

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."

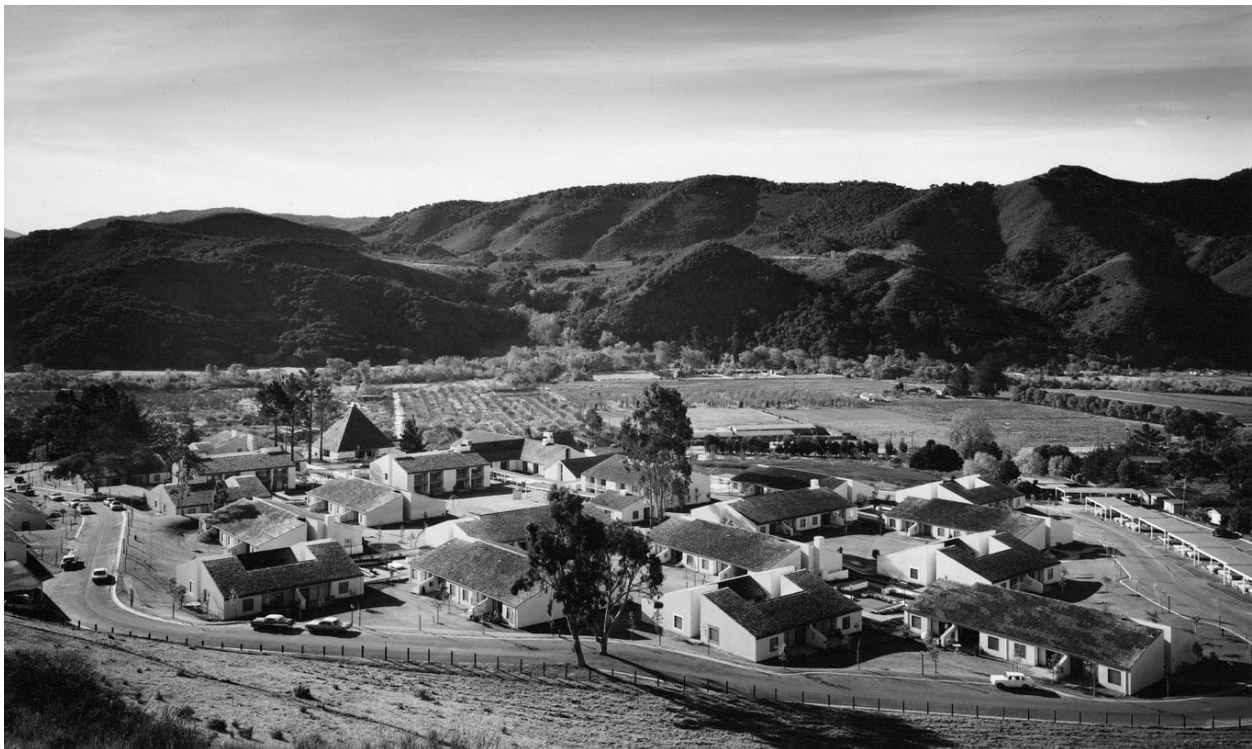


Figure 4. A 1963 photo of the recently constructed Carmel Valley Manor - facing south. Note the relative absence of mature trees on the site at the time.

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		Existing plus Project	
					Delay ¹ (sec)	LOS	Delay ¹ (sec)	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-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 be 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 Archeological 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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