan Combined Development Permit and Final Phase Vesting Tentative Map for a period of six years, to June 25, 2032, pursuant to Government Code section 66452(e).

Proposed CEQA action: Consider previously certified Subsequent Environmental Impact Report and Addenda.

RECOMMENDATIONS:

It is recommended that the Planning Commission adopt a resolution to:

a. Consider the previously certified Final Subsequent Environmental Impact Report (SEIR) (SCH#2003081086) for the East Garrison Specific Plan Project (Resolution No. 05-264) and the Addenda pursuant to CEQA Guidelines Section 15164; and

b. Approve an extension to the expiration of the Vesting Tentative Map for the East Garrison Final Phase to allow the resubdivision of 20.25 acres consisting of Phase 1 Final Map Parcels T1.1 - T1.8, Phase 2 Final Map Parcels M2.10 and M2.11, and Phase 3 Final Map Parcels M3.1 - M3.6, resulting in 140 single family residential parcels, 119 Live/Work parcels, two Town Center Parcels, approximately 2.85 acres in Open Space parcels, and approximately 3.35 acres in right of way parcels and the Amended Combined Development Permit (Board of Supervisor's Resolution 05-267) to allow the redistribution of allowed development resulting in the East Garrison Final Phase consisting of: a mixed-use Town Center building with 30,000 square feet of commercial space on the first floor and 66 Affordable Housing apartment units above, 61 Residential Medium units, 79 Residential High units, and 119 Live/Work Rowhouses for the period of six years, to June 25, 2032, pursuant to Government Code Section 66452.6(e).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

PROJECT INFORMATION:

Property Owner: UCP East Garrison LLC

Agent: Cody Phillips

Project Location: Two miles east of the City of Marina and 5.5 miles southwest of the City of Salinas along Reservation Road. The properties are located south of the intersection of Reservation Road and East Garrison Drive, Marina, Fort Ord Master Plan, East Garrison Specific Plan area.

APNs: Multiple

Zoning: SP-D (Specific Plan with Design Control Overlay District)

Plan Area: Fort Ord Master Plan

Flagged and Staked: N/A
Project Planner: Mary Israel,
israelm@countyofmonterey.gov, (831)755-5183

SUMMARY
East Garrison Specific Plan (EGSP) Project was approved in 2005 and Final Maps for Phases 1, 2, and 3 have been recorded. An Amendment to the Mitigation Monitoring and Reporting Plan was approved by County in 2020. On June 25, 2024, County Board of Supervisors approved a second amendment which altered the location of rental affordable housing units and redesigned portions of recorded Final Maps and approving a final phase vesting tentative map (VTM). Title 19 and the Subdivision Map Act (SMA) set the normal expiration of this VTM for June 24, 2026. Since the final phase VTM was approved, the applicant has been actively working on condition compliance. They submitted a timely request for an extension of 6 years until the final phase Final Map must be recorded, as more time is needed to complete condition compliance for that milestone. Staff recommend the Planning Commission grant the extension of six years.

DISCUSSION:
Original Project Approvals (PLN030204)
The EGSP Project included a VTM for the subdivision of 244 acres into parcels to create up to 1,400 dwelling units with up to 70 second units on the same lot as a residential unit, 75,000 square feet of commercial buildings, 11,000 square feet of public buildings, and 100,000 square feet of artist studio/public uses in 25 renovated buildings; Use Permit for tree removal, Use Permit to allow development on slopes over 30 percent, Use Permit for signs, and Design Approval (October 4, 2005 by Resolution Nos. 05-266, 05-267); the Project included General Plan Amendment and amendment to Title 21 to incorporate new regulations allowing Mixed Use Zoning and the Specific Plan Area (Resolution No. 05-265, Ordinance No. 05000). The property is south of Reservation Road and north of Watkins Gate Road at the East Garrison gate (Assessor's Parcel Numbers were 031-011-038-000, 031-161-003-000, -004, 005, and 006-000), in the Greater Monterey Peninsula Plan area.

Pursuant to California Environmental Quality Act (CEQA), the Board also certified and adopted the Final Subsequent Environmental Impact Report and a Statement of Overriding Considerations for the EGSP and related actions (Resolution No. 05-264). Related actions on October 5, 2005 included that the Board enacted an ordinance to approve the East Garrison Development Agreement (Ordinance No. 05001) and consented and agreed to a Disposition and Development Agreement (DDA) by Resolution No. 05-273. By Resolution No. 05-269, the Board transferred the County's interest in the Track Zero portion of the EG site to the Redevelopment Agency of the County of Monterey, and directed the Fort Ord Reuse Authority to transfer the East Garrison site to the Redevelopment Agency. Finally, on that date, by Resolution No. 05-268, the Board approved allocation of 470 acre-feet per year ("AFY") of water from the County's 560 AFY water allotment (also referred to as "FORA water allocation") for the former Fort Ord.

The County has issued approval and recorded agreements related to the EGSP since the actions of project adoption. The list of major County approvals and recorded agreements is organized and listed on the County's Current Major Project webpage, under East Garrison:

https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/current-major-projects

Consistent with Government Code Section (GCS) 66456.1 of the Subdivision Map Act and the EGSP, UCP East Garrison, LLC has filed final maps for Phases 1, 2 and 3. East Garrison Phase 1 Final Map was recorded on June 28, 2007 in Vol. 24 Cities and Towns, Page 7. East Garrison Phase 2 Final Map was recorded on March 19, 2015 in Vol. 24 Cities and Towns, Page 41. In December 2017, the Board of Supervisors approved the East Garrison Phase 3 Final Map with the understanding that it was the last map recordation to complete the project related to the approved EGSP VTM. The Phase 3 Final Map was recorded on December 26, 2017 in Vol. 24 Cities and Towns, Page 54.

First Amendment to Project Approvals (PLN030204-AMD1)
On February 11, 2020 by Resolution No. 20-037, the Board of Supervisors amended the Combined Development Permit (PLN030204-AMD1) and adopted an addendum to the EGSP Final Subsequent EIR. The actions were to amend Condition of Approval No. 184 (related to specificity of funding allocation for fees collected by Monterey Bay Air Resources District to mitigate Reactive Organic Gas and Nitrogen Oxide air quality impacts from the Approved Project) and to approve an agreement between the County of Monterey and Monterey Bay Air Resources District.

Second Amendment to Project Approvals (PLN030204-AMD2)
On June 25, 2024 by Resolution No. 24-324, with recommendation by the Planning Commission pursuant to Government Code Sections 65453, 65454 and 65456, the Board of Supervisors approved a second amendment to PLN030204 consisting of an EGSP Amendment to modify Section 3 - Land Use, Section 4 - Infrastructure, Appendix A - East Garrison Pattern Phase 1 Final Map; Vesting Tentative Map for Parcels T1.1 - T1.8 of the Phase 1 Final Map, Parcels M2.10 and M2.11 of the Phase 2 Final and Parcels M3.1 - M3.6 of the Phase 3 Final Map; and approved an amendment to the Combined Development Permit to relocate the Phase 3 Rental Affordable Housing "Artspace units" to the Town Center above the commercial space, allow compact single family dwellings on the former Rental Affordable Housing Development parcels, and allow 254 two to three-story compact homes and rowhouses within the town center. As a "Phase 4 VTM" with amendments to recorded Final Maps, the EG Final Phase VTM was vested on June 25, 2024. Therefore, this final phase of the EGSP (PLN030204-AMD2) is set to expire June 25, 2026. The Amended Combined Development Permit is also set to expire on that date.

On November 17, 2025, the agent for the owner requested an extension of PLN030204-AMD2 for six additional years and projected the expiration date to become June 25, 2032 (**Exhibit B**). Staff considered the subdivider's written request and considered the Subdivision Map Act and Title 19 (County's subdivision ordinance). The maximum length of time for which the County is authorized to grant a discretionary time extension under GCS 66452.6(e) is six years.

Pursuant to Title 19, section 19.05.065, the Planning Commission is the appropriate authority to decide on extensions to approved VTMs. Staff recommend that the Commission approve the extension of the expiration of the map for the period of six years, to June 25, 2032, in compliance with the current Subdivision Map Act. Staff also recommend that the Combined Development Permit be

extended for a period of six years in alignment with the VTM extension and PLN030204-AMD2 remain the operative permit for condition compliance.

Additional detailed project background and history can be accessed via County's Legistar by searching for "RES 24-118" (https://monterey.legistar.com).

CEQA:
A Subsequent Environmental Impact Report (SEIR) was certified for the EGSP and related actions on October 5, 2005 (SCH# 2003081086, **Exhibit C**). An Addendum was considered on February 11, 2020 for modification to Condition No. 184 of the Approved Project. County subsequently considered with the First Amendment to the Development Agreement to extend the agreement for 15 years and establish fees to replace the Fort Ord Reuse Authority's Community Facilities District fees. On June 25, 2024, an Addendum was considered for the PLN030204-AMD2 project. This proposed extension to the approval will not change the project or any of the circumstances under which the project was considered. Pursuant to CEQA Guidelines section 15162, staff recommend that the Planning Commission consider the previously certified SEIR and Addenda prior to approving the extension to the expiration date for the project.

OTHER AGENCY INVOLVEMENT:
County Counsel has reviewed the resolution as to form.

Prepared by: Mary Israel, Supervising Planner
Reviewed and Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Draft Resolution
Exhibit B - Letter from Applicant dated November 17, 2025
Exhibit C - (hyperlink to HCD webpage) EGSP SEIR and (hyperlink to HCD webpage #2) PLN030204-AMD2 Addendum

cc: Front Counter Copy; County Counsel, Mary Israel, Project Planner; Melanie Beretti, Chief of Planning; UCP East Garrison LLC, Owner; Interested Parties; East Garrison residents; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); LandWatch (Director); Project File PLN030204-AMD2.

Exhibit A

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DRAFT RESOLUTION

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

Resolution No. 26-
Resolution of the County of Monterey Planning Commission to approve an extension to the expiration of Vesting Tentative Map for the East Garrison Final Phase to allow the resubdivision of 20.25 acres consisting of Phase 1 Final Map Parcels T1.1 – T1.8, Phase 2 Final Map Parcels M2.10 and M2.11, and Phase 3 Final Map Parcels M3.1 – M3.6, resulting in 140 single family residential parcels, 119 Live/Work parcels, two Town Center Parcels, approximately 2.85 acres in Open Space parcels, and approximately 3.35 acres in right of way parcels and the Amended Combined Development Permit (Board of Supervisor's Resolution 05-267) to allow the redistribution of allowed development resulting in the East Garrison Final Phase consisting of: a mixed-use Town Center building with 30,000 square feet of commercial space on the first floor and 66 Affordable Housing apartment units above, 61 Residential Medium units, 79 Residential High units, and 119 Live/Work Rowhouses for the period of six years, to June 25, 2032, pursuant to Government Code section 66452(e) (PLN030204-AMD2-EXT1, UCP East Garrison LLC) located south of the intersection of Reservation Road and East Garrison Drive, Marina, Fort Ord Master Plan, East Garrison Specific Plan area, Assessor's Parcel Numbers 031-164-028-000 through 031-164-076-000, 031-164-116-000 through 031-164-121-000, 031-164-123-000, 031-164-126-000, 031-164-128-000, 031-169-036-000, 031-169-053-000, 031-169-054-000, 031-301-014-000, 031-301-015-000, and 031-302-057-000 through 031-302-059-000).

WHEREAS, on October 4, 2005 by Resolution Nos. 05-266 and 05-267, the Board approved the East Garrison Specific Plan (EGSP). The Approved Project included a Vesting Tentative Map (VTM) for the subdivision of 244 acres into parcels to create up to 1,400 dwelling units with up to 70 second units on the same lot as a residential unit, 75,000 square feet of commercial buildings, 11,000 square feet of public buildings, and 100,000 square feet of artist studio/public uses in 25 renovated buildings, a Use Permit for tree removal, a Use Permit to allow development on slopes over 30 percent, Use Permit for signs, and a Design Approval; the Approved Project included General Plan Amendment and amendment to Title 21 to incorporate new regulations allowing Mixed Use Zoning and the Specific Plan Area (Resolution No. 05-265, Ordinance No. 05000). The property was described as south of Reservation Road and north of Watkins Gate Road at the East Garrison gate in the Greater Monterey Peninsula Plan (now Fort Ord Master Plan); and

WHEREAS, East Garrison Phase 1 Final Map was recorded on June 28, 2007 in Vol. 24 Cities and Towns, Page 7; and

WHEREAS, East Garrison Phase 2 Final Map was recorded on March 19, 2015 in Vol. 24 Cities and Towns, Page 41; and

WHEREAS, East Garrison Phase 3 Final Map was recorded on December 26, 2017 in Vol. 24 Cities and Towns, Page 54; and

WHEREAS, on February 11, 2020 by Resolution No. 20-037, the Board of Supervisors amended the Combined Development Permit (PLN030204-AMD1) and considered an addendum to the EGSP Final Subsequent EIR. The actions were to amend Condition of Approval No. 184 (related to specificity of funding allocation for fees collected by Monterey Bay Air Resources District to mitigate Reactive Organic Gas and Nitrogen Oxide air quality impacts from the Approved Project) and to approve an agreement between the County of Monterey and Monterey Bay Air Resources District; and

WHEREAS, on June 16, 2020, the Board of Supervisors considered a second addendum to the EGSP Final Subsequent EIR and adopted Ordinance No. 5333 approving the First Amendment to the Development Agreement to extend the agreement for 15 years and establish fees on remaining building permits for the Approved Project to replace Fort Ord Reuse Authority's Community Facilities District fees for the Developer's fair share funding of habitat management, and regional and County roadway improvements; and

WHEREAS, on June 25, 2024 by Resolution No. 24-324, with recommendation by the Planning Commission pursuant to Government Code Sections (GCS) 65453, 65454 and 65456, the Board of Supervisors considered a third addendum to the EGSP Final Subsequent EIR and approved a second amendment to PLN030204 consisting of an EGSP Amendment to modify Section 3 – Land Use, Section 4 – Infrastructure, Appendix A – East Garrison Pattern; Phase 1 Final Map; Vesting Tentative Map for Parcels T1.1 – T1.8 of the Phase 1 Final Map, Parcels M2.10 and M2.11 of the Phase 2 Final and Parcels M3.1 – M3.6 of the Phase 3 Final Map; and approved an amendment to the Combined Development Permit to relocate the Phase 3 Rental Affordable Housing "Artspace units" to the Town Center above the commercial space, allow compact single family dwellings on the former Rental Affordable Housing Development parcels, and allow 254 two to three-story compact homes and rowhouses within the town center. As a "Phase 4 VTM" with amendments to recorded Final Maps, the EG Final Phase VTM was vested on June 25, 2024. Therefore, this final phase of the EGSP (PLN030204-AMD2) is set to expire on June 25, 2026; and

WHEREAS, in compliance with Monterey County Code, Title 19 section 19.03.035, the agent for the owner, Cody Phillips of Anthony Lombardo and Associates, filed a written request for an extension of the Final Phase VTM approval with HCD on November 17, 2025, more than 60 days prior to the expiration. The reason provided for the extension request was that more time is needed to satisfy the conditions necessary to file the Final Phase final map; and

WHEREAS, the owner has been working to satisfy conditions of approval; and

WHEREAS, California Government Code section 66452.6(e) allows for a total of six years of VTM extensions; and

WHEREAS, in considering this extension**,** the Planning Commission has considered the previously certified Final Subsequent EIR and Addenda for the subdivision pursuant to CEQA Guidelines section 15162 and there are no substantial changes to the project or circumstances

that would warrant subsequent environmental review in granting the six-year extension to the expiration of the project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission does hereby approve an extension to the expiration of the Final Phase Vesting Tentative Map and the previously-amended Combined Development Permit for the EGSP subdivision for six years, to June 25, 2032.

PASSED AND ADOPTED this 13th day of May upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

County of Monterey HCD Planning

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

PLN030204-AMD2-EXT1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit extension (PLN030204-AMD2-EXT1) allows a six-year extension to the expiration of the amendment to the East Garrison Specific Plan, including Appendix A – East Garrison Pattern Book; an amendment to the approved Combined Development Permit (Board of Supervisor's Resolution 05-267) to allow the redistribution of allowed development resulting in the East Garrison Final Phase consisting of a mixed-use Town Center building (30,000 square feet of commercial on the ground floor and 66 affordable rental apartments above, 61 Residential Medium units, 79 Residential High-2 units and 119 Live/Work Rowhouses); and a Vesting Tentative Map to allow the re-subdivision of 20.25 acres resulting in 140 single family residential parcels, 119 Live/Work parcels, two Town Center Parcels, approximately 2.85 acres in Open Space parcels and approximately 3.35 acres in right-of-way parcels. The properties are multiple parcels specified in the Permit Approval Notice, East Garrison Specific Plan, Fort Ord Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A discretionary extension of six years (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Numbers 031-164-028-000, 031-164-029-000, 031-164-030-000, 031-164-031-000, 031-164-032-000, 031-164-033-000, 031-164-034-000, 031-164-035-000, 031-164-036-000, 031-164-037-000, 031-164-038-000, 031-164-039-000, 031-164-040-000, 031-164-041-000, 031-164-042-000, 031-164-043-000, 031-164-044-000, 031-164-045-000, 031-164-046-000, 031-164-047-000, 031-164-048-000, 031-164-049-000, 031-164-050-000, 031-164-051-000, 031-164-052-000, 031-164-053-000, 031-164-054-000, 031-164-055-000, 031-164-056-000, 031-164-057-000, 031-164-058-000, 031-164-059-000, 031-164-060-000, 031-164-061-000, 031-164-062-000, 031-164-063-000, 031-164-064-000, 031-164-065-000, 031-164-066-000, 031-164-067-000, 031-164-068-000, 031-164-069-000, 031-164-070-000, 031-164-071-000, 031-164-072-000, 031-164-073-000, 031-164-074-000, 031-164-075-000, 031-164-076-000, 031-164-116-000, 031-164-117-000, 031-164-118-000, 031-164-119-000, 031-164-120-000, 031-164-121-000, 031-164-123-000, 031-164-126-000, 031-164-128-000, 031-169-036-000, 031-169-053-000, 031-169-054-000, 031-301-014-000, 031-301-015-000, 031-302-057-000, 031-302-058-000, 031-302-059-000 on May 13, 2026. The permit was granted subject to 2 conditions of approval which run with the land. Condition compliance on the project shall continue with reporting in the PLN030204-AMD2 project file. A copy of this extension permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

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

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Exhibit B

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COUNTY OF MONTEREY
HOUSING AND COMMUNITY DEVELOPMENT

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

Development Project Application

This application is for:

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

1. **Owner[s] Name:** UCP East Garrison, LLC
   Address: 6700 Koll Center Parkway, Suite 210 **City:** Pleasanton **State:** CA
   Telephone: 925-300-6658 **Zip Code:** 94566
2. **Applicant's Name:** UCP East Garrison, LLC
   Address: 6700 Koll Center Parkway, Suite 210 **City:** Pleasanton **State:** CA
   Telephone: 925-300-6658 **Zip Code:** 94566
3. **Applicant's interest in property [Owner, Buyer, Representative, etc.]**
   Owner
4. **Property address and nearest cross street:** Intersection of Sherman Blvd. and Ord Ave.
5. **Assessor's Parcel Number[s]:** [Multiple] 031-302-057 through -059, 031-164-028 through 076, 031-164-116 through -121...
6. **Current Zoning:** SP-D
7. **Property area [acres or square feet]:** Approximately 20.25 acres
8. **Describe the proposed project:**
   6 year extension of time for East Garrison Final Phase vesting tentative map (see attached letter)

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

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

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

12. **Lot Line Adjustment Information Only** What is the purpose f the adjustment: : _____

    Will The Adjustment Relocate The Building Area? **Yes** ☐ **No** ☐

    Adjusted Parcel Size[s]: _____

    Owner's Signature **Owner's Signature**

    Owner's Name [Please Print] **Owner's Name [Please Print]**

    Assessor's Parcel Number **Assessor's Parcel Number**

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

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

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

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

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

No. of covered parking spaces _____ No. of uncovered parking spaces _____

No. of Loading Spaces _____ Lot Coverage _____ %

15. Will grading or filling be required: Yes ☐ No ■ Cubic Yards _____

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

17. Will any trees be removed: Yes ☐ No ■ If yes, indicate the number, specie[s] and diameter: _____

Other vegetation to be removed: _____

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

Name of Public or Private Water System:

19. How will sewage or other waste be disposed: N/A

Name of Public or Private Sewer System: _____

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

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

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

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

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

Dated: 11/72025 *at* Salinas *, California*

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

	Cody J. Phillips
Owner's Name [Please Print or Type]	*Agent's Name [Please Print or Type]*
Owner's Signature	*Agent's Signature*

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

For Department Use Only

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

ANTHONY LOMBARDO & ASSOCIATES
A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
JOSEPH M. FENECH
CODY J. PHILLIPS
SHERYL A. FOX
DEBORAH M. CASTLES

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

November 17, 2025

Our File No: 5473.000

Melanie Beretti, Chief of Planning Services
Monterey County
Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

Re: Century Communities East Garrison Map Extension

Dear Melanie:

This letter accompanies a $500.00 check for the Applicant's application request to extend the current expiration date for the East Garrison Final Phase map by six (6) years to June 25, 2032.

The Vesting Tentative Map for the subdivision was approved by the Board of Supervisors on June 25, 2024, (Resolution 24-324) with an initial expiration date of June 25, 2026.

Since the approval of the map, the Applicant has been working with staff to satisfy the conditions of approval in order to file the final map. In order to allow additional time to comply with the conditions of approval, including the preparation and approval of the required parking plan, the Applicant is requesting the full six years of extensions available to them under the Subdivision Map Act through this application.

My client therefore respectfully requests a six-year extension to the expiration of the East Garrison Final Phase map to June 25, 2032.

Thank you and please let me know if you have any questions.

Sincerely,

Cody J. Phillips
/CJP

Enclosure

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Exhibit C

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East Garrison Final Subsequent EIR available on the HCD website at

https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/library-current-major-projects/east-garrison

under "Reports/Documents" and "Combined Development Permit"

Addendum:

https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/library-current-major-projects/east-garrison/pln030204-amd2-east-garrison-specific-plan-amendment

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Introduced: 5/4/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN240141 - CARMEL VALLEY MANOR (NORTHERN CALIFORNIA RETIREMENT HOMES, INC.)

Public hearing to consider modifications to the Carmel Valley Manor, consisting of demolition of three residential units, seven guest units, a wood shop, four carport structures, and construction of 19 residential units, eight guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house, and associated site improvement, including development on slopes in excess of 25%, and the removal of 61 protected Oak trees.

Project Location: 8545 & 8543 Carmel Valley Road, Carmel

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

RECOMMENDATION

It is recommended that the Planning Commission adopt a resolution to:

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 three residential units, seven guest units, a wood shop, four carport structures, and construction of 19 residential units, eight guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house, and associated site improvement; and
    b. Use Permit to allow development on slopes in excess of 25%; and
    c. Use Permit to allow the removal of 61 protected oak trees; and
3) Adopt a Mitigation Monitoring and Reporting Plan

The attached draft resolution includes findings and evidence for consideration **(Exhibit A)**. Staff recommends "approval" of the project subject to 27 Conditions of Approval.

PROJECT INFORMATION

Agent: Joel Panzer (Maureen Wruck Planning Consultants, LLC)
Property Owner: Northern California Retirement Homes Inc.
APNs: 169-061-012-000 & 169-061-017-000
Parcel Sizes: 22.5 ac. (169-061-012-000), 1.3 ac. (169-061-017-000) - 23.8 acres combined
Zoning: LDR/2.5-D-S-RAZ (Low Density Residential/2.5 acres per unit max. gross density - Design Control - Site Plan Review - Residential Allocation Zoning)
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes

Project Planner: Steve Mason, Associate Planner
MasonS@CountyofMonterey.gov , 831-759-7375

SUMMARY
The Carmel Valley Manor facility ("Manor" or "Facility") is located on the north side of Carmel Valley Road, approximately 5 miles inland from the Highway 1 intersection. The facility, which opened in 1963, is a not-for-profit full-service retirement community within a campus-like setting. It was established through approval of Use Permit No. 624 in 1960. Said Permit granted "…the establishment of a rest home... (and) uses and activities which are related to and supplement the rest home." All the development and related uses proposed with this Carmel Valley Manor project are allowed within the "uses and activities" as noted within the Use Permit.

The Manor currently accommodates approximately 230 residents and employs a combination of 145 full-time and part-time workers. Residential options include independent living units, as well as varying degrees of assisted living options, including a memory care center for those requiring full-time assistance. Independent living options currently include 22 residential units within duplex and triplex buildings, 124 apartment units, and 7 single family dwellings. A fully-assisted-living health care center accommodates 60 beds (36 "skilled-nursing" and 24 "assisted-living" beds), and there are 7 short-term visitor ("guest") units onsite.

Non-residential structures include a main pavilion building with a reception area, dining rooms, administrative offices, meeting rooms, library, craft shop, sundries shop, and a chapel. "The Meeting House," featuring a distinctive pyramidic design, is utilized for plays, musical performances, and similar functions. Recreational facilities include a fitness center with a swimming pool, a croquet court/putting green, a dog run, and a community garden. Additional amenities include physical therapy rooms and infirmary rooms.
Proposed demolition would include:

- three Residential units
- seven Guest units
- four Carport structures
- Woodshop building

Proposed new construction would include:

- 19 Residential units
- eight Guest units
- Assisted-living memory care facility (12 beds)
- Expansion of the existing fitness center (1,980 square feet)
- Minor addition (1,650 square feet) to existing public event building ("Meeting House")
- Additional parking and miscellaneous site improvements, including relocation of the dog run and the community garden

Net/resultant changes:

- 16 additional (independent living) residential units (169 total onsite)
- one additional guest unit (eight total onsite)
- 12 Assisted-living "beds" (72 total onsite - 36 "skilled nursing", 24 "assisted living" and 12 "memory care")

- 60 additional parking spaces (334 total onsite)

Water

The Manor has adequate water credits, previously purchased from the Malpaso Water Company, to serve the facility as proposed and on an on-going basis. The project is not considered by the Monterey Peninsula Water Management District (MPWMD) as an intensification of water use due to the fact that existing water credits will be utilized and that no new water meters will be added (**Exhibit G**). CalAM will continue to serve the property potable water.

From 2004-2013, a concerted effort was made to reduce water usage for maintaining the Manor's landscaping and vegetation. This included replacement of 3.5 acres of irrigated turf with a mix of low-water-consuming species, including an emphasis on plants native to Mediterranean climate zones. Rotor and spray head sprinklers were exchanged for drip and micro spray irrigation, all grass lawns were removed, and the putting green/croquet court was resurfaced with artificial turf.

Sewer

The project will be served by an existing connection to the Carmel Area Wastewater District (CAWD) public sewer system.

Traffic

Traffic impacts expected to result from this project have been evaluated in the Transportation Study commissioned for the project (**Exhibit N**). This report estimates that the Carmel Valley Manor is currently generating 715 daily trips, and that the project would generate an additional 65 daily trips. Based on the Carmel Valley Master Plan standards (Policy CV-2.17.f), all intersections studied, which are not currently signalized, will continue to operate at an acceptable level of service and will not reach thresholds warranting signalization with implementation of the project. See **Exhibit A**.

Tree Removal

Sixty-one oak trees would be removed to accommodate the project, including four trees identified as "landmark" oaks of 24" or larger diameter at breast height (dbh). Pursuant to the recommendation of the report by the project arborist (LIB250134), these 61 removals would be mitigated with 43 oaks to be replanted onsite. A Use Permit is required to authorize this removal. As described in more detail in **Exhibit A**, the proposed removal of trees is the minimum necessary to accommodate the development and will not involve a risk of adverse environmental impacts.

Historical & Architectural Significance

The project site was formerly the location of the sprawling Noel Sullivan Estate (also known as "Hollow Hills Farm"). Following the passing of the Estate owner Noel Sullivan in 1956, the property was sold to the current owner, Northern Congregational Retirement Homes. Most of the original structures of the Sullivan Estate were destroyed by a fire in 1962.

The property is not listed on the Monterey County Historic Resources Registry, National

Register of Historic Places, or the California Register of Historical Resources. The Project Historian has determined that the Manor is historically significant under the California and Local Register criteria.

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. The Carmel Valley Manor layout and original structures were designed by the world-renowned architectural firm Skidmore, Owings & Merrill (SOM). All the original SOM-designed structures are centralized within an area known as the "Core Campus." 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. These original Core Campus structures would be retained, with all proposed demolition and the majority of new construction occurring on the periphery of the property - outside of the Core Campus area.

The project was thoroughly evaluated to determine whether it would result in impacts on historical resources. The Project Historian, Historical Resource Review Board, and draft ISMND found that the additions and alterations to the historic Carmel Valley Manor are sensitive, will allow the property to maintain sufficient historic integrity and keep the subject property's local historic listing, and will not have a significant impact on the resource. See **Exhibit A** for more details.

Slopes and Geotechnical Issues

Development is proposed on slopes in excess of 25%, with the majority to occur for nine new residential units labeled as the "Hillside Duplex" units on sheet AS-02 of the plan set (**Exhibit B2**). There is no feasible alternate site for these units, and the Geotechnical Engineering Report commissioned for the project (County of Monterey Library No. LIB250006) has concluded that the site is suitable for the entirety of the project. Grading will consist of approximately 7,800 cubic yards of cut and fill. All cut will be redistributed on site, thereby eliminating the need for vehicle trips for soil to be imported or exported.

DISCUSSION:

See **Exhibit A** for additional details on the issues summarized above, as well as the project scope, development standards, and response to public comments.

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 completed environmental review to determine if the project may have a significant effect on the environment. An Initial Study and Mitigated Negative Declaration (IS/MND) for this project has been prepared and circulated for public review, from March 2, 2026, through April 1, 2026 (State Clearinghouse Number 2026030053; **Exhibit C**). Comments received on the IS/MND are attached as **Exhibit D,** and the County's response to these comments is attached as **Exhibit D1**. The IS/MND identified potentially significant impacts to biological resources, geology and soils, noise, and transportation/traffic. The Applicant has agreed to implement five mitigation

measures designed to reduce all potentially significant impacts to a level of "less than significant". These mitigation measures are incorporated as conditions of approval (**Exhibit B1**).

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended Conditions:

HCD - Environmental Services
HCD - Public Works
County of Monterey Environmental Health
Monterey County Parks Department
Monterey County Regional Fire Protection Department

Land Use Advisory Committee

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review at their July 21, 2025, meeting, which also included a LUAC visit to the project site. The LUAC voted 5-0, with 1 member abstaining, to support the project as proposed (**Exhibit F**). A member of the public commented during this meeting about the proposed rooflines being visible, the traffic resulting from the project, and exterior lighting.

Historic Resource Review Board

The project was referred to the Historic Resource Review Board (HRRB) for review. A site visit was conducted by the HRRB Site Review Subcommittee on June 27, 2025, and the HRRB considered the project at two duly noticed public meetings on January 8, 2026, and February 5, 2026. Modifications recommended by the HRRB on June 27, 2025, and January 8, 2026, were incorporated into the project scope. During the last meeting, the HRRB recommended approval and found that the project is 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 (**Exhibit I**)

Prepared by: Steve Mason, Associate Planner - (831) 759-7375
Reviewed by: Fionna Jensen, Principal Planner - (831) 796-6407
Approved by: Melanie Beretti, AICP, Chief of Planning - (831) 755-5285

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

- Conditions of Approval
- Plan Set

Exhibit C - CEQA Initial Study/Mitigated Negative Declaration
Exhibit D - CEQA Comments and Response
Exhibit E - Establishing Use Permit - Resolution No. 4019 (July 26, 1960)
Exhibit F - Carmel Valley LUAC Minutes (July 21, 2025)
Exhibit G - MPWMD "Will Serve" Letter & Water Use Permit
Exhibit H - Site Photos
Exhibit I - HRRB Resolution (February 5, 2026)

Exhibit J - Phase I Historic Assessment
Exhibit K - Carmel Valley Manor Architectural and Historic Preservation Design Guidelines
Exhibit L - Historic Review of the proposed Master Plan Project
Exhibit M - Carmel Valley Manor Master Plan Phase Two Historic Assessment Report
Exhibit N - Transportation Study (February 23, 2026)
Exhibit O - Transportation Study (January 8, 2025)
Exhibit P - Tree Impact Assessment Report
Exhibit Q - Vicinity Map
Exhibit R - Transportation Study Addendum Letter (April 29, 2026)

Note: Please contact the Planner if you would like to receive a copy of the project Geotechnical Report (LIB250006) and/or Hydrology-Drainage Report (LIB250120).

cc: Front Counter Copy; Planning Commission; Fionna Jensen, Principal Planner; Craig Spencer, HCD Director; Monterey County regional Fire Protection District; HCD - Engineering Services; HCD - Environmental Health; HCD - Environmental Services; Maureen Wruck Planning Consultants, c/o Joel Panzer, Agent; Northern California Retirement Homes Inc., c/o Jay Zimmer, Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Carmel River Steelhead Association c/o Brian LeNeve, Project File PLN240141.

Introduced: 5/4/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN240141 - CARMEL VALLEY MANOR (NORTHERN CALIFORNIA RETIREMENT HOMES, INC.)

Public hearing to consider modifications to the Carmel Valley Manor, consisting of demolition of three residential units, seven guest units, a wood shop, four carport structures, and construction of 19 residential units, eight guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house, and associated site improvement, including development on slopes in excess of 25%, and the removal of 61 protected Oak trees.

Project Location: 8545 & 8543 Carmel Valley Road, Carmel

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

RECOMMENDATION

It is recommended that the Planning Commission adopt a resolution to:

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 three residential units, seven guest units, a wood shop, four carport structures, and construction of 19 residential units, eight guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house, and associated site improvement; and
    b. Use Permit to allow development on slopes in excess of 25%; and
    c. Use Permit to allow the removal of 61 protected oak trees; and
3) Adopt a Mitigation Monitoring and Reporting Plan

The attached draft resolution includes findings and evidence for consideration **(Exhibit A)**. Staff recommends "approval" of the project subject to 27 Conditions of Approval.

PROJECT INFORMATION

Agent: Joel Panzer (Maureen Wruck Planning Consultants, LLC)
Property Owner: Northern California Retirement Homes Inc.
APNs: 169-061-012-000 & 169-061-017-000
Parcel Sizes: 22.5 ac. (169-061-012-000), 1.3 ac. (169-061-017-000) - 23.8 acres combined
Zoning: LDR/2.5-D-S-RAZ (Low Density Residential/2.5 acres per unit max. gross density - Design Control - Site Plan Review - Residential Allocation Zoning)
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes

Project Planner: Steve Mason, Associate Planner
MasonS@CountyofMonterey.gov , 831-759-7375

SUMMARY

The Carmel Valley Manor facility ("Manor" or "Facility") is located on the north side of Carmel Valley Road, approximately 5 miles inland from the Highway 1 intersection. The facility, which opened in 1963, is a not-for-profit full-service retirement community within a campus-like setting. It was established through approval of Use Permit No. 624 in 1960. Said Permit granted "…the establishment of a rest home... (and) uses and activities which are related to and supplement the rest home." All the development and related uses proposed with this Carmel Valley Manor project are allowed within the "uses and activities" as noted within the Use Permit.

The Manor currently accommodates approximately 230 residents and employs a combination of 145 full-time and part-time workers. Residential options include independent living units, as well as varying degrees of assisted living options, including a memory care center for those requiring full-time assistance. Independent living options currently include 22 residential units within duplex and triplex buildings, 124 apartment units, and 7 single family dwellings. A fully-assisted-living health care center accommodates 60 beds (36 "skilled-nursing" and 24 "assisted-living" beds), and there are 7 short-term visitor ("guest") units onsite.

Non-residential structures include a main pavilion building with a reception area, dining rooms, administrative offices, meeting rooms, library, craft shop, sundries shop, and a chapel. "The Meeting House," featuring a distinctive pyramidic design, is utilized for plays, musical performances, and similar functions. Recreational facilities include a fitness center with a swimming pool, a croquet court/putting green, a dog run, and a community garden. Additional amenities include physical therapy rooms and infirmary rooms.

Proposed demolition would include:

- three Residential units
- seven Guest units
- four Carport structures
- Woodshop building

Proposed new construction would include:

- 19 Residential units
- eight Guest units
- Assisted-living memory care facility (12 beds)
- Expansion of the existing fitness center (1,980 square feet)
- Minor addition (1,650 square feet) to existing public event building ("Meeting House")
- Additional parking and miscellaneous site improvements, including relocation of the dog run and the community garden

Net/resultant changes:

- 16 additional (independent living) residential units (169 total onsite)
- one additional guest unit (eight total onsite)
- 12 Assisted-living "beds" (72 total onsite - 36 "skilled nursing", 24 "assisted living" and 12

"memory care")
- 60 additional parking spaces (334 total onsite)

Water

The Manor has adequate water credits, previously purchased from the Malpaso Water Company, to serve the facility as proposed and on an on-going basis. The project is not considered by the Monterey Peninsula Water Management District (MPWMD) as an intensification of water use due to the fact that existing water credits will be utilized and that no new water meters will be added (**Exhibit G**). CalAM will continue to serve the property potable water.

From 2004-2013, a concerted effort was made to reduce water usage for maintaining the Manor's landscaping and vegetation. This included replacement of 3.5 acres of irrigated turf with a mix of low-water-consuming species, including an emphasis on plants native to Mediterranean climate zones. Rotor and spray head sprinklers were exchanged for drip and micro spray irrigation, all grass lawns were removed, and the putting green/croquet court was resurfaced with artificial turf.

Sewer

The project will be served by an existing connection to the Carmel Area Wastewater District (CAWD) public sewer system.

Traffic

Traffic impacts expected to result from this project have been evaluated in the Transportation Study commissioned for the project (**Exhibit N**). This report estimates that the Carmel Valley Manor is currently generating 715 daily trips, and that the project would generate an additional 65 daily trips. Based on the Carmel Valley Master Plan standards (Policy CV-2.17.f), all intersections studied, which are not currently signalized, will continue to operate at an acceptable level of service and will not reach thresholds warranting signalization with implementation of the project. See **Exhibit A**.

Tree Removal

Sixty-one oak trees would be removed to accommodate the project, including four trees identified as "landmark" oaks of 24" or larger diameter at breast height (dbh). Pursuant to the recommendation of the report by the project arborist (LIB250134), these 61 removals would be mitigated with 43 oaks to be replanted onsite. A Use Permit is required to authorize this removal. As described in more detail in **Exhibit A**, the proposed removal of trees is the minimum necessary to accommodate the development and will not involve a risk of adverse environmental impacts.

Historical & Architectural Significance

The project site was formerly the location of the sprawling Noel Sullivan Estate (also known as "Hollow Hills Farm"). Following the passing of the Estate owner Noel Sullivan in 1956, the property was sold to the current owner, Northern Congregational Retirement Homes. Most of the original structures of the Sullivan Estate were destroyed by a fire in 1962.

The property is not listed on the Monterey County Historic Resources Registry, National Register of Historic Places, or the California Register of Historical Resources. The Project Historian has

determined that the Manor is historically significant under the California and Local Register criteria.

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. The Carmel Valley Manor layout and original structures were designed by the world-renowned architectural firm Skidmore, Owings & Merrill (SOM). All the original SOM-designed structures are centralized within an area known as the "Core Campus." 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. These original Core Campus structures would be retained, with all proposed demolition and the majority of new construction occurring on the periphery of the property - outside of the Core Campus area.

The project was thoroughly evaluated to determine whether it would result in impacts on historical resources. The Project Historian, Historical Resource Review Board, and draft ISMND found that the additions and alterations to the historic Carmel Valley Manor are sensitive, will allow the property to maintain sufficient historic integrity and keep the subject property's local historic listing, and will not have a significant impact on the resource. See **Exhibit A** for more details.

Slopes and Geotechnical Issues

Development is proposed on slopes in excess of 25%, with the majority to occur for nine new residential units labeled as the "Hillside Duplex" units on sheet AS-02 of the plan set (**Exhibit B2**). There is no feasible alternate site for these units, and the Geotechnical Engineering Report commissioned for the project (County of Monterey Library No. LIB250006) has concluded that the site is suitable for the entirety of the project. Grading will consist of approximately 7,800 cubic yards of cut and fill. All cut will be redistributed on site, thereby eliminating the need for vehicle trips for soil to be imported or exported.

DISCUSSION:

See **Exhibit A** for additional details on the issues summarized above, as well as the project scope, development standards, and response to public comments.

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 completed environmental review to determine if the project may have a significant effect on the environment. An Initial Study and Mitigated Negative Declaration (IS/MND) for this project has been prepared and circulated for public review, from March 2, 2026, through April 1, 2026 (State Clearinghouse Number 2026030053; **Exhibit C**). Comments received on the IS/MND are attached as **Exhibit D,** and the County's response to these comments is attached as **Exhibit D1**. The IS/MND identified potentially significant impacts to biological resources, geology and soils, noise, and transportation/traffic. The Applicant has agreed to implement five mitigation measures designed to reduce all potentially significant impacts to a level of "less than significant". These mitigation measures

are incorporated as conditions of approval (**Exhibit B1**).

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended Conditions:

HCD - Environmental Services
HCD - Public Works
County of Monterey Environmental Health
Monterey County Parks Department
Monterey County Regional Fire Protection Department

Land Use Advisory Committee

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review at their July 21, 2025, meeting, which also included a LUAC visit to the project site. The LUAC voted 5-0, with 1 member abstaining, to support the project as proposed (**Exhibit F**). A member of the public commented during this meeting about the proposed rooflines being visible, the traffic resulting from the project, and exterior lighting.

Historic Resource Review Board

The project was referred to the Historic Resource Review Board (HRRB) for review. A site visit was conducted by the HRRB Site Review Subcommittee on June 27, 2025, and the HRRB considered the project at two duly noticed public meetings on January 8, 2026, and February 5, 2026. Modifications recommended by the HRRB on June 27, 2025, and January 8, 2026, were incorporated into the project scope. During the last meeting, the HRRB recommended approval and found that the project is 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 (**Exhibit I**)

Prepared by: Steve Mason, Associate Planner - (831) 759-7375
Reviewed by: Fionna Jensen, Principal Planner - (831) 796-6407
Approved by: Melanie Beretti, AICP, Chief of Planning - (831) 755-5285

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

- Conditions of Approval
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Exhibit Q - Vicinity Map
Exhibit R - Transportation Study Addendum Letter (April 29, 2026)

Note: Please contact the Planner if you would like to receive a copy of the project Geotechnical Report (LIB250006) and/or Hydrology-Drainage Report (LIB250120).

cc: Front Counter Copy; Planning Commission; Fionna Jensen, Principal Planner; Craig Spencer, HCD Director; Monterey County regional Fire Protection District; HCD - Engineering Services; HCD - Environmental Health; HCD - Environmental Services; Maureen Wruck Planning Consultants, c/o Joel Panzer, Agent; Northern California Retirement Homes Inc., c/o Jay Zimmer, Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Carmel River Steelhead Association c/o Brian LeNeve, Project File PLN240141.

Exhibit A

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EXHIBIT A
DISCUSSION

Site History

Carmel Valley Manor is located in the rolling foothills of Carmel Valley 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, hosting a distinguished list of guests at the Estate including actors Charlie Chaplin and Douglas Fairbanks Sr., actresses 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 famous short story collection "The Ways of White Folks."

Figure 1. Early 1940's photo at the Noel Sullivan Estate. Left to right - Actor/director/writer/composer Charlie Chaplin, author/civil liberties advocate Charles Erskine Scott Wood, poet/civil liberties advocate Sara Bard Field, and Noel Sullivan

Noel Sullivan passed away in 1956 and the property was sold to Northern Congregational Retirement Homes, Inc. (AKA Carmel Valley Manor). The establishing Use Permit for Carmel Valley Manor (#624 – Resolution No. 4019 – [**Exhibit E**]) 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.

Carmel Valley Manor opened on October 14, 1963, as a full-service retirement community, in essentially the same form as its current 26-acre campus-like setting. Additional construction in subsequent years has included the Hilcrest Center assisted living building in 1975 (expanded in 1994 per AP94064), and additions to the "Main Pavilion" building including an enlarged dining room. Extensive (and meticulously cared-for) landscaping and gardens have been implemented in progressive stages, to include many varieties of trees, shrubs and ground cover, in an arboretum-style landscape setting.

Site Description

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, 7 single family dwellings on immediately adjacent parcels, a meeting house/event room, and a "main pavilion" building with administrative offices, kitchen, dining rooms, and various activity rooms. Recreational amenities include a swimming pool, dog run, community garden and a putting green.

The entire area owned by Carmel Valley Manor comprises 9 contiguous parcels totaling 28.03 acres. All of the construction proposed with this project will occur on the primary 22.57-acre parcel (APN:169-061-012-000), while a single-family dwelling of no historic or architectural significance on a 1.34-acre parcel (APN: 169-061-017-000) at the southwestern periphery of the site will be demolished and replaced with native vegetation.

Figure 2. Carmel Valley Manor and neighboring properties. The primary parcel at center (169-061-012-000) would accommodate all newly proposed structures. Carmel Valley Manor also owns the six lots on Los Arboles Drive (upper left) and parcels 169-061-018-000 and 169-061-017-000 (lower left). Monterey County Regional Fire District Station - Mid Valley Station #5 - is located at parcel 169-061-014 (lower left).

Six contiguous residential lots at the terminus of Los Arboles Drive, ranging in size from 0.20 to 0.64 acres, have been acquired by Carmel Valley Manor in the years following the facility's inception. These parcels are directly adjacent to the northwest corner of the manor, with a narrow roadway providing access to and from Carmel Valley Manor. The first iteration of this project had proposed the demolition of the six single-family dwellings on these parcels, to be replaced with ten duplex units. However, this proposal was dropped following concerns raised by neighbors and the Historic Resource Review Board regarding additional traffic and potential

historic significance of the structures, respectively.

Independent Living Residential Options: Current and Proposed
Carmel Valley Manor currently includes 153 independent living residential units - 22 residential units within duplex/triplex buildings, 124 apartment units, 6 single family dwellings immediately adjacent on Los Arboles Drive which will remain "as-is," as well as 1 (non-historic) single family dwelling immediately adjacent at 8543 Carmel Valley Road (APN 169-061-017-000) which will be demolished.

Proposed demolition would include:
- 3 Residential units (2 duplex units and 1 single-family dwelling)

Proposed new construction would include:
- 19 Residential units

Accordingly, the project would result in:
- 39 Independent living units
- 124 Apartment units (no changes)
- 6 Single Family Dwellings
- **169 Total Residential Units** (Note that the establishing Use Permit allows for 172 "housing units for lessee residents")

Net gain:
- 16 additional residential units

All new residential units would be restricted to seniors according to the facility's Continuing Care Retirement Community (CCRC) 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.

Assisted-Living: Current and Proposed
Carmel Valley Manor currently offers the following assisted-living residential options:
- 36 beds within the Skilled Nursing Health Center
- 24 beds within the adjoining Hillcrest Assisted Living Center

These facilities would remain "as-is", while an additional 12 beds would be added at a newly constructed, fully assisted "Memory Care Center" building. The number of assisted living beds would thereby increase from 60 to 72, (net gain of 12 beds).

Guest Units: Current and Proposed
Additionally, there are currently 7 short-term guest units on site. All of these units would be demolished, and 8 new units would be constructed, resulting in 8 total guest units (net gain of 1 unit).

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	18,000
Dog Run & Resident Garden	-	-	5,350
Totals	**27**		**73,080 total 53,990 residential-only**

Figure 3. Proposed construction. See Sheets AS-01 and AS-02 of the project plan set (**Exhibit B2**) for itemization and visual reference of the proposed demolition and construction.

Tree Removal and Biological Resources

Dr. William Pratt, the first Director of Carmel Valley Manor, described the facility as it was under construction in 1962: "The old Sullivan estate possesses hundreds of trees, many of them splendid specimens that will be the basis for further landscaping. Some trees are past their prime or are not suitable. Our landscape architects have selected the most aesthetic and useful trees. These have been flagged so that the grading contractor will guard them against damage. Of interest in this regard is the landscape plan, which calls for the planting of 584 new trees."

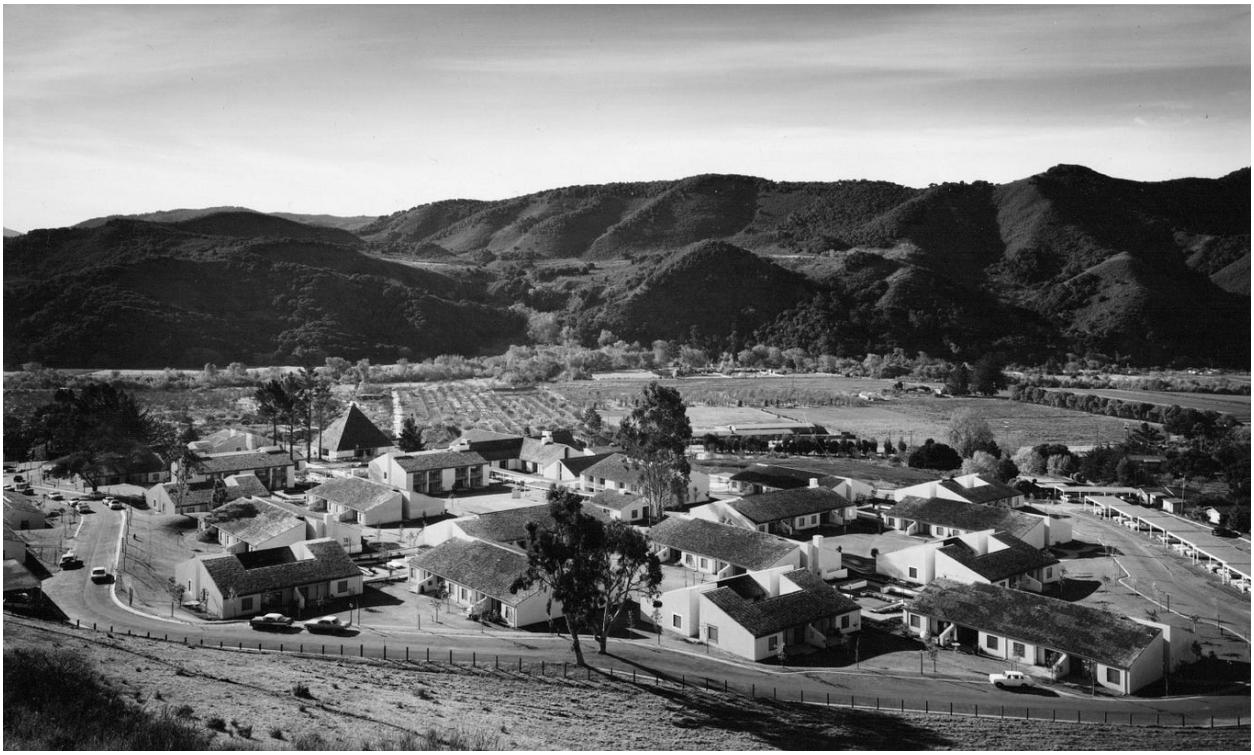

Figure 4. A 1963 photo of the recently constructed Carmel Valley Manor - facing south. Note the relative absence of mature trees on the site at the time.

Sixty-one oak trees and three non-protected Monterey pines would be removed to accommodate the project, three of which are designated as "landmark-sized" oak trees of 24"+ diameter. A Use Permit is required for the removal of oak trees in the Carmel Valley Master Plan (CVMP) Area pursuant to Monterey County Code (MCC) 21.64.260.D.3.

The 61 oak trees proposed for removal include:
- 53 Oaks to be removed for the Hillside Duplexes and Guest Units (See Sheet L-100AB of the plan set [**Exhibit B2**])
- 6 Oaks for the Memory Care Center (Sheet L-100C)
- 2 Oaks for the Upper Duplex Units (Sheet L-100F)

Pursuant to MCC 21.64.260.D.4: *"…the applicant shall be required to relocate or replace each removed protected tree on a one-to-one ratio. This requirement may be varied upon a showing that such a requirement will create a special hardship in the use of the site or such replacement would be detrimental to the long-term health and maintenance of the remaining habitat."* In lieu of the standard 1:1 ratio, the trees to be removed will instead be replanted at a 2:3 ratio (43:61, specifically), according to recommendation of the project-specific "Tree Impact Assessment" (Doc. # LIB250134 – **Exhibit P**), which states "It should be noted, there will be a reduced replacement planting recommendation of 43 oak saplings due to insufficient space on the CVM property to plant numerous additional oak trees, as well as hazardous fuel load concerns..."

The Tree Impact Assessment report evaluated 141 trees, including trees to be removed as well as trees with the potential to be impacted. In addition to determining the physiological health and structural condition of the trees, the Assessment also determined the suitability for incorporating trees into the proposed development. Key points conveyed within the Assessment Report include:

- The vast majority of the oaks recorded and evaluated for the assessment, including many of the oaks proposed for removal, are not naturally occurring and most were planted circa 1962-63, during, or shortly after, the initial construction of the facility.

- The overall general health and condition of the trees proposed for removal ranges from poor to good, with a majority of these trees generally being in fair physiological health and fair structural condition.

- Tree mortality in this community appears to be low and insignificant, which is partially due to adequate tree care and management practices.

- A significant portion of the proposed project sites are already developed areas that have been previously impacted and disturbed, the exception being the proposed (9) living units (i.e., "Hillside Duplexes") that will be constructed in a sloped oak wooded area that has fairly high tree density and canopy cover (Note that 53 of the proposed tree removals are at this location).

- The ecological impacts of the proposed removal of 61 coast live oaks will be mitigated by effectively protecting and preserving nearby retained trees and small and insignificant woodland habitat areas, as well as planting 43 oak replacement saplings (5 to 15 gallon) in

suitable and appropriate locations in the CVM community. Also, it should be noted, there is a presently a healthy population of young oak trees inhabiting various areas of the CVM grounds, which is sufficient for sustaining and supporting this urban woodland community.

- As conditioned, retained oak trees and small and insignificant oak woodland habitat bordering the project site will be adequately protected and preserved for the duration of the project. Additionally, the construction site will be regularly monitored and inspected to ensure that tree and resource preservation measures (e.g., tree protection fencing and erosion & sedimentation control measures) are properly maintained and functioning effectively to assist in avoiding and minimizing impacts to trees and habitat.

- The larger Monterey pine trees in this community, though few in number, are declining and senescing (Deteriorating with age). As a result, these (three) pines are planned for removal due to proposed development activities and hazard concerns.

- In preparation for tree removal operations, it will be necessary to perform a nesting bird and raptor assessment if tree removal and pruning activities occurs during the nesting season, which in Monterey County may begin as early as February and continue through August (See Condition of Approval #13).

- Protected special status species and/or sensitive habitats are not known to occur on the CVM property and were not observed or detected during the site assessment. The Carmel River, as well as any other sensitive resources, will not be impacted by proposed property development and improvement operations that are planned for the CVM.

In conclusion, the proposed removal of trees is the minimum necessary to accommodate the development and will not involve a risk of adverse environmental impacts.

Project Evolution and Reduction in Tree Removals

The prior "Carmel Valley Manor Preliminary Tree Impact Assessment" (LIB250015), prepared by Thompson Wildland Management (Monterey, CA, December 27, 2024), estimated "Total tree removal numbers for… development and improvement sites could potentially be **101** greater than 6-inch DBH oaks."

The Development Project Application, as submitted on January 9, 2025, noted the demolition of 5 single-family dwellings, construction of 24 residential units, and removal of **133** trees (predominantly oaks).

In April 2025, after discussions with staff and modifications to the project scope, the project had reduced the estimated tree removal to **70** oaks.

The project, as currently proposed, includes the demolition of 1 single-family dwelling, construction of 19 residential units and the removal of **61** oak trees.

Development on 25% Slopes and Geotechnical Issues

Approximately 30,927 square feet (0.71 acre) of the proposed development is on slopes in excess

of 25%, with the majority of it to accommodate nine proposed "Hillside Duplex" units at the southeast area of the property (See Plan Sheet AS-02 of **Exhibit B2**, and "Figure 3", below). Grading will consist of approximately 7,800 cubic yards of cut and fill. All cut will be redistributed on site, thereby eliminating the need for vehicle trips for soil to be imported or exported. A Use Permit is required to authorize such development on slopes, pursuant to General Plan Policy OS-3.5. The project meets the primary finding for approval of said Use Permit, in that there is no feasible alternative which would allow development to occur on slopes of less than 25%.

The project parcel is densely developed, and the only relatively open and level area onsite (in the southeast corner of the property) is compromised due to the required 100' structural setback from Carmel Valley Road (Per CVMP Policy CV-3.1). Further, this other level area will continue to serve as the Manor's maintenance and storage yard and is also designated for additional parking spaces and a bioretention pond. It should also be noted that the nine proposed residential units would be tightly grouped into four structures so as to minimize their respective impact area.

A Geotechnical Engineering Report commissioned for the project (LIB250006) has concluded: "The subject site is suitable for the proposed community improvements from a geotechnical engineering standpoint, provided the recommendations included in this report are followed." A standard Condition of Approval (No. 10) is included with this project, which requires the applicant to strictly follow the directives of the Geotechnical Report, as well as all other reports that are specific to the project.

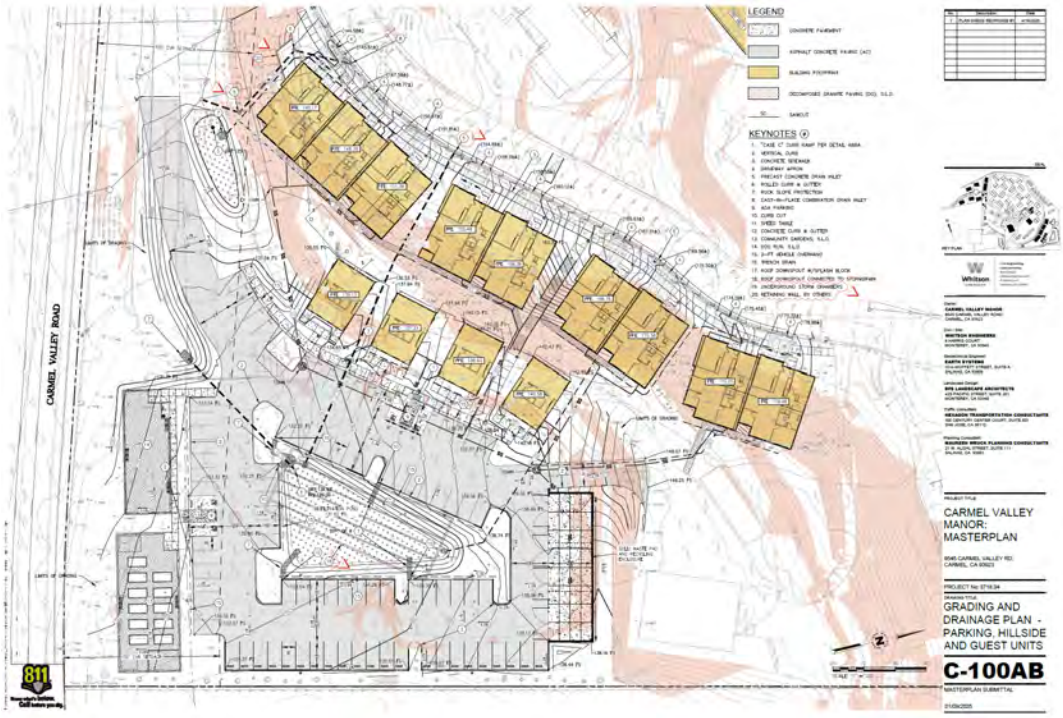

Figure 5. Development is proposed on 25%+ slopes (highlighted in red) to accommodate 9 duplex units (top) and 4 visitor units (bottom). Note that North is to the right in this image.

Traffic

Traffic impacts which are expected to result from this project have been evaluated in an "Intersection Operations Analysis Study" (Document # LIB250118 – **Exhibit N**) commissioned for the project. The report estimates that the Carmel Valley Manor is currently generating 715 daily trips, and that the development proposed herein would account for an additional 65 daily trips (780 total) to this baseline figure.

As noted in the Traffic Study for the project, traffic volume would incrementally increase through the stages of development: The Carmel Valley Manor is currently generating 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. Accordingly, the project would generate an additional 4 AM peak hour trips, and 2 PM peak hour trips.

The three controlled intersections nearest to the project site were analyzed in the Intersection Analysis:

- Schulte Rd & Carmel Valley Rd.
- Los Arboles Dr & Carmel Valley Rd.
- Carmel Valley Manor/Carmelo School & Carmel Valley Rd.

Based on the Carmel Valley Master Plan standards (Policy CV-2.17.f), all intersections studied, which not currently signalized, will continue to operate at acceptable level of service and will not reach thresholds warranting signalization.

Also noted in the Traffic Memorandum:

- Shuttle service at Carmel Valley Manor is a combination of fixed routes and on demand service. Most residents do not leave campus on a regular basis. CVM provides three meals a day except Sunday. Prescriptions are delivered along with grocery deliveries. Many residents never leave campus except for vacations.

- There are currently 274 parking spaces on site. With the proposed project, the parking count will be increased to 334 spaces.

Existing Plus Project Level of Service

#	Intersection	LOS Standard	Control	Peak Hour	Existing Delay[1] (sec)	Existing LOS	Existing plus Project Delay[1] (sec)	Existing plus Project LOS
1	Schulte Rd and Carmel Valley Rd	F	OWSC	AM	25.7	D	25.8	D
				PM	23.2	C	23.2	C
2	Los Arboles Dr and Carmel Valley Rd	F	OWSC	AM	16.9	C	16.9	C
				PM	14.8	B	14.8	B
3	Carmel Valley Manor/Carmelo School and Carmel Valley Rd	F	TWSC	AM	26.1	D	26.4	D
				PM	24.2	C	24.3	C

Notes:
OWSC = One-Way Stop-Control; TWSC = Two-Way Stop-Control
1.The approach with the highest (worst) delay (seconds per vehicle) is reported for unsignalized intersections.

Figure 6. Pre-construction and post-construction analyses of the three intersections nearest to the project site. All three study intersections are below the thresholds warranting signalization. Based on the CVMP standards for Level of Service (LOS) at unsignalized intersections, all three study intersections are operating at acceptable standards.

HCD-Engineering Services has reviewed the proposed project and has raised no concerns. Condition No. 17 has been applied to require payment of the Regional Traffic Impact Fee, and Condition No. 15 has been applied to require payment of the Carmel Valley Master Plan Area Traffic Mitigation fee. Further, a Construction Management Plan (Conditions 18 and 24) will require that measures are implemented to minimize traffic impacts during the construction/grading phase of the project.

It should also be noted that Carmel Valley Manor is a continuing-care retirement community, wherein residents are no longer commuting to work and where on on-site amenities provide meals, medical services and recreation – further reducing the need for off-site trips. The facility also provides scheduled shuttle service, and staff carpooling options to limit individual vehicle use. As such, vehicle activity is significantly lower than that of conventional residential developments of similar size.

Allowed Density and Coverage
The allowed maximum build-out of Carmel Valley Manor was established in "Condition #8" of their approved 1960 Use Permit (**Exhibit E**), which states: "That the number of housing units for lessee residents constructed on the land described in the application shall not exceed seven and a half 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." Although the combined acreage of Carmel Valley Manor is now at approximately 28-acres, the maximum number of housing units allowed remains predicated on 23 acres, multiplied by 7.5 units, and allows a total of 172.5 "housing units for lessee residents." At 169 proposed housing units, the site will remain below the maximum permitted density of development.

Note, also, that Monterey County Code Section 21.64.180 (Density of Development), subsection "E" states:

> *For the purpose of calculating on-site density for zoning purposes, caretaker quarters,*

guesthouses, senior citizen units, farm employee housing, farm employee housing facilities, farm employee quarters and employee housing accessory to an allowed use shall not be included. (Emphases added)

The underlying "Low Density Residential" zoning designation allows for a maximum building site coverage of 25%. The building site coverage upon completion of this project would be 23.1% See sheet AS-03 of the attached plan set (**Exhibit B2**) for detailed lot coverage calculations.

Height and Setback Exceptions
Pursuant to MCC 21.14.060.C.1, the maximum allowed height for a main structure in a "Low Density Residential" zoned district is 30' above average natural grade. The height of the proposed 6-unit/2-story "Upper IL Unit" structure includes an appurtenance to accommodate an elevator shaft, which would extend to 1'-8" above this 30' maximum (Sheet A-11F of **Exhibit B2**). Note that this modest appurtenance would allowed pursuant to MCC 21.62.030.A – "*Height and Setback Exceptions*" – which states: "*Chimneys, vents, and mechanical appurtenances may be erected to a greater height than the limit established for the district in which the structure is located*."

Pursuant to MCC 21.14.060.C.1, the minimum side setback for a main structure in a "Low Density Residential" zoned district is 20', while the proposed 6-unit/2-story "Upper IL Unit" structure would be situated at 8' from the side property line. Note, however, that pursuant to the establishing Use Permit (**Exhibit B2**), Carmel Valley Manor was clearly established as a "Planned Development" which would uniformly allow for setback flexibilities such as this. Specifically, the Use Permit indicates in Condition #7: "That the location of all structures be approved by the Planning Commission staff prior to construction." This Planned Development setback allowance is further evidenced by the fact that no fewer than three structures have been previously permitted and constructed on the site *within* minimum setbacks and *without* the requirement of a Variance. These include a 1988 duplex structure at 16' setback from the west property line (per BP39827) and another residential structure which abuts the eastern property line (i.e., 0' setback).

Visual Impacts
Staff has conducted site visits to determine any potential visual impacts as viewed from common public viewing areas. Potential visibility, while traveling Carmel Valley Road at approximately the posted speed limit, would be limited to 2 or 3 very brief glimpses due to the abundance of existing trees and shrubbery (See photos attached as **Exhibit H**).

The project is consistent with Policy CV-1.20 of the Carmel Valley Master Plan, which regulates for appropriate "Design Control." The proposed new structures are designed in the same general style and size of the previously approved structures onsite, and the two proposed additions are designed to match and compliment the style of the structures to which they will be attached. Colors will be comprised of earth-tones, and exterior materials will be primarily plaster and wood.

Fire Hazard
The site is located within SRA (State Responsibility Area)-designated fire hazard zone with a split-designation of "High" and "Very High" ratings, and a previously-implemented fire safety measure has seen all of the structures with wood shake roofs be replaced with asphalt shingles.

As noted previously, the reduced replacement planting ratio for oak saplings (Approximately 2:3 in lieu of the standard 1:1) has been recommended in part to reduce potentially hazardous fuel loading. Also, as part of the routine landscaping schedule, trees and vegetation adjacent to structures are routinely pruned to maintain "defensible space" in the event of a fire. It should also be noted that a Monterey County Regional Fire District Station (Mid Valley Station #5) is located directly adjacent to the site – with the entrance being approximately 250 feet west on Carmel Valley Road – entryway to entryway. This station is staffed daily with an engine company and a paramedic/ambulance crew.

Figure 7. Monterey County Regional Fire District - Mid Valley Station #5. Note the structures at neighboring Carmel Valley Manor as visible in the background (right).

Housing & Inclusionary Housing

The Carmel Valley Manor was approved in 1960, pre-dating the 1980 establishment of the County's Inclusionary Housing Ordinance. The project is exempt based on the original approval, and this project does not exceed the residential units allowed by that approval (172.5 units).

The project directly addresses two of the policies found within the Housing Element of the General Plan (**Emphases** added):

- *Policy H-2.1* ***Plan new residential development*** *to ensure a range of housing types, prices, and sizes are available to meet the varied needs of Monterey County households,* ***including housing for seniors****, people with disabilities, homeless, large households, and farmworkers.*
- *Policy H-5.3* ***Provide equal access to housing and supportive services to meet the special needs of seniors****, people with disabilities (including developmental disabilities), single parents, large households, farmworkers, and the homeless.*

According to 2025 data from the Monterey Area Agency on Aging, over 90,000 County residents are over the age of 60, with this demographic expected to approach 110,000 by 2030.

Archeological/Cultural Resources

As with most of the floor and lower foothills of Carmel Valley, the project area is designated as "high" archaeological sensitivity according to the Monterey County Geographical Information System (GIS). A Preliminary Archaeological Assessment of the project parcel was conducted

(October, 2024 - LIB250005), which concluded "As a result of the field survey of the proposed project, no evidence of precontact occupation was identified, including lithics, milling stones, fire-fractured rock, or midden. Because of the extensive construction of numerous buildings that included grading, compaction, and landscaping, subsurface archaeological deposits, if they existed, may have already been disturbed, and the probability of encountering below-grade cultural deposits is extremely low."

As required by California Assembly Bill ("AB") 52, HCD-Planning formally notified the Tribal Representative of the Ohlone/Costanoan-Esselen Nation ("OCEN") Native American Tribal Group of the project on November 13, 2025. No request for subsequent consultation has been received.

Architectural & Historic Significance

Carmel Valley Manor was designed by one of the most influential "modernist" architectural firms in the world, Skidmore Owings & Merrill (SOM), which was founded in Chicago in 1936. Modernist-style structures are generally distinguished in design by their functionalism, minimalism, and subdued (or no) ornamentation.

SOM has designed three iconic "skyscrapers"; the Sears Tower in Chicago – *formerly* the world's tallest building, and the Burj Khalifa in Dubai – *currently* the world's tallest building at 2,722 feet. Some of their other noteworthy (though less ostentatious) designs include the corporate headquarters for the Walt Disney Company in Burbank, Chicago-O'Hare International Airport, JTI Headquarters in Geneva, and the remodel of the Waldorf Astoria Hotel in New York City.

The residential units at the Manor are grouped in clusters, typically around a central courtyard. A network of concrete and brick paths connects the various community buildings, residential clusters, and courtyards. A unique feature of the design is the covered "pass-through" walkways of the residential buildings. Paired-shed roof massing is also a common theme to 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 more typical designs for retirement centers. The design of the facility takes full advantage of the site by integrating a campus-like setting into the terrain of rolling foothills. The majority of the original SOM-designed structures are centralized within an area referred to as the "Core Campus" of Carmel Valley Manor, and these structures and this area will remain essentially unchanged by this project.

Figure 8: Three of the Manor's signature design features are shown in this photo – paired massing, matching roof pitches and covered internal walkways leading to a shared courtyard.

The project proposes the demolition of 2 independent-living duplex units, 7 visitor-guest units, and a single-family dwelling - none of which are SOM-designed structures and none of which have been determined to possess any historic or architectural significance.

Two proposed exterior changes to SOM-designed structures within the Core Campus include a new 1,980 square-foot addition to the existing (previously modified) Fitness Center and a modest 1,650 square-foot "bump-out" addition to the rear-facing (south) elevation of the "Meeting House." These two modifications are illustrated in the attached plan set (**Ex. B2) -** sheets AS-10DE, A-12D and A-12E.

Analysis by Historic Resource Review Board

The project has undergone review by the Monterey County Historic Resource Review Board (HRRB) on three separate occasions. Their first was through a visit by the HRRB Site Review Subcommittee on June 27, 2025. A modification suggested by the Subcommittee at that time has been implemented, with the new fitness center being redesigned to contain the signature "paired-massing" and "matching roof-pitch" features as found throughout the site (See Sheet A-12D of the plan set – **Exhibit B2**).

The project was continued at the first of the two HRRB hearings (January 8, 2026) following extensive discussion regarding the potential historic integrity of the 5 single family dwellings on Los Arboles Drive which *had* been proposed for demolition. The applicant subsequently modified the project to leave all of these homes, as well as the configuration of Los Arboles Drive, completely and totally "as-is." The project, in its currently proposed configuration, was

recommended for approval during the second HRRB hearing on February 5, 2026, as summarized by the key finding within their Resolution (**Exhibit I**):

> *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.*

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 K**
2. *Phase One Historic Assessment, Carmel Valley Manor* - May 19, 2013. (LIB130209) **Exhibit J**
3. *Historic Review of the proposed Master Plan Project* - June 3, 2024, August 7, 2023, and March 23, 2015. (LIB25009) **Exhibit L**
4. *Carmel Valley Manor Master Plan Phase Two Historic Assessment Report* – September 9, 2025. (LIB250311) **Exhibit M**

The 3-part *Historic Review of the proposed Master Plan Project* (**Ex. L** – Item "3" above) 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 was drafted in three phases (2015, 2023 and 2024) as the project has evolved. The findings of the report are summarized as follows:

- *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 (noted in "Architectural/Historic Significance" section, above), 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 (noted in "Architectural/Historic Significance" section, above) 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.*

- *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.*

CEQA Environmental Review

Pursuant to Public Resources Code Section 21083 and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), County of Monterey as Lead Agency completed environmental review to determine if the project may have a significant effect on the environment. The County prepared an Initial Study and Mitigated Negative Declaration (IS/MND) for this project, which was circulated for public review from March 2, 2026, through April 1, 2026 (State Clearinghouse Number 2026030053). The County received comments on the IS/MND from the Department of Toxic Substance Control, Monterey Peninsula Water Management District, State Department of Fish and Wildlife, Law Office of Molly Erickson and the applicant - Carmel Valley Manor. These comment letters are attached as **Exhibit D** and Staff's response to said comments are attached as **Exhibit D1**. The draft IS/MND identified potentially significant impacts to biological resources, geology and soils, noise, and transportation/traffic. The Applicant has agreed to implement five mitigation measures as required to reduce all potentially significant impacts to a level of "less than significant". These mitigation measures are incorporated as Condition Nos. 23 – 27 (**Exhibit B1**).

Public Comment

Nearly all of the public comments received have been related to the demolition and redevelopment at five lots on Los Arboles Drive. As noted, this segment of the project has been entirely removed.

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Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:
CARMEL VALLEY MANOR (NORTHERN CALIFORNIA RETIREMENT HOMES, INC.)
(PLN240141) RESOLUTION NO. 26--
Resolution by the County of Monterey Planning Commission:

1) Adopting a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
2) Approving a Combined Development Permit consisting of:
   a. Administrative Permit and Design Approval to allow demolition of three residential units, seven guest units, a wood shop, four carport structures, and construction of 19 residential units, eight guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house, and associated site improvements; and
   b. Use Permit to allow development on slopes in excess of 25%; and
   c. Use Permit to allow the removal of 61 protected oak trees.
3) Adopting a Mitigation Monitoring and Reporting Plan.

[CARMEL VALLEY MANOR (NORTHERN CALIFORNIA RETIREMENT HOMES INC.), 8545 and 8543 Carmel Valley Road, Carmel, Carmel Valley Master Plan, APN's: 169-061-012-000 and 169-061-017-000]

The CARMEL VALLEY MANOR (NORTHERN CALIFORNIA RETIREMENT HOMES, INC.) application (PLN240141) came for a public hearing before the County of Monterey Planning Commission on May 13, 2026. Having considered all the written and documentary evidence, the administrative record, oral testimony, and other evidence presented, including the Conditions of Approval and project, the County of Monterey Planning Commission finds and decides as follows:

FINDINGS

1. FINDING: **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of:

a. Administrative Permit and Design Approval to allow modifications to the Carmel Valley Manor, including demolition of three

residential units, seven guest units, a wood shop, four carport structures, and construction of 19 residential units, eight guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house, and associated site improvements; and

b. Use Permit to allow development on slopes in excess of 25%; and
c. Use Permit to allow the removal of 61 protected oak trees.

EVIDENCE: The application, project plans and related materials submitted by the a) project applicant to Monterey County HCD (Housing and Community Development)-Planning for the proposed development found in Project File PLN240141.

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

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

- the 2010 Monterey County General Plan;
- Carmel Valley Master Plan; and
- Monterey County Zoning Ordinance (Title 21).

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

b) Establishment of Use. A Use Permit for Carmel Valley Manor (File No. 624, Resolution No. 4019) was approved by the Planning Commission on July 26, 1960. Said Permit granted "…the establishment of a rest home.. (and) uses and activities which are related to and supplement the rest home." All the development and related uses proposed with this project are allowed within the "uses and activities" as noted within the Use Permit.

The maximum build-out of Carmel Valley Manor pursuant to of the 1960 Use Permit ("Condition #8") is described: "That the number of housing units for lessee residents constructed on the land described in the application shall not exceed seven and a half 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." Based on 23 acres, multiplied by 7.5 units, 172.5 housing units are allowed. The number of housing units upon completion of this project would be 169.

c) Allowed Use. The contiguous properties where development will occur are located at 8545 and 8543 Carmel Valley Road, Carmel (APN's 169-061-012-000 and 169-061-017-000), Carmel Valley Master Plan. The parcels are zoned "Low Density Residential/2.5 acres per unit max. gross density - Design Control - Site Plan Review - Residential Allocation Zoning" (LDR/2.5-D-S-RAZ), which conditionally allows:

- Construction of residential units, guest units and medical care facilities, additions to the existing facilities, and site improvements, with the granting of an Administrative Permit and Design Approval pursuant to Monterey County Code (MCC) sections 21.45.040.B and 21.44.030, respectively

- Development on slopes in excess of 25%, with the granting of a Use Permit pursuant to MCC section 21.64.230.C
- Removal of protected oak trees, with the granting of a Use Permit pursuant to MCC 21.64.260.D.3

Therefore, the project is an allowed land use for this site.

d) Site Plan Review. The parcel includes an "S" (Site Plan Review) zoning overlay, which requires that no structures and/or additions shall be allowed without approval of the appropriate authority and issuance of an Administrative Permit per Title 21 sections 21.45.040 A and C. An Administrative Permit is included with the application as the project includes new structures and additions to existing structures.

e) Design/Visual Resources. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The project is consistent with Policy CV-1.20 of the Carmel Valley Master Plan. The proposed structures are designed to approximately match the style and scale of the structures on-site. Proposed additions have been designed specifically to match the style of the structures to which they will be attached. New structures and additions will be comprised of earth-tones, and exterior materials will be primarily plaster and wood. Visibility while traveling Carmel Valley Road is limited to two or three very brief glimpses due to existing vegetation and the elevation above the roadway. Therefore, the project assures the protection of visual resources and is compatible with the neighborhood character.

f) *Site Development Standards.* The site is zoned LDR/2.5-D-S-RAZ (Low Density Residential/2.5 acres per unit max. gross density - Design Control - Site Plan Review - Residential Allocation Zoning). The maximum structure height is thirty (30) feet in the "LDR" zoning district. The proposed fitness center addition would be 30' in height, and the proposed memory care center and duplex structures would be less than 30' in height. Maximum allowed building site coverage is 25%, while the building site coverage upon completion of this project would be 24.5%. The project complies with all required site development standards. Senior care facilities are exempt from density maximums.

g) Archaeological/Cultural Resources. According to Monterey County Geographical Information System (GIS), the property is located in an area of "high" archaeological sensitivity, although not within 750 feet of a known archaeological resource. A Preliminary Archaeological Assessment of the project parcel was conducted (County of Monterey Library No. LIB250005), which concluded "…the probability of encountering below-grade cultural deposits is extremely low. No archaeological properties were identified during the implementation of this study and no additional archaeological work is recommended for this project." The proposed development is located primarily within previously disturbed portions of the property. The potential for inadvertent impacts on cultural resources is limited and will be controlled by application of the County's standard project Condition

(No. 3) which requires work stoppage if resources are discovered during construction. Thus, as proposed, designed, and conditioned, the project minimizes and avoids potential impacts to archaeological resources.

h) Traffic (LOS). HCD-Engineering Services has reviewed the proposed project and raised no concerns. Condition No. 17 has been applied to require payment of the Regional Development Impact Fee (RDIF), and Condition No. 15 has been applied to require payment of the Carmel Valley Master Plan Area Traffic Mitigation fee (Per Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995. The three unsignalized/controlled intersections nearest to the project site were analyzed in the Intersection Analysis: 1) Schulte Rd & Carmel Valley Rd, 2) Los Arboles Dr & Carmel Valley Rd ; 3) Carmel Valley Manor/Carmelo School & Carmel Valley Rd. Based on the Carmel Valley Master Plan standards - Policy CV-2.17.f - all intersections studied would continue to operate at acceptable levels of service and would not meet thresholds warranting signalization.

i) Water Supply. Monterey County General Plan Policy PS-3.1 states - "*…new development for which a discretionary permit is required, and that will use or require the use of water, shall be prohibited without proof, based on specific findings and supported by evidence, that there is a long-term, sustainable water supply, both in quality and quantity to serve the development*." General Plan Policy PS-2.3 states - "*New development shall be required to connect to existing water service providers where feasible*." The project site currently has more than adequate water credits available for this project. In order to supplement their credits, 6.00-acre feet of water per year of additional water was purchased from the Malpaso Water Company in 2018, largely in anticipation of this expansion. The estimated total water demand for the additional development proposed herein is approximately 3.2061-acre feet per year. The Monterey Peninsula Water Management District (MPWMD) have indicated in a December 17, 2024 letter: "Carmel Valley Manor has Water Use Permit No. 772, issued July 31, 2018, with a Water Entitlement of 6.00-Acre-Feet of Malpaso Water Company water to serve the proposed projects, plus water credit that will be documented as buildings are demolished. The quantity of water available from the Water Use Permit is more than sufficient to meet the needs of the proposed project."

   The project is not considered by the Monterey Peninsula Water Management District (MPWMD) as an intensification of use, as existing water credits will be utilized. No new water meters will be required to support the increase in units, and water service will continue to be provided pursuant to applicable requirements of the California Public Utilities Commission (CPUC), the MPWMD, and the California State Water Resources Control Board (SWRCB). The MPWMD is the agency responsible to determine whether sufficient fixture credits are available prior to issuance of construction permits.

j) Sewage Treatment. Monterey County General Plan Policy PS-1.3 and PS-1.6 state that discretionary applications for new development shall only be approved if the County finds that "Adequate Public Facilities and Services" (APFS) exist or will be provided with the development

(PS-1.3) and that only development that can provide APFS shall be approved (PS-1.6). Additionally, General Plan Policy PS-4.5 requires that new development in the service area of existing wastewater collection, treatment, and disposal facilities seek service from those facilities unless it can be demonstrated that a connection is not feasible. In 2024, Carmel Valley Manor was connected to the Carmel Area Wastewater District (CAWD) sewage treatment system. The previously utilized septic system has been decommissioned and removed, with its remaining 52,000 square foot leach field area to be converted to a paved parking area.

k) Land Use Element. The proposed project has no inconsistencies with the 2010 Monterey County General Plan. The project addresses Policy 1.9 of the Land Use Element of the General Plan:

> *Policy LU-1.9 Infill of vacant non-agricultural lands in existing developed areas and new development within designated urban service areas are a priority. Infill development shall be compatible with surrounding land use and development.*

l) Housing Element. The proposed project has no inconsistencies with the County of Monterey 2015-2023 Housing Element. Moreover, the project directly addresses two of the policies found therein (**emphases** added):

> *Policy H-2.1 Plan new residential development to ensure a range of housing types, prices, and sizes are available to meet the varied needs of Monterey County households, including housing for **seniors**, people with disabilities, homeless, large households, and farmworkers.*
>
> *Policy H-5.3 Provide equal access to housing and supportive services to meet the special needs of **seniors**, people with disabilities (including developmental disabilities), single parents, large households, farmworkers, and the homeless.*

m) Carmel Valley Master Plan

The proposed project has no inconsistencies with the Carmel Valley Master Plan, and it directly aligns with the following policy:

> *CV-1.8 Cluster Development:*
> *a. Must meet the objectives of the Master Plan.*
> *b. Shall be used to protect visible open space in sensitive visual areas or to protect natural resources.*
> *c. Adjacent to vertical forms, although preferable to development in open spaces, will be considered in light of the visual sensitivity of the building site.*
> *d. Should be consistent with wastewater application rates of the Carmel Valley Wastewater Study that generally would require clustering of five units or less on a minimum of five acres of land.*
> *e. May be permitted only where it will result in the preservation of visible open space and is in compliance with other applicable policies.*
> *f. Open space shall be dedicated in perpetuity.*

n) Tree Removal and Biological Resources. The Tree Impact Assessment commissioned for the project (County of Monterey Library No.

LIB250134) has noted: "The ecological impacts of the proposed removal of 61 County protected coast live oaks in preparation for this project will be mitigated by effectively protecting and preserving nearby retained trees and small and insignificant woodland habitat areas, as well as planting 43 oak replacement saplings in suitable and appropriate locations in the CVM community." A Condition of Approval is included to avoid potential impacts to birds during their nesting season (Condition No. 13).

Sixty-one protected oak trees would be removed to accommodate the project, three of which are designated as "landmark" oak trees of 24"+ diameter. Accordingly, a Use Permit is required to authorize the proposed tree removal. The tree removal is the minimum required under the circumstances and will not involve a risk of adverse environmental impacts as outlined in Title 21 section 64.260. Therefore, as proposed, the criteria to grant a Use Permit have been met. See Finding # 6 for additional information.

o) Development on Slopes in Excess of 25%. The project is consistent with the applicable regulations for development on slopes in excess of 25%, and the criteria to grant the related Use Permit have been met. See Finding # 7 for additional information.

p) Historic Resources. The property is not listed on the Monterey County Historic Resources Registry, National Register of Historic Places, or the California Register of Historical Resources. The Project Historian has determined that the Manor is historically significant under the California and Local Register criteria. The Carmel Valley Manor layout and original (early 1960's) structures were designed by the world-renowned architectural firm Skidmore, Owings & Merrill (SOM). All these original SOM-designed structures will remain "as-is" aside from a new recreational building to adjoin the existing (previously modified) fitness center and a modest single-story addition to an existing community activities building. These modifications have been thoroughly reviewed and subsequently approved by the Monterey County Historic Resources Review Board. All structures proposed for demolition have been analyzed by a professional historian and have been found to have no historic significance. The Project Historian, Historical Resource Review Board, and ISMND found that the additions and alterations to the historic Carmel Valley Manor are sensitive, will allow the property to maintain sufficient historic integrity and keep the subject property's local historic listing, and will not have a significant impact on the resource

q) Historical Resources Review Board (HRRB). The project was referred to the Historic Resource Review Board (HRRB) for review. A site visit was conducted by the HRRB Site Review Subcommittee on June 27, 2025, and the HRRB considered the project at two duly noticed public meetings on January 8, 2026, and February 5, 2026. Modifications recommended by the HRRB on June 27, 2025, and January 8, 2026, were incorporated into the project scope. On February 5, 2026, the HRRB adopted a resolution finding: "*The proposed project is found to be consistent with the purposes of Monterey County Code 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" (HRRB Resolution No. 26-001).

r) Inclusionary Housing. The Carmel Valley Manor was approved in 1960, pre-dating the 1980 establishment of the County's Inclusionary Housing Ordinance. The project is exempt based on the original approval, and this iteration does not exceed the residential units allowed by that approval (172.5 units). As noted in the *Inclusionary Housing Ordinance - Monterey County Code Chapter 18.40*:

> *18.40.050 DEVELOPMENT REQUIRING INCLUSIONARY CONTRIBUTION*
> *B. Residential developments which meet one of the following criteria shall not be required to comply with this Chapter:*
> *1. Residential developments which form part of a larger residential development as to which the requirements of this Chapter have previously been fully satisfied and as to which there is no default in continuing obligations under this Chapter, where the new residential development results in no increase in the number of previously approved lots or units.*

s) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors Guidelines, the project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review at their July 21, 2025, meeting. Following a group site visit, the LUAC voted 5-0, with 1 member absent and 1 member abstaining, to support the project as proposed. The issues of traffic impacts, exterior lighting and visual impacts from rooflines were discussed to the satisfaction of the LUAC members.

t) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN240141.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Engineering Services, HCD-Environmental Services, Monterey County Regional Fire Protection District (FPD), the Environmental Health Bureau and the Parks Division. County staff has reviewed the application materials and verified that the project on the subject site conforms to applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following technical reports have been prepared for the project:

- "Phase I Archaeological Assessment Study of the Carmel Valley Manor" (County of Monterey Library No. LIB250005), prepared by Dana E. Supernowicz, RPA (Historic Resources Associates), Pebble Beach, CA, October 2024

- "Carmel Valley Manor Community Improvement & Development Project Tree Impact Assessment" (County of Monterey Library No. LIB250134), prepared by Rob Thompson (Thompson Wildland Management), Monterey, CA, March 2, 2026.
- "Geotechnical Engineering Report – Carmel Valley Manor Improvements" (County of Monterey Library No. LIB250006), prepared by Ajay Singh, GE (Earth Systems Pacific), Salinas, CA, December 24, 2024.
- "Transportation Study for the Proposed Carmel Valley Manor Master Plan" (County of Monterey Library No. LIB250010), prepared by Ollie Zhou & Nivedha Baskarapandian (Hexagon Transportation Consultants, Inc.), San Jose, CA, January 8, 2025
- "Intersection Operations Analysis Study for the Proposed Carmel Valley Manor Master Plan" (County of Monterey Library No. LIB250118), prepared by Ollie Zhou & Andrea Lin (Hexagon Transportation Consultants, Inc.), San Jose, CA, February 23, 2026.
- "Carmel Valley Manor: Historic Review for 2024 Master Plan Packages One and Two" (County of Monterey Library No. LIB250009), prepared by Seth A. Bergstein (PAST Consultants, LLC), Pacific Grove, CA, June 3, 2024
- "Carmel Valley Manor Master Plan Phase Two Historic Assessment Report" (County of Monterey Library No. LIB250311), prepared by Seth A. Bergstein (PAST Consultants, LLC), Pacific Grove, CA, September 9, 2025
- "Preliminary Drainage Report for Carmel Valley Manor – Master Plan" (County of Monterey Library No. LIB250120), prepared by Whitson Engineers, Monterey, CA, April 16, 2025.

Upon independent review, staff concurs with the conclusions of the reports in that there are no physical or environmental constraints that render the site unsuitable for the proposed project. A Condition of Approval (#10) has been included requiring that the entirety of the development process will be conducted in accordance with the recommendations and requirements of these reports.

c) Staff conducted a site inspection on July 23, 2025, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN240141.

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

EVIDENCE: a) The project was reviewed by HCD-Engineering Services, HCD-Environmental Services, Monterey County Regional Fire Protection District (FPD), the Environmental Health Bureau and the Parks Division. The respective agencies have recommended Conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are provided. Cal-AM will provide water service, and sewer service will be provided by Carmel Area Wastewater District (CAWD). Also see Finding No. 2, Evidence "i" and "j".

c) Staff conducted a site inspection on July 23, 2025, to verify that the site is suitable for the proposed use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN240141.

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

EVIDENCE: a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.

b) Staff conducted a site inspection on May 23, 2025, to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN240141.

6. FINDING: **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.

EVIDENCE: a) The prior version of the project included 133 trees for removal. However, the project has since been revised, and implementation will only require the removal of 61 oaks, including two landmark oak trees.

b) A project-specific Tree Impact Assessment by an ISA Certified Arborist (County of Monterey Library No. LIB250134) has been prepared. Pursuant to this report:

- The vast majority of the oaks recorded and evaluated for the assessment, including many of the oaks proposed for removal, were originally planted as landscaping in the early 1960's and are not naturally occurring.
- The overall general health and condition of the 61 oak trees proposed for removal ranges from poor to good, with a majority of these trees generally being in fair physiological health and fair structural condition.
- The ecological impacts of the proposed removal of 61 coast live oaks will be mitigated by effectively protecting and preserving nearby retained trees and small and insignificant woodland habitat areas, as well as planting 43 oak replacement saplings (5 to 15 gallon) in suitable and appropriate locations.

- The reduced replacement planting recommendation of 43 oak saplings for the 61 removed trees (in lieu of the standard 1:1replacement ratio) is recommended due to insufficient space on the property to plant additional oak trees, as well as hazardous fuel load concerns which may result from overly-dense vegetation.
- There is a presently a healthy population of young oak trees inhabiting various areas of the grounds, which is sufficient for sustaining and supporting this urban woodland community.

c) Based on the size of the project and constraints of the selected building site, tree removal has been minimized. Alternative building site locations are not available due to the density of existing development at the site.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN240141.

7. FINDING: DEVELOPMENT ON SLOPES EXCEEDING 25 PERCENT – There is no feasible alternative which would allow development to occur on slopes of less than 25%, and there are no feasible alternative locations for the proposed development

EVIDENCE: a) Pursuant to the Monterey County General Plan Policy OS-3.5*: Development on slopes in excess of 25% shall be prohibited unless a Use Permit is obtained and the appropriate authority makes one or both of the following findings based upon substantial evidence:*

1. *There is no feasible alternative that would allow development to occur on slopes of less than 25%;*
2. *The proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.*

b) The project application includes a Use Permit to allow approximately 31,000 square feet (0.7 ac.) of development on slopes exceeding 25 percent. The majority of said development would be to allow for the construction of nine residential units. Note that these nine units would be tightly grouped into four structures so as to minimize the resultant impact area.

c) Development on slopes that exceed 25 percent is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 25 percent, and/or the proposed development better achieves the goals, policies, and objectives of the 2010 General Plan. In this case, the project parcel is densely developed, with the only remaining open and relatively level area having very limited development potential due to a required 100' structural setback from Carmel Valley Road (Per CVMP Policy CV-3.1). Further, this potential alternate area currently serves as a maintenance and storage yard and is also designated for additional parking spaces and a floodwater retention pond. Accordingly, there are no feasible alternative sites for the proposed development on slopes.

d) The proposed project would also be required to comply with MCC Chapter 16.12, Erosion Control, which sets forth required provisions for

project planning, preparation of erosion control plans, runoff control, land clearing, and winter operations; and establishes procedures for administering those provisions. Conditions No. 22, 23, and 24 require the applicant to submit and abide by a Stormwater Runoff Control Plan and a Stormwater Operations Maintenance Plan (SWOMP), which would minimize erosion from stormwater runoff during and after construction.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN240141.

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

EVIDENCE:

a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study (IS) to determine if the Project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the Project or any of its aspects may cause a significant effect on the environment.

b) Monterey County as Lead Agency, through HCD-Planning, prepared an Initial Study pursuant to CEQA. The initial study is on file in the offices of HCD-Planning and is hereby incorporated by reference (HCD-Planning File No. PLN240141).

c) There is no substantial evidence, based upon the record as a whole, that the Project may have a significant effect on the environment. The Initial Study identified nine potential impacts that would be "Less Than Significant With Mitigation Incorporated" and zero "Potentially Significant Impacts" which cannot be mitigated. The applicant has agreed to the proposed mitigation measures that avoid the effects or mitigate any effects to a point where no Significant Impacts would occur. Based upon the analysis of the Initial Study, HCD-Planning prepared a Mitigated Negative Declaration.

d) The Draft Initial Study and Mitigated Negative Declaration for HCD-Planning File No. PLN240141 was prepared in accordance with the CEQA Guidelines; filed with the County Clerk on March 1, 2026; and circulated for public review from March 2, 2026 through April 1, 2026 (State Clearinghouse Number 2026030053).

e) Resource areas that were analyzed in the IS/MND included: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems, and wildfire.

f) The IS/MND identified no impacts to agriculture and forest resources and no impacts to mineral resources.

g) The IS/MND identified potentially significant impacts on biological resources, geology and soils, noise, and transportation/traffic. Five mitigation measures would be implemented to ensure impacts are less than significant.

h) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (HCD-Planning File No. PLN240141) and are hereby incorporated herein by reference.

i) Pursuant to Public Resources Code section 21080.3.1 et seq., County of Monterey HCD–Planning formally notified the Salinan Tribe and Esselen Tribe, on November 13, 2025, that the proposed project required environmental review. No responses or formal consultation were requested during the following 30-day period.

j) Analysis contained in the Initial Study and the record as a whole indicate the project could result in impacts to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a state filing fee plus the County recording fee, unless CDFW determines that the project will have no effect on fish and wildlife resources. In this case, for purposes of the Fish and Wildlife Code, the project may have a Less Then Significant Impact on the fish and wildlife resources. The Initial Study was sent to CDFW for review, comment, and to recommend necessary conditions to protect biological resources in the project area. The applicant will be required to pay the State fee plus a fee payable to the County of Monterey Clerk/Recorder for processing said fee and posting the Notice of Determination (Condition No. 4).

k) Public Comment. The County received comments on the IS/MND. These comment letters are attached as Exhibit D of the May 13, 2026 Planning commission staff report and Staff's response to said comments are attached as Exhibit D1. Most notably:
- The Department of Toxic Substances Control (DTSC) requested that surveying and monitoring be performed during demolition to minimize the potential spread of contaminants. Staff have noted that this would be accomplished through standard review and oversight of Demolition Permits by Monterey County Environmental Health Bureau and Monterey Bay Unified Air Pollution Control District (MBUAPCD).
- Monterey Peninsula Water Management District (MPWMD) noted that the project must comply with their water conservation and water efficiency standards (Rule 142) and their Water Efficient Landscape Regulation (Rule 142.1). Staff have noted that this will be achieved through standard regulatory inspection of all plumbing fixtures and requirement that landscape plans include a Maximum Applied Water Allowance (MAWA) calculation and a formal "Non-Residential Water Release Form and Water Permit Application."

- State of California Department of Fish and Wildlife expressed concerns over potential impacts to white-tailed kite (WTKI) and golden eagle (GOEA). Staff have noted that a standard condition of approval attached to the project requires that any tree removal activity that occurs during the typical bird nesting season (February 22-August 1) will require a County qualified biologist to perform a nest survey to determine the presence of active raptor or migratory bird nests within or near the project site, and that if nesting birds are found, a buffer plan shall be established.

l) The County of Monterey Planning Commission considered the Mitigated Negative Declaration, along with the Combined Development Permit, at a duly noticed public hearing held on May 13, 2026, and finds that there is no substantial evidence supporting a fair argument of a significant environmental impact.

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

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 21, Section 21.80.040.D, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by the decision of the Planning Commission.

DECISION

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

1) Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074; and
2) Approve a Combined Development Permit consisting of:
   a. Administrative Permit and Design Approval to allow demolition of three residential units, seven guest units, a wood shop, four carport structures, and construction of 19 residential units, eight guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house, and associated site improvements; and
   b. Use Permit to allow development on slopes in excess of 25%; and
   c. Use Permit to allow the removal of 61 protected oak trees.
3) Adopt a Mitigation Monitoring and Reporting Plan.

All of which are in general conformance with the attached plans and subject to the attached Conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of May 2026, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTES

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

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

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County of Monterey HCD Planning

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

PLN240141

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240141) grants:

a. An Administrative Permit and Design Approval to allow demolition of 3 residential units, 7 guest units, a wood shop, 4 carport structures, 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; and
b. A Use Permit to allow development on slopes in excess of 25%; and
c. A Use Permit to allow the removal of 61 protected oak trees.

The property is located at 8545 Carmel Valley Road, Carmel (Assessor's Parcel Number 169-061-012-000), Carmel Valley Master Plan Area. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 169-061-012-000 on May 13, 2026. The permit was granted subject to 27 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County 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)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

5. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

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

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

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning

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

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

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Non-Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

9. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

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

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

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

10. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"The following reports have been prepared and are on file in Monterey County HCD - Planning. All development shall be in accordance with these reports:
- "Phase I Archaeological Assessment Study of the Carmel Valley Manor" (LIB250005), prepared by Dana E. Supernowicz, RPA (Historic Resources Associates), Pebble Beach, CA, October 2024
- "Carmel Valley Manor Community Improvement & Development Project Tree Impact Assessment" (LIB250134), prepared by Rob Thompson (Thompson Wildland Management), Monterey, CA, March 2, 2026.
- "Geotechnical Engineering Report – Carmel Valley Manor Improvements" (LIB250006), prepared by Ajay Singh, GE (Earth Systems Pacific), Salinas, CA, December 24, 2024.
- "Transportation Study for the Proposed Carmel Valley Manor Master Plan" (LIB250010), prepared by Ollie Zhou & Nivedha Baskarapandian (Hexagon Transportation Consultants, Inc.), San Jose, CA, January 8, 2025
- "Intersection Operations Analysis Study for the Proposed Carmel Valley Manor Master Plan" (LIB250118), prepared by Ollie Zhou & Andrea Lin (Hexagon Transportation Consultants, Inc.), San Jose, CA, February 23, 2026.
- "Carmel Valley Manor: Historic Review for 2024 Master Plan Packages One and Two" (LIB250009), prepared by Seth A. Bergstein (PAST Consultants, LLC), Pacific Grove, CA, June 3, 2024
- "Carmel Valley Manor Master Plan Phase Two Historic Assessment Report" (LIB250311), prepared by Seth A. Bergstein (PAST Consultants, LLC), Pacific Grove, CA, September 9, 2025
- "Preliminary Drainage Report for Carmel Valley Manor – Master Plan" (LIB250120), prepared by Whitson Engineers, Monterey, CA, April 16, 2025"

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

11. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Regarding the structures identified within the project plan set as "HILLSIDE DUPLEXES," "FITNESS CENTER" and "UPPER IL-UNITS 2-STORY": The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

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

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

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

12. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:
1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.
All Air District standards shall be enforced by the Air District.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

13. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

14. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

15. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).
(Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

16. PW0007 - PARKING STANDARD

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The parking stalls and circulation shall meet County standards, and shall be subject to the approval of the HCD - Engineering Services.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, the Owner's/Applicant's engineer/architect shall prepare a parking plan and submit plans for review and approval.

17. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

18. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, 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. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

3. Construction vehicles must enter and exit Carmel Valley Manor Road. Prohibited use of Los Arboles Road to enter and exit job site.

4. Truck trips are prohibited during peak hours.

19. CA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The proposed project would disturb greater than one or more acres of soil, and therefore, is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.

If the project is exempt from obtaining coverage under the California Construction General Permit, the applicant shall provide a letter of exemption or erosivity waiver, with a valid waiver identification number, from the Central Coast Regional Water Quality Control Board to HCD-Environmental Services for review and approval.

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

20. STORMWATER RUNOFF CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Runoff from activities subject to a development permit shall be properly controlled to prevent erosion. The following measures shall be used for runoff control, and shall be adequate to control runoff from a ten (10) year storm:

A.

On soils having high permeability (more than two inches/hour), all runoff in excess of predevelopment levels shall be retained on the site. This may be accomplished through the use of infiltration basins, percolation pits or trenches, or other suitable means. This requirement may be waived where the Director of Building Inspection upon recommendation of the Health Department determines that high groundwater, slope stability problems, or other conditions, would inhibit or be aggravated by onsite retention, or where retention will provide no benefits for ground water recharge or erosion control.

B.

On projects where onsite percolation is not feasible, all runoffs must be detained or dispersed over non-erodible vegetated surfaces so that the runoff rate does not exceed the predevelopment level. Onsite detention may be required where excessive runoff would contribute to downstream erosion or flooding. Any policies and regulations for any drainage zones where the project is located will also apply.

C.

Any concentrated runoff which cannot be effectively detained or dispersed without causing erosion, shall be carried in non-erodible channels or conduits to the nearest drainage course designated for such purpose or to onsite percolation devices. Where water will be discharged to natural ground or channels, appropriate energy dissipators shall be installed to prevent erosion at the point of discharge.

D.

Runoff from disturbed areas shall be detained or filtered by berms, vegetated filter strips, catch basins, or other means as necessary to prevent the escape of sediment from the disturbed area.

E.

No earth or organic material shall be deposited or placed where it may be directly carried into a stream, marsh, slough, lagoon, or body of standing water.

(Chapter 16.12.070)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

21. STORM WATER OPERATIONS MAINTENANCE AGREEMENT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final of the permit, the applicant shall enter into a Storm Water Operations Maintenance Agreement (SWOMA) that clearly identifies the responsible party for ongoing maintenance of structural stormwater control measures. The SWOMA shall contain provisions for an annual report to be prepared by a professional engineer. The annual report shall be submitted to HCD/Environmental Services for review and approval, no later than August 15th. All recommended maintenance shall be completed by October 15th of the same year. If maintenance is required, certification shall be provided by a professional engineer that all recommended maintenance has been completed before the start of the rainy season.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit the signed and notarized Agreement to HCD-Environmental Services for review and approval. The approved Agreement shall be recorded, and a copy of the recorded document shall be provided to HCD-Environmental Services.

22. STORM WATER OPERATIONS MAINTENANCE PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Storm Water Operations Maintenance Plan (SWOMP) prepared by a registered Professional Engineer that includes, at a minimum, a site map identifying all structural Stormwater Control Measures (SCM) requiring SWOMP practices to function as designed. SWOMP procedures for each structural SCM including, but not limited to, LID facilities, retention/detention basins, and proprietary devices. The SWOMP shall include short- and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit the SWOMP to HCD-Environmental Services for review and approval.

23. MM N-1- (CONSTRUCTION NOISE CONTROL MEASURES):

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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.

Compliance or Monitoring Action to be Performed:

24. MM TR-1- (MINIMIZATION OF TRAFFIC IMPACTS DURING CONSTRUCTION)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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.

Compliance or Monitoring Action to be Performed:

25. MM GEO-1- (GEOTECHNICAL DESIGN COMPLIANCE)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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.

Compliance or Monitoring Action to be Performed:

26. MM BIO-1- TREE PROTECTION AND REPLACEMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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 43 coast live oak trees would be replanted as mitigation. The tree replanting mitigation ratio has been reduced, from the customary 1:1, 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.

Compliance or Monitoring Action to be Performed:

27. MM CR-1- INADVERTENT DISCOVERY OF ARCHAEOLOGICAL RESOURCES AND HUMAN REMAINS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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.

Compliance or Monitoring Action to be Performed:

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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	1,800	18,000
H	DOG RUN & RESIDENT GARDEN	--	--	5,350
	TOTALS	**27**		**73,080**

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
- (1) SINGLE FAMILY HOUSE ON CAMPUS
- SEE SHEET AS-01 FOR DETAILS

B. NEW BUILDING CONSTRUCTION TO INCLUDES:
- HILLSIDE RESIDENTIAL DUPLEXES (9 UNITS)
- UPPER RESIDENTIAL DUPLEX (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.

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.

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
*LOS ARBOLES LOTS	6	0	0	6
*HOUSE A	1	-1	0	0
TOTAL SFD	7	-1	0	6

(SINGLE FAMILY DWELLING (SFD))

* NOTES INDEPENDENT LIVING (IL) UNITS: TOTALS (169) IL UNITS OUT OF (172) IL 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
OFF-STREET PARKING SPACES	266	- 62	118	322
ACCESSIBLE	8	0	4	12
TOTAL PARKING	274	- 62	122	334

AERIAL MAP - EXISTING CARMEL VALLEY MANOR

NOT TO SCALE

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
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

DRAWING INDEX

GENERAL & ARCHITECTURAL - PACKAGE I

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G-01	EXISTING CAMPUS PHOTOS

02 - SITE

AS-00	EXISTING SITE PLAN
AS-01	ARCHITECTURAL DEMOLITION PLAN
AS-02	ARCHITECTURAL SITE PLAN
AS-03	LOT COVERAGE CALCULATION
AS-04	PHASING DIAGRAM

03 - AB - HILLSIDE DUPLEXES & GUEST UNITS

AS-10AB	HILLSIDE DUPLEXES, GUEST UNITS - ENLARGED SITE PLAN
A-10A	HILLSIDE DUPLEXES - PLANS & ELEVATIONS
A-10B	GUEST UNITS - PLANS & ELEVATIONS
A-20AB	HILLSIDE DUPLEXES, GUEST UNITS - PERSPECTIVES

04 - C - MEMORY CARE

A-10C	MEMORY CARE - ENLARGED FLOOR PLAN
A-11C	MEMORY CARE - ELEVATIONS

DRAWING INDEX (CONT.)

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AS-10DE	FITNESS CENTER, MEETING HOUSE - ENLARGED SITE PLAN
A-10D	FITNESS CENTER - PLANS
A-11D	FITNESS CENTER - ELEVATIONS
A-12D	FITNESS CENTER - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

06 - E - MEETING HOUSE

A-10E	MEETING HOUSE - PLANS
A-11E	MEETING HOUSE - ELEVATIONS
A-12E	MEETING HOUSE - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

07 - F - UPPER IL - 2-STORY

A-10F	UPPER IL UNITS - 2-STORY - ENLARGED PLANS
A-11F	UPPER IL UNITS - 2-STORY - ENLARGED ELEVATIONS

CIVIL - PACKAGE II

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-010F	UPPER IL UNITS - 2 STORY - DEMOLITION PLAN
C-100	CIVIL OVERALL SITE PLAN
C-100AB	GRADING AND DRAINAGE PLAN - PARKING, HILLSIDE AND GUEST UNITS
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C-100DE	GRADING AND DRAINAGE PLAN - FITNESS CENTER & MEETING HOUSE ADDITIONS
C-100F	GRADING AND DRAINAGE PLAN - UPPER IL UNITS - 2 STORY
C-200	EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS
C-201	PRE-EARTHWORK EROSION AND SEDIMENT CONTROL PLAN
C-202	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C-300	CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE - PACKAGE III

L-001	LANDSCAPE COVER SHEET
L-002	LANDSCAPE OVERALL SITE PLAN
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L-100C	MEMORY CARE - TREE DISPOSITION PLAN
L-100DE	FITNESS CENTER, MEETING HOUSE - TREE DISPOSITION PLAN
L-100F	UPPER IL UNITS - 2-STORY - TREE DISPOSITION PLAN
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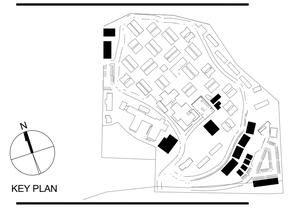
L-100H	DOG RUN, GARDEN - TREE DISPOSITION PLAN
L-200AB	HILLSIDE DUPLEXES, GUEST UNITS - LANDSCAPE SITE PLAN
L-200C	MEMORY CARE - LANDSCAPE SITE PLAN
L-200DE	FITNESS CENTER, MEETING HOUSE - LANDSCAPE SITE PLAN
L-200F	UPPER IL UNITS - 2-STORY - LANDSCAPE SITE PLAN
L-200H	DOG RUN, GARDEN - LANDSCAPE SITE PLAN
L-301	LANDSCAPE MATERIALS
L-302	LANDSCAPE MATERIALS
L-401	TREE MITIGATION PLANTING PLAN
L-402	TREE MITIGATION PLANTING PLAN
L-500	PLANTING LEGEND & NOTES
L-500AB	HILLSIDE DUPLEXES, GUEST UNITS - PLANTING PLAN
L-500C	MEMORY CARE - PLANTING PLAN
L-500DE	FITNESS CENTER, MEETING HOUSE - PLANTING PLAN
L-500F	UPPER IL UNITS - 2-STORY - PLANTING PLAN
L-500H	DOG RUN, GARDEN - PLANTING PLAN
L-501	PLANTING PALETTE
L-502	PLANTING PALETTE
L-503	PLANTING PALETTE
L-600	FUEL MANAGEMENT LEGEND & NOTES
L-601	FUEL MANAGEMENT PLAN
L-602	FUEL MANAGEMENT PLAN

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	02/13/2026
4	HCD CLARIFICATION	04/03/2026

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:

COVER, PROJECT INFORMATION & SHEET INDEX

G-00

MASTERPLAN SUBMITTAL

01/09/2025

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10. EXISTING DUPLEX AT FUTURE MEMORY CARE SITE

9. ORIGINAL CAMPUS APARTMENTS & COURTYARDS

2. VIEW OF RESIDENCES AND HILLS FROM MEETING HOUSE

1. CAMPUS OVERVIEW OF ORIGINAL CAMPUS FROM PAVILLION

12. EXISTING GUEST UNITS AT UPPER SITE

11. EXISTING PARKING AT UPPER SITE OF DUPLEXES

4. VIEW OF MEETING HOUSE FROM ENTRY DRIVE

3. VIEW OF MEETING HOUSE FROM EXISTING FITNESS

14. EXISTING PARKING AT UPPER SITE OF DUPLEXES

13. EXISTING PARKING & LOOP ROAD

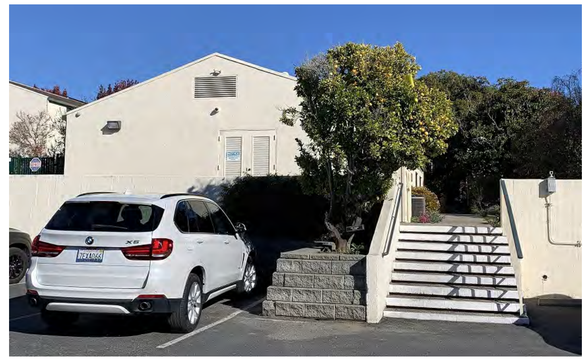
6. HEALTH CENTER MAIN ENTRANCE

5. VIEW OF PAVILLION & ASSISTED LIVING FROM THE MEETING HOUSE

16. RESIDENT GARDENS AT SITE OF DUPLEXES

15. EXISTING DUPLEXES ALONG LOOP ROAD

8. EXISTING POOL AND FITNESS



7. VIEW OF FITNESS CENTER FROM PAVILLION PARKING AREA

18. EXISITNG HOUSES

17. EXISTING HOUSE

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5

No.	Description	Date
5	HCD CLARIFICATION	04/21/2026

SEAL

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601 California St., Suite 1600
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Owner:
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Planning Consultant:
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SALINAS, CA 93901

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CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

EXISTING CAMPUS PHOTOS

G-01

MASTERPLAN SUBMITTAL

01/09/2025

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

No.	Description	Date
3	UPPER IL DENSIFICATION	02/13/2026

SEAL

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601 California St., Suite 1600
San Francisco, CA 94108
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Owner:
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PROJECT No: 0097890.00

DRAWING TITLE:

EXISTING SITE PLAN

AS-00

MASTERPLAN SUBMITTAL

01/09/2025

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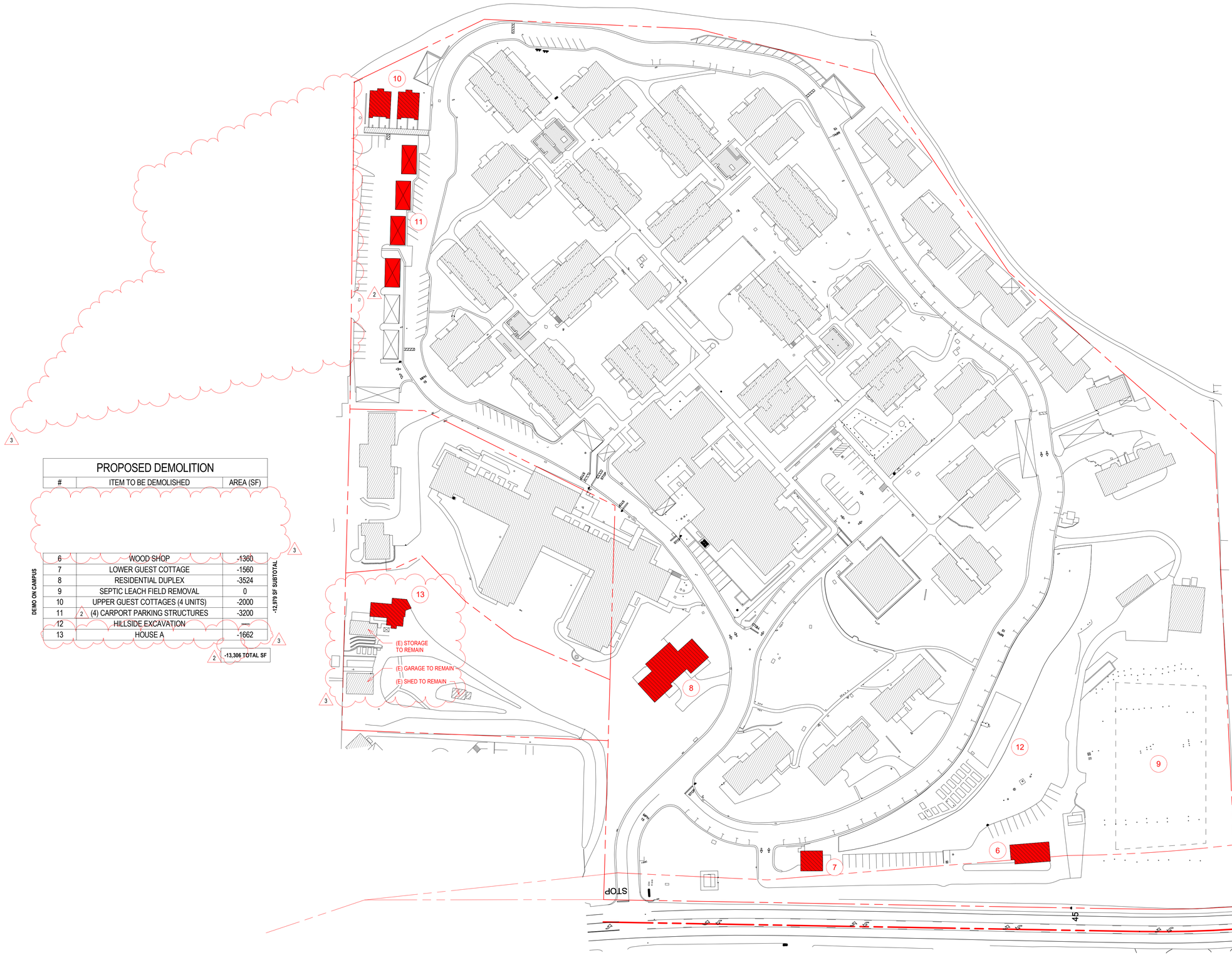

PROPOSED DEMOLITION

#	ITEM TO BE DEMOLISHED	AREA (SF)
DEMO ON CAMPUS		
6	WOOD SHOP	-1360
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	-----
13	HOUSE A	-1662
	-12,979 SF SUBTOTAL	
	-13,306 TOTAL SF	

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

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No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	02/13/2026

SEAL

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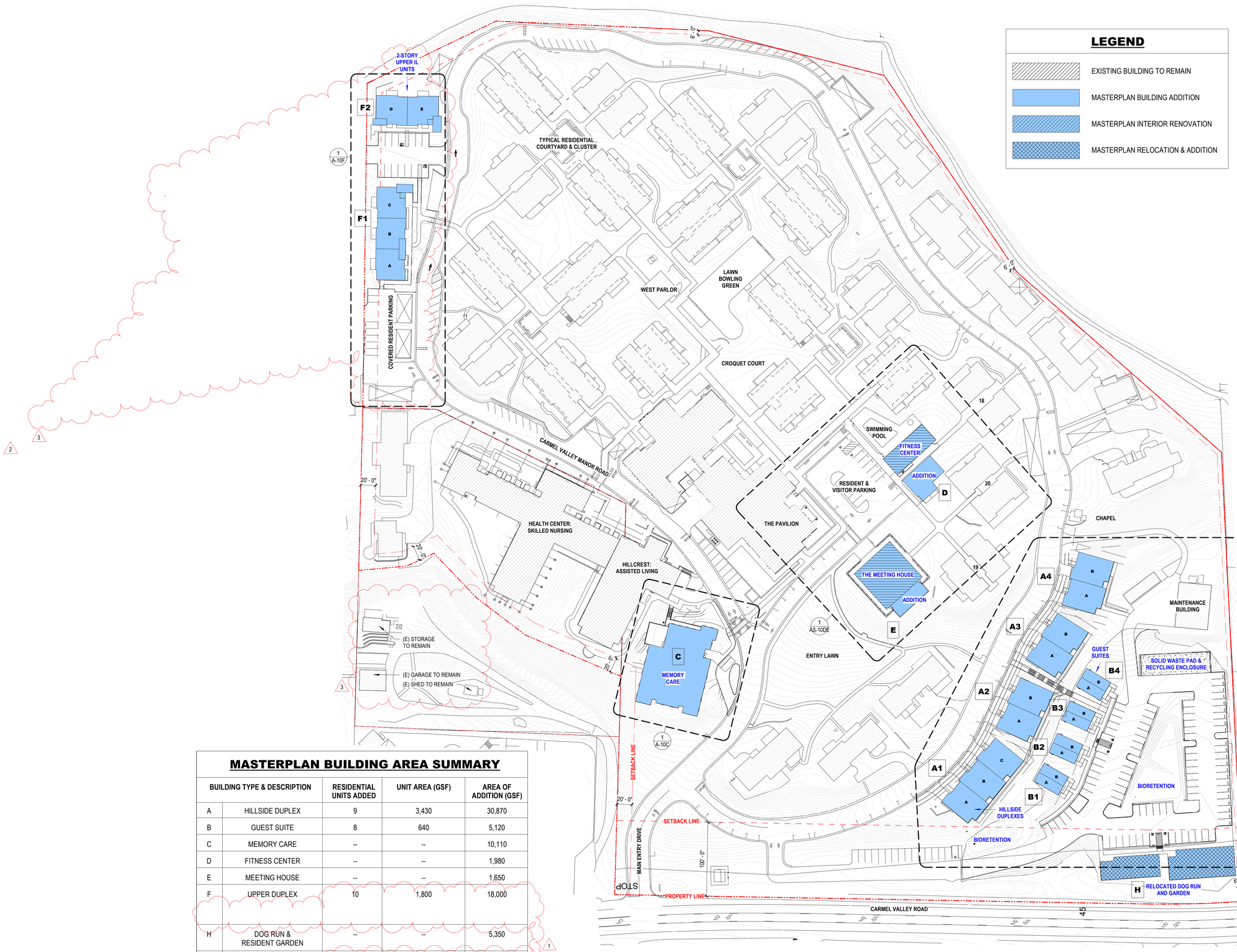
DRAWING TITLE:

ARCHITECTURAL DEMOLITION PLAN

AS-01

MASTERPLAN SUBMITTAL

01/09/2025



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	1,800	18,000
H	DOG RUN & RESIDENT GARDEN	--	--	5,350
	TOTALS	**27**		**73,080**

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	02/13/2026

SEAL

KEY PLAN

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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:

ARCHITECTURAL SITE PLAN

AS-02

MASTERPLAN SUBMITTAL

01/09/2025

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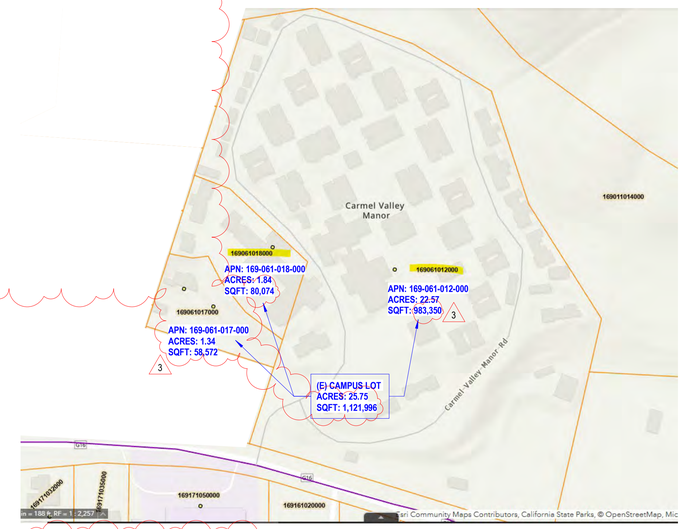
TOTAL LOT AREA FROM CIVIL ACREAGE 01-31-2026

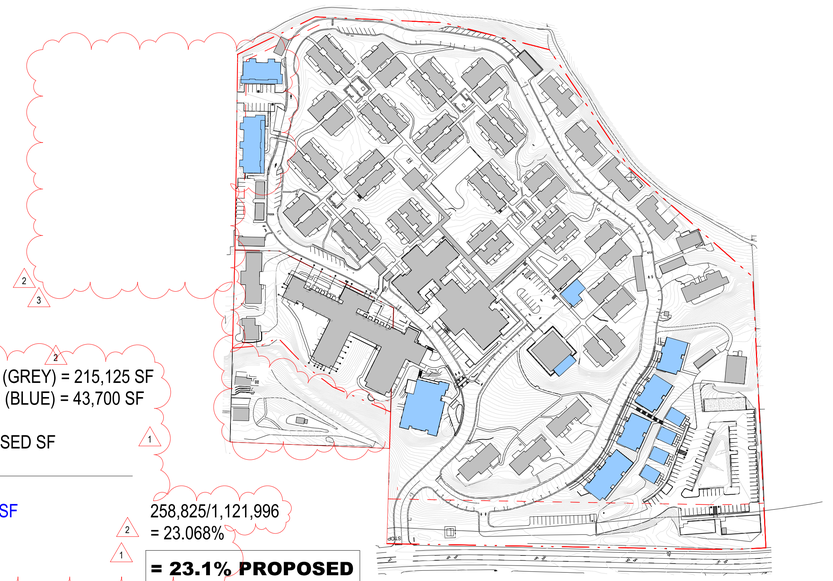
	APN	ACRES	SQFT
EXISTING CAMPUS	169-061-012-000	22.57	983,350.00
	169-061-017-000	1.34	58,572.00
	169-061-018-000	1.84	80,074.00
		25.75	**1,121,996.00**

				Δ
(E) LOT COVERAGE INC. PROPOSED DEMO, CARPORTS, WALKWAY COVERINGS	228,431.00	0.203593	20.40%	
PROPOSED LOT COVERAGE INC. (E) TO REMAIN, CARPORTS	258,825.00	0.230683	23.10%	2.70%



(E) CAMPUS TOTAL
ACRES: 25.75
SQFT: 1,121,996

SUPPORTING LOT COVERAGE CALCS



(E) CAMPUS TO REMAIN (GREY) = 215,125 SF
(N) CAMPUS PROPOSED (BLUE) = 43,700 SF

= **258,825** TOTAL PROPOSED SF

(E) CAMPUS = 1,121,996 SF

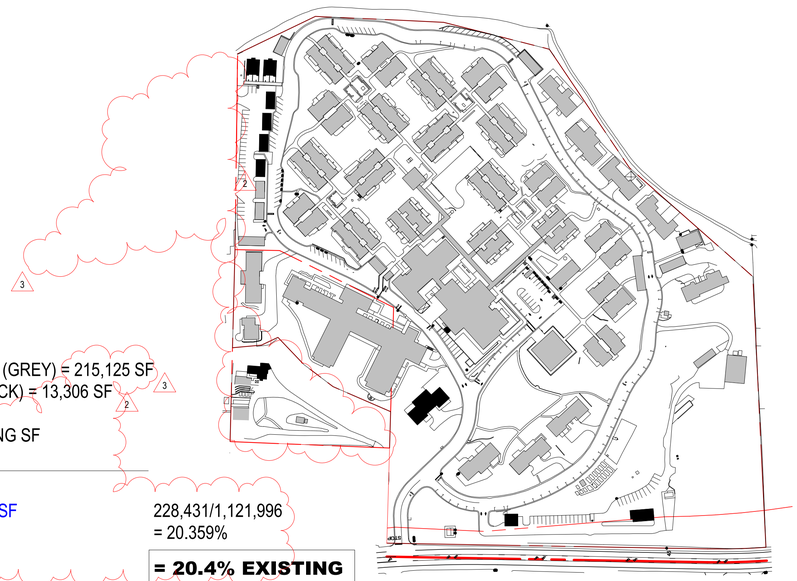
= **1,121,996** TOTAL SF

258,825/1,121,996
= 23.068%

= 23.1% PROPOSED LOT COVERAGE

2 LOT COVERAGE CALC - PROPOSED

1" = 160'-0"



(E) CAMPUS TO REMAIN (GREY) = 215,125 SF
(E) CAMPUS DEMO (BLACK) = 13,306 SF

= **228,431** TOTAL EXISTING SF

(E) CAMPUS = 1,121,996 SF

= **1,121,996** TOTAL SF

228,431/1,121,996
= 20.359%

= 20.4% 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	02/13/2026

SEAL

PERKINS EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
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Geotechnical Engineer:
EARTH SYSTEMS
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Landscape Design:
BFS LANDSCAPE ARCHITECTS
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MONTEREY, CA 93940

Traffic Consultant:
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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:

LOT COVERAGE CALCULATION

AS-03

1 MASTERPLAN SUBMITTAL

01/09/2025

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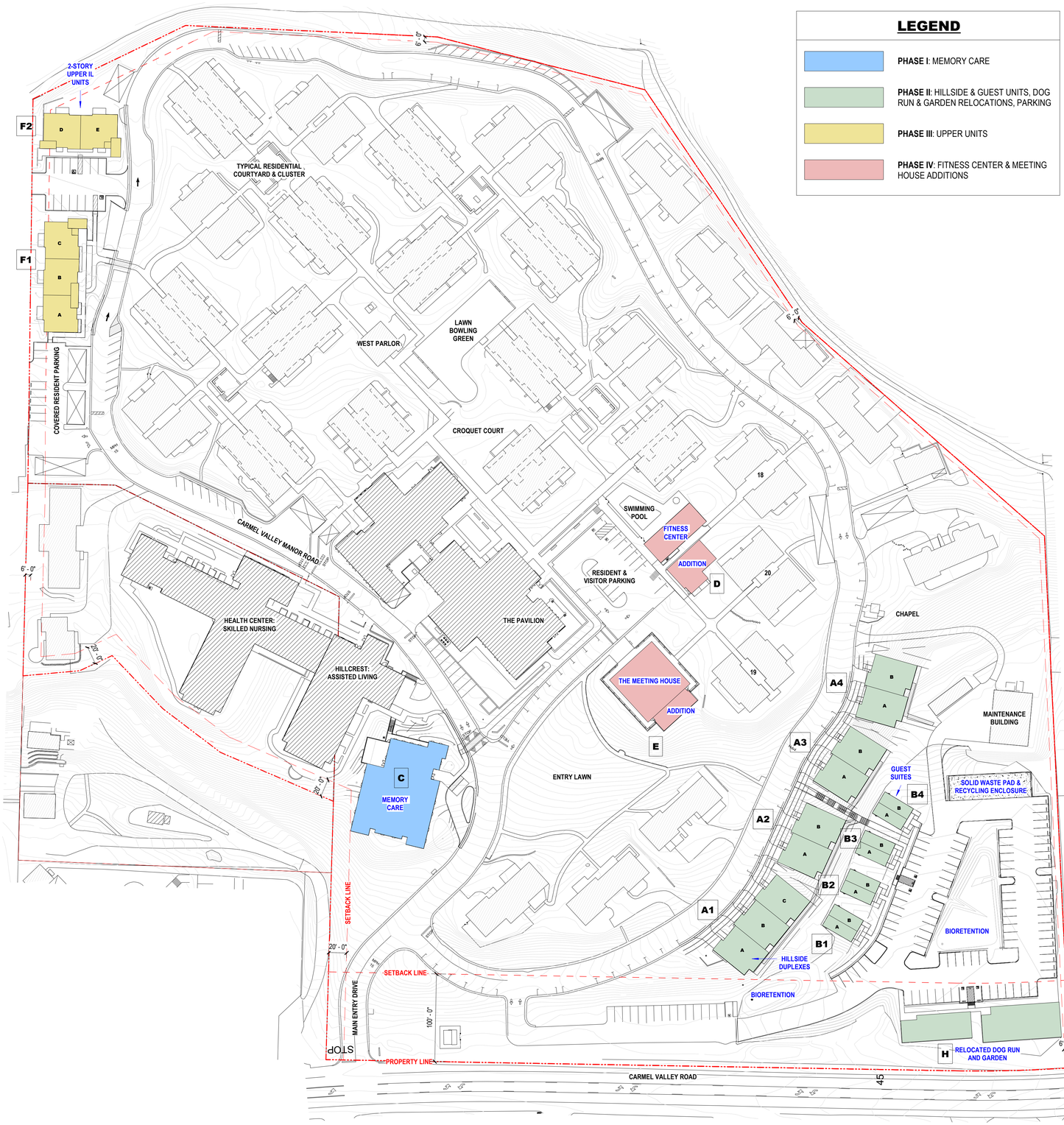

LEGEND

- **PHASE I**: MEMORY CARE
- **PHASE II**: HILLSIDE & GUEST UNITS, DOG RUN & GARDEN RELOCATIONS, PARKING
- **PHASE III**: UPPER UNITS
- **PHASE IV**: FITNESS CENTER & MEETING HOUSE ADDITIONS

No.	Description	Date
3	UPPER IL DENSIFICATION	02/13/2026

SEAL

KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
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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:

PHASING DIAGRAM

AS-04

3

MASTERPLAN SUBMITTAL

01/09/2025

1 **MASTERPLAN PHASING DIAGRAM**
1" = 60'-0"

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

1

1" = 20'-0"

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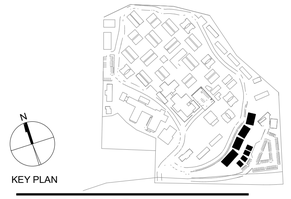
No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



KEY PLAN

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

Owner:
CARMEL VALLEY MANOR
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

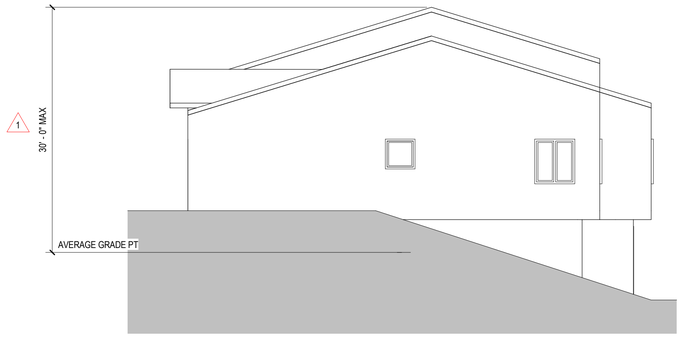
DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - ENLARGED SITE PLAN

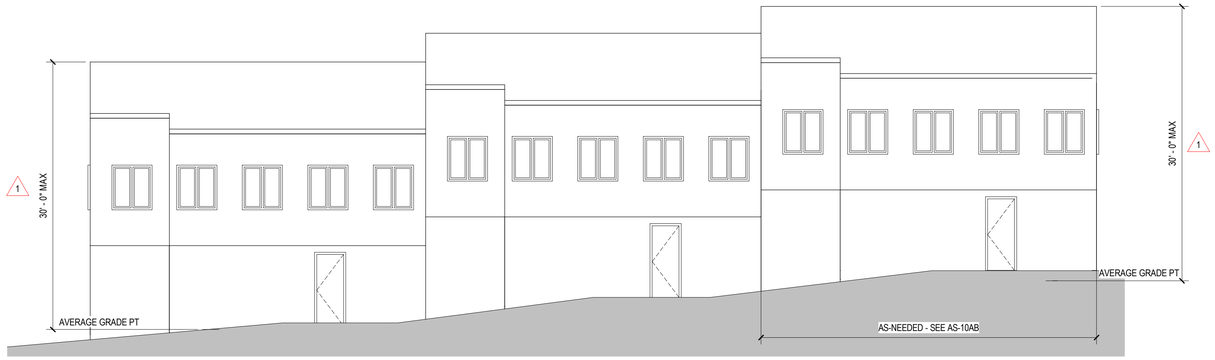
AS-10AB

MASTERPLAN SUBMITTAL

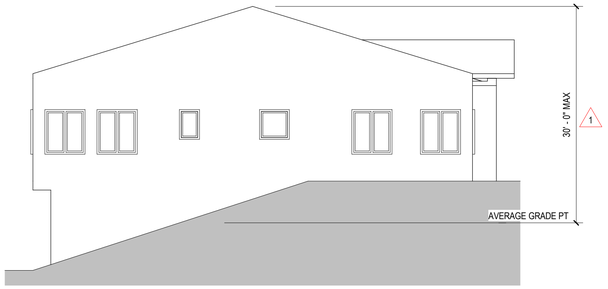
01/09/2025



5 **HILLSIDE DUPLEXES - EAST ELEVATION, TYP**
1/8" = 1'-0"

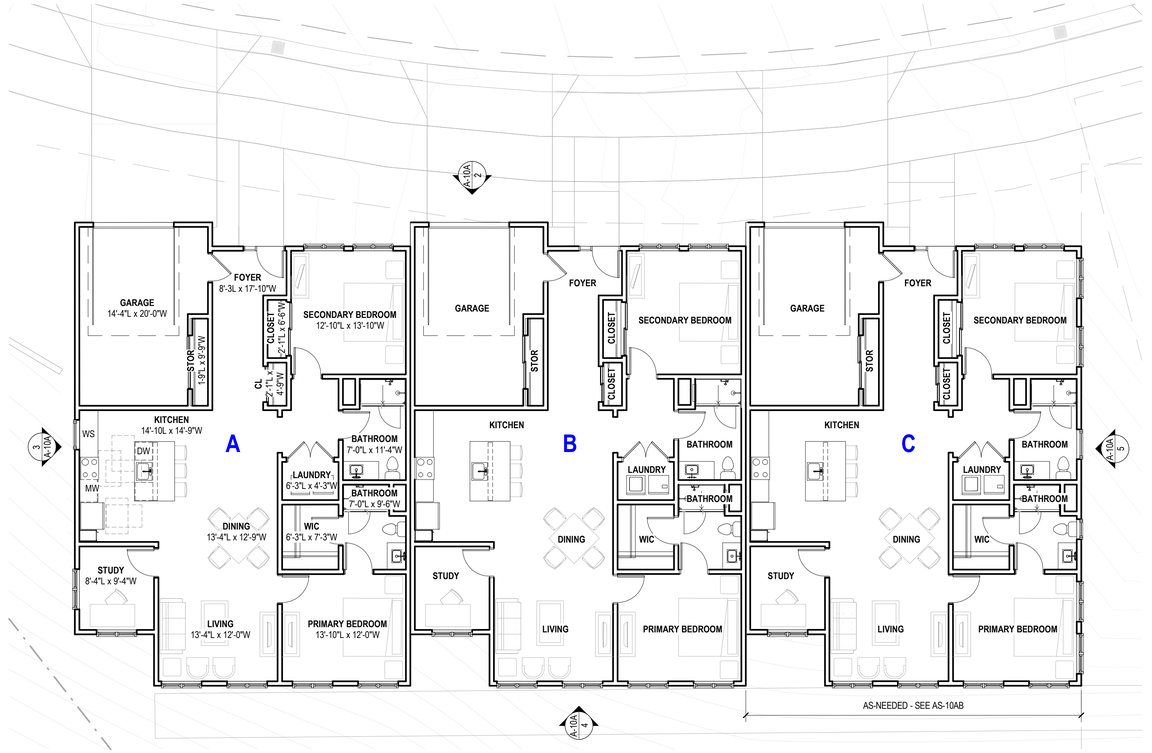


4 **HILLSIDE DUPLEXES - SOUTH ELEVATION (VARIES, SEE 2/A-20AB)**
1/8" = 1'-0"



3 **HILLSIDE DUPLEXES - WEST ELEVATION, TYP**
1/8" = 1'-0"

2 **HILLSIDE DUPLEXES - NORTH ELEVATION, TYP**
1/8" = 1'-0"

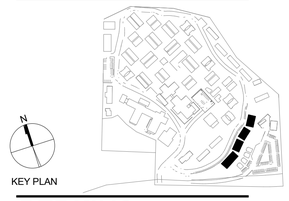


1 **HILLSIDE DUPLEXES - ENLARGED FLOOR PLAN, TYP**
1/8" = 1'-0"

3,430 GSF PER UNIT

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

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:

HILLSIDE DUPLEXES - PLANS & ELEVATIONS

A-10A

MASTERPLAN SUBMITTAL

01/09/2025

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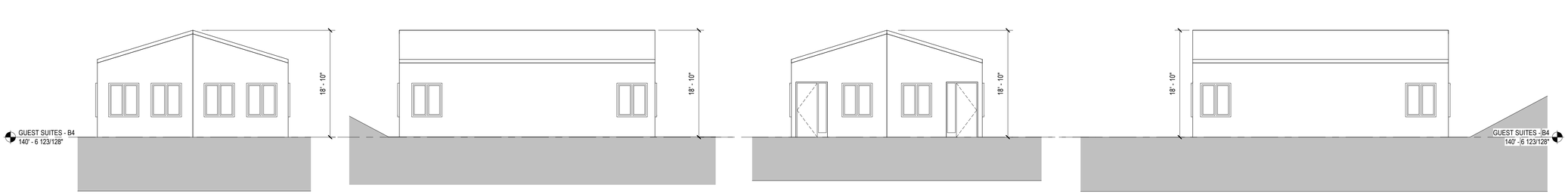
No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

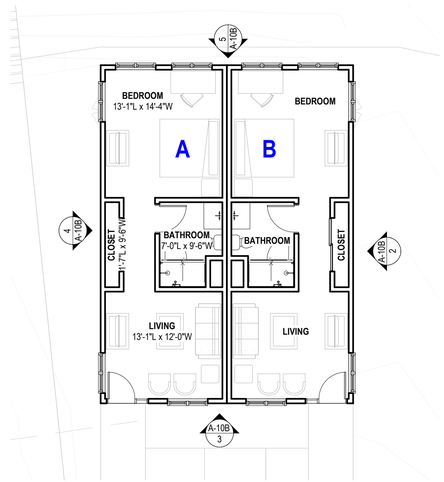


GUEST SUITE - NORTH ELEVATION, TYP
5 — 1/8" = 1'-0"

GUEST SUITE - WEST ELEVATION, TYP
4 — 1/8" = 1'-0"

GUEST SUITE - SOUTH ELEVATION, TYP
3 — 1/8" = 1'-0"

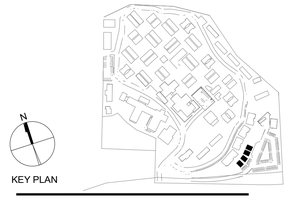
GUEST SUITE - EAST ELEVATION, TYP
2 — 1/8" = 1'-0"



1 **640 GSF PER UNIT**

GUEST SUITE - ENLARGED FLOOR PLAN, TYP
1 — 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:
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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:

GUEST UNITS - PLANS & ELEVATIONS

A-10B

MASTERPLAN SUBMITTAL

01/09/2025

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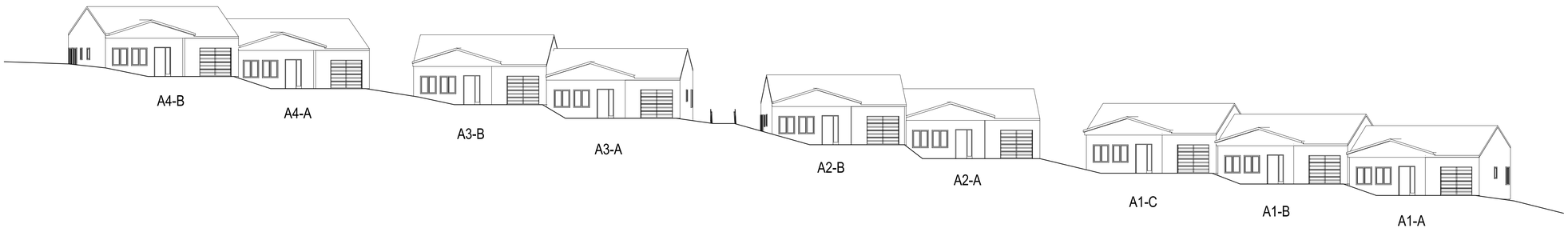
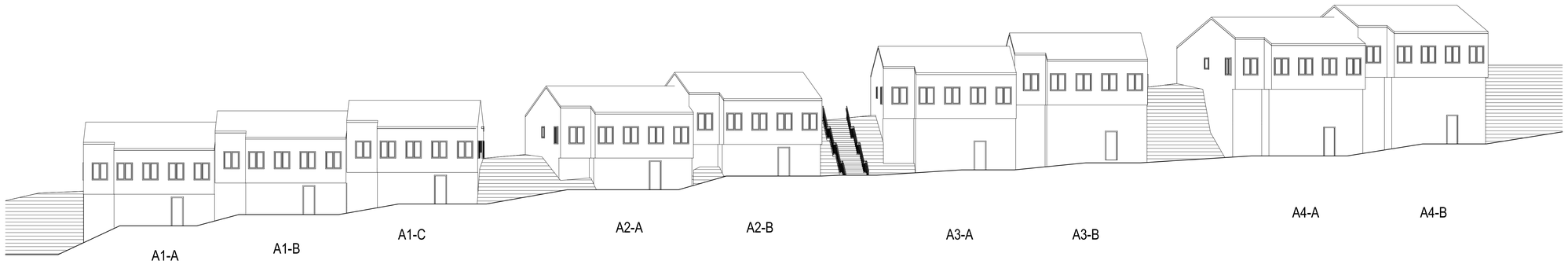


3 HILLSIDE DUPLEXES - STREET SECTION LOOKING SOUTH

1/16" = 1'-0"



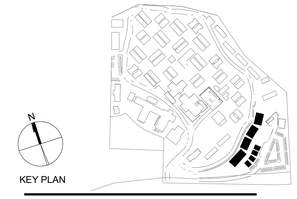
2 HILLSIDE DUPLEXES - LOWER LEVEL SECTION LOOKING NORTH

1/16" = 1'-0"

1 HILLSIDE DUPLEXES, GUEST UNITS - VIEW FROM PARKING LOOKING NORTH

No.	Description	Date

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:

HILLSIDE DUPLEXES, GUEST UNITS - PERSPECTIVES

A-20AB

MASTERPLAN SUBMITTAL

01/09/2025

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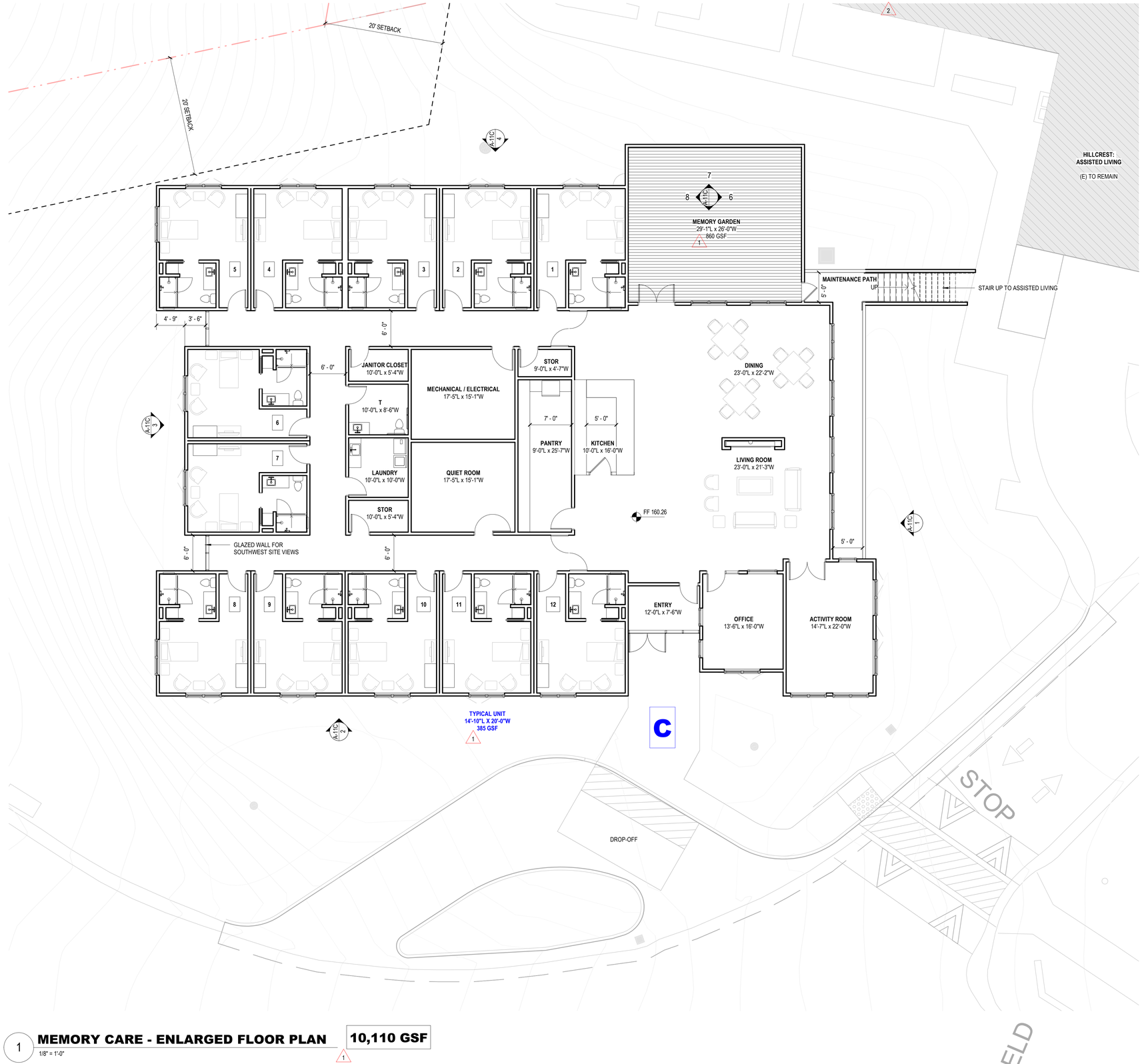

1 **MEMORY CARE - ENLARGED FLOOR PLAN** **10,110 GSF**

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:
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

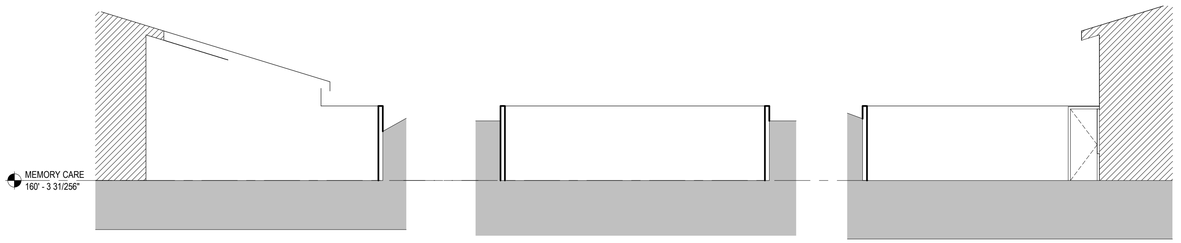
DRAWING TITLE:

MEMORY CARE - ENLARGED FLOOR PLAN

A-10C

MASTERPLAN SUBMITTAL

01/09/2025

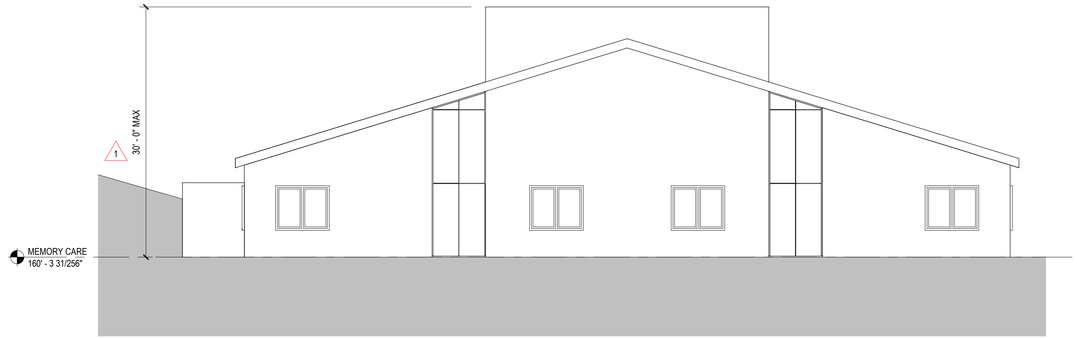


MEMORY GARDEN - WEST ELEVATION
7 1/8" = 1'-0"

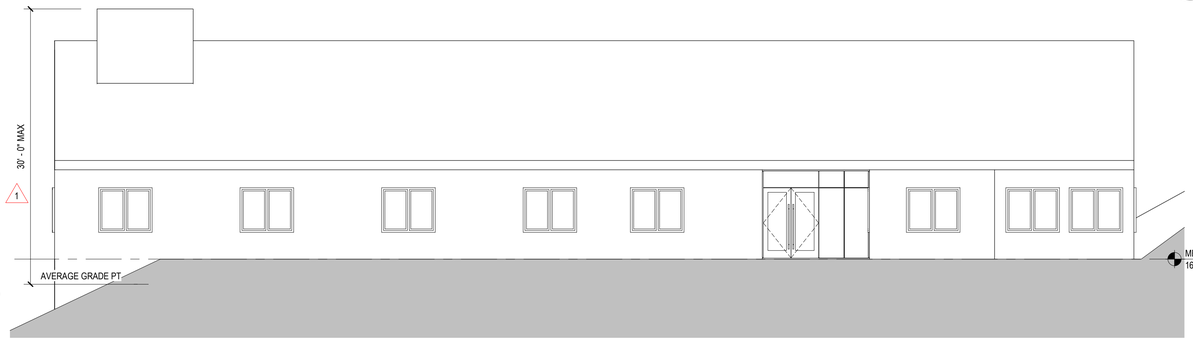
MEMORY GARDEN - NORTH ELEVATION
6 1/8" = 1'-0"

MEMORY GARDEN - EAST ELEVATION
5 1/8" = 1'-0"

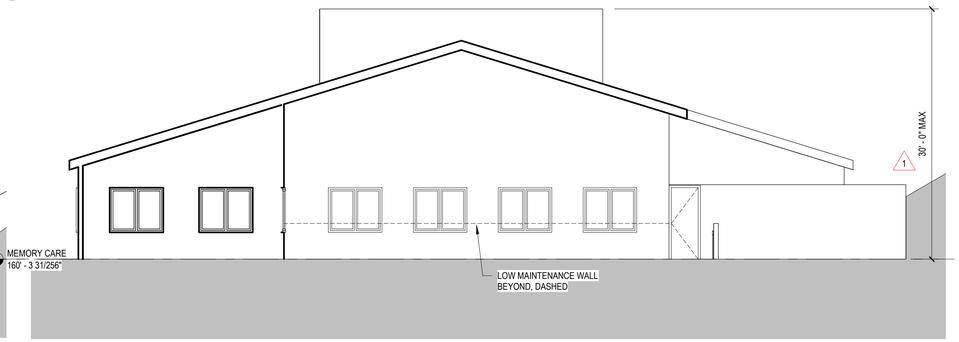
MEMORY CARE - NORTH ELEVATION
4 1/8" = 1'-0"



MEMORY CARE - WEST ELEVATION
3 1/8" = 1'-0"



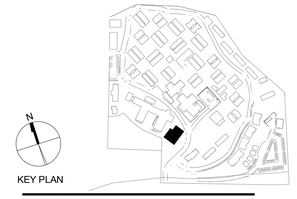
MEMORY CARE - SOUTH ELEVATION
2 1/8" = 1'-0"



MEMORY CARE - EAST ELEVATION
1 1/8" = 1'-0"

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

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:

MEMORY CARE - ELEVATIONS

A-11C

MASTERPLAN SUBMITTAL

01/09/2025

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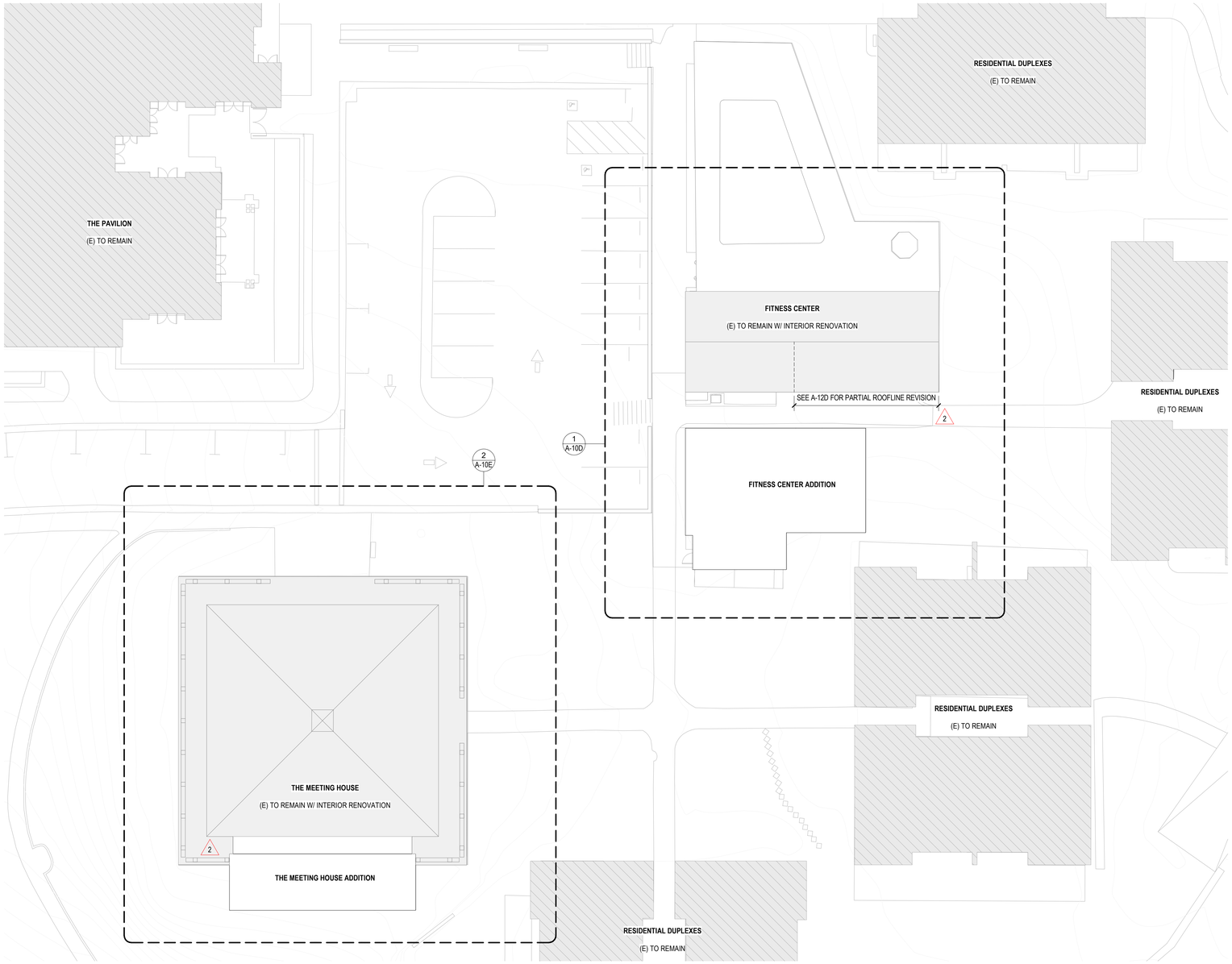
No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



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

SEAL

KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
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SAN JOSE, CA 95112

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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

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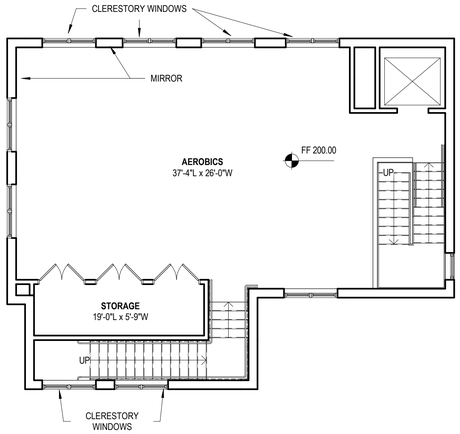
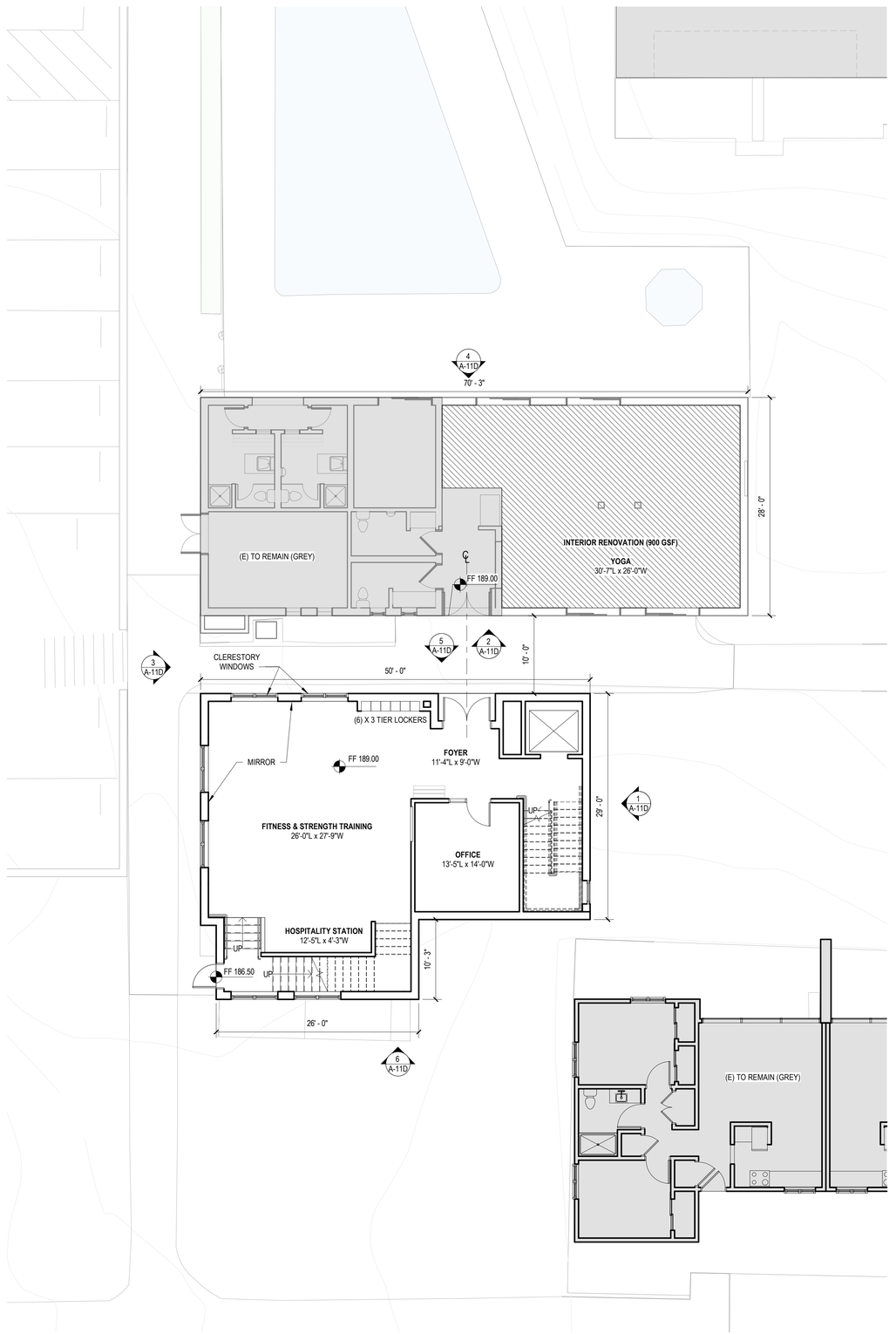


FITNESS CENTER ADDITION - SECOND FLOOR PLAN

2 1/8" = 1'-0"



FITNESS CENTER RENOVATION & ADDITION - FIRST FLOOR PLAN

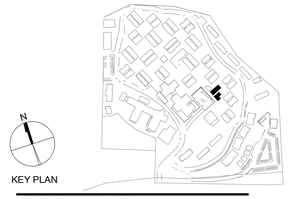
1 1/8" = 1'-0"

ADDITION = 1,980 GSF

RENOVATION = 900 GSF

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

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

Owner:
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8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

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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 - PLANS

A-10D

MASTERPLAN SUBMITTAL

01/09/2025

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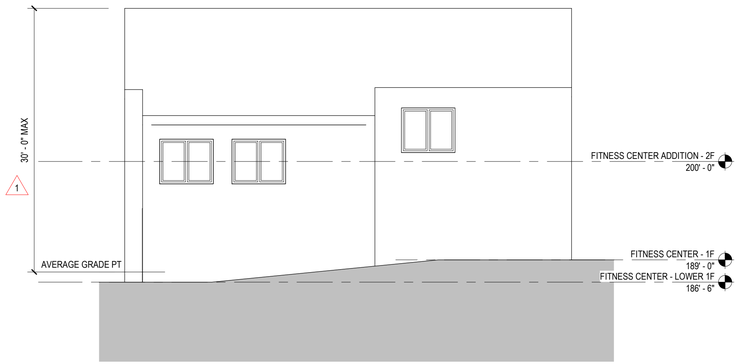
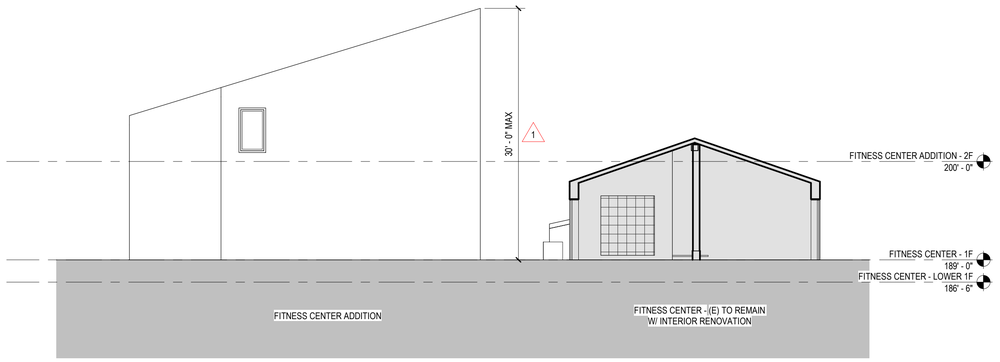


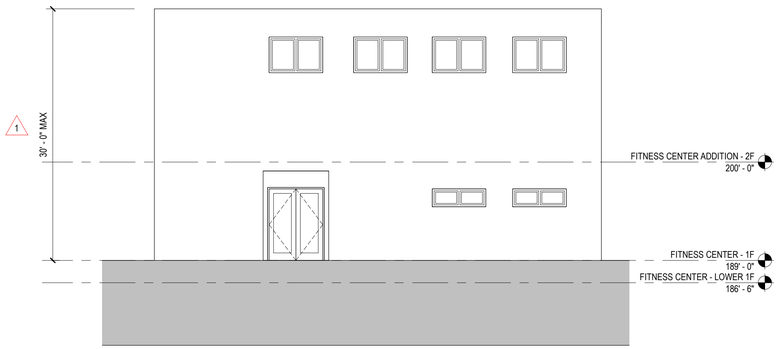
6 FITNESS CENTER ADDITION - SOUTH ELEVATION

1/8" = 1'-0"



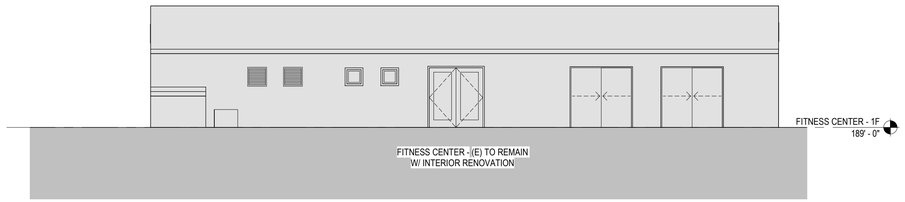
1 FITNESS CENTER & ADDITION - EAST ELEVATION

1/8" = 1'-0"



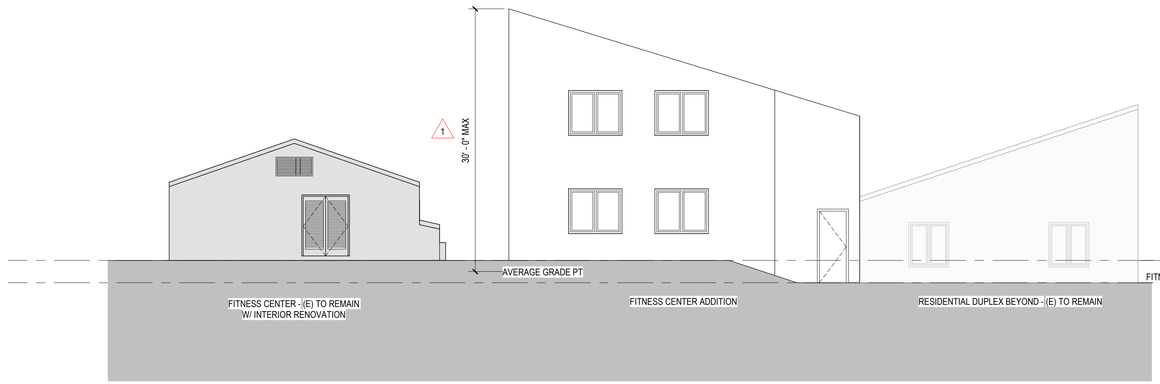
5 FITNESS CENTER ADDITION - NORTH ELEVATION

1/8" = 1'-0"



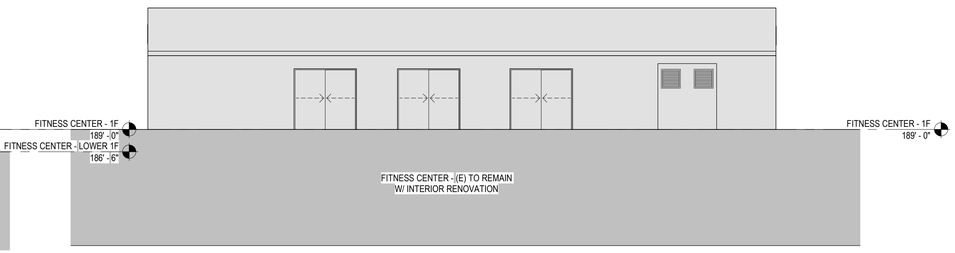
2 FITNESS CENTER - SOUTH ELEVATION

1/8" = 1'-0"



3 FITNESS CENTER & ADDITION - WEST ELEVATION

1/8" = 1'-0"

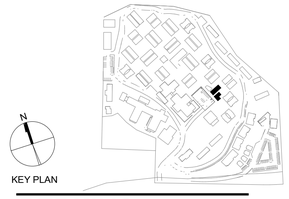


4 FITNESS CENTER - NORTH ELEVATION

1/8" = 1'-0"

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

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

A-11D

MASTERPLAN SUBMITTAL

01/09/2025

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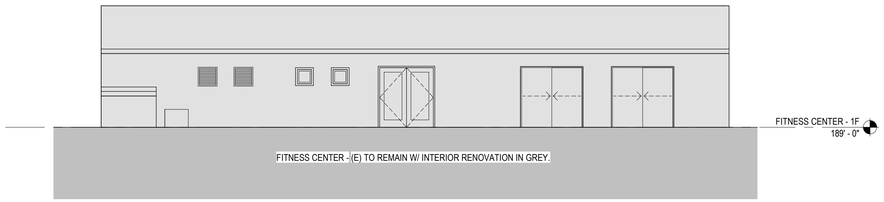
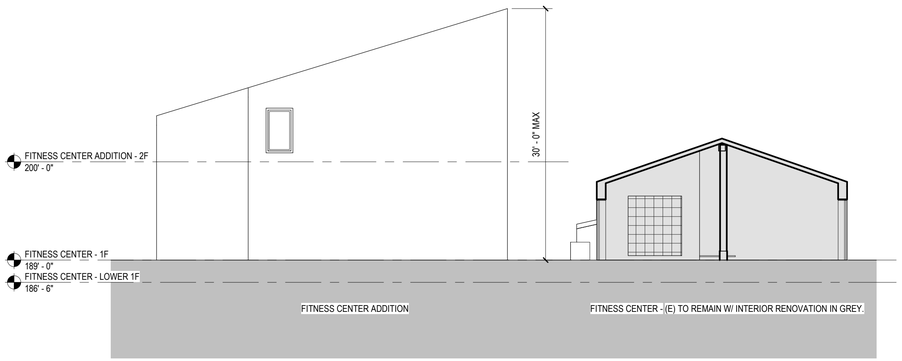
ORIGINAL FOR REFERENCE



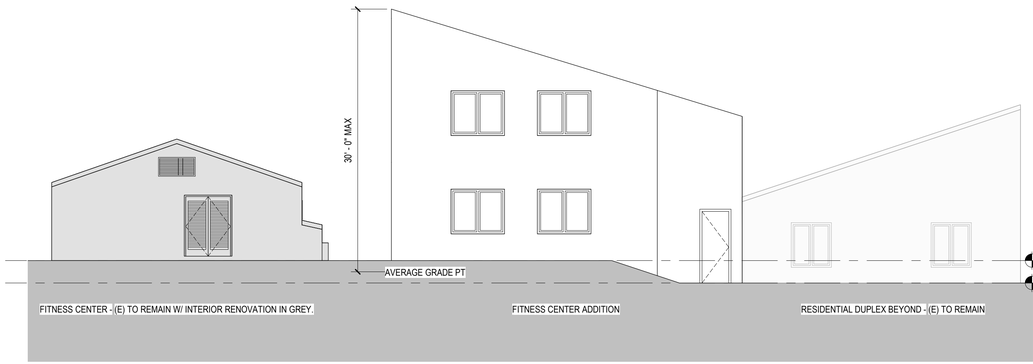
7 FITNESS CENTER - SOUTH ELEVATION (ORIGINAL FOR REFERENCE)

1/8" = 1'-0"



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

1/8" = 1'-0"

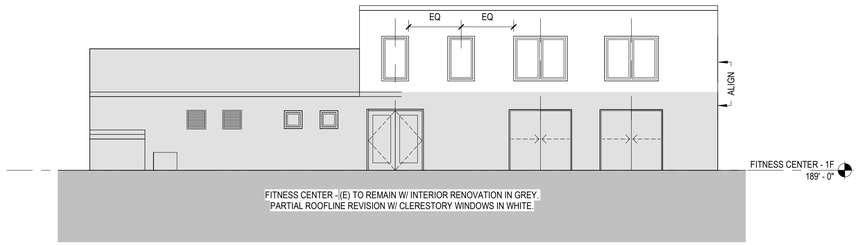


4 FITNESS CENTER & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)

1/8" = 1'-0"

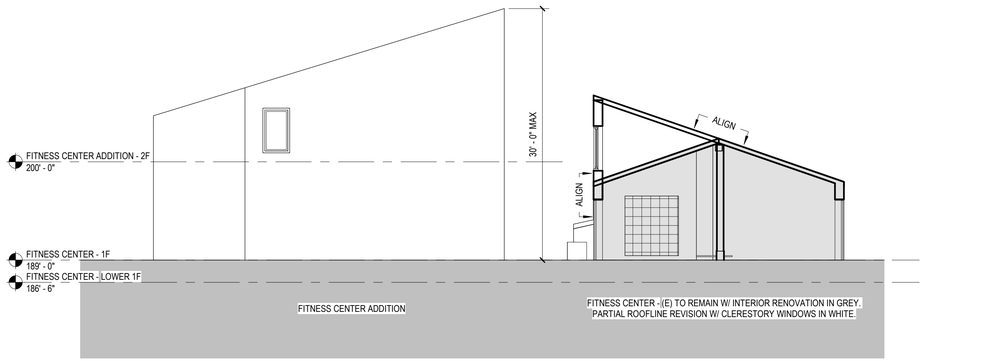
REVISED ELEVATIONS

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.



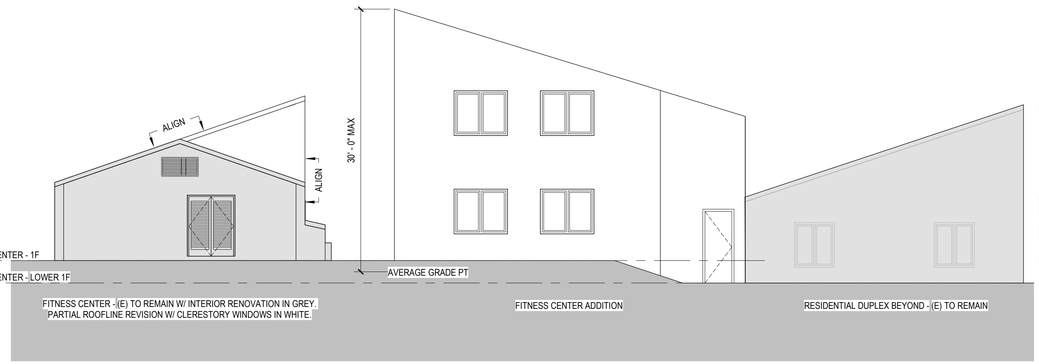
3 FITNESS CENTER - SOUTH ELEVATION (REVISED)

1/8" = 1'-0"



2 FITNESS CENTER & ADDITION - EAST ELEVATION (REVISED)

1/8" = 1'-0"

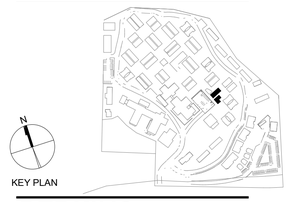


1 FITNESS CENTER & ADDITION - WEST ELEVATION (REVISED)

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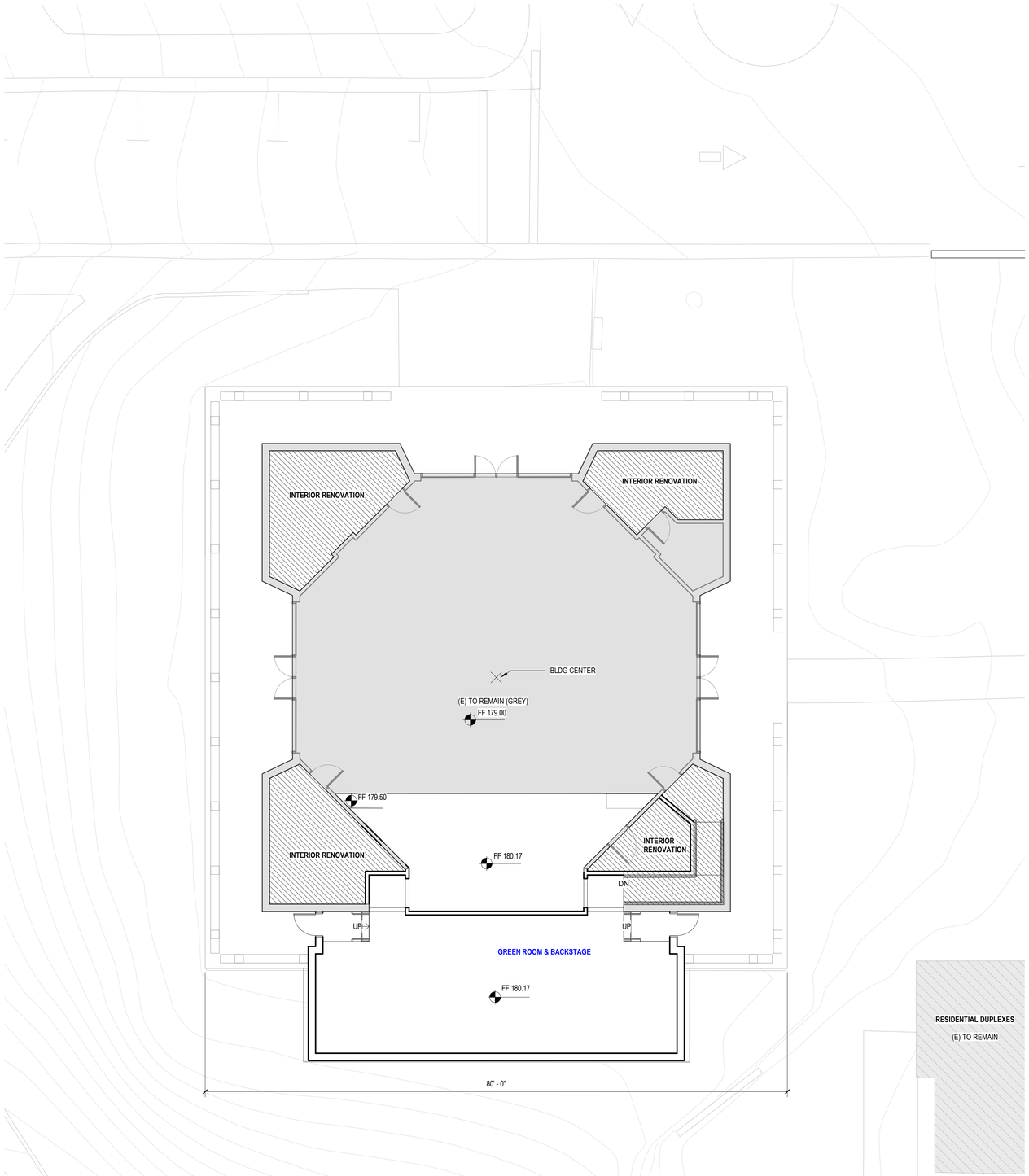
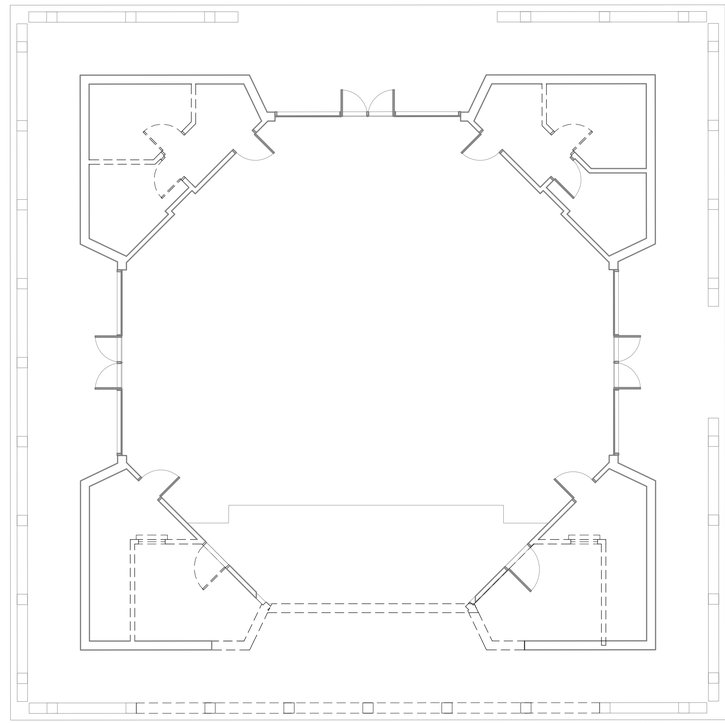
No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025





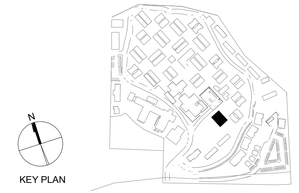
2 **MEETING HOUSE - ENLARGED FLOOR PLAN - ADDITION**
1/8" = 1'-0"

ADDITION = 1650 GSF

RENOVATION = 900 GSF

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

SEAL



KEY PLAN

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

Owner:
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8545 CARMEL VALLEY ROAD
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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

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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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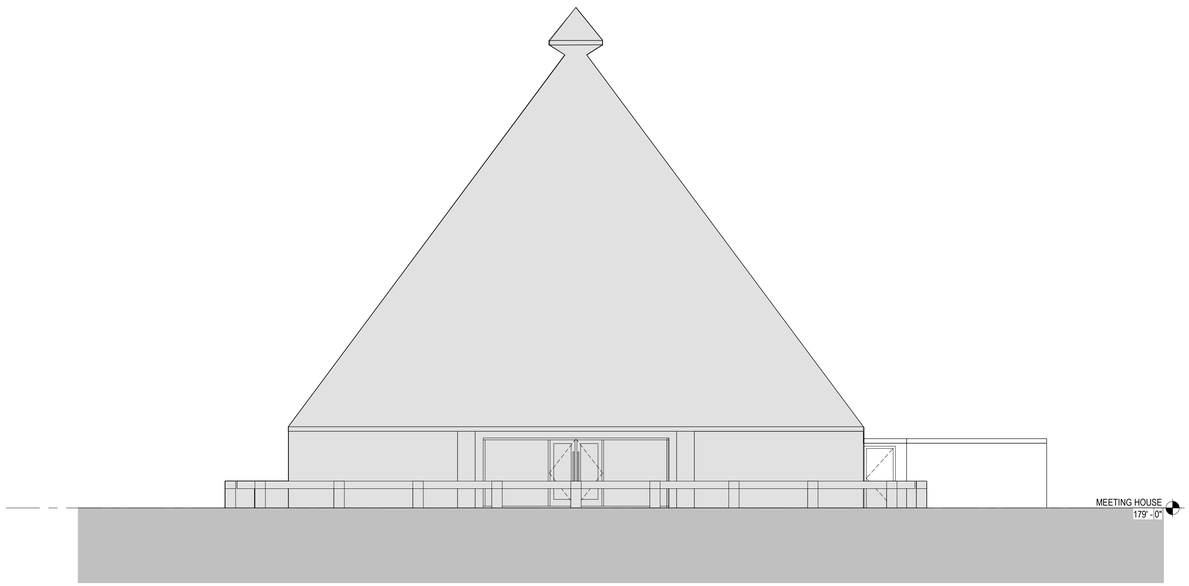
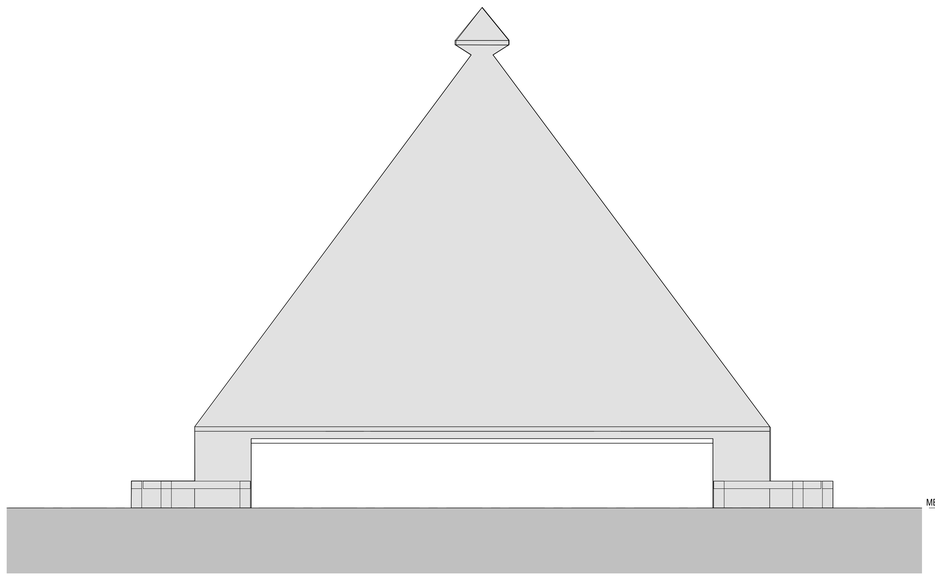
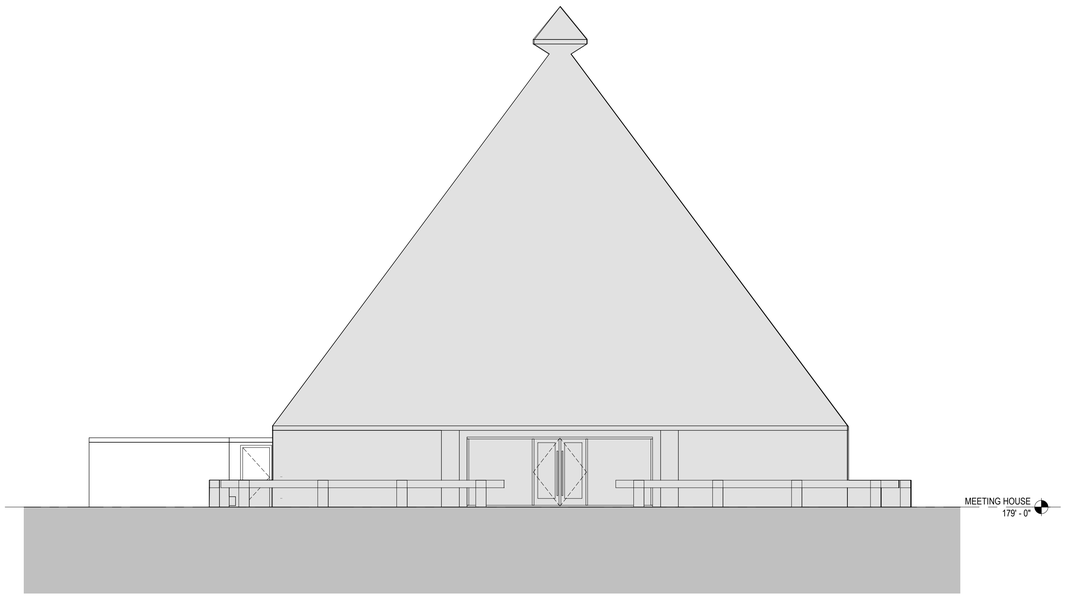


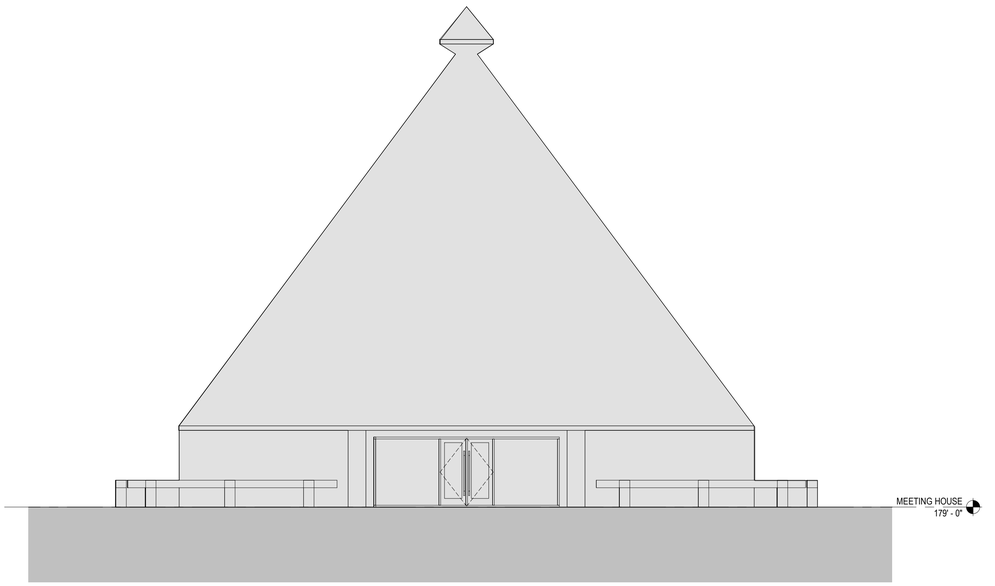
4 **MEETING HOUSE & ADDITION - WEST ELEVATION**
1/8" = 1'-0"



3 **MEETING HOUSE & ADDITION - SOUTH ELEVATION**
1/8" = 1'-0"



2 **MEETING HOUSE & ADDITION - EAST ELEVATION**
1/8" = 1'-0"



1 **MEETING HOUSE - NORTH ELEVATION**
1/8" = 1'-0"

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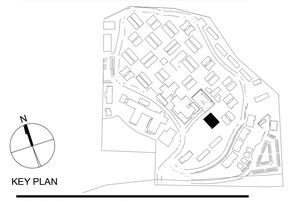
1/9/2026 8:22:10 PM

No.	Description	Date

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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CARMEL, CA 93923

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WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
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Landscape Design:
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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:

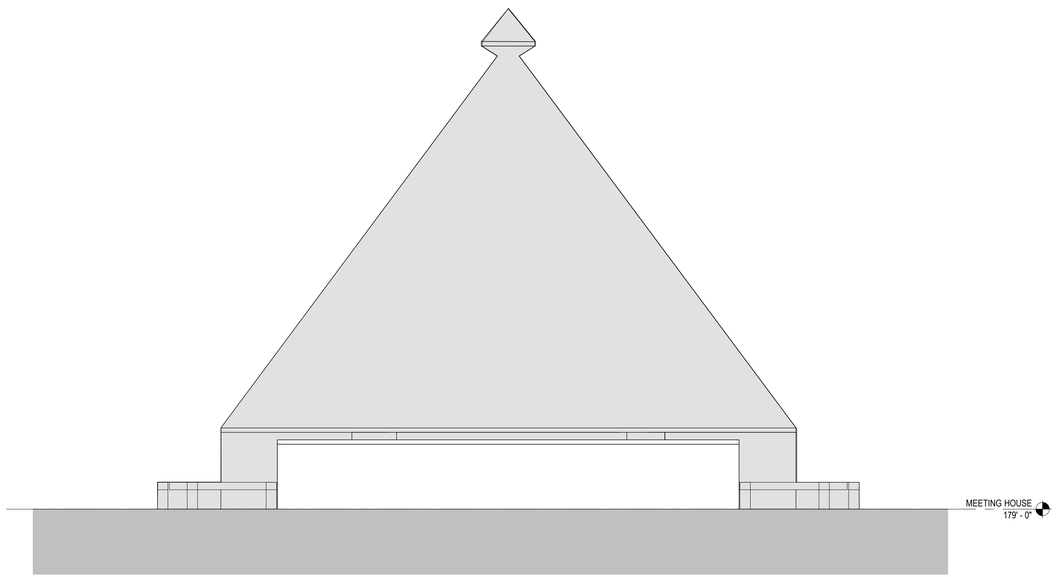
MEETING HOUSE - ELEVATIONS

A-11E

MASTERPLAN SUBMITTAL

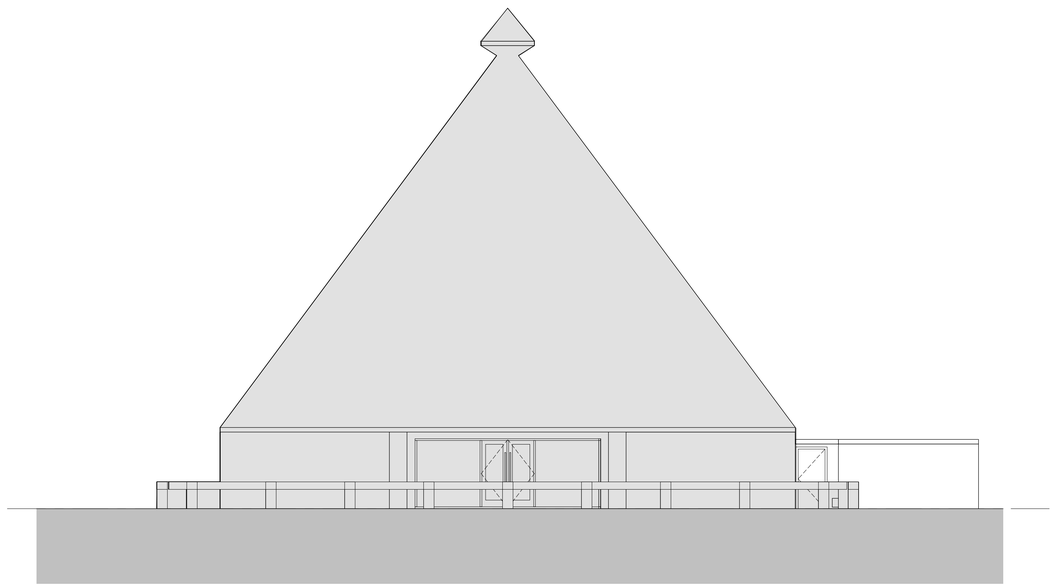
01/09/2025

ORIGINAL FOR REFERENCE



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

4 — 1/8" = 1'-0"

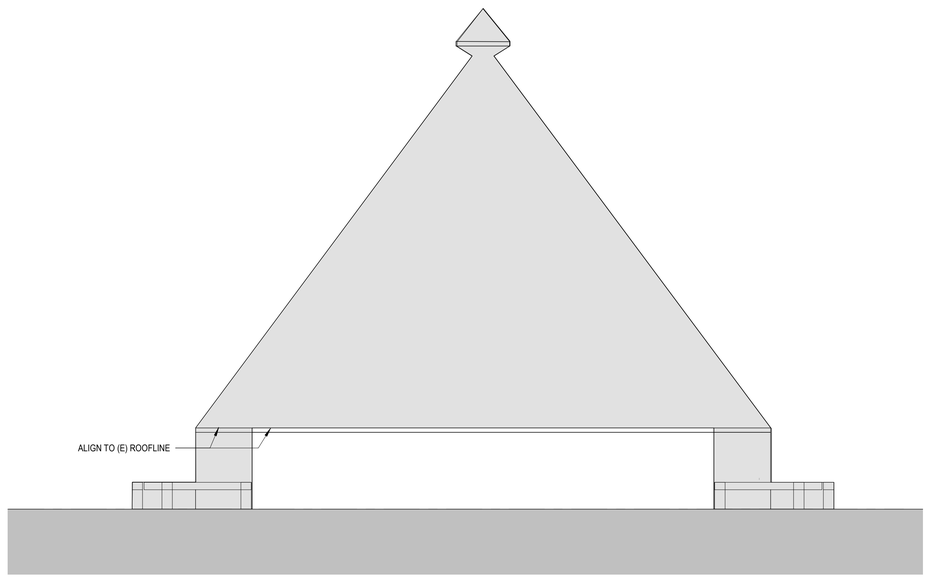


MEETING HOUSE & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)

3 — 1/8" = 1'-0"

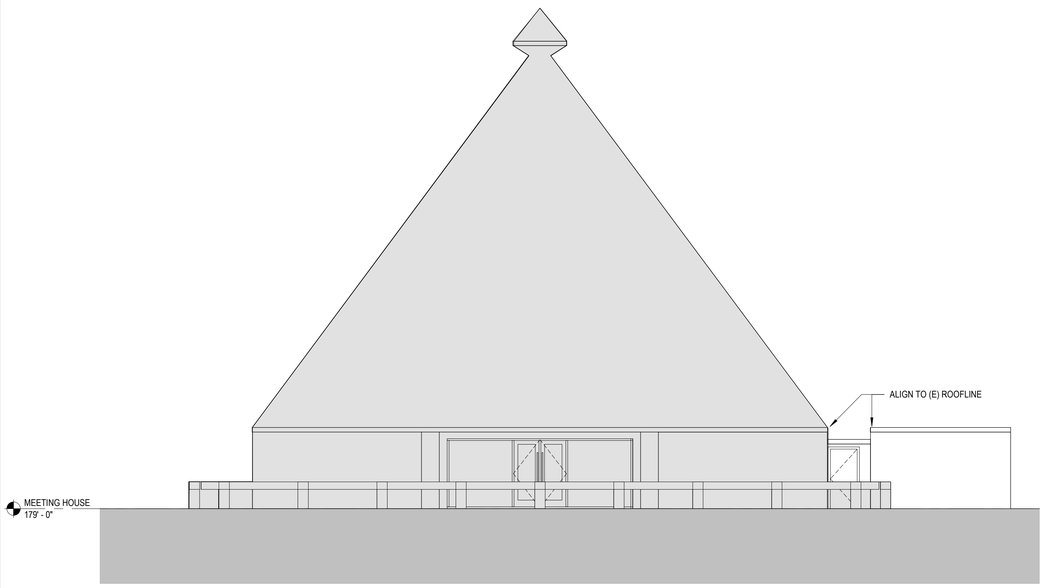
REVISED ELEVATIONS

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"

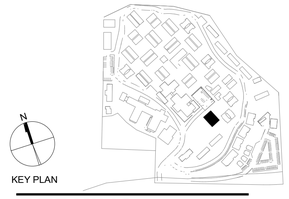


MEETING HOUSE & ADDITION - WEST ELEVATION (REVISED)

1 — 1/8" = 1'-0"

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

SEAL



KEY PLAN

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

Owner:
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Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
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Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
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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:

MEETING HOUSE - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

A-12E

2

MASTERPLAN SUBMITTAL

01/09/2025

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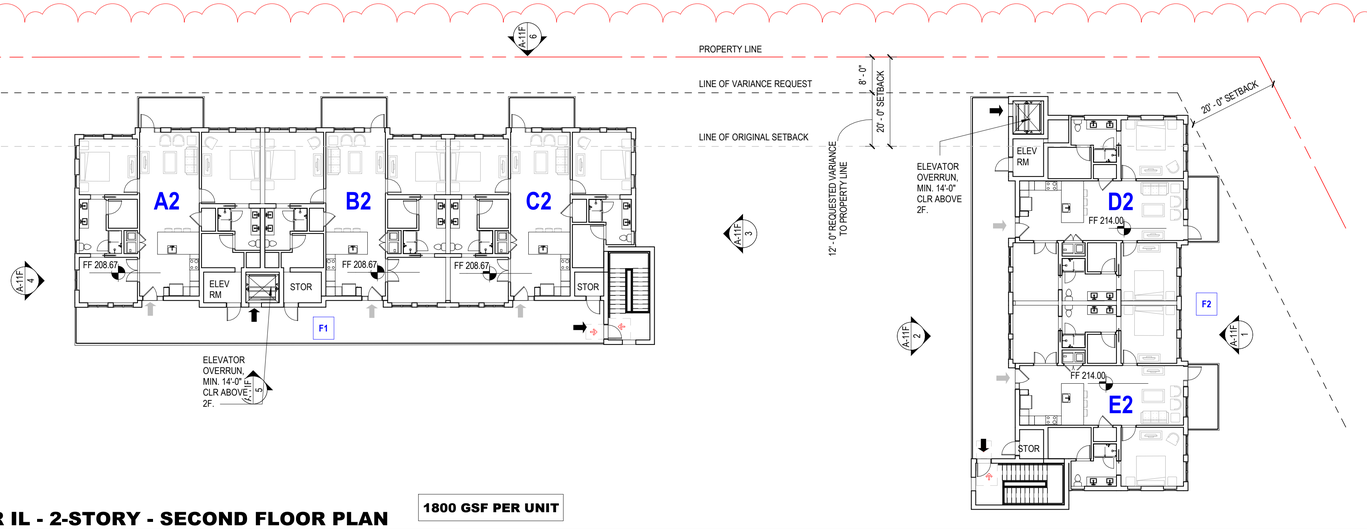
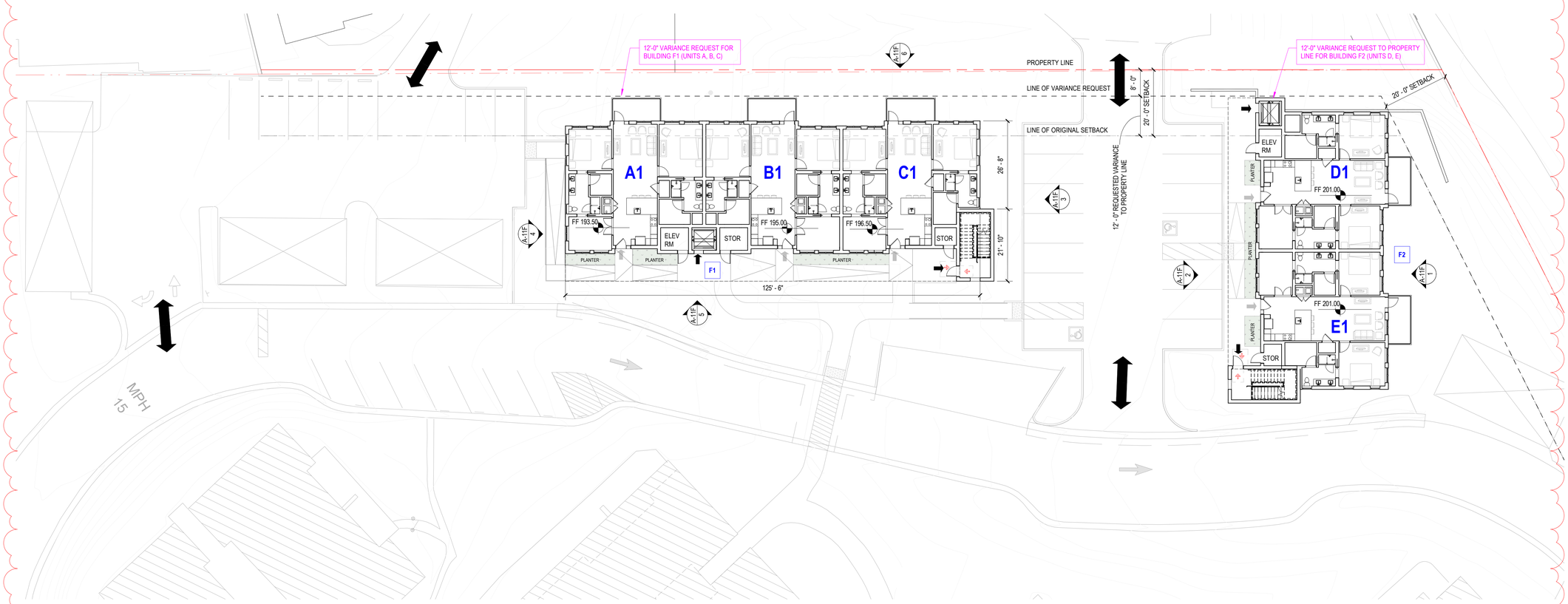


2 UPPER IL - 2-STORY - SECOND FLOOR PLAN

1/16" = 1'-0"

1800 GSF PER UNIT



1 UPPER IL - 2-STORY - FIRST FLOOR PLAN

1/16" = 1'-0"

1800 GSF PER UNIT

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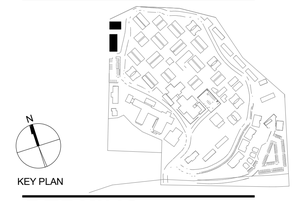
No.	Description	Date
3	UPPER IL DENSIFICATION	02/13/2026

SEAL



KEY PLAN

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

Owner:
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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

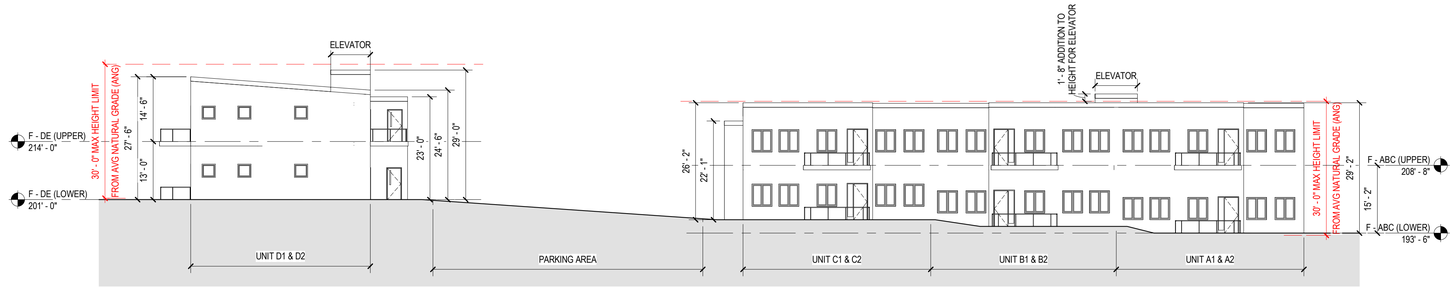
DRAWING TITLE:

UPPER IL UNITS - 2-STORY - ENLARGED PLANS

A-10F

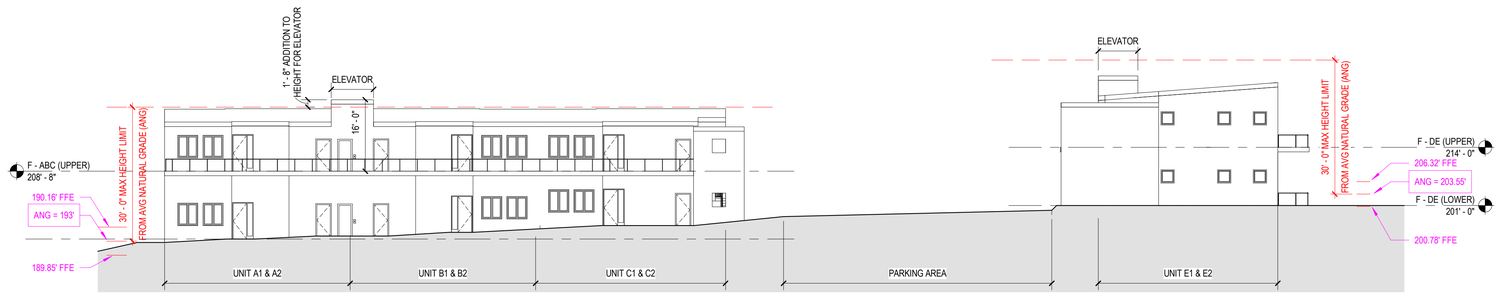
MASTERPLAN SUBMITTAL

01/09/2025



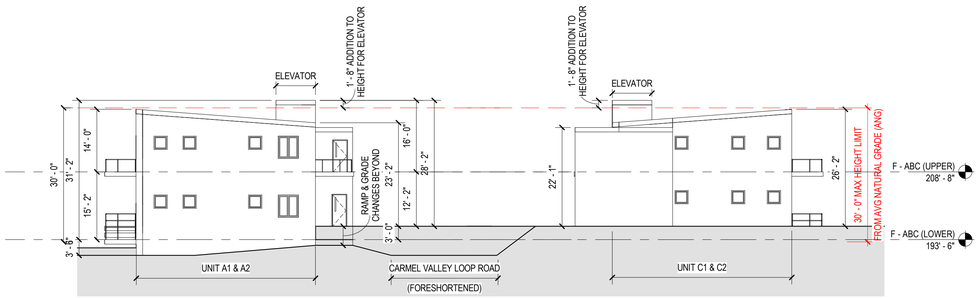
6 UPPER IL - ABCDE - NORTH ELEVATION

1/16" = 1'-0"



5 UPPER IL - ABCDE - SOUTH ELEVATION

1/16" = 1'-0"

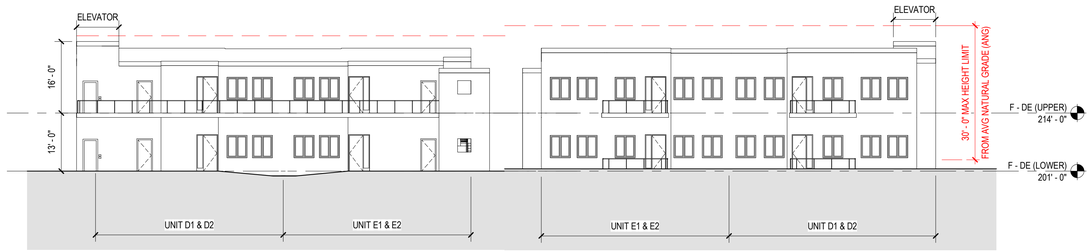


4 UPPER IL - ABC - WEST ELEVATION

1/16" = 1'-0"

3 UPPER IL - ABC - EAST ELEVATION

1/16" = 1'-0"



2 UPPER IL - DE - WEST ELEVATION

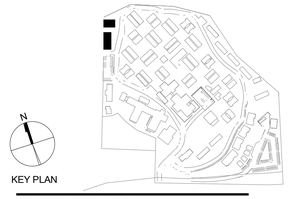
1/16" = 1'-0"

1 UPPER IL - DE - EAST ELEVATION

1/16" = 1'-0"

No.	Description	Date
3	UPPER IL Ddensification	02/13/2026

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:

UPPER IL UNITS - 2-STORY - ENLARGED ELEVATIONS

A-11F 3

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 = 7,100 CY
F = 7,100 CY (3) (2)
BALANCED SITE

ESTIMATED AREA OF SOIL DISTURBANCE = 3.79 AC (3) (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.

GRADING AND DRAINAGE

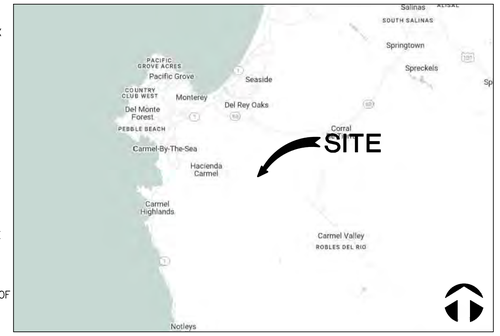
1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL ENGINEERING REPORT FOR CARMEL VALLEY MANOR IMPROVEMENTS.
   BY EARTH SYSTEMS, DATED DECEMBER 24, 2024, PROJECT NO. 306876–001
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, 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
	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–010F	UPPER IL UNITS – 2 STORY – DEMOLITION PLAN (3)
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–100F	GRADING AND DRAINAGE PLAN – UPPER IL UNITS – 2 STORY (3) (2)
C–200	EROSION AND SEDIMENT CONTROL PLAN – NOTES & DETAILS
C–201	PRE–EARTHWORK EROSION AND SEDIMENT CONTROL PLAN
C–202	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN (1)
C–300	CONSTRUCTION MANAGEMENT PLAN

SLOPE DISTURBANCE

DISTURBANCE IN AREAS OF 25% OR GREATER SLOPE = 0.66 ACRES (3) (2)

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

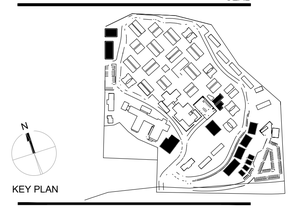
THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING 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
3	UPPER IL DENSIFICATION	2/13/2026

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

PROJECT No: 0097890.00

DRAWING TITLE:

CIVIL COVER SHEET

C-001

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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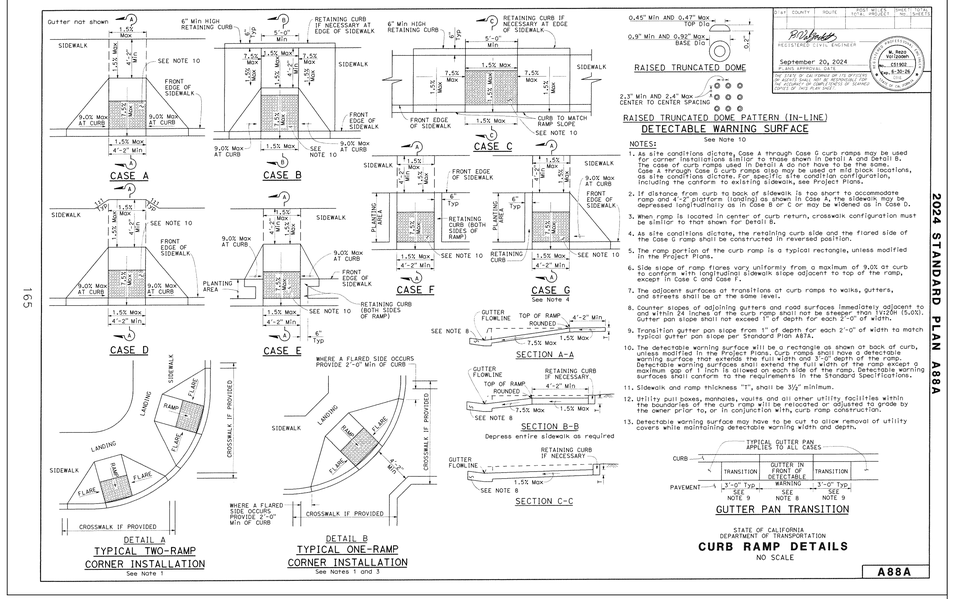
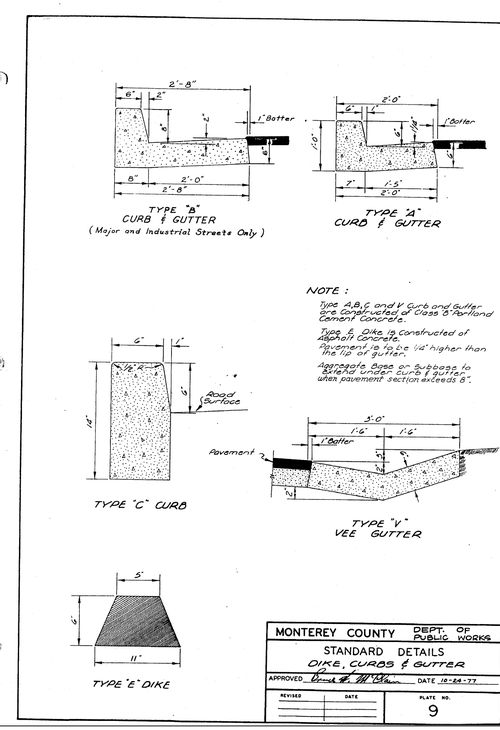
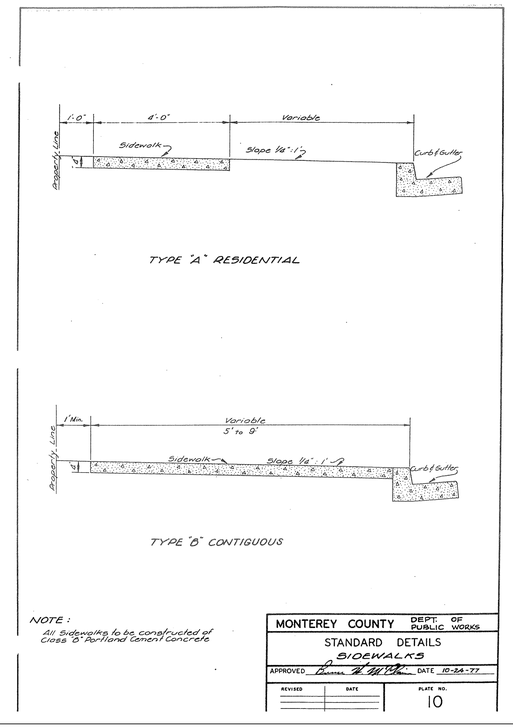
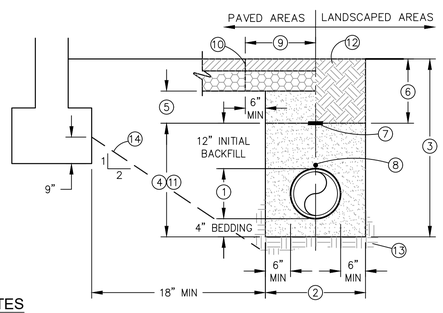


2024 STANDARD PLAN A88A



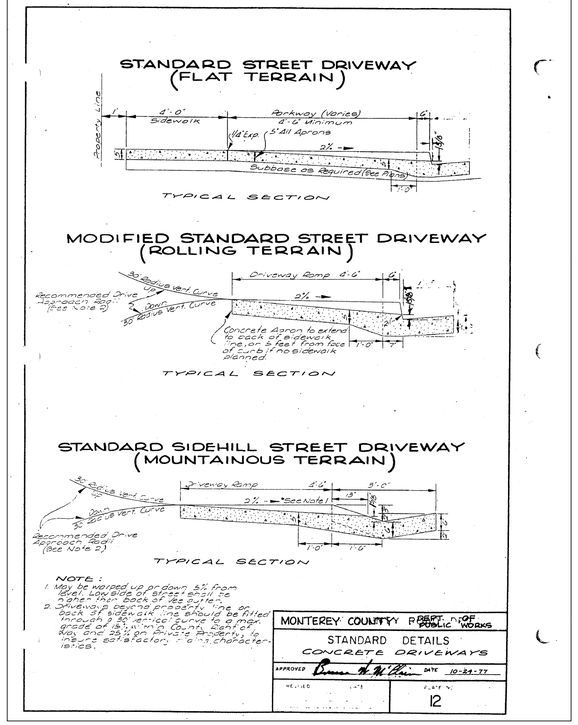




KEYNOTES

1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
4. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487–10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM D2487–17, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
7. PLACE 3"–WIDE WARNING TAPE 12" ABOVE PIPE.
8. PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON–METALLIC WATER AND GAS PIPES 4"–DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
9. PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC. AND AB SHALL BE EQUIVALENT TO THE EXISTING AC. AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
10. ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1–1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
11. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5–SACK CONCRETE.
12. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
13. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
14. UTILITY TRENCHES THAT ARE PARALLEL WITH FOOTINGS SHALL NOT BE BELOW A PLANE HAVING A DOWNWARD SLOPE OF 2:1 (H:V) FROM A LINE 9" ABOVE THE BOTTOM OUTSIDE EDGE OF THE FOOTING, AND NOT CLOSER THAN 18" FROM THE FACE OF THE FOOTING.
15. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

1 -- PRIVATE UTILITY TRENCHING
SCALE: NONE



No.	Description	Date

SEAL

Whitson ENGINEERS
Civil Engineering
Land Surveying
831.649.5225
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

PROJECT No: 0097890.00

DRAWING TITLE:

NOTES AND DETAILS

C-002

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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STORM DRAINAGE

STORM DRAIN PIPE

4" AND 6" PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26. ALTERNATE, 4" AND 6" RAIN WATER LEADERS: SOLVENT WELD ABS SEWER PIPE CONFORMING TO ASTM D-2661, SCH 40.

8" AND LARGER PIPE: HDPE TYPE "S" (SMOOTH INTERIOR, CORRUGATED EXTERIOR) PIPE WITH WATERTIGHT JOINTS CONFORMING TO AASHTO DESIGNATION M 294. ALTERNATE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26.

PERFORATED PIPE

SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D-1785, SCH 40; ASTM D-3034, SDR 35 OR SDR 26; OR ASTM D-2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D-2661, SCH 40.

PERFORATION PATTERN SHALL CONFORM TO AASHTO M-27 OR ASTM D-2729.

POND LINER

POND LINER SHALL BE 30-MIL HDPE OR PVC. SEAMS SHALL BE OVERLAPPED AND SEALED AS RECOMMENDED BY THE LINER MANUFACTURER.

PERMEABLE MATERIAL

PERMEABLE MATERIAL (DRAIN ROCK) SHALL CONFORM TO THE PROVISIONS IN SECTION 68, "SUBSURFACE DRAINS," OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

FILTER FABRIC

FILTER FABRIC SHALL CONFORM TO AASHTO M288 CLASS 2 (MIRAFI 160N OR APPROVED EQUAL) OR CLASS 3 (MIRAFI 140N OR APPROVED EQUAL). IF NOT OTHERWISE NOTED, USE CLASS 3 FILTER FABRIC.

BIORETENTION POND

SEE BIORETENTION POND DETAIL FOR BIORETENTION POND AND SOIL MIX SPECIFICATIONS.

CONCRETE DRAINAGE STRUCTURES

CONCRETE DRAINAGE STRUCTURES SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" AND THESE SPECIAL PROVISIONS. PRECAST MEMBERS SHALL CONFORM TO SECTION 70-1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.

PRECAST UNIT JOINTS SHALL BE SEALED WITH PREFORMED BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C-990.

PLASTIC PIPE CONNECTIONS TO CONCRETE STRUCTURES SHALL BE FITTED WITH AN ELASTOMERIC GASKET OR WATERSTOP CONFORMING TO ASTM C-923 OR ASTM C-1478 (FOR PVC PIPE), OR ASTM F-2510 (FOR HDPE TYPE 'S' PIPE).

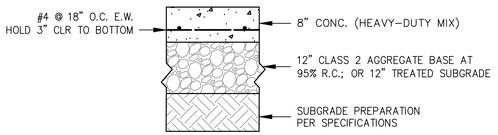
THE BASE OF CONCRETE INLETS AND MANHOLES, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE TO THE PIPE SPRING LINE (HALF-BENCH). THE INVERT PAVING THICKNESS IN PRECAST BASE UNITS SHALL BE AT LEAST 4"-THICK BELOW THE BOTTOM OF PIPE.

ALL CONCRETE DRAINAGE STRUCTURES SHALL BE H-20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE. CONCRETE DRAIN INLET WALL THICKNESS "T" SHALL BE 4" FOR 12" INLETS, 5" FOR 15"-27" INLETS, AND 6" FOR 30" AND LARGER INLET SIZES.

ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA-COMPLIANT. ADA-COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PATH OF TRAVEL. ALL GRATES SHALL BE BOLT- OR LOCK-DOWN

INLET SCHEDULE

TYPE 103BR: x	COMBINATION INLET PER CITY OF MONTEREY STANDARD DETAIL 103 BR. FRAME: 18-8S.
12"CB:	12" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED CAST IRON FLAT GRATE.
12"CB-ADA:	SAME AS 12"DI, EXCEPT WITH ADA-COMPLIANT GALVANIZED STEEL FLAT GRATE
18"CB:	18" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED GALVANIZED STEEL FRAME AND FLAT GRATE.
36"CB:	36" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED GALVANIZED STEEL FRAME AND FLAT GRATE.
6"AD:	6"-DIA ROUND OR 6"x6" SQUARE DRAIN INLET WITH BLACK HDPE GRATE. ADS OR NDS 6" DROP-IN GRATE, OR APPROVED EQUAL. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER.
6"AD-DOME: x	SAME AS 6"AD EXCEPT WITH DOMED HDPE GRATE. GRATE ELEVATION SHOWN ON PLANS IS MEASURED AT THE TOP OF FRAME, NOT AT THE TOP OF THE ELEVATED PORTION OF GRATE.
6"AD-BZ: x	SAME AS 6"AD EXCEPT WITH 6"-DIA ROUND BRONZE DRAIN INLET WITH ADA COMPLIANT SQUARE HEEL-PROOF OPENINGS AND SCREW-DOWN GRATE. ZURN Z(ZB)400BZ-6BZ, OR APPROVED EQUAL. PIPE RISER SHALL BE 4 INCHES IN DIAMETER.
8"AD:	CHRISTY F08BOX (IN PLANTER AREAS) OR FL08TBOX (IN CONC. PEDESTRIAN AREAS) WITH CHRISTY V1-71C CAST IRON ADA-COMPLIANT GRATE, OR EQUIVALENT. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER. GROUT ANNULAR SPACE BETWEEN PIPE RISER AND BOX (MIN 4" DEEP), AND SLOPE TO DRAIN INTO PIPE.
4"TD:	4"-WIDE TRENCH DRAIN WITH DECORATIVE GRATE PER.
4"TD:	4"-WIDE THROAT, MIN. 8" DEEP TRENCH DRAIN WITH BUILT-IN SLOPE (MIN. 0.5%). PRODUCT: MEA-JOSAM OR EQUIVALENT. FRAME AND GRATE: . OUTLET: 4"-DIA. BOTTOM OUTLET.



1 -- HEAVY-DUTY CONCRETE VEHICULAR PAVING
SCALE: NONE

DEMOLITION

REMOVAL OF PAVEMENTS AND STRUCTURES

ALL EXISTING PAVEMENT, STRUCTURES AND FOOTINGS WITHIN THE LIMITS OF WORK NOT SHOWN TO BE RETAINED SHALL BE REMOVED AND RESULTING VOIDS SHALL BE BACKFILLED WITH ENGINEERED FILL OR CONTROLLED DENSITY FILL.

SAWCUTTING

MARK THE PLANNED SAWCUT LOCATIONS IN THE FIELD AND NOTIFY THE ENGINEER FOR THEIR REVIEW. THE ENGINEER MAY REVISE THE SAWCUT LIMITS BASED ON ACTUAL FIELD CONDITIONS, SUCH AS TO COINCIDE WITH EXISTING JOINTS. SAWCUTTING SHALL BE DONE SO AS TO PROVIDE A STRAIGHT, NEAT EDGE. WHERE CONSTRUCTION OPERATIONS CAUSE DAMAGE BEYOND THE LIMITS OF A COMPLETED SAWCUT LINE, THE DAMAGED AREA SHALL ALSO BE REMOVED AND REPLACED TO A NEAT, SAWCUT EDGE.

SAWCUT ASPHALT CONCRETE AND CONCRETE CURBS, GUTTERS, SIDEWALK, RAMPS, DRIVEWAYS, AND CROSS-GUTTERS FULL-DEPTH AT THE LOCATIONS SHOWN ON THE PLANS AND WHERE INDICATED BY THE ENGINEER IN THE FIELD. SAWCUT LINES IN CONCRETE PAVEMENTS SHALL COINCIDE WITH EXISTING SCORE MARKS OR JOINTS WHERE POSSIBLE.

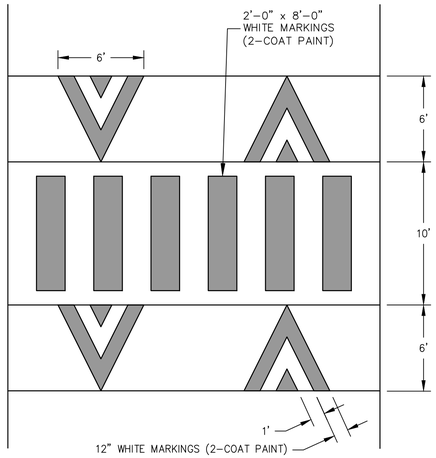
SAWCUT SLURRY SHALL BE VACUUMED AND SHALL NOT BE ALLOWED TO RUN OUT OF THE WORK AREA.

UTILITY REMOVAL AND ABANDONMENT

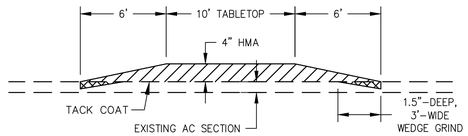
PIPES 4" AND LARGER, VAULTS, RISERS, BOXES, INLETS, ETC., WHICH ARE NOT TO BE RETAINED IN SERVICE SHALL BE COMPLETELY REMOVED FROM WITHIN THE WORK AREA. PIPES SMALLER THAN 4" MAY BE ABANDONED IN PLACE BY CAPPING BOTH ENDS OF THE PIPE, UNLESS OTHERWISE NOTED.

UTILITY COVER ADJUSTMENTS

ADJUST TO GRADE ALL UTILITY COVERS AND BOXES, AND SURVEY MONUMENT BOXES, WITHIN THE WORK AREA, UNLESS THE COVER OR BOX WILL BE ADJUSTED TO GRADE BY THE UTILITY OWNER, OR AS OTHERWISE NOTED ON THE PLANS OR DIRECTED BY THE ENGINEER. SALVAGE EXISTING COVERS AND BOXES AND FURNISH AND INSTALL NEW COVERS AND BOXES, UNLESS THE THE EXISTING COVER OR BOX IS SPECIFICALLY APPROVED FOR REUSE BY THE ENGINEER. PROVIDE SALVAGED COVERS AND BOXES TO THE UTILITY OWNER.

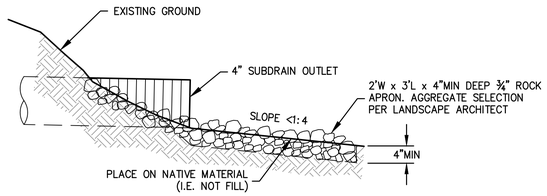


PLAN VIEW



SECTION VIEW

2 - SPEED TABLE, OPTION 'B'
SCALE: NONE REF: 2014 MUTCD, FIG 3B-30



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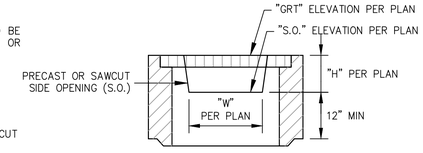
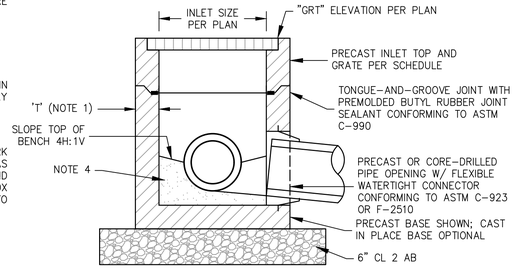
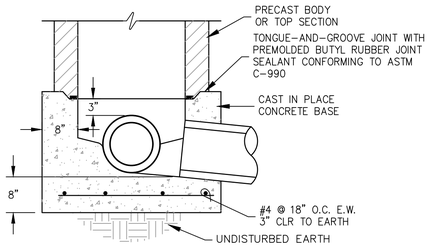


SIDE OPENING



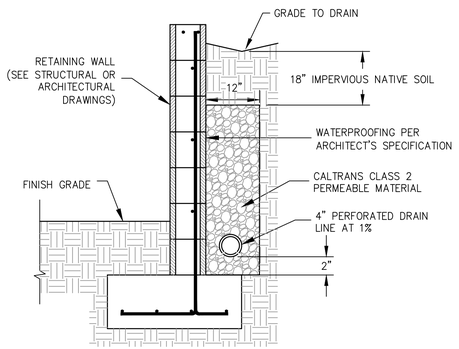
PRECAST DRAIN INLET



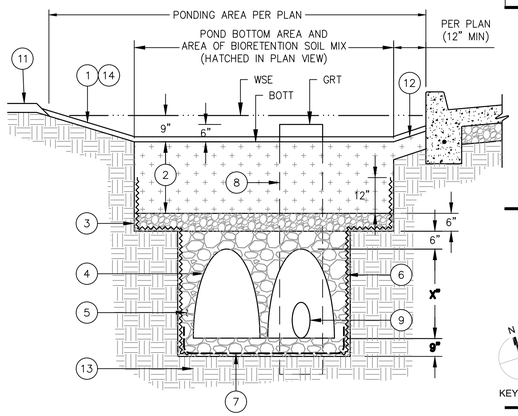
OPTIONAL CAST-IN-PLACE BASE

NOTES:
1. WALL 'T'=4" FOR 12" INLETS, T=5" FOR 15"-27" INLETS, AND T=6" FOR 30" AND LARGER INLET SIZES.
2. CAST IN PLACE CONCRETE AND PRECAST CONCRETE DRAIN INLETS SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" OF THE STANDARD SPECIFICATIONS, AND THESE SPECIFICATIONS.
3. PRECAST MEMBERS SHALL CONFORM TO SECTION 70-1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.
4. THE FLOW LINE OF CONCRETE INLETS, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE WITH BENCH AT THE PIPE SPRING LINE. PRECAST INLET INVERT PAVING THICKNESS SHALL BE AT LEAST 3" BELOW THE BOTTOM OF THE LOWEST PIPE.
5. STRUCTURES SHALL BE H-20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE.
6. CAST-IN-PLACE CONCRETE MAY BE UTILIZED IN LIEU OF PRECAST UNIT BASE.
7. CAST-IN-PLACE CONCRETE MAY BE UTILIZED IN LIEU OF PRECAST BOX IF APPROVED BY THE ENGINEER. SUBMIT SHOP DRAWINGS.
8. ADA-COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PEDESTRIAN PATH OF TRAVEL. ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA-COMPLIANT.

4 - PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



5 -- WALL DRAIN
SCALE: NONE



DRAFT

KEYNOTES

1. X" AGED COMPOST MULCH (USE WITHIN THE ENTIRE PONDING LIMITS): SEE SPECIFICATIONS.
2. 24" BIORETENTION SOIL MIX (BSM): SEE SPECIFICATIONS.
3. X" GRAVEL FILTER COURSE: WASHED CALTRANS CLASS 2 PERMEABLE MATERIAL
4. CHAMBER SYSTEM: STORMTECH MC-3500 CHAMBERS OR APPROVED EQUAL; SEE SPECIFICATIONS.
5. STONE BACKFILL AROUND CHAMBERS: WASHED CRUSHED STONE, GRADATION PER CHAMBER SYSTEM MANUFACTURER'S RECOMMENDATIONS.
6. FILTER FABRIC: PER CHAMBER SYSTEM MANUFACTURER'S RECOMMENDATIONS, MIRAFI 160N OR BETTER. PLACE FABRIC ON SIDE AND END WALLS OF CHAMBER EXCAVATION AND EXTEND 12" ABOVE GRAVEL FILTER COURSE". TUCK FABRIC 12" ALONG BOTTOM OF CHAMBER EXCAVATION UNDER THE GEONET. OTHER THAN THIS 12" OF FABRIC, DO NOT PLACE FILTER FABRIC HORIZONTALLY, ON TOP OF OR BELOW ROCK.
7. GEONET: PER CHAMBER SYSTEM MANUFACTURER'S RECOMMENDATIONS, ADS TN220 OR BETTER. PLACE GEONET ON BOTTOM OF EXCAVATION AND MIN 12" UP SIDE AND END WALLS, OVERLAPPING AT LEAST 12" WITH THE FILTER FABRIC ON THE SIDE WALLS.
8. OVERFLOW INLET: 24"x24" FLAT GRATE INLET: SEE DRAIN INLET SCHEDULE. NO JOINTS ARE ALLOWED IN INLET BODY FOR DRAIN INLETS WITHIN BIORETENTION PONDS. (A JOINT IS ALLOWED BETWEEN THE BASE AND THE BODY SECTION ONLY.)
9. CONNECT CHAMBERS TO OVERFLOW INLET WITH MIN. 24"-LONG SECTION OF 18"-DIA. NON-PERFORATED HDPE TYPE 'S' PIPE
10. CAST IN PLACE DRAIN INLET BASE SHALL BE EXCAVATED MIN. 8" INTO UNDISTURBED SOIL. FOR PRECAST BASE, PROVIDE MIN. 8" FOUNDATION OF CALTRANS CLASS 1A PERMEABLE MATERIAL.
11. GENERAL MULCH (OUTSIDE PONDING LIMITS): S.L.D.
12. USE BSM TO BACKFILL BETWEEN CONCRETE FLATWODK AND POND, WHERE BACKFILL IS REQUIRED.
13. PROTECT THE POND EXCAVATION SUBGRADE FROM CONSTRUCTION SEDIMENT AND COMPACTION. DO NOT OVER-EXCAVATE AND RECOMPACT POND SUBGRADE. DO NOT PLACE ENGINEERED FILL SOIL WITHIN THE POND EXCAVATION. SEE SPECIFICATIONS.
14. POND SIDE SLOPES SHALL BE 3H:1V OR FLATTER.

GRADE CALLOUTS (SEE PLAN)

LAG - LOWEST ADJACENT GRADE
WSE - DESIGN MAXIMUM WATER SURFACE ELEVATION
GRT - OVERFLOW GRATE ELEVATION
BOTT - POND BOTTOM ELEVATION

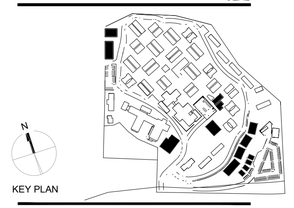
GENERAL NOTES

1. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.
2. NO WEED FABRIC, CHEMICAL FERTILIZERS OR HERBICIDES WITHIN THE PONDING AREA.
3. LOWEST ADJACENT GRADE MUST BE ABOVE THE DESIGN MAXIMUM WATER SURFACE ELEVATION.

6 - BIORETENTION POND W/ STORMTECH CHAMBERS
NOT TO SCALE

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

SEAL



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

PROJECT No: 0097890.00

DRAWING TITLE:

NOTES AND DETAILS

C-003

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

T:\Monterey Projects\3718.01 - CV Manor_3718.04 - CV Manor\CAD\PLANSET\3718.04 - C0.dwg mrivera Feb 17, 2026 - 4:18pm

DEMOLITION NOTE:

CONTRACTOR SHALL LOCATE EXISTING SEPTIC TANKS AND LEACH FIELDS FOR 5 RESIDENCES AND ABANDON IN ACCORDANCE WITH M.C. LAMP STANDARDS.

LEGEND

- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH FACILITY AS SHOWN
- REMOVE TREE (69)
- SC SAWCUT

KEYNOTES (#)

1. DEMOLISH EX. CURB
2. DEMOLISH EX. RETAINING WALL
3. EX. COMPACTOR TO BE RELOCATED
4. REMOVE EX. SD
5. REMOVE EX. CHAIN LINK FENCE
6. DEMOLISH EX. CMU WALL
7. REMOVE EX. SSMH
8. PROTECT IN PLACE SDMH
9. DEMOLISH ELECTRICAL LINE
10. REMOVE UTILITY BOX
11. REMOVE WOOD RAISED PLANTER
12. DEMOLISH EX. IRRIGATION LINE
13. DEMOLISH EX. WATER LINE
14. DEMOLISH EX. GAS LINE
15. DEMOLISH EX. SS LINE
16. DEMOLISH EX. SIGNAL LINE
17. DEMOLISH EX. WATER LINE
18. DEMOLISH EX. IRRIGATION LINE
19. DEMOLISH EX. STREET LIGHT
20. DEMOLISH EX. ROLLED CURB
21. REMOVE EX. RETAINING HEADER
22. ABANDON EX. WATER LINE
23. DEMOLISH ELECTRICAL LINE
24. REMOVE CATCH BASIN
25. DEMOLISH AC DIKE
26. REMOVE JOINT TRENCH
27. PROTECT IN PLACE

No.	Description	Date

SEAL

KEY PLAN

Whitson ENGINEERS

Civil Engineering
Land Surveying
831.649.5225
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
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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:

HILLSIDE DUPLEXES, GUEST UNITS - DEMOLITION PLAN

SCALE: 1" = 20'

C-010AB

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

Know what's below. Call before you dig.

LEGEND

- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH UTILITY AS SHOWN
- REMOVE TREE
- DEMOLISH EX. CONCRETE CURB/C&G
- SC — SAWCUT

KEYNOTES (#)

1. DEMOLISH EX. CURB
2. DEMOLISH EX. RETAINING WALL
3. EX. COMPACTOR TO BE RELOCATED
4. REMOVE EX. SD
5. REMOVE EX. CHAIN LINK FENCE
6. DEMOLISH EX. CMU WALL
7. REMOVE EX. SSMH
8. PROTECT IN PLACE SDMH
9. DEMOLISH ELECTRICAL LINE
10. REMOVE UTILITY BOX
11. REMOVE WOOD RAISED PLANTER
12. DEMOLISH EX. IRRIGATION LINE
13. DEMOLISH EX. WATER LINE
14. DEMOLISH EX. GAS LINE
15. DEMOLISH EX. SS LINE
16. DEMOLISH EX. SIGNAL LINE
17. DEMOLISH EX. WATER LINE
18. DEMOLISH EX. IRRIGATION LINE
19. DEMOLISH EX. STREET LIGHT
20. DEMOLISH EX. CMU WALL
21. REMOVE EX. RETAINING HEADER
22. ABANDON EX. WATER LINE
23. DEMOLISH ELECTRICAL LINE
24. REMOVE CATCH BASIN
25. DEMOLISH AC DIKE
26. REMOVE JOINT TRENCH
27. PROTECT IN PLACE

DEMOLITION NOTE:

CONTRACTOR SHALL LOCATE EXISTING SEPTIC TANKS AND LEACH FIELDS FOR 5 RESIDENCES AND ABANDON IN ACCORDANCE WITH M.C. LAMP STANDARDS.

PROTECT IN PLACE SSMH
PROTECT IN PLACE SDDI
LIMIT OF SURVEY
PROTECT IN PLACE GAS LINE
PROTECT IN PLACE SDDI
PROTECT IN PLACE ELECTRICAL LINE AND STREET LIGHT
PROTECT IN PLACE 12" SD
20 121 LF
LIMIT OF SURVEY
Conc. Planters
Conc.
Asph.
SSMH 'D' INV: 5.51
SCALE: 1" = 10'

No.	Description	Date

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

PROJECT No: 0097890.00

DRAWING TITLE:

MEMORY CARE - DEMOLITION PLAN

C-010C

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

811 Know what's below. Call before you dig.

LEGEND

- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH FACILITY AS SHOWN
- REMOVE TREE (69)
- SC — SAWCUT

KEYNOTES (#)

1. DEMOLISH EX. CURB
2. DEMOLISH EX. RETAINING WALL
3. EX. COMPACTOR TO BE RELOCATED
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5. REMOVE EX. CHAIN LINK FENCE
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8. PROTECT IN PLACE SDMH
9. DEMOLISH ELECTRICAL LINE
10. REMOVE UTILITY BOX
11. REMOVE WOOD RAISED PLANTER
12. DEMOLISH EX. IRRIGATION LINE
13. DEMOLISH EX. WATER LINE
14. DEMOLISH EX. GAS LINE
15. DEMOLISH EX. SS LINE
16. DEMOLISH EX. SIGNAL LINE
17. DEMOLISH EX. WATER LINE
18. DEMOLISH EX. IRRIGATION LINE
19. DEMOLISH EX. STREET LIGHT
20. DEMOLISH EX. ROLLED CURB
21. REMOVE EX. RETAINING HEADER
22. ABANDON EX. WATER LINE
23. DEMOLISH ELECTRICAL LINE
24. REMOVE CATCH BASIN
25. DEMOLISH AC DIKE
26. REMOVE JOINT TRENCH
27. PROTECT IN PLACE

DEMOLITION NOTE:

CONTRACTOR SHALL LOCATE EXISTING SEPTIC TANKS AND LEACH FIELDS FOR 5 RESIDENCES AND ABANDON IN ACCORDANCE WITH M.C. LAMP STANDARDS.

FITNESS CENTER

MEETING HOUSE

REMOVE AC UNIT

REMOVE VEGETATION AS SHOWN

Pavers

Spa

Conc.

Asph.

Dense Trees Ground Not Visible

NO SD STRUCTURE FOUND IN THIS AREA

SDDI 19 18" CONC INV (S)-5.7 10" PVC INV (N)-5.4 18" CONC INV (NE)-5.4 6" PVC INVC (SW)-5.1

SDDI 25 6" INV IN: 1.0" INV OUT: -2.4"

SDDI 29 UNDER SILVER ROCKS AND FINER FABRIC

SDDI 27 8" INV IN 2" INV OUT: -2.7"

212 Ø183.64 ON SET MAG & WSHR IN ARROW TIP

220 Ø181.66 ON SET MAG & Shiner & TP

19

20

SCALE: 1" = 10'

811 Know what's below. Call before you dig.

11/8/2024 9:53:36 AM

No.	Description	Date

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

PROJECT No: 0097890.00

DRAWING TITLE:

FITNESS CENTER & MEETING HOUSE ADDITIONS - DEMOLITION PLAN

C-010DE

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

No.	Description	Date
3	UPPER IL DENSIFICATION	2/13/2026

SEAL

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:
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6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
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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 - DEMOLITION PLAN

3 **C-010F**

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

LEGEND

- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH UTILITY AS SHOWN
- REMOVE TREE
- DEMOLISH EX. CONCRETE CURB/C&G
- SC SAWCUT

KEYNOTES (#)

1. DEMOLISH EX. CURB
2. DEMOLISH EX. RETAINING WALL
3. EX. COMPACTOR TO BE RELOCATED
4. REMOVE EX. SD
5. REMOVE EX. CHAIN LINK FENCE
6. DEMOLISH EX. CMU WALL
7. REMOVE EX. SSMH
8. PROTECT IN PLACE SDMH
9. DEMOLISH ELECTRICAL LINE
10. REMOVE UTILITY BOX
11. REMOVE WOOD RAISED PLANTER
12. DEMOLISH EX. IRRIGATION LINE
13. DEMOLISH EX. WATER LINE
14. DEMOLISH EX. GAS LINE
15. DEMOLISH EX. SS LINE
16. DEMOLISH EX. SIGNAL LINE
17. INTENTIONALLY OMITTED
18. INTENTIONALLY OMITTED
19. DEMOLISH EX. STREET LIGHT
20. DEMOLISH EX. ROLLED CURB
21. REMOVE EX. RETAINING HEADER
22. ABANDON EX. WATER LINE
23. DEMOLISH ELECTRICAL LINE
24. REMOVE CATCH BASIN
25. DEMOLISH AC DIKE
26. REMOVE JOINT TRENCH
27. PROTECT IN PLACE
28. DEMOLISH WOOD FENCE
29. RELOCATE WATER BACKFLOW DEVICE

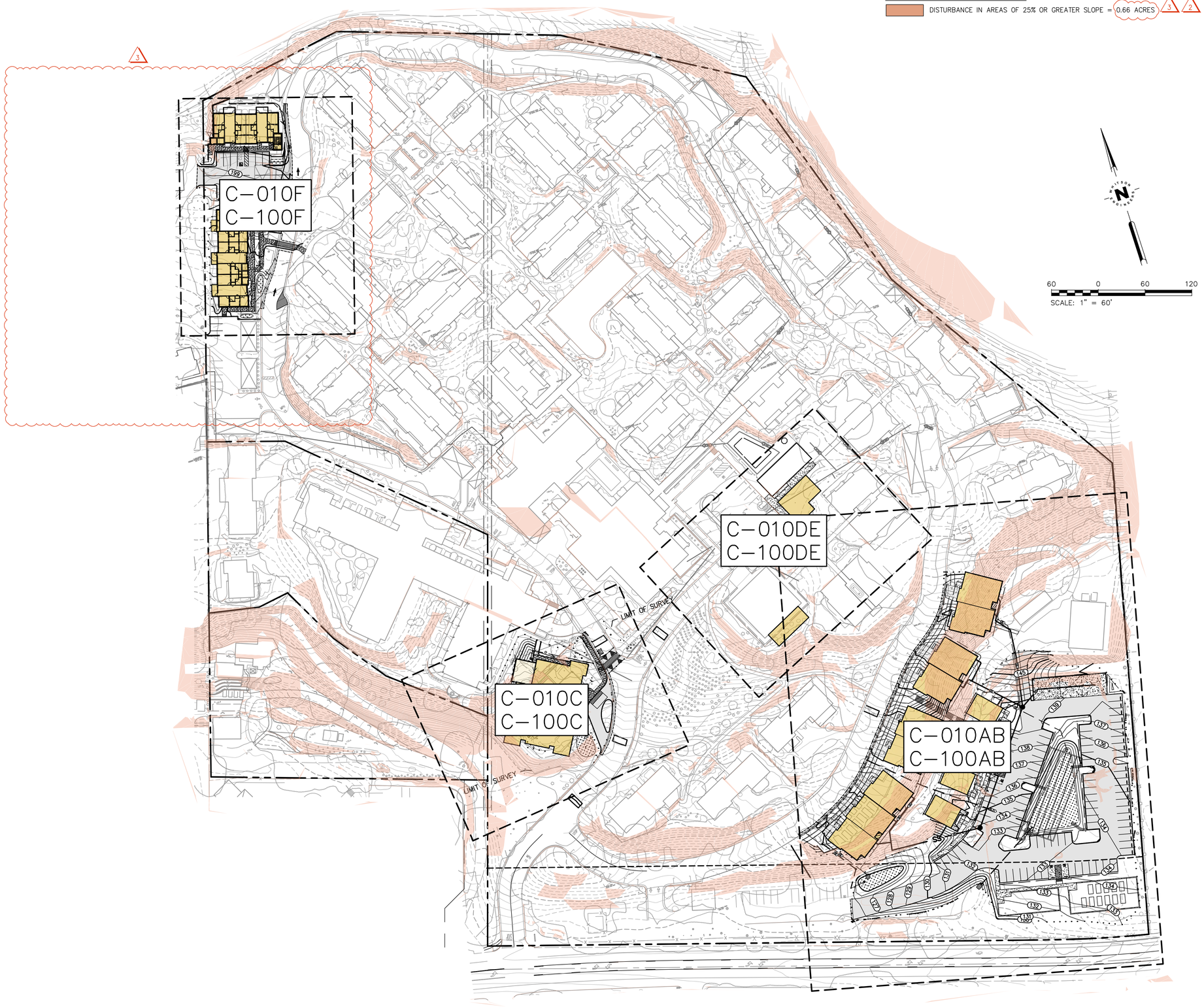
Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

SLOPE DISTURBANCE

DISTURBANCE IN AREAS OF 25% OR GREATER SLOPE = 0.66 ACRES 3 2

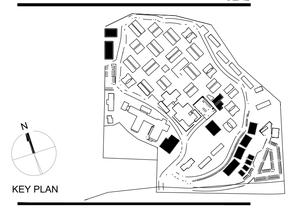
No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	2/13/2026



60 0 60 120

SCALE: 1" = 60'

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

PROJECT No: 0097890.00

DRAWING TITLE:

CIVIL OVERALL SITE PLAN

C-100

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

811 Know what's below. Call before you dig.

T:\Monterey Projects\3718.01 - CV Manor_3718.04 - CV Manor\CAD\PLANSET\3718.04 - C1.dwg mvivens Feb 12, 2026 - 5:14pm

LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVING (AC)
- BUILDING FOOTPRINT
- DECOMPOSED GRANITE PAVING (DG); S.L.D.
- SC — SAWCUT

KEYNOTES (#)

1. "CASE C" CURB RAMP PER DETAIL A88A
2. CONCRETE VERTICAL CURB
3. CONCRETE SIDEWALK
4. DRIVEWAY APRON
5. PRECAST CONCRETE DRAIN INLET
6. ROLLED CURB & GUTTER
7. ROCK SLOPE PROTECTION
8. CAST-IN-PLACE COMBINATION DRAIN INLET
9. ADA PARKING
10. CURB CUT
11. SPEED TABLE
12. CONCRETE CURB & GUTTER
13. COMMUNITY GARDENS; S.L.D.
14. DOG RUN; S.L.D.
15. 2-FT VEHICLE OVERHANG
16. TRENCH DRAIN
17. ROOF DOWNSPOUT W/SPLASH BLOCK
18. ROOF DOWNSPOUT CONNECTED TO STORMDRAIN
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

SEAL

KEY PLAN

Whitson ENGINEERS

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

Owner:
CARMEL VALLEY MANOR
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CARMEL, CA 93923

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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: 3718.04

DRAWING TITLE:

GRADING AND DRAINAGE PLAN - PARKING, HILLSIDE AND GUEST UNITS

C-100AB

MASTERPLAN SUBMITTAL

01/09/2025

SCALE: 1" = 20'

Know what's below. Call before you dig.

T:\Monterey Projects\3718.01 – CV Manor_3718.04 – CV Manor\CAD\PLANSET\3718.04 – G1.dwg rmisenis Nov 07, 2025 – 11:43pm

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVING (AC)
- BUILDING FOOTPRINT
- DECOMPOSED GRANITE PAVING (DG); S.L.D.
- SC SAWCUT

KEYNOTES ⟨#⟩

1. "CASE C" CURB RAMP PER DETAIL A88A
2. CONCRETE VERTICAL CURB
3. CONCRETE SIDEWALK
4. DRIVEWAY APRON
5. PRECAST CONCRETE DRAIN INLET
6. ROLLED CURB & GUTTER
7. ROCK SLOPE PROTECTION
8. CAST–IN–PLACE COMBINATION DRAIN INLET
9. ADA PARKING
10. CURB CUT
11. SPEED TABLE
12. CONCRETE CURB & GUTTER
13. COMMUNITY GARDENS; S.L.D.
14. DOG RUN; S.L.D.
15. 2–FT VEHICLE OVERHANG
16. TRENCH DRAIN
17. ROOF DOWNSPOUT W/SPLASH BLOCK
18. ROOF DOWNSPOUT CONNECTED TO STORMDRAIN
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS

MEMORY CARE
FF:160.26

PATIO

STORM WATER BIOFILTRATION FACILITY

10' WIDE UTILITY EASEMENT

LIMIT OF SURVEY

EXISTING DI TO REMAIN

2' CONFORM TYP.

CHECK WALLS 20
14"–6.1" R

167.33 TW
167.33 FS
160.22 FS
159.85 FS
160.22 FS
164.33 TW
160.26 FS
160.26 FS
160.14 FS
160.22 FS
160.05 FS
160.24 FS
160.04 FS
159.93 FS
159.74 FS
159.57 FS
159.52 FS
157.33 FS

(167.25±) (167.26±) (167.28±) (167.08±) (167.05±) (165.22±) (164.63±) (164.37±) (162.00±) (159.21±) (155.23±) (152.21±) (156.92±) (151.80±)

SSMH 'D'
INV: 5.51

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
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MONTEREY, CA 93940

Geotechnical Engineer:
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1514 MOFFETT STREET, SUITE A
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Traffic Consultant:
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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: 3718.04

DRAWING TITLE:

GRADING AND DRAINAGE PLAN - MEMORY CARE

C-100C

MASTERPLAN SUBMITTAL

01/09/2025

SCALE: 1" = 10'

811 Know what's below. Call before you dig.

T:\Monterey Projects\3718.01 – CV Manor_3718.04 – CV Manor\CAD\PLANSET\3718.04 – C1.dwg mrivera Nov 07, 2025 – 10:30am

LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVING (AC)
- BUILDING FOOTPRINT
- DECOMPOSED GRANITE PAVING (DG)
- SC — SAWCUT

KEYNOTES (#)

1. "CASE C" CURB RAMP PER DETAIL A88A
2. CONCRETE VERTICAL CURB
3. CONCRETE SIDEWALK
4. DRIVEWAY APRON
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7. ROCK SLOPE PROTECTION
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10. CURB CUT
11. SPEED TABLE
12. CONCRETE CURB & GUTTER
13. COMMUNITY GARDENS; S.L.D.
14. DOG RUN; S.L.D.
15. 2-FT VEHICLE OVERHANG
16. TRENCH DRAIN
17. ROOF DOWNSPOUT W/SPLASH BLOCK
18. ROOF DOWNSPOUT CONNECTED TO STORMDRAIN
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS
21. PROTECT EXISTING TREE

EX. MEETING HOUSE

FFE: 180.17

EX. FITNESS CENTER

FFE: 189.00

EX. WALL TO REMAIN

EX. DI TO REMAIN

(188.07±) SC (188.51±) (189.05±) (189.10±) 188.98 FS (189.01±) (188.83±) (186.62±) 187.0 FG (186.69±) 1.5% SC 186.48 FS (187.06±) (187.05±)

SCALE: 1" = 10'

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

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

PROJECT No: 3718.04

DRAWING TITLE:
GRADING AND DRAINAGE PLAN
FITNESS CENTER & MEETING HOUSE ADDITIONS

C-100DE

MASTERPLAN SUBMITTAL

01/09/2025

Know what's below. Call before you dig.

11/7/2024 9:53:36 AM

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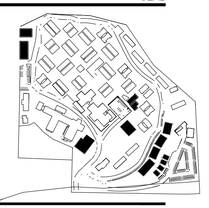
No.	Description	Date
1	PLAN CHECK RESPONSES #1	4/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	02/13/2026

3

SEAL



KEY PLAN

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6 Harris Court
Monterey, CA 93940

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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:

GRADING AND DRAINAGE PLAN UPPER IL UNITS - 2-STORY

C-100F

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVING (AC)
- BUILDING FOOTPRINT
- DECOMPOSED GRANITE PAVING (DG); S.L.D.
- SC — SAWCUT

KEYNOTES (#)

1. "CASE C" CURB RAMP PER DETAIL A88A
2. CONCRETE VERTICAL CURB
3. CONCRETE SIDEWALK
4. DRIVEWAY APRON
5. PRECAST CONCRETE DRAIN INLET
6. ROLLED CURB & GUTTER
7. ROCK SLOPE PROTECTION
8. CAST-IN-PLACE COMBINATION DRAIN INLET
9. ADA PARKING
10. CURB CUT
11. SPEED TABLE
12. CONCRETE CURB & GUTTER
13. COMMUNITY GARDENS; S.L.D.
14. DOG RUN; S.L.D.
15. 2-FT VEHICLE OVERHANG
16. TRENCH DRAIN
17. ROOF DOWNSPOUT W/SPLASH BLOCK
18. ROOF DOWNSPOUT CONNECTED TO STORMDRAIN
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS
21. PROTECT EXISTING TREE
22. STORMWATER FACILITY
23. "CASE F" CURB RAMP
24. ADA RAMP

SCALE: 1" = 10'

Know what's below. Call before you dig.

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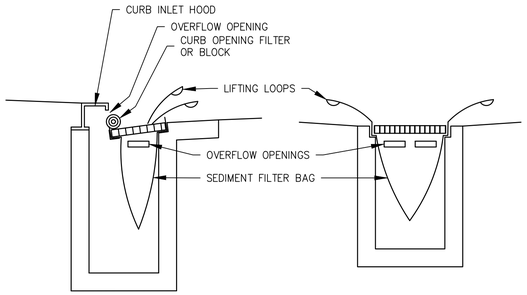
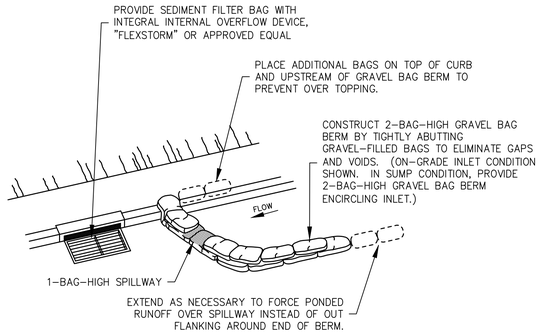
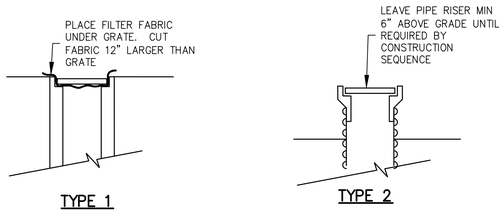


TYPE 5 (COMBINATION INLET)

TYPE 5 (FLAT GRATE INLET)



TYPE 3



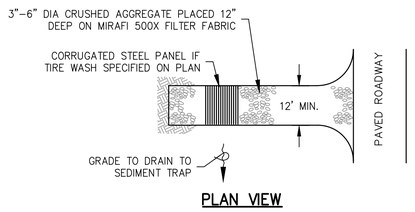
TYPE 1

TYPE 2

NOTES:
1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
2. TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
3. TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

SE-10 -- STORM DRAIN INLET PROTECTION

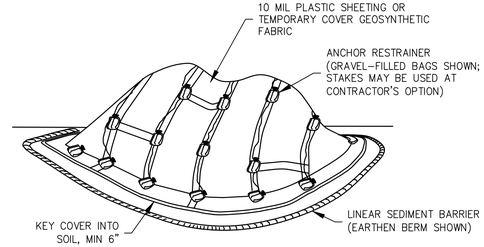
SCALE: NONE



PLAN VIEW

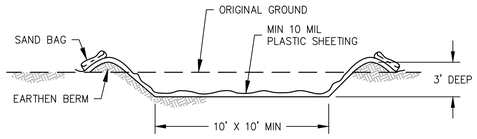
TC-1 -- STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



WM-3 -- TEMPORARY COVER ON STOCKPILE

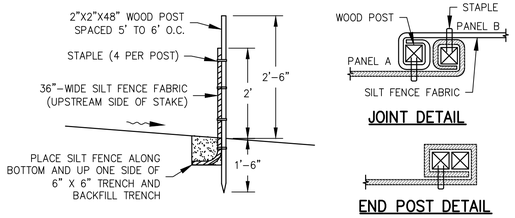
SCALE: NONE



NOTES:
1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

WM-8 -- TEMPORARY CONCRETE WASHOUT FACILITY

SCALE: NONE



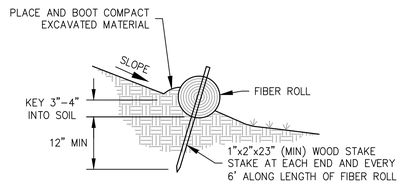
JOINT DETAIL

END POST DETAIL

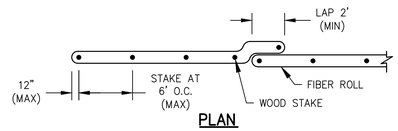
NOTES:
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

SE-1 -- TEMPORARY SILT FENCE

SCALE: NONE



SECTION



PLAN

NOTES:
1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
3. AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

SE-5 -- FIBER ROLL

SCALE: NONE

GENERAL

1. ESTIMATED TOTAL DISTURBED SOIL AREA: 3.79 ACRES. THIS PROJECT IS SUBJECT TO THE CONSTRUCTION GENERAL PERMIT. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS SHOWN ON THESE PLANS, AS SPECIFIED IN THE PROJECT SPECIAL PROVISIONS, AND AS REQUIRED BY THE SWPPP AND CONSTRUCTION GENERAL PERMIT.
3. THIS PLAN DOES NOT NECESSARILY REFLECT THE BMP DEPLOYMENT REQUIRED DURING ALL CONSTRUCTION STAGES OR FOR ALL CONSTRUCTION SITE CONDITIONS. THE CONSTRUCTION CONTRACTOR'S QSD AND QSP SHALL REGULARLY EVALUATE SITE CONDITIONS AND IMPLEMENT ALL BMP'S NECESSARY TO PROTECT WATER QUALITY AND TO COMPLY WITH THE CONSTRUCTION GENERAL PERMIT.
4. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   A. THE 2019 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
   B. THE 2023 EDITION OF THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).

   BMP DESIGNATIONS REFER TO THE DESIGNATIONS GIVEN IN THE CASQA BMP MANUAL.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. THE CONTRACTOR SHALL MONITOR THE SITE PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE OWNER'S REPRESENTATIVE OR THE JURISDICTION HAVING AUTHORITY.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL PERSONS WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER IF THE PROJECT DOES NOT HAVE A SWPPP, OR BY THE CONTRACTOR-PROVIDED QSP IF THE PROJECT DOES HAVE A SWPPP. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO: GOOD HOUSEKEEPING, MATERIAL MANAGEMENT PRACTICES, SPILL PREVENTION AND RESPONSE, LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES, AND FINES AND PENALTIES

CONTRACTOR-PROVIDED QSD AND QSP

THE PROJECT SWPPP WAS PREPARED BY THE OWNER-PROVIDED QSD. ONE ORIGINAL "FIELD COPY" SWPPP WILL BE PROVIDED TO THE CONTRACTOR BY THE OWNER, IN ADDITION TO ELECTRONIC (PDF) FILES. THE CONSTRUCTION CONTRACTOR SHALL PERFORM ALL ACTIVITIES REQUIRED BY THE PROJECT SWPPP AND THE CONSTRUCTION GENERAL PERMIT DURING CONSTRUCTION, EXCEPTING ONLY SIGNING OF DOCUMENTS WHICH MUST BE SIGNED BY THE LEGALLY RESPONSIBLE PERSON.

THE CONSTRUCTION CONTRACTOR SHALL:
1. PROVIDE CONSTRUCTION-PHASE QUALIFIED SWPPP DEVELOPER (QSD) AND QUALIFIED SWPPP PRACTITIONER (QSP) SERVICES. THE CONTRACTOR-PROVIDED QSD BECOMES THE PROJECT'S DESIGNATED QSD ON THE CONSTRUCTION CONTRACT EXECUTION DATE.
2. TRAIN ITS EMPLOYEES AND SUBCONTRACTORS AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT
3. MAINTAIN THE FIELD COPY SWPPP BINDER
4. PERFORM ALL STORM WATER INSPECTIONS, SAMPLING AND ANALYSIS
5. UPDATE THE SWPPP PRIOR TO CONSTRUCTION TO INDICATE:
   5.1. CONTACT INFORMATION FOR CONTRACTOR-PROVIDED QSD, QSP AND QSP DELEGATE
   5.2. CONTRACTOR LIST
   5.3. CONTRACTOR PERSONNEL TRAINING
   5.4. ANY INITIALLY PROPOSED CHANGES IN BMP DEPLOYMENT OR LOCATIONS OF CONTRACTOR STAGING AREA, SANITARY FACILITIES, STOCKPILES, ETC.
6. PREPARE THE STORMWATER ANNUAL REPORT EACH YEAR, AND PRIOR TO PROJECT COMPLETION
7. PROVIDE NOTICE OF TERMINATION (N.O.T.) DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION. THIS INCLUDES THE N.O.T. APPLICATION, SITE PHOTOGRAPHS, SITE MAP. THE OWNER WILL PROVIDE THE REQUIRED DESIGN-PHASE DOCUMENTS: STORM WATER CONTROL PLAN (SWCP), OPERATION AND MAINTENANCE PLAN (O&M PLAN) AND RECORDED MAINTENANCE AGREEMENT, AS APPLICABLE.
8. SERVE AS DATA SUBMITTER FOR THE OWNER FOR EACH ON-LINE SUBMITTAL THROUGH THE STATE'S WEBSITE (SMARTS).
9. ASSIST THE OWNER IN COORDINATING WITH THE REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL BOARD, AS NEEDED.
10. IMPLEMENT ALL BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY TO PROTECT WATER QUALITY, AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT, AND AS OUTLINED IN THE PROJECT SWPPP.
11. PAY FOR NON-VISIBLE STORMWATER TESTING, IF REQUIRED DUE TO A LEAK, SPILL, OR FAILURE TO IMPLEMENT A REQUIRED BMP.
12. PAY ANY FINES IMPOSED FOR FAILURE TO COMPLY WITH THE SWPPP, CONSTRUCTION GENERAL PERMIT OR OTHER LAWS, REGULATIONS, OR REQUIREMENTS OF THE VARIOUS JURISDICTIONS HAVING AUTHORITY.

BEST MANAGEMENT PRACTICES

1. SCHEDULE THE WORK (BMP EC-1) TO MINIMIZE THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
2. PROVIDE CONSTRUCTION SITE PERIMETER PROTECTION PRIOR TO GROUND DISTURBANCE AND MAINTAIN THROUGHOUT THE COURSE OF CONSTRUCTION. USE SILT FENCE (BMP SE-1) AND STABILIZED CONSTRUCTION ENTRANCE AND EXIT (BMP TC-1) UNLESS OTHERWISE SHOWN. A LINEAR SEDIMENT BARRIER BMP (E.G., LARGE-DIAMETER FIBER ROLL) MAY BE USED IN LIEU OF SILT FENCE AS A PERIMETER PROTECTION BMP ONLY IF APPROVED BY THE QSD AND OWNER'S REPRESENTATIVE. REMOVE PERIMETER PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
3. PROVIDE INLET PROTECTION (BMP SE-10) AT ALL DRAIN INLETS WITHIN THE CONSTRUCTION SITE AND AT DRAIN INLETS THAT RECEIVE RUNOFF FROM STREETS AND OTHER PAVED AREAS THAT MAY HAVE SEDIMENT TRACKED ONTO THEM FROM THE CONSTRUCTION SITE. REMOVE INLET PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
4. INSTALL LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES ACCORDING TO SHEET FLOW LENGTHS AS SHOWN IN TABLE 1 UNTIL THE SLOPE HAS REACHED NOTICE OF TERMINATION CONDITIONS FOR EROSION PROTECTION. WHEN INFEASIBLE TO COMPLY WITH TABLE 1 DUE TO SITE-SPECIFIC GEOLOGY OR TOPOGRAPHY, THE QSD SHALL INCLUDE IN THE SWPPP A JUSTIFICATION FOR THE USE OF AN ALTERNATIVE METHOD TO PROTECT SLOPES FROM EROSION AND SEDIMENT LOSS.

---- TABLE 1 ----

SLOPE (H:V)	SHEET FLOW LENGTH (MAX.)
<20:1	PER QSD DIRECTION
20:1 TO 4:1	35 FEET
4:1 TO 3:1	20 FEET
3:1 TO 2:1	15 FEET
2:1 AND STEEPER	10 FEET

LINEAR SEDIMENT CONTROL BMP'S SHALL BE ONE OF THE FOLLOWING, AS DIRECTED BY THE QSP:
- SE-5 FIBER ROLL
- SE-12 MANUFACTURED LINEAR SEDIMENT BARRIER
- SE-13 COMPOST SOCK OR COMPOST BERM

5. FINISH GRADE AND INSTALL PERMANENT EROSION CONTROL (MULCH AND LANDSCAPING) AS EARLY IN THE CONSTRUCTION SEQUENCE AS FEASIBLE. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL "INACTIVE DISTURBED AREAS" (DEFINED AS AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF FINAL LANDSCAPING CANNOT BE INSTALLED WITHIN THE REQUIRED 14 DAY WINDOW. FOR FINISH GRADED AREAS, IMPLEMENT PERMANENT SOIL COVER AS SHOWN ON THE LANDSCAPE DRAWINGS. WHERE PERMANENT EROSION CONTROL WILL NOT BE IMPLEMENTED, IMPLEMENT ONE OF THE FOLLOWING TEMPORARY BMP'S:
   - EC-3 TEMPORARY HYDRAULIC MULCH
   - EC-4 TEMPORARY HYDROSEED
   - EC-6 TEMPORARY STRAW MULCH
6. SELECT THE TEMPORARY SOIL COVER BMP BASED ON THE DURATION THAT THE BMP IS NEEDED.
7. FOR TEMPORARY HYDRAULIC MULCH AND TEMPORARY HYDROSEED, APPLY FIBER AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKED STRAW AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKIFIER AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE SLOPE, SOIL AND WIND CONDITIONS.
8. PROVIDE WIND EROSION CONTROL (BMP WE-1) AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
9. PROVIDE VELOCITY DISSIPATION DEVICE (BMP EC-10) AT ALL PIPE DISCHARGE LOCATIONS AND OTHER LOCATIONS WHERE CONCENTRATED STORMWATER DISCHARGE MAY CAUSE EROSION.
10. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) WHERE NEEDED TO PREVENT STORMWATER RUN-ON FROM OFFSITE AREAS FROM ENTERING THE WORK AREA AND CAUSING EROSION. THE QSP SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
11. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) AND SLOPE DRAINS (BMP EC-11) WHERE NEEDED TO COLLECT AND CONVEY CONCENTRATED DRAINAGE DOWN A GRADED SLOPE. THE QSP SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
12. IMPLEMENT ALL APPLICABLE NON-STORMWATER BMP'S (NS- SERIES BMP'S) AND MATERIAL MANAGEMENT BMP'S (WM- SERIES BMP'S).
13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.

MONTEREY COUNTY REQUIREMENTS

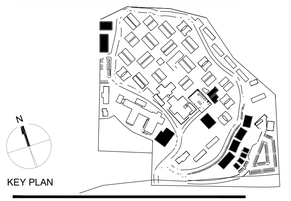
1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
3. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
4. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
5. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
6. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
7. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
8. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
10. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

BMP OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMP'S) AS FOLLOWS:
   A. WEEKLY, AND
   B. WITHIN 72 HOURS PRIOR TO EACH STORM EVENT, AND
   C. WITHIN 96 HOURS AFTER EACH STORM EVENT.
   D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMP'S WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMP'S BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMP'S DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACK-WALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	2/13/2026

SEAL



KEY PLAN

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MAUREEN WRUCK PLANNING CONSULTANTS
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SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS

C-200

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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LEGEND

SYMBOL	BMP #	DESCRIPTION
	EC-9	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SE-1, SE-5, SE-6	LINEAR SEDIMENT BARRIER: LARGE-DIAMETER FIBER ROLL, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SE-1	LINEAR PERIMETER SEDIMENT CONTROL: SILT FENCE
	SE-6	GRAVEL BAG CHECK DAM
~~SE-7~~	SE-7	STREET SWEEPING
	SE-10	INLET PROTECTION
CWM	WM-8	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
C.S.A.	WM-1	CONSTRUCTION STAGING AREA: MATERIAL STORAGE, VEHICLE AND EQUIPMENT STAGING, MAINTENANCE AND FUELING, LOADING/UNLOADING, AND WASTE MANAGEMENT
WM-3	WM-3	TEMPORARY STOCKPILES
SS	WM-9	SANITARY FACILITIES
	–	DIRECTION OF DRAINAGE
#1	–	DISCHARGE MONITORING AND SAMPLING LOCATION
	–	DEMOLISH EXISTING IMPROVEMENT (i.e. BUILDING, STRUCTURE, PAVEMENT)

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	2/13/2026

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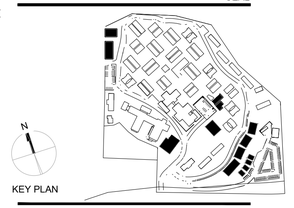

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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
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SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

PRE-EARTHWORK EROSION AND SEDIMENT CONTROL PLAN

1

C-201

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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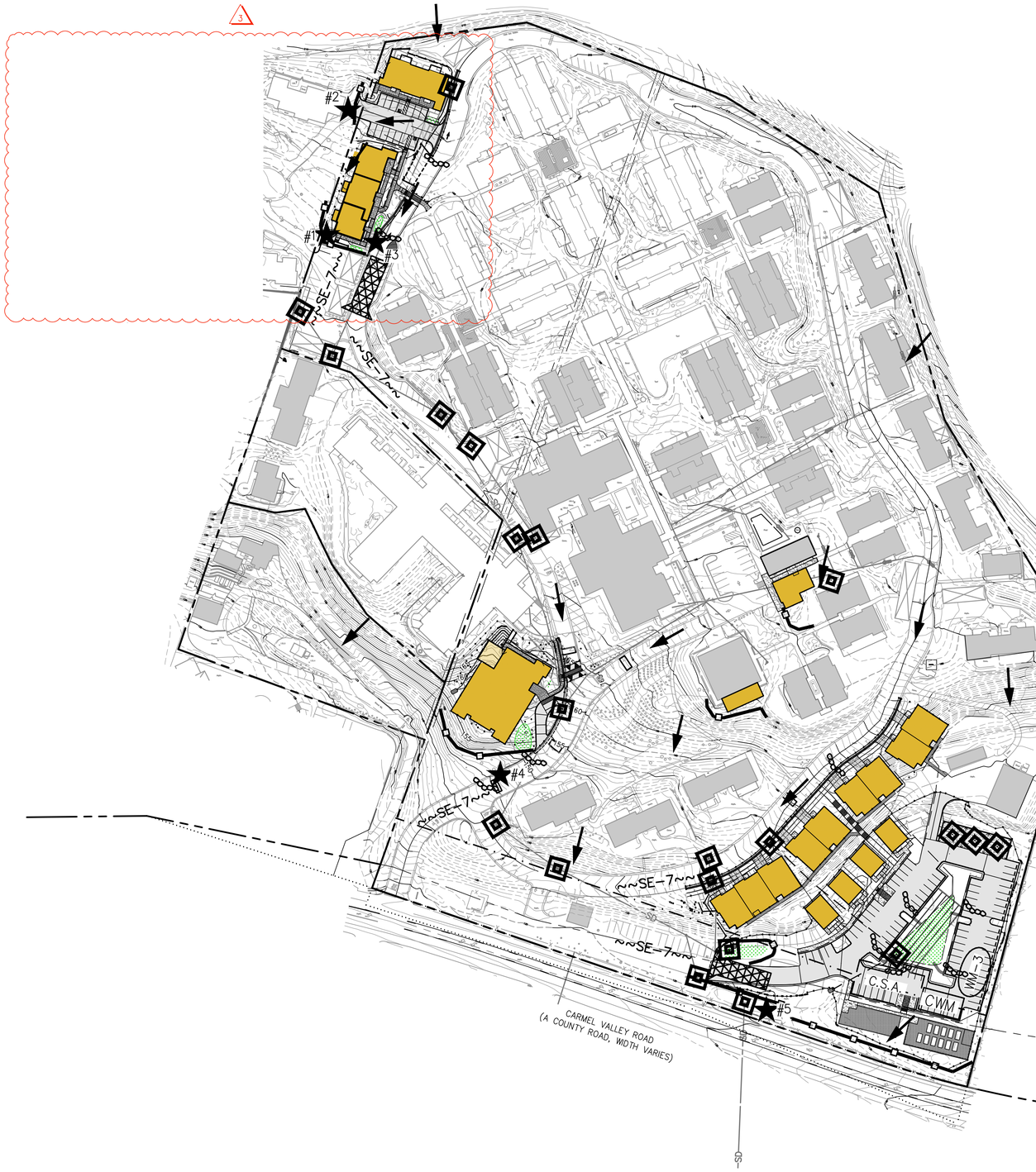

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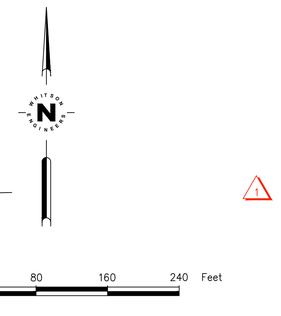
WM-3	WM-3	TEMPORARY STOCKPILES
SS	WM-9	SANITARY FACILITIES
	–	DIRECTION OF DRAINAGE
#1	–	DISCHARGE MONITORING AND SAMPLING LOCATION
	–	PERMANENT STORMWATER CONTROL MEASURE (SCM): SEE PROTECTION NOTES HEREON

BIORETENTION PONDS
CONSTRUCTION SCHEDULING AND POLLUTION PROTECTION

1. AS FIRST ORDER OF WORK, THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A CONSTRUCTION SCHEDULE OUTLINING THE PROPOSED CONSTRUCTION SEQUENCE AND DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. PROPER SCHEDULING IS THE PRIMARY METHOD USED TO PROTECT THE BIORETENTION POND FROM DAMAGE AND CONTAMINATION DURING CONSTRUCTION.
2. THE CONSTRUCTION CONTRACTOR SHALL REQUEST AND OBTAIN THE ENGINEER'S APPROVAL PRIOR TO COMMENCING POND EXCAVATION.
3. POND EXCAVATION SHALL COMMENCE AFTER APRIL 15 AND THE POND SHALL BE COMPLETED (INCLUDING INSTALLATION OF MULCH, COBBLE, PLANTING AND IRRIGATION, AS APPLICABLE) PRIOR TO OCTOBER 15 OF THE SAME YEAR. IF POND EXCAVATION NEEDS TO OCCUR BETWEEN OCTOBER 15 AND APRIL 15, THE WORK SHALL COMMENCE WHEN THERE IS NO RAIN FORECAST, AND THE PERMEABLE MATERIAL, BSM AND MULCH SHALL BE INSTALLED A MAXIMUM OF 15 WORKING DAYS AFTER INITIATION OF POND EXCAVATION.
4. THE CONSTRUCTION CONTRACTOR SHALL DEPLOY TEMPORARY BMP's TO PREVENT LOOSE SOIL, SUCH AS FROM ADJACENT GRADING, STOCKPILES, OR TRENCH SPOILS, FROM ENTERING THE POND DURING CONSTRUCTION. DURING ACTIVE POND CONSTRUCTION THERE SHOULD BE A CLEAR AND LEVEL AREA AROUND THE POND, FREE OF SPOILS AND STOCKPILED SOIL. AFTER THE POND HAS BEEN BACKFILLED WITH BSM, TEMPORARY SILT FENCE OR TEMPORARY GEOTEXTILE COVER SHALL BE PROVIDED TO AVOID CONTAMINATING THE BSM WITH SITE SOIL DURING CONSTRUCTION OF ADJACENT IMPROVEMENTS.
5. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR POND MAINTENANCE DURING CONSTRUCTION UNTIL CONTRACT ACCEPTANCE. THIS INCLUDES REMOVAL OF SEDIMENT, TRASH AND DEBRIS WHICH ARE DEPOSITED IN THE PONDS DURING CONSTRUCTION.
6. IMMEDIATELY PRIOR TO CONTRACT ACCEPTANCE, THE CONSTRUCTION CONTRACTOR SHALL REMOVE ALL TRASH, DEBRIS AND ACCUMULATED SEDIMENT FROM WITHIN THE POND, TO THE SATISFACTION OF THE ENGINEER. IF A SIGNIFICANT AMOUNT OF SEDIMENT ENTERED THE POND DURING CONSTRUCTION, THE ENGINEER MAY REQUIRE REMOVAL AND REPLACEMENT OF THE AFFECTED AREA OF MULCH, AND MAY ALSO REQUIRE REMOVAL AND REPLACEMENT OF ANY CONTAMINATED BSM.
7. THE PROJECT DRAINAGE PLAN AND OUTLINE THE OPERATION AND MAINTENANCE REQUIREMENTS AFTER CONTRACT ACCEPTANCE.



No.	Description	Date
1	PLAN CHECK RESPONSES #1	4/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	2/13/2026

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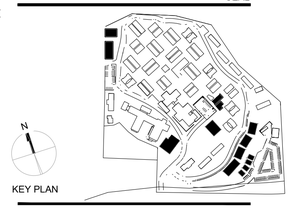

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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
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SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

C-202

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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LEGEND

- PROPERTY LINE
- PROJECT AREA
- WORKER PARKING
- EQUIPMENT PARKING
- TRUCK ROUTE FOR CONSTRUCTION DEBRIS AND RECYCLING
- WM-3 — TEMPORARY STOCKPILES (LOCATIONS WILL VARY)
- SS — SANITARY FACILITIES (LOCATIONS WILL VARY)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH

EARTHWORK QUANTITIES

7,100 CY CUT
7,100 CY FILL

3 2

BALANCED SITE

CONSTRUCTION COORDINATOR

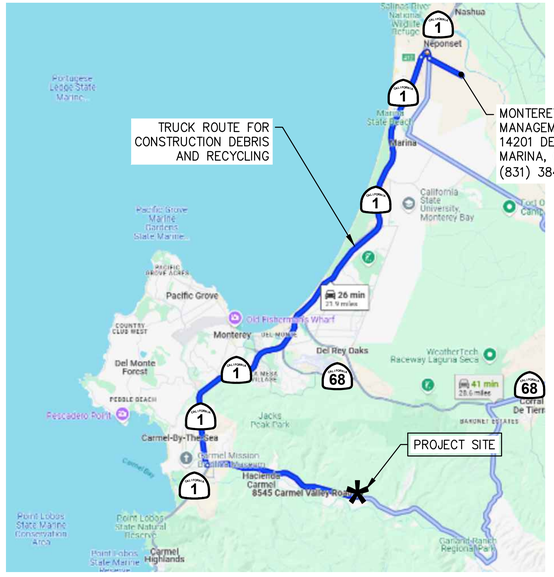
CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IN READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTICATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS TO BE DETERMINED. EXACT DURATION WILL BE DETERMINED AT TIME OF BUILDING PERMIT ISSUANCE.
2. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET (B|CM1) UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT AND/OR RECYCLING.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 10 TO 100.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE EROSION CONTROL PLAN PREPARED WITH THE BUILDING PERMIT PLAN SET.
6. STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS AS POSSIBLE.
7. CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.

A CM1 CONSTRUCTION SITE PLAN

SCALE: 1"=150'



B CM1 TRUCK ROUTING PLAN

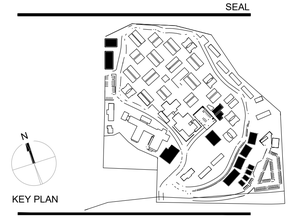
SCALE: 1"=5,000'

C CM1 OVERALL SITE PLAN

SCALE: 1"=200'

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	10/15/2025
3	UPPER IL DENSIFICATION	02/13/2026

SEAL



KEY PLAN

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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

CONSTRUCTION MANAGEMENT PLAN

C-300

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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CARMEL VALLEY MANOR: MASTERPLAN

PLANNING SUBMITTAL
CARMEL, CALIFORNIA

GENERAL NOTES

DESIGN INTENT These Drawings and accompanying technical specifications represent the general design intent to be implemented on the site. Contractor shall be responsible for contacting the Owner's Representative for any additional clarification or details necessary to accommodate site conditions.

CONTRACTOR COORDINATION The Contractor shall coordinate and otherwise integrate his work with that of others in an efficient, craftsmanlike and timely manner so as to provide the Owner with a well-constructed, easily maintainable project. Each contractor shall notify others at least two working days in advance of covering, completing or exposing work to be installed by others.

CONTRACTORS' JOB SITE CONDITIONS Refer to Division 00 and Division 01 of the Project Specifications

GENERAL SITE NOTES The Contractor agrees to assume sole and complete responsibility for site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Design Consultant harmless from any and all liability, real or alleged in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Owner or the Design Consultant.

COMPOSITE BASE SHEET The proposed improvements shown on these Drawings are superimposed on a base sheet. This base sheet is compiled from a boundary survey, a topographic survey, architectural and/or engineering documents and other data as made available by the Owner. The Design Consultant shall not be held liable for changes, inaccuracies, omissions or other errors on these documents. The composite base sheet is provided only as an aid, and the Contractor shall be responsible for reviewing these documents and incorporating/integrating all construction as required to accommodate same.

UTILITIES A reasonable effort has been made to locate and delineate all known underground utilities. The Contractor is cautioned that only excavation will reveal the types, extent, sizes, location and depths of such underground utilities. However, the Design Consultant can assume no responsibility for the completeness or accuracy of delineation of such underground utilities, nor for the existence of other buried objects or utilities which are not shown on these Drawings.

- For areas under public ownership or private lands with public utility easements, the Contractor is responsible for contacting utility companies prior to commencing construction, and requesting a visual verification of the locations of their underground utilities. The utility companies are members of the Underground Service Alert (USA) one-call program. Notification shall be a minimum of (2) working days in advance of performing excavation work by contacting USA North at 811 / 1-800-227-2600 / www.usanorth.org for Northern California, and DigAlert 811 / www.digalert.org for Southern California.
- For areas under private ownership and campuses not members of USA, the Contractor is responsible for engaging the services of a private utility locator for a visual verification of the locations of underground utilities. Excavation is defined as being 6 or more inches in depth below the existing surface.

CODES / STANDARDS

GENERAL: Bring conflicts between Codes, Referenced Standards, Drawings, and Specifications to the attention of the Construction Manager in writing, for resolution before taking any action. Where differences exist between codes and standards, the one affording the greatest protection shall apply. If the year of adoption is omitted from the Code or Standard designation, it shall mean the latest revision in effect on the Bid date.

PROJECT SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2010 ADA Standards for Accessible Design, Department of Justice; Public Accommodations and Commercial Facilities (Title III regulations, 28 CFR Part 36, Subpart D, as amended by the final rules published on August 11, 2016, and December 2, 2016; 2004 ADAAG, 36 CFR part 1191, Appendices B and D).

Accessibility provisions of the 2022 California Building Codes (CBC): Part 2 of California Code Of Regulations, Title 24, including but not limited to:
Division 4 Accessible Routes: 11B-402 Accessible Routes; 11B-403 Walking Surfaces; 11B-404 Doors & Gates; 11B-405 Ramps; 11B-406 Curb Ramps
Division 5 General Site & Building Elements: 11B-502 Parking Spaces; 11B-503 Passenger Drop-off & Loading Zones; 11B-504 Stairways; 11B-505 Handrails
Division 7 Communication Elements & Features: 11B-703 Signs; 11B-705 Detectable Warnings

California Model Water Efficient Landscape Ordinance 2015 or local ordinance if applicable.

ABBREVIATIONS

AB	Aggregate Base
AC	Asphalt Concrete
AD	Area Drain
ALT	Alternate
APPROX	Approximate
ARCH	Architectural
BLDG	Building
BC	Bottom of Curb
BW	Bottom of Wall
BS	Bottom of Step
BOT	Bottom
CB	Catch Basin
CBC	CA Building Code
CI	Cast Iron
CL, ℄	Centerline
CLR	Clear
CM	Centimeter
CMU	Concrete Masonry Unit
CONC	Concrete
CONST	Construction
CONT	Continuous
CO	Cleanout
COORD	Coordinate
CY	Cubic Yard
DBL	Double
DEMO	Demolition
DET	Detail
DG	Decomposed Granite
DIA, Ø	Diameter
DN	Down
DWG	Drawing
(E), EX	Existing
EA	Each
EG	Existing Grade
EJ	Expansion Joint
EP	Edge of Paving
ELEV	Elevation
ELEC	Electrical
EQ	Equal
EQUIP	Equipment
EXP	Exposed
EXT	Exterior
FFE	Finished Floor Elevation
FG	Finished Grade
FL	Flow Line
FOB	Face of Building
FOC	Face of Curb
FPS	Feet Per Second
FS	Finish Surface
FSF	Finish Surface Field
FT	Foot
GA	Gauge
GALV	Galvanized
GB	Grade Break
GI	Galvanized Iron
GPH	Gallons Per Hour
GPM	Gallons Per Minute
HDG	Hot Dipped Galvanized
HDR	Header
HORIZ	Horizontal
HP	High Point
HSS	Hollow Structural Steel
ICV	Irrigation Control Valve
ID	Inside Diameter
INT	Interior
INV	Invert
LB	Pound
LF	Linear Feet
LOW	Limit of Work
LP	Low Point
MAX	Maximum
MECH	Mechanical
MED	Medium
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MM	Millimeter
MTL	Metal
(N)	New
NIC	Not In Contract
NO	Number
NOM	Nominal
NTS	Not To Scale
OC	On Center
OD	Outside Diameter
OPP	Opposite
PA	Plant Area
PB	Pull Box
PE	Polyethylene
PERF	Perforated
POB	Point of Beginning
POC	Point of Connection
POS	Point on Slope
PNT	Point
PREFAB	Prefabricated
PSI	Pounds per Square Inch
PT	Pressure Treated
PVC	Polyvinyl Chloride
QTY	Quantity
R, RAD	Radius
REBAR	Reinforcement Bar
REF	Reference
REQD	Required
RIM	Rim Elevation
RND	Round
RWL	Rain Water Leader
S4S	Surface Four Sides
SCH	Schedule
SD	Storm Drain
SF	Square Foot
SIM	Similar
SPECS	Specifications
SQ	Square
SS	Sanitary Sewer
STL	Steel
SY	Square Yard
SYN	Synthetic
TBD	To be Determined
TC	Top of Curb
THK	Thick
TS	Top of Step
TYP	Typical
TW	Top of Wall
U/G	Underground
UON	Unless Otherwise Noted
VERT	Vertical
VIF	Verify in Field
W	Water
WP	Weaked Plane Joint
WV	Water Valve
WWM	Welded Wire Mesh
W/	With
WD	Wood

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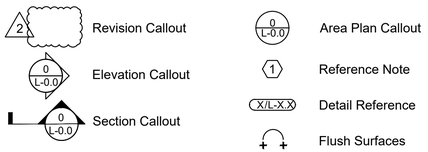
SYMBOLS



No.	Description	Date
3	UPPER IL DENSIFICATION	02/13/2026

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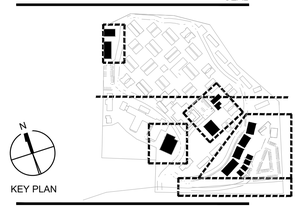

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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
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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:

LANDSCAPE COVER SHEET

L-001

MASTERPLAN SUBMITTAL

01/09/2025

TREE DISPOSITION LEGEND

ID	DBH (Diameter at Breast Height in Inches)	TREE COMMON NAME	PROTECTED	HEALTH	REMOVE
96	40	Coast Live Oak	X	Fair	
97	14	Coast Live Oak	X	Good	
98	16	Coast Live Oak	X	Fair	
99	11	Coast Live Oak	X	Good	
100	7	Coast Live Oak	X	Fair	
101	10	Coast Live Oak	X	Fair	
102	15	Coast Live Oak	X	Fair	
103	16	Coast Live Oak	X	Fair	
104	14	Coast Live Oak	X	Fair	
105	13	Coast Live Oak	X	Fair	
106	12	Coast Live Oak	X	Good	
107	12	Coast Live Oak	X	Good	
108	13	Coast Live Oak	X	Good	
109	21	Coast Live Oak	X	Fair	
110	20	Coast Live Oak	X	Fair	
111	40	Monterey Pine		Fair	
112	8	Coast Live Oak	X	Fair	
113	9	Coast Live Oak	X	Fair	
114	9	Coast Live Oak	X	Poor	
115	11	Coast Live Oak	X	Fair	
116	9	Coast Live Oak	X	Fair	
117	11	Coast Live Oak	X	Fair	
118	6	Coast Live Oak	X	Fair	
119	7	Coast Live Oak	X	Poor	
120	16	Coast Live Oak	X	Fair	
121	6	Coast Live Oak	X	Fair	
122	10	Coast Live Oak	X	Poor	
123	8	Coast Live Oak	X	Fair	
124	26	Coast Live Oak	X	Good	
125	10	Coast Live Oak	X	Fair	
126	8	Coast Live Oak	X	Fair	
127	36	Monterey Pine		Fair	X
128	29	Coast Live Oak	X	Fair	N/A
129	30	Coast Live Oak	X	Fair	
130	42	Coast Live Oak	X	Fair	X
131	27	Coast Live Oak	X	Good	
132	14	Coast Live Oak	X	Fair	
133	15	Coast Live Oak	X	Fair	
134	16	Coast Live Oak	X	Good	
135	14	Coast Live Oak	X	Fair	
136	13	Coast Live Oak	X	Fair	X
137	7	Coast Live Oak	X	Poor	X
138	10	Coast Live Oak	X	Poor	X
139	9	Coast Live Oak	X	Fair	X
140	18	Coast Live Oak	X	Fair	
141	8	Coast Live Oak	X	Poor	X
142	9	Coast Live Oak	X	Poor	X
143	23	Coast Live Oak	X	Fair	
144	15	Coast Live Oak	X	Fair	
145	18	Coast Live Oak	X	Fair	
146	20	Coast Live Oak	X	Fair	
147	13	Coast Live Oak	X	Fair	
148	12	Coast Live Oak	X	Poor	
149	28	Coast Live Oak	X	Fair	
150	30	Coast Live Oak	X	Fair	
151	15	Coast Live Oak	X	Fair	
152	9	Coast Live Oak	X	Fair	
153	7	Coast Live Oak	X	Fair	
154	7	Coast Live Oak	X	Fair	X
155	7	Coast Live Oak	X	Fair	X
156	7	Coast Live Oak	X	Fair	X
157	12	Coast Live Oak	X	Fair	X
158	16	Coast Live Oak	X	Fair	X
159	12	Coast Live Oak	X	Good	X
160	10	Coast Live Oak	X	Good	X
161	12	Coast Live Oak	X	Fair	X
162	20	Coast Live Oak	X	Good	X
163	14	Coast Live Oak	X	Fair	
164	17	Coast Live Oak	X	Poor	
165	19	Coast Live Oak	X	Good	X
166	20	Coast Live Oak	X	Fair	
167	22	Coast Live Oak	X	Fair	X
168	18	Coast Live Oak	X	Poor	X
169	10	Coast Live Oak	X	Poor	X
170	10	Coast Live Oak	X	Fair	X
171	17	Coast Live Oak	X	Fair	X
172	11	Coast Live Oak	X	Fair	X
173	7	Coast Live Oak	X	Fair	
174	13	Coast Live Oak	X	Good	
175	18	Coast Live Oak	X	Fair	X
176	23	Coast Live Oak	X	Fair	X
177	20	Coast Live Oak	X	Good	X
178	10	Coast Live Oak	X	Fair	X
179	11	Coast Live Oak	X	Good	X
180	24	Coast Live Oak	X	Fair	X
181	10	Coast Live Oak	X	Fair	X
182	12	Coast Live Oak	X	Fair	X
183	17	Coast Live Oak	X	Fair	X
184	14	Coast Live Oak	X	Fair	X
185	11	Coast Live Oak	X	Fair	X
186	15	Coast Live Oak	X	Fair	X
187	9	Coast Live Oak	X	Poor	X
188	15	Coast Live Oak	X	Fair	X
189	10	Coast Live Oak	X	Fair	X
190	10	Coast Live Oak	X	Fair	X
191	9	Coast Live Oak	X	Poor	X
192	17	Coast Live Oak	X	Fair	
193	11	Coast Live Oak	X	Fair	
194	18	Coast Live Oak	X	Fair	X
195	11	Coast Live Oak	X	Fair	X
196	18	Coast Live Oak	X	Fair	X
197	11	Coast Live Oak	X	Fair	X
198	9	Coast Live Oak	X	Fair	
199	9	Coast Live Oak	X	Fair	
200	14	Coast Live Oak	X	Fair	
201	11	Coast Live Oak	X	Poor	
202	9	Coast Live Oak	X	Fair	
203	15	Coast Live Oak	X	Fair	
204	6	Coast Live Oak	X	Fair	X
205	10	Coast Live Oak	X	Fair	X
206	8	Coast Live Oak	X	Fair	X
207	10	Coast Live Oak	X	Fair	
208	12	Coast Live Oak	X	Fair	X
209	16	Coast Live Oak	X	Fair	X
210	10	Coast Live Oak	X	Fair	X
211	16	Coast Live Oak	X	Fair	X
212	11	Coast Live Oak	X	Fair	X
213	15	Coast Live Oak	X	Fair	X
214	24	Coast Live Oak	X	Poor	X
215	18	Coast Live Oak	X	Poor	X
216	17	Coast Live Oak	X	Fair	X
217	14	Coast Live Oak	X	Fair	X
218	6	Coast Live Oak	X	Fair	X
219	7	Coast Live Oak	X	Fair	X
220	9	Coast Live Oak	X	Fair	X
221	10	Coast Live Oak	X	Fair	
222	10	Coast Live Oak	X	Fair	
223	12	Coast Live Oak	X	Fair	
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227	7	Coast Live Oak	X	Poor	
228	12	Coast Live Oak	X	Fair	
229	26	Coast Live Oak	X	Fair	
230	22	Coast Live Oak	X	Fair	
231	19	Coast Live Oak	X	Fair	
232	17	Coast Live Oak	X	Fair	
233	11	Coast Live Oak	X	Fair	
234	27	Monterey Pine		Poor	X
235	10	Coast Live Oak	X	Fair	
236	13	Coast Live Oak	X	Fair	X
				TOTAL*:	61 Oaks, 2 Pines
				MITIGATION:	43 Oaks

*NOTE: See Tree Removal Notes

TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes

See Planting Plans for mitigation tree locations

TREE REMOVAL NOTES

1. Summary: (63) Trees to be Removed, including (61) Coast Live Oaks; (43) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
2. Accuracy of existing tree locations, count, and mitigation replacement is not guaranteed.
3. At the recommendation of the Project Arborist, the tree removal and mitigation quantities have been reduced to reduce fire hazard and combustible fuel load. All other standards provided in Monterey County Preservation of Oaks and Other Protected Trees to be met.
4. See Arborist Report prepared by Project Arborist Thompson Wildland Management dated February 13, 2026.
5. See Tree Mitigation Plan.

TREE PROTECTION NOTES

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2. All construction required within tree protection fencing shall be pre-approved and supervised by project Arborist. Excavation and construction under tree canopy shall be done by hand or "Air Spade". Any cut roots, 2" diameter or larger, must be sealed with non-petroleum based sealant.
3. Where equipment must pass through tree protection fencing, a root buffer shall be required. The root buffer shall consist of 10" of wood chips covered and capped with full 1" plywood sheets tied together.
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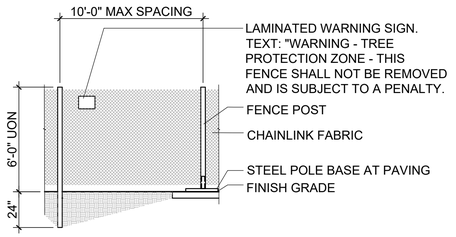
7. Selectively prune any tree crowns that lean into the construction area. Pruning to be done under supervision of Arborist and Landscape Architect.
8. Trees removed mistakenly in field will be replaced with 36" box size specimen trees in the areas shown on the Tree Mitigation Plan at no additional cost to the Owner.



(1) Tree Protection Zone (Edge of Drip lines, UON)
NTS

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	02/13/2026

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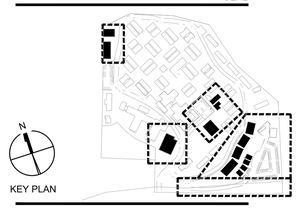

KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
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Geotechnical Engineer:
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Landscape Design:
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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:

TREE DISPOSITION LEGENDS & NOTES

L-100

MASTERPLAN SUBMITTAL

01/09/2025

TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

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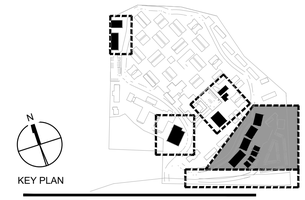

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
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Owner:
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Geotechnical Engineer:
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Landscape Design:
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Planning Consultant:
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SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

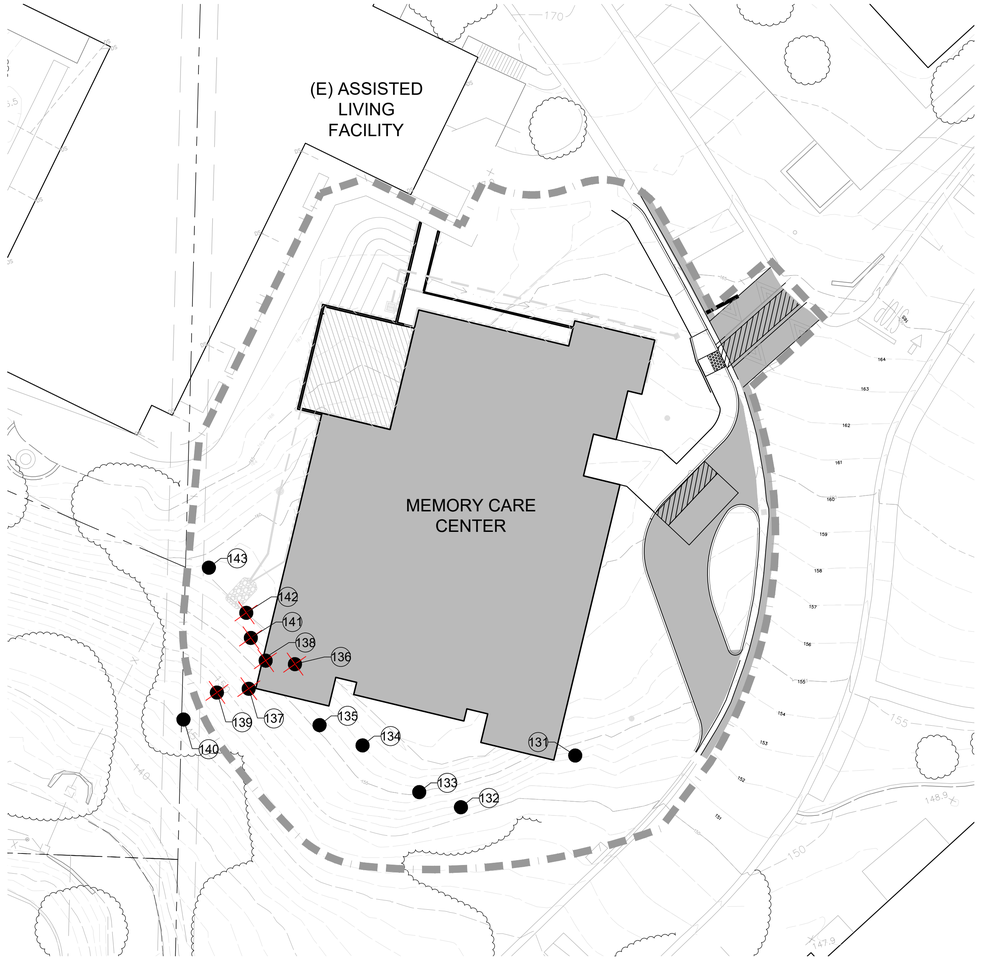
DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - TREE DISPOSITION PLAN

L-100AB

MASTERPLAN SUBMITTAL

01/09/2025



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4. See Arborist Report prepared by Project Arborist Thompson Wildland Management dated February 13, 2026.
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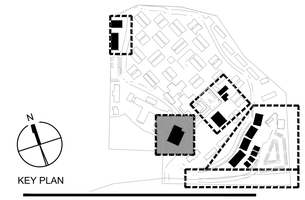
20 0 20 40

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
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CARMEL, CA 93923

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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

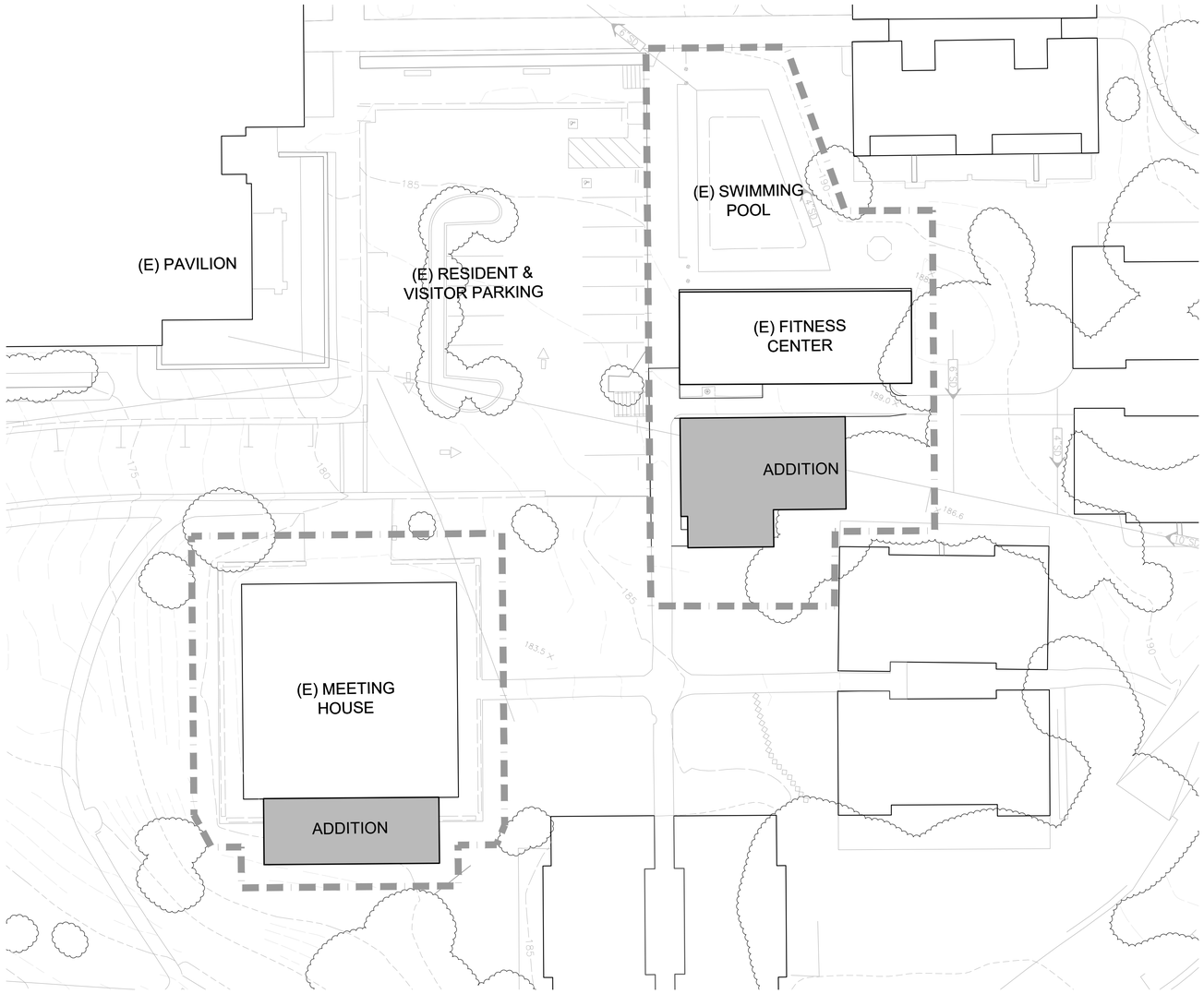
DRAWING TITLE:

MEMORY CARE - TREE DISPOSITION PLAN

L-100C

MASTERPLAN SUBMITTAL

01/09/2025



TREE REMOVAL LEGEND

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20 0 20 40

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL

KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
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Owner:
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CARMEL, CA 93923

PROJECT No: 0097890.00

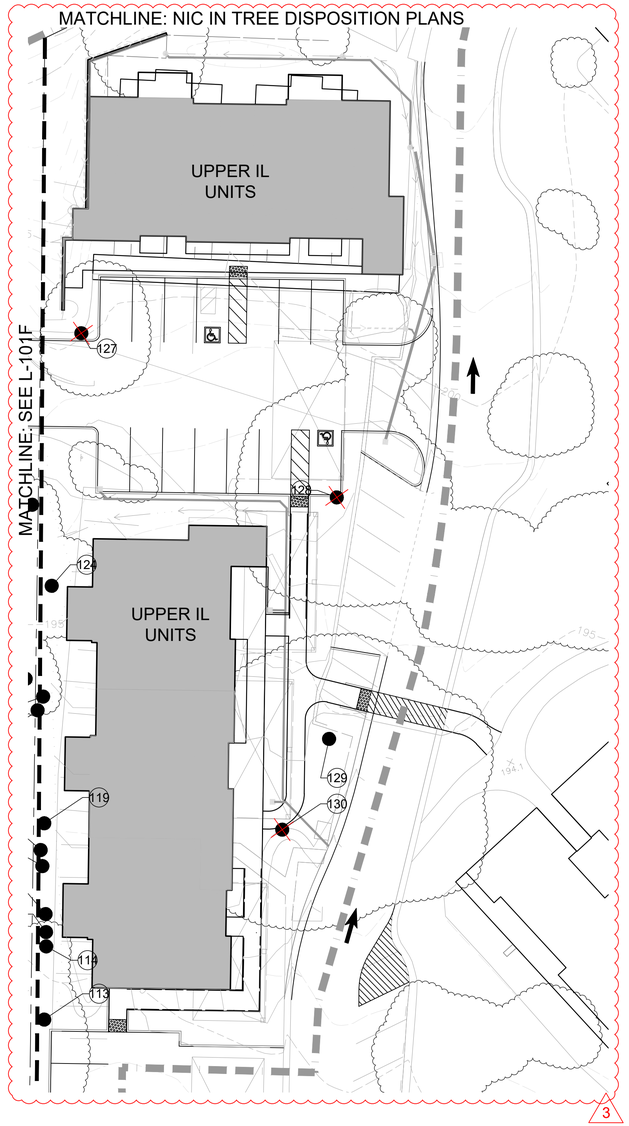
DRAWING TITLE:

FITNESS CENTER, MEETING HOUSE - TREE DISPOSITION PLAN

L-100DE

MASTERPLAN SUBMITTAL

01/09/2025



TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

TREE REMOVAL NOTES

1. Summary: (63) Trees to be Removed, including (61) Coast Live Oaks; (43) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
2. Accuracy of existing tree locations, count, and mitigation replacement is not guaranteed.
3. At the recommendation of the Project Arborist, the tree removal and mitigation quantities have been reduced to reduce fire hazard and combustible fuel load. All other standards provided in Monterey County Preservation of Oaks and Other Protected Trees to be met.
4. See Arborist Report prepared by Project Arborist Thompson Wildland Management dated February 13, 2026.
5. See Tree Mitigation Plan.

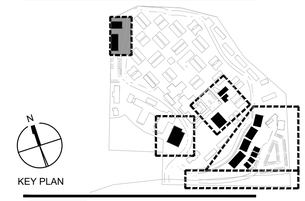
TREE PROTECTION NOTES

1. All trees scheduled for preservation shall be temporarily fenced during construction. Fencing shall be installed prior to starting work, and located as shown on the plan. Fencing shall consist of 72" high chain link fence. Fencing shall be rigidly supported and maintained during construction. Fenced areas shall be maintained in a natural condition and not compacted. Removal of fencing shall be allowed following approval by the owner. All trees required to be fenced shall be clearly marked with a spot of paint. The marking is required to notify the County inspectors that the subject trees are to be fenced at all times during construction. All fencing to comply with County of Monterey Tree Protection Standards.
2. All construction required within tree protection fencing shall be pre-approved and supervised by project Arborist. Excavation and construction under tree canopy shall be done by hand or "Air Spade". Any cut roots, 2" diameter or larger, must be sealed with non-petroleum based sealant.
3. Where equipment must pass through tree protection fencing, a root buffer shall be required. The root buffer shall consist of 10" of wood chips covered and capped with full 1" plywood sheets tied together.
4. The Contractor shall not be allowed to store equipment or material within the dripline area under trees to remain. Any excavation in rooted areas will conform with the County Protected Tree Ordinance.
5. Number, Species, Size, and Location of replacement trees shall be determined at time of Final approval of Landscape Plan. Replacement trees shall be subject to the review and approval of the County.
6. Dead trees to be removed; quantity not included in Tree Disposition Plan.
7. Selectively prune any tree crowns that lean into the construction area. Pruning to be done under supervision of Arborist and Landscape Architect.
8. Trees removed mistakenly in field will be replaced with 36" box size specimen trees in the areas shown on the Tree Mitigation Plan at no additional cost to the Owner.

20 0 20 40

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
3	UPPER IL DENSIFICATION	02/13/2026
3	UPPER IL DENSIFICATION	02/13/2026

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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 - TREE DISPOSITION PLAN

L-100F

MASTERPLAN SUBMITTAL

01/09/2025

TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

TREE REMOVAL NOTES

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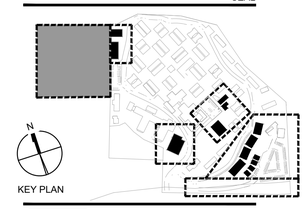
No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	02/13/2026

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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:

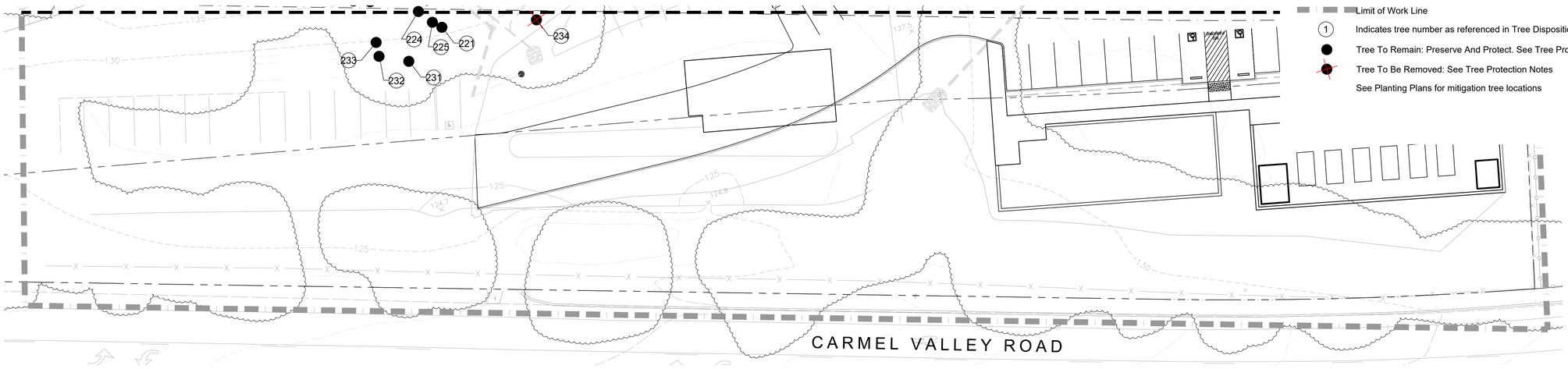
UPPER IL UNITS - 2-STORY - TREE DISPOSITION PLAN

L-101F

MASTERPLAN SUBMITTAL

01/09/2025

MATCHLINE: SEE L-100AB



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5. See Tree Mitigation Plan.

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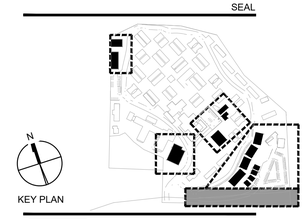
20 0 20 40

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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:

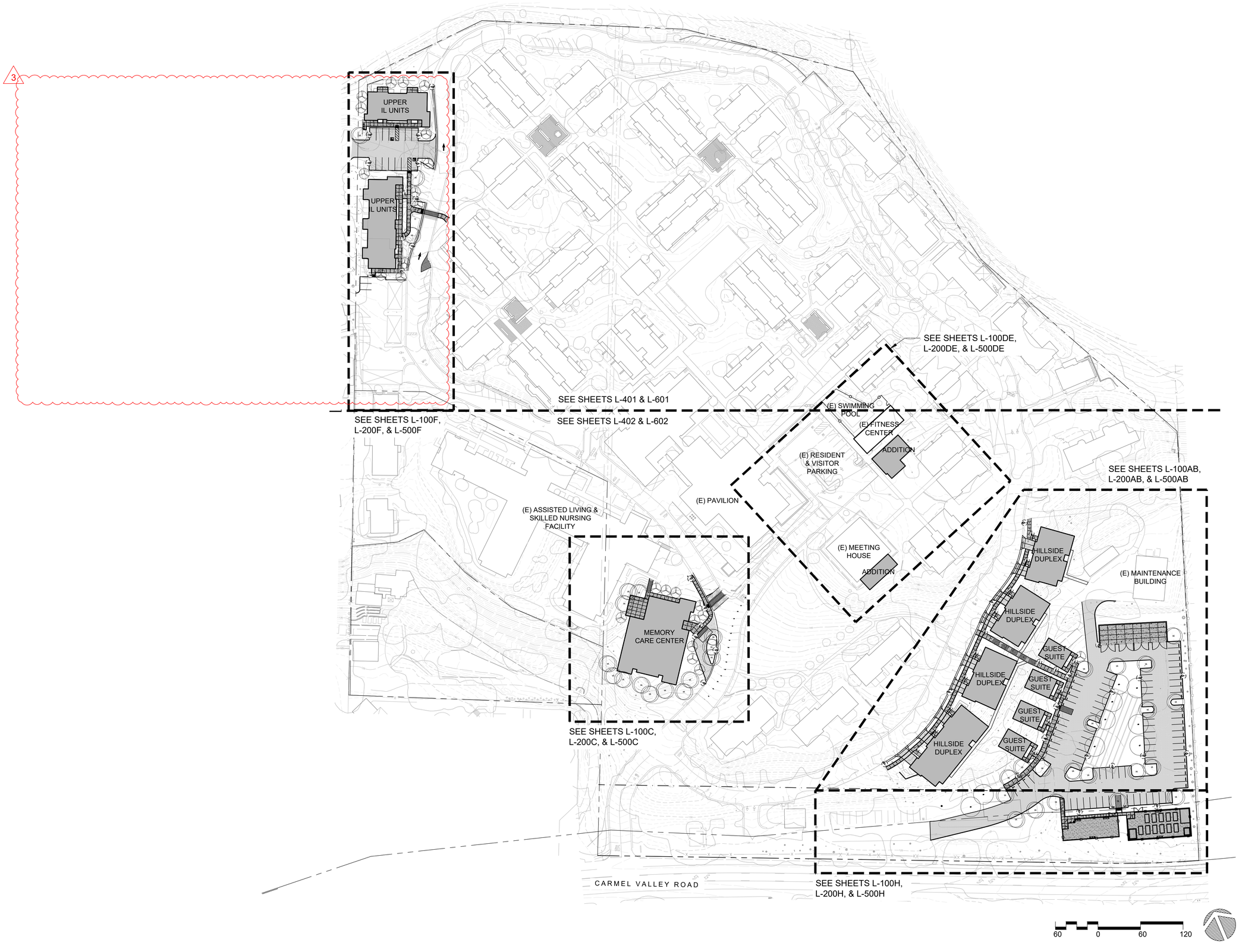
DOG RUN, GARDEN - TREE DISPOSITION PLAN

L-100H

MASTERPLAN SUBMITTAL

01/09/2025

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	02/13/2026



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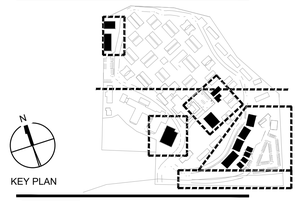

KEY PLAN

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425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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:

LANDSCAPE OVERALL SITE PLAN

L-002

MASTERPLAN SUBMITTAL

01/09/2025

LANDSCAPE SITE PLAN LEGEND

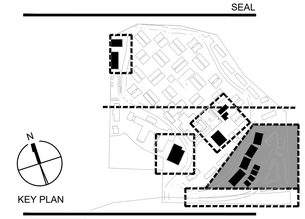
- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
- Vehicular Concrete Paving: See Civil Drawings
- Asphalt Paving: See Civil Drawings
- 5' Tall Tubular Steel Fence: See Detail X/L-301
- 3'-6" Tall Welded Wire Mesh Fence: See Detail 4/L-301
- 6' Tall Pool Fence: See Detail X/L-301
- Pedestrian Lighting
- Vehicular Lighting
- Planting Area & Proposed Trees: See Planting Plan

GENERAL NOTES

1. CODES
    1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant in compliance with 11B-302 Floor or Ground Surfaces.
    2. Curb ramps shall be in compliance with CBC 11B-406 Curb Ramps, Blended Transitions and Islands
    3. Steps, including handrails, shall be in compliance with CBC 11B-504 Stairways
    4. Accessible parking stalls shall be in compliance with CBC 11B-502 Parking spaces
    5. Detectable walking surfaces shall be in compliance with CBC 11B-705 Detectable Warnings and Detectable Directional Texture
    6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones

No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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:

HILLSIDE DUPLEXES, GUEST UNITS - LANDSCAPE SITE PLAN

L-200AB

MASTERPLAN SUBMITTAL

01/09/2025

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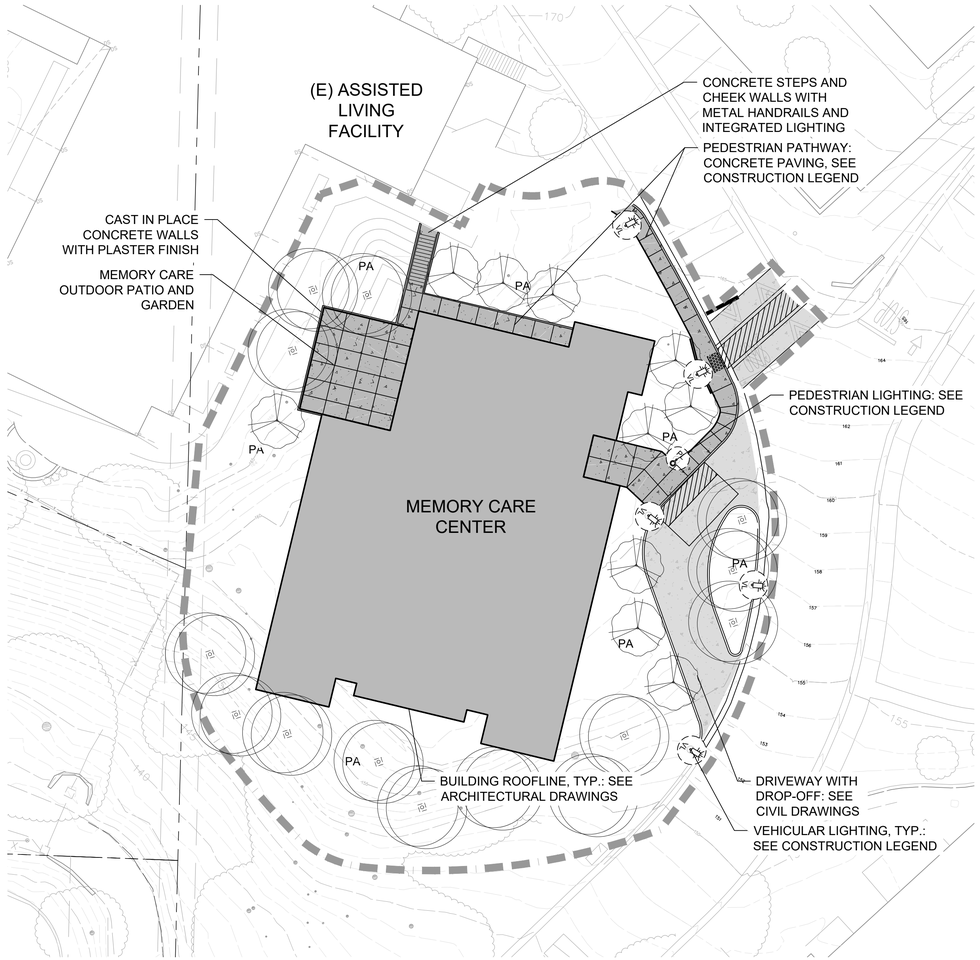

LANDSCAPE SITE PLAN LEGEND

- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
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- Vehicular Lighting
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    4. Accessible parking stalls shall be in compliance with CBC 11B-502 Parking spaces
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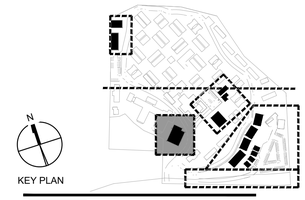
No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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:

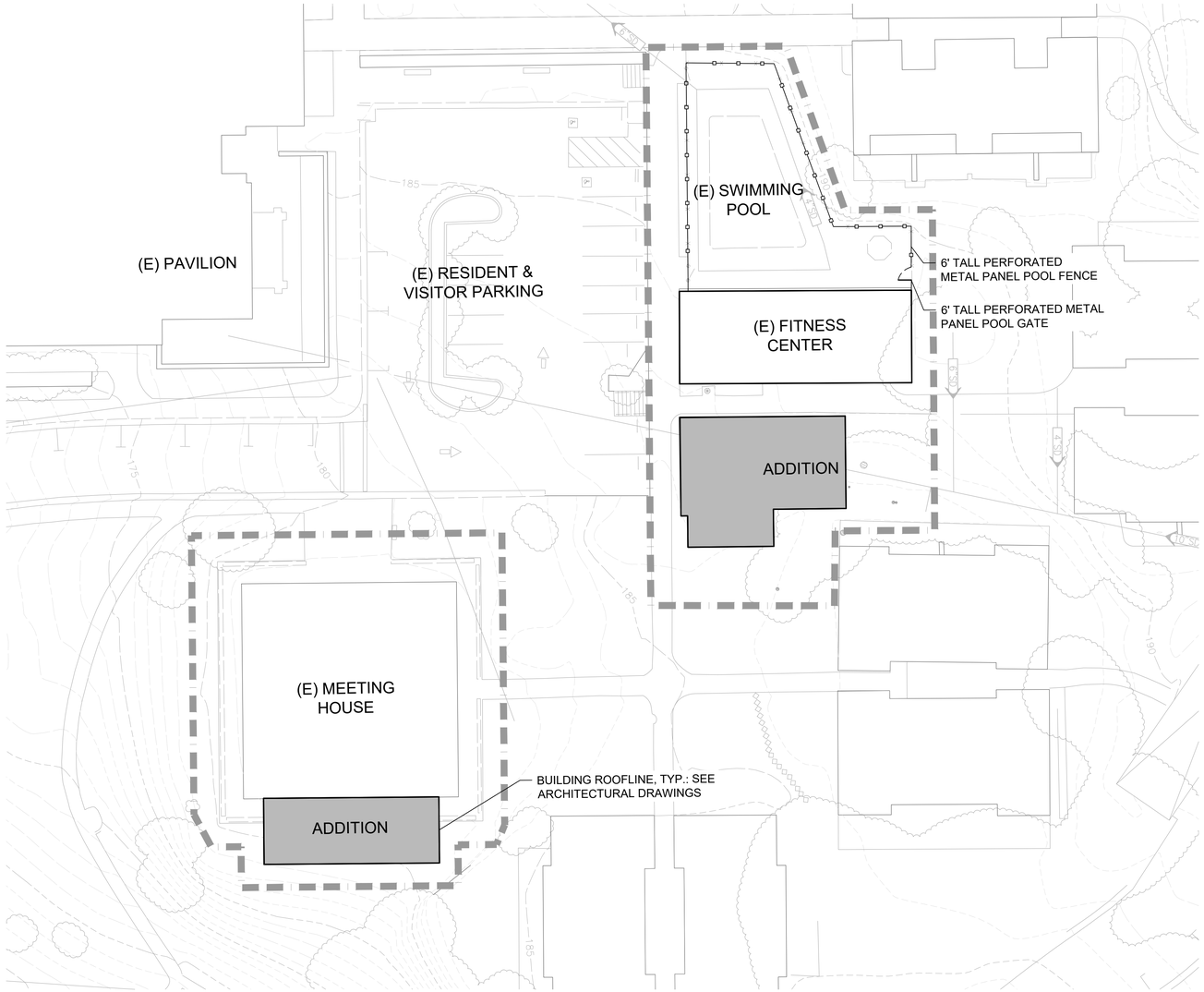
MEMORY CARE - LANDSCAPE SITE PLAN

L-200C

MASTERPLAN SUBMITTAL

01/09/2025

20 0 20 40



LANDSCAPE SITE PLAN LEGEND

- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
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- Vehicular Lighting
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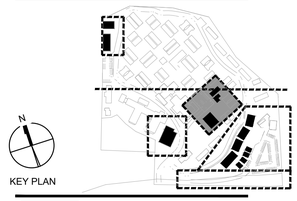
20 0 20 40

No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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

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

Geotechnical Engineer:
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Landscape Design:
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425 PACIFIC STREET, SUITE 201
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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:

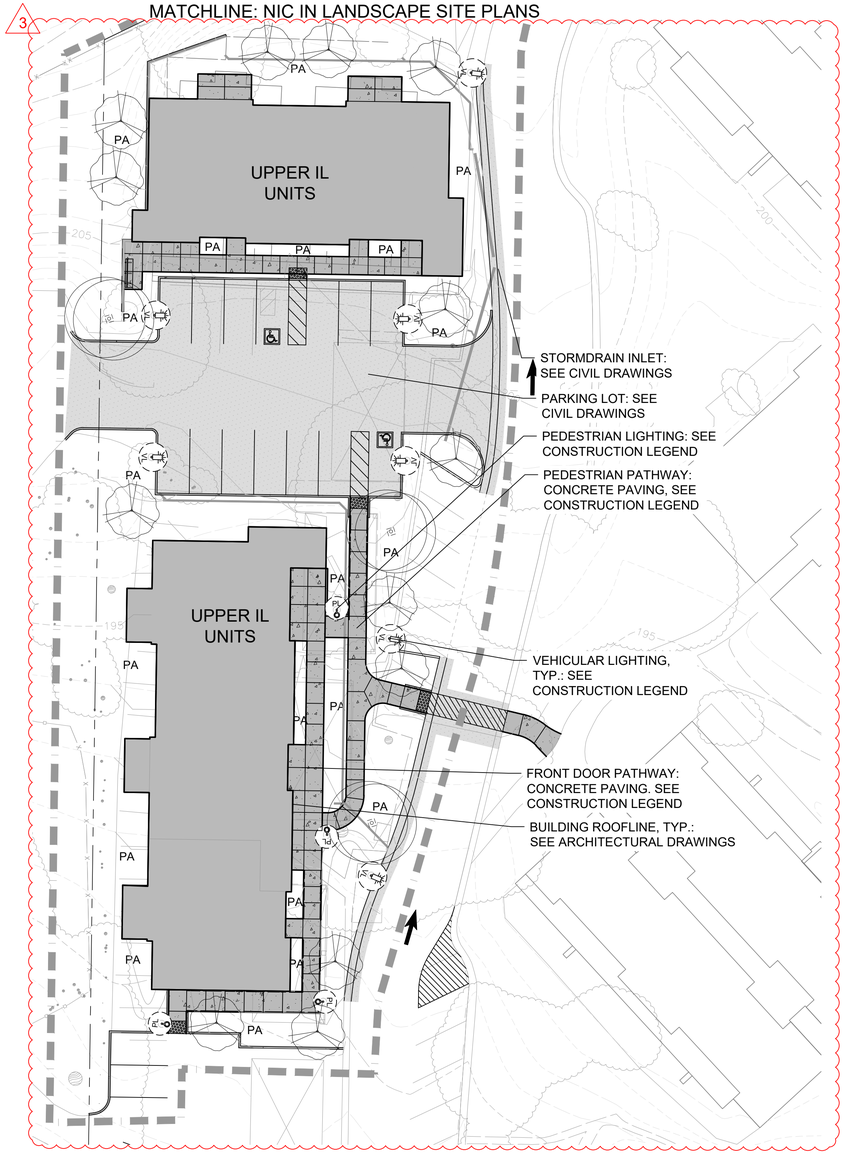
FITNESS CENTER, MEETING HOUSE - LANDSCAPE SITE PLAN

L-200DE

MASTERPLAN SUBMITTAL

01/09/2025

3 MATCHLINE: NIC IN LANDSCAPE SITE PLANS



LANDSCAPE SITE PLAN LEGEND

- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
- Vehicular Concrete Paving: See Civil Drawings
- Asphalt Paving: See Civil Drawings
- 5' Tall Tubular Steel Fence: See Detail X/L-301
- 3'-6" Tall Welded Wire Mesh Fence: See Detail 4/L-301
- 6' Tall Pool Fence: See Detail X/L-301
- Pedestrian Lighting
- Vehicular Lighting
- Planting Area & Proposed Trees: See Planting Plan

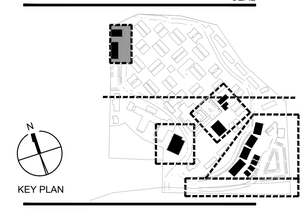
GENERAL NOTES

1. CODES
   1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant in compliance with 11B-302 Floor or Ground Surfaces.
   2. Curb ramps shall be in compliance with CBC 11B-406 Curb Ramps, Blended Transitions and Islands
   3. Steps, including handrails, shall be in compliance with CBC 11B-504 Stairways
   4. Accessible parking stalls shall be in compliance with CBC 11B-502 Parking spaces
   5. Detectable walking surfaces shall be in compliance with CBC 11B-705 Detectable Warnings and Detectable Directional Texture
   6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones

20 0 20 40

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	02/13/2026

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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

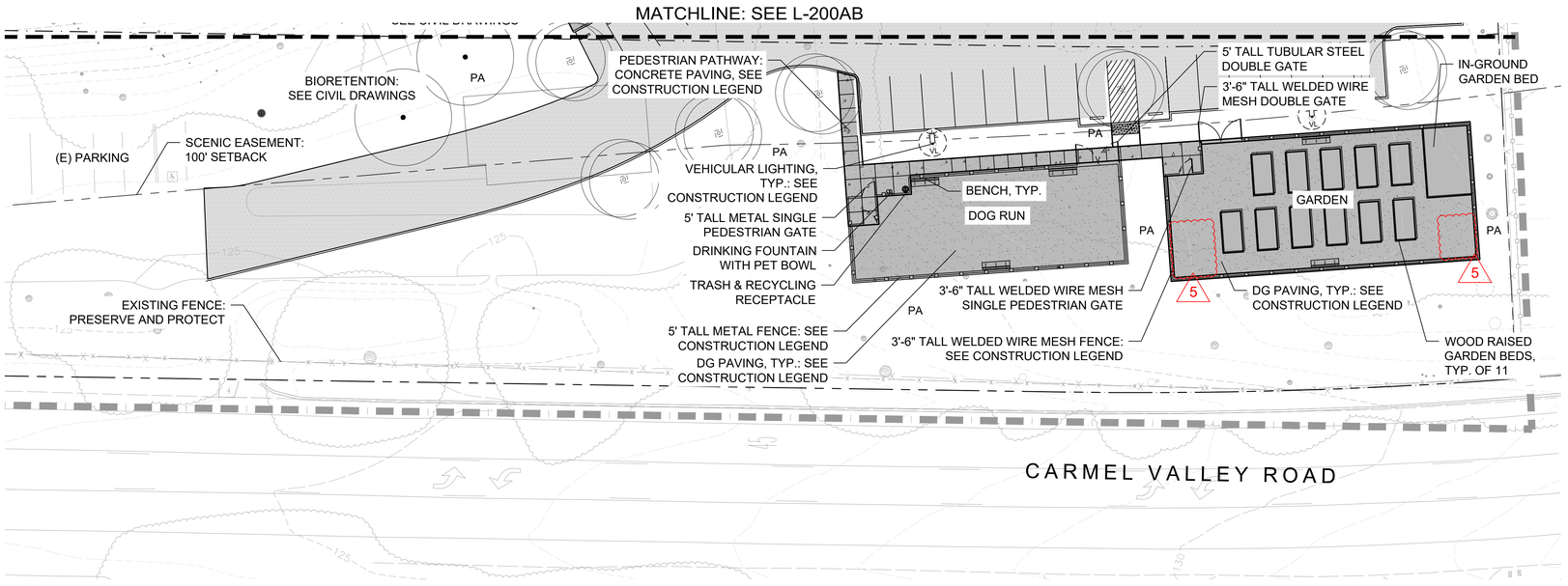
DRAWING TITLE:

UPPER IL UNITS - 2-STORY - LANDSCAPE SITE PLAN

L-200F

MASTERPLAN SUBMITTAL

01/09/2025



5

(E) GREENHOUSE TO BE REMOVED: WOOD FRAME STRUCTURE WITH TRANSPARENT GREENHOUSE PANELS. APPROX. 13'-9" x 10'-0" x 12'-0"

(E) SHED TO BE REMOVED: WOOD STRUCTURE. APPROX. 10'-0" x 8'-0" x 10'-0"

LANDSCAPE SITE PLAN LEGEND

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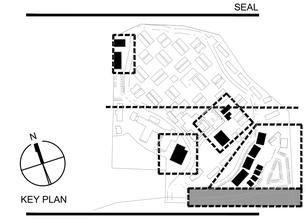
   5. Detectable walking surfaces shall be in compliance with CBC 11B-705 Detectable Warnings and Detectable Directional Texture
   6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones

20 0 20 40

No.	Description	Date
5	HCD CLARIFICATION	04/21/2026

SEAL



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Planning Consultant:
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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

DOG RUN, GARDEN - LANDSCAPE SITE PLAN

L-200H

MASTERPLAN SUBMITTAL

01/09/2025

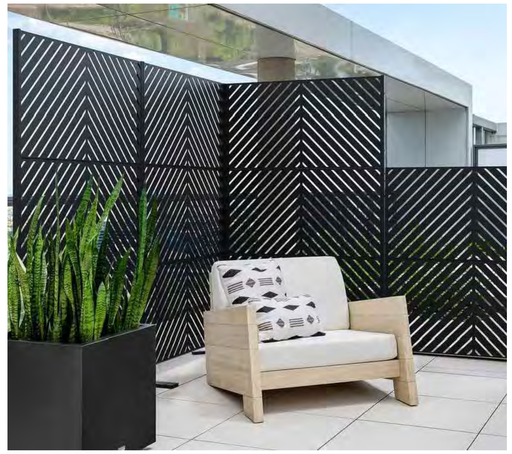
9 DOG PARK FOUNTAIN

6 Integrated Handrail Light

FENCING AT DOG RUN

3 5' Tall Metal Steel Fence

8 TRASH AND RECYCLING BINS



FENCING AT POOL

5 6' TALL PERFORATED METAL PANEL FENCE

DOG PARK & GARDEN SURFACING

2 Decomposed Granite (D.G.) Paving

7 Bench

FENCING AT GARDEN

4 3'-6" Tall Welded Wire Mesh Fence

FRONT DOOR ENTRY WALK

1 Pedestrian Concrete Paving

No.	Description	Date

SEAL

KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

LANDSCAPE MATERIALS

L-301

MASTERPLAN SUBMITTAL

01/09/2025

No.	Description	Date

Specification Sheet

Solana™
SL730 Large Arm Mount

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

7 Year Warranty

Description

The Large Solana™ Arm Mount Luminaire's stylish design is a perfect accent for urban settings. The subtle, yet sophisticated look enhances the impact of any project. The Solana's wide array of optics, lenses and distributions makes this an easy choice for a variety of commercial institutional and municipal projects.
EPA: 1.2 (ft²)
WEIGHT: 54 LBS

Mounting Configuration

Wall Mount · 1 Arm Mount · 2 Arm Mount @ 180° · 2 Arm Mount @ 90° · 3 Arms @ 120° · 3 Arms @ 90° · 4 Arms @ 90° · 1 Arm Mid-Mount · 2 Arm Mid-Mount @180°

Finish

Black Textured · Urban Gun Metal Textured · Urban Gun Metal Matte · Urban Bronze Textured · Urban Bronze Matte · Urban Silver Textured · Urban Silver Matte · Urban White Textured · Urban White Matte · Custom Match

Features

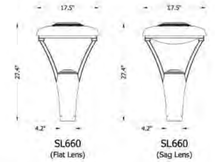
Mounting Configuration	**1W:** Wall Mount **1A:** 1 Arm Mount **2A:** 2 Arm Mount @ 180° **2A90:** 2 Arm Mount @ 90° **3A:** 3 Arms @ 120° **3A90:** 3 Arms @ 90° **4A:** 4 Arms @ 90° **1AM:** 1 Arm Mid-Mount **2AM:** 2 Arm Mid-Mount @180°
Optional Control Receptacle	**R7:** 7-Pin control receptacle only
Optional Control	**PE:** Twist-Lock Photocontrol (120V-277V) **PE4:** Twist-Lock Photocontrol (347V-480V) **SC:** Shorting Cap **PEC:** Electronic Button Photocontrol (120V-277V) **PEC4:** Electronic Button Photocontrol (480V)
Optional Fuse	**FHD:** Double Fuse and Holder
Optional House Side Shield	**HSS:** 120° House Side Shield **BLOC:** Back Light Optical Control
Optional Fixed Dimming Resistor Board	**FDRB:** Fixed Dimming Resistor Board
Physical	
Fixture	**SL730:** Large Solana Arm Mount

Specification Sheet

Solana™
SL660 Medium Post Top

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



7 Year Warranty

Description

The Solana™ Post Top Luminaire's modern geometric design complements a diverse assortment of contemporary architectural settings. It's urbanesque yoke design offers not only aesthetic beauty, durability and optical efficiency, but takes street, area, and medium mount lighting to another level. The Medium Solana™ SL660 is well suited for all site and pedestrian environments.
EPA: .9 (ft²) | WEIGHT: 29 LBS

Mounting Configuration

Wall Mount · Post Top · 1 Arm Mount · 1 Arm & Post Top · 2 Arm Mount @180° · 2 Arm Mount @ 90° · 2 Arm @ 180° & Post Top · 3 Arms @ 120° · 3 Arms @ 90° · 3 Arm @ 120° & Post Top · 4 Arms @ 90° · 4 Arm @ 90° & Post Top · 1 Arm Mid-Mount · 2 Arm Mid-Mount @180°

Features

Mounting Configuration	**1W:** Wall Mount **PT:** Post Top **1A:** 1 Arm Mount **1APT:** 1 Arm & Post Top **2A:** 2 Arm Mount @ 180° **2A90:** 2 Arm Mount @ 90° **2APT:** 2 Arm @ 180° & Post Top **3A:** 3 Arms @ 120° **3A90:** 3 Arms @ 90° **3APT:** 3 Arm @ 120° & Post Top **4A:** 4 Arms @ 90° **4APT:** 4 Arm @ 90° & Post Top **1AM:** 1 Arm Mid-Mount **2AM:** 2 Arm Mid-Mount @180°
Optional Control Receptacle	**R7:** 7-Pin control receptacle only
Optional Control	**PE:** Twist-Lock Photocontrol (120V-277V) **PE4:** Twist-Lock Photocontrol (347V-480V) **SC:** Shorting Cap **PEC:** Electronic Button Photocontrol (120V-277V) **PEC4:** Electronic Button Photocontrol (480V)
Optional Fuse	**FHD:** Double Fuse and Holder
Optional House Side Shield	**HSS:** 120° House Side Shield **BLOC:** Back Light Optical Control

3 Trash Enclosure Gates

2 Vehicular Lighting

1 Pedestrian Lighting

SEAL

KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
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CARMEL, CA 93923

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1514 MOFFETT STREET, SUITE A
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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

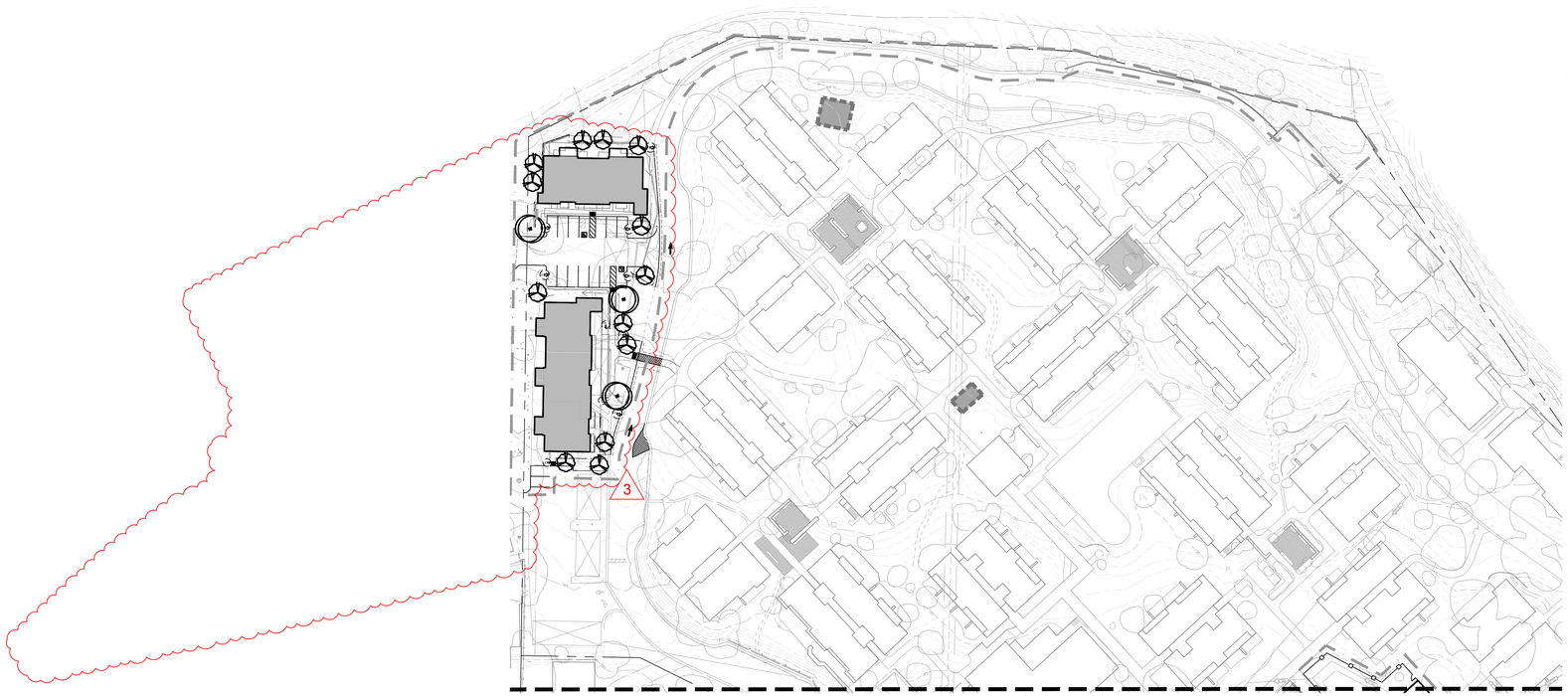
DRAWING TITLE:

LANDSCAPE MATERIALS

L-302

MASTERPLAN SUBMITTAL

01/09/2025



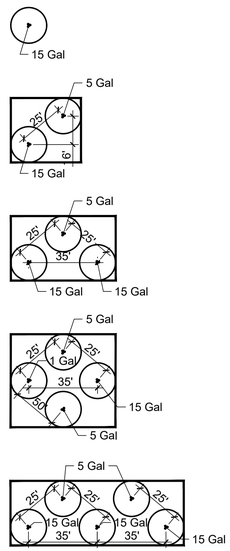
MATCHLINE: SEE L-402

TREE MITIGATION LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
TREE MITIGATION: Temporary irrigation until establishment				
	Quercus agrifolia	Coast Live Oak	VL	5 - 15 Gal

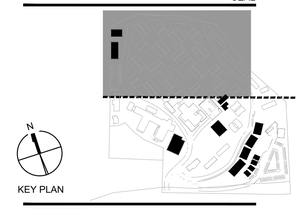
Note: See Tree Disposition Plan and Tree Mitigation Groupings

TREE MITIGATION GROUPINGS



No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	02/13/2026

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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CARMEL, CA 93923

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6 HARRIS COURT
MONTEREY, CA 93940

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

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

Traffic Consultant:
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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:

TREE MITIGATION PLANTING PLAN

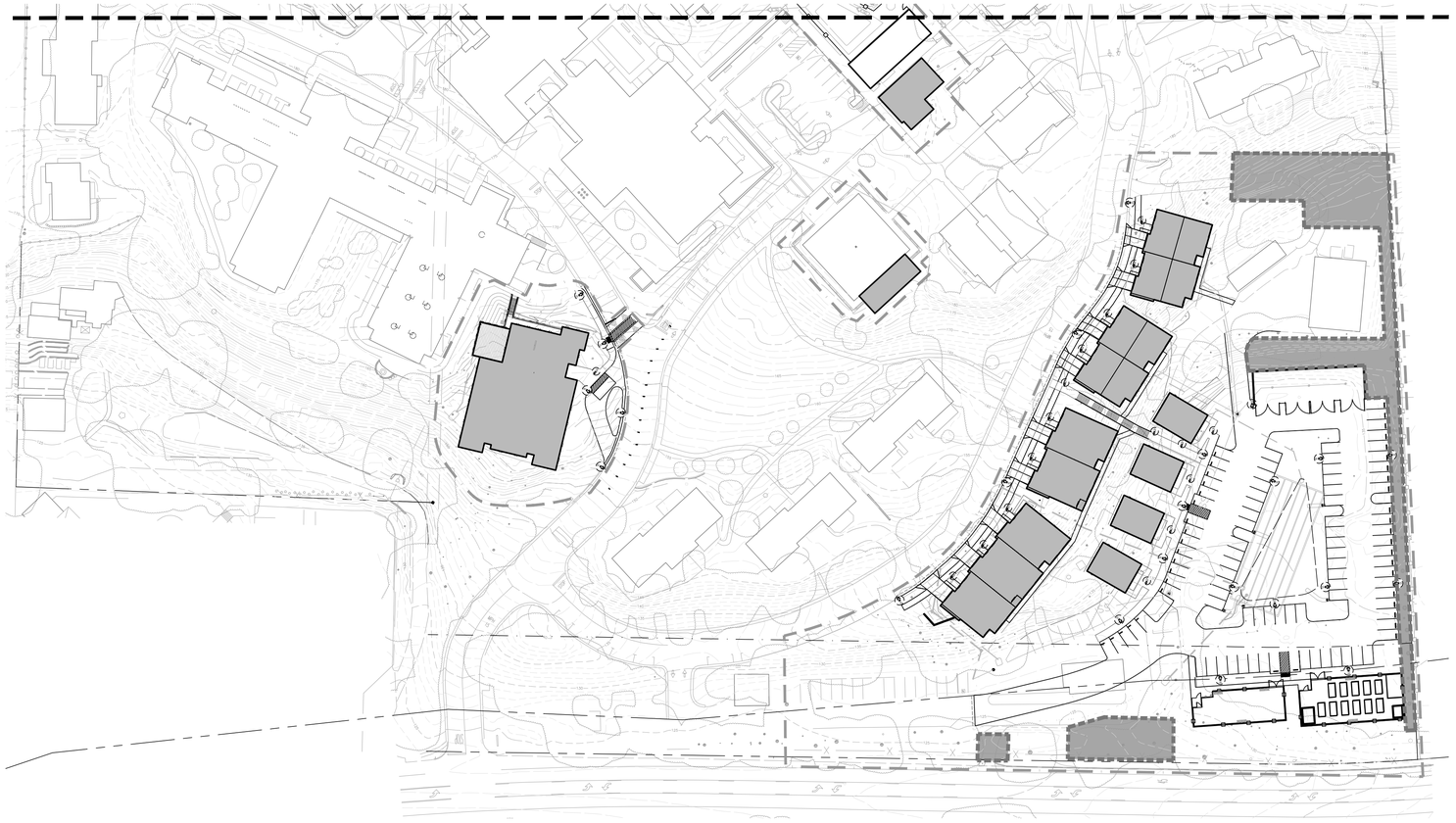
L-401

MASTERPLAN SUBMITTAL

01/09/2025

60 0 60 120

MATCHLINE: SEE L-401

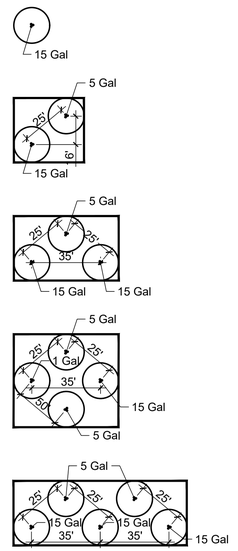


TREE MITIGATION LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
TREE MITIGATION: Temporary irrigation until establishment				
	Quercus agrifolia	Coast Live Oak	VL	5 - 15 Gal

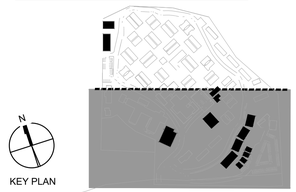
Note: See Tree Disposition Plan and Tree Mitigation Groupings

TREE MITIGATION GROUPINGS



No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

TREE MITIGATION PLANTING PLAN

L-402

MASTERPLAN SUBMITTAL

01/09/2025

PRELIMINARY WATER CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name: Carmel Valley Manor
Project Number: 2024.42
Status:
Date: 02/13/2026
Calc By: MH/NL

Reference Evapotranspiration (ETo) 49.70

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b] b, s, or d	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Z1 Trees (VL-L)	0.1	b	0.81	0.12	162	20.00	616.28
Z2 Trees (L-M)	0.35	b	0.81	0.43	345	149.07	4593.57
Z3 Vegetative Screening (L-M)	0.35	s	0.75	0.47	8,300	3873.33	119352.89
Z4 Entry/Common Areas (L)	0.2	s	0.75	0.27	32,489	8663.73	266964.28
Z5 Parking Areas (L)	0.1	s	0.75	0.13	19,138	2551.73	78629.11
Z6 Memory Care Center (L-M)	0.35	s	0.75	0.47	9,090	4242.00	130712.99
Z7 Bioretention (VL-L)	0.1	s	0.75	0.13	8,128	1083.73	33394.16
Z8 Native Hydroseed (VL-L)	0.1	s	0.75	0.13	1,570	209.33	6450.40
				Totals	(A) 79,222	(B) 20792.94	640713.68
Special Landscape Areas							
				1.00		0.00	0.00
				1.00		0.00	0.00
				Totals	(C) 0	(D) 0.00	0.00
						ETWU Total (Gallons)	640713.68
						Maximum Allowed Water Allowance (MAWA)[e] (Gallons)	1098516.02
						ETWU (Acre Feet)	1.97
						MAWA (Acre Feet)	3.37

Hydrozone / Planting
Identify water use as:
Very low / low / moderate / high / mixed

Irrigation Method
b bubbler
d drip
s sprinkler

Irrigation Efficiency
0.75 sprinklers- spray, rotor, stream
0.81 drip, dripline, multi-outlet
0.81 bubbler

MAWA (Annual Gallons Allowed) = *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

***ETWU* (Annual Gallons Required) =** *Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	20792.94
Total Area	(A)	79222.00
Average ETAF	**B ÷ A**	0.26

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	20792.94
Total Area	(A+C)	79222.00
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.26

3

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
LARGE CANOPY TREES: Tree bubbler irrigation				
	Acer macrophyllum	Big Leaf Maple	M	24" Box
	Arbutus menziesii	Madrone	L	24" Box
	Liquidambar styraciflua	American Sweetgum	M	24" Box
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	L	24" Box
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	M	24" Box
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)	L	15 Gal
	Quercus agrifolia	Coast Live Oak	VL	24" Box
	Ulmus parvifolia 'Drake'	Drake Chinese Elm	L	24" Box
ACCENT TREES: Tree bubbler irrigation				
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	L	15 Gal
	Aesculus californica	California Buckeye	VL	15 Gal
	Arbutus unedo 'Marina'	Marina Strawberry Tree	L	15 Gal
	Cercis occidentalis	Western Redbud	VL	15 Gal
	Eriobotrya japonica	Loquat	L	15 Gal
	Garrya elliptica	Coast Silktassel	L	15 Gal
	Magnolia x soulangeana	Saucer Magnolia	M	15 Gal
VEGETATIVE SCREENING: Overhead spray irrigation				14,000 SF
	Arctostaphylos spp.	Manzanita	L	5 Gal
	Calycanthus occidentalis	Western Spicebush	M	5 Gal
	Carpenteria californica	Bush Anemone	M	5 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Heteromeles arbutifolia	Toyon	L	5 Gal
	Myrica californica	Pacific Wax Myrtle	M	5 Gal
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)	L	5 Gal
	Rhamnus californica cvs.	Coffeeberry	L	5 Gal
	Rhus integrifolia	Lemonade Berry	L	5 Gal
	Romneya coulteri	Matilija Poppy	VL	5 Gal
ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation				90,750 SF
	Agave spp.	Agave	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Arctostaphylos spp.	Manzanita	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Hesperaloe parviflora	Red Yucca	L	5 Gal
	Heuchera maxima cvs.	Island Alum Root	M	1 Gal
	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose	L	1 Gal
	Penstemon 'Margarita BOP'	Margarita BOP Penstemon	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)	L	5 Gal
	Ribes viburnifolium	Evergreen Currant	L	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Teucrium chamaedrys 'Prostratum'	Creeping Germander	L	1 Gal
	Westringia fruticosa cvs.	Dwarf Coast Rosemary	L	5 Gal
ZONE B - PARKING AREAS (Native & Non-native): Overhead spray irrigation				17,760 SF
	Arctostaphylos spp.	Manzanita	VL	5 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Festuca californica cvs.	California fescue	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Mimulus aurantiacus cvs.	Sticky Monkey Flower	VL	5 Gal
	Ribes sanguineum	Red Flowering Current	L	5 Gal
	Salvia spp.	Sage	L	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
ZONE C - MEMORY CARE CENTER (Native & Non-native): Overhead spray irrigation				9,090 SF
	Acacia cognata 'Cousin Itt'	Cousin Itt River Wattle	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Citrus x meyeri 'Improved'	Improved Meyer Lemon	M	15 Gal
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal
	Lavandula intermedia cvs.	Lavender	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rosa spp.	Rose	M	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Stachys byzantina	Lamb's Ear	L	1 Gal
ZONE D - BIORETENTION (Native): Overhead spray irrigation				7,810 SF
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal/Sod
	Hordeum californicum	California Barley	NL	1 Gal/Sod
	Hordeum brachyantherum	Meadow Barley	NL	1 Gal/Sod
	Iris douglasiana cvs.	Douglas Iris	L	1 Gal
	Juncus patens cvs.	California Grey Rush	L	1 Gal
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye	L	1 Gal
	Nassella pulchra	Purple Needlegrass	VL	1 Gal/Sod
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				1,625 SF
	Pacific Coast Seed Erosion Control Habitat Mix:			
	Bromus carinatus	Native California Brome	NL	
	Elymus glaucus	Blue Wildrye	L	
	Festuca idahoensis	Red Fescue	VL	
	Hordeum californicum	California Barley	NL	
	Nassella pulchra	Purple Needlegrass	VL	
	Poa secunda	Native Pine Bluegrass	NL	

* WATER USE CATEGORY (WUC) KEY

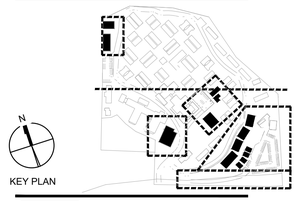
WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

IRRIGATION DESIGN NOTES

1. The design will comply with the California State Model Water Efficient Landscape Ordinance.
2. The irrigation system will connect to a new irrigation meter.
3. A soil management report with an analysis of the existing site soil and site specific recommendations will be included with the landscape documentation package.
4. The irrigation system will be designed to the recorded static pressure available onsite.
5. Design will include an automatic irrigation controller with evapotranspiration data and rain sensors.
6. The system will be designed to prevent runoff and over-spray.
7. The system will be designed per hydrozones as established by the planting plan.
8. All sprinkler heads will be matched precipitation.
9. No overhead spray will be used in areas less than 10' in width.
10. Overhead irrigation will be set back 24" from non-permeable surfaces.
11. Irrigation distribution will be through a mix of:
    a. Low flow, high efficiency spray nozzles.
    b. Bubblers.

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	02/13/2026

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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:

PLANTING LEGEND & NOTES

L-500

MASTERPLAN SUBMITTAL

01/09/2025

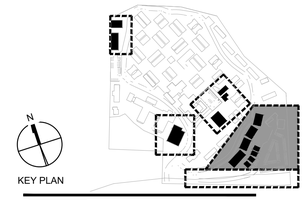
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
LARGE CANOPY TREES: Tree bubbler irrigation		
	Acer macrophyllum	Big Leaf Maple
	Arbutus menziesii	Madrone
	Liquidambar styraciflua	American Sweetgum
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)
	Quercus agrifolia	Coast Live Oak
	Ulmus parvifolia 'Drake'	Drake Chinese Elm
ACCENT TREES: Tree bubbler irrigation		
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple
	Aesculus californica	California Buckeye
	Arbutus unedo 'Marina'	Marina Strawberry Tree
	Cercis occidentalis	Western Redbud
	Eriobotrya japonica	Loquat
	Garrya elliptica	Coast Silktassel
	Magnolia x soulangeana	Saucer Magnolia
VEGETATIVE SCREENING: Overhead spray irrigation		
	Arctostaphylos spp.	Manzanita
	Calycanthus occidentalis	Western Spicebush
	Carpenteria californica	Bush Anemone
	Ceanothus spp.	California Lilac
	Heteromeles arbutifolia	Toyon
	Myrica californica	Pacific Wax Myrtle
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)
	Rhamnus californica cvs.	Coffeeberry
	Rhus integrifolia	Lemonade Berry
	Romneya coulteri	Matilija Poppy
ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation		
	Agave spp.	Agave
	Achillea millefolium cvs.	Common Yarrow
	Arctostaphylos spp.	Manzanita
	Ceanothus spp.	California Lilac
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose
	Erigeron glaucus	Seaside Daisy
	Epilobium canum cvs.	California Fuchsia
	Hesperaloe parviflora	Red Yucca
	Heuchera maxima cvs.	Island Alum Root
	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush
	Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose
	Penstemon 'Margarita BOP'	Margarita BOP Penstemon
	Polystichum munitum	Western Sword Fern
	Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)
	Ribes viburnifolium	Evergreen Currant
	Salvia spp.	Sage
	Teucrium chamaedrys 'Prostratum'	Creeping Germander
	Westringia fruticosa cvs.	Dwarf Coast Rosemary
ZONE B - PARKING AREAS (Native & Non-native): Overhead spray irrigation		
	Arctostaphylos spp.	Manzanita
	Bouteloua gracilis	Blue Grama
	Ceanothus spp.	California Lilac
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose
	Epilobium canum cvs.	California Fuchsia
	Erigeron glaucus	Seaside Daisy
	Festuca californica cvs.	California fescue
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush
	Mimulus aurantiacus cvs.	Sticky Monkey Flower
	Ribes sanguineum	Red Flowering Current
	Salvia spp.	Sage

SEE SHEET L-500 FOR COMPLETE PLANTING LEGEND
SEE SHEETS L-401 & L-402 FOR TREE MITIGATION PLANTING

No.	Description	Date

SEAL



BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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

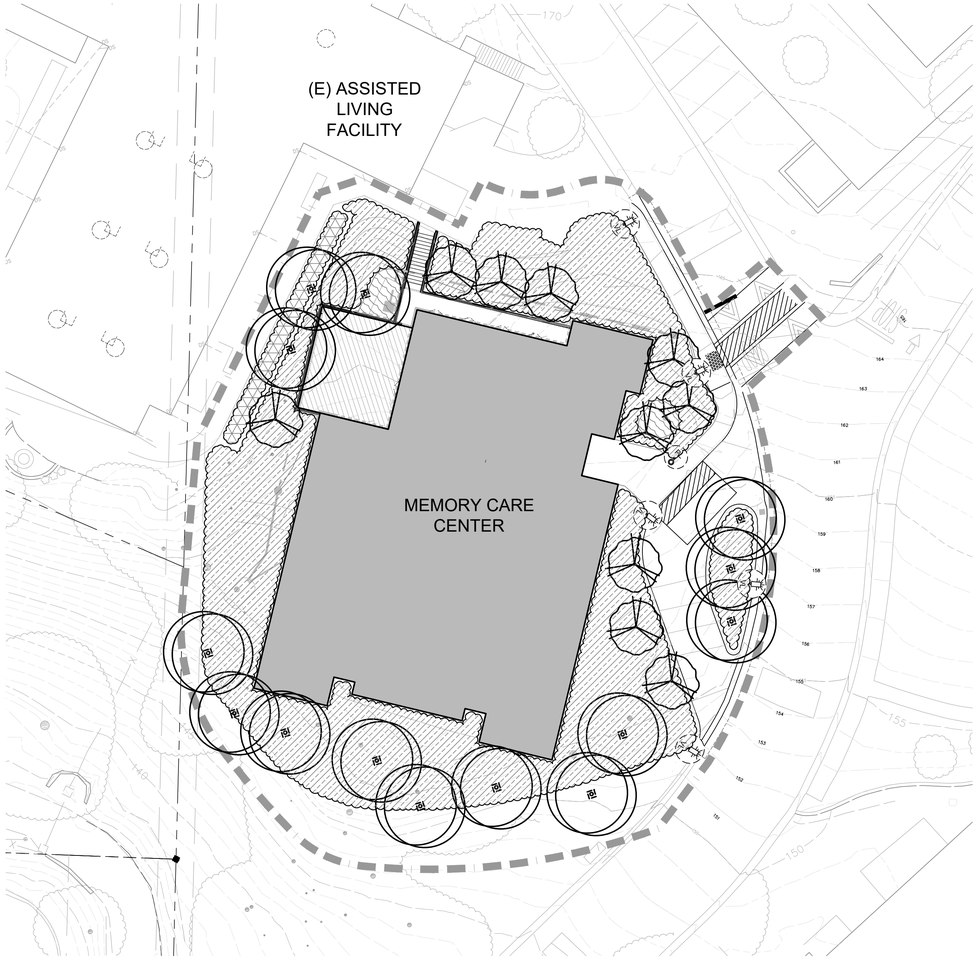
DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - PLANTING PLAN

L-500AB

MASTERPLAN SUBMITTAL

01/09/2025



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
LARGE CANOPY TREES: Tree bubbler irrigation		
	Acer macrophyllum	Big Leaf Maple
	Arbutus menziesii	Madrone
	Liquidambar styraciflua	American Sweetgum
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)
	Quercus agrifolia	Coast Live Oak
	Ulmus parvifolia 'Drake'	Drake Chinese Elm
ACCENT TREES: Tree bubbler irrigation		
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple
	Aesculus californica	California Buckeye
	Arbutus unedo 'Marina'	Marina Strawberry Tree
	Cercis occidentalis	Western Redbud
	Eriobotrya japonica	Loquat
	Garrya elliptica	Coast Silktassel
	Magnolia x soulangeana	Saucer Magnolia
VEGETATIVE SCREENING: Overhead spray irrigation		
	Arctostaphylos spp.	Manzanita
	Calycanthus occidentalis	Western Spicebush
	Carpenteria californica	Bush Anemone
	Ceanothus spp.	California Lilac
	Heteromeles arbutifolia	Toyon
	Myrica californica	Pacific Wax Myrtle
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)
	Rhamnus californica cvs.	Coffeeberry
	Rhus integrifolia	Lemonade Berry
	Romneya coulteri	Matilija Poppy
ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation		
	Agave spp.	Agave
	Achillea millefolium cvs.	Common Yarrow
	Bouteloua gracilis	Blue Grama
	Citrus x meyeri 'Improved'	Improved Meyer Lemon
	Festuca rubra 'Molate'	Molate Red Fescue
	Lavandula intermedia cvs.	Lavender
	Polystichum munitum	Western Sword Fern
	Rosa spp.	Rose
	Salvia spp.	Sage
	Stachys byzantina	Lamb's Ear
ZONE D - BIORETENTION (Native): Overhead spray irrigation		
	Festuca rubra 'Molate'	Molate Red Fescue
	Hordeum californicum	California Barley
	Hordeum brachyantherum	Meadow Barley
	Iris douglasiana cvs.	Douglas Iris
	Juncus patens cvs.	California Grey Rush
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye
	Nassella pulchra	Purple Needlegrass

SEE SHEET L-500 FOR COMPLETE PLANTING LEGEND
SEE SHEETS L-401 & L-402 FOR TREE MITIGATION PLANTING

20 0 20 40

No.	Description	Date

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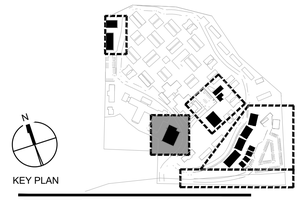

KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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
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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

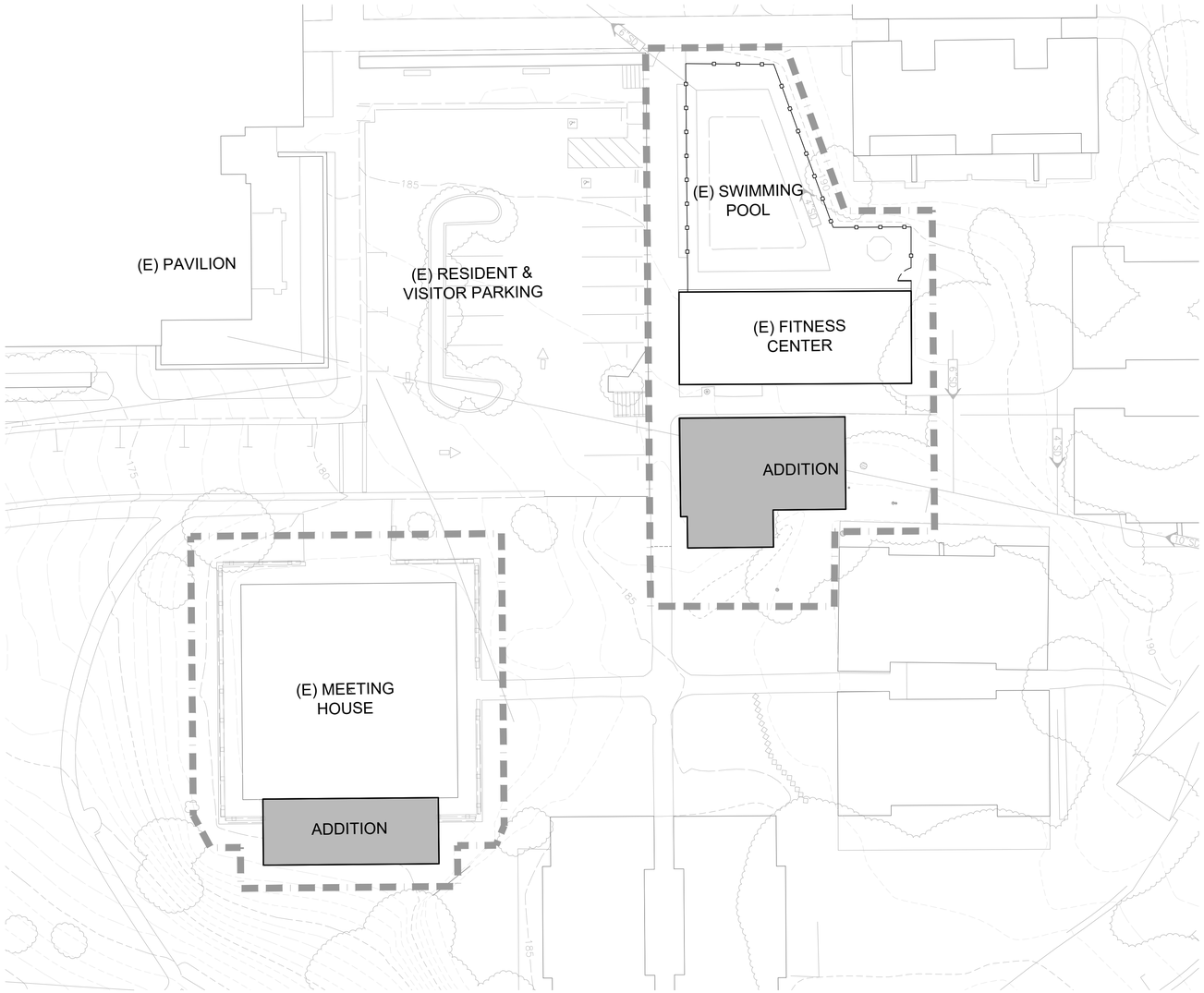
DRAWING TITLE:

MEMORY CARE - PLANTING PLAN

L-500C

MASTERPLAN SUBMITTAL

01/09/2025



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No.	Description	Date

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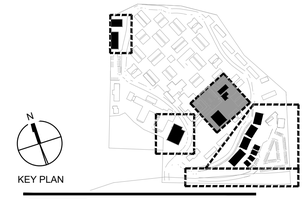


KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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:

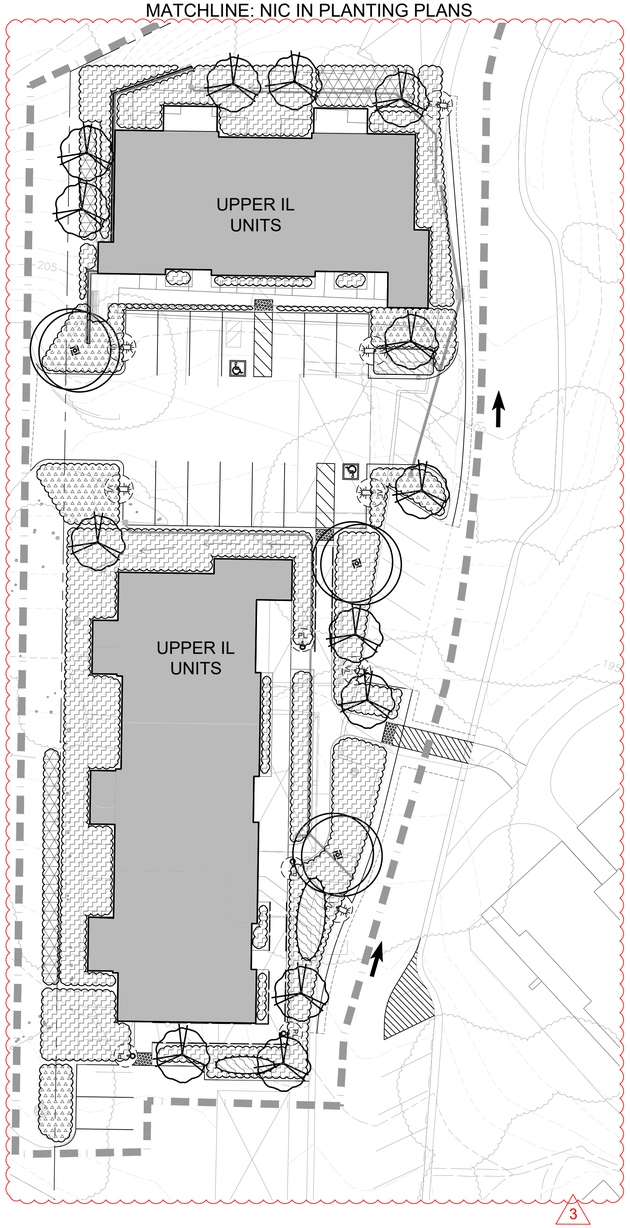
FITNESS CENTER, MEETING HOUSE - PLANTING PLAN

L-500DE

MASTERPLAN SUBMITTAL

01/09/2025

MATCHLINE: NIC IN PLANTING PLANS



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
LARGE CANOPY TREES: Tree bubbler irrigation				
	Acer macrophyllum	Big Leaf Maple	M	24" Box
	Arbutus menziesii	Madrone	L	24" Box
	Liquidambar styraciflua	American Sweetgum	M	24" Box
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	L	24" Box
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	M	24" Box
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)	L	15 Gal
	Quercus agrifolia	Coast Live Oak	VL	24" Box
	Ulmus parvifolia 'Drake'	Drake Chinese Elm	L	24" Box
ACCENT TREES: Tree bubbler irrigation				
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	L	15 Gal
	Aesculus californica	California Buckeye	VL	15 Gal
	Arbutus unedo 'Marina'	Marina Strawberry Tree	L	15 Gal
	Cercis occidentalis	Western Redbud	VL	15 Gal
	Eriobotrya japonica	Loquat	L	15 Gal
	Garrya elliptica	Coast Silktassel	L	15 Gal
	Magnolia x soulangeana	Saucer Magnolia	M	15 Gal
VEGETATIVE SCREENING: Overhead spray irrigation				14,000 SF
	Arctostaphylos spp.	Manzanita	L	5 Gal
	Calycanthus occidentalis	Western Spicebush	M	5 Gal
	Carpenteria californica	Bush Anemone	M	5 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Heteromeles arbutifolia	Toyon	L	5 Gal
	Myrica californica	Pacific Wax Myrtle	M	5 Gal
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)	L	5 Gal
	Rhamnus californica cvs.	Coffeeberry	L	5 Gal
	Rhus integrifolia	Lemonade Berry	L	5 Gal
	Romneya coulteri	Matilija Poppy	VL	5 Gal
ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation				90,750 SF
	Agave spp.	Agave	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Arctostaphylos spp.	Manzanita	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Hesperaloe parviflora	Red Yucca	L	5 Gal
	Heuchera maxima cvs.	Island Alum Root	M	1 Gal
	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose	L	1 Gal
	Penstemon 'Margarita BOP'	Margarita BOP Penstemon	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)	L	5 Gal
	Ribes viburnifolium	Evergreen Currant	L	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Teucrium chamaedrys 'Prostratum'	Creeping Germander	L	1 Gal
	Westringia fruticosa cvs.	Dwarf Coast Rosemary	L	5 Gal
ZONE B - PARKING AREAS (Native & Non-native): Overhead spray irrigation				17,760 SF
	Arctostaphylos spp.	Manzanita	VL	5 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Festuca californica cvs.	California fescue	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Mimulus aurantiacus cvs.	Sticky Monkey Flower	VL	5 Gal
	Ribes sanguineum	Red Flowering Current	L	5 Gal
	Salvia spp.	Sage	L	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
ZONE C - MEMORY CARE CENTER (Native & Non-native): Overhead spray irrigation				9,090 SF
	Acacia cognata 'Cousin Itt'	Cousin Itt River Wattle	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Citrus x meyeri 'Improved'	Improved Meyer Lemon	M	15 Gal
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal
	Lavandula intermedia cvs.	Lavender	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rosa spp.	Rose	M	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Stachys byzantina	Lamb's Ear	L	1 Gal
ZONE D - BIORETENTION (Native): Overhead spray irrigation				7,810 SF
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal/Sod
	Hordeum californicum	California Barley	NL	1 Gal/Sod
	Hordeum brachyantherum	Meadow Barley	NL	1 Gal/Sod
	Iris douglasiana cvs.	Douglas Iris	L	1 Gal
	Juncus patens cvs.	California Grey Rush	L	1 Gal
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye	L	1 Gal
	Nassella pulchra	Purple Needlegrass	VL	1 Gal/Sod
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				1,625 SF
	Pacific Coast Seed Erosion Control Habitat Mix:			
	Bromus carinatus	Native California Brome	NL	
	Elymus glaucus	Blue Wildrye	L	
	Festuca idahoensis	Red Fescue	VL	
	Hordeum californicum	California Barley	NL	
	Nassella pulchra	Purple Needlegrass	VL	
	Poa secunda	Native Pine Bluegrass	NL	

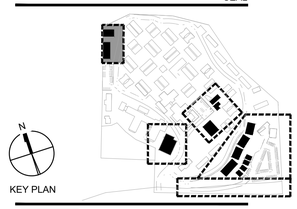
* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

20 0 20 40

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	02/13/2026

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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:

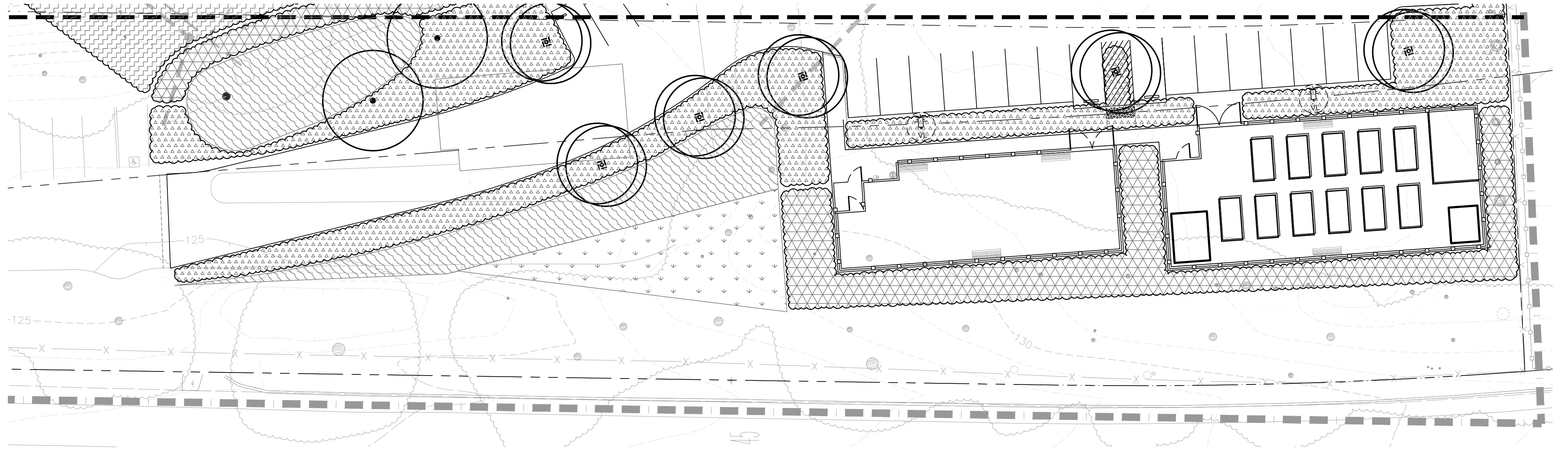
UPPER IL UNITS - 2-STORY - PLANTING PLAN

L-500F

MASTERPLAN SUBMITTAL

01/09/2025

MATCHLINE: SEE L-500AB



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
LARGE CANOPY TREES: Tree bubbler irrigation				
	Acer macrophyllum	Big Leaf Maple	M	24" Box
	Arbutus menziesii	Madrone	L	24" Box
	Liquidambar styraciflua	American Sweetgum	M	24" Box
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	L	24" Box
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	M	24" Box
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)	L	15 Gal
	Quercus agrifolia	Coast Live Oak	VL	24" Box
	Ulmus parvifolia 'Drake'	Drake Chinese Elm	L	24" Box
ACCENT TREES: Tree bubbler irrigation				
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	L	15 Gal
	Aesculus californica	California Buckeye	VL	15 Gal
	Arbutus unedo 'Marina'	Marina Strawberry Tree	L	15 Gal
	Cercis occidentalis	Western Redbud	VL	15 Gal
	Eriobotrya japonica	Loquat	L	15 Gal
	Garrya elliptica	Coast Silktassel	L	15 Gal
	Magnolia x soulangeana	Saucer Magnolia	M	15 Gal
VEGETATIVE SCREENING: Overhead spray irrigation				14,000 S
	Arctostaphylos spp.	Manzanita	L	5 Gal
	Calycanthus occidentalis	Western Spicebush	M	5 Gal
	Carpenteria californica	Bush Anemone	M	5 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Heteromeles arbutifolia	Toyon	L	5 Gal
	Myrica californica	Pacific Wax Myrtle	M	5 Gal
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)	L	5 Gal
	Rhamnus californica cvs.	Coffeeberry	L	5 Gal
	Rhus integrifolia	Lemonade Berry	L	5 Gal
	Romneya coulteri	Matilija Poppy	VL	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation				90,750 S
	Agave spp.	Agave	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Arctostaphylos spp.	Manzanita	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Hesperaloe parviflora	Red Yucca	L	5 Gal
	Heuchera maxima cvs.	Island Alum Root	M	1 Gal
	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose	L	1 Gal
	Penstemon 'Margarita BOP'	Margarita BOP Penstemon	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)	L	5 Gal
	Ribes viburnifolium	Evergreen Currant	L	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Teucrium chamaedrys 'Prostratum'	Creeping Germander	L	1 Gal
	Westringia fruticosa cvs.	Dwarf Coast Rosemary	L	5 Gal
ZONE B - PARKING AREAS (Native & Non-native): Overhead spray irrigation				17,760 S
	Arctostaphylos spp.	Manzanita	VL	5 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Festuca californica cvs.	California fescue	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Mimulus aurantiacus cvs.	Sticky Monkey Flower	VL	5 Gal
	Ribes sanguineum	Red Flowering Current	L	5 Gal
	Salvia spp.	Sage	L	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
ZONE D - BIORETENTION (Native): Overhead spray irrigation				7,810 S
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal/Sc
	Hordeum californicum	California Barley	NL	1 Gal/Sc
	Hordeum brachyantherum	Meadow Barley	NL	1 Gal/Sc
	Iris douglasiana cvs.	Douglas Iris	L	1 Gal
	Juncus patens cvs.	California Grey Rush	L	1 Gal
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye	L	1 Gal
	Nassella pulchra	Purple Needlegrass	VL	1 Gal/Sc
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				1,625 S
	Pacific Coast Seed Erosion Control Habitat Mix:			
	Bromus carinatus	Native California Brome	NL	
	Elymus glaucus	Blue Wildrye	L	
	Festuca idahoensis	Red Fescue	VL	
	Hordeum californicum	California Barley	NL	
	Nassella pulchra	Purple Needlegrass	VL	
	Poa secunda	Native Pine Bluegrass	NL	

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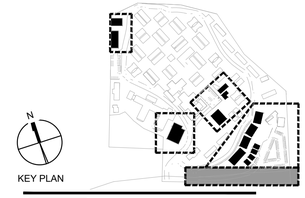

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21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

DOG RUN, GARDEN - PLANTING PLAN

L-500H

MASTERPLAN SUBMITTAL

01/09/2025

LARGE CANOPY TREES

LIQUIDAMBAR STYRACIFLUA
AMERICAN SWEETGUM
Moderate Water Use

PISTACIA CHINENSIS 'KEITH DAVEY'
KEITH DAVEY CHINESE PISTACHE
Low Water Use

ULMUS PARVIFOLIA 'DRAKE'
DRAKE CHINESE ELM
Low Water Use

ACCENT TREES

ARBUTUS UNEDO 'MARINA'
MARINA STRAWBERRY TREE
Low Water Use

MAGNOLIA x SOULANGEANA
SAUCER MAGNOLIA
Medium Water Use

TREE MITIGATION

QUERCUS AGRIFOLIA
COAST LIVE OAK
Very Low Water Use, Native

VEGETATIVE SCREENING

CARPENTERIA CALIFORNICA
BUSH ANEMONE
Moderate Water Use, Native

RHAMNUS CALIFORNICA CVS.
COFFEEBERRY
Low Water Use, Native

ROMNEYA COULTERI
MATILIJA POPPY
Very Low Water Use, Native

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:

PLANTING PALETTE

L-501

MASTERPLAN SUBMITTAL

01/09/2025

ZONE A: ENTRY/COMMON AREAS

ENTRY / COMMON AREAS
INSPIRATION IMAGE

HESPERALOE PARVIFLORA
RED YUCCA
Low Water Use

WESTRINGA FRUTICOSA CVS.
DWARF COAST ROSEMARY
Low Water Use

ZONE B: PARKING AREAS

ARCTOSTAPHYLOS SPP.
MANZANITA
Low Water Use, Native

CEANOTHUS SPP.
CALIFORNIA LILAC
Low Water Use, Native

EPILOBIUM CANUM CVS.
CALIFORNIA FUCHSIA
Low Water Use, Native

ZONE C: MEMORY CARE CENTER

MEMORY CARE CENTER
INSPIRATION IMAGE

LAVANDULA INTERMEDIA CVS.
LAVENDER
Low Water Use

ROSA SPP.
ROSE
Moderate Water Use

No.	Description	Date

SEAL

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CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

PLANTING PALETTE

L-502

MASTERPLAN SUBMITTAL

01/09/2025

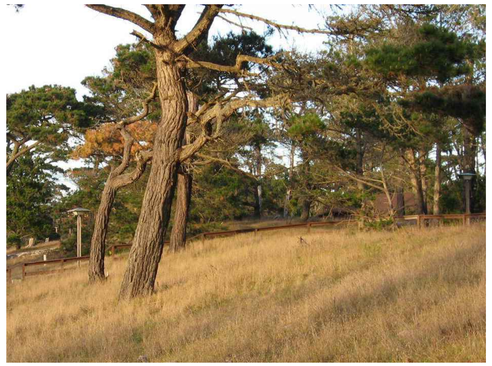
ZONE D: BIORETENTION AREAS

BIORETENTION
INSPIRATION IMAGE

IRIS DOUGLASIANA CVS.
DOUGLAS IRIS
Low Water Use, Native

LEYMUS CONDENSATUS 'CANYON PRINCE'
CANYON PRINCE WILD RYE
Low Water Use

ZONE E: NATIVE HYDROSEEDED AREAS



NATIVE HYDROSEEDED AREAS
INSPIRATION IMAGES

No.	Description	Date

SEAL

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SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

PLANTING PALETTE

L-503

MASTERPLAN SUBMITTAL

01/09/2025

FUEL MANAGEMENT NOTES

1. Fuel management shall comply with the latest edition of all applicable laws and codes, including but not limited to AB 3074.
2. Fuel is defined as any combustible material, including petroleum-based products and wildland fuels.
3. Trees or other vegetation that are well-pruned and maintained per the measures below as to effectively manage fuels to not form a means of rapidly transmitting fire are allowed within the defensible space zones. Vegetation not maintained in compliance with the measures below may be directed to be removed.
4. Plant replacements as part of routine landscape maintenance shall be in kind and in accordance with the Planting Plan.
5. Refer to the Planting Plans and Tree Mitigation Plans for additional information.

ZONE 0: "EMBER-RESISTANT ZONE"

1. An ember-resistant zone shall be maintained within 5' of buildings.
2. Combustible materials and items within this zone shall be limited.
3. Combustible mulches are not permitted within the ember-resistant zone.
4. Routinely remove dead and dry plants and plant debris.
5. Maintain trees, shrubs, or other plants adjacent to or overhanging a building free of dead or dying wood.
6. Maintain trees to keep roof and rain gutters free of leaves, needles, or other vegetative materials.
7. Prune trees to not hang over the roof, and remove tree branches that extend over the roof.
8. Remove tree branches that extend within 10 feet of a buildings' chimney or stovepipe outlines.
9. Prune and remove tree branches routinely to create a 10-foot clearance from other trees.
10. Trees shall be routinely pruned in compliance with the latest edition of ANSI A300 Tree Care Standards and ANSI Z133 Safety Standards.

ZONE 1: "GREEN ZONE"

1. A green zone shall be maintained within 30' of buildings.
2. Routinely remove dead and dry plants and plant debris.
3. Maintain trees, shrubs, or other plants adjacent to or overhanging a building free of dead or dying wood.
4. Maintain trees to keep roof and rain gutters free of leaves, needles, or other vegetative materials.
5. Prune trees to not hang over the roof, and remove tree branches that extend over the roof.
6. Remove tree branches that extend within 10 feet of a buildings' chimney or stovepipe outlines.
7. Prune and remove tree branches routinely to create a 10-foot clearance from other trees.
8. Trees shall be routinely pruned in compliance with the latest edition of ANSI A300 Tree Care Standards and ANSI Z133 Safety Standards.
9. Mow turf down to 4 inches maximum.
10. Mow turf before 10 A.M.

ZONE 2: "MANAGEMENT ZONE"

1. Maintain a managed zone of defensible space from 30' to 100' from structures or to property line, whichever is closer. Greater distance may be required by state law or local ordinance, rule, or regulation.
2. Routinely remove dead and dry plants and plant debris.
3. Prune and remove tree branches routinely to create a horizontal clearance between trees:
   - Slopes less than 20%: Maintain a 10-foot horizontal clearance between trees.
   - Slopes 20-40%: Maintain a 20-foot horizontal clearance between trees.
   - Slopes exceeding 40%: Maintain a 30-foot horizontal clearance between trees.
4. Limb up all trees to create a vertical clearance of 6 feet minimum. Additional vertical clearance is required between shrubs and trees to ensure that the vertical clearance between the shrubs and lowest tree limbs is a minimum of 3 times the shrub height.
5. Trees shall be routinely pruned in compliance with the latest edition of ANSI A300 Tree Care Standards and ANSI Z133 Safety Standards.
6. Prune and remove dead or dry shrubs and other vegetation routinely to create a horizontal clearance between shrubs:
   - Slopes less than 20%: Maintain a horizontal clearance between shrubs at a minimum of 2 times the shrub height.
   - Slopes 20-40%: Maintain a horizontal clearance between shrubs at a minimum of 4 times the shrub height.
   - Slopes exceeding 40%: Maintain a horizontal clearance between shrubs at a minimum of 6 times the shrub height.
7. Mow turf down to 4 inches maximum.
8. Mow turf before 10 A.M.

FUEL MANAGEMENT LEGEND

Fire Hazard Severity Zone: Very High (SRA)

Natural Vegetation Retained: See Tree Disposition and Mitigation Plans

Project Limit of Work

Defensible Space Zone Boundary: Zone 0 (See below)

Defensible Space Zone Boundary: Zone 1 (See below)

Defensible Space Zone Boundary: Zone 2 (See below)

Existing Emergency Vehicle Access: See Civil Drawings

Zone 0: "Ember-Resistant Zone" (0'-5' from Structures)

Proposed Low Shrub Planting Area: See Planting Plans

Zone 1: "Green Zone" (0'-30' from Structures)

Proposed Tree: See Planting Plans

Proposed Tree Mitigation Area: See Planting Plan

Proposed Shrub Planting Area: See Planting Plan

Zone 2: "Management Zone" (30'+ from Structures)

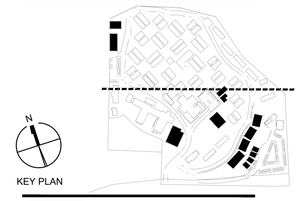
Proposed Tree: See Planting Plans

Proposed Tree Mitigation Area: See Planting Plan

Proposed Shrub Planting Area: See Planting Plan

No.	Description	Date

SEAL



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8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

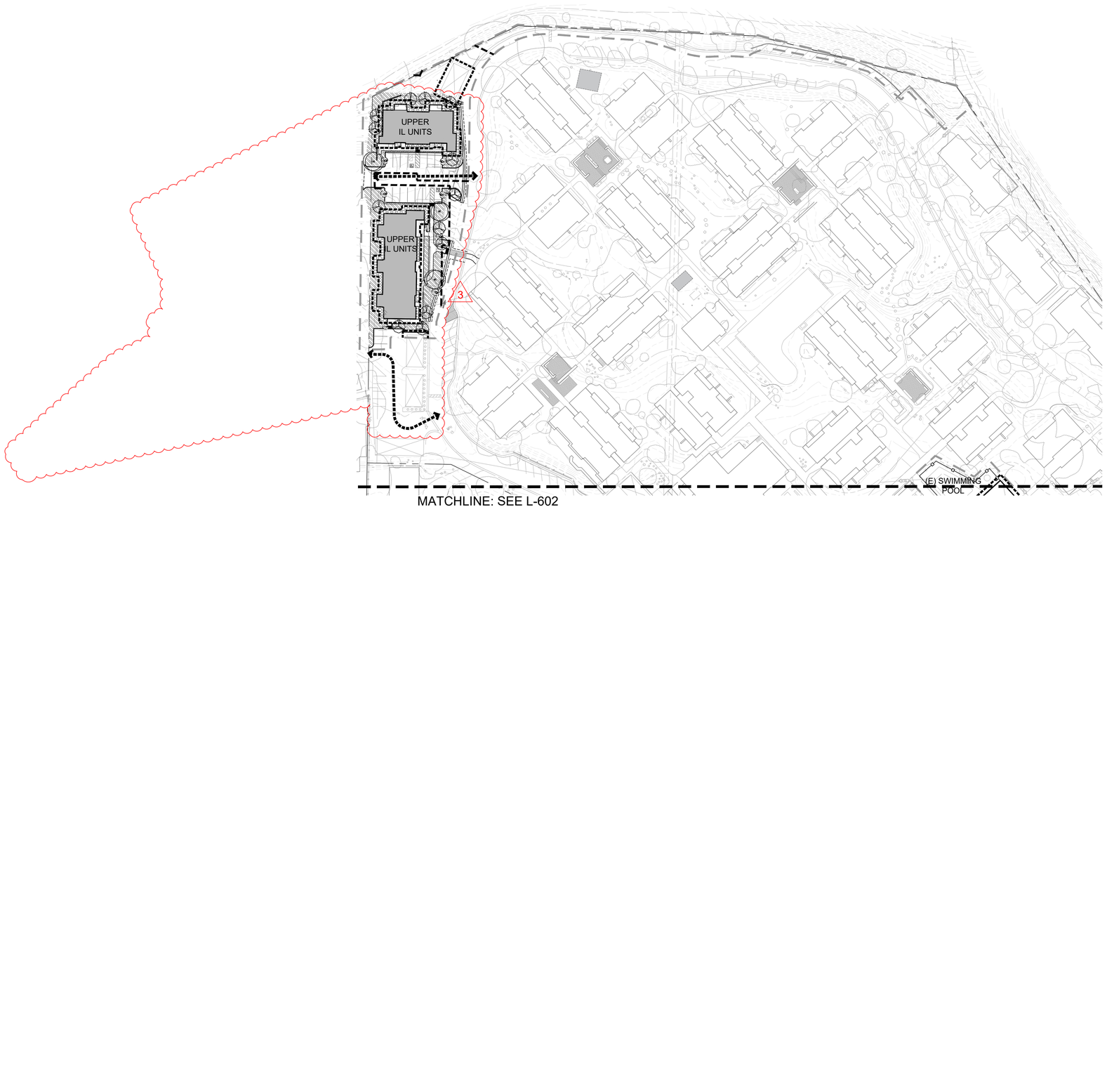
DRAWING TITLE:

FUEL MANAGEMENT LEGEND & NOTES

L-600

MASTERPLAN SUBMITTAL

01/09/2025



FUEL MANAGEMENT LEGEND

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Natural Vegetation Retained: See Tree Disposition and Mitigation Plans

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Defensible Space Zone Boundary: Zone 0 (See below)

Defensible Space Zone Boundary: Zone 1 (See below)

Defensible Space Zone Boundary: Zone 2 (See below)

Existing Emergency Vehicle Access: See Civil Drawings

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Proposed Low Shrub Planting Area: See Planting Plans

Zone 1: "Green Zone" (0'-30' from Structures)

Proposed Tree: See Planting Plans

Proposed Tree Mitigation Area: See Planting Plan

Proposed Shrub Planting Area: See Planting Plan

Zone 2: "Management Zone" (30'+ from Structures)

Proposed Tree: See Planting Plans

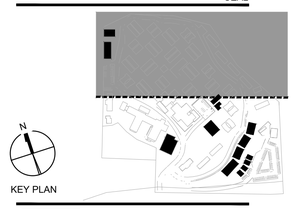
Proposed Tree Mitigation Area: See Planting Plan

Proposed Shrub Planting Area: See Planting Plan

60 0 60 120

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	02/13/2026

SEAL



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8545 CARMEL VALLEY RD,
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PROJECT No: 0097890.00

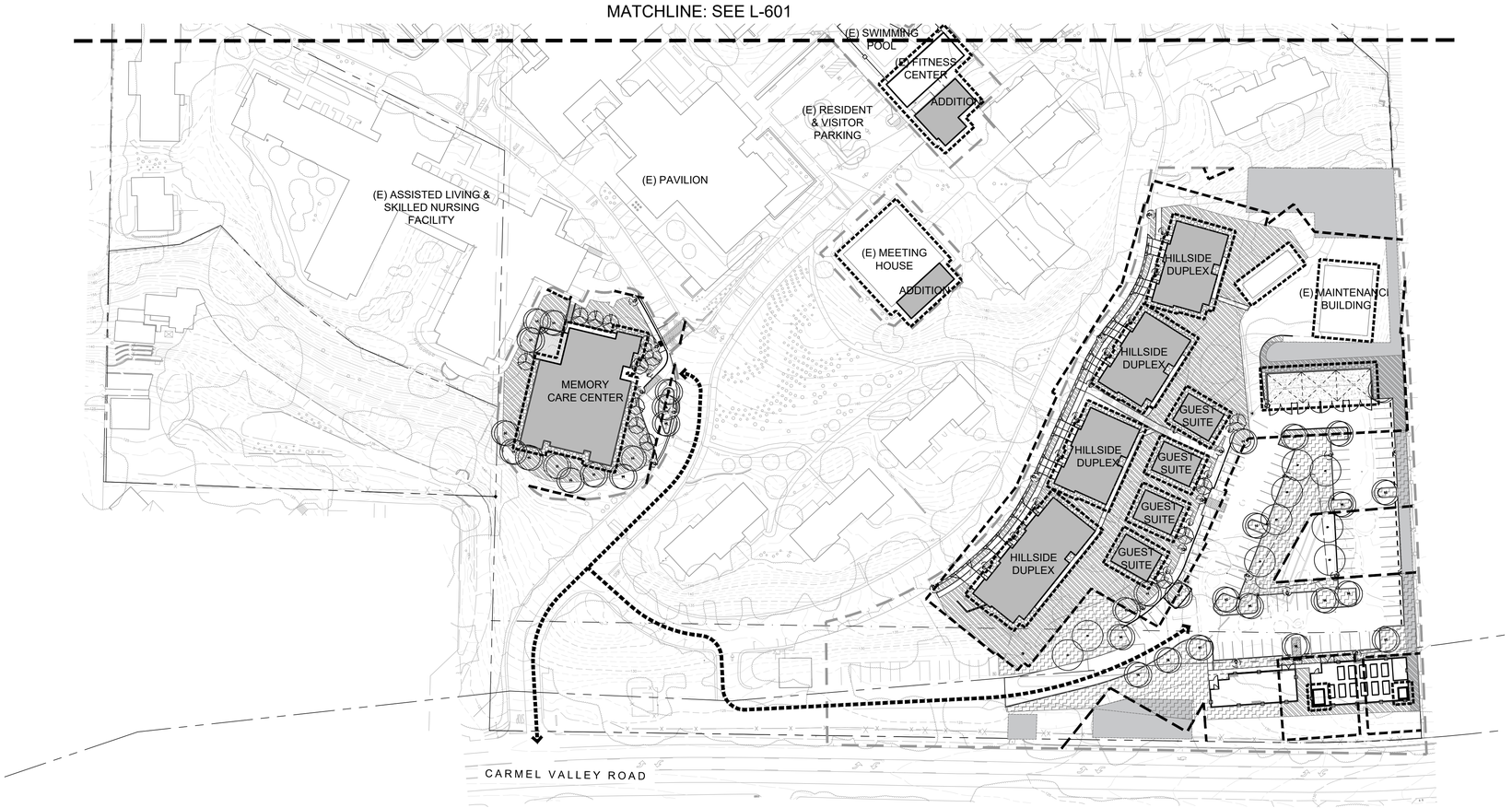
DRAWING TITLE:

FUEL MANAGEMENT PLAN

L-601

MASTERPLAN SUBMITTAL

01/09/2025



FUEL MANAGEMENT LEGEND

Fire Hazard Severity Zone: Very High (SRA)

Natural Vegetation Retained: See Tree Disposition and Mitigation Plans

- Project Limit of Work
- Defensible Space Zone Boundary: Zone 0 (See below)
- Defensible Space Zone Boundary: Zone 1 (See below)
- Defensible Space Zone Boundary: Zone 2 (See below)
- Existing Emergency Vehicle Access: See Civil Drawings

Zone 0: "Ember-Resistant Zone" (0'-5' from Structures)

- Proposed Low Shrub Planting Area: See Planting Plans

Zone 1: "Green Zone" (0'-30' from Structures)

- Proposed Tree: See Planting Plans
- Proposed Tree Mitigation Area: See Planting Plan
- Proposed Shrub Planting Area: See Planting Plan

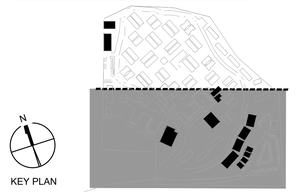
Zone 2: "Management Zone" (30'+ from Structures)

- Proposed Tree: See Planting Plans
- Proposed Tree Mitigation Area: See Planting Plan
- Proposed Shrub Planting Area: See Planting Plan

60 0 60 120

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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:

FUEL MANAGEMENT PLAN

L-602

MASTERPLAN SUBMITTAL

01/09/2025

Exhibit C

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County of Monterey
State of California
MITIGATED NEGATIVE DECLARATION

FILED

MAR 0 3 2026

XOCHITL MARINA CAMACHO
MONTEREY COUNTY CLERK
_____DEPUTY

Project Title:	Carmel Valley Manor
File Number:	PLN240141
Owner:	Northern Calif Congregational Retirement Homes Inc
Project Location:	8545 Carmel Valley Road, Carmel
Assessor's Parcel Numbers:	169-061-012-000 (Primary) & 169-061-017-000
Project Planner:	Steve Mason
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow demolition of three (3) 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 approximately 7,100 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 61 protected Oak trees.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

a) That said project will not have the potential to significantly degrade the quality of the environment.

b) That said project will have no significant impact on long-term environmental goals.

c) That said project will have no significant cumulative effect upon the environment.

d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	Monterey County Planning Commission
Responsible Agency:	County of Monterey Housing & Community Development
Review Period Begins:	March 2, 2026
Review Period Ends:	April 1, 2026

Further information, including a copy of the application and Initial Study are available at the County of Monterey Housing & Community Development Department, 1441 Schilling Place South 2nd Floor, Salinas, CA 93901/(831) 755-5025

COUNTY OF MONTEREY
HOUSING AND COMMUNITY DEVELOPMENT

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DELCARATION
MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Housing & Community Development has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Northern Calif Congregational Retirement Homes Inc [Carmel Valley Manor], File Number PLN240141) at 8545 Carmel Valley Road, Carmel (Assessor's Parcel Numbers 169-061-012-000 & 169-061-017-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Housing & Community Development – Planning, 1441 Schilling Pl South 2nd Floor, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/recent-environmental-documents .

The Monterey County Planning Commission will consider this proposal at a future meeting date in the Monterey County Board of Supervisors Chambers, 168 West Alisal St, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from **March 2, 2026** to **April 1, 2026**. Comments can also be made during the public hearing.

Project Description:
Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow demolition of three (3) 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 7,100 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 61 protected Oak trees.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@countyofmonterey.gov

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then

please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

For reviewing agencies: Housing & Community Development requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Housing & Community Development
Attn: Steve Mason
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Carmel Valley Manor; File Number PLN240141

From: Agency Name: _____

Contact Person: _____

Phone Number: _____

___ No Comments provided

___ Comments noted below

___ Comments provided in separate letter

COMMENTS: _____

_____

_____

DISTRIBUTION

1. State Clearinghouse (1 copy of the Executive Summary & Notice of Completion)
2. County Clerk's Office
3. CalTrans District 5 (San Luis Obispo office)
4. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. California Department of Fish & Wildlife, Region 4
7. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
8. Monterey Peninsula Water Management District (MPWMD)
9. Monterey County Regional Fire District
10. Monterey County Agricultural Commissioner
11. Monterey County Water Resources Agency
12. Monterey County HCD-Engineering Services
13. Monterey County HCD-Environmental Services
14. Monterey County Public Works, Facilities & Parks
15. Monterey County Environmental Health Bureau
16. Monterey County Sheriff's Office
17. Monterey County Free Libraries Carmel Valley branch
18. Northern Calif Congregational Retirement Homes Inc (AKA Carmel Valley Manor), Owner
19. Joel Panzer C/O Maureen Wruck Planning Consultants LLC, Agent
20. Ashley Chung C/O Perkins Eastman, Project Coordinator
21. The Open Monterey Project
22. LandWatch Monterey County
23. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

24. U.S. Army Corps of Engineers (cespn-pa2@usace.army.mil)
25. Juan Barboza (jbarboza@nccrc.org)
26. Molly Erickson (Erickson@stamplaw.us)
27. Margaret Robbins (MM_Robbins@comcast.net)
28. Michael Weaver (michaelrweaver@mac.com)
29. Monterey/Santa Cruz Building & Construction (caseyv@smw104.org)
30. Garry Hofer (garry.hofer@amwater.com)
31. Jack Wang (Jack.Wang@amwater.com)
32. Jeana Arnold (jeana.arnold@pge.com)
33. Louise Miranda-Ramirez (Ramirez.louise@yahoo.com)
34. Mimi Sheridan (mimisheridan@msn.com)
35. California Department of Fish & Wildlife (r4ceqa@wildlife.ca.gov)
36. Michael Lozeau C/O Lozeau Drury LLP (michael@lozeaudrury.com)
37. Juliana Lopez C/O Lozeau Drury LLP (juliana@lozeaudrury.com)
38. California Department of Fish & Wildlife, Marine Region (r7ceqa@wildlife.ca.gov)

Revised 5/7/25

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:	Northern Calif Congregational Retirement Homes Inc (Carmel Valley Manor)
Name of Applicant:	John Haupt
Assessor's Parcel Number(s):	169-061-012-000 (Primary), 169-061-017-000
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:	February 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 three (3) 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 7,100 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 61 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. Carmel Valley Manor also owns 6 single family dwellings immediately adjacent on Los Arboles Drive which will remain "as-is," as well as a (non-historic) single family dwelling immediately adjacent at 8543 Carmel Valley Road (APN 169-061-017-000) which will be demolished. Additionally, there is a health center that includes 36 "skilled-nursing" beds and 24 "assisted-living" beds. Accordingly, the facility includes a total of 153 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 three (3) 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	18,000
Dog Run & Resident Garden	-	-	5,350
Totals	**27**		**73,080 total 53,990 residential-only**

Construction

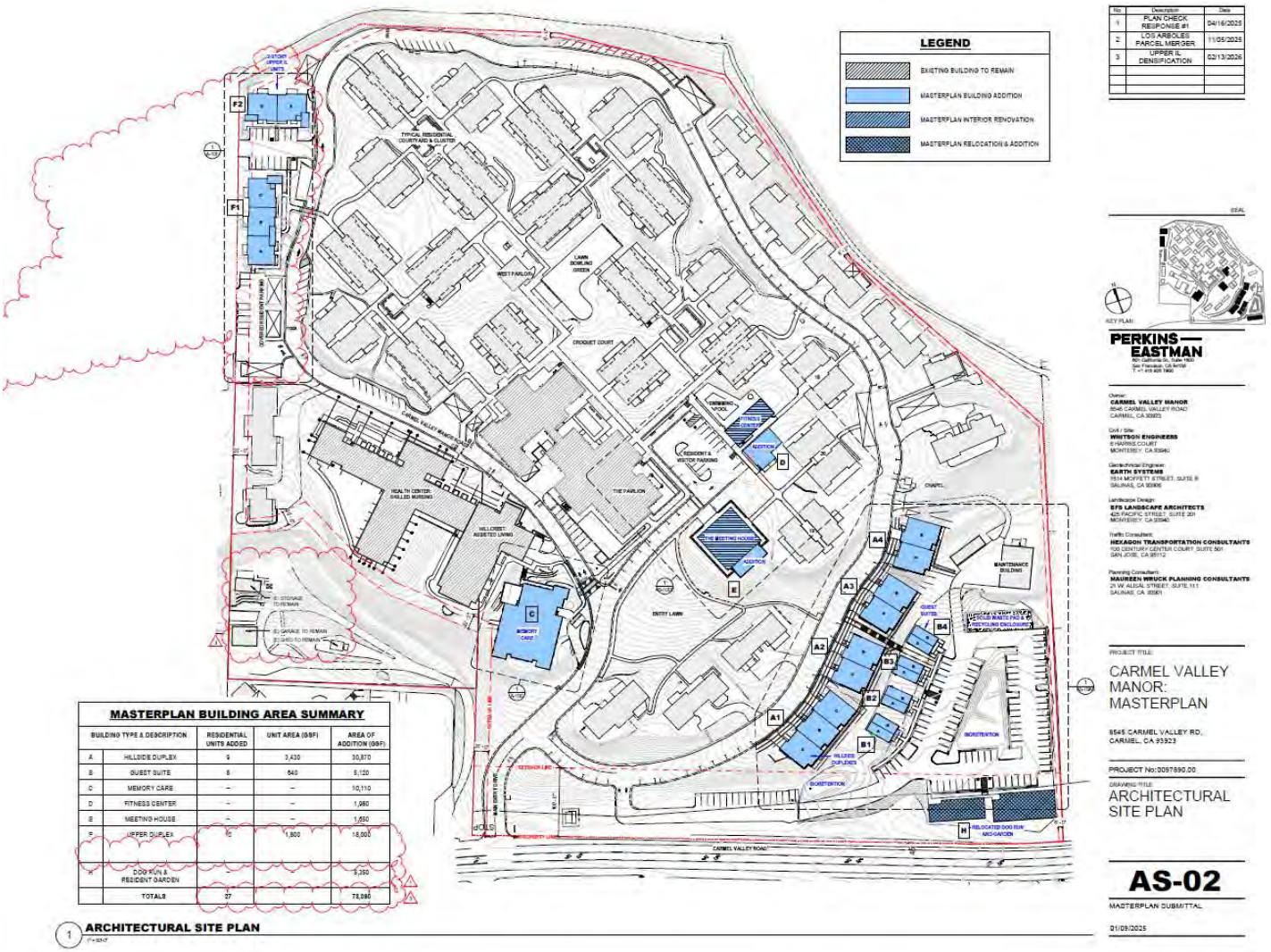
Construction of the Proposed Project would involve tractors, backhoes, compactors, excavators, rollers, dump trucks, etc. All construction loading, unloading, and parking of equipment would occur within the existing Carmel Valley Manor property. Construction staff would not park construction vehicles 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, three residential units (one duplex building and a single family dwelling), four (4) upper guest cottages, and three (3) carport structures. The demolition associated with the Proposed Project would result in the removal of 13,306 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 7,100 cubic yards (CY) of cut and 7,100 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 61 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 43 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 215,125 sf of structural coverage (19.73%) and would accommodate approximately 258,825 sf (23.07%) post-project construction. Based on these quantities, the Proposed Project would result in a net increase of 43,700 sf of new structural coverage.

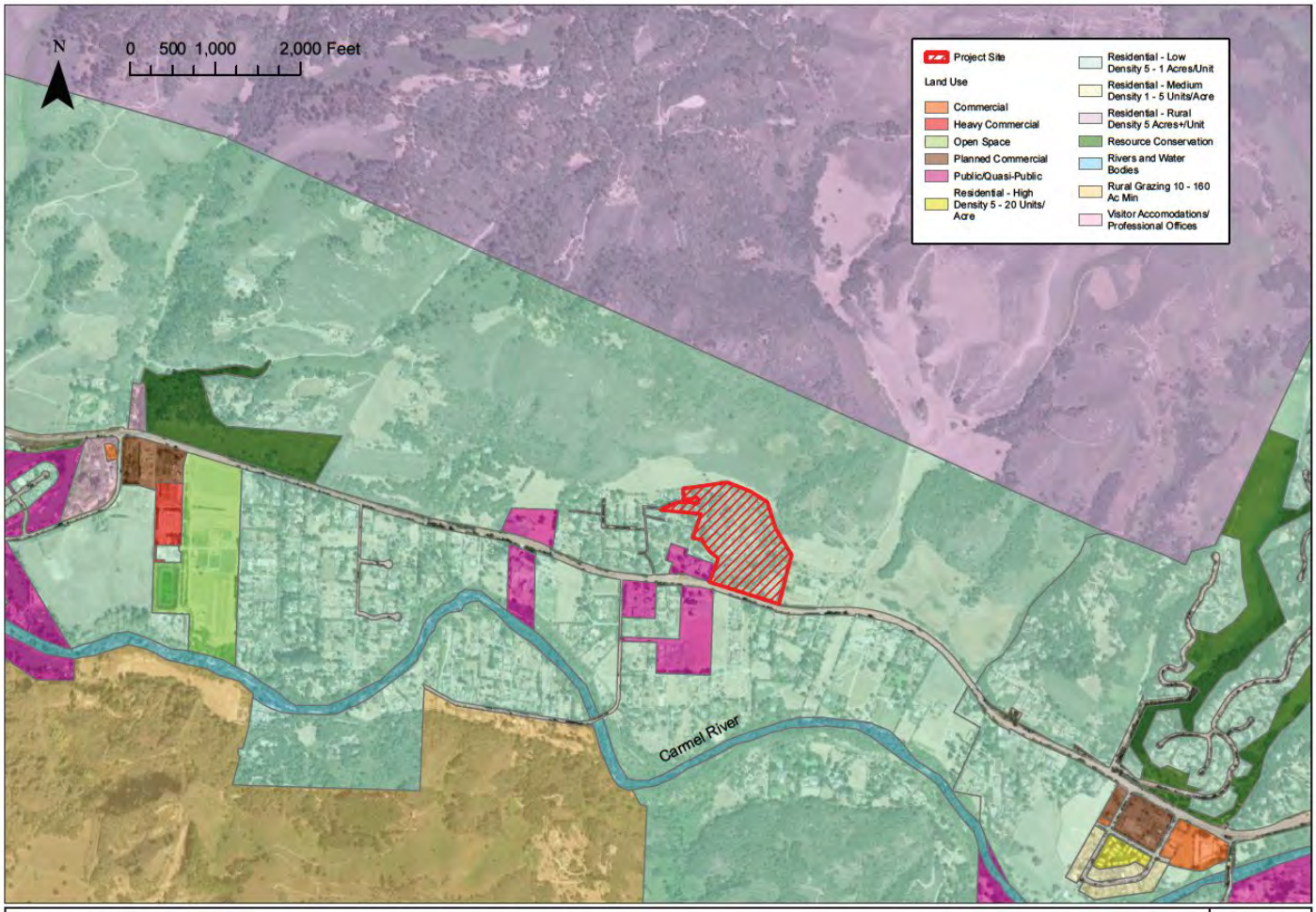
B. Surrounding Land Uses and Environmental Setting:

The primary campus parcel, to accommodate all new construction, 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

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.

Steve Mason *February 25,2026*

Signature Date

Steve Mason, Associate Planner

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, three residential units (one duplex building and a single-family dwelling), 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 13,306 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 73,080 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 87 daily trips, increasing existing operations from 716 daily trips to 803 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 three (3) residential units (one duplex building and a single-family dwelling), 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 61 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 61 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 61 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 43 coast live oak trees would be replanted as mitigation. The tree replanting mitigation ratio has been reduced, from the customary 1:1, 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 7,100 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, three (3) residential units (one duplex building and a single-family dwelling), a woodshop, and carport structures totaling approximately 13,306 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 13,306 sf of existing structures and construction of 73,080 sf of development for a total impact area of 86,386 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 13,306 sf of existing structures and construct approximately 73,080 sf of new improvements, resulting in a net increase of roughly 59,774 sf of structural area. All grading (approximately 7,100 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 61 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 61 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. February 23,2026.*

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, 2026) 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 61 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 7,100 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, 2026) 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, 2026) 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 D

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From:	CEQAReview
To:	Mason, Steve
Cc:	state.clearinghouse@lci.ca.gov; jzimmer@cvmanor.com; Kereazis, Dave@DTSC; Wiley, Scott@DTSC
Subject:	DTSC Comments - Northern Calif Congregational Retirement Homes Inc. (Carmel Valley Manor)
Date:	Friday, March 6, 2026 8:20:18 AM
Attachments:	DTSC Comments - NCCRH-Carmel Valley Manor.pdf

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Good morning Steve Mason,

The Department of Toxic Substances Control (DTSC) received and reviewed the MND for the Northern Calif Congregational Retirement Homes Inc. (Carmel Valley Manor). Attached are DTSC's comments for consideration.

Thank you,

CEQA Unit
HWMP-Permitting
Department of Toxic Substances Control
CalEPA
CEQAReview@dtsc.ca.gov

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 6, 2026

Steve Mason
Associate Planner
County of Monterey Housing & Community Development
1441 Schilling Place South 2nd Floor
Salinas, CA 93901
masons@countyofmonterey.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE NORTHERN CALIF CONGREGATIONAL RETIREMENT HOMES INC (CARMEL VALLEY MANOR) DATED MARCH 2, 2026, STATE CLEARINGHOUSE NUMBER 2026030053

Dear Steve Mason,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Northern Calif Congregational Retirement Homes Inc. (Carmel Valley Manor) (Project). A Combined Development Permit consisting of:

I. Administrative Permit and Design Approval to allow demolition of three (3) 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 approximately 7,100 cubic yards of cut and fill;
II. Use Permit to allow development on slopes in excess of 25%; and,
III. Use Permit to allow the removal of approximately 61 protected Oak trees.

DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the

presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.

2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's PEA Guidance Manual. Furthermore, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC would like to thank you for the opportunity to comment on the MND for the Northern Calif Congregational Retirement Homes Inc. (Carmel Valley Manor). Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our CEQA Review email for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Jay Zimmer
Applicant
Carmel Valley Manor
jzimmer@cvmanor.com

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Analyst II
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

From:	Joel Panzer
To:	ceqacomments
Cc:	Jay Zimmer; John Haupt
Subject:	Re: Public Comment Letter (PLN240141)
Date:	Wednesday, March 25, 2026 3:46:41 PM
Attachments:	Master Plan Project CEQA LTR_03.24.26.pdf

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Hello-

I inadvertently forgot to click the link to attach the comment letter...

Joel R. Panzer, Member
Maureen Wruck Planning Consultant, LLC
21 West Alisal Street, Suite 111
Salinas, CA 93901
(831) 771-2557 – office
(831) 594-8200 - cell

From: Joel Panzer
Sent: Wednesday, March 25, 2026 12:34 PM
To: CEQAcomments@countyofmonterey.gov <CEQAcomments@countyofmonterey.gov>
Cc: Jay Zimmer <jzimmer@cvmanor.com>; John Haupt <jhaupt@cvmanor.com>; Ashley Chung <a.chung@perkinseastman.com>
Subject: Public Comment Letter (PLN240141)

Hello-

Attached please find the applicant's comments on the CEQA Initial Study/Mitigated Negative Declaration for the Carmel Valley Manor Master Plan.

Respectfully Submitted,

Joel R. Panzer, Member
Maureen Wruck Planning Consultant, LLC
21 West Alisal Street, Suite 111
Salinas, CA 93901
(831) 771-2557 – office
(831) 594-8200 - cell

CARMEL VALLEY MANOR

March 25, 2026

County of Monterey
Housing and Community Development
Attn: Steve Mason
1441 Schilling Pl South 2nd Floor
Salins, CA 93901

Re: Comments on CEQA Initial study and Mitigated Negative Declaration: Carmel Valley Manor Master Plan, 8545 Carmel Valley Road, Carmel, CA (PLN240141)

VIA E-Mail: CEQAcomments@countyofmonterey.gov

Dear Mr. Mason:

We are in receipt of the CEQA Initial Study/Mitigated Negative Declaration (IS/MND) for the Carmel Valley Master Plan. The IS/MND correctly notes that Carmel Valley Manor was established via Use Permit #624, issued by the Monterey County Planning Commission in 1960. This Use Permit allowed 172 residential units (Page 23) and various uses and buildings/facilities. The proposed Master Plan for the main campus project generally includes a new 12-bed memory care building, the addition of 19 new independent living units (171 units total), adding one additional guest unit for a total of eight (8) newly constructed units, the remodeling and additions to the meeting house and fitness center to make them more functional and better serve the community and addition of more onsite parking.

Our comments on the IS/MND are as follows:

Substantive Comments

Mitigation Measure BIO-1 (Pages 27 and 28; see also Page 47).

1. BIO-1 should refer to the February 18, 2026, Thompson Management Report.
    - Tree relationships with buildings are similar to that of a compactly developed setting where trees are close to or immediately adjacent to buildings. Installing fencing "around the driplines" recommended on the top of Page 28 cannot be accomplished in all instances.
    - TPRP (Page 27). We would note that the majority of the information requested is already included in the February 18, 2026, arborist report. This requirement seems redundant.
    - IS/MND Section 4.e (Page 27). This discussion relates to consistency with local policy or ordinances. Monterey County Code Sections 16.60

and 21.64.260 provide regulations for "*Preservation of Oaks and Other Protected Trees*". In the Carmel Valley Master Plan area, protected trees are oaks, madrones, and redwoods. As written, neither of these Ordinances specify success ratios or required monitoring timeframes. BIO-1 recommends a five (5) year monitoring report and an 80% success ratio. This recommendation does not come from the project arborist (see Thompson, February 2026). There is no justification in the IS/MND that supports this recommendation. Without evidence in the record to justify this recommendation, we ask that this language be deleted from the IS/MND.

2. Energy Impact (b) (Page 34). The second paragraph states that: "*(t)he project proposes to modernize existing campus systems, including conversion to energy-efficient lighting, heating and water infrastructure...*". Improvements to these systems would comply with the California Building Codes in effect at the time of building permitting and would be limited to any new construction proposed, not for all "*existing campus systems*". Please also be aware that unrelated to PLN240141, Carmel Valley Manor is installing solar panels throughout the community.
3. GEO-1 (Page 38). We would clarify that the timing of providing foundation plans is related to the specific project Phase that proposes construction of a new building/structure and/or building additions. The mitigation should recognize that foundation plans are anticipated to be provided in a series of individual building permit plan check filings with HCD Building Services.
4. N-1 (Page 51, Item #3, Page 50). This mitigation measure recommends: "*...acoustic blankets/quilts, modular soundproof walls or similar acoustic enclosures...*" to control construction noise. Carmel Valley Manor is not in a densely urbanized setting where this level of mitigation would otherwise be required for sound attenuation for sensitive receptors. The mitigation seems impractical to implement, and we would request this be eliminated.

Editorial Comments and Clarifications

- Carport Demolition. The document should be corrected throughout to reflect the demolition of four (4) carport structure vs. the three (3) carports reported in numerous citations throughout the document.
- Assessor's Parcel Numbers. We believe the IS/MND should refer to APN's 169-061-012-000 & 169-0561-018-000.
- Acreage. Whitson Engineers survey data indicates that the property is 24.41 acres in size (Page 10 and elsewhere).
- On-site Wastewater Treatment System abandonment. The IS/MND should uniformly reflect that the OWTS has been abandoned, as noted on Page 7. The project is fully connected to the Carmel Area Wastewater District's new sewer line. It should be noted that Carmel Valley Manor is a fiscal sponsor that mainly financed the sewer line extension.

- Table 1, Project Improvements (Page 5). Please note that the new independent living units are 1,800 SF, vs. the 1,930 SF noted in the Table.
- Construction Page 5). Please note that given the infill nature of the project, construction will be developed in phases. There is a strong interest in the community to prioritize the memory care building, which will be the first phase of construction.
- Pervious and Impervious Coverage (Pages 7, 44 and 45). The site currently consists of 228,431 SF of structural coverage (20.36%). We also calculate the net increase of new structural coverage to be 30,394 SF vs. 43,700 SF noted in the document.
- Nature of Community (Page 18): Top paragraph, third line. Carmel Valley Manor is a 65+ retirement community designed for independent living; it does have an assisted living component (24 beds).
- Biological Resources (Pages 26 & 27). The "Thompson Report" should reference the February 18, 2026, report update.
- Historic Report References (Pages 30 and 70). A Phase Two Historic Assessment Supplement was prepared by Past Consultants (February 11, 2026). This evaluation should be noted in the IS/MND. The last paragraph should also be updated to reflect the 2026 PAST report. Similarly, the next to last paragraph on Page 31 should be used as evidence to support the CEQA finding in italics. See also historic report references on Page 70.
- Grading (Page 37). Grading is proposed to be 7,100 CY, not 6,000 CY as noted.
- Landscape Plan reference (Page 48). The fifth line of the top paragraph should also recognize that the most recent update to the landscape plan is dated February 2, 2026.
- Recreation (Page 16). We would also note that the project itself has numerous recreational opportunities that are offered on-site for our residents. The project includes an upgrade and expansion of the fitness center as part of the project.
- References to Zhou Transportation Group (Page 57, 59, 71 and 74). We believe this should reference Hexagon Transportation Consultants, Inc. Mr. Zhou was one of the traffic report authors.

Thank you for the opportunity to submit these public comments.

Sincerely,

Jay A. Zimmer
President and CEO
Carmel Valley Manor

From: Molly Erickson
To: Mason, Steve; Spencer, Craig; cegacomments
Subject: Carmel Valley Manor, PLN240141 — inadequacy of revised initial study
Date: Tuesday, March 31, 2026 9:39:20 AM

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Steve and Craig:

Thank you, Steve; however, this is inadequate in light of the significant material changes to the project description subsequent to the January 2025 application. It is not reasonable for the County to claim that "*Any changes to the project which have occurred since the 1-9-25 application form are reflected in the CEQA document, the HRRB staff report, the PC staff report and any other sources that will be referenced by the PC when they are asked to make a decision on the project*." That County claim makes no sense because those documents are neither referenced in the CEQA document nor part of the application which itself is not referenced in the CEQA document. "The HRRB staff report" is not useful because the January 2026 Staff report to the HRRB was on the original January 2025 application, and the February 2026 staff report to the HRRB completely omitted any reference to changes to the project as a result of the extensive and detailed comments by the HRRB and community at the January 2026 meeting. A "PC staff report" does not even exist at this time. And my clients do not have access now to the the vague "other sources" that may be referenced by the PC at some time in the future.

It is fundamental that an adequate project description is critical to the analysis in the CEQA document. In order to comment on the adequacy of the CEQA document -- including the adequacy of the project description in the CEQA document and the environmental analysis -- my clients must be able to access the finite and stable application materials that are reviewed in the CEQA document. The CEQA document does not substitute for that essential information, and the CEQA document does not even identify them as sources. I urge you to consult with legal counsel on this.

Please respond promptly.

Molly Erickson
Law Office of Molly Erickson
tel: 831-373-1214

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On Monday, March 30, 2026 at 04:57:08 PM PDT, Mason, Steve <masons@countyofmonterey.gov> wrote:

Molly,

The most current plan set is attached to this email and is also available in Accela as “PLANS_SITE_PLAN_PLN240141_021326.pdf”. The revised Cover Sheet “REVISED_SHEET_G-00_COVERSHEET_SITE_PLAN_PLN240141_021326” is also attached and is also in Accela. Note that there is a minor change forthcoming (which is reflected in the IS/MND) to the plan set unit count table (Sheet G-00) – specifically, for the 7th single family dwelling at 8543 Carmel Valley Road which will be demolished. I’d in fact just requested a corrected Cover Sheet to address this earlier this morning, but, as mentioned, all 7 SFD’s are noted in the CEQA document and all 7 SFD’s, including the proposed demolition, were also noted in the second HRRB presentation.

The reports related to the IS/MND are also in Accela and are available under the “Related” tab in Accela. Note that there are two Arborist Reports - LIB250134 (3-2-26) which mostly superseded the prior LIB250015 (12-27-2024). Accordingly, the data from the 3-2-26 report is reflected in the IS/MND. The same applies to the two Traffic Surveys in Accela.

The project application “APP_PLN240141_010925” is attached. Any changes to the project which have occurred since the 1-9-25 application form are reflected in the CEQA document, the HRRB staff report, the PC staff report and any other sources that will be referenced by the PC when they are asked to make a decision on the project.

I hope that this answers most of your questions. Of course, any remaining inquiries can be included in your comments on the CEQA document, and we can address them accordingly.

Thanks,

Steve Mason
County of Monterey
Housing & Community Development
Phone 831-759-7375

Effective immediately, discretionary planning permits will be managed by two teams. The Development Review team will process applications from initial submittal to deeming it complete. All submittals and resubmittals shall be sent to PlanningPermits@CountyofMonterey.gov, with your assigned planner cc'd. Once deemed complete, the Consistency Review team will prepare the application for consideration by the appropriate authority. Temporarily restructuring Current Planning is intended to better manage its demanding workload and address staffing shortages. HCD recognizes that it will take time to adjust to this new structure, and your patience is appreciated. Please contact 831-755-5025 if you have any questions.

From: Molly Erickson <erickson@stamplaw.us>
Sent: Monday, March 30, 2026 12:33 PM
To: Mason, Steve <MasonS@countyofmonterey.gov>
Subject: Carr Valley Manor, PLN240141

Steve, would you please send me the application materials that constitute the project that is analyzed in the initial study? I am looking for the complete set of materials that describe the project currently proposed by the applicant. I request the same information set that the planning commission will be asked to act upon. This would include at a minimum the completed current project application form and a complete set of plans. Please provide these promptly because comments on the revised draft initial study are due on April 1.

The revised draft initial study does not identify the project materials as a source, which is extremely odd.

Molly Erickson
Law Office of Molly Erickson
Cel: 831-917-8157

From:	Stephanie Locke
To:	ceqacomments
Cc:	Stephanie Locke
Subject:	Carmel Valley Manor; File Number PLN240141
Date:	Tuesday, March 31, 2026 1:04:30 PM
Attachments:	169061012_20260309_Carmel Valley Manor CEQAComment Letter.pdf.pdf

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Hello,

Please find the Monterey Peninsula Water Management District's comments attached.

Kind regards,
Stephanie

Stephanie Locke, Water Demand Manager
Monterey Peninsula Water Management District
PO Box 4875
5 Harris Court, Building G
Monterey, California 93940
Office: 831-658-5601

March 31, 2026

County of Monterey
Housing & Community Development
Attn: Steve Mason
1441 Schilling Place South 2nd Floor
Salinas, CA 93901

Subject: Carmel Valley Manor; File Number PLN240141

Dear Mr. Mason:

The Monterey Peninsula Water Management District (MPWMD or District) appreciates the opportunity to comment on Carmel Valley Manor's Draft Mitigated Negative Declaration and Initial Study for the Carmel Valley Manor Project in Carmel Valley. The project is described as construction of a new 12-bed Memory Care facility, nineteen (19) residential units, eight (8) guest units, including demolition, renovation or additions to and replacement of existing structures. The District is submitting these comments based on current rules and policies which are subject to revision by action of the Board of Directors. The District has the following comments:

MPWMD – Water Permit Requirement
Water Permits will be required for the proposed project. Carmel Valley Manor has a Malpaso Water Use Permit (No. 772), issued July 31, 2018, for 6.00 Acre-Feet of water to serve the proposed project, plus water credit that will be documented as buildings are demolished. The quantity of water available from the Water Use Permit is sufficient to meet the needs of the proposed project. The District will evaluate the project's Water Use Capacity and issue Water Permits for the project as depicted on final construction plans prior to issuance of the Building Permit.

Water Efficiency Requirements
All Residential and Non-Residential users must comply with MPWMD's extensive water conservation and water efficiency standards (Rule 142). Installation of water efficient plumbing fixtures reduces the burden of new, expanded or modified uses on the water resources. Current MPWMD Rules and Regulations are available at the following website: www.mpwmd.net.

MPWMD cannot process Water Permits for properties not in compliance with District Rules and Regulations. Before permits for this project are issued, MPWMD will require a complete inspection of all plumbing fixtures. The District will also need to inspect and record the uses of any building that will be demolished prior to demolition.

MPWMD Water Efficient Landscape Requirements
New and refurbished landscape projects must install and maintain landscaping that complies with MPWMD'S Water Efficient Landscape Regulation (Rule 142.1). The regulation promotes

efficient landscapes in new developments and provides substantial water savings through proper landscape design, installation, and maintenance. Complete Landscape Documentation Packages and landscape plans must be submitted to the District for review and possible permitting.

Water Meters on New and Expanded Water Service Connections
As a condition of the Water Permits, each user will be required to have permmanent submetering owned and maintained by the property owner. A "User" is defined as "a customer or consumer of water delivered by a Water Distribution System. Each residence, commerical enterprise, or industrical enterprise shall be deemed a separate and distinct User."

Thank you for the opportunity to review the Mitigated Negative Declaration for the Carmel Valley Manor Project and to provide comments. If you have any questions or would like to discuss our comments, please contact Stephanie Kister Campbell at skister@mpwmd.net or 831-658-5601.

Sincerely,

Stephanie Locke

Stephanie Locke
Water Demand Manager

Response to comments received on IS/MND:

Department of Toxic Substances Control (DTSC) Comments (March 6, 2026):

Comment:

Regarding structures to be demolished, DTSC has asked that surveying and monitoring be performed for: "…presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk."

Response:

There are numerous regulations in the CA Health & Safety Code that combine to create a framework around demolition in buildings that involve lead-based paint or materials. Note, also, that the contractor must be certified by the CA Department of Public Health.

Monterey County Code requires that demolition permits be reviewed and approved by Monterey County Environmental Health Bureau, including completion of a Hazardous Material Questionnaire. Additional review by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) may also be required. Further, The County requires that contractors shall be properly licensed for the demolition work, including special provisions and license for asbestos removal. Finally, a standard condition of approval attached to the project, "PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)," is included to minimize potential effects from airborne pollutants which may be produced during the demolition process.

Comment:

"DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's PEA Guidance Manual."

Response:

Importing of soil/fill material will not be required for this project, as all soil resulting from grading (i.e., "cut") will be redistributed onsite.

Monterey Peninsula Water Management District (MPWMD) Comments (March 31, 2026):

The WPMD comment letter confirms the current adequacy of existing water credits to support the project and reiterates their standard review of related construction permits: "The District will evaluate the project's Water Use Capacity and issue Water Permits for the project as depicted on final construction plans prior to issuance of the Building Permit."

Comment:

"All Residential and Non-Residential users must comply with MPWMD's extensive water conservation and water efficiency standards (Rule 142)."

Response:

MPWMD's own internal processes ensure this compliance, as noted in their comment letter "Before permits for this project are issued, MPWMD will require a complete inspection of all plumbing fixtures. The District will also need to inspect and record the uses of any building that will be demolished prior to demolition."

Comment:
"New and refurbished landscape projects must install and maintain landscaping that complies with MPWMD'S Water Efficient Landscape Regulation (Rule 142.1)."

Response:
A standard condition of approval attached to the project, "PD012(E) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (OTHER THAN SINGLE FAMILY DWELLING)," requires landscape plans to include a Maximum Applied Water Allowance (MAWA) calculation and a formal "Non-Residential Water Release Form and Water Permit Application" to be submitted to the Monterey Peninsula Water Management District for review and approval with the landscape plans

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State of California Department of Fish and Wildlife Comments (April 1, 2026)

Comments:
The Project site is within range of white-tailed kite (WTKI) and golden eagle (GOEA); however, the species was not specifically mentioned within the MND and species-specific mitigation measures were not provided. (Note that both the WTKI and GOEA are designated as "State fully protected" species.)

Recommended Mitigation Measure 1: WTKI and GOEA Surveys CDFW recommends that a qualified biologist conduct focused surveys for nesting GOEA and WTKI prior to beginning Project-related activities within the Project site. GOEA evaluations should follow the Interim Golden Eagle Inventory and Monitoring Protocols; and Other Recommendations guidelines

Recommended Mitigation Measure 2: WTKI and GOEA Avoidance Buffer CDFW recommends a minimum no-disturbance buffer of ½ mile be delineated around active nests of GOEA and WTKI until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. CDFW advises Project proponents not to allow reductions in no-disturbance buffer size for GOEA and WTKI or any fully protected bird species absent a compelling biological or ecological reason to do so. Further consultation with CDFW is warranted to discuss Project implementation and take avoidance.

Response:
The following (standard) condition of approval is included in the project and will adequately address potential impacts to white-tailed kite (WTKI) and golden eagle (GOEA):

PD050 – RAPTOR/MIGRATORY BIRD NESTING
Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)
- Action(s) Needed for Resolution:

No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

Law Office of Molly Erickson Comments (March 31, 2026)

Comment:
Thank you, Steve; however, this is inadequate in light of the significant material changes to the project description subsequent to the January 2025 application. It is not reasonable for the County to claim that "*Any changes to the project which have occurred since the 1-9-25 application form are reflected in the CEQA document, the HRRB staff report, the PC staff report and any other sources that will be referenced by the PC when they are asked to make a decision on the project.*" That County claim makes no sense because those documents are neither referenced in the CEQA document nor part of the application which itself is not referenced in the CEQA document. "The HRRB staff report" is not useful because the January 2026 Staff report to the HRRB was on the original January 2025 application, and the February 2026 staff report to the HRRB completely omitted any reference to changes to the project as a result of the extensive and detailed comments by the HRRB and community at the January 2026 meeting. A "PC staff report" does not even exist at this time. And my clients do not have access now to the vague "other sources" that may be referenced by the PC at some time in the future.

It is fundamental that an adequate project description is critical to the analysis in the CEQA document. In order to comment on the adequacy of the CEQA document -- including the adequacy of the project description in the CEQA document and the environmental analysis -- my clients must be able to access the finite and stable application materials that are reviewed in the CEQA document. The CEQA document does not substitute for that essential information, and the CEQA document does not even identify them as sources. I urge you to consult with legal counsel on this.

Response:
All relevant information which was conveyed in the initial project application has been expanded upon within in the introductory section of the CEQA document "II. DESCRIPTION OF PROJECT AND ENVIRONMETNAL SETTING" (pages 2-8), and also in abbreviated form on IS/MND circulation cover sheet (i.e., the front page) under the subheading "Project Description". Project application forms are not frequently cited and/or referenced in CEQA documents as they typically convey only very rudimentary information which, in any event, is reiterated throughout the reports that are cited.

The project changes resulting from the *January* 2026 HRRB hearing were not reflected in the *February* 2026 HRRB Staff Report because approximately one hour of discussion at the January HRRB hearing was devoted to the subject matter, and the HRRB members and any listeners were already well familiar. Moreover, these changes primarily consisted of removing a proposed area of development and, accordingly, no longer constitute a part of this project. These changes to the project are reflected specifically in the project description as conveyed in the approved HRRB Resolution (**Ex. I**), which is essentially the same project description and parameters as described in the CEQA document and the Planning Commission staff report. Two related

technical reports (among 47 listed "sources") which were utilized in drafting the HRRB staff report are cited specifically in the IS/MND, section "IX. SOURCES," specifically as items #27 ("Archives & Architecture. 2025. Carmel Valley Manor Master Plan Phase Historic, Assessment. February 10, 2025" - Note: The author here should be listed as "PAST Consultants," see "Staff notes/errata regarding the CEQA document," below), and #28 "PAST Consultants. 2024. PAST Consultants Historic Review and DPR 523A/B Forms, June 3, 2024, updating 2013 DPR records.").

Minor changes to project descriptions following the submission of a Development Project Application are not an unusual occurrence. Requiring a new Application for each minor change would lead to an interminable cycle of 30-day review periods and re-circulations. It should also be noted that the project has seen a **reduction** in area and impacts since the application was first submitted. Specifically, three of the four areas which have been identified in the CEQA document as "potentially significant," have seen a reduction in scope as compared to the project described in the initial application:
- Biological Resources: Tree removals have decreased from 133 (predominately oaks) to 61 oaks
- Noise: The removal of proposed demolition and reconstruction at Los Arboles Drive will reduce noise impacts to neighboring residences.
- Transportation/Traffic: The removal of the proposed five additional residential units at Los Arboles Drive has eliminated additional vehicle trips on Los Arboles Drive. The project, as now conditioned, will also disallow all construction-related traffic on Los Arboles Drive.

"Geology and soils," the fourth area of potentially significant impact, has remained essentially unchanged.

Carmel Valley Manor/Applicant Comments (March 25, 2026)

Comment:
It is noted that there are "redundancies" in some of the Mitigation Measures as requirements listed therein also appear in standard conditions of approval.

Response:
Redundancies aside, staff is opting to retain all of the Mitigation Measures "as-is," in order to remain complete consistency from the CEQA document to the project as proposed.

Comment:
It is requested that the requirement of 5-year monitoring to verify 80% success ratio for replanted trees be removed (MM BIO-1- TREE PROTECTION AND REPLACEMENT PLAN).

Response:
Due to the relatively large number of trees being replanted (43), staff would recommend that this requirement remain "as-is."

Comment:
It is requested that Mitigation Measure "MM N-1- (CONSTRUCTION NOISE CONTROL MEASURES)" be edited to remove the requirement "*4. 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."

Response:
Staff would recommend that this Mitigation Measure remain "as-is" due to the close proximity of residences on Los Arboles Drive and also the close proximity of Carmel Valley Road.

Staff notes/errata regarding the CEQA document:

- Pages 30, 31, 70 and 78 ("Sources") erroneously refer to Historic Assessment Reports as being authored, in part, by "Archives & Architecture." The reports referenced in these instances have been authored entirely by "PAST Consultants." The date of publication of the report is correct as listed. Note, also, that the reports identified in the condition of approval requiring adherence to them (#10 – "PD016 – NOTICE OF REPORT) refer to "PAST Consultants" as the author, and not "Archives & Architecture."

- The "Mitigation Measure BIO-1. Tree Protection and Replacement Plan," (page 27) states, in part, that the Tree Protection and Replacement Plan (TPRP) shall be consistent with the April 13, 2025, Thompson Wildland Management Pre-Construction Tree Impact." Note that the April 13, 2025 draft of this report has been superseded with a version dated March 2, 2026. Note, also, that the report dated "March 2, 2026" is identified specifically as such in the condition of approval (#10 – "PD016 – NOTICE OF REPORT) which requires adherence to the report.

- Page 52 denotes "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)." Including the 6 single family-dwellings on Los Arboles Drive, the overall Carmel Valley Manor will include 169 independent-living residential units, while the net increase in said units will be 16, not 17.

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Exhibit E

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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 contiguos 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:

M. G. BAKEMAN, ACTING SECRETARY

PETER CAILOTTO, CHAIRMAN

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Exhibit F

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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 G

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MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

December 17, 2024

July 1, 2025
Letter revised to include APN's not previously included on original letter.
MPWMD

Mr. John Haupt
Director of Capital Planning
Carmel Valley Manor
8545 Carmel Valley Road
Carmel, California 93923

Subject: Carmel Valley Manor, 8545 Carmel Valley Road, Carmel (APNs: 169-061-012, 169-061-018, 169-041-003, 169-041-018, 169-041-023, 169-041-024 and 169-041-025)

Dear Mr. Haupt:

This letter responds to your request for a written response to Monterey County Housing and Community Development's Application Checklist for Land Use and Development Applications for the Carmel Valley Manor Master Plan Proposal. Specifically, you've asked us to address the "Adequate Water Supply System Assessment" section. The project is described as construction of a new 12-bed Memory Care facility and ten (10) new offsite duplexes, including renovation or additions to and replacement of existing structures. The District is submitting these comments based on current rules and policies which are subject to revision by action of the Board of Directors. The District has the following comments:

MPWMD – Water Permit Requirement

Water Permits will be required for the proposed project. Carmel Valley Manor has Water Use Permit No. 772, issued July 31, 2018 (enclosed), with a Water Entitlement of 6.00 Acre-Feet of Malpaso Water Company water to serve the proposed projects, plus water credit that will be documented as buildings are demolished. The quantity of water available from the Water Use Permit is more than sufficient to meet the needs of the proposed project. The District will evaluate the project's water capacity and issue Water Permits for the components of the project as depicted on final construction plans submitted when buildings are construction-ready.

Water Efficiency Requirements

MPWMD mandates that Water Permits cannot be processed for properties not in compliance with District Rules, Regulations, or conditions of previous permits. Some areas appear to be non-compliant with Water Permit and Water Efficiency Standards. Since 2019, multiple Water Permits for apartment renovations and improvements have been issued, and many of these permits require final inspections by the District to verify compliance with permit conditions.

The property must be brought into compliance with all applicable District Rules and Regulations before any new Water Permit applications can be processed. Please schedule and complete final inspections for previously issued permits to confirm adherence to the requirements. In addition, an

inspection of all buildings must be conducted to verify overall compliance with District Rules. Finally, the District needs to inspect and record the uses of any building that will be demolished prior to demolition.

Thank you for the opportunity to review and provide feedback. If you have any questions or would like to discuss our comments, please contact me at gabby@mpwmd.net or Stephanie Kister Campbell at skister@mpwmd.net or 831-658-5601.

Sincerely,

Gabriela Bravo
Conservation Analyst

Enclosure: MPWMD Water Use Permit No. 772

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

MALPASO WATER COMPANY
WATER USE PERMIT
(ISSUED PURSUANT TO MPWMD RULE 23.1 AND RULE 23.7)
PERMIT NUMBER **772**

---

1. This Water Use Permit is issued by the Monterey Peninsula Water Management District (Water Management District or MPWMD) to **Northern California Congregational Retirement Home, Inc., dba Carmel Valley Manor**, ("Owner") for the Benefited Property identified as Assessor's Parcel Numbers **169-061-012-000 & 169-061-018-000** ("Site"), a real property consisting of one or more legal lots of record as of March 4, 2014.

2. This Water Use Permit is issued pursuant to Water Management District Rule 23.1, Action on Application for a Water Use Permit on a Benefited Property, and Water Management District Rule 23.7, Malpaso Water Company Water Entitlement. These Rules contain information relevant to the conditions and limitations of this Water Use Permit. Capitalized words and phrases used in this Water Use Permit are defined in Rule 11 of the Water Management District Rules and Regulations.

3. This Water Use Permit evidences the dedication of **6.00** Acre-Foot of water from the Malpaso Water Company Water Entitlement to the Site as authorized on the Assignment Document issued by Malpaso Water Company on **July 6, 2018**.

4. The Water Use Permit shall be presented to the Water Management District upon application for a Water Permit to connect to or to modify an existing Connection to the California American Water Company Water Distribution System.

Issued this 31st day of July, 2018

David J. Stoldt, General Manager
Monterey Peninsula Water Management District

U:\demand\Water Use Permits\MalPasoWaterCo\169061012&018_20180731_Malpaso Water_Use_Permit_772.docx

RECORDED AT THE REQUEST OF AND
WHEN RECORDED RETURN TO:

Northern California Congregational Retirement Home, Inc
dba Carmel Valley Manor
8545 Carmel Valley Manor
Carmel, CA 93923

CERTIFIED A TRUE COPY OF THE ORIGINAL
RECORDED IN THE OFFICIAL RECORDS OF
Monterey COUNTY ON 7/6/18
UNDER RECORDERS SERIES NO. 2018029868
FIRST AMERICAN TITLE INS. CO.
BY:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):
County Transfer Tax is $___0___. "The DOCUMENTARY TRANSERTAX IS $-0- on the basis that this assignment does not Involve the transfer of real property. R&T Section 6353."

Assignment of a Portion of
Monterey Peninsula Water Management District
Ordinance No. 165
Malpaso Water Company Water Entitlement

Pursuant to and in accordance with the rights and authority of the Monterey Peninsula Water Management District Ordinance No. 165, the related agreements entered into with respect thereto, and the Rules and Regulations of the Monterey Peninsula Water Management District applicable thereto (all of which are incorporated by reference in this Assignment, with the capitalized terms used in this Assignment having the meanings defined therein), MALPASO WATER COMPANY, LLC, a California limited liability company ("Malpaso"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, ASSIGNS, and CONVEYS to **Northern California Congregational Retirement Home, Inc dba Carmel Valley Manor** ("Owner"), a Water Entitlement of **6.00** acre-feet per year dedicated to the real property described in Exhibit A attached hereto and comprising the Benefited Property APN # **169-061-012 and 169-061-018** to which Owner is the holder (of record) of fee title, for use on such Benefited Property for **Mixed** use.

By signing this Assignment, Owner acknowledges that Owner accepts all of the rights, preferences, privileges, and limitations related to Owner's ownership and use of the Water Entitlement conveyed by this Assignment, as set forth in Monterey Peninsula Water Management District Ordinance No. 165, the related agreements entered into with respect thereto, and the Rules and Regulations of the Monterey Peninsula Water Management District applicable thereto.

By signing of this Assignment, Owner also: (1) confirms that the Benefited Property is within the authorized place of use for municipal use of water under Water Right License 13868A (issued on Water Right Application 30497B01); (2) acknowledges that, upon recording of this Assignment, the Water Entitlement will become appurtenant to the Benefited Property and will be automatically conveyed with the Benefited Property when the Benefited Property is assigned, transferred or otherwise conveyed to any other party (subject to the future allocation of the Water Entitlement among the Parcels that comprise the Benefited Property that is described in the following paragraphs); (3) acknowledges that compliance with Rule 23.1 of the Monterey Peninsula Water Management District shall be required whenever any such conveyance is made; (4) acknowledges that the conveyance to, or the use of any portion of the Water Entitlement on any property other than the Benefited Property is prohibited; (5) acknowledges that Owner will be solely responsible for the payment of all fees, costs and expenses of any nature whatsoever accruing or arising at any time after the recording of this Assignment in connection with the ownership or use of the Water Entitlement, including without limitation, any connection or other fees that must be paid to the Monterey Peninsula Water Management District and any rates, fees or charges that must be paid to the California-American Water Company or its successor, in connection with water service under the Water Entitlement; (6) authorizes the California-American Water Company or its successor to provide to Malpaso Water Company, LLC and the Monterey Peninsula Water Management District any and all meter data regarding the amounts of water that California-American Water Company has delivered or will deliver to the Benefited Property; and (7) agrees that all provisions of this Assignment Document will be binding on Owner's successors and assigns.

Within 30 days after this Assignment is recorded, Owner will apply to the Monterey Peninsula Water Management District for a master Water Use Permit for the entire Water Entitlement. This application will list all of the Parcels that comprise the Benefited Property.

Before Owner or any of Owner's successors or assigns conveys any Parcel that comprises any part of the Benefited Property into any separate ownership or applies for a Water Permit for any such Parcel, the Owner, successor or assign will record a document (the "Recorded Apportionment Document") that apportions the entire Water Entitlement among some or all of the Parcels that compromise the Benefited Property, and will apply to the Monterey Peninsula Water Management District for a separate Water Use Permit for each Parcel that receives any portion of the Water Entitlement. The amounts requested in these applications for these separate Water Use Permits will be consistent with the apportionment amounts in the Recorded Apportionment Document. When these separate Water Use Permits are issued, they will supersede the master Water Use Permit previously issued for the entire Benefited Property.

When the Recorded Apportionment Document is recorded, it will constitute an irrevocable apportionment of the entire Water Entitlement among the Parcels that comprise the Benefited Property and will be binding on the Owner's successors and assigns. After this document is recorded, all future grant deeds and other conveyance

documents that convey any of the Parcels that comprise the Benefited Property will be deemed to convey with the Parcel the specific portion of the Water Entitlement (if any) that has been conveyed to that Parcel, whether or not such grant deed or other conveyance document refers to the Water Entitlement.

MALPASO WATER COMPANY, LLC,
a California Limited Liability Company

By: _____
R. Alan Williams, Manager

OWNER:

By: _____
Jane S. Ipsen, President & CEO

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Monterey)

On 7/2/18, before me, Janel L Rose, a Notary Public, personally appeared Jane S. Ipsen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Janel L Rose

(Seal)

My Commission expires: 4/19/19

JANEL L. ROSE
Commission # 2107654
Notary Public - California
Placer County
My Comm. Expires Apr 19, 2019

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Monterey)

On 7/5/18, before me, Janel L. Rose, a Notary Public, personally appeared R. Alan Williams, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JANEL L. ROSE
Commission # 2107654
Notary Public - California
Placer County
My Comm. Expires Apr 19, 2019

(Seal)

Signature Janel L Rose

My Commission expires: 4/19/19

Real property in the unincorporated area of the County of Monterey, State of California, described as follows:

PARCEL I:

CERTAIN REAL PROPERTY SITUATE IN LOT 13 B, COUNTY OF MONTEREY, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE AT THE MOST NORTHERLY CORNER OF LOT 13 B, AS SAID LOT 13 B IS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARTITION MAP OF JAMES MEADOWS TRACT, ETC.," FILED IN VOLUME 1-MAPS OF SURVEYS - AT PAGE 67, MONTEREY COUNTY RECORDS; AND RUNNING THENCE FROM SAID POINT OF BEGINNING.

(1) ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 13 B S. 71° 29' E., 192.72 FEET TO A 3/4" IRON PIPE; AT THE NORTHEASTERLY CORNER OF THAT CERTAIN 10.00 ACRE TRACT OF LAND CONVEYED FROM DAVID P. WOLTERS TO NOEL SULLIVAN BY DEED FILED IN VOLUME 546, OFFICIAL RECORDS OF MONTEREY COUNTY, AT PAGE 198; THENCE

(2) ALONG THE SOUTHEASTERLY LINE OF SAID 10.00 ACRE TRACT, S. 18° 05' 40" W., (DEED S. 17° 37' W.) 645.13 FEET TO A 2" X 2" REDWOOD STAKE; THENCE LEAVING SAID SOUTHEASTERLY LINE

(3) N. 47° 17' W., 285.99 FEET TO A 3" X 3" REDWOOD POST AT THE NORTHEAST CORNER OF THAT CERTAIN 0.230 ACRE PARCEL CONVEYED IN THE DEED FROM NOEL SULLIVAN, AN UNMARRIED MAN TO LLOYD G. WEER ET UX DATED APRIL 2, 1948 AND RECORDED APRIL 13, 1948 IN VOLUME 1052 OF OFFICIAL RECORDS AT PAGE 70; MONTEREY COUNTY RECORDS, THENCE ALONG THE NORTHERLY BOUNDARY OF LAST MENTIONED PARCEL

(4) N. 72° 19' W., 100.00 FEET TO A 3" X 3" REDWOOD POST ON THE WESTERLY LINE OF THE 10 ACRE PARCEL ABOVE REFERRED TO; THENCE ALONG SAID WESTERLY BOUNDARY

(5) N. 17° 41' E., 438.11 FEET TO A 2" X 2" REDWOOD STAKE IN THE NORTHERLY LINE OF SAID LOT 13 B, THENCE ALONG SAID LAST MENTIONED NORTHERLY LINE

(6) N. 80° 15' E., 192.72 FEET TO THE POINT OF BEGINNING.

APN: 169-061-012 (PORTION)

PARCEL II:

A PORTION OF THE JAMES MEADOWS TRACT, AS SHOWN ON THE MAP OF SAID TRACT FILED JUNE 10, 1905 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN MAP BOOK ONE OF SURVEYS, AT PAGE 67 THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT STATION 125 PLUS 60, AT THE CORNER OF LOTS 13A AND 13B, ON THE SOUTHERLY BOUNDARY LINE OF LOT 2 OF SAID JAMES MEADOWS TRACT, AS SHOWN ON THE PARTITION MAP THEREOF ABOVE REFERRED TO; THENCE SOUTHERLY AND ALONG THE BOUNDARY LINE OF A PARCEL, WHICH WAS CONVEYED TO THOMAS DOUD SOUTH 12° 47' WEST, 9.40 CHAINS TO THE CENTER OF THE CARMEL VALLEY ROAD; THENCE N. 68° 17' W., 6.0 CHAINS TO STATION 118; THENCE N. 74° 07' W., 6.93 CHAINS TO A POINT DISTANT S. 74° 07' E., 5.07 CHAINS FROM STATION 106; THENCE N. 17° 37' E., 17.85 CHAINS TO THE NORTHERLY LINE OF LOT 13B OF SAID TRACT; THENCE S. 71° 29' E., 1.41 CHAINS; THENCE S. 29° 57' E., 3.70 CHAINS; THENCE S. 18° 08' E., 4.85 CHAINS; THENCE S. 32° 43' E., 5.58 CHAINS; THENCE S. 14° 20' W., 0.38 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION DEEDED TO THE COUNTY OF MONTEREY, RECORDED SEPTEMBER 7, 1950, IN VOLUME 1243 OF OFFICIAL RECORDS, AT PAGE 441.

APN: 169-061-012 (PORTION)

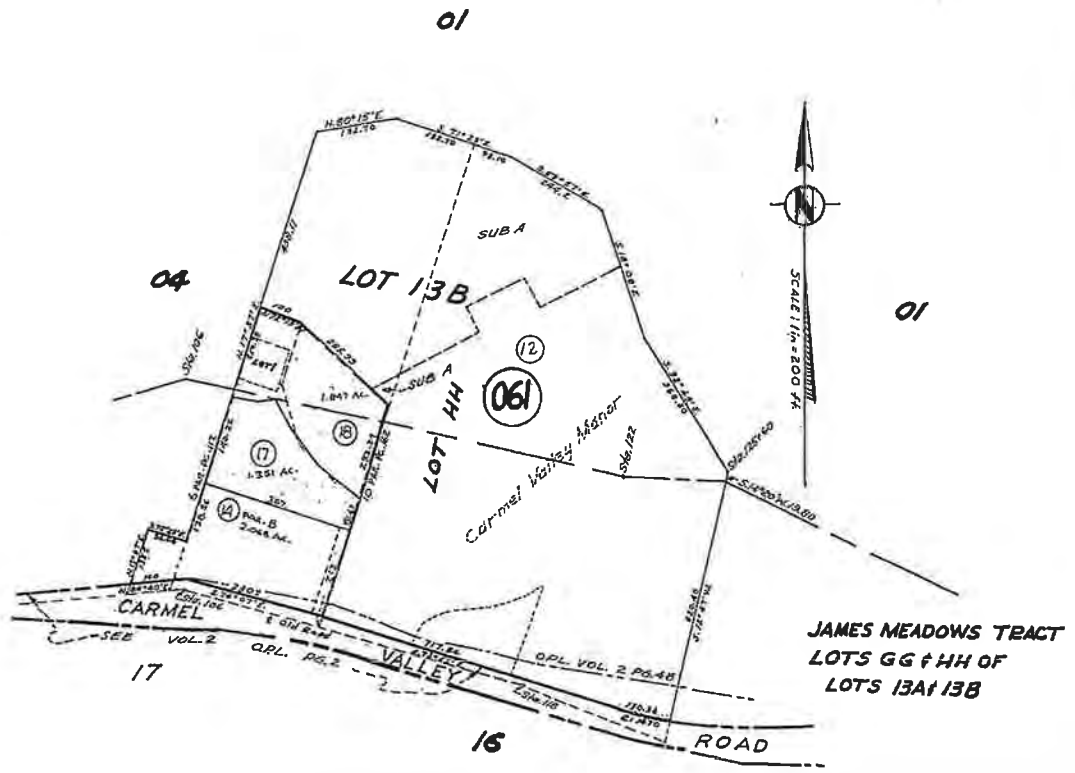
PARCEL III:

PARCEL II, AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN VOLUME 10 OF "PARCEL MAPS", AT PAGE 162, MONTEREY COUNTY RECORDS.

APN: 169-061-018

TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 169 PAGE 06



First American Title Company

409 Washington Street, Suite 100 •Monterey, CA 93940

Office Phone:(831)649-2498 Office Fax:(866)548-0053

Buyer's Final Settlement Statement

Property: 8545 Carmel Valley Road, Carmel, CA 93923

File No: 2713-5715668
Officer: Linda Griffin Wilson/JR
Settlement Date: 07/06/2018
Disbursement Date: 07/06/2018
Print Date: 07/09/2018, 8:03 AM

Buyer: Northern California Congregational
Address: 8545 Carmel Valley Road, Carmel, CA 93923
Seller: Malpaso Water Company, LLC
Address: P.O. Box 450, Carmel, CA 93921
Lender:
Address:
Loan No.:

Charge Description	Buyer Charge	Buyer Credit
Consideration:		
Total Consideration	1,440,000.00	
Deposits in Escrow:		
Receipt No. 111419255 on 05/31/2018 by Carmel Valley Manor FBO Northern California Congregational		5,000.00
Receipt No. 111419319 on 07/05/2018 by Northern California Congregational		1,436,123.00
Title/Escrow Charges to:		
Escrow Fee to First American Title Company	425.00	
Document Preparation to First American Title Company	82.00	
Record Assignment to First American Title Company	41.00	
Affordable Housing Fee to First American Title Company	75.00	
Disbursements Paid:		
Transaction Charge to Carmel Development Company	500.00	
Totals	1,441,123.00	1,441,123.00

CERTIFIED TO BE A TRUE
AND CORRECT COPY
FIRST AMERICAN TITLE COMPANY
Monterey County, CA
By:

First American Title

First American Title Company
409 Washington Street, Suite 100
Monterey, CA 93940
(831)718-9667
Fax - (866)377-7037

Northern California Congregational
8545 Carmel Valley Road
Carmel, CA 93923

July 09, 2018

Escrow No.: 2713-5715668 (LG)

Re: Seller: Malpaso Water Company, LLC
Buyer: Northern California Congregational
Property: 8545 Carmel Valley Road
Carmel, CA 93923

The closing of the above referenced transaction is now complete. For your records we enclose the following (If checks are included in this package, please negotiate as soon as possible):

Final Settlement Statement
Additional documents, if applicable

Keep these instruments secure as some of them **cannot** be replaced. Any recorded documents to which you may be entitled, and your policy of title insurance, will follow shortly.

The property tax year runs from July 1 through June 30. The first installment of taxes is due November 1 and delinquent December 10. The second installment of taxes is due February 1 and delinquent April 10. If you do not receive a TAX BILL one (1) month prior to the delinquency date, a written request that includes the property address and/or assessor's parcel number should be made to the County Tax Collector. You may also receive a supplemental bill for increase in value if any.

Should you have any questions or need further assistance, please contact the undersigned. Thank you for working with First American Title Company. We look forward to serving you in the future.

Sincerely,

Linda Griffin Wilson
Escrow Officer
lgriffin@firstam.com

LG/nb

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

RECEIVED
JUL 31 2018
MPWMD

WATER USE PERMIT APPLICATION (District Rule 23.1)

All applicable fees are to be paid in advance:

A copy of the recorded Assignment Document for the Benefitted Property from the water Entitlement Holder must be submitted with this application. A Water Use Permit must be on file when the Residential or Non-Residential Water Release Form and Water Permit Application with approved Construction Plans are submitted to obtain a Water Permit. ***Additional fees will apply.***

1. OWNERSHIP INFORMATION:

Name: NORTHERN CALIFORNIA CONGREGATIONAL RETIREMENT HOMES, INC

Daytime telephone: 831-624-1281

Mailing Address: 8545 CARMEL VALLEY RD CARMEL, CA 93923

Signature: [signature]

2. AGENT/REPRESENTATIVE INFORMATION:

Name: JANE S IPSEN

Daytime telephone: 831 624-1281

Mailing Address: 8545 CARMEL VALLEY ROAD CARMEL, CA 93923

Date: 7-30-18

3. PROPERTY INFORMATION:

Address: 8545 CARMEL VALLEY RD, CARMEL, CA 93923

Assessor Parcel Number 169-061-012 169-061-018

Amount of Water Purchased: 4 AF

Construction Plans submitted to Jurisdiction? NO

4. Please remember to include payment:

Initial application of Water Use Entitlement Permit	$270
Amend Water Use Entitlement Permit	$450

5. Would you like the application mailed or will you pick up the Water Use Permit?

Please provide address or phone number:

Name: JANE IPSEN

Mailing Address: 8545 CARMEL VALLEY ROAD CARMEL, CA 93923

Call Owner/Agent for Pickup: Phone: 831-624-1281

Email Address: jipsen@cumanor.com

5 Harris Court, Building G, Monterey, CA 93940 • P.O. Box 85, Monterey, CA 93942-0085
831-658-5601 • Fax 831-644-9558 • www.mpwmd.net • www.montereywaterinfo.org

Exhibit H

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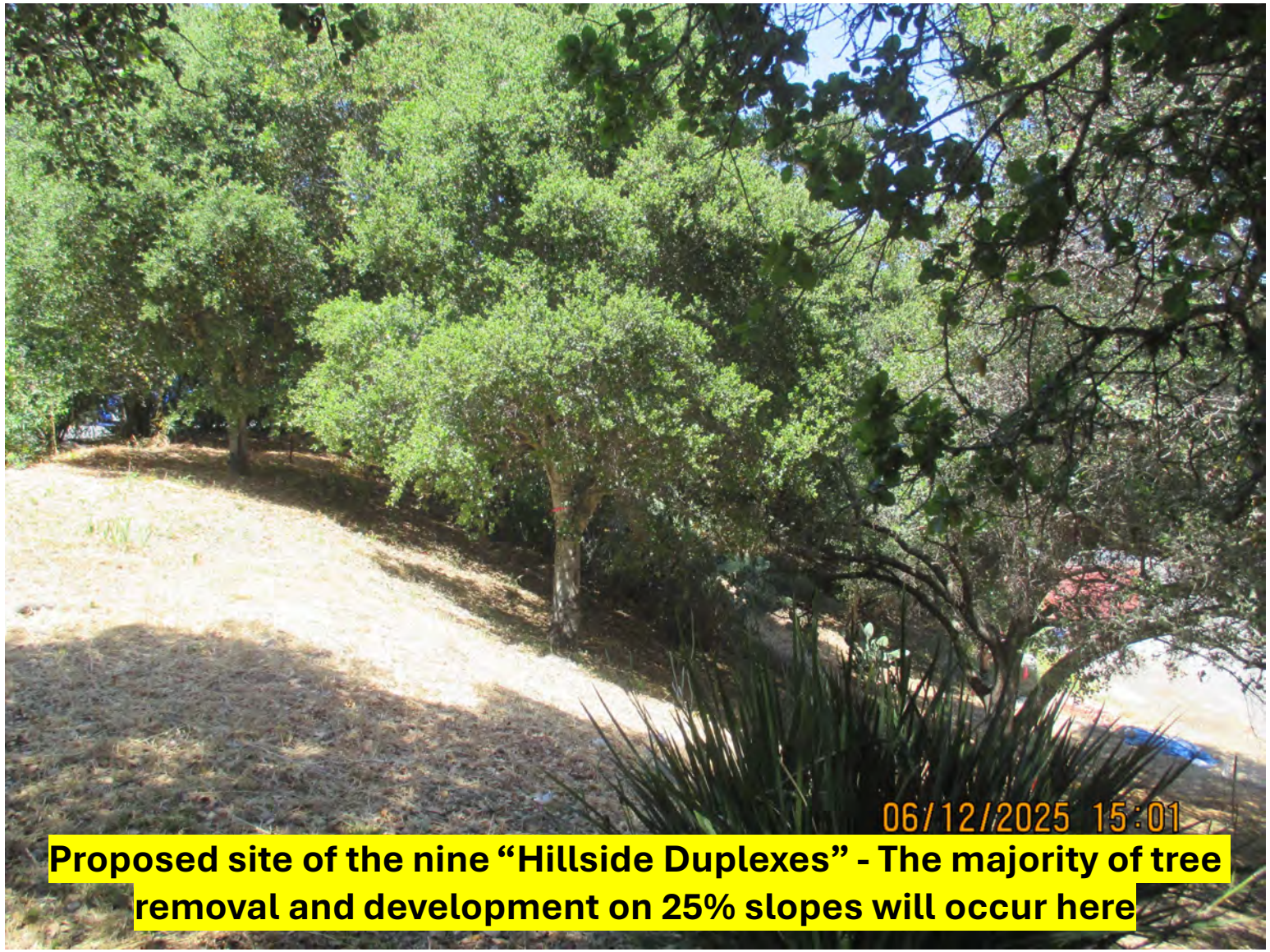
Flagging and staking for proposed “Hillside Duplexes” - (photo center) as briefly viewed from Carmel Valley Road

The Hollow Hills Chapel – an original structure from the Sullivan Estate

The “Meeting House” multi-use building – facing south



Proposed site of the nine “Hillside Duplexes” - The majority of tree removal and development on 25% slopes will occur here

Apartments
06/12/2025 15:32

Common area and landscaping

Duplex units at the east property boundary

Entry driveway facing toward Carmel Valley Road
The dining room of the “Main Pavilion” is to the right

Project site facing south – see also 1963 photo ("Figure 4" in "Discussion") for comparison of onsite vegetation

The site of the 9 proposed “Hillside” living units and 7 guest units
The majority of the project’s tree removal and development on 25%+ slopes will occur here

View from site of proposed "Hillside" living units toward Carmel Valley Road
Note Carmel Valley Manor's existing corporate yard in foreground

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Exhibit I

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Docusign Envelope ID: 0C747104-265F-4E16-90B4-837DC77326BF

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

PLN240141- CARMEL VALLEY MANOR
RESOLUTION NO. 26-001
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, on January 8, 2026, HRRB held a public hearing and took public comments from numerous interested parties, considered the information presented, and directed that Phase One reports were required for the single family residential properties on Los Arboles. Subsequent to the January 8 public hearing, the applicant indicated that it would withdraw all proposed changes on the Los Arboles properties and withdraw the proposed parcel mergers. The HRRB action today is based on that representation of the modified project.

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 57 protected oak trees.

Docusign Envelope ID: 0C747104-265F-4E16-90B4-837DC77326BF

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:

Docusign Envelope ID: 0C747104-265F-4E16-90B4-837DC77326BF

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.*

Docusign Envelope ID: 0C747104-265F-4E16-90B4-837DC77326BF

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 similar roof-pitch and general design characteristics of the SOM-designed structures and 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:

Docusign Envelope ID: 0C747104-265F-4E16-90B4-837DC77326BF

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.

Finding: This action represents the HRRB's recommendation of approval of a Campus Master Plan that locates all of the new construction being proposed to the original core campus parcels only, and that has abandoned any effort to merge or make changes to the Los Arboles Drive parcels.

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 Belinda Taluban, seconded by Judy MacClelland, by the following vote:

AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Belinda Taluban
NOES: None
ABSENT: Salvador Munoz, Sheila Lee Prader
ABSTAIN: None

Signed by:
Jordan Evans-Polockow
CF88EFC229334F1...

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

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Exhibit J

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LIB130209

RECEIVED
JUN 17 2013
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 K

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Notice of Approved Design Approval

Director of Monterey County RMA-Planning Department

Project Title: NORTHERN CALIF CONGREGATIONAL RETIREMENT HOMES INC (CARMEL VALLEY MANOR)

Project File No. PLN130588

Project Location: 8545 CARMEL VALLEY RD CARMEL

NOTICE IS HEREBY GIVEN that on Monday, October 7, 2013 the the Director of Monterey County Resource Management Agency – Planning approved the above referenced application for a Design Approval. The project allows the following development: Design Approval for the approval of the proposed Carmel Valley Manor Architectural and Historic Preservation Design Guildelines. The property is located at 8545 Carmel Valley Road, Carmel (Assessor's Parcel Number 169-061-012-000), Carmel Valley Master Plan.

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON Wednesday, October 9, 2013.

Note: This project is not located in the Coastal Zone. It may be appealed to the Monterey County Planning Commission.

If anyone wishes to appeal this decision, an appeal form must be completed and submitted to the Secretary of the Planning Commission, along with the appropriate filing fee on or before 5:00 PM on Monday, October 21, 2013.

FOR ADDITIONAL INFORMATION CONTACT:
Grace Bogdan, Project Planner
(831) 759-6414 or bogdang@co.monterey.ca.us

Monterey County Resource Management Agency - Planning Department
168 West Alisal St 2nd Floor, Salinas, CA 93901
(831) 755-5025

F[illegible]#: PLN130588

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT
168 West Alisal, 2nd Floor, Salinas, CA 93901
Telephone: (831) 755-5025 Fax: (831) 757-9516
http://www.co.monterey.ca.us/planning

RECEIVED
AUG 16 2013
MONTEREY COUNTY
PLANNING DEPARTMENT

DESIGN APPROVAL REQUEST FORM

ASSESSOR'S PARCEL NUMBER: 169-061-012-000

PROJECT ADDRESS: 8545 CARMEL VALLEY RD, CARMEL

PROPERTY OWNER NORTHERN CALIF CONGREGATION RETIREMENT HOMES INC
DBA: CARMEL VALLEY MANOR Telephone: 624-1281
Address: 8545 CARMEL VALLEY RD Fax:
City/State/Zip: CARMEL, CA 93923 Email:

APPLICANT: BRIAN RASMUSSEN, BMR CONST MGT Telephone: 831-625-1300
Address: P.O. BOX 222454 Fax: 831-625-1306
City/State/Zip: CARMEL, CA 93922 Email: BRASMUSSEN@BMRCM.COM

AGENT: Telephone:
Address: Fax:
City/State/Zip: Email:

Mail Notices to: ☐ Owner ☒ Applicant ☐ Agent
(Check only one)

PROJECT DESCRIPTION: (Attach *Scope of Work*) MINOR ADDITIONS TO RESIDENTIAL UNITS REPLACEMENT / ADDITION OF WINDOWS & SKYLIGHTS - DESIGN GUIDELINES

MATERIALS TO BE USED: STUCCO, ALUMINUM WINDOWS / PATIO DOORS

COLORS TO BE USED: BEIGE / OFF WHITE (TO MATCH EXISTING)

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, I acknowledge that the Zoning Ordinance states that no building permit be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit. I further acknowledge that this approval is for design of the structures and compliance with zoning regulations only.

PROPERTY OWNER/AGENT SIGNATURE: [signature] **DATE:** 8/16/13

FOR DEPARTMENT USE ONLY

ZONING: LDR 2.5 D S RAZ
GENERAL/AREA PLAN: CVMP
ADVISORY COMMITTEE: CVLUAC
RELATED PERMITS:
PLANNER: Nakamura
LUAC REFERRAL: ☒ YES ☐ NO
DOES THIS CORRECT A VIOLATION? ☐ YES ☒ NO
WITHIN ARCH BUFFER ZONE? ☐ YES ☐ NO
ON SEPTIC SYSTEM? (REFER TO EHB) ☐ YES ☐ NO
DECISION: ☐ ADMINISTRATIVE ☒ PUBLIC HEARING

LEGAL LOT: James Meadow ☒ YES ☐ NO
GIVEN OUT BY: [signature] **DATE:** 08/16/13
ACCEPTED BY: [signature] **DATE:**

COMMENTS: Subject to review by HRRB & DIRECTOR OF PLANNING

~~ADVISORY COMMITTEE~~ HISTORIC RESOURCES REVIEW BOARD RECOMMENDATION

☒ APPROVAL ☐ DENIAL

For: 4 **Against:** 0 **Abstain:** 0 **Absent:** 2

Was the Applicant Present? ☒ YES ☐ NO

Recommended Changes: Language in reso & added site plan

Signature: [signature]

Date: 9/5/2013

APPROPRIATE AUTHORITY: ☒ DIRECTOR OF PLANNING ☐ ZONING ADMINISTRATOR ☐ PLANNING COMMISSION
ACTION: ☒ APPROVED ☐ DENIED

CONDITIONS:

APPROVED BY: GRACE BOGDAN **DATE:** 10/7/2013

PROCESSED BY: Michelle Fredrick **DATE:** 10/9/13

COPY TO APPLICANT: ☐ IN PERSON OR ☒ MAILED **DATE:** 10/9/13

It is unlawful to alter the substance of any official form or document of Monterey County.

GENERAL PLAN POLICY CONSISTENCY CHECKLIST
FOR DESIGN APPROVALS (Inland Only)
To be completed by Applicants

LAND USE DESIGNATION:	APN: 169-061-012-000	PLANNING NUMBER:

AREA PLAN:
- ☐ Cachagua Area Plan
- ☒ Carmel Valley Master Plan
- ☐ Central Salinas Valley Area Plan
- ☐ Fort Ord Master Plan
- ☐ Greater Monterey Peninsula Area Plan
- ☐ Greater Salinas Area Plan
- ☐ North County Area Plan
- ☐ South County Area Plan
- ☐ Toro Area Plan
- ☐ Agriculture & Winery Corridor Plan

PROJECT DESCRIPTION:
DESIGN GUIDELINES FOR MINOR ADDITIONS, REPLACEMENT / ADDITION OF WINDOWS & SKYLIGHTS TO RESIDENTIAL UNITS

Please answer each question based on the description of the project (see back of questionnaire for policy references)	
	The project is for: ☒ Residential use ☐ Commercial use ☐ Agricultural use ☐ Public or Quasi-Public use ☐ Industrial use
☐ Yes ☒ No	The project proposes a cell-site, telcom (digital) communication facility/site?
☐ Yes ☒ No	The project includes the construction of a new structure?
☒ Yes ☐ No	The project includes the enlarging, altering, repairing, moving, improving, or removing of existing structures? If "yes", describe ADDITIONS & REPLACEMENT / ADDITION OF WINDOWS & SKYLIGHTS
☒ Yes ☐ No	The project includes demolition work? If "yes", describe AS NEEDED TO INSTALL WINDOWS / ADDITIONS
☐ Yes ☒ No	Project includes the use of roofing materials that are different in type and/or color from the original materials?
☐ Yes ☒ No	Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure?
☒ Yes ☐ No	Project includes historical structure or a structure more than fifty (50) years old?
☐ Yes ☒ No	Project includes an accessory structure(s)? If "yes", describe:
☐ Yes ☒ No	Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit? ☐ Private property ☐ Park installation (mobile home park)
☐ Yes ☒ No	Project includes retaining walls?
☐ Yes ☒ No	Project involves new, change or modifications to existing utilities and/or power lines?
☐ Yes ☒ No	Project is change or modification to an approved application.
☐ Yes ☒ No	Does the project propose a lot line adjustment or subdivision?
☐ Yes ☒ No	Does the project include subdivision creating five or more lots, or new commercial/industrial use that creates intensity equal to or greater than five residences?
☐ Yes ☒ No	Is the project located near an incorporated area (City)?
☐ Yes ☒ No	Is the project located within a Community Area or Rural Center?
☐ Yes ☒ No	Is the project located within ¼ mile of a public airport?
☐ Yes ☒ No	Is this the first residence on a property?
☐ Yes ☒ No	Does the project propose a secondary unit?
☐ Yes ☒ No	Would native vegetation be removed with this project?
☐ Yes ☒ No	Would proposed development occur within 100 feet a creek/drainage (including seasonal) or river?
☐ Yes ☒ No	Does the project propose any tree removal? If "yes" Type Size Number
☐ Yes ☒ No	Project includes grading, dirt importation, dirt removal, and/or drainage changes.
☐ Yes ☒ No	Would the project be connected to an existing well or private water system?
☐ Yes ☒ No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.
☐ Yes ☒ No	Project is associated with a new or improvements to a water system. water system number of connections
☐ Yes ☒ No	Does the project include a new individual or existing wastewater system (e.g. septic)?
☐ Yes ☒ No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system?
☐ Yes ☒ No	Does the project propose development on slopes over 25%?
☐ Yes ☒ No	Is the project 50 feet from a bluff?
☐ Yes ☒ No	Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands. If "yes", describe
☐ Yes ☒ No	Does the project include cultivation of land that is currently not cultivated?
☐ Yes ☒ No	Does the project propose non-agricultural uses adjacent to agricultural uses?
☐ Yes ☒ No	Is the project located within the winery corridor?
☐ Yes ☒ No	Would any portion of the proposed development be visible from a public road, designated vista point, or public park? If yes, is it located on a slope or near the top of a hill? ☐ Yes ☐ No
☐ Yes ☒ No	Does the project propose or require affordable housing?
☐ Yes ☒ No	Does the project require a General Plan Amendment?
☒ Yes ☐ No	Is the project located within a Special Treatment Area? VISUALLY SENSATIVE
☐ Yes ☒ No	Is the project located within a Study Area?
☐ Yes ☒ No	Project involves or includes an existing or proposed trail or easement.

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description. It is my interpretation that the project is consistent with the 2010 Monterey County General Plan. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be inconsistent with any General Plan policy.

Signature _____ Date 8/16/13

Print Name: BRIAN RASMUSSEN, BMR CONST MGT

It is unlawful to alter the substance of any official form or document of Monterey County.

Staff Use Only	
BASED ON REVIEW OF THE PROJECT DESCRIPTION PROPOSED , THE PROJECT IS:	☒ CONSISTENT WITH THE 2010 MONTEREY COUNTY GENERAL PLAN ☐ INCONSISTENT WITH THE 2010 MONTEREY COUNTY GENERAL PLAN
NOTES / COMMENTS:	

PLANNER:	PLANNING TEAM:	DATE:
GRACE BOGDAN	ASILOMAR TEAM	8/29/2013

POLICY REFERENCE BASED ON TOPIC	
GENERAL PLAN AMENDMENT	LU-1.7, LU-2.18, LU-2.19, LU-2.21, LU-2.23, LU-2.24, LU-2.27, LU-2.29, LU-6.5, LU-9.6 thru LU-9.8, GS-1.11, CSV-1.4, PS-3.1, OS-5.20, OS-8.6,
WITHIN CITY SPHERE OF INFLUENCE OR MEMORANDUM OF UNDERSTANDING	LU-2.14 THRU LU-2.19, AG-1.12, GS-1.14
COMMUNITY AREAS	LU-1.8, LU-1.19, LU-2.3, LU-2.10 thru LU-2.12, LU-2.20 thru LU-2.27, LU-2.29, LU-9.5, C-1.1, OS-3.6, OS-5.17, OS-8.6, OS-9.2, OS-10.10, T-1.7, AWCP-3.4A, NC-1.5, GS-1.1, GS-1.13, AG-1.3, AG-1.4,PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, PS-11.14, S-2.5, S-5.17, S-6.4, S-6.5,
RURAL CENTERS	LU-1.8, LU-1.19, LU-2.3, LU-2.11, LU-2.12, LU-2.26 thru LU-2.32,OS-5.17, OS-9.2, OS-10.10, T-1.7, T-1.8, AWCP-3.4A, NC-1.5, GS-1.13, AG-1.3, PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, S-5.17, S-6.5,
SPECIAL TREATMENT AREAS	T-1.4, T-1.8, GS-1.1 thru GS-1.3, GS-1.10, GS-1.12, GMP-1.6 thru GMP-1.9, CSV-1.1, CSV-1.3, CSV-1.5 thru CSV-1.7, CV-1.22, CV-1.23, CV-1.25, CV-1.27, CACH-1.5,
STUDY AREAS	GS-1.7, GS-1.11, CSV-1.4, CV-1.26
WINERY CORRIDOR	AG-4.1 thru AG-4.5, AWCP
DEVELOPMENT OUTSIDE COMMUNITY AREAS OR RURAL CENTERS	LU-1.19, S-2.7, OS-3.6
DEVELOPMENT ON SLOPES OVER 25%	LU-9.5, OS-3.5, OS-3.6, OS-3.9, S-1.2, CV-2.9, CV-6.2, CV-6.4, CV-6.5, FOMP-A-6, GMP-4.1, GS-1.1, GS-3.1, NC-1.3, NC-3.9, NC-3.10, T-3.6
CONVERSION TO AGRICULTURE	OS-3.5, OS-5.22, AG-1.6, AG-1.7, AG-1.12, AG-2.9, AG-3.3NC-3.10, NC-3.11, CV-6.2, CV-6.4,
ROUTINE AND ON-GOING AG ACTIVITIES	AG-3.1 thru AG-3.3
NON-AG ADJACENT TO AG USES	LU-1.5, LU-2.8, AG-1.2, AG-2.8, CV-6.1, GS-1.1, T-1.8
AGRICULTURE (F, PG, & RG)	LU-3.1, LU-3.2, 6.0 – AGRICULTURE ELEMENT
FARM WORKER HOUSING	AG-1.6
AG EMPLOYEE HOUSING	AG-1.7
AG SUPPORT FACILITIES	AG-2.1 thru AG-2.9
RURAL RESIDENTIAL (LDR, RDR, & RC)	LU-2.34 thru LU-2.37
URBAN RESIDENTIAL (HDR & MDR)	LU-2.33
COMMERCIAL (LC, HC, & VPO)	LU-4.1 thru LU-4.8, ED-2.3, ED-4.2
INDUSTRIAL (AI, LI, & HI)	LU-5.1 thru LU-5.9, ED-2.3, ED-4.2
PUBLIC / QUASI PUBLIC (PQP)	LU-6.1 thru LU-6.5
AFFORDABLE HOUSING	LU-1.19, LU-2.11 thru LU-2.13, LU-2.23, LU-2.28, T-1.7, T-1.8, NC-1.5, GS-1.13, GMP-1.9, FOMP-H-1.1, FOMP-C.3, CV-1.6, CV-1.27
SECONDARY UNITS	LU-2.10, CV-1.6, GS-1.13, NC-1.5, T-1.7, PS-1.1
SUBDIVISION	LU-1.7, LU-9.3 thru LU-9.5, AG-1.3, NC-1.5, AWCP-3.5.A, T-1.5, T-1.7, GS-1.13, CV-1.6, CV-1.7, PS-1.1, PS-3.2, PS-3.9, PS-3.19, PS-4.9, PS-4.13, PS-11.10, S-1.7, S-2.7, S-4.10, S-4.27, S-6.7, OS-1.5, OS-1.10, OS-6.5, OS-7.5, OS-8.4,
LOT LINE ADJUSTMENT	LU-1.14 thru LU-1.16
OFF-SITE ADVERTISING	LU-1.10
EXTERIOR LIGHTING	LU-1.13
LANDSCAPING	OS-5.6, OS-5.14
TREE REMOVAL	OS-5.9, OS-5.10, OS-5.25, PS-12.10, CACH-3.4, CV-3.11, FOMP-C-1, FOMP-C-2.1 thru FOMP-C-2.5, GMP-3.3, GMP-3.5, GS-1.5, GS-1.8, GS-3.3, NC-3.4, T-3.7.
CIRCULATION (e.g. roads, transportation)	Chapter 2.0

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

Prepared for:

Monterey County
Planning Department
168 W. Alisal Street, Second Floor
Salinas, CA 93901

And

Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

Prepared by:

P.O. Box 721
Pacific Grove, California 93950

September 2013

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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

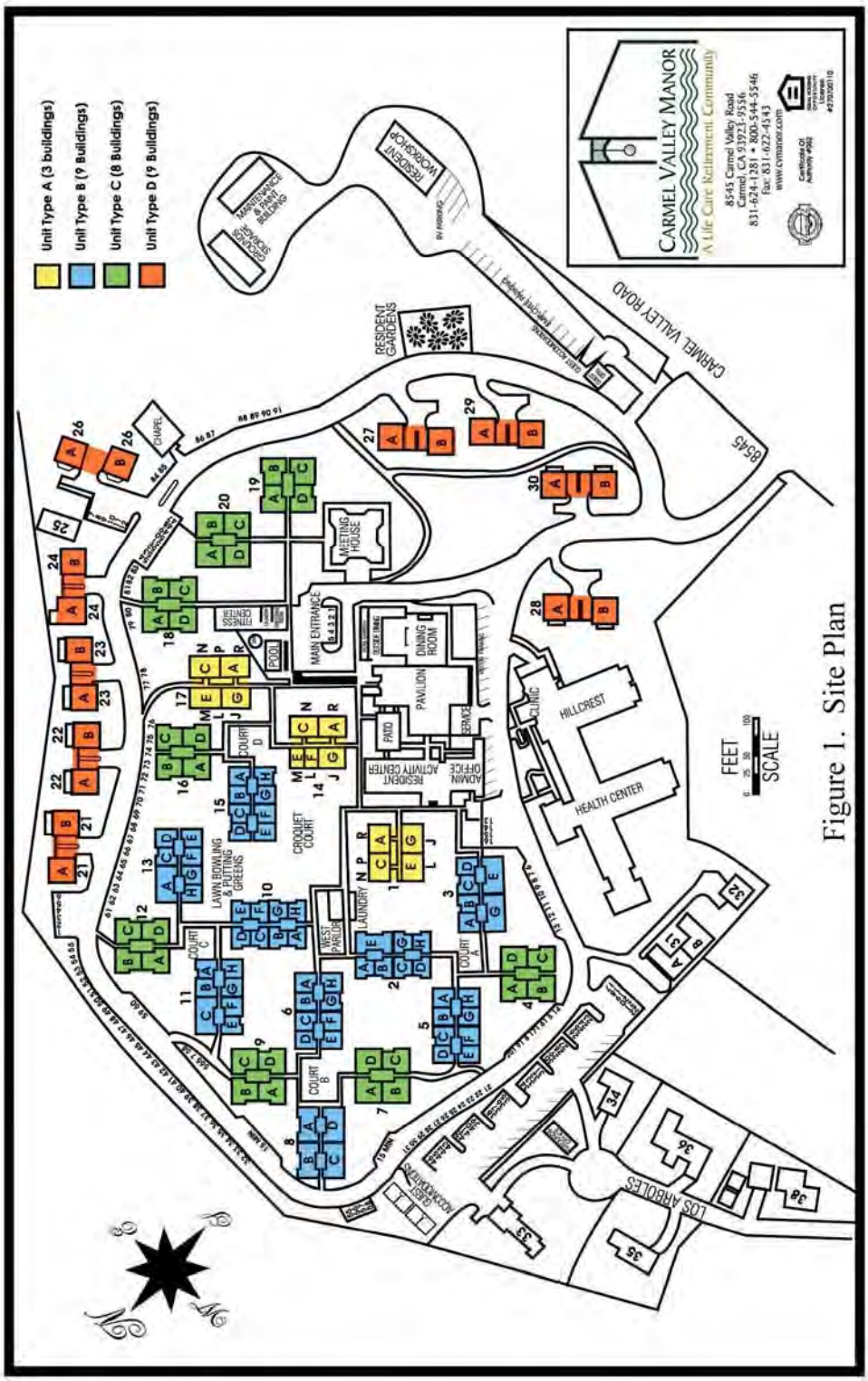
The graphic representation of the architectural design guidelines specific to each of the four building types appear on the following pages. A summary of general design guidelines applying to all four building types is presented here first.

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
A Life Care Retirement Community
8545 Carmel Valley Road
Carmel, CA 93923-9536
831-624-1281 • 800-544-5546
Fax: 831-622-4343
www.cvmanor.com
CARMEL VALLEY ROAD
8545
RESIDENT GARDENS
RESIDENT WORKSHOP
MAINTENANCE & PAINT BUILDING
SERVICES
CHAPEL
MEETING HOUSE
MAIN ENTRANCE
DINING ROOM
PAVILION
PATIO
SERVICE
ADMIN OFFICE
RESIDENT ACTIVITY CENTER
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

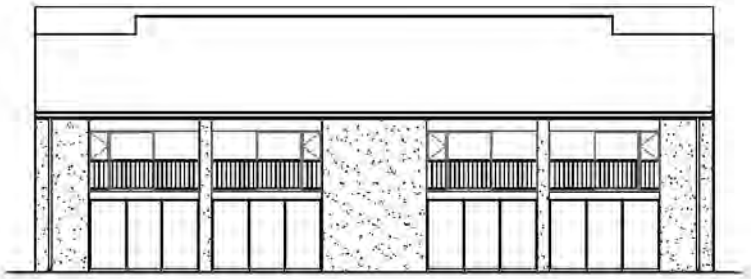
Figures 2 and 3. Typical front and side elevations of Building Type A.

Building Type A: Character-defining Features

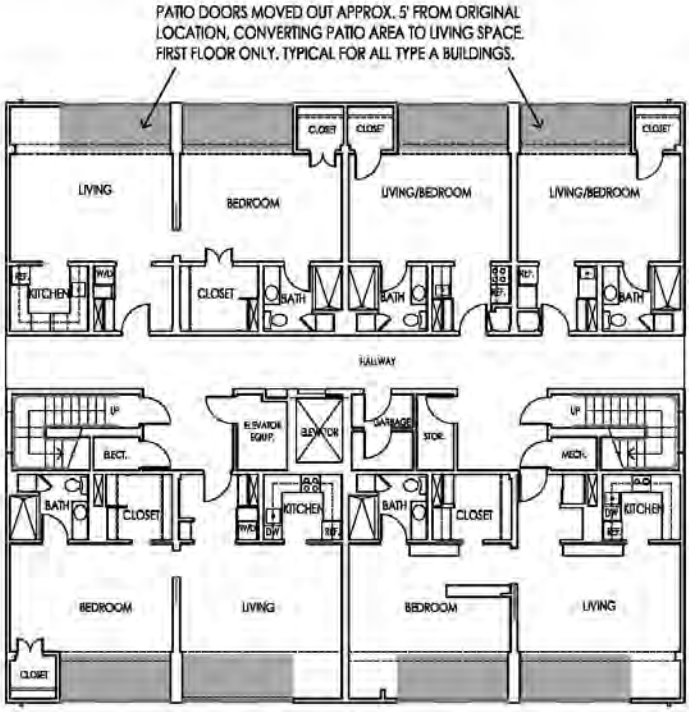
1. Paired shed roof massing with flush eaves and metal flashing at roof/wall junctions.
2. Single stairwell opening in shed end to provide light within stairwell.
3. Central pass-through connecting to paved path.
4. Two-story building with ceiling element connecting the two masses and providing second 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.

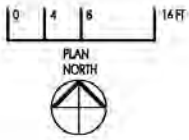


Elevation



First Floor Plan

BUILDING TYPE A: TYPICAL PLAN & ELEVATIONS



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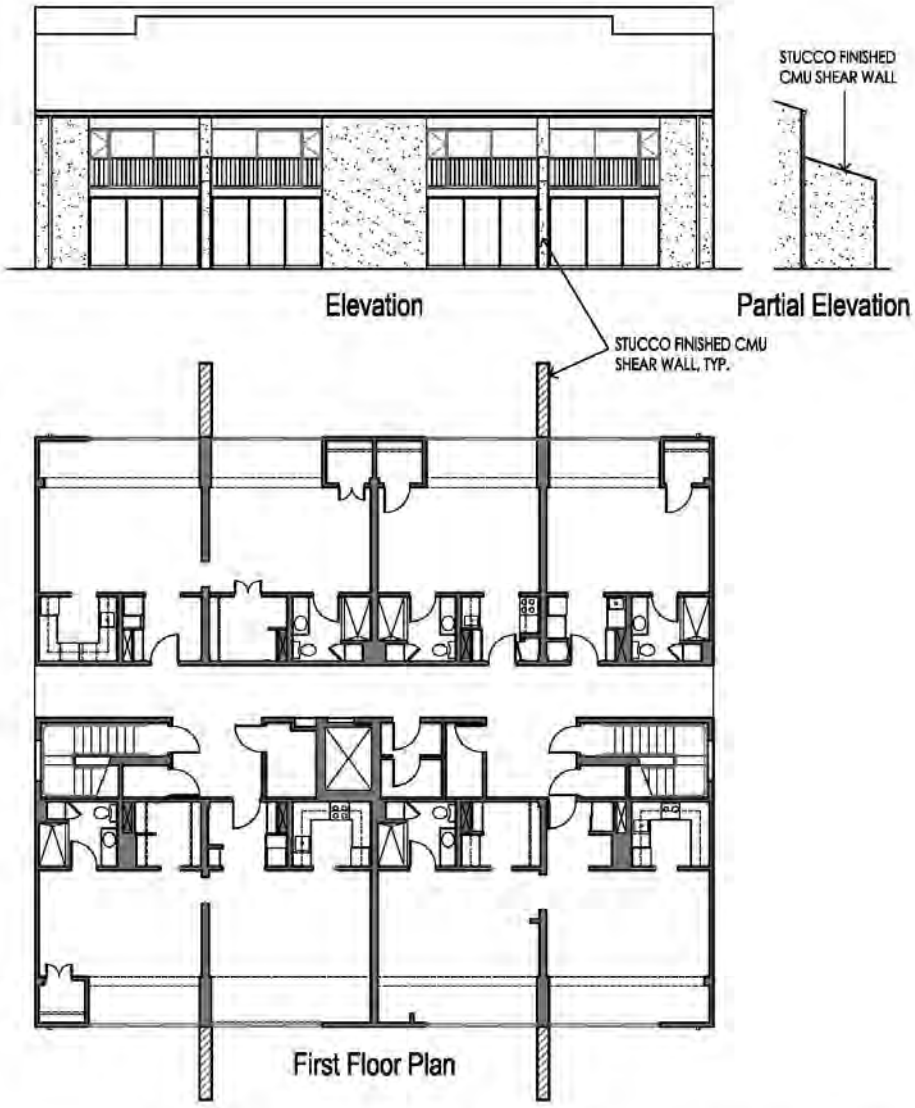

BUILDING TYPE A: ALLOWABLE ALTERATIONS

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

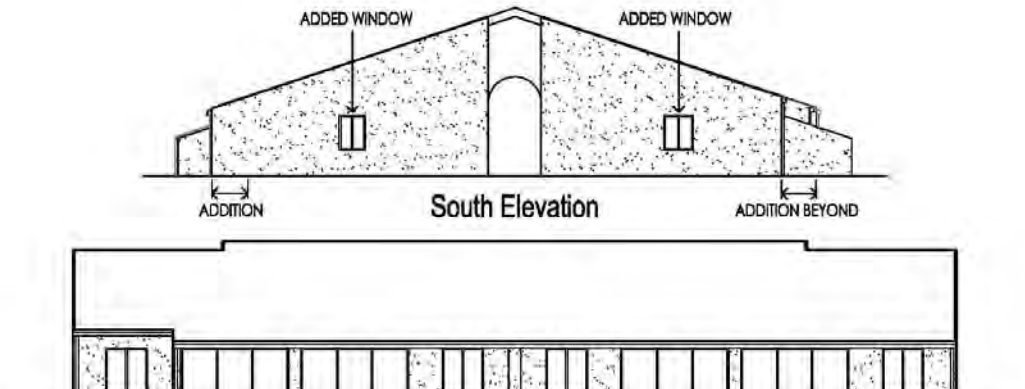
Figures 4 and 5. Typical front and side elevations of Building Type B.

Building Type B: Character-defining Features

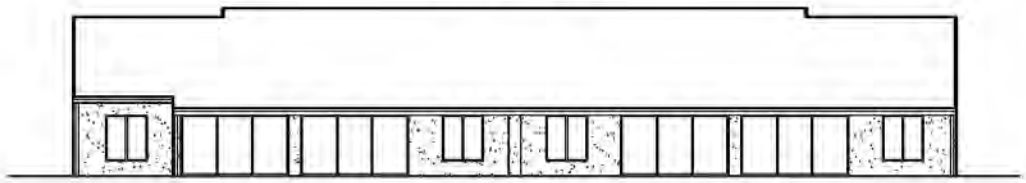
1. Paired shed roof massing with flush eaves and metal flashing at roof/wall junctions.
2. Single-story building.
3. Inset gable peak with hanging globe single-light fixture.
4. Central pass-through beneath inset arch and connecting to paved path.
5. Chimney, stairwell and furnace on shed end of three 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

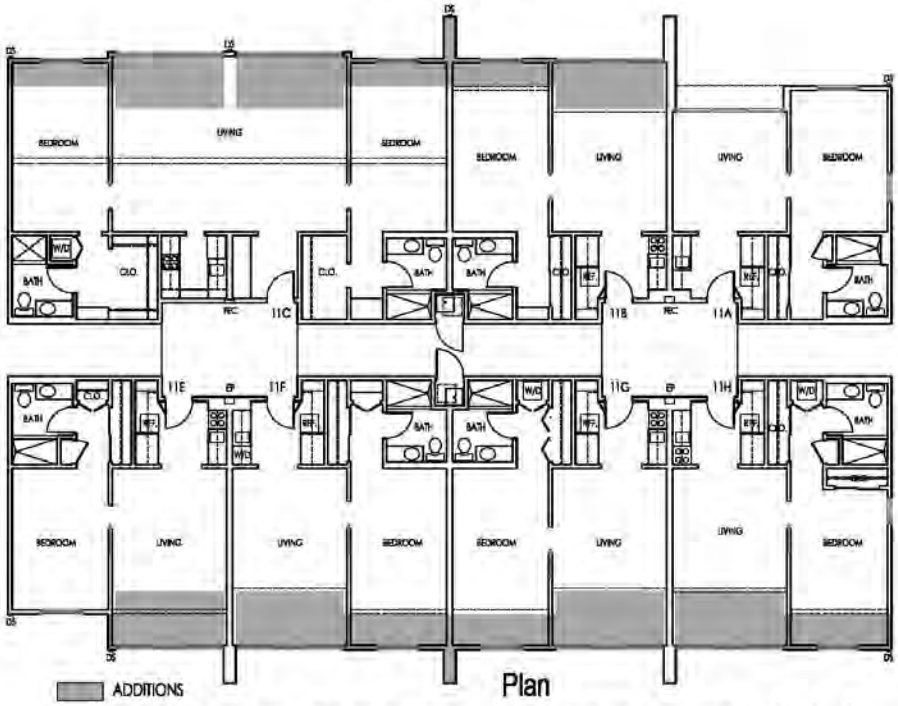
1. Extension of patio walls outward. Original roof plane extended to meet new wall.
2. Original roof pitch maintained to meet the newer outer building wall
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Addition of black anodized aluminum slider window in shed ends matching 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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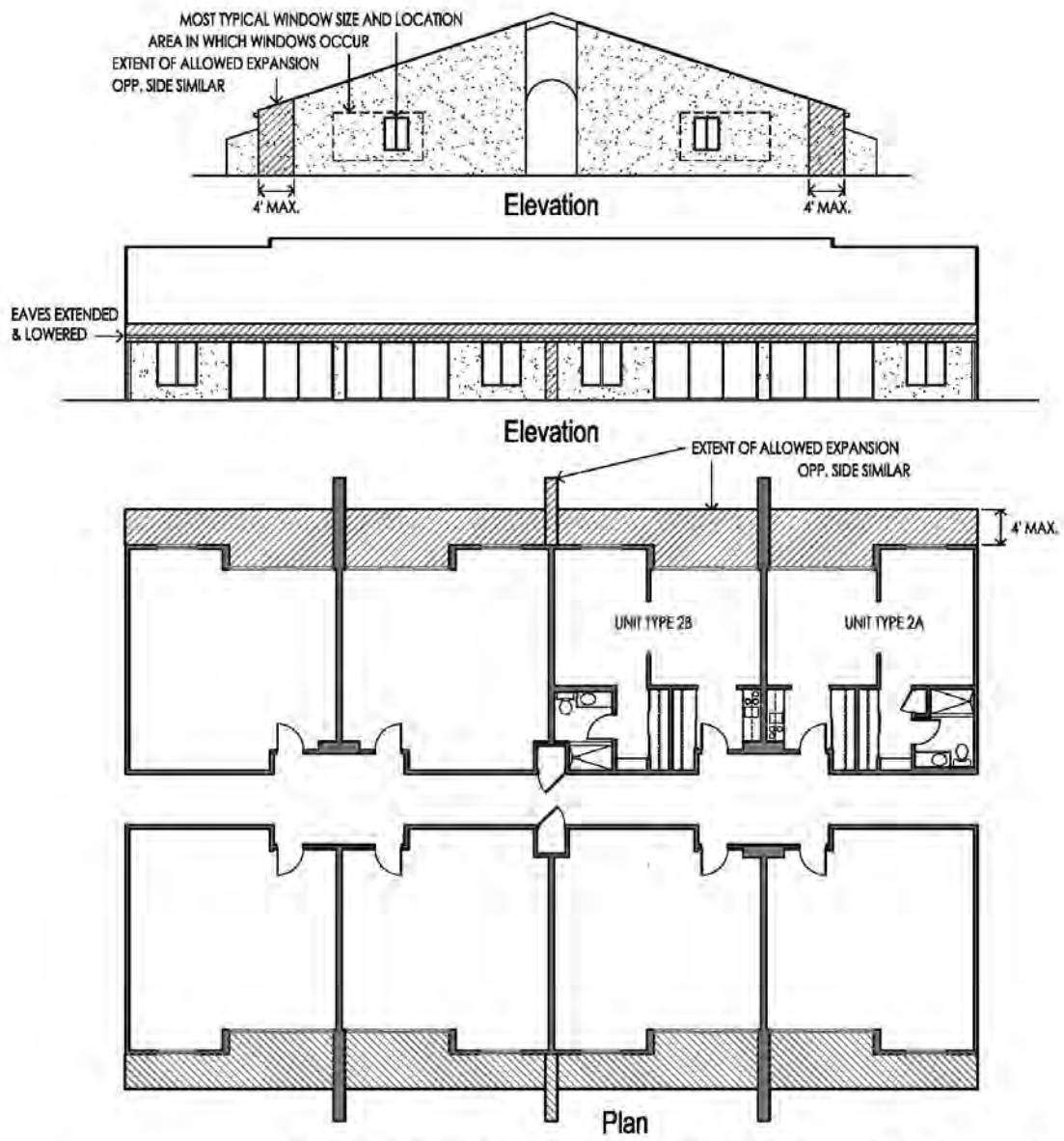
MOST TYPICAL WINDOW SIZE AND LOCATION
AREA IN WHICH WINDOWS OCCUR
EXTENT OF ALLOWED EXPANSION
OPP. SIDE SIMILAR
4' MAX.
4' MAX.
Elevation
EAVES EXTENDED
& LOWERED
Elevation
EXTENT OF ALLOWED EXPANSION
OPP. SIDE SIMILAR
4' MAX.
UNIT TYPE 2B
UNIT TYPE 2A
Plan
BUILDING TYPE B: ALLOWABLE ALTERATIONS
0
4
8
16 FT
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Building Type C: Buildings 4, 7, 9, 12, 16, 18, 19 and 20

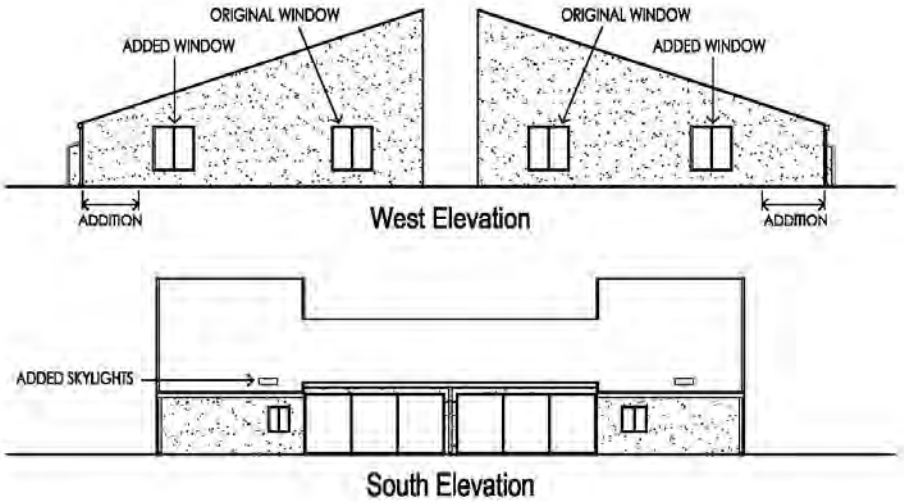
Figures 6 and 7. Typical front and side elevations of Building Type C.

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.

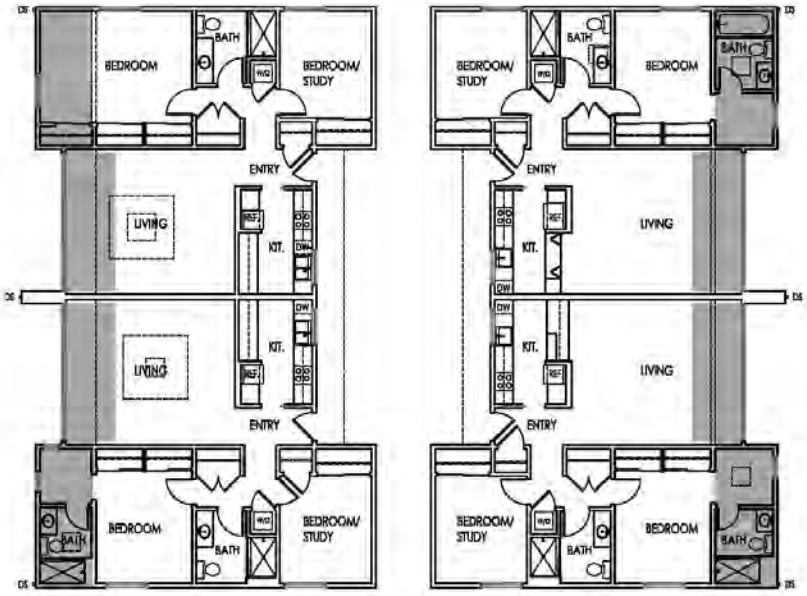
Building Type C: Typical Alterations Meeting the Design Guidelines

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



ADDITIONS

Plan

BUILDING TYPE C: TYPICAL PLAN & ELEVATIONS

0 4 8 16 FT

PLAN NORTH

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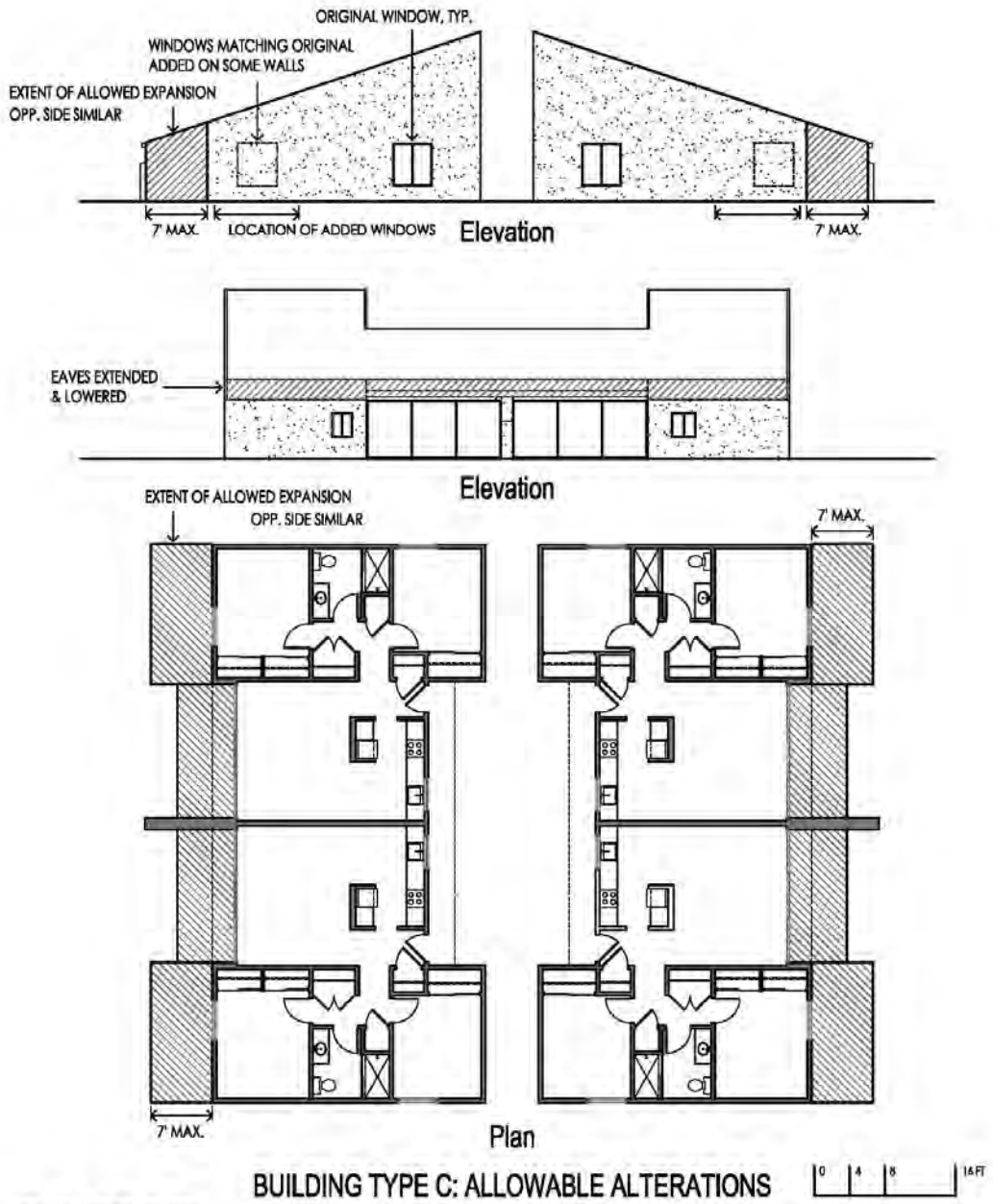
ORIGINAL WINDOW, TYP.
WINDOWS MATCHING ORIGINAL ADDED ON SOME WALLS
EXTENT OF ALLOWED EXPANSION OPP. SIDE SIMILAR
7' MAX.
LOCATION OF ADDED WINDOWS
Elevation
7' MAX.
EAVES EXTENDED & LOWERED
Elevation
EXTENT OF ALLOWED EXPANSION OPP. SIDE SIMILAR
7' MAX.
7' MAX.
Plan
BUILDING TYPE C: ALLOWABLE ALTERATIONS
0
4
8
16 FT
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Building Type D: Buildings 21, 22, 23, 24, 26, 27, 28, 29 and 30

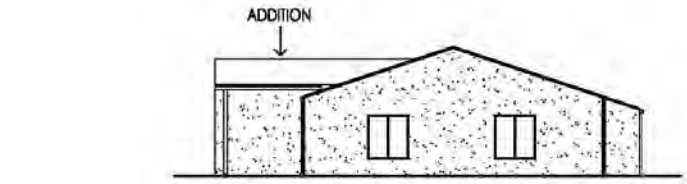
Figures 8 and 9. Typical front and rear elevations of Building Type D. Right image shows window added to rear wall as part of typical carport conversion.

Building Type D: Character-defining Features

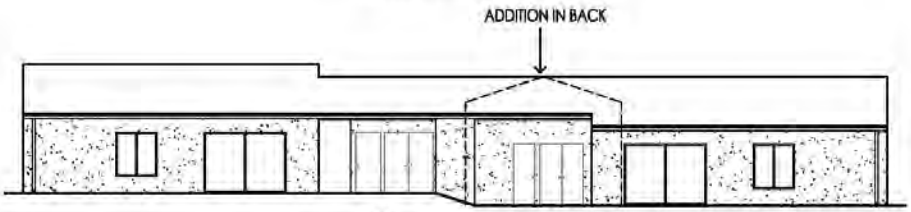
1. Symmetrical duplex design flanking a central carport.
2. Carports face each other and are separated by a party wall.
3. Gable roof massing.
4. Rooflines have flush eaves and metal flashing at roof/wall junctions.
5. Fenestration consisting of black anodized aluminum slider doors and slider windows.
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

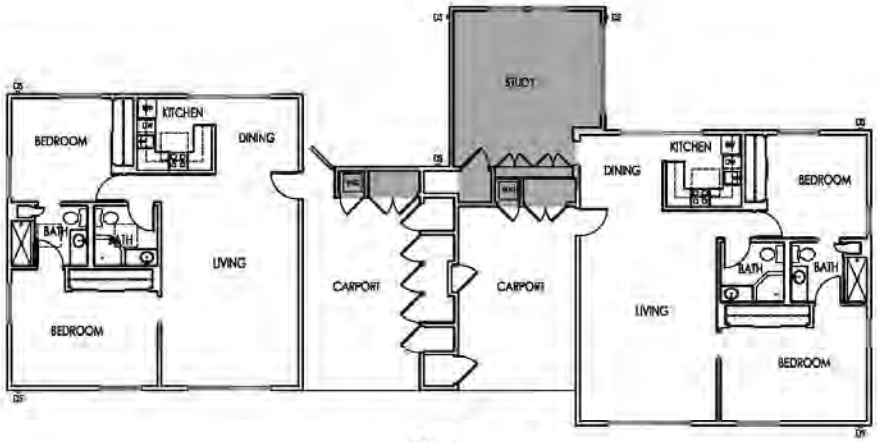
1. Partial carport alteration: construction of solid wall within the carport and installation of in-kind black anodized aluminum slider window to rear elevation.
2. Construction of rear addition to back of building. Roofline and addition are not visible from the street.
3. In-kind replacement of black 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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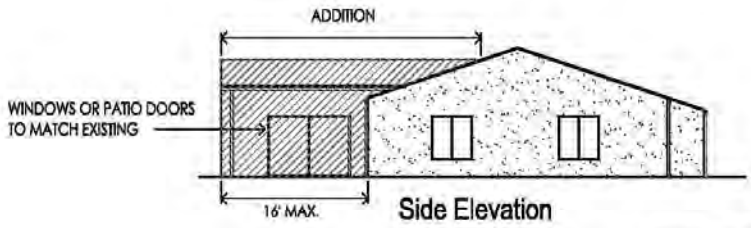
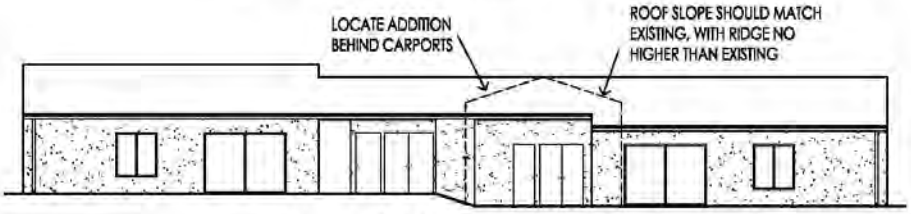
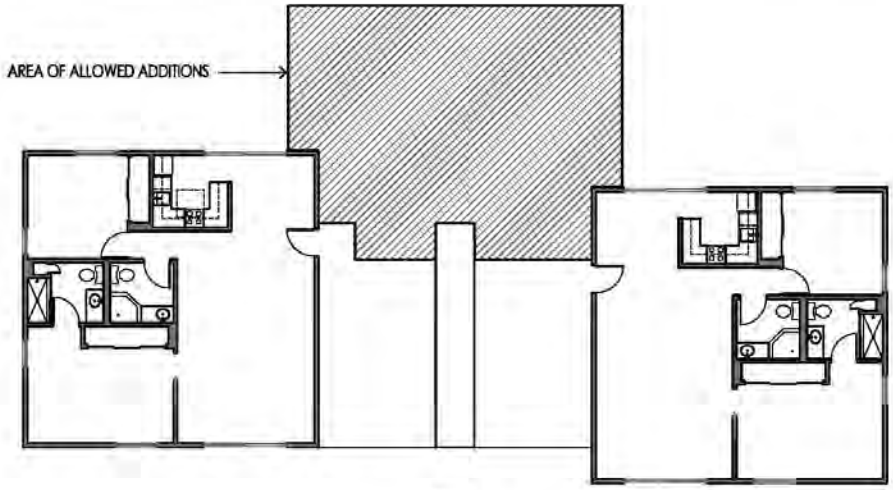


Side Elevation



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.

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:

M. G. BAKEMAN, ACTING SECRETARY

PETER CAILOTTO, CHAIRMAN

TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 169 PAGE 06

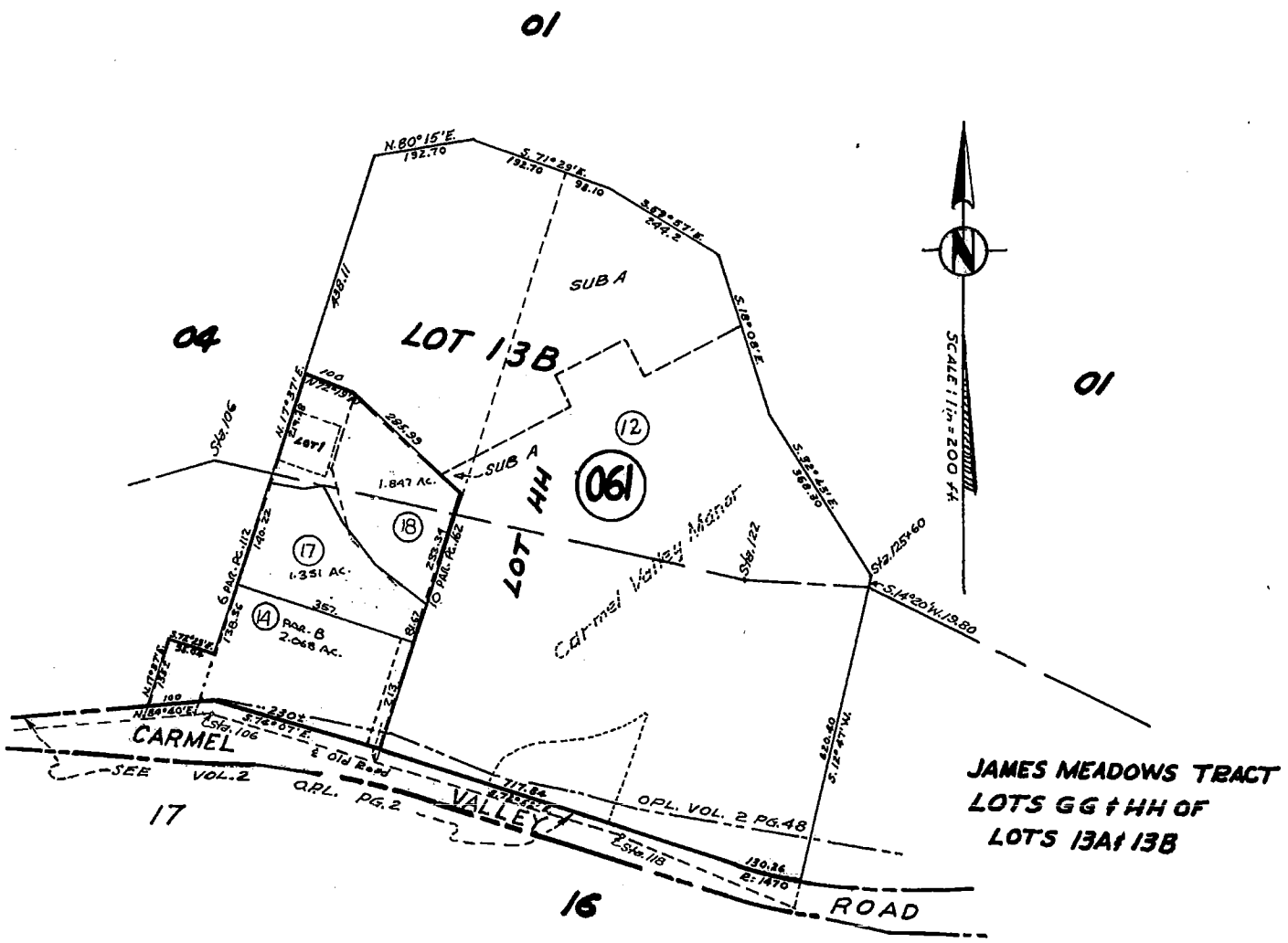

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Exhibit L

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PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

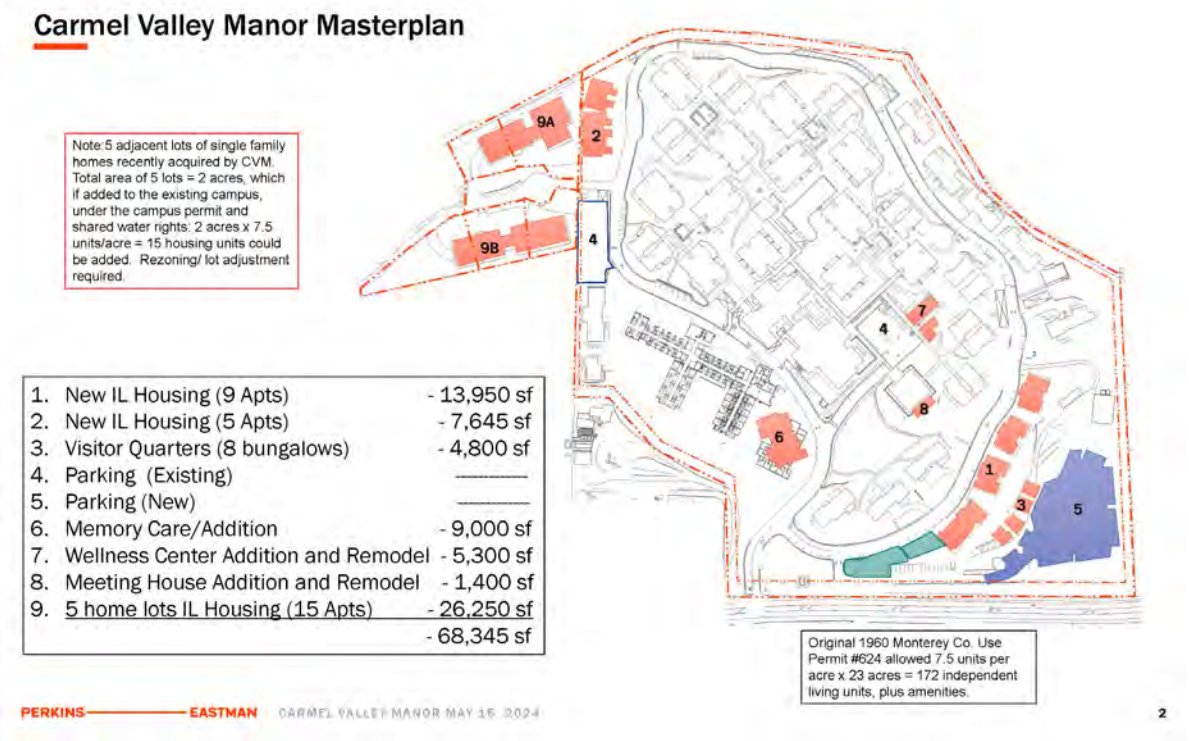
June 3, 2024

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)**.

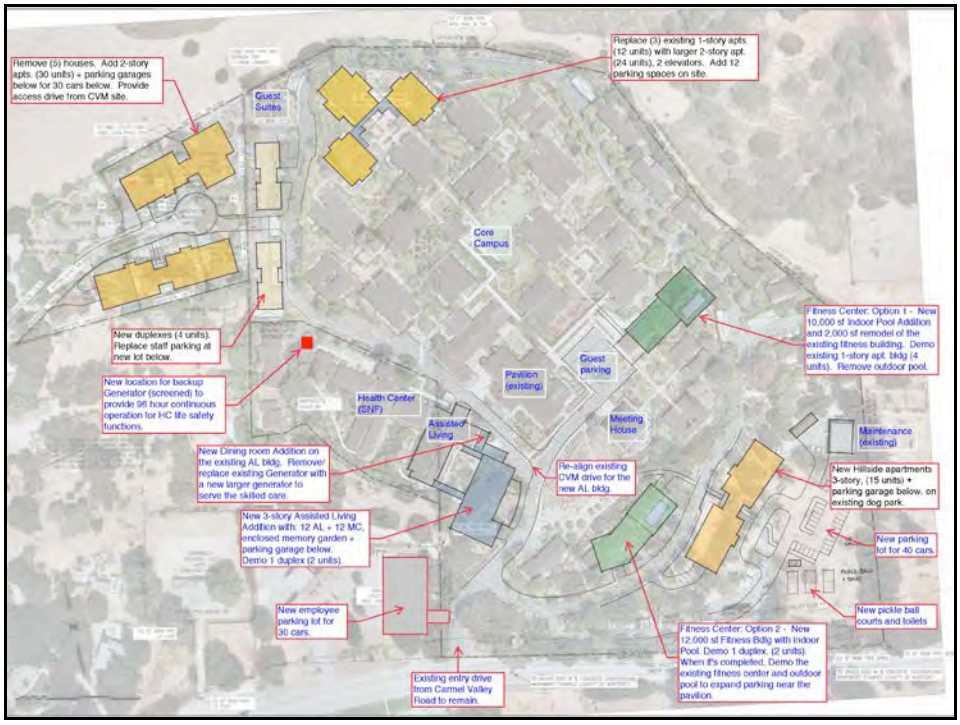


Figure 1. Proposed Carmel Valley Manor Master Plan Option One.

P.O. Box 721
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

***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):

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.

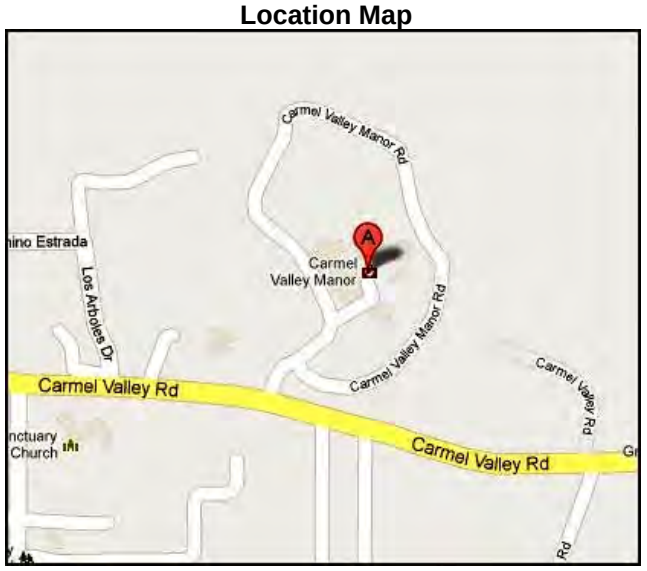
B13. Remarks:

***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

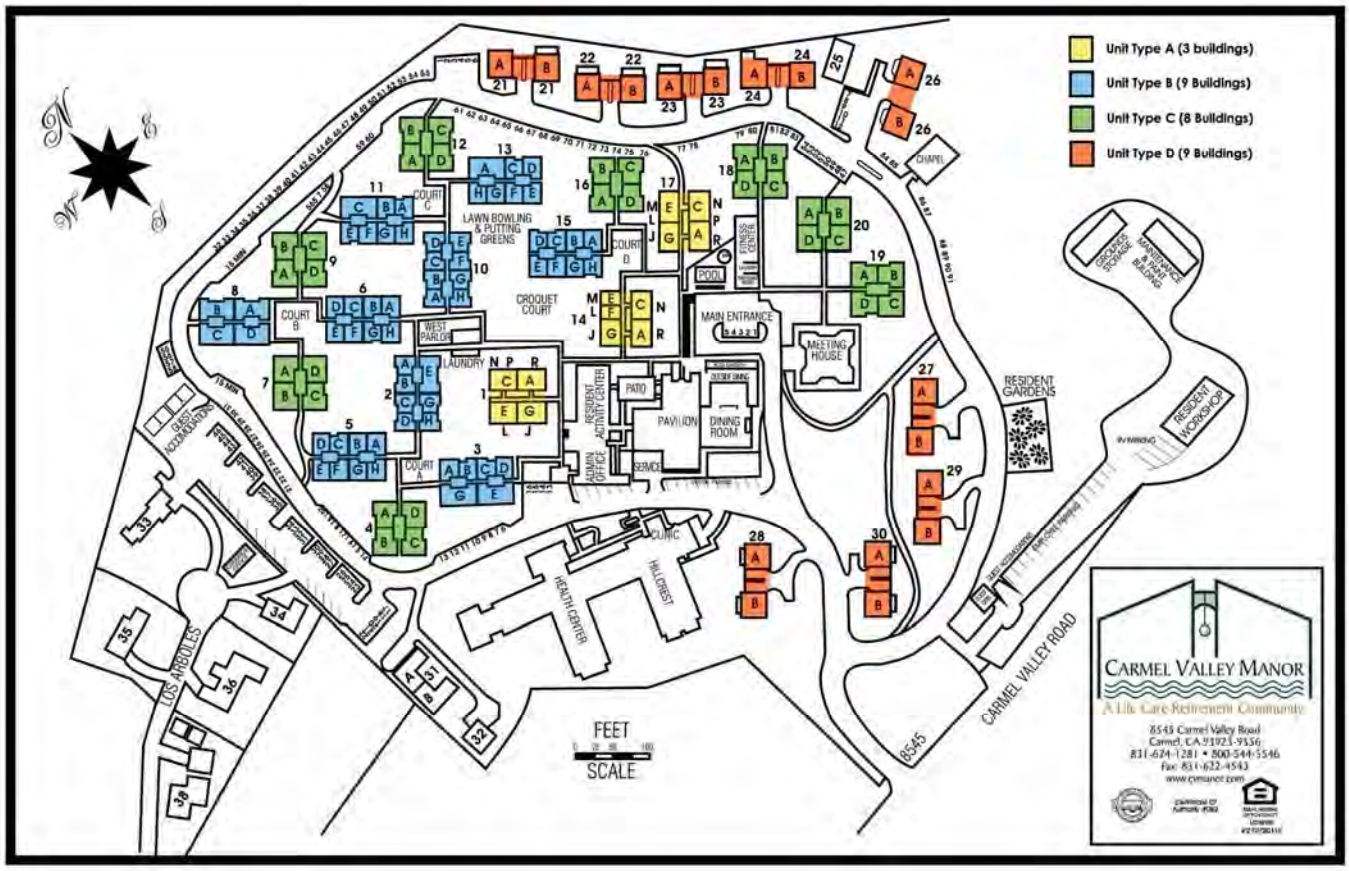


Figure 1. Carmel Valley Manor site plan.

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.

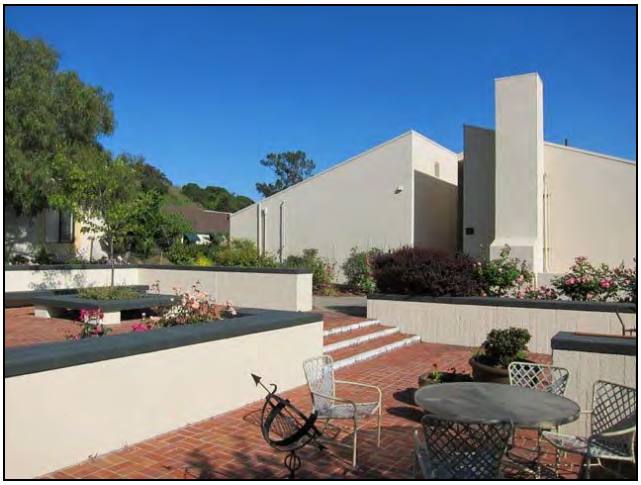


Figure 7. Court B in front of Bldg. 6.

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.

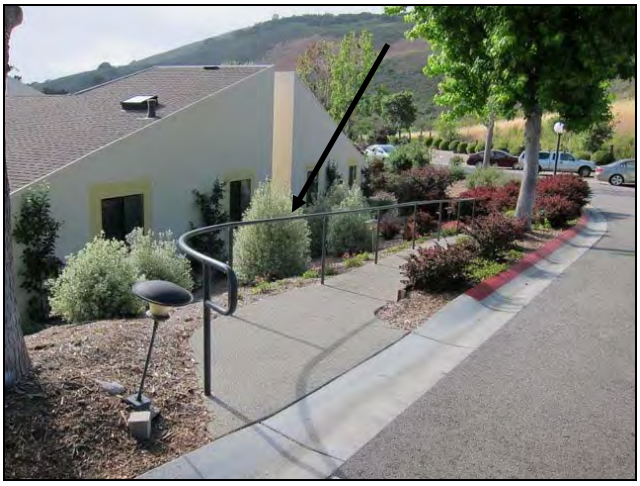


Figure 13. Example of typical railing design (arrow).

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

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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.

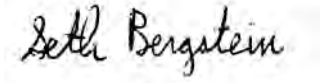
Unit #38; APN 169-041-018
Constructed in 1952 in a California Ranch style with painted post-adobe construction system, the building originally was L-shaped in plan with gable roofs, multiple-paned wood casement windows, a side entrance and a single chimney. Alterations include modification of front window 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 A. Bergstein
Principal

Exhibit M

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CARMEL VALLEY MANOR MASTER PLAN
PHASE TWO HISTORIC ASSESSMENT REPORT

Prepared for:

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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)**.

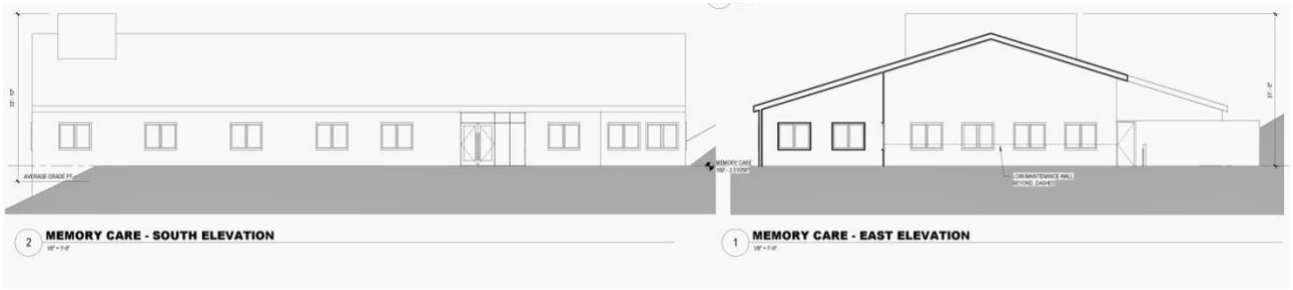


Figure 11. Elevations of proposed Memory Care Facility, taken from Sheet A-11C of the Carmel Valley Master Plan design submittal.

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**).

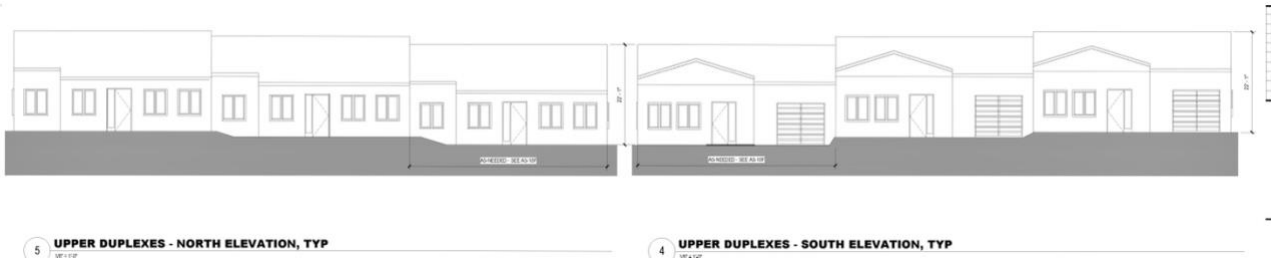


Figure 13. Elevations of proposed upper duplexes, taken from Sheet A-10F of the Carmel Valley Master Plan design submittal.

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**).

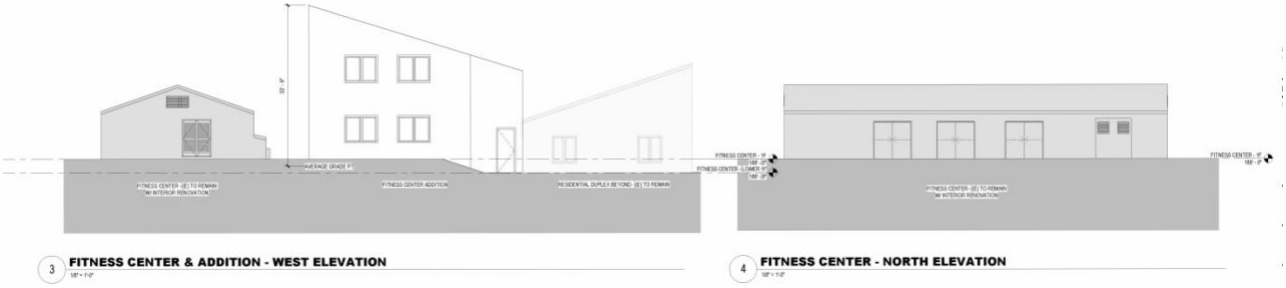
Figure 16. Elevations of the proposed Los Arboles Drive duplexes taken from Sheet A-10G of the Carmel Valley Master Plan design submittal.

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

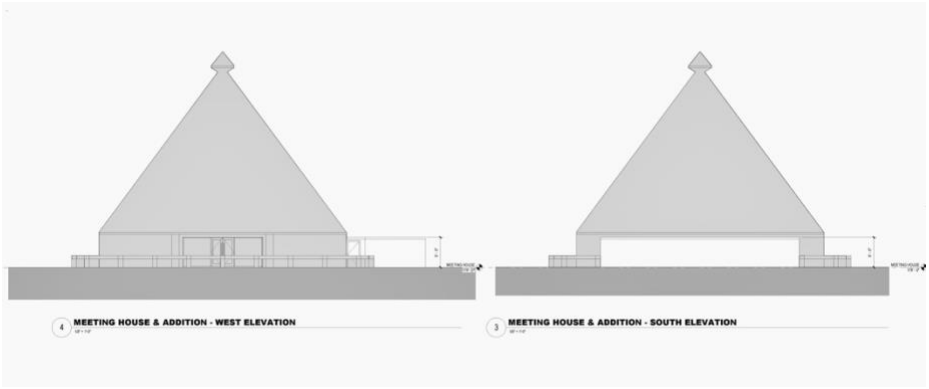
One building addition and one alteration to the existing Meeting House are proposed within the Core Campus.

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. Two images of the proposed new Fitness Center building.

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 Manor 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 Manor 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.

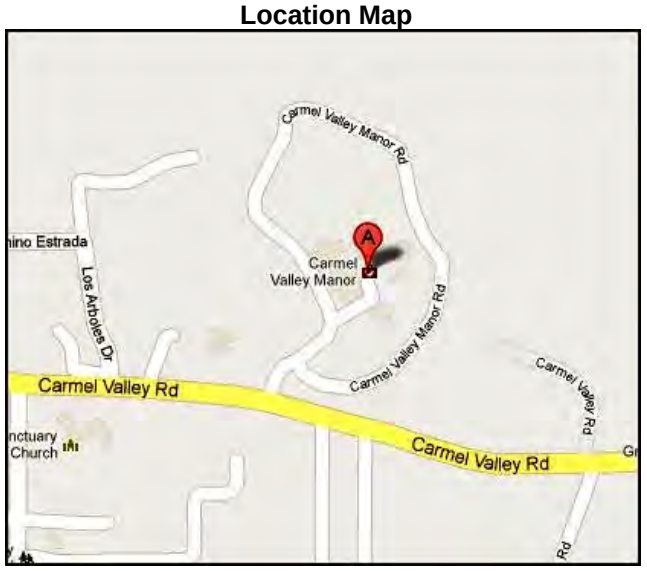
B13. Remarks:

***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

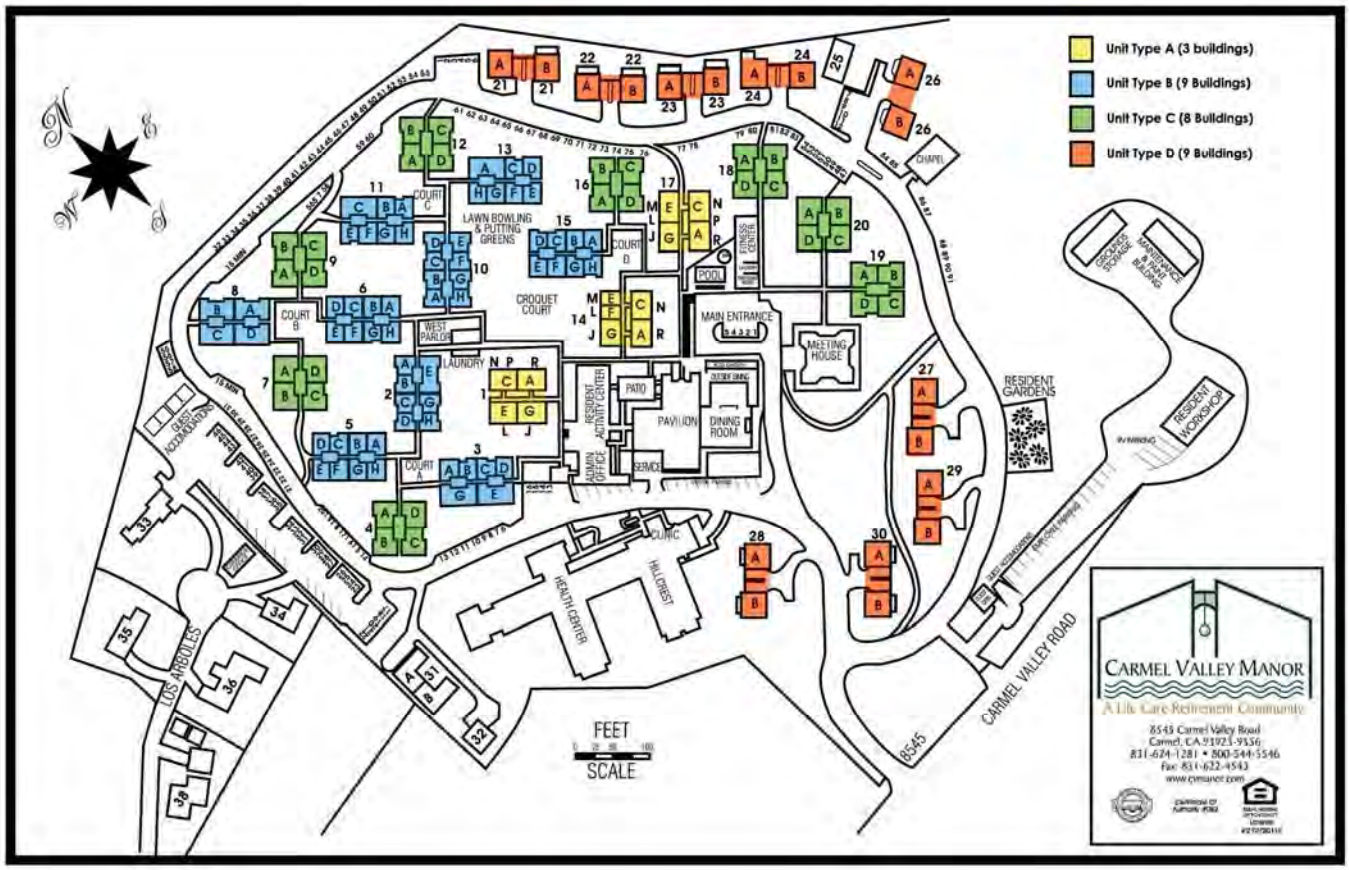


Figure 1. Carmel Valley Manor site plan.

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.

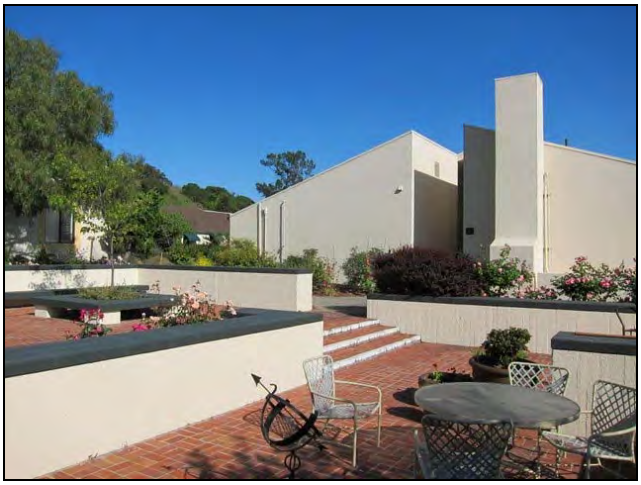


Figure 7. Court B in front of Bldg. 6.

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.

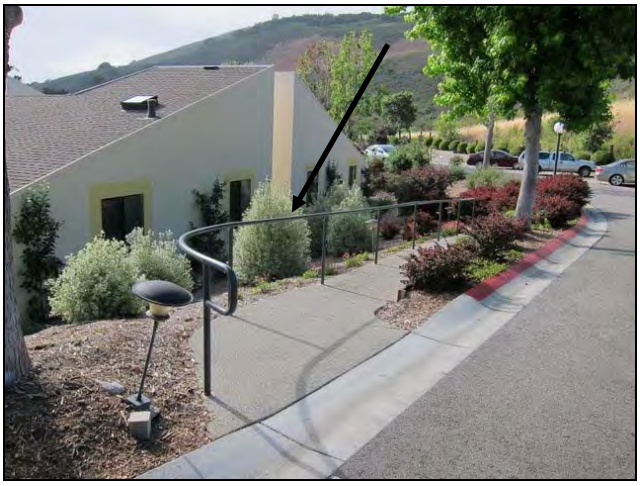


Figure 13. Example of typical railing design (arrow).

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.
- 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 and the Hollow Hills Chapel.

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.

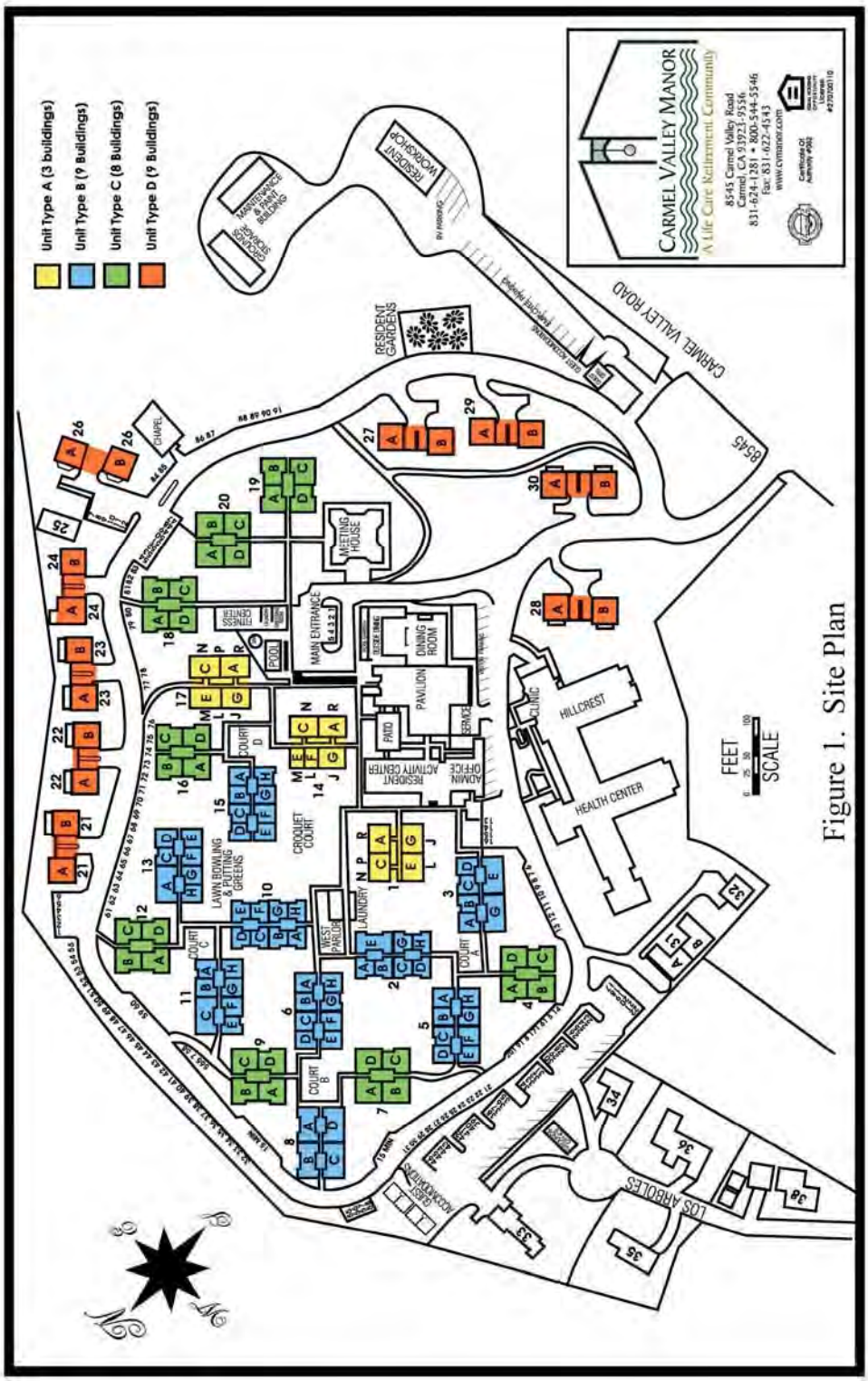


Figure 1. Site Plan

Building Type A: Buildings 1, 14 and 17

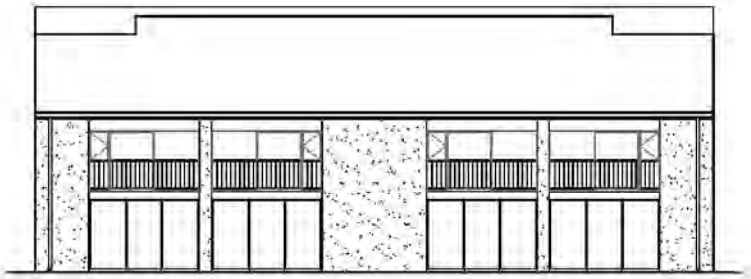
Figures 2 and 3. Typical front and side elevations of Building Type A.

Building Type A: Character-defining Features

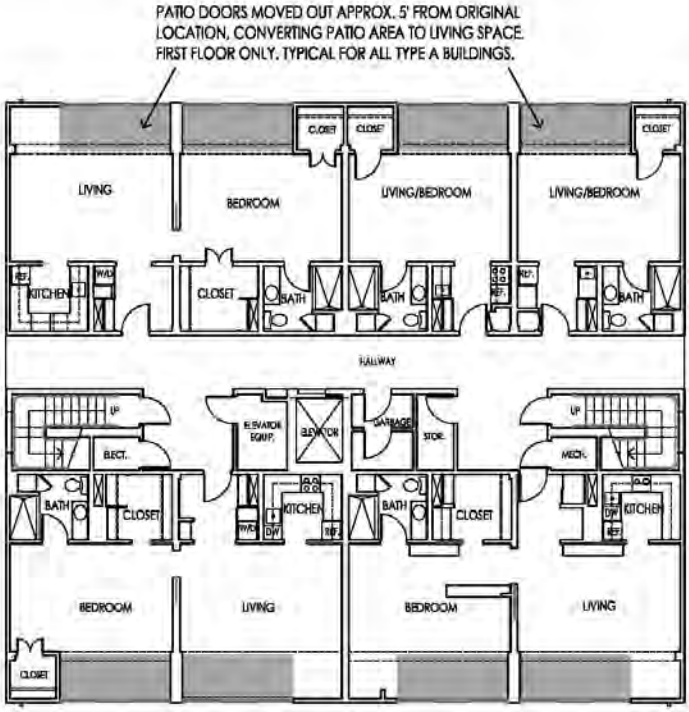
1. Paired shed roof massing with flush eaves and metal flashing at roof/wall junctions.
2. Single stairwell opening in shed end to provide light within stairwell.
3. Central pass-through connecting to paved path.
4. Two-story building with ceiling element connecting the two masses and providing second 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.

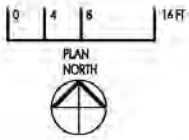


Elevation



First Floor Plan

BUILDING TYPE A: TYPICAL PLAN & ELEVATIONS



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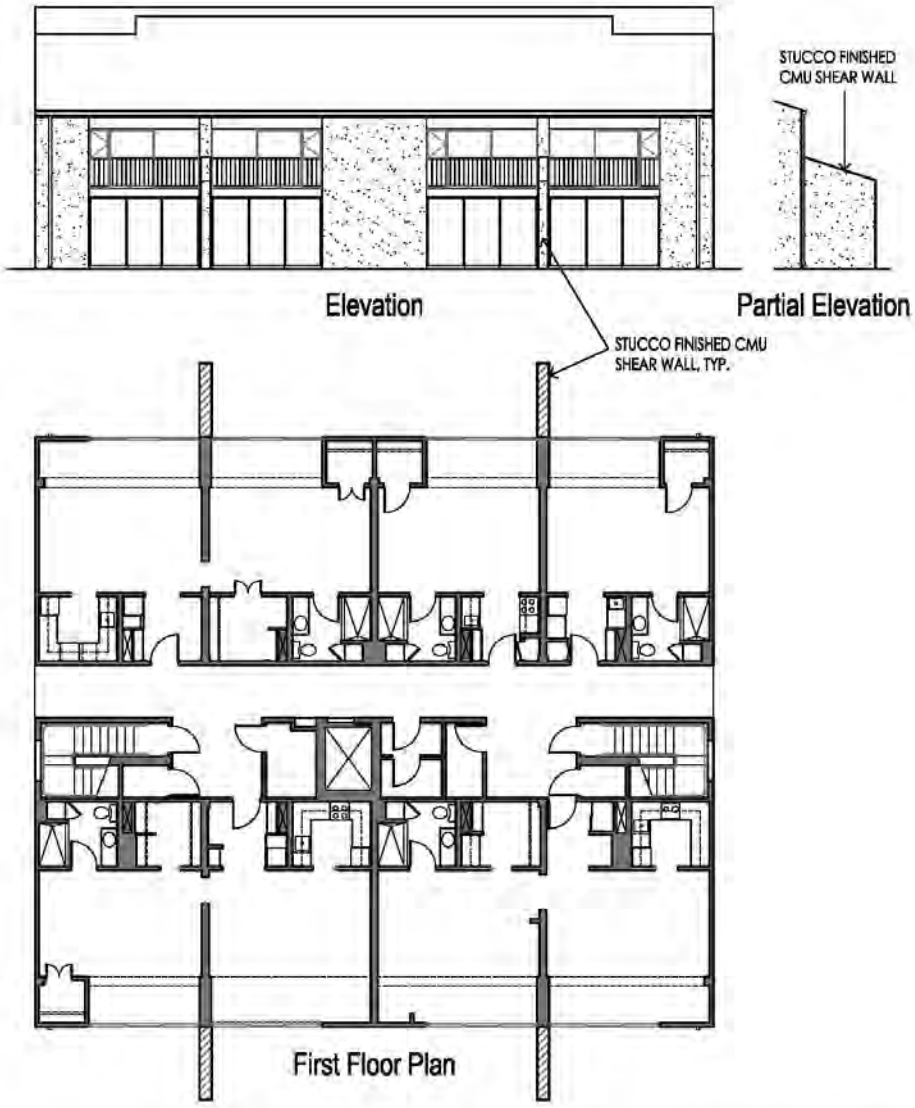

BUILDING TYPE A: ALLOWABLE ALTERATIONS

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

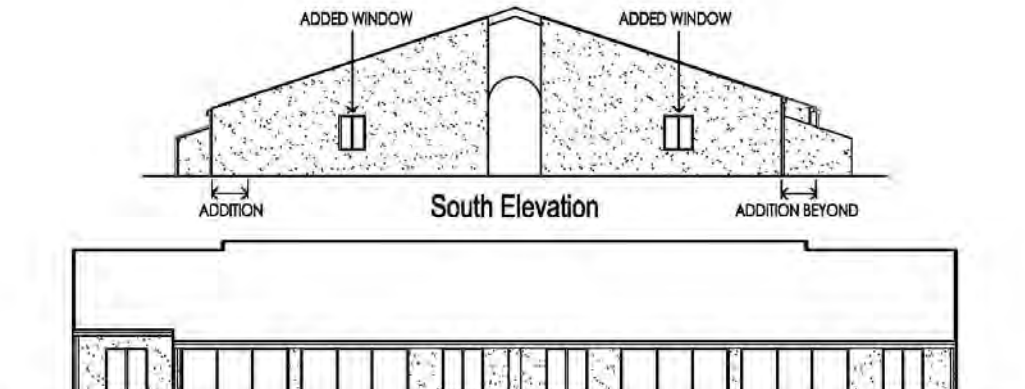
Figures 4 and 5. Typical front and side elevations of Building Type B.

Building Type B: Character-defining Features

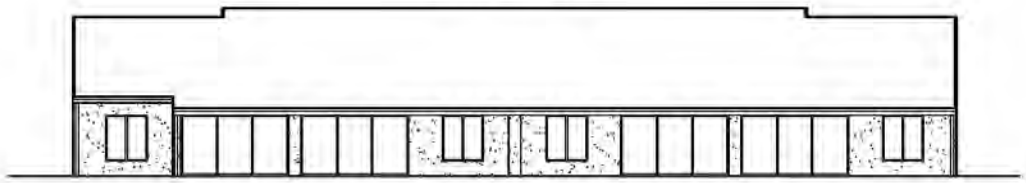
1. Paired shed roof massing with flush eaves and metal flashing at roof/wall junctions.
2. Single-story building.
3. Inset gable peak with hanging globe single-light fixture.
4. Central pass-through beneath inset arch and connecting to paved path.
5. Chimney, stairwell and furnace on shed end of three 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

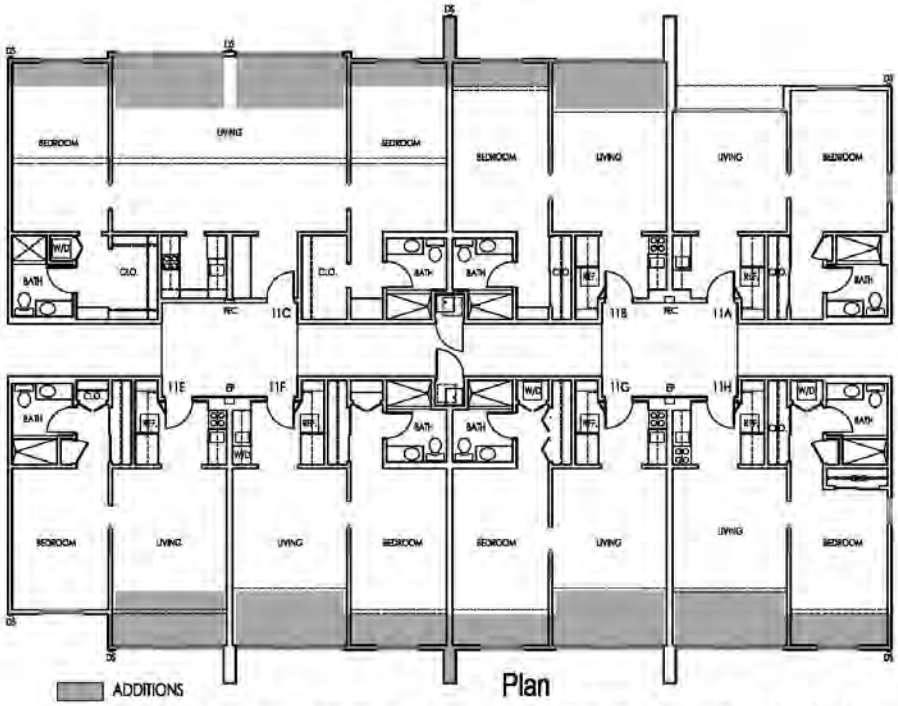
1. Extension of patio walls outward. Original roof plane extended to meet new wall.
2. Original roof pitch maintained to meet the newer outer building wall
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Addition of black anodized aluminum slider window in shed ends matching 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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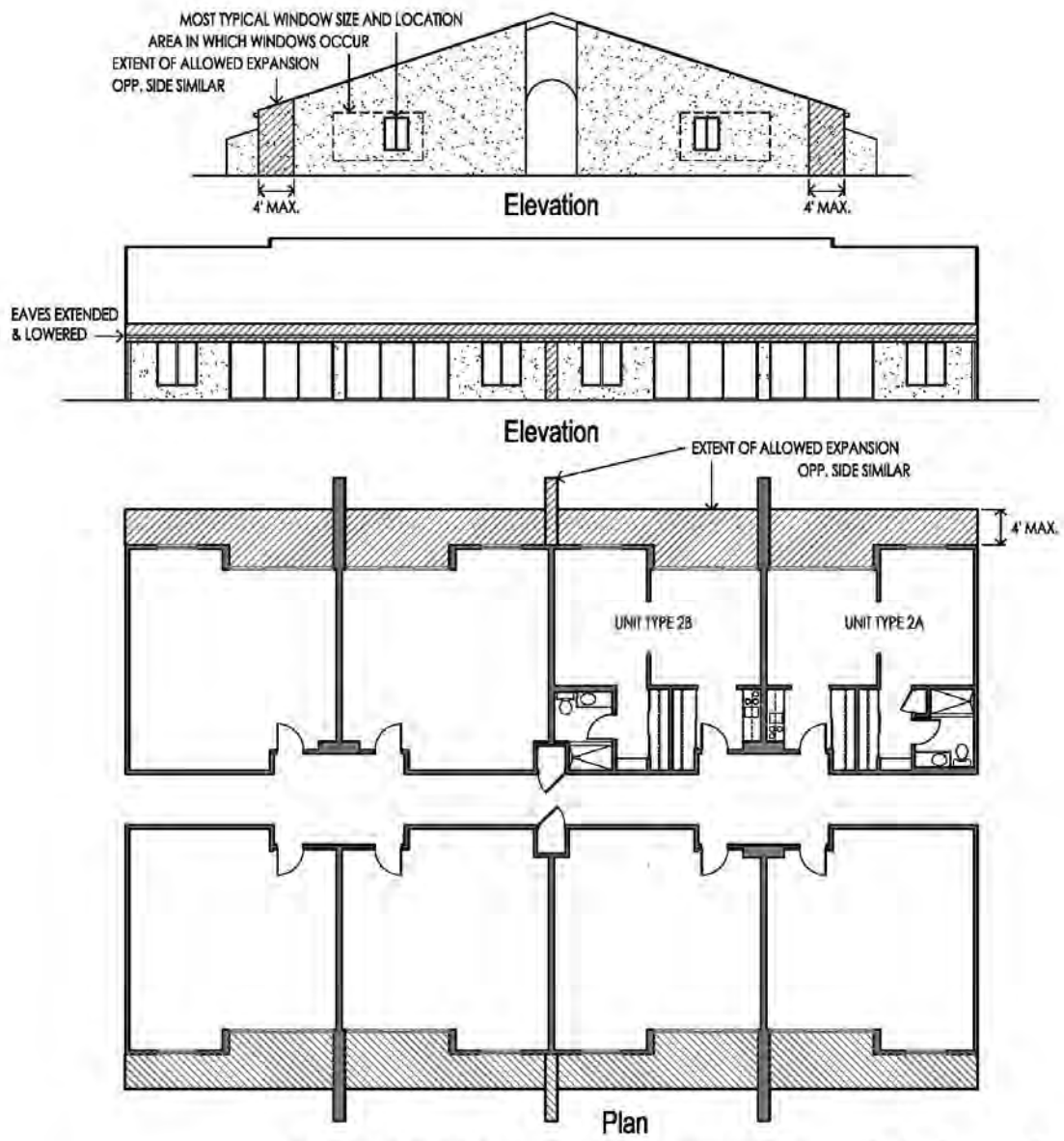

MOST TYPICAL WINDOW SIZE AND LOCATION
AREA IN WHICH WINDOWS OCCUR
EXTENT OF ALLOWED EXPANSION
OPP. SIDE SIMILAR
4' MAX.
4' MAX.
Elevation
EAVES EXTENDED
& LOWERED
Elevation
EXTENT OF ALLOWED EXPANSION
OPP. SIDE SIMILAR
4' MAX.
UNIT TYPE 2B
UNIT TYPE 2A
Plan
BUILDING TYPE B: ALLOWABLE ALTERATIONS
0
4
8
16 FT
HGHB
Architecture, Planning, Urban Design

Building Type C: Buildings 4, 7, 9, 12, 16, 18, 19 and 20

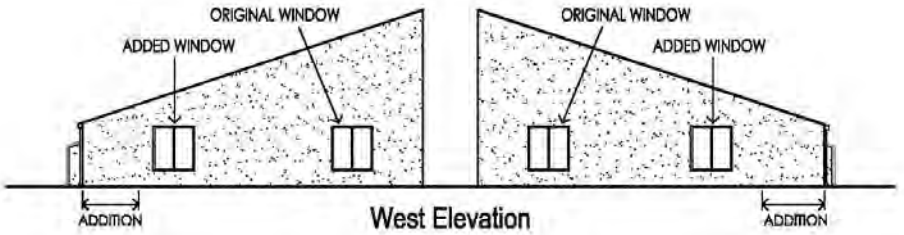
Figures 6 and 7. Typical front and side elevations of Building Type C.

Building Type C: Character-defining Features

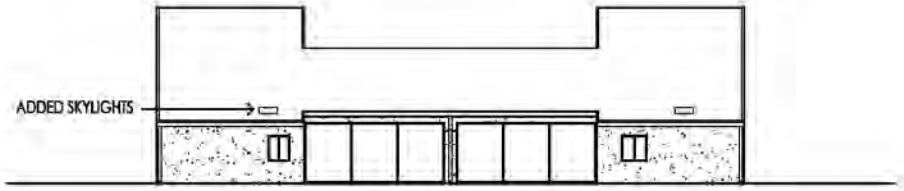
1. Twin single-story buildings flanking a central courtyard.
2. Each building has shed roof massing flanking a central, gable-roofed section.
3. Rooflines have flush eaves and metal flashing at roof/wall junctions.
4. Central pass-through connecting courtyards to paved campus paths.
5. Single globe light 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

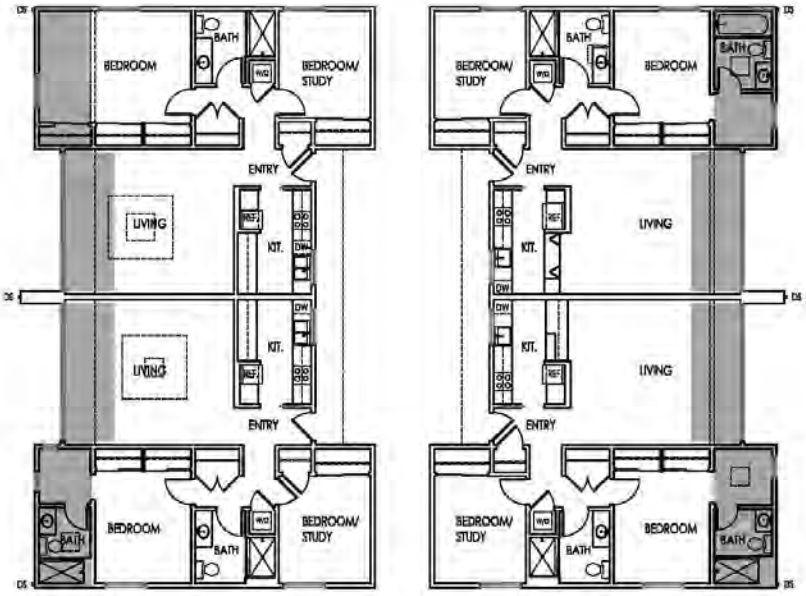
1. Extension of patio walls outward. Original roof plane extended to meet new wall.
2. Original roof pitch maintained to meet the newer outer building wall.
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Addition of in-kind black anodized aluminum slider window in shed 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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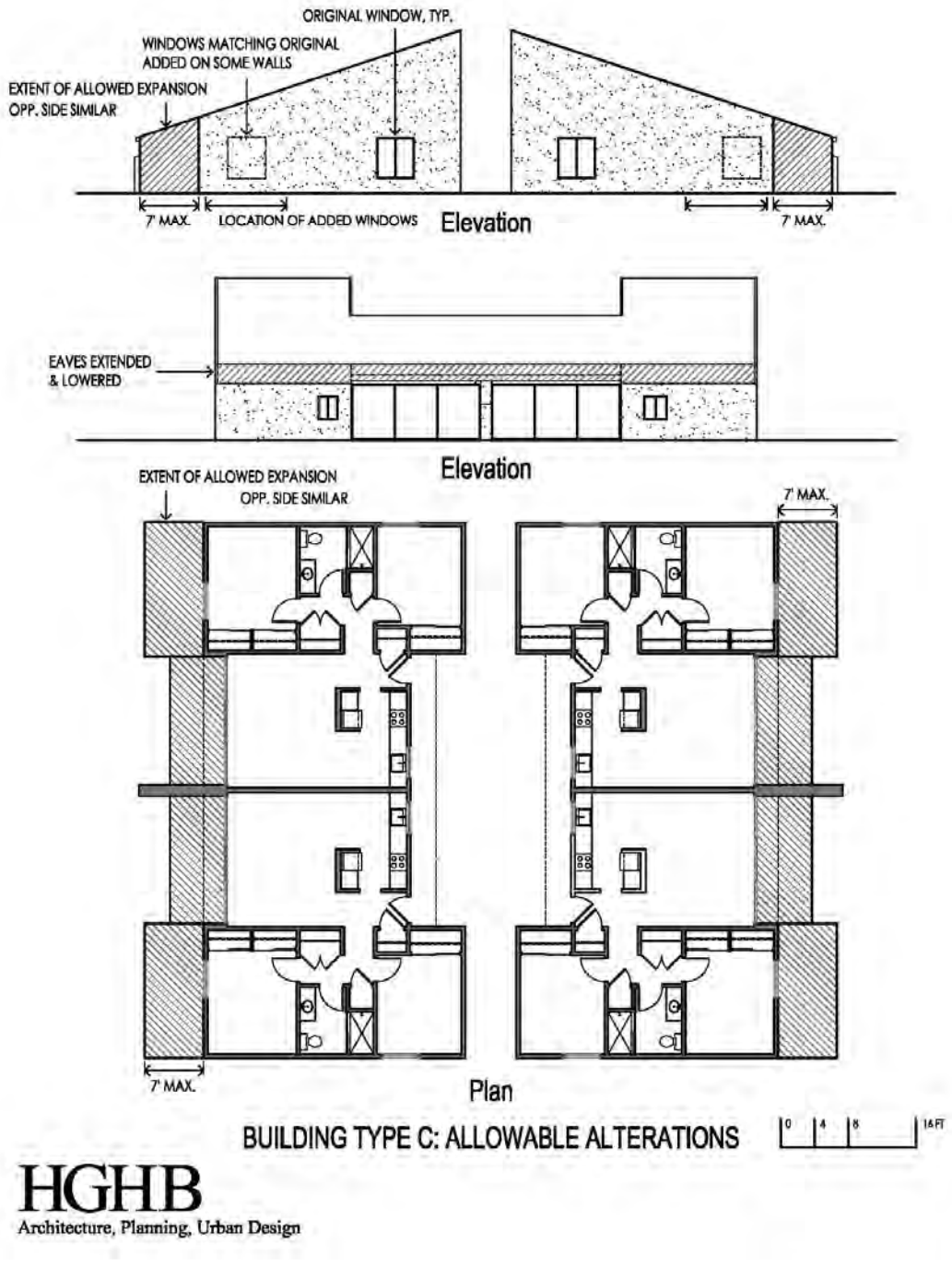
ORIGINAL WINDOW, TYP.
WINDOWS MATCHING ORIGINAL ADDED ON SOME WALLS
EXTENT OF ALLOWED EXPANSION OPP. SIDE SIMILAR
7' MAX.
LOCATION OF ADDED WINDOWS
Elevation
7' MAX.
EAVES EXTENDED & LOWERED
Elevation
EXTENT OF ALLOWED EXPANSION OPP. SIDE SIMILAR
7' MAX.
7' MAX.
Plan
BUILDING TYPE C: ALLOWABLE ALTERATIONS
0 4 8 16 FT
HGHB
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Building Type D: Buildings 21, 22, 23, 24, 26, 27, 28, 29 and 30

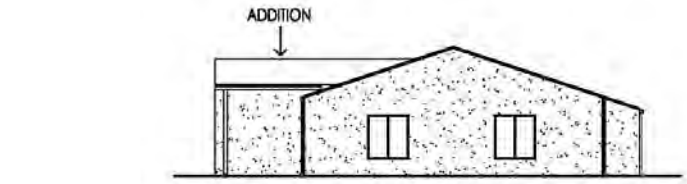
Figures 8 and 9. Typical front and rear elevations of Building Type D. Right image shows window added to rear wall as part of typical carport conversion.

Building Type D: Character-defining Features

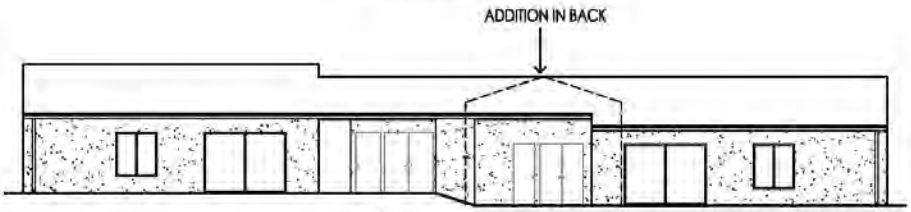
1. Symmetrical duplex design flanking a central carport.
2. Carports face each other and are separated by a party wall.
3. Gable roof massing.
4. Rooflines have flush eaves and metal flashing at roof/wall junctions.
5. Fenestration consisting of black anodized aluminum slider doors and slider windows.
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

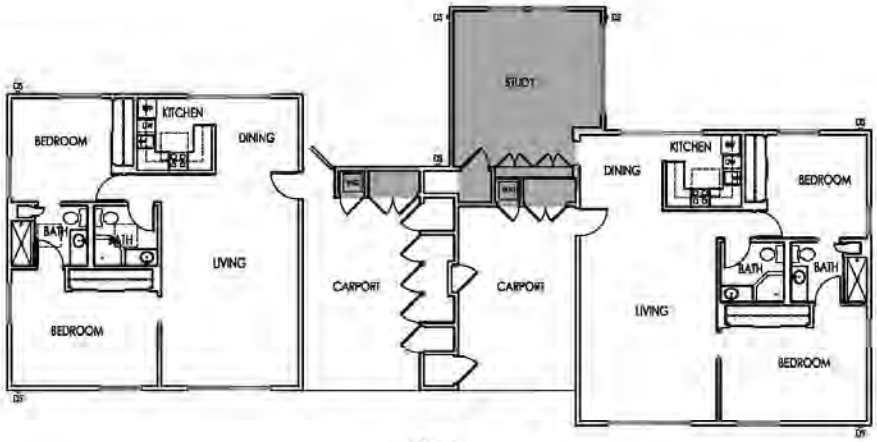
1. Partial carport alteration: construction of solid wall within the carport and installation of in-kind black anodized aluminum slider window to rear elevation.
2. Construction of rear addition to back of building. Roofline and addition are not visible from the street.
3. In-kind replacement of black 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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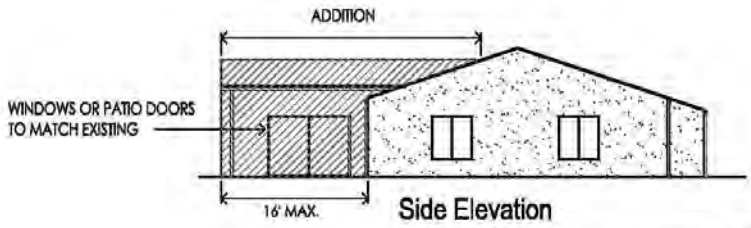
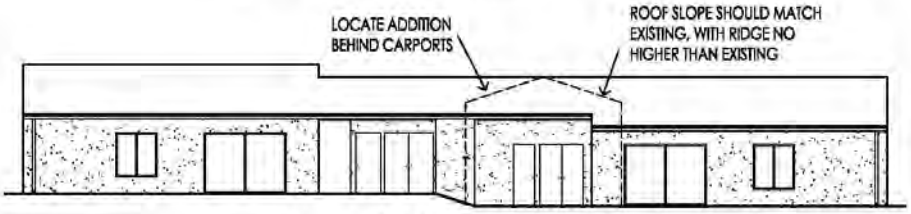
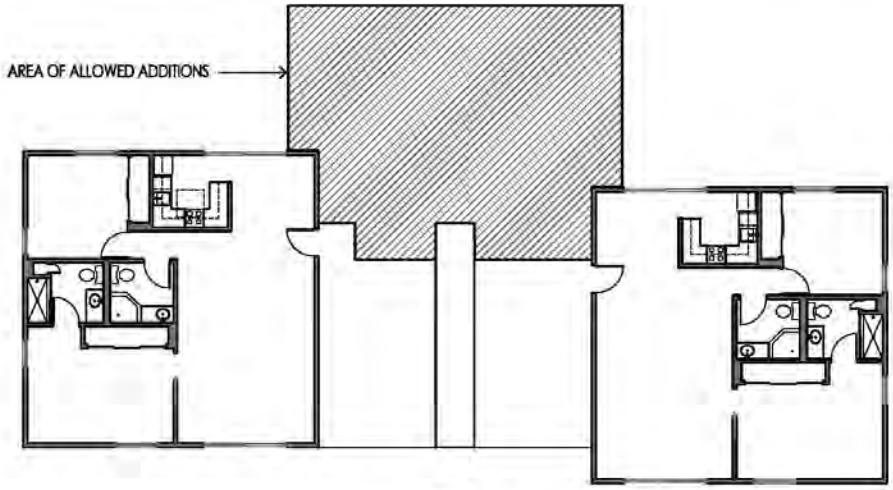


Side Elevation



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 N

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Hexagon Transportation Consultants, Inc.

Memorandum

Date: February 23, 2026

To: John Haupt, Carmel Valley Manor

From: Ollie Zhou
Andrea Lin

Subject: Intersection Operations Analysis Study for the Proposed Carmel Valley Manor Master Plan in Monterey County, California (PLN240141)

Hexagon Transportation Consultants, Inc. has completed a intersection operations analysis study for the proposed Carmel Valley Manor Master Plan at 8545 Carmel Valley Road in Carmel-by-the-Sea in Monterey County, California (Figure 1). This report reflects an updated plan for the project, prepared by Perkins Eastman and dated February 2026. The project is proposing a series of building demolitions and constructions and a series of facility amenities for residents and employees (Figure 2). The site currently has 146 independent living units, 24 assisted living units, a nursing home with 36 beds, and 7 visitor quarters. The proposed project proposes the following:

- 17 additional independent living units
- 1 additional visitor quarter
- A new 12-bed memory care facility
- Removal of 1 single family unit

There are currently 274 parking spaces on site. With the proposed project, the parking count will be increased by 60 spaces to 334 spaces. Access to the site is currently provided by Carmel Valley Manor roadway at Carmel Valley Road. The project proposes no access changes.

A previous memo discussed the number of trips generated by the project and its distribution, identified vehicle miles traveled (VMT) impacts. This memo includes a level of service analysis for three intersections near the project site and a site plan review to determine overall adequacy of site access, on-site circulation, and parking. The methodology, results, and conclusions are discussed below.

Project Trip Generation, Distribution, and Assignment

Through empirical research, data has been collected that quantify the amount of traffic produced by many types of land uses. Thus, for many types of land uses, there are standard trip generation rates that can be applied to help predict the future traffic increases that would result from a new development. These trip generation rates are published by the Institute of Transportation Engineers' (ITE) in the manual entitled *Trip Generation, 12th Edition.*

Trip Generation

The following ITE rate categories are used for this project:

- Independent living units: ITE Land Use Code 252 – Senior Adult Housing Attached
- Assisted living units: ITE Land Use Code 254 – Assisted Living
- Skilled nursing facility, memory care: ITE Land Use Code 620 – Nursing Home
- Visitor quarters: ITE Land Use Code 320 – Motel

As shown in Table 1 below, based on the ITE rates, the Carmel Valley Manor is currently generating 716 daily trips, 42 AM peak hour trips, and 55 PM peak hour trips. With the proposed project, the Carmel Valley Manor would generate 803 daily trips, 47 AM peak hour trips, and 61 PM peak hour trips. This means that the proposed project would generate an additional 87 daily trips, 5 AM peak hour trips, and 6 PM peak hour trips onto the roadway network.

Table 1
Trip Generation Estimates

			Daily		AM Peak Hour					PM Peak Hour				
Land Use	**Size**	**Unit**	**Rate**	**Trips**	**Rate**	**In %**	**In**	**Out**	**Total**	**Rate**	**In%**	**In**	**Out**	**Total**
Existing														
Assisted Living [1]	24	d.u/beds	4.14	99	0.19	59%	3	2	5	0.24	38%	2	4	6
Independent Living [2]	146	d.u.	3.25	475	0.19	34%	10	18	28	0.25	56%	21	16	37
Skilled Nursing Facility [3]	36	beds	3.06	110	0.17	72%	4	2	6	0.22	33%	3	5	8
Visitor Quarters [4]	7	units	3.35	23	0.33	39%	1	1	2	0.37	54%	2	1	3
Single Family Units [5]	1	d.u.	9.09	9	0.7	27%	0	1	1	0.93	62%	1	0	1
Total	***214***			***716***			***18***	***24***	***42***			***29***	***26***	***55***
Proposed Master Plan														
Assisted Living [1]	24	d.u/beds	4.14	99	0.19	59%	3	2	5	0.24	38%	2	4	6
Independent Living [2]	163	d.u.	3.25	530	0.19	34%	11	20	31	0.25	56%	23	18	41
Skilled Nursing Facility, Memory Care [3]	48	beds	3.06	147	0.17	72%	6	2	8	0.22	33%	4	7	11
Visitor Quarters [4]	8	units	3.35	27	0.33	39%	1	2	3	0.37	54%	2	1	3
Total	***243***			***803***			***21***	***26***	***47***			***31***	***30***	***61***
Net Project Trips	**29**	**d.u./beds**	**3**	**87**			**3**	**2**	**5**			**2**	**4**	**6**

Notes:
All trip rates referenced ITE *Trip Generation, 12th Edition.*
1. ITE Land Use Code 254 - Assisted Living
2. ITE Land Use Code 252 - Senior Adulting Housing - Attached
3. ITE Land Use Code 620 - Nursing Home
4. ITE Land Use Code 320 - Motel

Project Trip Distribution and Assignment

The trip distribution patterns for the project were estimated based on existing travel patterns on the roadway network that reflect typical weekday AM and PM commute patterns and the locations of complementary land uses. The peak hour vehicle trips generated by the project were assigned to the roadway network in accordance with the trip distribution patterns. Figure 3 shows the project trip distribution patterns and the total net project trip assignments at the intersections.

Intersection Operations Analysis

Level of Service Analysis Methodologies and Standards

Traffic conditions at the study intersections were evaluated using level of service (LOS). *Level of Service* is a qualitative description of operating conditions ranging from LOS A, or free-flow conditions with little or no delay, to LOS F, or jammed conditions with excessive delays.

For side-street-stop-controlled intersections, operations are defined by the average delay experienced by vehicles entering the intersection from the stop-controlled approaches on minor streets or from left-turn approaches on major streets. The level of service is reported based on the average delay for the worst approach. The correlation between delay and level of service for unsignalized intersections is shown in Table 2.

The study responds to the February 5, 2025 “incomplete” letter from Monterey County and a revised plan set dated February 2026, and includes the analysis of three unsignalized intersections located in Carmel Valley. Carmel Valley has established standards for unsignalized intersections as LOS of F or meeting of any traffic signal warrants as defined as unacceptable conditions.

Table 2
Unsignalized Intersection Level of Service Definitions Based on Control Delay

Level of Service	Description	Average Control Delay per Vehicle (sec.)
A	Signal progression is extremely favorable. Most vehicles arrive during the green phase and do not stop at all. Short cycle lengths may also contribute to the very low vehicle delay.	10.0 or less
B	Operations characterized by good signal progression and/or short cycle lengths. More vehicles stop than with LOS A, causing higher levels of average vehicle delay.	10.1 to 20.0
C	Higher delays may result from fair signal progression and/or longer cycle lengths. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is a significant, though some vehicles may still pass through the intersection without stopping.	20.1 to 35.0
D	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable signal progression, long cycle lengths, or high volume-to-capacity (V/C) ratios. Many vehicles stop and individual cycle failures are noticeable.	35.1 to 55.0
E	This is considered to be the limit of acceptable delay. These high delay values generally indicate poor signal progression, long cycle lengths, and high volume-to-capacity (V/C) ratios. Individual cycle failures occur frequently.	55.1 to 80.0
F	This level of delay is considered unacceptable by most drivers. This condition often occurs with oversaturation, that is, when arrival flow rates exceed the capacity of the intersection. Poor progression and long cycle lengths may also be major contribution causes of such delay.	greater than 80.0

Source: Transportation Research Board, Highway Capacity Manual, 7th Edition (Washington, D.C., 2022)

Traffic Volumes

Existing AM and PM peak hour traffic volumes for the study intersections were obtained from new turning movement counts conducted on March 11, 2025, and are provided in Attachment 1. The existing peak hour intersection volumes are shown in Figure 4. Existing Plus Project AM and PM peak-hour traffic volumes were estimated by adding to existing traffic volumes the trips generated by the project. The Existing Plus Project peak hour intersection volumes are shown in Figure 5.

Intersection Traffic Operations

The results of the level of service analysis are shown in Table 3. Based on the standards of the Carmel Valley Master Plan, all study intersections operate at acceptable levels of service during AM and PM peak hours under existing and exiting plus project conditions. Level of service calculations are included in Attachment 2.

Table 3
Existing Plus Project Level of Service

#	Intersection	LOS Standard	Control	Peak Hour	Existing Delay[1] (sec)	Existing LOS	Existing plus Project Delay[1] (sec)	Existing plus Project LOS
1	Schulte Rd and Carmel Valley Rd	F	OWSC	AM	25.7	D	25.8	D
				PM	23.2	C	23.3	C
2	Los Arboles Dr and Carmel Valley Rd	F	OWSC	AM	16.9	C	16.9	C
				PM	14.8	B	14.8	B
3	Carmel Valley Manor/Carmelo School and Carmel Valley Rd	F	TWSC	AM	26.1	D	26.4	D
				PM	24.2	C	24.4	C

Notes:
OWSC = One-Way Stop-Control; TWSC = Two-Way Stop-Control
1.The approach with the highest (worst) delay (seconds per vehicle) is reported for unsignalized intersections.

Signal Warrant Analysis

The need for signalization of an unsignalized intersection is assessed based on the Peak Hour Volume Warrant (Warrant 3) described in the *California Manual on Uniform Traffic Control Devices for Streets and Highways (CA MUTCD),* Part 4, Highway Traffic Signals, 2014. This method makes no evaluation of intersection level of service, but simply provides an indication of whether vehicular peak hour traffic volumes are, or would be, sufficient to justify the installation of a traffic signal. Intersections that meet the peak hour warrant are subject to further analysis before determining that a traffic signal is necessary. Peak-hour traffic signal warrant checks were conducted for all three unsignalized study intersections.

The results indicate that the projected traffic volumes at all three study intersections would fall below the thresholds that warrant signalization during both the AM and PM peak hours under all study scenarios. The traffic signal warrant calculations are included in Attachment 3.

Adverse Intersection Operations

All three study intersections perform at LOS D or better under existing plus project conditions. Additionally, all three study intersections were below the thresholds warranting signalization. Thus, based on the Carmel Valley Master Plan standards for level of service at unsignalized intersections, all three study intersections are operating at acceptable standards.

Field Observations

Traffic conditions were observed in the field during the weekday AM (7:00-9:00 AM) and PM (4:00-6:00 PM) peak traffic periods to identify any existing operational deficiencies occurring within the study area.

- During the AM peak hour period, over a period of a few minutes, parents would enter the west inbound driveway, park, walk their kids in, then leave. Thus, there is no significant queuing at the outbound driveway. The project is expected to add two westbound left-turns during the AM Peak hour, which is approximately one vehicle every 30 minutes.
- During the PM peak hour period, it was observed that most parents had already picked up their kids by 4:30 PM, resulting in fewer inbound and outbound traffic at Carmelo School. The project is not expected to add any westbound left-turns during the PM peak hour.

Overall, the study intersections operated adequately during both the weekday AM and PM peak commute periods and no significant operational issues were observed.

Site Access and Circulation

The site access and on-site circulation evaluation is based on the updated site plan prepared by Perkins Eastman, dated February 2026 (see Figure 2).

Site Access

As shown on the site plan, the project would continue to use its existing driveway on Carmel Valley Road and proposes no changes to the driveway or intersection controls. At the cul-de-sac of Los Arboles, there is an existing U-shaped roadway connecting the cul-de-sac and Carmel Valley Manor's internal roadway. This roadway would not be modified.

While the Carmel Valley Manor (CVM) will be connected with Los Arboles Drive under both existing and project conditions, CVM asks their staff, residents and guests to not use Los Arboles Drive, which is a residential street. The presence of this connection provides insurance for both Los Arboles Drive residents, and CVM to evacuate using each other's roads if either of these roads are blocked in an emergency. If this connection was closed, both the CVM and Los Arboles Drive would become single-access roadways, which would heighten evacuation risks during emergencies.

On-Site Circulation

The only existing parking lot to be removed is at the northwest corner of the site. The project proposes a new surface parking lot at the southeast corner of the project site for guests and employees. Additionally, a new 14-space parking lot is proposed for the northwest corner of the site. The site plan shows that Carmel Valley Manor internal road would provide access to the parking lots.

Commercial Vehicles and Shuttles

Commercial vehicles such as delivery trucks and shuttles would use Carmel Valley Manor and the internal roadways to navigate the project site. These vehicles would enter the project site via Carmel Valley Manor, would circulate the site, and use the parking lots or loading zones provided throughout the site (see Figure 2). The site shows acceptable connectivity and maneuvering for commercial vehicles and shuttles.

According to Carmel Valley Manor (CVM), shuttle service at CVM is a combination of fixed routes and on demand service. Most residents do not leave campus on a regular basis. CVM provides three meals a day except Sunday. Prescriptions are delivered along with grocery deliveries. Many residents never leave campus except for vacations.

Emergency Vehicle Access

The project proposes maintaining the existing access points; emergency vehicles can access the site via Carmel Valley Manor and Los Arboles Drive. The project proposes for the south area of the

site an internal loop around the renovated parking lot. There would be no dead-ends roadways requiring turnaround space for emergency vehicles. The County's standard for emergency vehicle access is a road width minimum of two nine-foot traffic lanes providing two-way traffic flow and driveway not less than 12 feet unobstructed. Any internal roadway modifications proposed by the project would be designed to meet County Standards.

Conclusion

The transportation study for the Carmel Valley Manor resulted in the following conclusions:

- Based on the Carmel Valley Master Plan standards, all study intersections would continue to operate at acceptable level of service and do not meet thresholds warranting signalization.
- Any internal roadway modifications proposed by the project would be designed to meet County Standards.

Figure 1
Site Location and Study Intersections

Figure 2
Site Plan

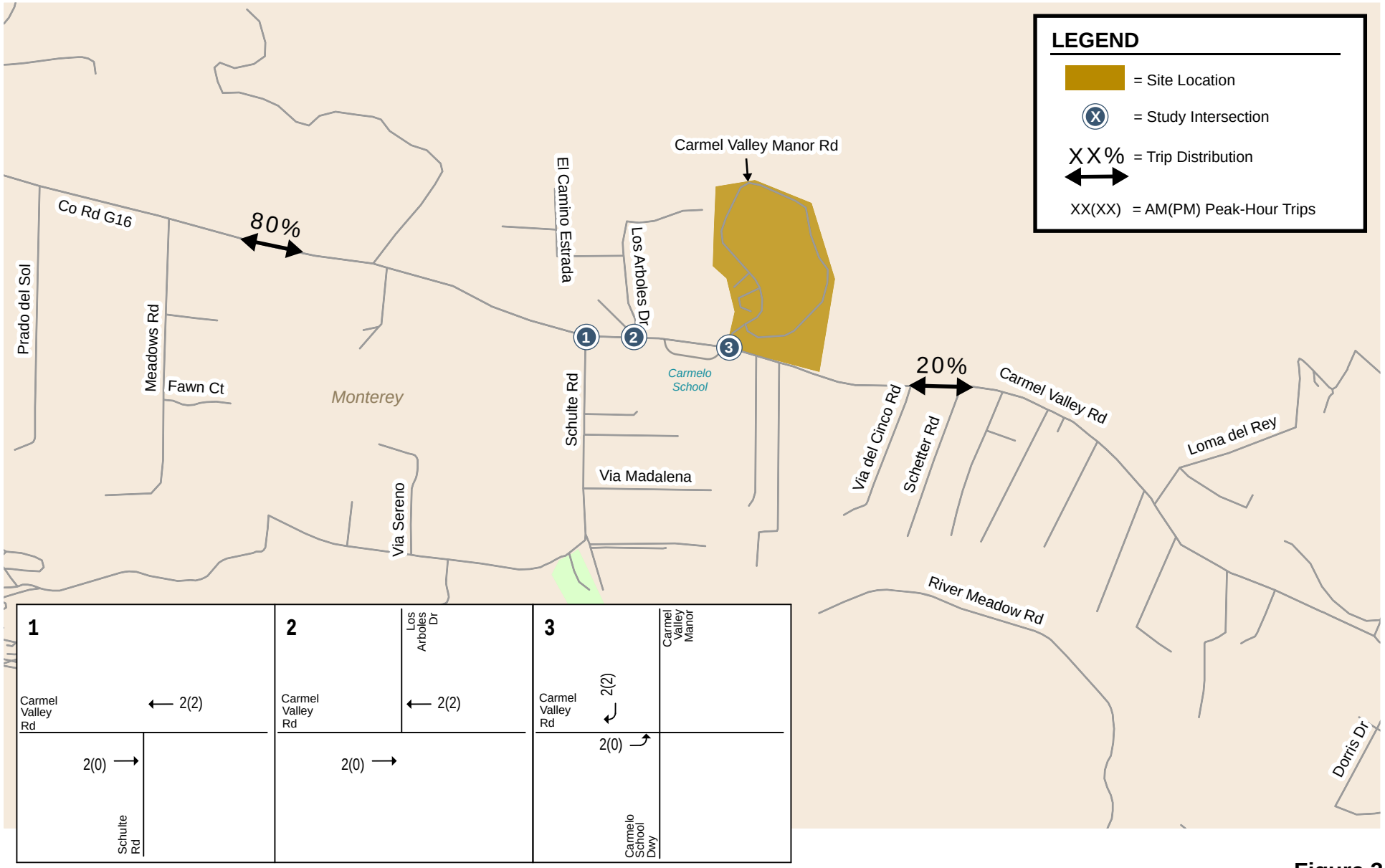


Figure 3
Project Trip Distribution and Project Trip Assignment

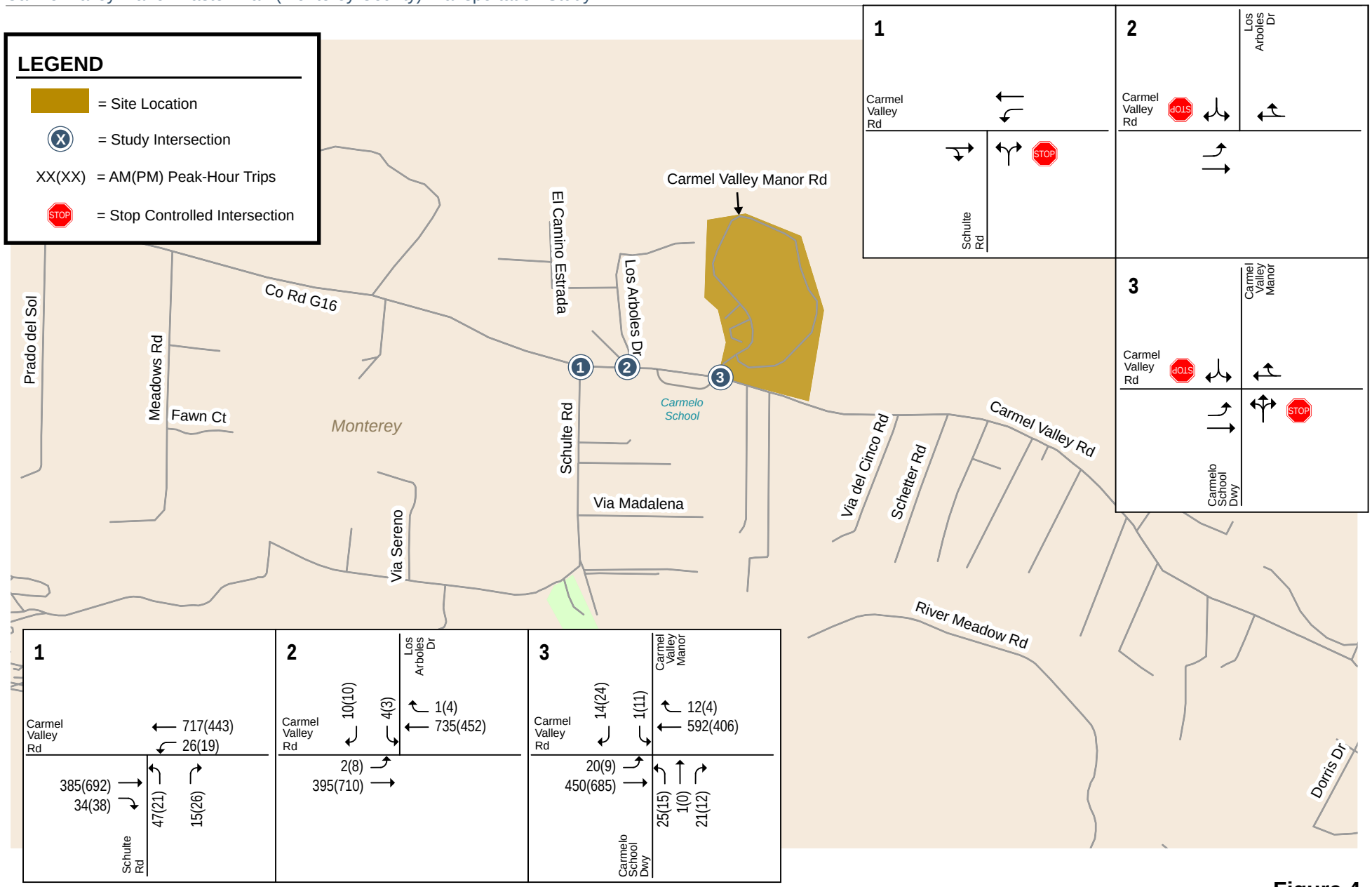


Figure 4
Existing Traffic Volumes and Lane Configurations

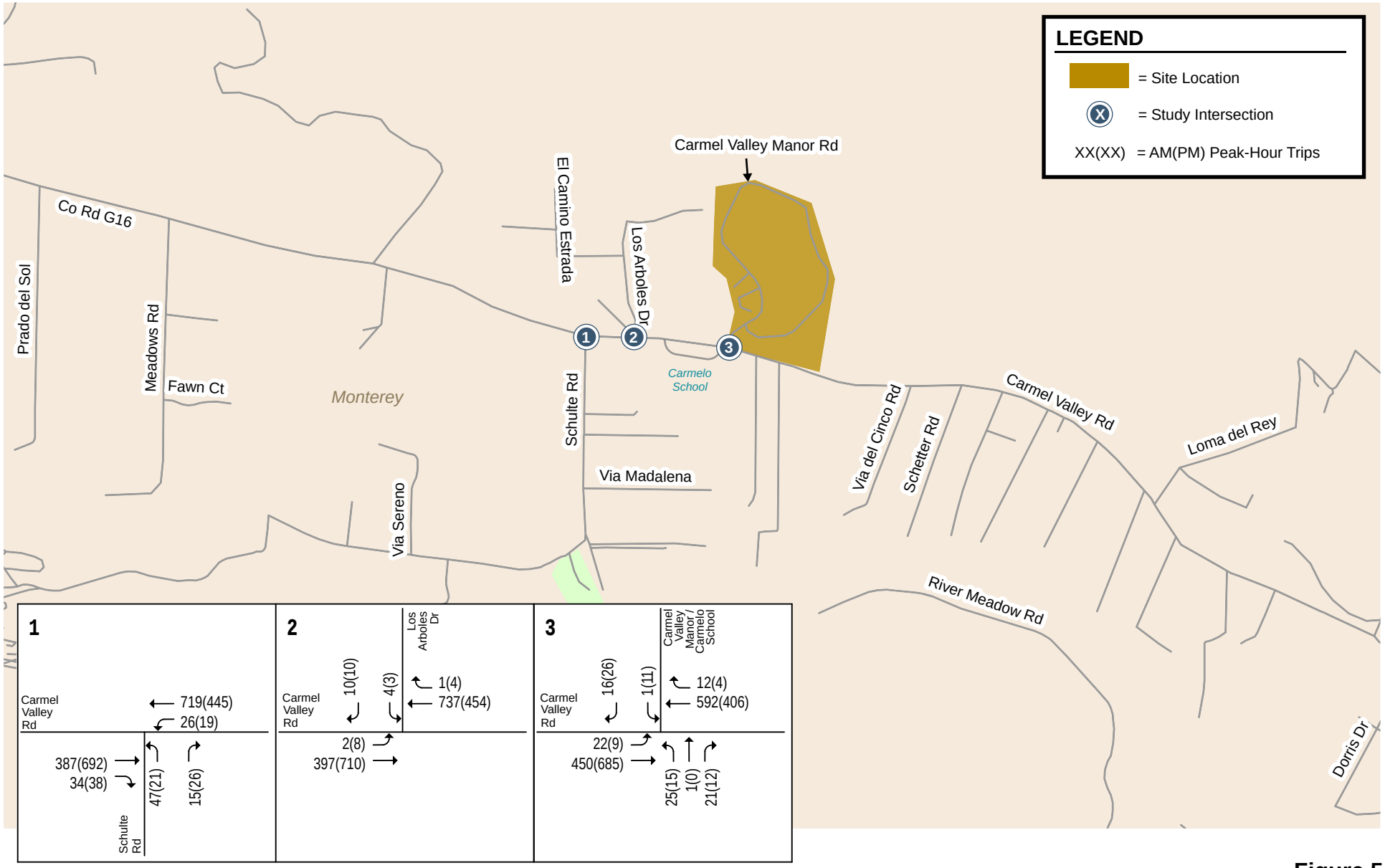
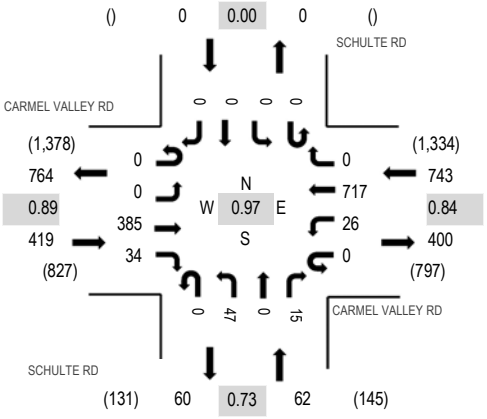


Figure 5
Existing Plus Project Traffic Volumes

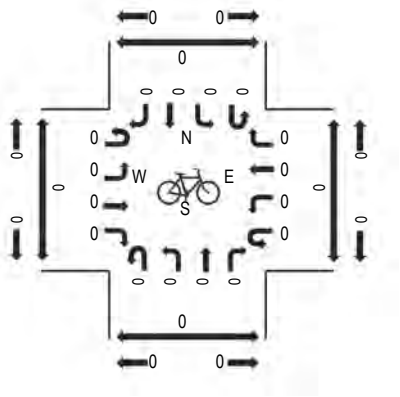
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 SCHULTE RD & CARMEL VALLEY RD AM
Date: Tuesday, March 11, 2025
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:15 AM - 07:30 AM

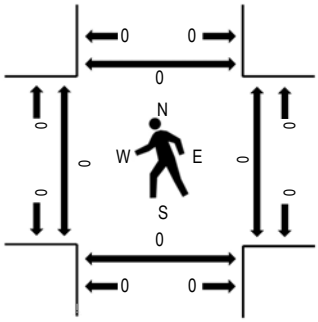
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CARMEL VALLEY RD Eastbound				CARMEL VALLEY RD Westbound				SCHULTE RD Northbound				SCHULTE RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	42	3	0	3	96	0	0	11	0	2	0	0	0	0	157	1,093	0	0	0	0
7:15 AM	0	0	68	6	0	4	218	0	0	16	0	3	0	0	0	0	315	1,224	0	0	0	0
7:30 AM	0	0	76	6	0	1	220	0	0	6	0	2	0	0	0	0	311	1,214	0	0	0	0
7:45 AM	0	0	107	14	0	9	162	0	0	13	0	5	0	0	0	0	310	1,184	0	0	0	0
8:00 AM	0	0	134	8	0	12	117	0	0	12	0	5	0	0	0	0	288	1,213	0	0	0	0
8:15 AM	0	0	122	9	0	12	137	0	0	12	0	13	0	0	0	0	305		0	0	0	0
8:30 AM	0	0	97	15	0	6	148	0	0	12	0	3	0	0	0	0	281		0	0	0	0
8:45 AM	0	0	108	12	0	11	178	0	0	20	0	10	0	0	0	0	339		0	0	0	0

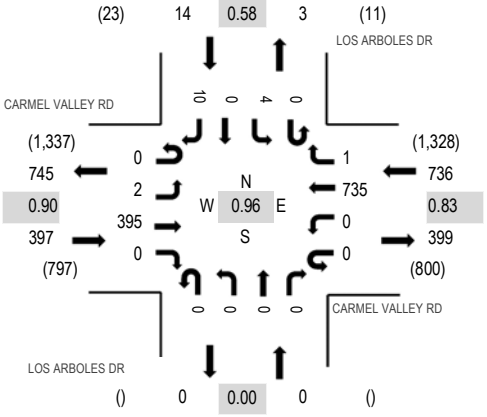
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4
Lights	0	0	370	34	0	26	699	0	0	47	0	15	0	0	0	0	1,191
Mediums	0	0	14	0	0	0	15	0	0	0	0	0	0	0	0	0	29
Total	0	0	385	34	0	26	717	0	0	47	0	15	0	0	0	0	1,224

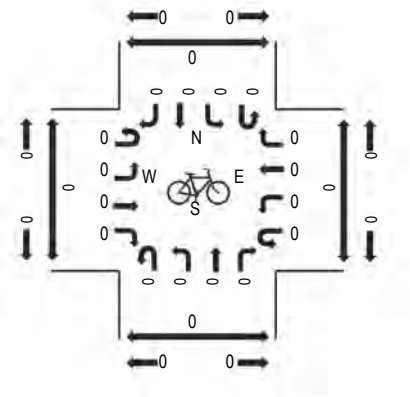
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 LOS ARBOLES DR & CARMEL VALLEY RD AM
Date: Tuesday, March 11, 2025
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:30 AM - 07:45 AM

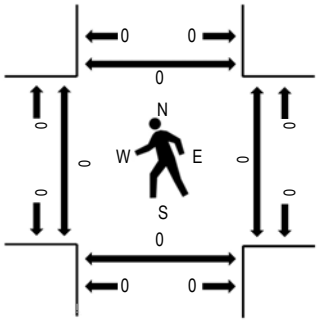
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CARMEL VALLEY RD Eastbound				CARMEL VALLEY RD Westbound				LOS ARBOLES DR Northbound				LOS ARBOLES DR Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	45	0	0	0	99	0	0	0	0	0	0	1	0	1	146	1,023	0	0	0	0
7:15 AM	0	0	71	0	0	0	220	0	0	0	0	0	0	0	0	2	293	1,147	0	0	0	0
7:30 AM	0	0	78	0	0	0	220	1	0	0	0	0	0	1	0	0	300	1,138	0	0	0	0
7:45 AM	0	1	110	0	0	0	167	0	0	0	0	0	0	0	0	6	284	1,093	0	0	0	0
8:00 AM	0	1	136	0	0	0	128	0	0	0	0	0	0	3	0	2	270	1,125	0	0	0	0
8:15 AM	0	0	136	0	0	0	146	2	0	0	0	0	0	0	0	0	284		0	0	0	0
8:30 AM	0	0	101	0	0	0	150	1	0	0	0	0	0	0	0	3	255		0	0	0	0
8:45 AM	0	3	115	0	0	0	192	2	0	0	0	0	0	3	0	1	316		0	0	0	0

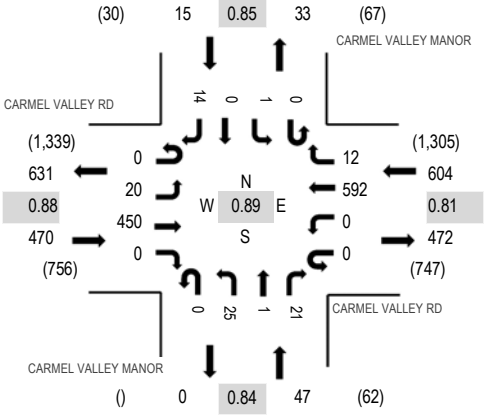
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4
Lights	0	2	380	0	0	0	717	1	0	0	0	0	0	4	0	10	1,114
Mediums	0	0	14	0	0	0	15	0	0	0	0	0	0	0	0	0	29
Total	0	2	395	0	0	0	735	1	0	0	0	0	0	4	0	10	1,147

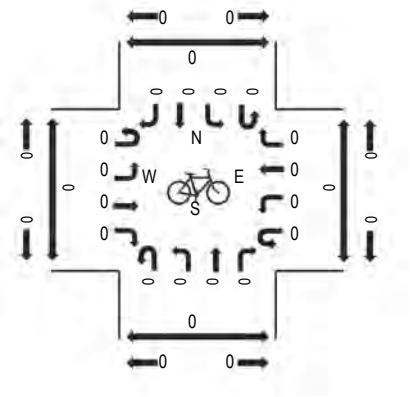
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 CARMEL VALLEY MANOR & CARMEL VALLEY RD AM
Date: Tuesday, March 11, 2025
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:45 AM - 09:00 AM

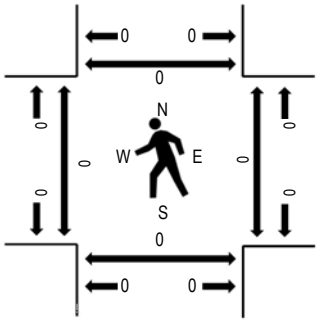
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CARMEL VALLEY RD Eastbound				CARMEL VALLEY RD Westbound				CARMEL VALLEY MANOR Northbound				CARMEL VALLEY MANOR Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	7	39	0	0	0	103	3	0	0	0	0	0	1	0	2	155	1,017	0	0	0	0
7:15 AM	0	5	58	0	0	0	209	5	0	6	0	1	0	0	0	4	288	1,129	0	0	0	0
7:30 AM	0	2	71	0	0	0	217	3	0	0	0	0	0	2	0	1	296	1,135	0	0	0	0
7:45 AM	0	3	101	0	0	0	155	6	0	6	0	2	0	0	0	5	278	1,096	0	0	0	0
8:00 AM	0	7	122	0	0	0	120	2	0	5	0	7	0	0	0	4	267	1,136	0	0	0	0
8:15 AM	0	9	124	0	0	0	146	4	0	4	0	4	0	0	0	3	294		0	0	0	0
8:30 AM	0	2	93	0	0	0	141	3	0	7	1	5	0	0	0	5	257		0	0	0	0
8:45 AM	0	2	111	0	0	0	185	3	0	9	0	5	0	1	0	2	318		0	0	0	0

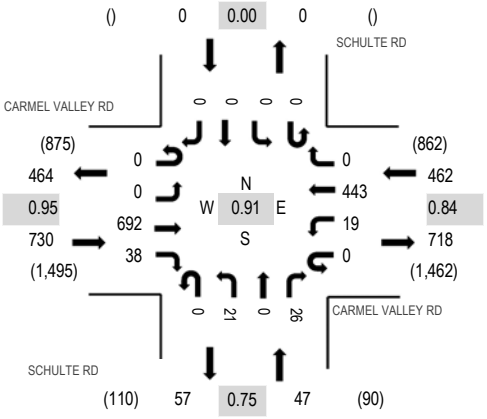
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Lights	0	19	430	0	0	0	581	10	0	25	1	20	0	1	0	11	1,098
Mediums	0	1	17	0	0	0	11	2	0	0	0	1	0	0	0	3	35
Total	0	20	450	0	0	0	592	12	0	25	1	21	0	1	0	14	1,136

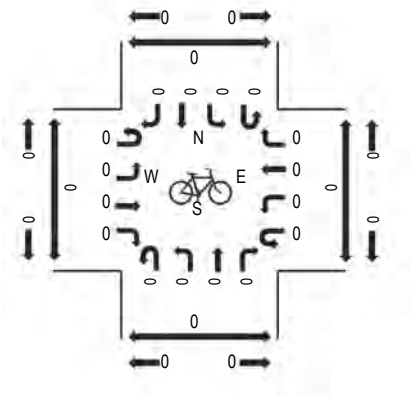
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 SCHULTE RD & CARMEL VALLEY RD PM
Date: Tuesday, March 11, 2025
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:30 PM - 04:45 PM

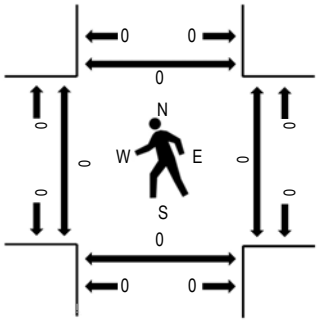
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CARMEL VALLEY RD Eastbound				CARMEL VALLEY RD Westbound				SCHULTE RD Northbound				SCHULTE RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	180	11	0	5	110	0	0	10	0	3	0	0	0	0	319	1,239	0	0	0	0
4:15 PM	0	0	162	7	0	6	95	0	0	1	0	10	0	0	0	0	281	1,208	0	0	0	0
4:30 PM	0	0	178	11	0	2	135	0	0	4	0	9	0	0	0	0	339	1,237	0	0	0	0
4:45 PM	0	0	172	9	0	6	103	0	0	6	0	4	0	0	0	0	300	1,187	0	0	0	0
5:00 PM	0	0	173	8	0	4	86	0	0	12	0	5	0	0	0	0	288	1,208	0	0	0	0
5:15 PM	0	0	183	11	0	4	101	0	0	10	0	1	0	0	0	0	310		0	0	0	0
5:30 PM	0	0	179	9	0	3	89	0	0	2	0	7	0	0	0	0	289		0	0	0	0
5:45 PM	1	0	192	9	0	5	108	0	0	2	0	4	0	0	0	0	321		0	0	0	0

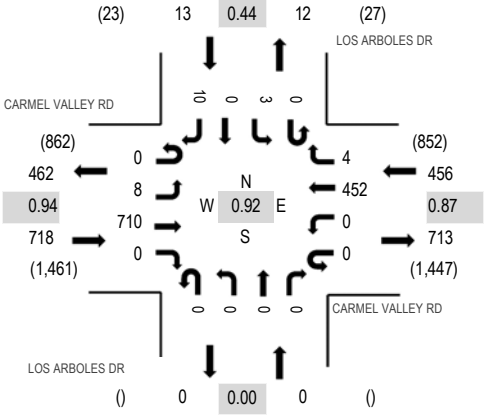
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	0	687	38	0	19	433	0	0	21	0	25	0	0	0	0	1,223
Mediums	0	0	5	0	0	0	10	0	0	0	0	1	0	0	0	0	16
Total	0	0	692	38	0	19	443	0	0	21	0	26	0	0	0	0	1,239

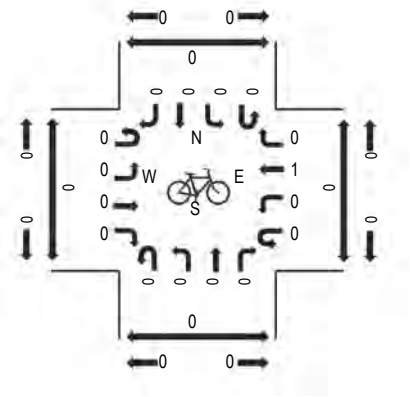
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 LOS ARBOLES DR & CARMEL VALLEY RD PM
Date: Tuesday, March 11, 2025
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:30 PM - 04:45 PM

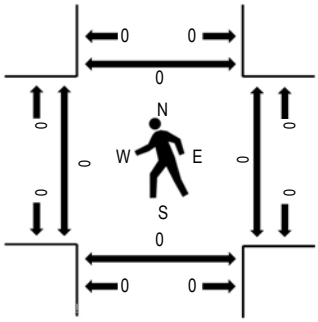
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CARMEL VALLEY RD Eastbound				CARMEL VALLEY RD Westbound				LOS ARBOLES DR Northbound				LOS ARBOLES DR Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	1	178	0	0	0	115	0	0	0	0	0	0	1	0	2	297	1,187	0	0	0	0
4:15 PM	0	2	173	0	0	0	98	1	0	0	0	0	0	1	0	0	275	1,162	0	0	0	0
4:30 PM	0	1	184	0	0	0	130	1	0	0	0	0	0	1	0	7	324	1,172	0	0	0	0
4:45 PM	0	4	175	0	0	0	109	2	0	0	0	0	0	0	0	1	291	1,129	0	0	0	0
5:00 PM	0	3	173	0	0	0	93	1	0	0	0	0	0	1	0	1	272	1,149	0	0	0	0
5:15 PM	0	5	179	0	0	0	97	1	0	0	0	0	0	0	0	3	285		0	0	0	0
5:30 PM	0	1	185	0	0	0	91	1	0	0	0	0	0	1	0	2	281		0	0	0	0
5:45 PM	0	3	194	0	0	0	112	0	0	0	0	0	0	1	0	1	311		0	0	0	0

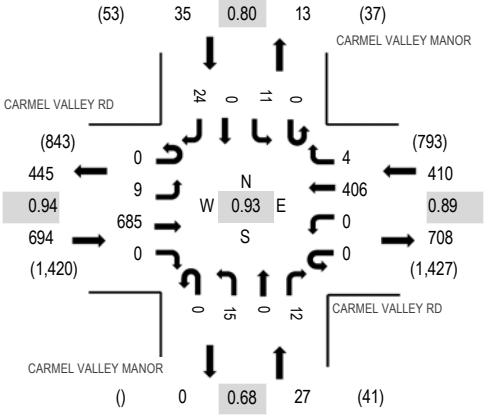
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	8	704	0	0	0	442	4	0	0	0	0	0	3	0	10	1,171
Mediums	0	0	6	0	0	0	10	0	0	0	0	0	0	0	0	0	16
Total	0	8	710	0	0	0	452	4	0	0	0	0	0	3	0	10	1,187

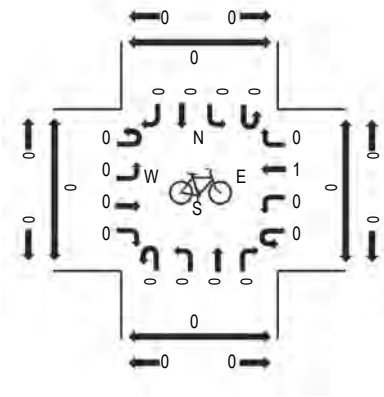
(303) 216-2439
www.alltrafficdata.net

Location: 3 CARMEL VALLEY MANOR & CARMEL VALLEY RD PM
Date: Tuesday, March 11, 2025
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:30 PM - 04:45 PM

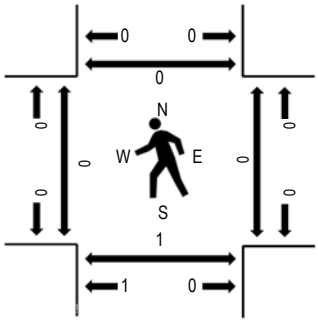
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CARMEL VALLEY RD Eastbound				CARMEL VALLEY RD Westbound				CARMEL VALLEY MANOR Northbound				CARMEL VALLEY MANOR Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	3	171	0	0	0	103	3	0	5	0	5	0	3	0	7	300	1,166	0	0	0	0
4:15 PM	0	3	168	0	0	0	84	1	0	2	0	4	0	3	0	7	272	1,135	0	0	1	0
4:30 PM	0	2	178	0	0	0	115	0	0	4	0	2	0	4	0	7	312	1,144	0	0	0	0
4:45 PM	0	1	168	0	0	0	104	0	0	4	0	1	0	1	0	3	282	1,116	0	0	0	0
5:00 PM	0	5	165	0	0	0	91	2	0	1	0	1	0	4	0	0	269	1,141	0	0	0	0
5:15 PM	0	1	175	0	0	0	94	2	0	1	0	1	0	1	0	6	281		0	0	0	0
5:30 PM	0	6	181	0	0	0	88	1	0	5	0	1	0	2	0	0	284		0	0	0	0
5:45 PM	0	6	187	0	0	0	104	1	0	4	0	0	0	1	0	4	307		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	9	680	0	0	0	398	3	0	15	0	12	0	11	0	23	1,151
Mediums	0	0	5	0	0	0	8	1	0	0	0	0	0	0	0	1	15
Total	0	9	685	0	0	0	406	4	0	15	0	12	0	11	0	24	1,166

Intersection	
Int Delay, s/veh	1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	385	34	26	717	47	15
Future Vol, veh/h	385	34	26	717	47	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	125	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	397	35	27	739	48	15

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	432	0	1207	414
Stage 1	-	-	-	-	414	-
Stage 2	-	-	-	-	793	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1128	-	202	638
Stage 1	-	-	-	-	667	-
Stage 2	-	-	-	-	446	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1128	-	198	638
Mov Cap-2 Maneuver	-	-	-	-	198	-
Stage 1	-	-	-	-	667	-
Stage 2	-	-	-	-	435	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.29	25.68
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	237	-	-	1128	-
HCM Lane V/C Ratio	0.269	-	-	0.024	-
HCM Ctrl Dly (s/v)	25.7	-	-	8.3	-
HCM Lane LOS	D	-	-	A	-
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	395	735	1	4	10
Future Vol, veh/h	2	395	735	1	4	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	411	766	1	4	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	767	0	-	0	1182	766
Stage 1	-	-	-	-	766	-
Stage 2	-	-	-	-	416	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	847	-	-	-	210	403
Stage 1	-	-	-	-	459	-
Stage 2	-	-	-	-	666	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	847	-	-	-	209	403
Mov Cap-2 Maneuver	-	-	-	-	209	-
Stage 1	-	-	-	-	458	-
Stage 2	-	-	-	-	666	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.05	0	16.85
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	847	-	-	-	318
HCM Lane V/C Ratio	0.002	-	-	-	0.046
HCM Ctrl Dly (s/v)	9.3	-	-	-	16.8
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	450	0	0	592	12	25	1	21	1	0	14
Future Vol, veh/h	20	450	0	0	592	12	25	1	21	1	0	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	506	0	0	665	13	28	1	24	1	0	16

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	679	0	-	-	-	0	1216	1229	506	1223	1222	672
Stage 1	-	-	-	-	-	-	551	551	-	672	672	-
Stage 2	-	-	-	-	-	-	665	679	-	551	551	-
Critical Hdwy	4.12	-	-	-	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	-	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	913	-	0	0	-	-	158	178	567	156	179	456
Stage 1	-	-	0	0	-	-	519	516	-	445	455	-
Stage 2	-	-	0	0	-	-	449	451	-	519	516	-
Platoon blocked, %		-			-	-						
Mov Cap-1 Maneuver	913	-	-	-	-	-	149	173	567	145	175	456
Mov Cap-2 Maneuver	-	-	-	-	-	-	149	173	-	145	175	-
Stage 1	-	-	-	-	-	-	506	503	-	445	455	-
Stage 2	-	-	-	-	-	-	434	451	-	484	503	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.38	0	26.1	14.42
HCM LOS			D	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	223	913	-	-	-	399
HCM Lane V/C Ratio	0.237	0.025	-	-	-	0.042
HCM Ctrl Dly (s/v)	26.1	9	-	-	-	14.4
HCM Lane LOS	D	A	-	-	-	B
HCM 95th %tile Q(veh)	0.9	0.1	-	-	-	0.1

Intersection	
Int Delay, s/veh	1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	692	38	19	443	21	26
Future Vol, veh/h	692	38	19	443	21	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	125	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	760	42	21	487	23	29

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	802	0	1310	781
Stage 1	-	-	-	-	781	-
Stage 2	-	-	-	-	529	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	821	-	175	395
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	591	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	821	-	171	395
Mov Cap-2 Maneuver	-	-	-	-	171	-
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	576	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.39	23.19
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	249	-	-	821	-
HCM Lane V/C Ratio	0.207	-	-	0.025	-
HCM Ctrl Dly (s/v)	23.2	-	-	9.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.8	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	710	452	4	3	10
Future Vol, veh/h	8	710	452	4	3	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	772	491	4	3	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	496	0	-	0	1283	493
Stage 1	-	-	-	-	493	-
Stage 2	-	-	-	-	789	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1068	-	-	-	182	576
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	447	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1068	-	-	-	181	576
Mov Cap-2 Maneuver	-	-	-	-	181	-
Stage 1	-	-	-	-	609	-
Stage 2	-	-	-	-	447	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.09	0	14.77
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1068	-	-	-	383
HCM Lane V/C Ratio	0.008	-	-	-	0.037
HCM Ctrl Dly (s/v)	8.4	-	-	-	14.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	685	0	0	406	4	15	0	12	11	0	24
Future Vol, veh/h	9	685	0	0	406	4	15	0	12	11	0	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	737	0	0	437	4	16	0	13	12	0	26

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	441	0	-	-	-	0	1192	1197	737	1195	1195	439
Stage 1	-	-	-	-	-	-	756	756	-	439	439	-
Stage 2	-	-	-	-	-	-	437	441	-	756	756	-
Critical Hdwy	4.12	-	-	-	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	-	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1119	-	0	0	-	-	164	186	419	163	186	618
Stage 1	-	-	0	0	-	-	400	416	-	597	578	-
Stage 2	-	-	0	0	-	-	598	577	-	400	416	-
Platoon blocked, %		-			-	-						
Mov Cap-1 Maneuver	1119	-	-	-	-	-	156	184	419	157	185	618
Mov Cap-2 Maneuver	-	-	-	-	-	-	156	184	-	157	185	-
Stage 1	-	-	-	-	-	-	397	413	-	597	578	-
Stage 2	-	-	-	-	-	-	573	577	-	385	413	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.11	0	24.24	17.69
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	216	1119	-	-	-	321
HCM Lane V/C Ratio	0.134	0.009	-	-	-	0.117
HCM Ctrl Dly (s/v)	24.2	8.2	-	-	-	17.7
HCM Lane LOS	C	A	-	-	-	C
HCM 95th %tile Q(veh)	0.5	0	-	-	-	0.4

Intersection	
Int Delay, s/veh	1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	386	34	26	718	47	15
Future Vol, veh/h	386	34	26	718	47	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	125	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	398	35	27	740	48	15

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	433	0	1209	415
Stage 1	-	-	-	-	415	-
Stage 2	-	-	-	-	794	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1127	-	202	637
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	445	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1127	-	197	637
Mov Cap-2 Maneuver	-	-	-	-	197	-
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	435	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.29	25.75
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	237	-	-	1127	-
HCM Lane V/C Ratio	0.27	-	-	0.024	-
HCM Ctrl Dly (s/v)	25.8	-	-	8.3	-
HCM Lane LOS	D	-	-	A	-
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	396	736	1	4	10
Future Vol, veh/h	2	396	736	1	4	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	413	767	1	4	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	768	0	-	0	1184	767
Stage 1	-	-	-	-	767	-
Stage 2	-	-	-	-	417	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	846	-	-	-	209	402
Stage 1	-	-	-	-	458	-
Stage 2	-	-	-	-	665	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	846	-	-	-	209	402
Mov Cap-2 Maneuver	-	-	-	-	209	-
Stage 1	-	-	-	-	457	-
Stage 2	-	-	-	-	665	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.05	0	16.87
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	846	-	-	-	318
HCM Lane V/C Ratio	0.002	-	-	-	0.046
HCM Ctrl Dly (s/v)	9.3	-	-	-	16.9
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	450	0	0	592	13	25	1	21	2	0	15
Future Vol, veh/h	22	450	0	0	592	13	25	1	21	2	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	25	506	0	0	665	15	28	1	24	2	0	17

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	680	0	-	-	-	0	1220	1235	506	1228	1228	672
Stage 1	-	-	-	-	-	-	555	555	-	672	672	-
Stage 2	-	-	-	-	-	-	665	680	-	556	555	-
Critical Hdwy	4.12	-	-	-	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	-	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	913	-	0	0	-	-	157	176	567	155	178	455
Stage 1	-	-	0	0	-	-	516	513	-	445	454	-
Stage 2	-	-	0	0	-	-	449	451	-	516	513	-
Platoon blocked, %		-			-	-						
Mov Cap-1 Maneuver	913	-	-	-	-	-	147	172	567	143	173	455
Mov Cap-2 Maneuver	-	-	-	-	-	-	147	172	-	143	173	-
Stage 1	-	-	-	-	-	-	502	499	-	445	454	-
Stage 2	-	-	-	-	-	-	433	451	-	480	499	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.42	0	26.38	15.48
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	221	913	-	-	-	363
HCM Lane V/C Ratio	0.239	0.027	-	-	-	0.053
HCM Ctrl Dly (s/v)	26.4	9.1	-	-	-	15.5
HCM Lane LOS	D	A	-	-	-	C
HCM 95th %tile Q(veh)	0.9	0.1	-	-	-	0.2

Intersection	
Int Delay, s/veh	1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	695	38	19	444	21	26
Future Vol, veh/h	695	38	19	444	21	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	125	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	764	42	21	488	23	29

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	805	0	1314	785
Stage 1	-	-	-	-	785	-
Stage 2	-	-	-	-	530	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	819	-	174	393
Stage 1	-	-	-	-	450	-
Stage 2	-	-	-	-	591	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	819	-	170	393
Mov Cap-2 Maneuver	-	-	-	-	170	-
Stage 1	-	-	-	-	450	-
Stage 2	-	-	-	-	575	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.39	23.32
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	248	-	-	819	-
HCM Lane V/C Ratio	0.209	-	-	0.025	-
HCM Ctrl Dly (s/v)	23.3	-	-	9.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.8	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	713	453	4	3	10
Future Vol, veh/h	8	713	453	4	3	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	775	492	4	3	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	497	0	-	0	1287	495
Stage 1	-	-	-	-	495	-
Stage 2	-	-	-	-	792	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1067	-	-	-	181	575
Stage 1	-	-	-	-	613	-
Stage 2	-	-	-	-	446	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1067	-	-	-	180	575
Mov Cap-2 Maneuver	-	-	-	-	180	-
Stage 1	-	-	-	-	608	-
Stage 2	-	-	-	-	446	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.09	0	14.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1067	-	-	-	381
HCM Lane V/C Ratio	0.008	-	-	-	0.037
HCM Ctrl Dly (s/v)	8.4	-	-	-	14.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.2

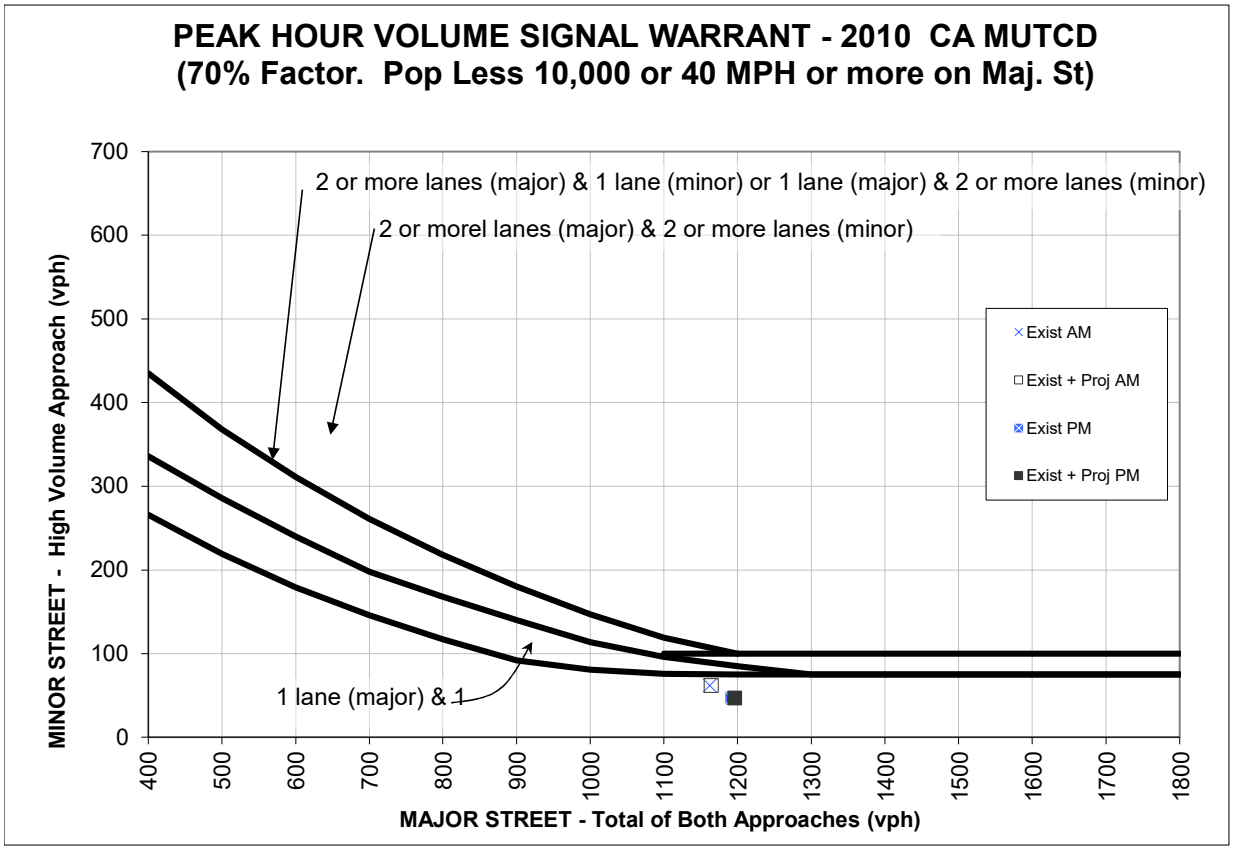
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	685	0	0	406	5	15	0	12	12	0	27
Future Vol, veh/h	10	685	0	0	406	5	15	0	12	12	0	27
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	737	0	0	437	5	16	0	13	13	0	29

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	442	0	-	-	-	0	1195	1200	737	1197	1197	439
Stage 1	-	-	-	-	-	-	758	758	-	439	439	-
Stage 2	-	-	-	-	-	-	437	442	-	758	758	-
Critical Hdwy	4.12	-	-	-	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	-	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1118	-	0	0	-	-	163	185	419	163	186	618
Stage 1	-	-	0	0	-	-	399	415	-	596	578	-
Stage 2	-	-	0	0	-	-	598	576	-	399	415	-
Platoon blocked, %		-			-	-						
Mov Cap-1 Maneuver	1118	-	-	-	-	-	154	183	419	156	184	618
Mov Cap-2 Maneuver	-	-	-	-	-	-	154	183	-	156	184	-
Stage 1	-	-	-	-	-	-	395	411	-	596	578	-
Stage 2	-	-	-	-	-	-	570	576	-	383	411	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.12	0	24.41	17.78
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	214	1118	-	-	-	323
HCM Lane V/C Ratio	0.135	0.01	-	-	-	0.13
HCM Ctrl Dly (s/v)	24.4	8.3	-	-	-	17.8
HCM Lane LOS	C	A	-	-	-	C
HCM 95th %tile Q(veh)	0.5	0	-	-	-	0.4

#1 - Carmel Valley Rd & Schulte Rd



* NOTE: 100 vph applies as the lower threshold volume for a minor street approach with 2 or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with 1 lane.

Peak Hour Volume Warrant Per 2003 MUTCD - Over 40 MPH

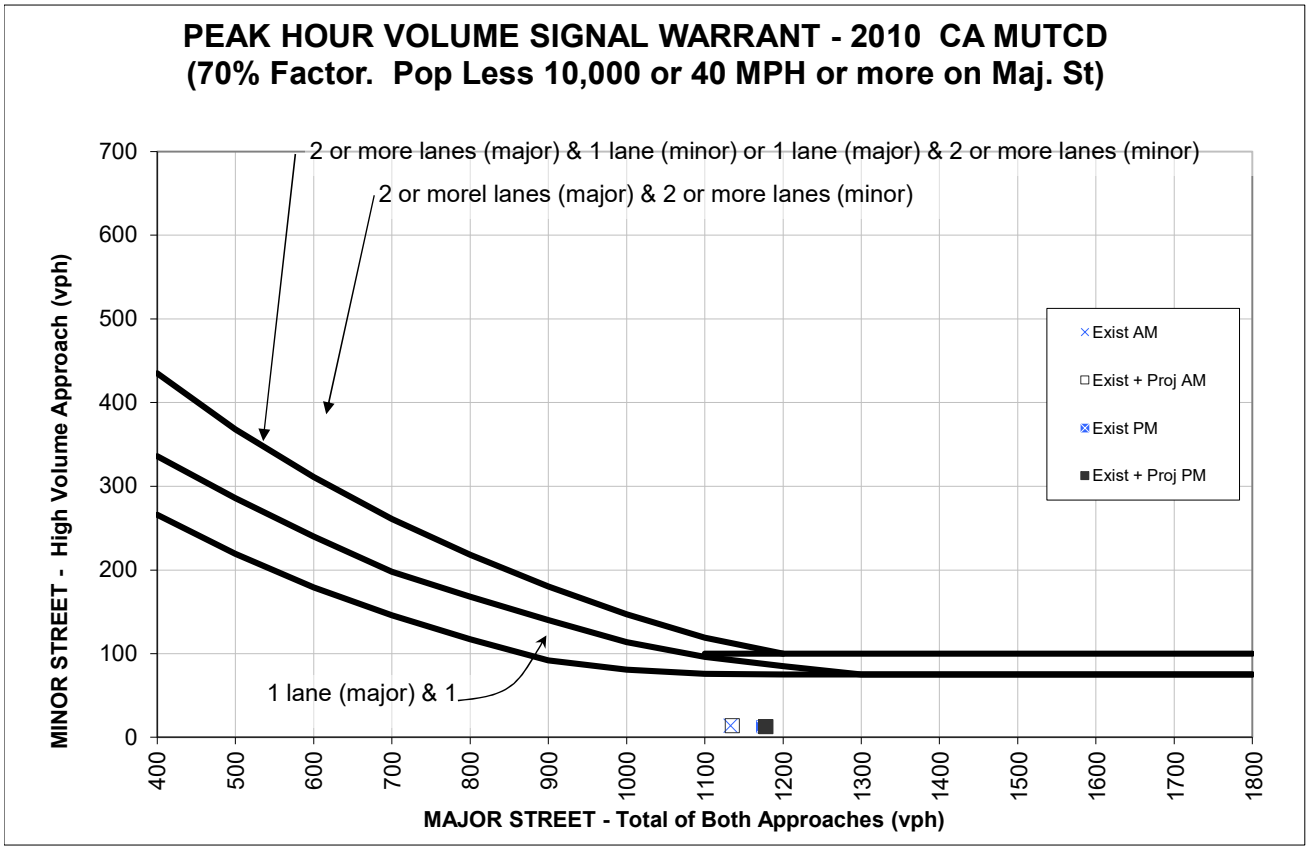
AM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Exist AM	Exist + Proj AM			
Major Street - Both Approaches	Carmel Valley Rd		x	1162	1164			
Minor Street - Highest Approach	Schulte Road	x		62	62			
Warrant Met?				NO	NO			

PM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Exist PM	Exist + Proj PM			
Major Street - Both Approaches	Carmel Valley Rd		x	1192	1196			
Minor Street - Highest Approach	Schulte Road	x		47	47			
Warrant Met?				NO	NO			

#2 - Carmel Valley Rd & Los Arboles Dr



* NOTE: 100 vph applies as the lower threshold volume for a minor street approach with 2 or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with 1 lane.

Peak Hour Volume Warrant Per 2003 MUTCD - Over 40 MPH

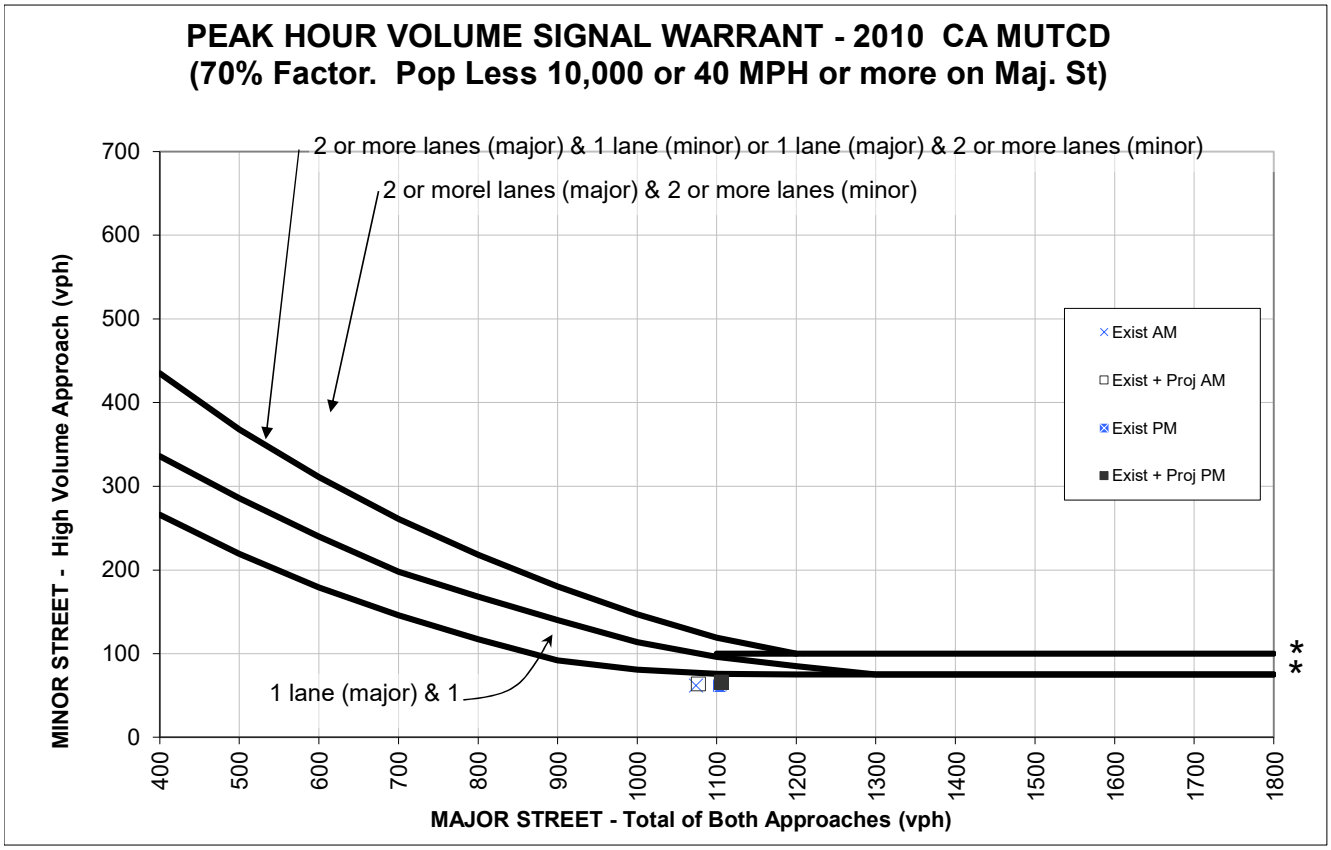
AM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Exist AM	Exist + Proj AM			
Major Street - Both Approaches	Carmel Valley Rd		x	1133	1135			
Minor Street - Highest Approach	Los Arboles Dr	x		14	14			
	Warrant Met?			NO	NO			

PM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Exist PM	Exist + Proj PM			
Major Street - Both Approaches	Carmel Valley Rd		x	1174	1178			
Minor Street - Highest Approach	Los Arboles Dr	x		13	13			
	Warrant Met?			NO	NO			

#3 - Carmel Valley Rd & Carmel Valley Manor



* NOTE: 100 vph applies as the lower threshold volume for a minor street approach with 2 or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with 1 lane.

Peak Hour Volume Warrant Per 2003 MUTCD - Over 40 MPH

AM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Exist AM	Exist + Proj AM			
Major Street - Both Approaches	Carmel Valley Rd		x	1074	1077			
Minor Street - Highest Approach	Carmel Valley Manor	x		62	64			
	Warrant Met?			NO	NO			

PM Peak Hour Volumes

		Approach Lanes: One	Approach Lanes: 2 or More	Exist PM	Exist + Proj PM			
Major Street - Both Approaches	Carmel Valley Rd		x	1104	1106			
Minor Street - Highest Approach	Carmel Valley Manor	x		62	66			
	Warrant Met?			NO	NO			

Exhibit O

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Hexagon Transportation Consultants, Inc.

Memorandum

Date: January 8, 2025

To: John Haupt, Carmel Valley Manor

From: Ollie Zhou
Nivedha Baskarapandian

Subject: Transportation Study for the Proposed Carmel Valley Manor Master Plan in Monterey County, California

Hexagon Transportation Consultants, Inc. has completed a transportation study for the proposed Carmel Valley Manor Master Plan at 8545 Carmel Valley Road in Carmel-by-the-Sea in Monterey County, California (Figure 1). The project is proposing a series of building demolitions and constructions and a series of facility amenities for residents and employees (Figure 2). The site currently has 146 independent living units, 24 assisted living units, a nursing home with 36 beds, and 7 visitor quarters. The proposed project proposes the following:

- 12 additional independent living units
- 1 additional visitor quarter
- A new 12-bed memory care facility

In addition, there are also five single family homes at the end of Los Arboles Drive that are part of the Carmel Valley Manor Master Plan. Rather than converting these units to each allow for an ADU on site, all five homes are proposed to be demolished and reconstruted to independent living units as part of the Carmel Valley Manor. There are currently 274 parking spaces on site. With the proposed project, the parking count will be increased by 60 spaces to 334 spaces. Access to the site is currently provided by Carmel Valley Manor roadway at Carmel Valley Road. The project proposes no access changes.

The memo quantifies the number of trips generated by the project and its distribution, identifies any vehicle miles traveled (VMT) impacts, and reviews the project site plan to determine overall adequacy of site access, on-site circulation, and parking. The methodology, results, and conclusions are discussed below.

Project Trip Generation

Through empirical research, data have been collected that quantify the amount of traffic produced by many types of land uses. Thus, for many types of land uses, there are standard trip generation rates that can be applied to help predict the future traffic increases that would result from a new development. These trip generation rates are published by the Institute of Transportation Engineers' (ITE) in the manual entitled *Trip Generation, 11th Edition.* The following ITE rate categories are used for this project:

- Independent living units: ITE Land Use Code 252 – Senior Adult Housing Attached
- Assisted living units: ITE Land Use Code 254 – Assisted Living
- Skilled nursing facility, memory care: ITE Land Use Code 620 – Nursing Home
- Visitor quarters: ITE Land Use Code 320 – Motel

As shown in Table 1 below, based on the ITE rates, 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.

Since the amount of peak hour traffic generated on the roadway is small (roughly one trip per 15 to 30 minutes), it is not expected to have a noticeable effect on nearby intersection operations or during school peak operations. Therefore, a detailed intersection operations analysis is not included in this study.

Table 1
Trip Generation Estimates

			Daily		AM Peak Hour				PM Peak Hour			
Land Use	**Size**	**Unit**	**Rate**	**Trips**	**Rate**	**In**	**Out**	**Total**	**Rate**	**In**	**Out**	**Total**
Existing												
Assisted Living [1]	24	d.u/beds	2.6	62	0.18	2	2	4	0.24	2	4	6
Independent Living [2]	146	d.u.	3.24	473	0.2	10	19	29	0.25	21	16	37
Skilled Nursing Facility [3]	36	beds	3.06	110	0.14	4	1	5	0.14	2	3	5
Visitor Quarters [4]	7	units	3.35	23	0.35	1	1	2	0.36	2	1	3
Single Family Units [5]	5	d.u.	9.43	47	0.7	1	3	4	0.94	3	2	5
Total	***218***			***715***		***18***	***26***	***44***		***30***	***26***	***56***
Proposed Master Plan												
Assisted Living [1]	24	d.u/beds	2.6	62	0.18	2	2	4	0.24	2	4	6
Independent Living [2]	168	d.u.	3.24	544	0.2	12	22	34	0.25	24	18	42
Skilled Nursing Facility, Memory Care [3]	48	beds	3.06	147	0.14	5	2	7	0.14	2	5	7
Visitor Quarters [4]	8	units	3.35	27	0.35	1	2	3	0.36	2	1	3
Total	***248***			***780***		***20***	***28***	***48***		***30***	***28***	***58***
Net Project Trips	**30**	**d.u./beds**	**2.167**	**65**		**2**	**2**	**4**		**0**	**2**	**2**

Notes:
All trip rates referenced ITE *Trip Generation, 11th Edition.*
1. ITE Land Use Code 254 - Assisted Living
2. ITE Land Use Code 252 - Senior Adulting Housing - Attached
3. ITE Land Use Code 620 - Nursing Home
4. ITE Land Use Code 320 - Motel

Vehicle Miles Traveled Analysis

The California Environmental Quality Act (CEQA) guidelines specify that transportation impacts are to be evaluated based on Vehicle Miles Traveled (VMT). VMT measures the number of vehicle trips and trip length and is a direct measurement of greenhouse gas emissions. A reduction in VMT would result in a reduction in greenhouse gas emissions and supports the development of multimodal transportation networks and a diversity of land uses that reduce the reliance on individual vehicles.

VMT Impact Criteria

The County of Monterey, at the time of this report, has not yet adopted any analysis procedures, standards, or guidelines. In the absence of an adopted policy with impact thresholds, this assessment relies on guidelines published by the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA*, December 2018. The guidelines set forth procedures for determining project impacts on VMT based on the project description, characteristics, and location. The VMT methodology also includes screening criteria that are used to identify types, characteristics, and locations of projects that would not exceed the VMT thresholds of significance. If a project meets the screening criteria, it is then presumed that the project would result in a less than significant impact on VMT, and a detailed VMT analysis is not required.

Screening for VMT Analysis

Land use projects that meet at least one of the following screening criteria are presumed to have a less than significant impact on VMT and do not require CEQA transportation analysis:

1. Small Projects (generating 110 daily trips or less)
2. Retail uses of 50,000 square feet or less ("Local Serving Retail")
3. Local serving public projects such as fire stations, neighborhood parks, libraries, and community centers
4. 100% Affordable Housing projects
5. Transit Supportive Projects

As shown in Table 1, the project is estimated to generate an additional 65 daily trips, which would qualify the project for the small project screening. As a result, the project can be presumed to generate a less than significant VMT impact.

Site Access and Circulation

The site access and on-site circulation evaluation is based on the site plan prepared by Perkins Eastman (see Figure 2).

Site Access

As shown on the site plan, the project would continue to use its existing driveway on Carmel Valley Road and proposes no changes to the driveway or intersection controls. At the cul-de-sac of Los Arboles, there is an existing U-shaped roadway connecting the cul-de-sac and Carmel Valley Manor's internal roadway. This roadway is proposed to be straightened out and will intersect with the internal roadway at a 90-degree angle. The internal roadway is straight for about 200 feet either direction from the proposed intersection, so there would be adequate sight distance. Hexagon recommends the new street segment be stop-controlled at its intersection with the internal roadway.

While the Carmel Valley Manor (CVM) will be connected with Los Arboles Drive under both existing and project conditions, CVM asks their staff, residents and guests to not use Los Arboles Drive, which is a residential street. The presence of this connection provides insurance for both Los Arboles Drive residents, and CVM to evacuate using each other's roads if either of these roads are blocked in an emergency. If this connection was closed, both the CVM and Los Arboles Drive would become single-access roadways, which would heighten evacuation risks during emergencies.

On-Site Circulation

The only existing parking lot to be removed is at the northwest corner of the site. The project proposes a new surface parking lot at the southeast corner of the project site for guests and employees. The site plan shows that Carmel Valley Manor internal road would provide access to the parking lot.

Commercial Vehicles and Shuttles

Commercial vehicles such as delivery trucks and shuttles would use Carmel Valley Manor and the internal roadways to navigate the project site. These vehicles would enter the project site via Carmel Valley Manor, would circulate the site, and use the parking lots or loading zones provided throughout the site (see Figure 2). The site shows acceptable connectivity and maneuvering for commercial vehicles and shuttles.

According to Carmel Valley Manor (CVM), shuttle service at CVM is a combination of fixed routes and on demand service. Most residents do not leave campus on a regular basis. CVM provides three meals a day except Sunday. Prescriptions are delivered along with grocery deliveries. Many residents never leave campus except for vacations.

Figure 1
Site Location

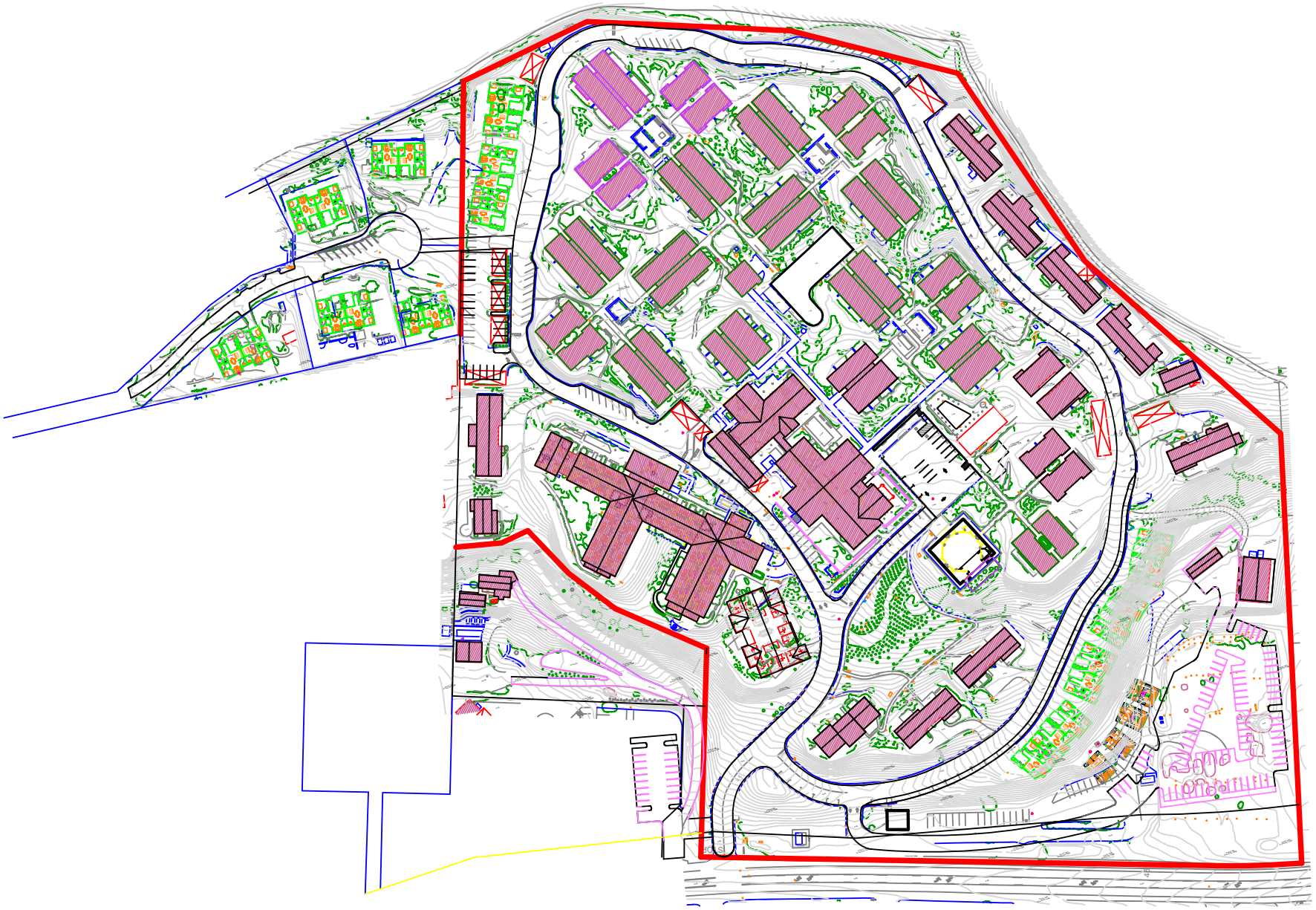

Figure 2
Site Plan

Exhibit P

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THOMPSON
WILDLAND MANAGEMENT
Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

March 2, 2026

To: Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA. 93923
County File#: PLN240141
APNs: 169-061-012, 169-061-017 & 169-061-018

From: Thompson Wildland Management
Rob Thompson
57 Via Del Rey
Monterey, CA. 93940

Carmel Valley Manor Community Improvement & Development Project Tree Impact Assessment

I. INTRODUCTION & PROJECT OVERVIEW

Per *Monterey County Housing & Community Development Department-Planning Services* (MCHCD) permit requirements, an arborist-conducted assessment was recently performed at the *Carmel Valley Manor* (CVM) to evaluate impacts to native specie coast live oaks associated with proposed property improvement and development operations that are planned for this retirement community. This 25.75-acre area that covers 3-parcels (APNs: 169-061-012, 169-061-017 & 169-061-018) at 8545 Carmel Valley Road is in the mid-valley area of Camel Valley approximately 5 miles to the east of Highway 1.

This assessment involved performing a ground level visual inspection of native specie trees located in this urban woodland community that are 6-inch DBH (diameter at breast height) or greater in size. Per the project plans, these oaks will be or have the potential of being impacted by project operations due to their location within or adjacent to proposed property development activities. This pre-construction impact assessment involved recording and evaluating the physiological health and structural condition of impacted or potentially impacted oak trees that have County protection status, determine suitability for incorporating specific trees into the

developed landscape, and provide recommendations for retaining, protecting and removing trees based on tree health, condition, location and construction related impacts.

This retirement community in mid-Carmel Valley is located in a developed and impacted urban woodland environment that is dominated by coast live oaks (*Quercus agrifolia*) that are native to the region, as well as several non-native and introduced species of trees. It should be noted, that a vast majority of the oaks recorded and evaluated for this assessment, including many of the oaks proposed for removal, are not naturally occurring and appear to have been planted years or decades ago (refer to historical photo, *Figure 26* showing few, if any oak trees occurring at the site when it was originally constructed).

Based on the project site plans and in preparation for this property improvement and development project, a total 141 trees (primarily consisting of coast live oaks [*Quercus agrifolia*]) that are greater than 6-inch DBH (diameter at breast height) were recorded and evaluated and assigned tag#s 96-236 (i.e., *Tree#s 96-236*; refer to the corresponding project plans for tree locations, the *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet* for specific tree information and the attached photos, *Figures 1-26*). Sixty-three (63) of these recorded trees (i.e., 61 coast live oaks and 2 Monterey pines) are planned for removal due to their location within or directly adjacent to proposed grading and construction activities. The 61 oaks have County protection status and require a permit in order to remove. It should be noted that one of the tagged and recorded oaks identified as *Tree#128* fell during a recent storm and is no longer present at the site.

Three (3) of the 141 trees that were tagged and recorded are aging and declining Monterey pines (*Pinus radiata*) that do not require a County tree removal permit in this inland area of Carmel Valley, which is outside of the native coastal range for Monterey pines. Two of these pines will be removed and 1 will be retained and protected.

The remaining 77 trees that were recorded and evaluated (i.e., 76 oaks and 1 pine) will be or have the potential of being impacted due to their proximity to proposed construction activities and will be retained and protected for the duration of the project. A large number of additional trees primarily consisting of non-native and introduced species, but also includes a number of oaks that are located in the surrounding woodland and residential areas, were not recorded and evaluated due to no construction related impacts being anticipated.

Tree removal, retention and protection will be discussed in greater detail later in this report. It should be noted that the 77 retained trees (i.e., 76 oaks and 1 pine) identified in this report will be adequately protected with tree protection best management practices (BMP's), such as exclusionary fencing, and properly monitored and maintained for the duration of the project. Given the proper installation, maintenance and monitoring of tree protection measures, impacts to retained and protected oaks is not expected to be significantly harmful to tree health. Additionally, in preparation for tree removal operations, it will be necessary to perform a nesting

bird and raptor assessment if tree removal and pruning activities occurs during the nesting season, which in Monterey County may begin as early as February and continue through August.

This tree impact assessment report identifies the species, diameter and general health and condition of trees impacted by project operations; determine which trees will need to be removed in preparation for construction activities; and provide tree protection and mitigation BMP's and guidelines, as well as replacement recommendations that will assist in mitigating impacts to trees and urban woodland habitat. The location of trees proposed for removal, as well as trees to be retained and protected, are identified on the project site plans. For more information regarding the trees that will be removed and impacted by this project refer to the *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet*. Photographs of the project sites and impacted trees are located at the end of the report (refer to attached photos, *Figures 1-26*). Findings and recommendations are provided herein.

II. SITE CHARACTERISTICS & DESCRIPTION

The *Carmel Valley Manor* retirement community is 25.75 acres in size and is located in a *wildland-urban interface* (WUI) mixed oak woodland environment that is dominated by mature lower- to mid-canopy coast live oak (*Quercus agrifolia*) trees that are indigenous to the region and have County protection status, as well as a variety of non-native and introduced species of trees that do not have County protection status. These introduced species include Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*), Italian stone pine (*Pinus pinea*), deodar cedar (*Cedrus deodara*), black acacia (*Acacia mearnsii*), London plane (*Platanus acerifolia*), American sweetgum (*Liquidambar styraciflua*), pepper tree (*Schinus molle*), olive tree (*Olea europaea*) and hollyleaf cherry (*Prunus ilicifolia*), among a few other species. Monterey pine and cypress trees have County protection status in the coastal zone areas where they are native, but do not have County protection status in inland areas, such as Carmel Valley, which is outside of their native coastal range.

Native valley oaks (*Quercus lobata*), California buckeye (*Aesculus californica*) and California bay laurel (*Umbellularia californica*) are also inhabiting the CVM community, but are far less common and abundant compared to the more prevalent and widespread coast live oaks. Understory vegetation is primarily composed of a low to high density of mostly non-native and introduced plant species, such as maintained ornamental plants that are occurring in the landscaped areas that are common and widespread in the CVM community, as well as exotic invasive weed species, such as Italian thistle, milk thistle, poison hemlock, French broom and exotic annual grasses that are more common in the adjacent woodland areas. Additionally, various native flora are also inhabiting some of the less developed and more natural oak woodland understory areas, such as poison oak, coyote brush, toyon and coffeeberry, among other native species.

Sizable natural habitat and open-space areas consisting of coastal scrub, sagebrush scrub, annual grasslands and mixed oak woodlands is occurring in some of the nearby less developed and

undeveloped areas, which will not be impacted by project operations. The Carmel River is the most sensitive ecological resource in this region, which is less than 1 mile to the south and west of the CVM. The Carmel River, as well as any other sensitive resources, will not be impacted by proposed property development and improvement operations that are planned for the CVM.

This project planned for the CVM will involve the construction of (19) independent living units at 2 different locations, (8) guest units, and a separate 12-bed Memory Care facility. At the upper northwest part of the community, (10) independent living units will be constructed in 2-story structures in already developed and impacted areas. The remaining (9) independent living units and the (8) guest units will be constructed in a currently undeveloped area. Furthermore, there will be 2 additions to existing buildings (1 to the meeting house and 1 to the fitness center), additional parking areas constructed, and other infrastructure added, upgraded and improved (i.e., trenching needed for underground sewer and electrical) that will be necessary for this community improvement project.

Per the project plans and as previously noted, 63 6-inch DBH or larger trees (i.e., 61 oaks that are protected under MCHCD ordinances and 2 pines that do not have protection status) are planned for removal due to their location within or directly adjacent to proposed grading and construction activities. The remaining 77 trees (i.e., 76 oaks and 1 pine) that were recorded and evaluated are located in fairly close proximity to proposed construction activities and will be or have the potential of being impacted by project operations (refer to the project plans for tree locations and the corresponding *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet* for specific tree information). These 77 oaks will be retained and protected for the duration of the project and are not expected to be significantly impacted or adversely affected by construction activities.

This mixed urban woodland environment is significantly influenced by seasonally temperate environmental conditions (i.e., cool and wet winters and warm and dry summers) due to its relatively close proximity to the coastal zone. Wind direction is predominantly out of the west, southwest and northwest, and soils on the relatively flat to moderately sloped sites appear to be stable and sufficient for supporting property development activities and healthy woodland habitat.

Per the assessment, woodland biotic disorders (e.g., pathogens, disease and/or insect pests) and/or abiotic disorders presently appear to be absent in levels that are harmful or detrimental to sustaining the health, viability and character of woodland habitat. Tree mortality in this community appears to be low and insignificant, which is partially due to adequate tree care and management practices.

It should be noted, that it is not uncommon for the oak trees occurring in this community, as well as throughout the region, to have fairly sparse and thinning canopies, which indicates declining health and condition. This can often be attributed to a slow and gradual decline or at times a temporary period of decline or stress (e.g., drought, insect pest and/or disease) from which a tree will sometimes recover. Additionally, there are often notable structural defects and disorders

observed, such as significant leans, poor canopy balance and symmetry, crooks and bows in the stems, co-dominant stem attachments and decay features that can adversely affect and compromise structural integrity, which in some cases can lead to poor and declining health and/ or tree mortality (refer to the corresponding *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet* for the general health and condition of recorded trees).

The lower- to mid-canopy coast live oaks are the dominant native specie tree occurring in the CVM community. These oaks, many of which appear to have been planted, have crown classes ranging from suppressed to dominant, with a co-dominant crown class being the most common. The Monterey pine and Monterey cypress trees that are native to the region, but not to Carmel Valley (i.e., these pines and cypress do not have County protection status in this inland area), are occurring in much lower numbers and to a lesser extent compared to the more abundant and widespread oaks. These introduced pine and cypress trees have mid- to upper-canopy crown classes ranging from co-dominant to dominant, with a co-dominant crown class also being the most common.

The age class of oaks, pines and cypress trees, as well as other species of introduced trees that are occurring on the CVM property, ranges from immature to overly-mature and senescing, with a majority of the trees assessed having a mature to overly-mature age class. In particular, the larger Monterey pine trees in this community, though few in number, are declining and senescing. As a result, these pines are planned for removal due to proposed development activities and hazard concerns.

The CVM property generally consist of moderate to high tree density and canopy cover (depending on the area of this urban woodland community), with some areas having greater tree density and canopy cover and other areas having lower tree density. As previously noted, a significant portion of the proposed project sites are already developed areas that have been previously impacted and disturbed, the exception being the proposed (9) living units in buildings A1-A4 that will be constructed in a sloped oak wooded area that has fairly high tree density and canopy cover.

Woodland understory vegetation is composed of a variety of native and exotic flora. Native species observed include poison oak (*Toxicodendron diversilobum*), toyon (*Heteromeles arbutifolia*), coyote brush (*Baccharis pilularis*), California coffeeberry (*Frangula californica*), sticky monkey flower (*Mimulus aurantiacus*), Pacific blackberry (*Rubus ursinus*), California honeysuckle (*Lonicera hispidula*), hedge nettle/wood mint (*Stachys bullata*), common yarrow (*Achillea millefolium*), bracken fern (*Pteridium aquilinum*), yerba buena (*Clinopodium douglasii*) and a few species of native perennial grasses (e.g., California brome [*Bromus carinatus*], blue wildrye [*Elymus glaucus*] and creeping wildrye [*Leymus triticoides*]). Protected special status species and/or sensitive habitat are not known to occur on the CVM property and were not observed or detected during the site assessment.

Common non-native invasive plant species occurring on the property include exotic annual grasses, such as ripgut brome (*Bromus diandrus*), wild oat grass (*Avena fatua*) and Italian rye (*Lolium multiflorum*), as well as invasive broadleaf weeds, such as Italian thistle (*Carduus pycnocephalus*), milk thistle (*Silybum marianum*), poison hemlock (*Conium maculatum*) and French broom (*Genista monspessulana*), among others. Non-native invasive plants are degrading to habitat, displace and compete with native flora, and increase combustible fuel loads and wildland fire hazards, and, where possible, should be controlled, managed and eradicated.

Natural recruitment and regeneration of young native coast live oak seedlings and saplings is occurring in the CVM community; however, additional oak planting will be necessary in order to comply with MCHCD tree removal permit requirements, which will assist in sustaining and supporting the health and character of this mixed oak woodland vegetation community. It should be noted, there will be a reduced replacement planting recommendation of 43 oak saplings due to insufficient space on the CVM property to plant numerous additional oak trees, as well as hazardous fuel load concerns, which is discussed in greater detail later in this report.

In regards to protected resources, special status plant and animal species, sensitive habitat and/or actively nesting birds and raptors that have protection status, none of these protected resources were observed on the subject property during the site assessment and are not expected to be impacted by project operations. However, an additional nesting bird and raptor assessment should be conducted if tree removal operations occurs during the nesting season, which in Monterey County may begin as early as February and continue through August.

III. METHODOLOGY

For this report, a ground level visual assessment was recently conducted for native specie trees located within and adjacent to proposed development activities that are planned for the CVM community. In regards to inspecting trees, no aerial (climbing) inspections, woody tissue testing and/or root excavations were performed or requested as part of this evaluation.

Per MCHCD tree removal permit conditions, native specie trees that are greater than 6-inches DBH at 48 inches above grade, which in this area and for this project are coast live oaks, are required to be recorded and evaluated if removed or impacted by project operations, and will need to be adequately mitigated if tree removal is approved. In preparation for this project, a total of 141 trees (138 coast live oaks and 3 Monterey pines) were documented and recorded. These trees are identified in the field by tag#s 96-236 and in the report are referred to as *Tree#s 96-236* (refer to the project site plans and the corresponding *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet*). Sixty-three (63) of these 141 trees (i.e., 61 oaks and 2 pines) are proposed for removal with the remaining 77 trees (i.e., 76 oaks and 1 pine) being retained and protected, but impacted or potentially impacted by project operations due to their proximity (i.e., within approximately 15 to 20 feet) to proposed grading and construction activities. These 77 retained and protected trees are not expected to be significantly impacted or harmed by construction related activities to a level that would be detrimental to tree health or result in tree

removal. Two of the 3 Monterey pines recorded and evaluated are planned for removal, but do not require a County permit due to the inland location of the CVM, which is outside of the native coastal range for Monterey pines. A significant number of remaining trees in the CVM community that are located a safe distance away from the proposed development activities will be retained and are not expected to be impacted or adversely affected by project operations. As noted earlier, only oak trees that will be impacted or have the potential of being affected by project operations have been recorded and evaluated and are identified in the *Exhibit A* spreadsheet.

In regards to MCHCD mandated tree mitigation and replacement for oaks removed that are 6-inch DBH or larger, it is the recommendation of the project arborist to have a reduced number of 43 oak plantings due to a lack of space and insufficient planting areas and concerns related to increasing combustible fuel loads and wildland fire hazards, as well as complying with insurance industry requirements regarding vegetation fuel loads in this WUI community. Additionally, it appears that most of the oaks planned for removal have been previously planted and are not naturally occurring. Also, it should be noted, there is a presently a healthy population of young oak trees inhabiting various areas of the CVM grounds, which is sufficient for sustaining and supporting this urban woodland community.

Recommendations and best management practices (BMP's) provided in this report are based on the following:

- The impact that property development activities will have on trees and natural resources.
- Overall general health, vigor and condition of trees and habitat.
- The hazard level trees may pose to proposed occupied structures and/or areas with human activity.
- The impacts that tree management and/or removal activities may have on habitat and nearby healthy and retained trees.

In regards to exhibits and attachments included in this report, the corresponding *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet* identifies trees that are proposed for removal or that will be or have the potential of being impacted by property improvement and development related activities. The *Exhibit A spreadsheet* provides general tree information and characteristics, such as assigned tree numbers (i.e., metal tag#s affixed to the trees), species, diameter (DBH), general physiological health and structural condition (i.e., Dead, Poor, Fair or Good), trees being retained or removed, and the expected level of impacts to retained trees from construction activities. The location of removed and impacted trees in relation to proposed construction activities, as well as the general location of resource protection measures (i.e., tree protection fencing and perimeter sedimentation control measures) are shown and identified on the corresponding project site plans. Photographs depicting property features, characteristics, trees and this woodland community that is addressed in this document are located at the end of the report (refer to attached photos, *Figures 1-26*).

IV. TREES PROPOSED FOR REMOVAL & CONSTRUCTION IMPACTS

As stated earlier in the report and per the project site plans, a total of 141 trees identified as *Tree#s 96-236* (assigned tag#s 96-236) that are 6-inch DBH or greater were recorded and evaluated in preparation for this report and the proposed CVM development project (refer to the corresponding project site plans, the *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet*, and the attached photos, *Figures 1-26*). 138 of these trees are coast live oaks that have County protection status, with the remaining 3 trees being Monterey pines (i.e., identified as Tree#s 111, 127 & 234 [refer to *Figures 4 & 10*], with the rest of the 138 tags identifying oaks) that do not have County protection in this inland area of Carmel Valley.

In regards to tree removal, a total of 63 recorded and evaluated trees (i.e., 61 oaks and 2 pines) are proposed for removal due to their location within or directly adjacent to property improvement and development activities that are planned for the CVM community (refer to the project site plans, the *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet*, and the attached photos, *Figures 1, 3-7 & 10-19*). As previously noted, one of the tagged and recorded oaks identified as *Tree#128* fell during a recent storm, so is no longer present at the site. The remaining 77 trees (i.e., 76 oaks and 1 pine) that were recorded and evaluated are located outside of, but in fairly close proximity (i.e., within approximately 15 to 20 feet) to the proposed construction footprint for project operations and will be retained and protected for the duration of the project (refer to the project site plans and the *Exhibit A* spreadsheet). These 77 trees will be impacted or have the potential of being impacted by grading and construction activities due to their proximity to project operations, but given the proper implementation of tree protection measures and BMP's (best management practices) provided in this report are expected to tolerate construction related impacts with minor to moderate adverse affects and remain viable and physiologically and structurally sound during and following the completion of the project. Consequently, these 77 trees will not require removal prior to construction activities beginning and will be retained and protected for the duration of the project. It should be noted that numerous additional oaks and other species of trees that are located in the surrounding areas of the CVM are not expected to be impacted by project operations due to their location well outside of the project site area.

As previously stated, the 61 of the proposed removals are coast live oaks, which require a County permit due to oaks being native to the area, with the remaining removals (including the 2 Monterey pines identified as *Tree#s 127 & 234*) consisting of several introduced and non-native species that have been previously planted in the CVM community. These introduced species that are not native to the Carmel Valley area include Monterey cypress and Monterey pines (both Monterey cypress and pine do not require a County tree removal permit in this inland area that is outside of the coastal zone), as well as several other introduced species (including ornamental species), such as Italian stone pine, deodar cedar (refer to *Figure 19*), black acacia, London plane, liquidambar, olive, ornamental pepper and hollyleaf cherry that will also be removed in preparation for project operations, but will not require a County tree removal permit due these species being non-native and introduced.

To elaborate on the Monterey pine and Monterey cypress trees that are proposed for removal, these two species that are native to coastal zone areas of Monterey County have been introduced to the CVM property and are located outside of their native range. Cypress and pines have County protection status in their native coastal range, but the CVM is located inland outside of the coastal zone. Consequently, a County permit is not required to remove Monterey pine or cypress from the CVM property, which is also true for the other non-native and introduced tree species mentioned in the previous paragraph. Only the coast live oak trees recorded and evaluated in preparation for this project have County protection status and require protection and preservation or a County permit if proposed for removal.

The 61 oaks planned for removal are located within or directly adjacent to the proposed building and construction footprints for this community development and improvement project, which will require removal in order for project operations to proceed (refer to the project plans for tree locations). Trees located directly adjacent to or in close proximity to grading and construction operations are often recommended for removal due to significant and unavoidable root system impacts that will compromise the health and structural integrity of the trees, as well as for fuel reduction and fire safety considerations.

Based on the tree assessment, the overall general health and condition of the 63 trees (i.e., 61 oaks and 2 pines) proposed for removal, (as well as the 77 to be retained and protected, ranges from poor to good, with a majority of these trees generally being in fair physiological health and fair structural condition (refer to the corresponding *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet*). Most of the oaks occurring in the CVM and within and adjacent to the project sites are mature trees with a co-dominant crown class. Tree density and canopy cover typically ranges from moderate to high depending on the area of the CVM community.

Per MCHCD permit conditions and tree preservation ordinances, retained oak trees and small and insignificant oak woodland habitat bordering the project site will be adequately protected and preserved for the duration of the project. Additionally, the construction site will be regularly monitored and inspected to ensure that tree and resource preservation measures (e.g., tree protection fencing and erosion & sedimentation control measures) are properly maintained and functioning effectively to assist in avoiding and minimizing impacts to trees and habitat.

The ecological impacts of the proposed removal of 61 County protected coast live oaks in preparation for this project will be mitigated by effectively protecting and preserving nearby retained trees and small and insignificant woodland habitat areas, as well as planting 43 oak replacement saplings in suitable and appropriate locations in the CVM community. As previously noted, a majority of the 138 oaks and 3 pines recorded and evaluated that will be or have the potential of being impacted by project operations are not naturally occurring and appear to have been planted years or decades ago (refer to attached historical photo *Figure 26*). Additionally, it should also be emphasized that over the years the CVM has previously planted numerous young oak trees throughout the grounds of the property, which combined with healthy

natural recruitment and regeneration of naturally occurring oak seedlings and saplings, will assist in sustaining and supporting the long-term health, viability and character of this urban mixed oak woodland environment. The objective of planting 43 replacement seedlings or saplings will be to satisfy MCHCD tree removal permit conditions, which will assist in mitigating tree removal impacts and sustaining urban woodland health.

As stated earlier in the report, woodland biotic (e.g., pathogens, disease and/or insect pests) and/or abiotic disorders currently appear to be absent in levels that are harmful or detrimental the health and viability of this urban woodland environment. However, there is evidence that a number of the oak trees reviewed and evaluated are in gradually declining health and condition, which is not uncommon in urban or natural woodland communities occurring in the region, with a much smaller and less significant number of trees being in a state of rapid decline (refer to the corresponding *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet*). The declining health and condition of some trees is often a slow and gradual process and primarily appears to be due to natural factors. In some of these cases, it could be a temporary period of stress and decline, with a good possibility of recovery and improved health. It should be noted, that significant biotic disorders and/or woodland pathogens that could be significantly harmful to the health and viability of trees and woodland habitat were not observed in the CVM community. Additionally, common structural defects and disorders have been observed in many of the oaks, which include significant leans, crooks or bows in the stems, poor canopy balance and symmetry, bifurcated stems and co-dominant stem attachments, cankers and decay features, all of which can compromise the structural integrity of trees and adversely affect tree health.

Despite average to above average rainfall over the past two wet seasons (to date, this wet season has experienced roughly average levels of precipitation), some tree stress and decline, as well as the presence of biotic disorders, is occurring, which is often related to and compounded by drought conditions. Over the past 10 or so years, a few severe drought periods (an abiotic condition) have contributed to a large number of various tree species in the region (particularly Monterey pines, but oaks as well) declining and/or dying directly or indirectly from drought related factors.

During project operations retained trees located in the vicinity of construction activities will be adequately protected and regularly monitored for the duration of the project. In the event that large primary roots are encountered or are expected to be encountered during grading activities, or there are any other tree related concerns, the project arborist should be notified and consulted to assist in providing guidance and recommendations that will help to avoid and minimize impacts to protected trees. If significant or high value trees exhibit any signs or symptoms of stress and decline due to possible construction related impacts, or any other factors (e.g., biotic and/or abiotic disorders), specific treatments should be considered and performed (e.g., supplemental deep watering, radial or vertical mulching, growth regulator treatments, among others) to assist in mitigating adverse impacts and to aid in the recovery of impacted trees, but none of these treatments are expected to be necessary.

Any landscaping activities associated with this project will be designed and implemented in manner that will avoid and minimize impacts to nearby trees. For example, where possible, landscaping should be avoided or limited within the critical root zone area (i.e., canopy dripline) of native specie trees, with minimal soil disturbance, grading, irrigation, planting and introduction of soil or other landscaping materials. Landscaping plants should be native, drought tolerant and lower combustibility vegetation (e.g., native perennial bunch grasses) that are suitable and appropriate to mixed oak woodland habitat.

Additionally, several retained and protected oaks that are located in the vicinity of the proposed project sites will need to be pruned for the following reasons: To provide adequate clearance and spacing around the construction sites and proposed structures, particularly the oaks identified as *Tree#s 113-125 & 129* that are located near the proposed building F1 site; to maintain and preserve tree health and reduce tree hazard concerns; and to reduce combustible fuel loads (i.e., ladder fuels), improve defensible space and mitigate wildland fire hazard concerns. Pruning activities should occur during the proper time of year (preferably fall through early winter) and will utilize pruning BMP's to minimize impacts to retained trees. Given the proper implementation of pruning operations, the proposed pruning is not expected to have a significant impact to the health of retained and protected trees.

It should be noted that groups of trees and individual trees vary in their suitability for retention and preservation on a development site. Species tolerance, along with tree health and condition will assist in determining the type or level of impact a tree or group of trees can tolerate with minimal adverse affect, and will assist in determining which trees should be removed or retained. Per the project plans and the location of the trees proposed for removal, it is apparent that these trees will require removal prior to grading and construction activities beginning in order for project operations to proceed.

V. RECOMMENDATIONS

A. Tree Impacts, Removal & Replacement:

As described in this report, it will be necessary to remove a total of 63 6-inch DBH or larger native specie trees (i.e., 61 oaks and 2 pines) in preparation for a community improvement and development project that is planned for the CVM (refer to *Figures 1, 3-7 & 10-19*). These 63 removals are out of a total of 141 recorded and evaluated trees (identified as *Tree#s 96-236*) that are located in the vicinity project operations (refer to the corresponding project site plans for tree locations, the *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet* for tree related information, and the attached photos, *Figures 1-26*). Additionally, it should be noted that one oak identified as *Tree#128* recently fell during a storm due to natural causes, so is no longer present at the site.

As previously discussed, 2 of the recorded trees proposed for removal are aging and declining Monterey pines (i.e., *Tree#s 127 & 234*), which do not require a County permit due to their

inland location east of the coast zone (refer to *Figures 4 & 10*). The CVM is located well outside of the native coastal range for Monterey pines, which is also true for the introduced Monterey cypress trees occurring on the CVM property that are planned for removal in preparation for this development project. In addition to the aging and declining pines and cypress trees, several other non-native and introduced tree species that are discussed earlier in the report (many of which are ornamental species) will also be removed. These non-native trees do not have County protection status, so will not require a County tree removal permit.

The 63 trees (i.e., 61 oaks and 2 pines) planned for removal are located within or directly adjacent to the proposed construction footprint and will need to be removed in order for construction activities to proceed. The remaining 77 recorded and evaluated trees (i.e., 76 oaks and 1 pine) that are identified on the project site plans and in the corresponding *Exhibit A* spreadsheet will be retained and protected during project operations. These retained trees are located in fairly close proximity to the project footprint and will be or have the potential of being impacted by grading and construction activities, but given the proper implementation of tree protection measures (e.g., tree protection fencing) these 77 trees are expected to tolerate project related impacts with minimal and insignificant adverse affects.

Per MCHCD permit conditions and tree preservation and protection BMP's, these 77 native specie trees (i.e., 76 oaks and 1 pine) that are not proposed for removal will be retained and protected from project operations for the duration of the project (refer to tree protection BMP's provided in this report), and are not expected to experience impacts that are detrimental to tree health. Tree and resource protection measures will assist in preserving and protecting ecological resources and preventing impacts to trees and woodland habitat. Tree protection measures shall be properly monitored, maintained and, if necessary, modified and improved during the project to ensure they are functioning properly and are effectively protecting trees.

The proximity of retained and protected trees to grading and construction activities will warrant regular monitoring and inspections by a qualified arborist for the purpose of avoiding and minimizing impacts to retained trees, and to ensure that tree protection measures are adequate and effective. Where possible, grading activities and significant soil disturbance should be avoided and kept to a minimum within the canopy dripline (i.e., critical root zone [CRZ]) of nearby trees, particularly within the inner-half of the canopy dripline or within a protective radius that is 5X the DBH of retained trees, whichever provides a greater area of protection to the CRZ. For example, a 24-inch DBH tree should have a minimum protective radius of 10 feet in order to protect and preserve significant primary lateral roots.

In some cases, it will likely be necessary to perform grading and construction within the inner-half of the canopy dripline or 5X the DBH protective radius, but this will primarily be occurring near younger and smaller diameter oaks that can better tolerate and adapt to more significant root system impacts and canopy pruning. In these cases, younger and healthier oaks can be retained, protected and monitored during the course of the project. Depending on the specie, health and structural features of a tree, it may be determined that a specific tree with good qualities and

characteristics that is located in close proximity to construction activities will be suitable for being retained and protected.

In regards to tree replacement, it is the recommendation of the project arborist that a reduced number of 43 coast live oak (*Quercus agrifolia*) replacement saplings of good physiological health and structural condition be planted in suitable and appropriate locations on the CVM property and survive a one-year monitoring period. Five to fifteen (5 to 15) gallon container sizes are advised, but is somewhat dependent on the availability and quality of nursery stock. This reduced mitigation planting number is due to insufficient room and space in the CVM community for planting a larger number of trees, as well as due to the fact that most oaks proposed for removal have been previously planted and are not naturally occurring. Furthermore, in addition to sufficient natural recruitment of young oaks, the CVM over the years has voluntarily planted and maintained numerous young and healthy oak trees that are occurring in various locations in this WUI community, which should be considered and taken into account when determining mitigation and replacement planting numbers.

Planting 43 replacement oak trees in suitable and appropriate locations using proper tree planting BMP's will assist in preserving and sustaining the long-term health, viability and character of this mixed urban woodland environment. Upon completion of this community improvement and development project, or sooner, if so desired by project supervisors, it will be necessary to plant these 43 young replacement oaks on the CVM property. Alternatively, if it is acceptable and amenable to the MCHCD, the CVM management would be open to discussing with County staff the possibility of planting mitigation oaks at an appropriate off-site location.

As noted earlier, healthy natural recruitment and regeneration of native specie oak trees appears to be occurring at levels sufficient for sustaining urban woodland health and character. Furthermore, and as noted earlier, the CVM has planted numerous young oak trees over the years that is further assisting in supporting and sustaining this urban woodland community. However, per MCHCD permit conditions, additional oak planting will be necessary, which in the opinion of the project arborist should not exceed 43 properly placed saplings due to insufficient space and the risk of tree overcrowding in this high fire risk community.

The 43 replacement plantings (a 5 to 15-gallon size is advised, but larger container sizes are also acceptable) should be acquired from a local plant nursery that has a good selection of specimens that are free from harmful pathogens, insect pests and/or significant structural disorders. Additionally, the replacement trees should be planted during the appropriate time of year (preferably fall through winter wet season following sufficient precipitation) using proper tree planting techniques and best management practices, and should be planted in suitable locations that will support healthy establishment and maturation. The young replacement plantings should be provided the necessary irrigation, mulching and protection (e.g, below ground gopher baskets and above ground welded wire fencing and/or cages that are properly secured to protect from wildlife) until they are successfully established. Successful completion of this County tree

removal permit compliance action shall be achieved when the 43 mitigation plantings survive a one-year monitoring period.

The oaks that will be retained and protected are an important aesthetic, ecological and conservation value to the CVM community, and measures will be taken to avoid and minimize impacts to retained trees. It should be noted, that the project arborist should be notified and present if large diameter roots (i.e., 2 inch diameter or larger) are encountered or are anticipated to be encountered, such as when grading activities are occurring within the inner half of the canopy dripline or within a radius of 5X the DBH of retained and protected trees, which is within the critical root zone (CRZ) area.

As previously stated in the report, any landscaping activities associated with this community improvement and development project will be designed and implemented in manner that will avoid and minimize impacts to nearby trees. For example, landscaping should be avoided or limited within the CRZ area (i.e., canopy dripline) of trees, with minimal soil disturbance, grading, irrigation, planting and introduction of soil or other landscaping materials. Landscaping plants should be drought tolerant and lower combustibility vegetation that are native to the region and appropriate to woodland habitat. Lower density, lower growing and properly irrigated, spaced and maintained plants and planting configurations should be used that are less flammable and more fire resistant.

Additionally, as discussed earlier, several retained trees that are located in fairly close proximity to the project site will need to be pruned in order to maintain and preserve tree health, provide adequate clearance from construction activities (particularly the oaks identified as *Tree#s 113-125 & 129* that are located near the proposed building F1 site), improve aesthetics, and to reduce combustible fuel loads (i.e., ladder fuels) and wildland fire hazard concerns. Given the proper implementation of pruning activities, the proposed pruning is not expected to have a significant impact to the health of retained and protected trees. Pruning operations should occur during the proper time of year (preferably fall through early winter) and will utilize proper pruning BMP's to minimize impacts to trees.

Tree removal and pruning operations should be avoided during the bird nesting season, which in Monterey County and the central coast region may begin as early as February and continue through August. If tree work is necessary during this time period a nesting assessment is required to determine if any nesting birds and raptors are present. A recent tree assessment and site inspection determined that actively nesting birds and raptors do not appear to be occurring at the proposed project sites at the time of the inspection. However, depending on when tree removal and construction activities begin (i.e., February-August), it may be necessary to perform an additional nesting assessment.

When tree removal and pruning operations commence, tree work shall be performed by licensed and insured tree workers trained in accordance with ANSI Z133.1 safety regulations, as required by OSHA. If necessary, tree protection measures should be installed to nearby trees that could

potentially be damaged during removal operations. Additionally, if substantial soil disturbance occurs at the removal site it may be necessary to install erosion and sedimentation control measures to effectively stabilize exposed soil surfaces and contain sediment runoff. Furthermore, BMP's involved with tree removal, disposal, and the cleaning and sterilization of tools and equipment shall be implemented to minimize the chance of biotic disorders that may be present spreading to other areas.

As previously stated, natural recruitment and regeneration of young native specie oaks is occurring at sufficient levels for sustaining urban woodland health and character. Where possible, naturally occurring healthy young oaks (i.e., seedlings, saplings and/or smaller immature trees) should be retained and protected from proposed construction activities, as well as any future fuel reduction and vegetation management operations; or, alternatively, saved and relocated during the cooler wet season to a safe and suitable area on the property and cared for until they are properly established. However, it should be noted, that saving and/or relocating young native specie trees that are less than 6-inch DBH is not mandated or required to satisfy permit conditions.

B. Construction Tree Protection Measures:

Per MCHCD permit requirements and resource preservation BMP's, the following tree and resource protection and preservation measures shall be implemented for the CVM community improvement and development project. Not all of these tree protection measures may be necessary or applicable to this specific project, but may come in useful at some point during property development operations and should be provided in case they are needed. The proper implementation of tree and resource preservation BMP's and regular construction site monitoring will assist in protecting and preserving the health and welfare of native specie trees, habitat and surrounding ecological resources. The specific location of tree protection measures (i.e., construction tree protection fencing) will be determined on-site by the project arborist and project team (e.g., contractor) during a pre-construction meeting, and tree and resource preservation measures will be regularly monitored, inspected and properly maintained for the duration of the project to ensure they are functioning effectively.

1) Prior to construction activities beginning, grading and construction limits should be clearly marked with properly installed construction fencing (e.g., *Resinet Heavy Duty Square Mesh Access Control Barrier Fence*) that protects the critical root zones (CRZ's) and canopy dripline areas of retained trees. No construction equipment, tools and/or materials should be stored in the CRZ's and no washing of construction substances should occur within the canopy dripline and CRZ's of retained and protected trees.

2) The durable and highly visible exclusionary construction fencing that will be installed and properly maintained for this project should clearly define the work area, limit unnecessary disturbance to surrounding areas, and protect the CRZ of individual trees and/or tree groupings. Generally speaking, the CRZ area is defined by the outermost portion of the canopy dripline 360

degrees around the tree. Ideally, the entire canopy dripline and CRZ area should be protected with exclusionary fencing, but this is often not possible within a densely wooded construction site. Consequently, an alternative and more realistic tree protection guideline that should be acceptable for this project, is for exclusionary fencing to be installed to a radius from the trunk that protects the inner half of the canopy dripline and CRZ area, or five times (5X) the diameter (DBH) of trees, whichever provides a greater protective radius. The area that is protected by tree protection fencing is identified as the *Tree Protection Zone* (TPZ), which ideally should include the entire canopy dripline and CRZ area. Perform regular monitoring and inspections of tree protection measures, as well as any necessary repairs, maintenance and improvements to tree protection measures on a as needed basis.

3) If it is necessary to perform grading and construction activities within 5 feet of trees install trunk and stem protection measures (e.g., 2x4 lumber forming protective barrier around circumference of trunk and lower stem of tree) that will need to be secured to the trees with rope and high visibility exclusionary fencing.

4) The project arborist should work with the contractor and design team to provide guidance on how to avoid and minimize impacts of grading within the CRZ, and, if necessary and where possible, how to tunnel under or bridge over significant roots for any trenching operations that will be necessary. Additionally, naturally occurring woodland topsoil should be saved and stored separately from other materials, properly stabilized using erosion and sedimentation control measures, and used for site restoration activities.

5) Install appropriate sedimentation control measures (e.g., silt fence) along downslope perimeter of construction site and, if necessary, apply soil stabilization and source control measures (e.g., rice straw mulch, erosion control blankets, all-weather surfaces) to exposed soil surfaces to prevent erosion problems and sediment runoff during rain events. Perform routine monitoring, as well as the necessary maintenance, modifications and improvements on a as needed basis to ensure that erosion & sedimentation control and resource protection measures are functioning effectively. It should be noted that erosion problems and sediment deposition around trees can adversely affect tree health and stability.

6) If it's necessary to perform grading activities within the canopy dripline and critical root zone (CRZ) area of trees the following practices should be implemented: 1) Try to maintain natural grade as much as possible; 2) Where feasible, use permeable surface materials at final grade; and 3) Avoid cut (i.e., lowering grade) and fill (i.e., raising grade with fill material) operations (particularly lowering grade) within the CRZ that could result in significant root loss or damage to large primary roots that are important to supporting and sustaining tree health and structural stability.

7) Notify the project arborist if grading and construction activities is required within the inner-half of the canopy dripline or 5X the DBH of retained trees, or if significant primary lateral roots that are 2 inch diameter or larger are expected to be encountered and impacted. If this is

necessary, the arborist should be present during grading and excavation activities to assist in minimizing impacts to large primary roots that will likely be encountered. Additionally, if pruning is necessary use proper tree pruning practices to minimize impacts and maximize wound healing.

8) If it is necessary to temporarily store construction materials or equipment within the canopy dripline (i.e., CRZ) of nearby trees, which ideally should be avoided, apply 2 to 4 inches of clean and properly sourced woodchip mulch to limit soil disturbance and prevent soil compaction within the CRZ area. In some cases a deeper and more protective mulch layer may be necessary.

9) Where possible, avoid damaging or cutting roots located within the critical root zone (i.e., canopy dripline) of trees, especially roots that are 2 inches diameter or larger, and to the extent possible avoid grading or significant soil disturbance within a radius that is a minimum 5X the diameter (DBH) of the subject trees, which is the most sensitive portion of a tree's critical root zone (CRZ) area. It should be noted that, where possible, root zone disturbance should ideally be avoided within the entire CRZ and canopy dripline area (i.e., the outer most portion of the canopy dripline 360 degrees around the tree) and even expanded to the area beyond the canopy dripline, but this is generally not possible on densely wooded construction sites. Construction footings should be designed and excavation activities performed in a manner to minimize impacts to primary roots, or alternative foundation designs (e.g., pier and grade beam) that are less impactful to critical root systems should be considered. If significant roots are encountered efforts should be made to carefully excavate (e.g., tunnel or dig) under or around primary lateral roots. Grading or trenching operations that may occur within the critical root zone of retained trees should be performed under the guidance and monitoring of the project arborist.

10) Tree roots severed or significantly damaged during grading and excavating operations should be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile is permanently stabilized and protected. If burlap covered cut roots are exposed to the outside environment for an extended period of time a project attendant shall be assigned the task of regularly wetting burlap covered roots to prevent root desiccation. Additionally, in the absence of rain during the wet season it may be necessary to perform supplemental watering (i.e., regular deep irrigating throughout the remaining portions of the critical root zone) to construction impacted trees. Frequency, quantity and duration of supplemental watering should be determined by the project arborist or a qualified landscape professional or tree care professional with similar experience.

11) Healthy and younger trees can be fairly tolerant of low to moderate levels of root system impacts, particularly oaks, with mature and aging pines generally being more sensitive and less tolerant of construction related impacts. However, they are generally less tolerant to increases (i.e., introduction of fill material) or decreases (i.e., cut slopes) in natural grade. Where possible, avoid altering the natural grade (particularly lowering grade) within the CRZ to reduce the likelihood of causing root loss and tree stress, decline and/or mortality. Lowering natural grade

can result in significant root loss or damage and raising the grade (i.e., introducing fill material, particularly around the lower trunk and root crown) can lead to trunk and root decay disorders that are detrimental to the health and structural integrity of trees. Where possible, root loss and root system impacts should be avoided and minimized to the greatest extent possible, and this important factor should be considered when developing a construction design plan. It should be noted that root loss or root system impacts does not always result in an immediate or significant decline in tree health, but instead often occurs slowly and gradually over a period of severals years or decades. Per the site assessment and analysis of the project plans, it appears that retained and protected trees located in the vicinity of proposed construction operations will likely tolerate grading activities with minor to moderate impacts and are suitable for being retained, protected and preserved.

12) Avoid storing construction tools, materials and equipment within the CRZ (i.e., canopy dripline) of trees, and do not wash out or dispose of excess materials (e.g., paint, plaster, concrete, or other potentially harmful substances) within CRZ areas. As previously noted, if it is unavoidable and necessary to temporarily store or stockpile materials and equipment within the CRZ of trees, apply 2 to 4 inches of clean and properly sourced woodchip mulch (or in some cases a thicker mulch layer may be necessary) to prevent soil compaction and root zone disturbance.

13) If tree pruning is necessary it is important to utilize proper pruning BMP's that will assist in minimizing harmful impacts to trees. In most cases, tree pruning should ideally be performed during the fall through early winter months when the trees are at a lower level of physiological activity, the exception being deadwood removal or minor pruning, which can occur during any time of year. A general principle to follow is that it is important to make proper pruning cuts, keeping them as small as possible while removing as few living branches as necessary to achieve the objective. Large pruning wounds often do not completely heal over with wound wood callus tissue, which creates a permanently exposed entry point for decay, disease and insect pests. Excessive pruning can stress, injure and harm trees by depleting energy reserves and reducing food making processes (i.e., photosynthesis), which can compromise a trees ability to perform essential physiological functions and to recover and replenish essential reserves during periods of stress (e.g. root disturbance and drought conditions). As noted above, excessive pruning can create an abundance of exposed wounds providing entry points for potentially harmful biotic disorders (e.g., disease, decay and/or insect pests) that can adversely affect the health and structural integrity of trees. It should be noted that significant pruning involving the removal of 30% or more of living canopy material or the removal of healthy sizable limbs requires a County permit. Additional pruning BMP's and guidelines are available upon request.

14) The primary objective of pruning operations should be as follows: To remove dead and unhealthy limbs and branches (i.e., deadwood removal); improve canopy balance and symmetry and maintain natural form; thin out overly dense and heavy portions of the canopy; and, if necessary, perform targeted and selective weight reduction pruning of the canopy and large limbs (i.e., end weight reduction pruning) to assist in preventing significant structural failures that

could be detrimental to tree health and potentially hazardous to property and areas with human activity. As suggested in the previous sentence, perform necessary pruning to reduce and mitigate hazard concerns to occupied structures and areas with human activity; and perform necessary pruning to reduce wildland fire hazards and combustible fuel loads (e.g., ladder fuels), and to improve property protection and defensible space around structures.

15) A pre-construction meeting should be arranged with the project arborist, general contractor and/or others involved with the project to ensure that tree and resource protection measures are properly located, positioned and installed. Additionally, perform regular construction site inspections for the duration of the project to monitor the condition of tree and resource protection measures, and to determine if any repairs, adjustments or modifications are necessary. Trees impacted by project operations should be periodically monitored and assessed during and following the project to determine if any tree care and management actions are necessary, and to make certain trees do not present a hazard to the parking facility.

C. Tree Repair, Replacement & Preservation:

Per tree care and preservation BMP's, if any trees are damaged during construction operations they should be promptly repaired and/or treated per arborist specifications. Remedial or mitigation treatments may vary and will depend largely on the damage or injury sustained, as well as the condition of a specific tree at the time of injury. As previously noted, trees impacted by project operations should be periodically monitored and assessed by the project arborist during and following the project to determine if any tree care and management actions are necessary that will assist in preserving and improving tree health and preventing tree hazards. Prescribed treatments will be determined on a case by case basis.

As previously stated, per MCHCD tree preservation ordinances and resource protection BMP's, retained trees located in the vicinity of parking lot construction activities will be routinely monitored and adequately protected from construction activities for the duration of the project (refer to tree protection BMP's provided in this report and the project site plans that show the approximate location of tree protection fencing). Tree and resource protection measures will assist in preserving and protecting ecological resources and minimizing impacts to trees and woodland habitat.

In the event that large primary roots are encountered the project arborist will be notified and consulted to assist in providing guidance and recommendations to minimize impacts to protected trees. If trees exhibit any signs or symptoms of stress and decline due to possible construction related impacts or any other factors (e.g., biotic and/or abiotic disorders) specific treatments can be performed (e.g., supplemental deep watering, radial or vertical mulching, growth regulator treatments, among others) to assist in mitigating adverse impacts and to aid in the recovery of impacted trees, but none of these treatments are anticipated to be necessary.

VI. CONCLUSION

In preparation for proposed community improvement and development operations at the *Carmel Valley Manor*, a total of 141 trees (i.e., identified as *Tree#s 96-236*; 138 coast live oaks and 3 Monterey pines) that are 6-inch DBH or larger were recorded and evaluated during a recent pre-construction tree impact assessment (refer to the corresponding project site plans for tree locations, the *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet* for general tree information [i.e., specie, DBH, physiological health & structural condition, retain or remove, and construction impacts], and the attached photos, *Figures 1-26*). Per the project design plans, 63 of these trees (i.e., 61 coast live oaks and 2 Monterey pines) are proposed for removal due to their location within or directly adjacent to planned grading and construction activities (refer to Figures *1, 3-7 & 10-19*). Additionally, 1 oak identified as *Tree#128* recently fell during a storm event, so is no longer occurring at the site. The 2 Monterey pines proposed for removal do not have County protection status in this inland area of Carmel Valley, so do not require a County tree removal permit. The remaining 77 trees (i.e., 76 oaks and 1 pine) will be retained and protected for the duration of the project and are not expected to experience adverse impacts from property development activities that would be significantly harmful or detrimental to tree health. Numerous additional trees occurring in this urban woodland community are located a safe distance away from proposed construction activities and will not be impacted by project operations.

As emphasized in this report, the necessary tree and resource protection measures (e.g., tree protection fencing and erosion & sedimentation control measures) shall be properly installed prior to construction activities commencing and regularly monitored, maintained and, if necessary, modified and improved during the project to ensure that trees are effectively protected and preserved for the duration of the project. Given the proper installation and maintenance of tree protection and preservation BMP's, the 77 retained and protected native specie trees are not expected to be significantly impacted or harmed by development activities and are expected to remain healthy, viable and structurally sound for years to come following the completion of project operations. Tree protection measures, particularly a properly located and installed tree protection fencing, will assist in preserving and protecting tree health, preventing construction activity encroachment and damage to trees, and minimizing disturbance and impacts to the sensitive CRZ areas of nearby trees.

In regards to tree replacement and to assist in preserving and sustaining the health and character of this urban woodland community, forty-three (43) 5 to 15-gallon coast live oak saplings will be planted in suitable and appropriate locations and shall survive a one-year monitoring period. As discussed in this report, this reduced planting recommendation is primarily due to a lack of sufficient space at the CVM property that would be necessary for the healthy and successful long-term establishment and maturation of a larger number of mitigation plantings. Additionally, it appears that many of the oaks proposed for removal were previously planted and are not naturally occurring, and there is already a significant number of young oak trees occurring in this urban woodland community due to healthy and sufficient natural recruitment, as well as the past

planting of numerous young oak trees in various locations throughout the CVM property. Another important reason for this reduced replacement planting recommendation is due to concerns related to increasing combustible fuel loads and wildland fire hazards in this high fire risk WUI community, which is making it more difficult to retain and obtain property insurance coverage.

Best regards,

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March 2, 2026
Date

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Figure 1. These coast live oaks are no longer a part of the project and will be retained.

Figure 2. This large coast live oak is no longer a part of the project and will not be impacted by project operations.

Figure 3. These 7 oaks are no longer a part of the project and will be retained.

Figure 4. These oaks and pine are no longer a part of the project and will be retained.

Figure 5. The F1 & F2 project site is currently used for parking. Some of this area will continue to be used for parking.

Figure 6. The oaks along the left side of the parking area will be retained and protected, but will require pruning in order to provide adequate clearance.

Figure 7. The oaks along parking area near the proposed F1 & F2 units will be retained and protected, but will require pruning in order to provide adequate clearance from construction activities and the future structure.

Figure 8. The large oak located in the center of photo (Tree#130) near the proposed F1 & F2 units is proposed for removal and the large oak visible to the left (i.e., Tree#129) will be retained and protected.

Figure 9. Another view of oaks located near the planned F1 & F2 units. Tree#130 to the left is proposed for removal and the oak in the center background (Tree#129) will be retained and protected. The oak seen in background (Tree#128) fell during a recent storm and is no longer present.

Figure 10. One of 3 aging pines recommended for removal due to construction impacts and potential hazard concerns. Pine removal does not require a County permit in this inland area of Carmel Valley.

Figure 11. The proposed Building C project site. A few oaks located behind the existing units are planned for removal in preparation for proposed construction activities.

Figure 12. A few of the oaks located towards the center of the photo are planned for removal for the proposed Building C.

Figure 13. Area where several oaks are proposed for removal in preparation for Units A2 & A3.

Figure 14. Existing garden area clearing where units A1 & A2 will be constructed will involve oak removal in adjacent woodlands.

Figure 15. Grouping of small and immature oaks are proposed for removal at the A4 building site.

Figure 16. Several oaks in this area are proposed for removal in preparation for the A3 & A4 units. A few oaks located adjacent to the proposed units will be retained and protected.

Figure 17. Several oaks located where the A3 unit is proposed are planned for removal. Some of these oaks were apparently planted years ago and are not naturally occurring.

Figure 18. This previously disturbed site is where the A1 & B1 units are proposed. Several oaks are planned for removal.

Figure 19. Several mature oaks mixed in with a few non-native Italian stone pines and deodar cedars are planned for removal at the proposed sites for the A2 & A3 units. Confirm the owl box is not occupied prior to removal operations.

Figure 20. Several oaks visible in photo located next to the parking area and the proposed A1 unit will be retained and protected.

Figure 21. This oak wooded area along the lower parking area near the proposed A1 unit will not require tree removal.

Figure 22. This area will continue to be used for parking, however, some non-native and introduced trees to the right are planned for removal due to property improvement operations.

Figure 23. This area of the lower parking lot will not be impacted by project operations, including the surrounding trees.

Figure 24. This impacted and disturbed area at the lower southeast end of the CVM property will be a parking area. No native specie trees that have County protection status will be impacted or removed.

Figure 25. Another view of lower southeast end of the CVM property near Carmel Valley Road that will be developed into an area for additional parking.

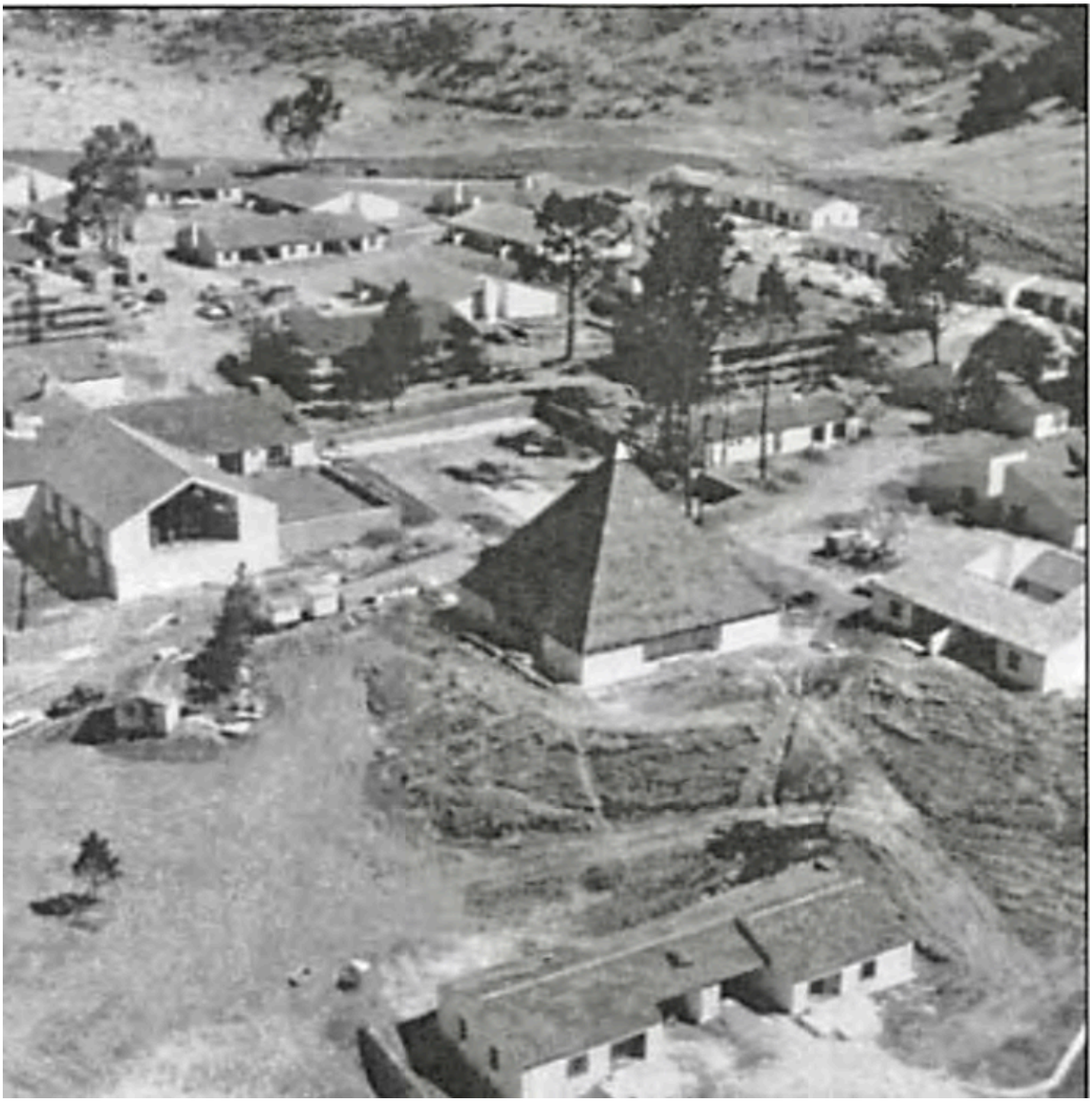

Figure 26. This historical photo taken at the time the CVM community was constructed appears to show the presence of several pine and conifer type trees, but few if any oak trees are occurring in this area of the property. As noted in the report, many of the oaks currently occurring in this community appear to have been previously planted and are not naturally occurring.

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CLIENT ACKNOWLEDGES THAT THIS REPORT, AND ANY OPINIONS, ADVICE OR RECOMMENDATIONS EXPRESSED OR GIVEN, ARE BASED ON THE INFORMATION SUPPLIED BY CLIENT AND ON THE DATA, INSPECTIONS, MEASUREMENTS AND ANALYSIS CARRIED OUT AND OBTAINED BY TWM.

THIS REPORT IS BASED ON A LIMITED VISUAL INSPECTION OF TREE HEALTH AND CONDITION AND FOR OBVIOUS STRUCTURAL DEFECTS FROM GROUND LEVEL. IT IS NOT A COMPLETE HEALTH AND HAZARD EVALUATION, AS SOME HEALTH AND HAZARD CONDITIONS ARE NOT VISIBLE AND CANNOT BE CONFIRMED BY A LIMITED INSPECTION. A COMPREHENSIVE HEALTH AND HAZARD ASSESSMENT WOULD INCLUDE OTHER INVESTIGATION MEASURES INCLUDING, BUT NOT LIMITED TO, CORE SAMPLES, TISSUE ANALYSIS, ROOT COLLAR EXCAVATION, SOIL ANALYSIS, AND VISUAL INSPECTION OF THE ENTIRE TREE VIA CLIMBING. ESTIMATES FOR THIS WORK ARE AVAILABLE UPON REQUEST.

BE ADVISED THAT TREES AND/OR LIMBS MAY FAIL UNDER CERTAIN CONDITIONS, AND THAT THE RECOMMENDATIONS IN THIS REPORT ARE BASED ON GENERAL STANDARDS OF TREE CARE AND BMP's. TREES, INCLUDING TREES THAT APPEAR HEALTHY AND STRUCTURALLY SOUND, MAY FAIL UNEXPECTEDLY WITHOUT ANY VISIBLE SIGNS OF BEING PHYSIOLOGICALLY AND/OR STRUCTURALLY UNSOUND AND COMPROMISED, PARTICULARLY DURING PERIODS OF INCLEMENT WEATHER, BUT TREES MAY ALSO FAIL DURING PERIODS OF FAIR WEATHER. THIS REPORT IS PREPARED WITH THE UNDERSTANDING THAT NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, ARE GIVEN THAT ANY TREES REFERRED TO IN THE REPORT OR LOCATED ON OR ADJACENT TO THE SUBJECT PROPERTY ARE GUARANTEED TO BE SOUND OR SAFE.

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Exhibit A: Carmel Valley Manor Tree Inventory & Impact Assessment Spreadsheet

Note: A total of 141 trees identified in this spreadsheet that are 6-inch DBH or larger were recorded and evaluated in preparation for the CVM community development project.

Note: A total of 63 trees are proposed for removal (i.e., 61 Coast Live Oaks and 2 Monterey Pines) in preparation for this development project. The 2 pines do not require a County tree removal permit due this inland location being outside of their native coastal range.

Note: One large oak identified as Tree#128 fell during a recent storm due to natural causes.

Note: The 77 remaining trees (i.e., 76 oaks and 1 pine) will be retained and protected for the duration of the project.

Note: Based on site conditions, 43 oak mitigation replacement plantings are recommended for the property.

Number of Trees	Tree & Tag #	Tree Specie	DBH (inches)	Physiological Health	Structural Condition	Retain or Remove	Construction Impacts
1	96	Coast Live Oak	40	Fair	Fair	Retain	Moderate
2	97	Coast Live Oak	14	Good	Fair	Retain	Low-Moderate
3	98	Coast Live Oak	16	Fair	Fair	Retain	Moderate
4	99	Coast Live Oak	11	Good	Good	Retain	Moderate
5	100	Coast Live Oak	7	Fair	Poor	Retain	High
6	101	Coast Live Oak	10	Fair	Poor	Retain	High
7	102	Coast Live Oak	15	Fair	Fair	Retain	Moderate-High
8	103	Coast Live Oak	16	Fair	Poor	Retain	High
9	104	Coast Live Oak	14	Fair	Fair	Retain	Low-Moderate
10	105	Coast Live Oak	13	Fair	Poor	Retain	High
11	106	Coast Live Oak	12	Good	Fair	Retain	Moderate-High
12	107	Coast Live Oak	12	Good	Fair	Retain	Low-Moderate
13	108	Coast Live Oak	13	Good	Good	Retain	Moderate
14	109	Coast Live Oak	21	Fair	Fair	Retain	Moderate
15	110	Coast Live Oak	20	Fair	Poor	Retain	Moderate
16	111	Monterey Pine	40	Fair	Fair	Retain	Low-Moderate
17	112	Coast Live Oak	8	Fair	Fair	Retain	Low-Moderate
18	113	Coast Live Oak	9	Fair	Poor	Retain	Moderate-High
19	114	Coast Live Oak	9	Poor	Poor	Retain	Moderate-High
20	115	Coast Live Oak	11	Fair	Poor	Retain	Moderate-High
21	116	Coast Live Oak	9	Fair	Poor	Retain	Moderate-High
22	117	Coast Live Oak	11	Fair	Poor	Retain	Moderate-High
23	118	Coast Live Oak	6	Fair	Poor	Retain	Moderate-High
24	119	Coast Live Oak	7	Poor	Poor	Retain	Moderate-High
25	120	Coast Live Oak	16	Fair	Fair	Retain	Moderate-High
26	121	Coast Live Oak	6	Fair	Poor	Retain	Moderate-High
27	122	Coast Live Oak	10	Poor	Poor	Retain	Moderate-High
28	123	Coast Live Oak	8	Fair	Fair	Retain	Moderate
29	124	Coast Live Oak	26	Good	Fair	Retain	Moderate-High
30	125	Coast Live Oak	10	Fair	Fair	Retain	Moderate-High
31	126	Coast Live Oak	8	Fair	Fair	Retain	Low-Moderate
32	127	Monterey Pine	36	Fair	Poor	Remove	Remove
33	128	Coast Live Oak	29	Fair	Fair	Removal	Natural causes
34	129	Coast Live Oak	30	Fair	Fair	Retain	Moderate
35	130	Coast Live Oak	42	Fair	Fair	Remove	Remove
36	131	Coast Live Oak	27	Good	Fair	Retain	Moderate-High
37	132	Coast Live Oak	14	Fair	Poor	Retain	Low-Moderate
38	133	Coast Live Oak	15	Fair	Fair	Retain	Low-Moderate
39	134	Coast Live Oak	16	Good	Fair	Retain	Moderate-High

40	135	Coast Live Oak	14	Fair	Fair	Retain	Moderate-High	
41	136	Coast Live Oak	13	Fair	Fair	Remove	Remove	
42	137	Coast Live Oak	7	Poor	Poor	Remove	Remove	
43	138	Coast Live Oak	10	Poor	Poor	Remove	Remove	
44	139	Coast Live Oak	9	Fair	Poor	Remove	Remove	
45	140	Coast Live Oak	18	Fair	Fair	Retain	Moderate	
46	141	Coast Live Oak	8	Poor	Poor	Remove	Remove	
47	142	Coast Live Oak	9	Poor	Poor	Remove	Remove	
48	143	Coast Live Oak	23	Fair	Fair	Retain	Moderate	
49	144	Coast Live Oak	15	Fair	Poor	Retain	Moderate	
50	145	Coast Live Oak	18	Fair	Fair	Retain	Moderate	
51	146	Coast Live Oak	20	Fair	Fair	Retain	Moderate	
52	147	Coast Live Oak	13	Fair	Poor	Retain	Moderate	
53	148	Coast Live Oak	12	Poor	Poor	Retain	Moderate	
54	149	Coast Live Oak	28	Fair	Fair	Retain	Moderate	
55	150	Coast Live Oak	30	Fair	Poor	Retain	Moderate	
56	151	Coast Live Oak	15	Fair	Fair	Retain	Moderate	
57	152	Coast Live Oak	9	Fair	Fair	Retain	Moderate-High	
58	153	Coast Live Oak	7	Fair	Fair	Retain	Moderate-High	
59	154	Coast Live Oak	7	Fair	Fair	Remove	Remove	
60	155	Coast Live Oak	7	Fair	Fair	Remove	Remove	
61	156	Coast Live Oak	7	Fair	Poor	Remove	Remove	
62	157	Coast Live Oak	12	Fair	Poor	Remove	Remove	
63	158	Coast Live Oak	16	Fair	Fair	Remove	Remove	
64	159	Coast Live Oak	12	Good	Good	Remove	Remove	
65	160	Coast Live Oak	10	Good	Fair	Remove	Remove	
66	161	Coast Live Oak	12	Fair	Poor	Remove	Remove	
67	162	Coast Live Oak	20	Good	Fair	Remove	Remove	
68	163	Coast Live Oak	14	Fair	Fair	Retain	Low-Moderate	
69	164	Coast Live Oak	17	Poor	Poor	Retain	Moderate	
70	165	Coast Live Oak	19	Good	Good	Remove	Remove	
71	166	Coast Live Oak	20	Fair	Fair	Retain	High	
72	167	Coast Live Oak	22	Fair	Fair	Remove	Remove	
73	168	Coast Live Oak	18	Poor	Poor	Remove	Remove	
74	169	Coast Live Oak	10	Poor	Poor	Remove	Remove	
75	170	Coast Live Oak	10	Fair	Poor	Remove	Remove	
76	171	Coast Live Oak	17	Fair	Fair	Remove	Remove	
77	172	Coast Live Oak	11	Fair	Fair	Remove	Remove	
78	173	Coast Live Oak	7	Fair	Fair	Retain	High	
79	174	Coast Live Oak	13	Good	Fair	Retain	High	
80	175	Coast Live Oak	18	Fair	Poor	Remove	Remove	
81	176	Coast Live Oak	23	Fair	Fair	Remove	Remove	
82	177	Coast Live Oak	20	Good	Fair	Remove	Remove	
83	178	Coast Live Oak	10	Fair	Poor	Remove	Remove	
84	179	Coast Live Oak	11	Good	Good	Remove	Remove	
85	180	Coast Live Oak	24	Fair	Fair	Remove	Remove	
86	181	Coast Live Oak	10	Fair	Poor	Remove	Remove	
87	182	Coast Live Oak	12	Fair	Fair	Remove	Remove	
88	183	Coast Live Oak	17	Fair	Poor	Remove	Remove	
89	184	Coast Live Oak	14	Fair	Fair	Remove	Remove	

90	185	Coast Live Oak	11	Fair	Poor	Remove	Remove
91	186	Coast Live Oak	15	Fair	Fair	Remove	Remove
92	187	Coast Live Oak	9	Poor	Poor	Remove	Remove
93	188	Coast Live Oak	15	Fair	Poor	Remove	Remove
94	189	Coast Live Oak	10	Fair	Poor	Remove	Remove
95	190	Coast Live Oak	10	Fair	Fair	Remove	Remove
96	191	Coast Live Oak	9	Poor	Poor	Remove	Remove
97	192	Coast Live Oak	17	Fair	Poor	Retain	Moderate-High
98	193	Coast Live Oak	11	Fair	Poor	Retain	Moderate-High
99	194	Coast Live Oak	18	Fair	Fair	Remove	Remove
100	195	Coast Live Oak	11	Fair	Poor	Remove	Remove
101	196	Coast Live Oak	18	Fair	Fair	Remove	Remove
102	197	Coast Live Oak	11	Fair	Poor	Remove	Remove
103	198	Coast Live Oak	9	Fair	Fair	Retain	Moderate-High
104	199	Coast Live Oak	9	Fair	Fair	Retain	Moderate
105	200	Coast Live Oak	14	Fair	Poor	Retain	High
106	201	Coast Live Oak	11	Poor	Poor	Retain	Moderate
107	202	Coast Live Oak	9	Fair	Poor	Retain	Moderate-High
108	203	Coast Live Oak	15	Fair	Poor	Retain	Moderate-High
109	204	Coast Live Oak	6	Fair	Poor	Remove	Remove
110	205	Coast Live Oak	10	Fair	Fair	Remove	Remove
111	206	Coast Live Oak	8	Fair	Fair	Remove	Remove
112	207	Coast Live Oak	10	Fair	Fair	Retain	High
113	208	Coast Live Oak	12	Fair	Poor	Remove	Remove
114	209	Coast Live Oak	16	Fair	Fair	Remove	Remove
115	210	Coast Live Oak	10	Fair	Poor	Remove	Remove
116	211	Coast Live Oak	16	Fair	Poor	Remove	Remove
117	212	Coast Live Oak	11	Fair	Poor	Remove	Remove
118	213	Coast Live Oak	15	Fair	Poor	Remove	Remove
119	214	Coast Live Oak	24	Poor	Fair	Remove	Remove
120	215	Coast Live Oak	18	Poor	Poor	Remove	Remove
121	216	Coast Live Oak	17	Fair	Fair	Remove	Remove
122	217	Coast Live Oak	14	Fair	Fair	Remove	Remove
123	218	Coast Live Oak	6	Fair	Fair	Remove	Remove
124	219	Coast Live Oak	7	Fair	Fair	Remove	Remove
125	220	Coast Live Oak	9	Fair	Fair	Remove	Remove
126	221	Coast Live Oak	10	Fair	Poor	Retain	Moderate
127	222	Coast Live Oak	10	Fair	Poor	Retain	Moderate
128	223	Coast Live Oak	12	Fair	Fair	Retain	Moderate
129	224	Coast Live Oak	18	Poor	Poor	Retain	Moderate
130	225	Coast Live Oak	8	Poor	Poor	Retain	Moderate
131	226	Coast Live Oak	8	Fair	Poor	Retain	Moderate
132	227	Coast Live Oak	7	Poor	Poor	Retain	Low-Moderate
133	228	Coast Live Oak	12	Fair	Poor	Retain	Moderate
134	229	Coast Live Oak	26	Fair	Poor	Retain	Moderate
135	230	Coast Live Oak	22	Fair	Poor	Retain	Moderate
136	231	Coast Live Oak	19	Fair	Poor	Retain	Moderate
137	232	Coast Live Oak	17	Fair	Poor	Retain	Moderate
138	233	Coast Live Oak	11	Fair	Fair	Retain	Moderate
139	234	Monterey Pine	27	Poor	Poor	Remove	Remove

140	235	Coast Live Oak	10	Fair	Fair	Retain	Moderate	
141	236	Coast Live Oak	13	Good	Good	Remove	Remove	

Exhibit Q

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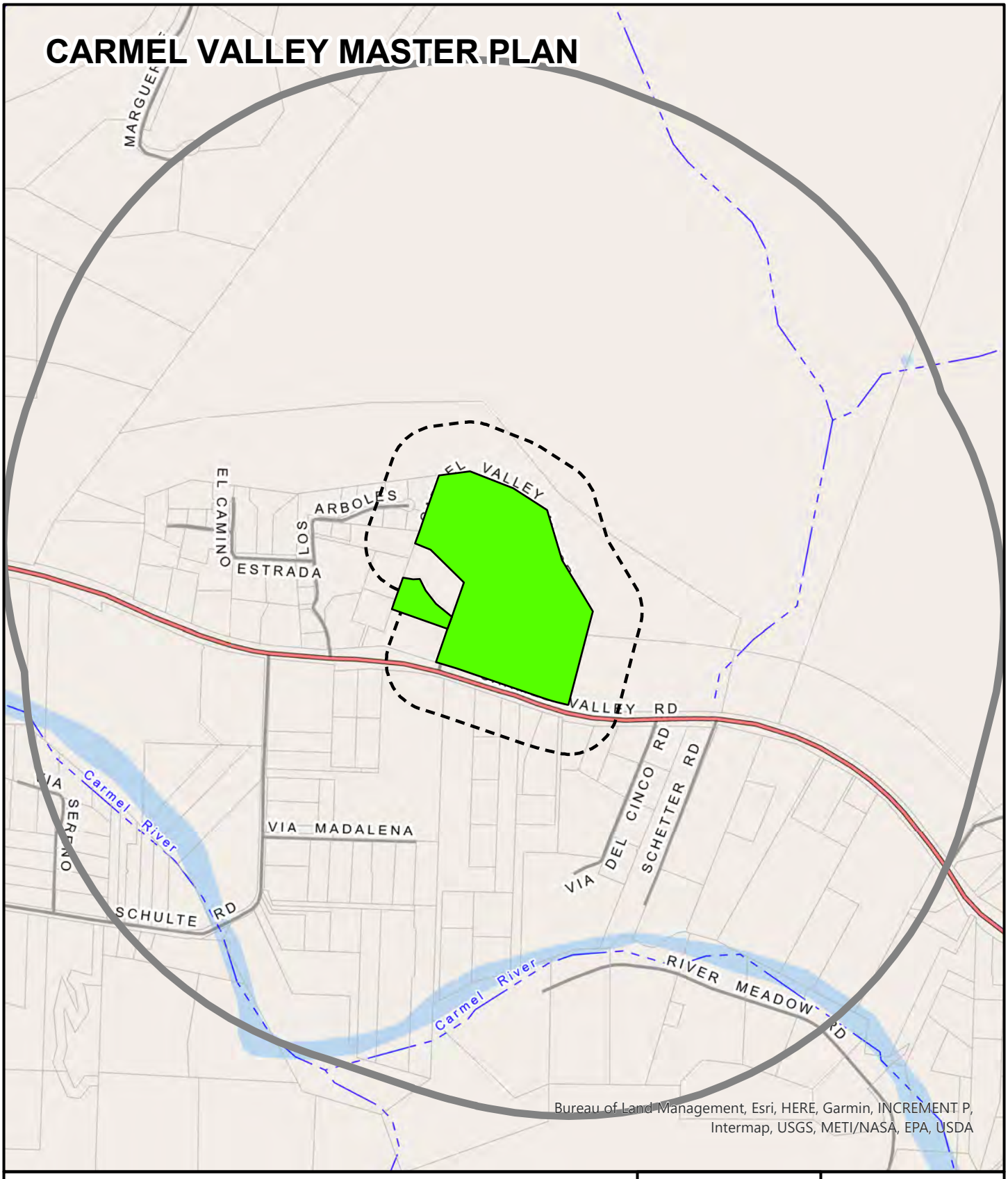
CARMEL VALLEY MASTER PLAN



APPLICANT: CARMEL VALLEY MANOR

APN: 169061012000,169061017000 **FILE #** PLN240141

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: STEVE MASOI

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Exhibit R

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April 29, 2026

Mr. John Haupt
Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

Re: Addendum to Transportation Analysis for the Proposed Carmel Valley Manor Master Plan in Monterey County, California

Dear Mr. Haupt:

Hexagon prepared a Transportation Analysis for the proposed Carmel Valley Manor Master Plan, located at 8545 Carmel Valley Road in Carmel-by-the-Sea in Monterey County, California. The site currently has 146 independent living units, 24 assisted living units, a nursing home with 36 beds, and 7 visitor quarters. The project proposes 17 additional independent living units, 1 additional visitor quarter, a new 12-bed memory care facility, and removal of 1 single family unit. Access to the project site is currently provided by the Manor's main roadway at Carmel Valley Road and the project proposes no access changes.

The study concluded that the Carmel Valley Manor Master Plan would result in a less than significant VMT impact, as it would generate a net trip increase of less than 110 daily trips, and the addition of project traffic would not cause adverse effects to local traffic operations, as the local intersections would continue to operate at acceptable levels of service (LOS) with the project.

There are 6 single-family dwelling units also owned by Carmel Valley Manor located immediately adjacent to Los Arboles Drive and currently have residents living in them under contract with Carmel Valley Manor. The Carmel Valley Manor Master Plan does not propose changes to these dwelling units. There would be no additional traffic generated by these six units under project conditions. Traffic conditions on Los Arboles Drive would remain as is.

Sincerely,
Hexagon Transportation Consultants, Inc.

Ollie Zhou, T.E.
Principal Associate

Andrea Lin
Planner

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