County of Monterey

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

Meeting Agenda - Final

Thursday, January 8, 2026
11:30 AM

Historic Resources Review Board

IMPORTANT NOTICE REGARDING PARTICIPATION IN THE HISTORIC RESOURCES REVIEW BOARD MEETING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11:30 A.M. - CALL TO ORDER

ROLL CALL

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

PUBLIC COMMENT

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

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

SCHEDULED MATTERS

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

1. PLN240141 - CARMEL VALLEY MANOR
   Public hearing to consider a recommendation to the Monterey County Planning Commission for a Combined Development to allow alterations at the Carmel Valley Manor including the demolition of 2 duplex units, 5 single family dwellings and 7 visitor-guest units to be followed by the construction of 24 new independent-living duplex units and 8 visitor-guest units. Additional new construction would include a 12-bed assisted-living memory care facility and additions to the existing fitness center and "Meeting House." The project also proposes the removal of 81 protected oak trees and development on slopes in excess of 25%.
   Project Location: 8545 Carmel Valley Road, and 33, 27078, 27085, 27105, 27120 and 27125 Los Arboles Drive, Carmel (Assessor's Parcel Numbers, 169-061-012-000, 169-041-018-000, 169-041-025-000, 169-041-024-000, 169-041-023-000, 169-041-003-000, 169-041-019-000 and 169-061-018-000), Carmel Valley Master Plan.

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

OTHER MATTERS

BOARD COMMENTS, REQUEST AND REFERRALS

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

DEPARTMENT UPDATE

ADJOURNMENT

For additional information, or if you are unable to attend the meeting, please contact Jordan Evans-Polockow at (831) 783-7065. Should you have any questions regarding a specific project please contact the staff person or planner assigned to the project at (831) 755-5025.

Introduced: 1/2/2026
Version: 1

Current Status: Agenda Ready
Matter Type: General Agenda Item

PLN240141 - CARMEL VALLEY MANOR

Public hearing to consider a recommendation to the Monterey County Planning Commission for a Combined Development to allow alterations at the Carmel Valley Manor including the demolition of 2 duplex units, 5 single family dwellings and 7 visitor-guest units to be followed by the construction of 24 new independent-living duplex units and 8 visitor-guest units. Additional new construction would include a 12-bed assisted-living memory care facility and additions to the existing fitness center and "Meeting House." The project also proposes the removal of 81 protected oak trees and development on slopes in excess of 25%.

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RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution 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. Merger between seven legal lots of record: Parcel 1 (.39 acres), Parcel 2 (.64 acres), Parcel 3 (.27 acres), Parcel 4 (.39 acres), Parcel 5 (.38 acres), Parcel 6 (.54 acres) and Parcel 7 (22.15 acres), resulting in one parcel containing approximately 24.76 acres (Adjusted Parcel A)
    b. Administrative Permit and Design Approval to allow demolition of 2 residential duplex units, 5 single family dwellings, 7 guest units, a wood shop and 3 carport structures, to be followed by the construction of 24 residential units, 8 guest units, a 12-bed memory care facility, additions to the existing fitness center and "Meeting House" and associated site improvements.
    c. Use Permit to allow development on slopes in excess of 25%.
    d. Use Permit to allow the removal of 81 protected oak trees; and,
3) Adopt a Mitigation Monitoring and Reporting Plan

DISCUSSION:

Overview:

Carmel Valley Manor is a full-service retirement community consisting of cohesively designed buildings arranged in a campus-like setting. Constructed in 1962-63, the Manor is located 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, 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 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 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, the music room, and a cottage known as "Ennesfree" where Hughes had resided. 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 setting. Additional construction in subsequent years has included the Hilcrest Center (assisted living building) in 1975, and additions to the "Main Pavilion" building including an expansive, gable-roofed dining room. Extensive (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 setting.

The 26-acre site is presently developed with 124 apartment units; 22 independent-living units distributed amongst duplex/triplex buildings, 6 single family dwellings (acquired neighboring properties), 7 visitor/guest units, a combined assisted-living/skilled nursing facility with 60 beds total, a meeting house/event room, and the aforementioned "Main Pavilion" with administrative offices, a dining room, and various "activity rooms." Recreational amenities include a swimming pool, dog run, community garden and a putting green.

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

The residential units at Carmel Valley Manor are grouped in clusters, typically around a central courtyard. A network of concreate and brick paths connect the various community buildings, residential clusters, and courtyards. A unique feature of the design are the covered "pass-through" walkways of the residential buildings. Paired-shed roof massing is also a common theme 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.

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

The Applicant/Owner proposes the demolition of 5 independent-living single family dwellings that are not part of the original campus, 2 independent-living duplex units, 4 carport parking structures, a woodshop, and 7 visitor-guest units, none of which are SOM-designed structures. Proposed construction would include 24 independent-living duplex units and 8 new visitor-guest units. Additional new construction would include a 12-bed assisted-living memory care facility and additions to the existing fitness center and the distinctive pyramid-shaped "Meeting House." The two proposed exterior changes to SOM-designed structures within the Core Campus include a new two-story fitness building south of the existing (previously modified) Fitness Center and a modest single-story addition to the rear (south) elevation the "Meeting House."

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

Reports:

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

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

The 2013 "*Carmel Valley Manor: Architectural and Historic Preservation Design Guidelines"* (Item "1", above) are not specific to this project but rather provide guidelines for future development.

As described on page 1 of the document:

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

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

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

• 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.

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

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

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

• The removal of the existing Wood Shop and Lower Guest Cottage is appropriate, as these

buildings are not character defining features of the site.

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

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

Standard 1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*.
Compliance: The proposed alterations will allow the Carmel Valley Manor to continue its use as a residential 65+ care facility, while retaining the existing character-defining features of the Core Campus, in keeping with this *Standard*.

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

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

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

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved*.
Compliance: The proposed Master Plan prioritizes the retention of the original SOM design

within the Core Campus, including retention of the building clusters set within a campus-like setting, the network of paths that connect the building clusters and the community buildings, and character defining features of the individual buildings, including the shed and forms with lush eaves, stucco wall cladding and metal fenestration. These character-defining features will be retained and rehabilitated, satisfying this *Standard*.

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

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used*.
Compliance: Chemical and physical treatments of the individual buildings have been undertaken using the gentlest means on 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. (The report also notes that new structures will share the same roof-pitch general design characteristics of the SOM-designed structures but will also differentiate by their detailing and stucco finish.)

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

The *Phase Two Historic Survey* concludes that the proposed Carmel Valley Manor's Master Plan additions and alterations to the historic Carmel Valley Manor conform to the *Secretary of the*

Interior's Standards for Rehabilitation. Therefore, the proposed project will not cause a significant impact to the environment, according to the California Environment Quality Act (14 CCR § 15126.4(b)(1)), allowing the buildings to maintain its historic integrity.

Additional Findings of Reports:

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

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

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

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

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

CEQA

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

The draft IS/MND was circulated for public review from DATE to DATE.

The draft IS/MND identified "less than significant impacts" to Cultural Resources. Although no mitigation is required to reduce impacts to a less-than-significant level, the following measure is recommended as a best practice to ensure preservation of the property's development record:

> **Mitigation Measure CR-1 (Documentation of Non-Contributing Structures)**
> Prior to demolition of non-contributing buildings, the project proponent shall prepare representative photographic documentation and descriptive records of the affected structures and site context in accordance with Historic American Buildings Survey (HABS) standards, as appropriate. Documentation shall be archived within the Carmel Valley Manor facility records and submitted to the Monterey County Housing and Community Development Department and the Monterey County Historical Society for reference.

Implementation of this measure would not constitute required mitigation under CEQA, as the project impacts are considered less-than-significant.

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

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

The following attachments are on file with Housing and Community Development:
Exhibit A - Draft Resolution
Exhibit B - Project Plans
Exhibit C -Phase I Historic Assessment (May 19, 2013)
Exhibit D - Phase II Historic Assessment w/ Architectural and Historic Preservation Design Guidelines (February 10, 2025 [Assessment] and September 2013 [Design Guidelines])
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Exhibit H - Draft Initial Study/Mitigated Negative Declaration

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

Introduced: 1/2/2026 **Current Status:** Agenda Ready

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

PLN240141 - CARMEL VALLEY MANOR

Public hearing to consider a recommendation to the Monterey County Planning Commission for a Combined Development to allow alterations at the Carmel Valley Manor including the demolition of 2 duplex units, 5 single family dwellings and 7 visitor-guest units to be followed by the construction of 24 new independent-living duplex units and 8 visitor-guest units. Additional new construction would include a 12-bed assisted-living memory care facility and additions to the existing fitness center and "Meeting House." The project also proposes the removal of 81 protected oak trees and development on slopes in excess of 25%.

Project Location: 8545 Carmel Valley Road, and 33, 27078, 27085, 27105, 27120 and 27125 Los Arboles Drive, Carmel (Assessor's Parcel Numbers, 169-061-012-000, 169-041-018-000, 169-041-025-000, 169-041-024-000, 169-041-023-000, 169-041-003-000, 169-041-019-000 and 169-061-018-000), Carmel Valley Master Plan.

RECOMMENDATION:

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

1) Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
2) Approve a Combined Development Permit consisting of:
    a. Merger between seven legal lots of record: Parcel 1 (.39 acres), Parcel 2 (.64 acres), Parcel 3 (.27 acres), Parcel 4 (.39 acres), Parcel 5 (.38 acres), Parcel 6 (.54 acres) and Parcel 7 (22.15 acres), resulting in one parcel containing approximately 24.76 acres (Adjusted Parcel A)
    b. Administrative Permit and Design Approval to allow demolition of 2 residential duplex units, 5 single family dwellings, 7 guest units, a wood shop and 3 carport structures, to be followed by the construction of 24 residential units, 8 guest units, a 12-bed memory care facility, additions to the existing fitness center and "Meeting House" and associated site improvements.
    c. Use Permit to allow development on slopes in excess of 25%.
    d. Use Permit to allow the removal of 81 protected oak trees; and,
3) Adopt a Mitigation Monitoring and Reporting Plan

DISCUSSION:

Overview:

Carmel Valley Manor is a full-service retirement community consisting of cohesively designed buildings arranged in a campus-like setting. Constructed in 1962-63, the Manor is located 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, 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 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 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, the music room, and a cottage known as "Ennesfree" where Hughes had resided. 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 setting. Additional construction in subsequent years has included the Hilcrest Center (assisted living building) in 1975, and additions to the "Main Pavilion" building including an expansive, gable-roofed dining room. Extensive (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 setting.

The 26-acre site is presently developed with 124 apartment units; 22 independent-living units distributed amongst duplex/triplex buildings, 6 single family dwellings (acquired neighboring properties), 7 visitor/guest units, a combined assisted-living/skilled nursing facility with 60 beds total, a meeting house/event room, and the aforementioned "Main Pavilion" with administrative offices, a dining room, and various "activity rooms." Recreational amenities include a swimming pool, dog run, community garden and a putting green.

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

The residential units at Carmel Valley Manor are grouped in clusters, typically around a central courtyard. A network of concreate and brick paths connect the various community buildings, residential clusters, and courtyards. A unique feature of the design are the covered "pass-through" walkways of the residential buildings. Paired-shed roof massing is also a common theme 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.

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

The Applicant/Owner proposes the demolition of 5 independent-living single family dwellings that are not part of the original campus, 2 independent-living duplex units, 4 carport parking structures, a woodshop, and 7 visitor-guest units, none of which are SOM-designed structures. Proposed construction would include 24 independent-living duplex units and 8 new visitor-guest units. Additional new construction would include a 12-bed assisted-living memory care facility and additions to the existing fitness center and the distinctive pyramid-shaped "Meeting House." The two proposed exterior changes to SOM-designed structures within the Core Campus include a new two-story fitness building south of the existing (previously modified) Fitness Center and a modest single-story addition to the rear (south) elevation the "Meeting House."

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

Reports:

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

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

The 2013 "*Carmel Valley Manor: Architectural and Historic Preservation Design Guidelines"* (Item "1", above) are not specific to this project but rather provide guidelines for future development.

As described on page 1 of the document:

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

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

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

• 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.

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

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

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

• The removal of the existing Wood Shop and Lower Guest Cottage is appropriate, as these

buildings are not character defining features of the site.

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

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

Standard 1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*.
Compliance: The proposed alterations will allow the Carmel Valley Manor to continue its use as a residential 65+ care facility, while retaining the existing character-defining features of the Core Campus, in keeping with this *Standard*.

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

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

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

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved*.
Compliance: The proposed Master Plan prioritizes the retention of the original SOM design

within the Core Campus, including retention of the building clusters set within a campus-like setting, the network of paths that connect the building clusters and the community buildings, and character defining features of the individual buildings, including the shed and forms with lush eaves, stucco wall cladding and metal fenestration. These character-defining features will be retained and rehabilitated, satisfying this *Standard*.

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

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used*.
Compliance: Chemical and physical treatments of the individual buildings have been undertaken using the gentlest means on 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. (The report also notes that new structures will share the same roof-pitch general design characteristics of the SOM-designed structures but will also differentiate by their detailing and stucco finish.)

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

The *Phase Two Historic Survey* concludes that the proposed Carmel Valley Manor's Master Plan additions and alterations to the historic Carmel Valley Manor conform to the *Secretary of the*

Interior's Standards for Rehabilitation. Therefore, the proposed project will not cause a significant impact to the environment, according to the California Environment Quality Act (14 CCR § 15126.4(b)(1)), allowing the buildings to maintain its historic integrity.

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

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

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

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

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

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

The draft IS/MND was circulated for public review from DATE to DATE.

The draft IS/MND identified "less than significant impacts" to Cultural Resources. Although no mitigation is required to reduce impacts to a less-than-significant level, the following measure is recommended as a best practice to ensure preservation of the property's development record:

> **Mitigation Measure CR-1 (Documentation of Non-Contributing Structures)**
> Prior to demolition of non-contributing buildings, the project proponent shall prepare representative photographic documentation and descriptive records of the affected structures and site context in accordance with Historic American Buildings Survey (HABS) standards, as appropriate. Documentation shall be archived within the Carmel Valley Manor facility records and submitted to the Monterey County Housing and Community Development Department and the Monterey County Historical Society for reference.

Implementation of this measure would not constitute required mitigation under CEQA, as the project impacts are considered less-than-significant.

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

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

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

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

Exhibit A

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DRAFT RESOLUTION

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

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

1) Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
2) Approve a Combined Development Permit consisting of:
    a. Merger between seven legal lots of record: Parcel 1 (approximately .39 acres), Parcel 2 (.64 acres), Parcel 3 (.27 acres), Parcel 4 (.39 acres), Parcel 5 (.38 acres), Parcel 6 (.54 acres) and Parcel 7 (22.15 acres), resulting in one parcel containing approximately 24.76 acres (Adjusted Parcel A).
    b. Administrative Permit and Design Approval to allow demolition of 2 residential units, 7 guest units, 5 single family dwellings, a wood shop, 3 carport structure and construction of 24 residential units, 8 guest units, a 12-bed memory care facility, additions to the existing fitness center and "Meeting House" and associated site improvements.
    c. Use Permit to allow development on slopes in excess of 25%.
    d. Use Permit to allow the removal of 81 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, pursuant to Section 18.25.170 of the Monterey County Code; and

WHEREAS, the project is located at 8545 Carmel Valley Road, and 33, 78, 27085, 27105 and 27125 Los Arboles Road, Carmel (Assessor's Parcel Numbers 169-061-012-000, 169-061-018-000, 169-041-003-000, 169-041-018-000, 169-041-023-000, 169-041-024-000 and 169-041-025-

000), Carmel Valley Master Plan. The 26-acre Carmel Valley Manor site is presently developed with 124 apartment units, 22 independent-living units (distributed amongst duplex/triplex buildings), 5 single family dwellings (recently acquired neighboring properties), 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, 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 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, Joel Panzer (Agent) filed a Combined Development Permit application with the County of Monterey, requesting approval of: 1) A Merger between seven legal lots of record: Parcel 1 (approximately .39 acres), Parcel 2 (.64 acres), Parcel 3 (.27 acres), Parcel 4 (.39 acres), Parcel 5 (.38 acres) and Parcel 6 (.54 acres) and parcel 7 (22.15 acres), resulting in one parcel containing approximately 24.76 acres (Adjusted Parcel A); and, 2) An Administrative Permit and Design Approval to allow demolition of 1 residential duplex, 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, 3) A Use Permit to allow development on slopes in excess of 25%; and, 4) A Use Permit to allow the removal of 81 protected oak trees.

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the County of Monterey prepared a draft initial study and mitigated negative declaration (IS/MND) for this project, consistent with CEQA Guidelines section 15063(a) and 15063(b)(2). The draft IS/MND identified potentially "less than significant impacts" to Cultural Resources. Although no mitigation is required to reduce impacts to a less-than-significant level, the following measure is recommended as a best practice to ensure preservation of the property's development record:

Mitigation Measure CR-1 (Documentation of Non-Contributing Structures)
Prior to demolition of non-contributing buildings, the project proponent shall prepare representative photographic documentation and descriptive records of the affected structures and site context in accordance with Historic American Buildings Survey (HABS) standards, as appropriate. Documentation shall be archived within the Carmel Valley Manor facility records and submitted to the Monterey County Housing and Community Development Department and the Monterey County Historical Society for reference.

Implementation of this measure would not constitute required mitigation under CEQA, as the project impacts are considered less-than-significant. All other standard topics of environmental analysis were found to have less than significant impacts or no impacts; and

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

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

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

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

Evidence:

1. Regulations for the Preservation of Historic Resources as contained in Monterey County Code Chapter 18.25
2. Phase I Historic Assessment (LIB130209) prepared by Seth Bergstein, May 19, 2013
3. Phase II Historic Assessment (LIB250311) prepared by Seth Bergstein, February 10, 2025
4. Historic Review of the proposed Master Plan Project (LIB25009), June 3, 2024, August 7, 2023, and March 23, 2015
5. Carmel Valley Manor: Architectural and Historic Preservation Design Guidelines - (LIB250311), September 6, 2013
6. Secretary of the Interior Standards for the Treatment of Historic Properties
7. Draft IS/MND
8. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN240141
9. Site tour by the HRRB Site Review Subcommittee as conducted June 27, 2025
10. Oral testimony and HRRB discussion during the public hearing and the administrative record

Passed and adopted on this **8th day of January 2026**, upon motion of _____, seconded by_____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Attest
Jordan Evans- Polockow**,** HRRB Secretary
January 8, 2026

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Exhibit B

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VICINITY MAP

NOT TO SCALE

MASTERPLAN BUILDING AREA SUMMARY

	BUILDING TYPE & DESCRIPTION	RESIDENTIAL UNITS ADDED	UNIT AREA (GSF)	AREA OF ADDITION (GSF)
A	HILLSIDE DUPLEX	9	3,430	30,870
B	GUEST SUITE	8	640	5,120
C	MEMORY CARE	--	--	10,110
D	FITNESS CENTER	--	--	1,980
E	MEETING HOUSE	--	--	1,650
F	UPPER DUPLEX	5	2,130	10,650
G	5 LOT DUPLEX	10	2,130	21,300
H	DOG RUN & RESIDENT GARDEN	--	--	5,350
	TOTALS	**32**		**87,030**

APPLICABLE CODES

ALL NEW WORK SHALL BE IN CONFORMANCE WITH:

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

DEFERRED SUBMITTALS

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

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

PROJECT DESCRIPTION

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

PROJECT INCLUDES THE FOLLOWING:

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

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

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

THIS PROJECT WILL BE CONSTRUCTED IN PHASES.

OCCUPANCY TYPE: R-2.1 RCFE

CONSTRUCTION TYPE: V-A

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

UNIT SUMMARY

RESIDENTIAL UNITS				PROPOSED
UNIT TYPES	EXIST #	REMOVE	ADD	TOTAL
DUPLEX UNITS	22	- 2	14	34
APARTMENTS	124	0	0	124
GUEST UNITS	7	- 7	8	8
TOTAL ON CAMPUS	153	- 9	22	166
FIVE HOME LOTS				
SINGLE FAMILY DWELLING (SFD)	5	- 5		0
DUPLEX UNITS			10	10
TOTAL ON 5 LOTS	5		10	10

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

PARKING SUMMARY

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

AERIAL MAP - 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
8	MANOR HOUSES (5 LOTS)
9	TYPICAL RESIDENTIAL COURTYARD & CLUSTER
10	WEST PARLOR/ LAUNDRY
11	LAWN BOWLING GREEN
12	TYPICAL RESIDENTIAL DUPLEXES
13	SWIMMING POOL
14	FITNESS CENTER
15	THE MEETING HOUSE
16	ENTRY LAWN
17	CHAPEL
18	MAINTENANCE BUILDINGS
19	DOG PARK
20	RESIDENT GARDENS
21	SEPTIC SYSTEM LEACH FIELD (OLD)
22	WOOD SHOP
23	UPPER GUEST COTTAGES
24	LOWER GUEST COTTAGE

DRAWING INDEX

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02 - SITE

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

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

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A-12D	FITNESS CENTER - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

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

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AS-10F	UPPER DUPLEXES
A-10F	UPPER DUPLEXES - PLANS & ELEVATIONS

08 - G - 5 LOT DUPLEXES

AS-10G	5 LOT DUPLEXES - ENLARGED SITE PLAN
A-10G	5 LOT DUPLEXES - PLANS & ELEVATIONS
A-11G	5 LOT DUPLEXES - PLANS & ELEVATIONS

CIVIL - PACKAGE II

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C-002	NOTES AND DETAILS
C-003	NOTES AND DETAILS
C-010AB	HILLSIDE DUPLEXES, GUEST UNITS - DEMOLITION PLAN
C-010C	MEMORY CARE - DEMOLITION PLAN
C-010DE	FITNESS CENTER & MEETING HOUSE ADDITIONS - DEMOLITION PLAN
C-010FG	LOT DUPLEXES, UPPER DUPLEXES - DEMOLITION PLAN
C-100	CIVIL OVERALL SITE PLAN
C-100AB	GRADING AND DRAINAGE PLAN - PARKING, HILLSIDE AND GUEST UNITS
C-100C	GRADING AND DRAINAGE PLAN - MEMORY CARE
C-100DE	GRADING AND DRAINAGE PLAN - FITNESS CENTER & MEETING HOUSE ADDITIONS
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C-101G	GRADING AND DRAINAGE PLAN LOS ARBOLES DR. FD TURNAROUND
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L-100C	MEMORY CARE - TREE DISPOSITION PLAN
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L-100F	UPPER DUPLEXES - TREE DISPOSITION PLAN
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L-200AB	HILLSIDE DUPLEXES, GUEST UNITS - LANDSCAPE SITE PLAN
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L-200DE	FITNESS CENTER, MEETING HOUSE - LANDSCAPE SITE PLAN
L-200F	UPPER DUPLEXES - LANDSCAPE SITE PLAN
L-200G	5 LOT DUPLEXES - LANDSCAPE SITE PLAN
L-200H	DOG RUN, GARDEN - LANDSCAPE SITE PLAN
L-301	LANDSCAPE MATERIALS
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L-401	TREE MITIGATION PLANTING PLAN
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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 DUPLEXES - PLANTING PLAN
L-500G	5 LOT DUPLEXES - PLANTING PLAN
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L-502	PLANTING PALETTE
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No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL

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

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

SEAL

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601 California St., Suite 1600
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PROPOSED DEMOLITION

	#	ITEM TO BE DEMOLISHED	AREA (SF)	
DEMO ON 5 LOTS	1	HOUSE #1	-3124	-11,656 SF SUBTOTAL
	2	HOUSE #2	-3225	
	3	HOUSE #3	-1725	
	4	HOUSE #4	-2120	
	5	HOUSE #5	-1462	
DEMO ON CAMPUS	6	WOOD SHOP	-1360	-11,644 SF SUBTOTAL
	7	LOWER GUEST COTTAGE	-1560	
	8	RESIDENTIAL DUPLEX	-3524	
	9	SEPTIC LEACH FIELD REMOVAL	0	
	10	UPPER GUEST COTTAGES (4 UNITES)	-2000	
	11	(4) CARPORT PARKING STRUCTURES	-3200	
	12	HILLSIDE EXCAVATION	*****	
			-23,300	TOTAL SF

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

ARCHITECTURAL DEMOLITION PLAN

AS-01

MASTERPLAN SUBMITTAL

01/09/2025

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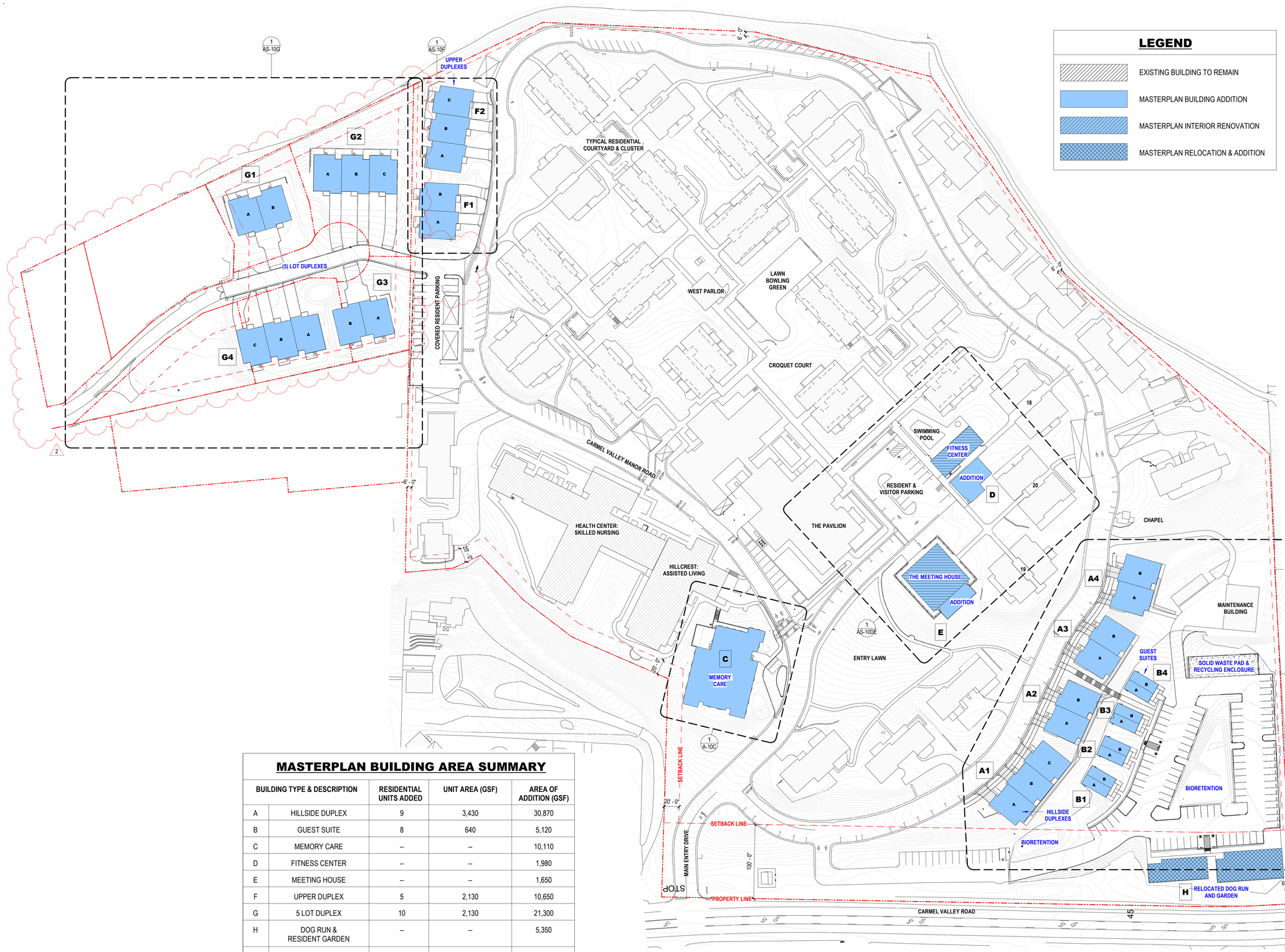
1 **ARCHITECTURAL DEMOLITION PLAN**
1" = 60'-0"



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	5	2,130	10,650
G	5 LOT DUPLEX	10	2,130	21,300
H	DOG RUN & RESIDENT GARDEN	--	--	5,350
	TOTALS	**32**		**87,030**

1

1 ARCHITECTURAL SITE PLAN

1" = 60'-0"

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

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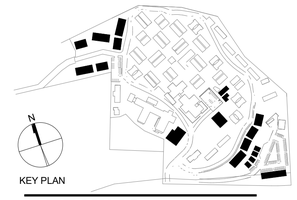

KEY PLAN

PERKINS EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
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Owner:
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8545 CARMEL VALLEY ROAD
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Geotechnical Engineer:
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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:

ARCHITECTURAL SITE PLAN

AS-02

MASTERPLAN SUBMITTAL

01/09/2025

LOT COVERAGE CALCULATIONS

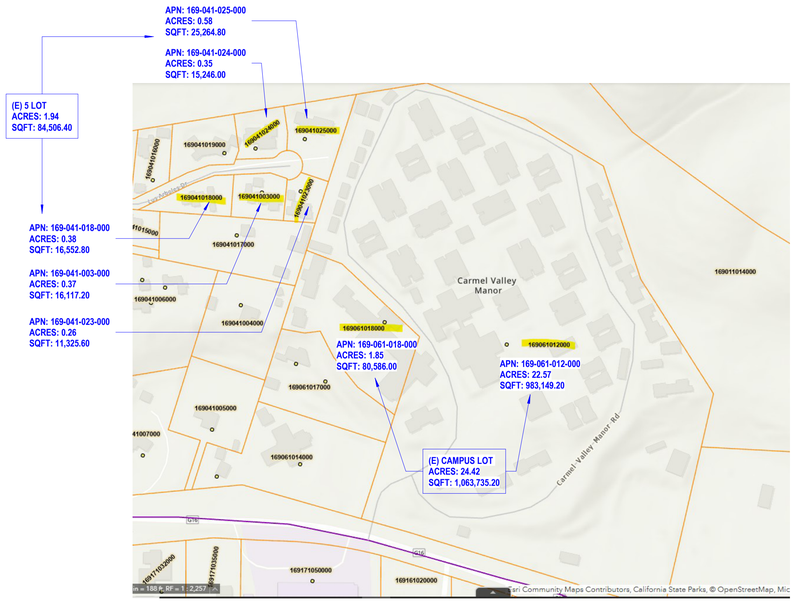
		EXISTING	PROPOSED	Δ
	APN	SQFT	SQFT	%
EXISTING CAMPUS	169-061-012-000 169-061-018-000	209,955.00	259,450.00	
		19.74%	24.39%	4.65%
5 LOT	169-041-003-000	3,815.00	4,260.00	
		23.67%	26.43%	2.76%
	169-041-018-000	2,941.00	4,260.00	
		17.77%	25.74%	7.97%
	169-041-023-000	2,570.00	4,260.00	
		22.69%	37.61%	14.92%
	169-041-024-000	3,752.00	4,260.00	
		24.61%	27.94%	3.33%
	169-041-025-000	3,602.00	4,260.00	
		14.26%	16.86%	2.60%
		16,680.00	21,300.00	
		19.74%	25.21%	5.47%

TOTAL LOT AREA FROM CIVIL ACREAGE 01-14-2025

	APN	ACRES	SQFT
EXISTING CAMPUS	169-061-012-000	22.57	983,149.20
	169-061-018-000	1.85	80,586.00
		24.42	1,063,735.20
5 LOT	169-041-003-000	0.37	16,117.20
	169-041-018-000	0.38	16,552.80
	169-041-023-000	0.26	11,325.60
	169-041-024-000	0.35	15,246.00
	169-041-025-000	0.58	25,264.80
		1.94	84,506.40
EXISTING CAMPUS + 5 LOT TOTALS		26.36	1,148,241.60

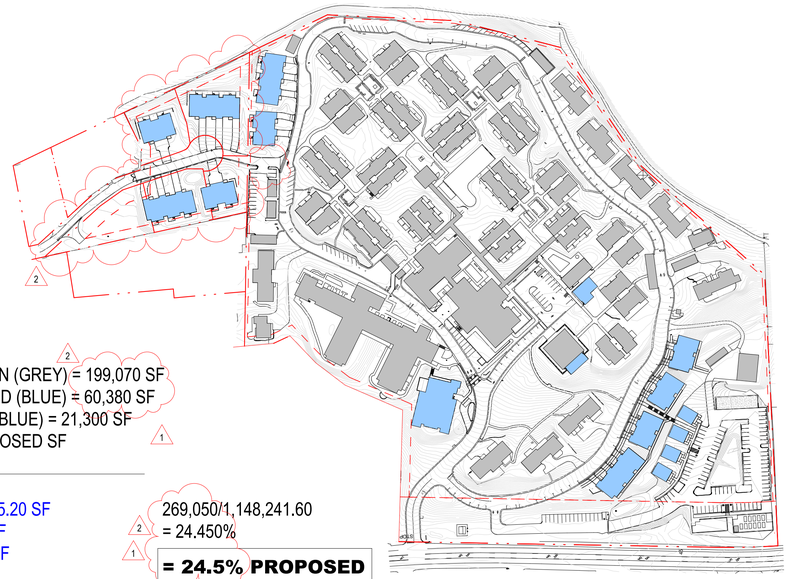
				Δ
EXISTING LOT COVERAGE INC. DEMO, CARPORTS	226,635.00	0.197376	19.70%	
CAMPUS	209,955.00	0.197375	19.70%	
5 LOT	16,680.00	0.197382	19.70%	
PROPOSED LOT COVERAGE INC. (E) TO REMAIN, CARPORTS	280,750.00	0.244504	24.50%	4.80%
CAMPUS	259,450.00	0.243905	24.40%	4.70%
5 LOT	21,300.00	0.252052	25.30%	5.60%

1 ACRE	43,560.00



(E) CAMPUS AND 5 LOT TOTAL
ACRES: 26.36
SQFT: 1,148,241.60

SUPPORTING LOT COVERAGE CALCS



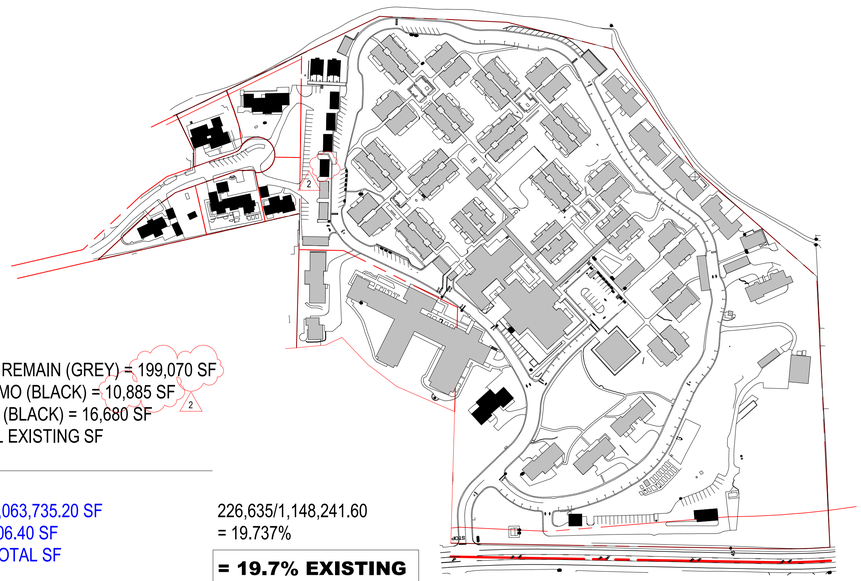
(E) CAMPUS TO REMAIN (GREY) = 199,070 SF
(N) CAMPUS PROPOSED (BLUE) = 60,380 SF
(N) 5 LOT PROPOSED (BLUE) = 21,300 SF
= **280,750** TOTAL PROPOSED SF

(E) CAMPUS = 1,063,735.20 SF
(E) 5 LOT = 84,506.40 SF
= **1,148,241.60** TOTAL SF

269,050/1,148,241.60
= 24.450%

= 24.5% PROPOSED LOT COVERAGE

2 **LOT COVERAGE CALC - PROPOSED**
1" = 160'-0"



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

(E) CAMPUS = 1,063,735.20 SF
(E) 5 LOT = 84,506.40 SF
= **1,148,241.60** TOTAL SF

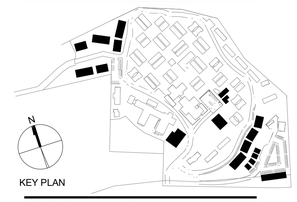
226,635/1,148,241.60
= 19.737%

= 19.7% EXISTING LOT COVERAGE

1 **LOT COVERAGE CALC - EXISTING**
1" = 160'-0"

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

SEAL



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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

LOT COVERAGE CALCULATION

AS-03

MASTERPLAN SUBMITTAL

01/09/2025

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

1 — 1" = 20'-0"

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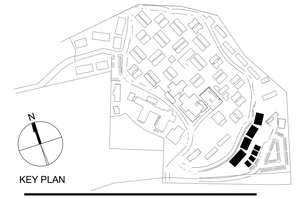
No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - ENLARGED SITE PLAN

AS-10AB

MASTERPLAN SUBMITTAL

01/09/2025

1 **MEMORY CARE - ENLARGED FLOOR PLAN** **10,110 GSF**
1/8" = 1'-0"

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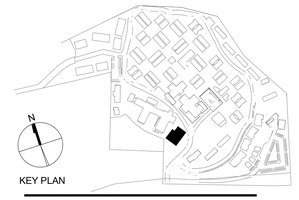
No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



KEY PLAN

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

Owner:
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:

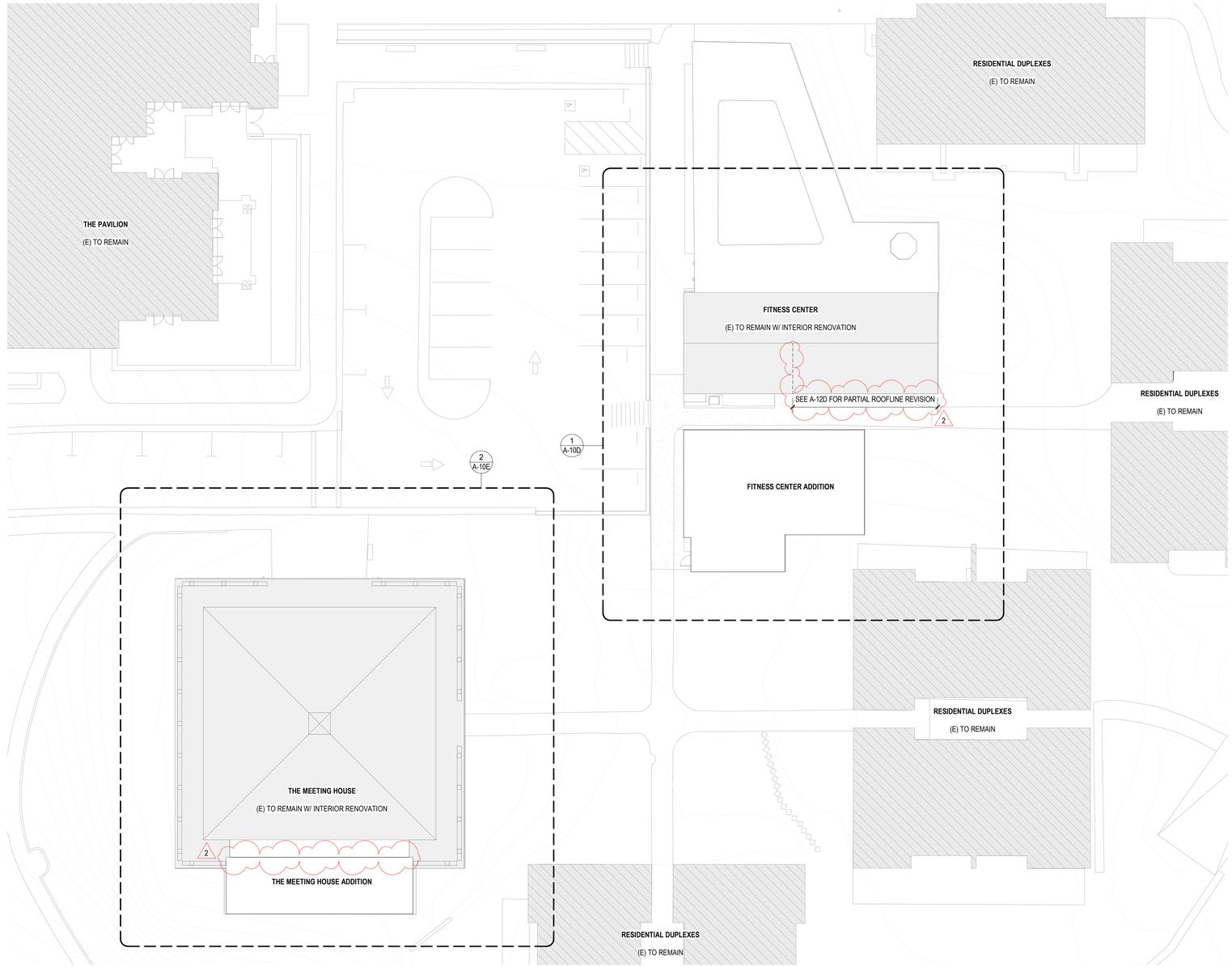
MEMORY CARE - ENLARGED FLOOR PLAN

A-10C

MASTERPLAN SUBMITTAL

01/09/2025

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



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

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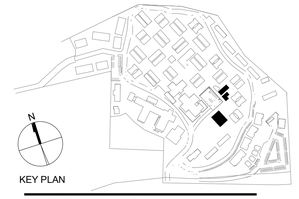
SEAL



KEY PLAN

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

Owner:
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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: 0097890.00

DRAWING TITLE:

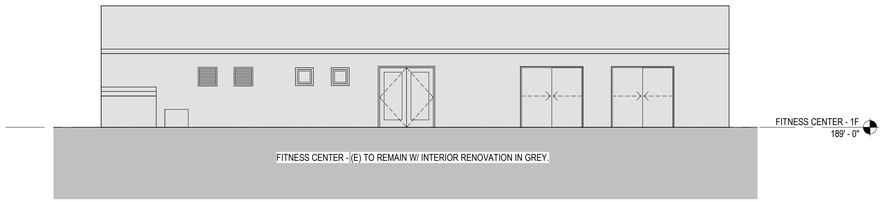
FITNESS CENTER, MEETING HOUSE - ENLARGED SITE PLAN

AS-10DE

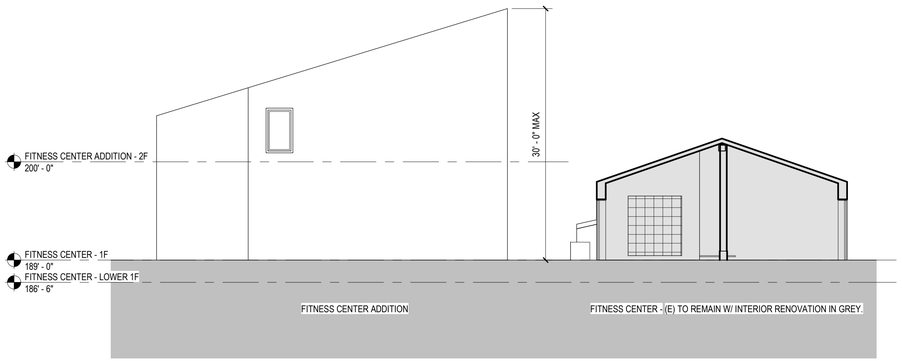
MASTERPLAN SUBMITTAL

01/09/2025

ORIGINAL FOR REFERENCE

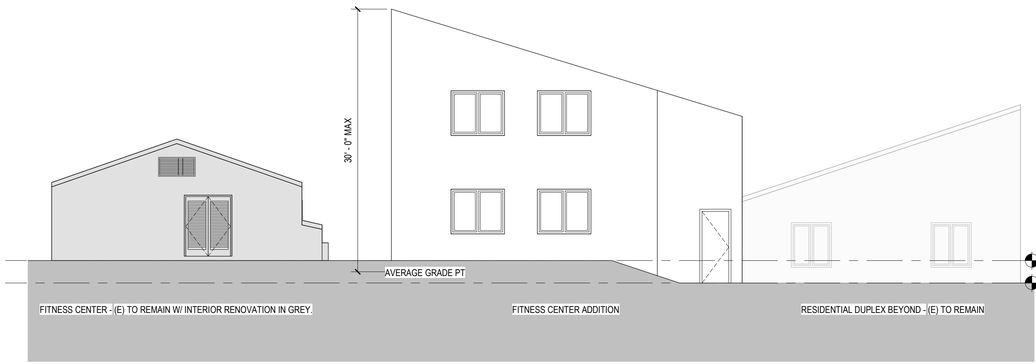


7 **FITNESS CENTER - SOUTH ELEVATION (ORIGINAL FOR REFERENCE)**
1/8" = 1'-0"



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

5 1/8" = 1'-0"

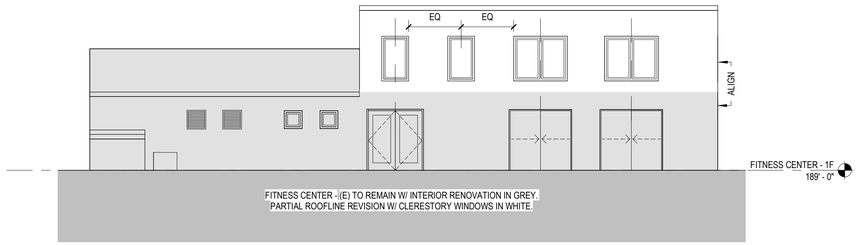


FITNESS CENTER & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)

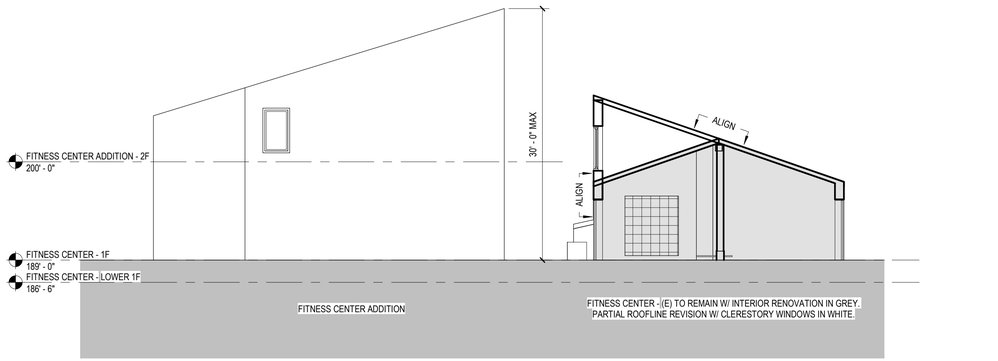
4 1/8" = 1'-0"

REVISED ELEVATIONS

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

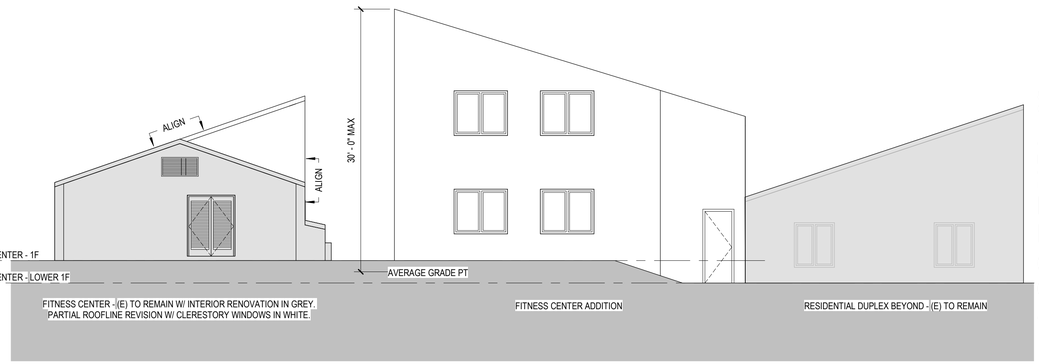


3 **FITNESS CENTER - SOUTH ELEVATION (REVISED)**
1/8" = 1'-0"



FITNESS CENTER & ADDITION - EAST ELEVATION (REVISED)

2 1/8" = 1'-0"

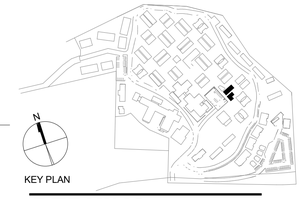


FITNESS CENTER & ADDITION - WEST ELEVATION (REVISED)

1 1/8" = 1'-0"

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

SEAL



KEY PLAN

PERKINS — EASTMAN
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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
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BFS LANDSCAPE ARCHITECTS
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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 - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

A-12D 2

MASTERPLAN SUBMITTAL

01/09/2025

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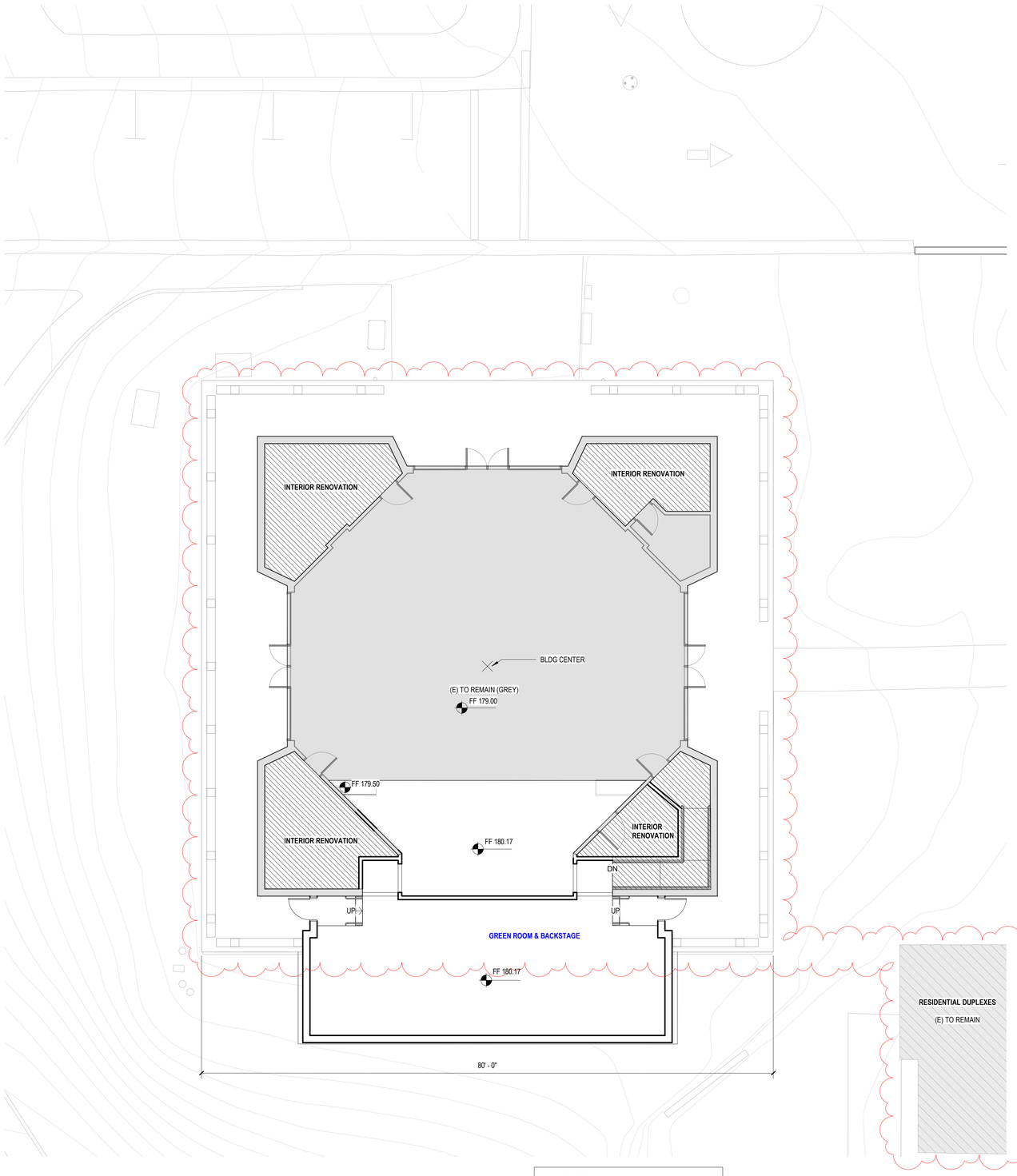
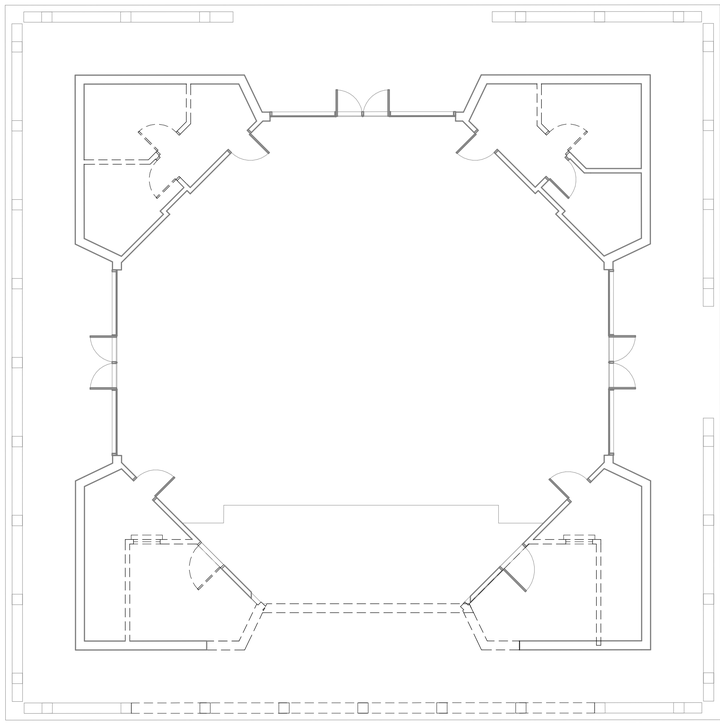
No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025





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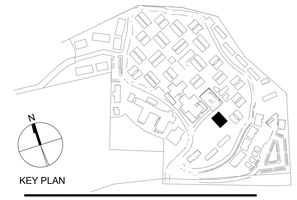

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SAN JOSE, CA 95112

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 - PLANS

A-10E

MASTERPLAN SUBMITTAL

01/09/2025

ADDITION = 1650 GSF

RENOVATION = 900 GSF

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

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

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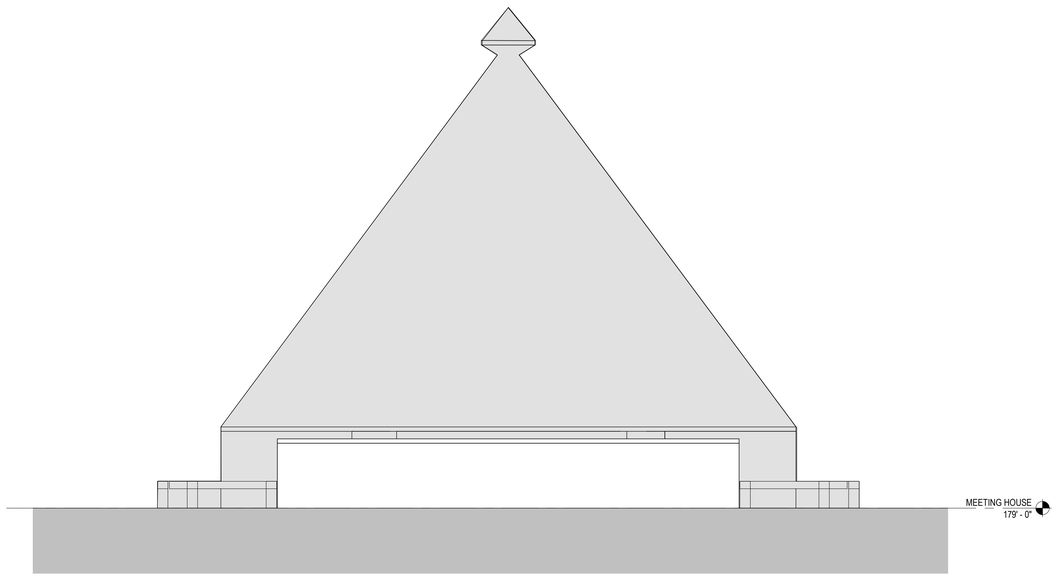
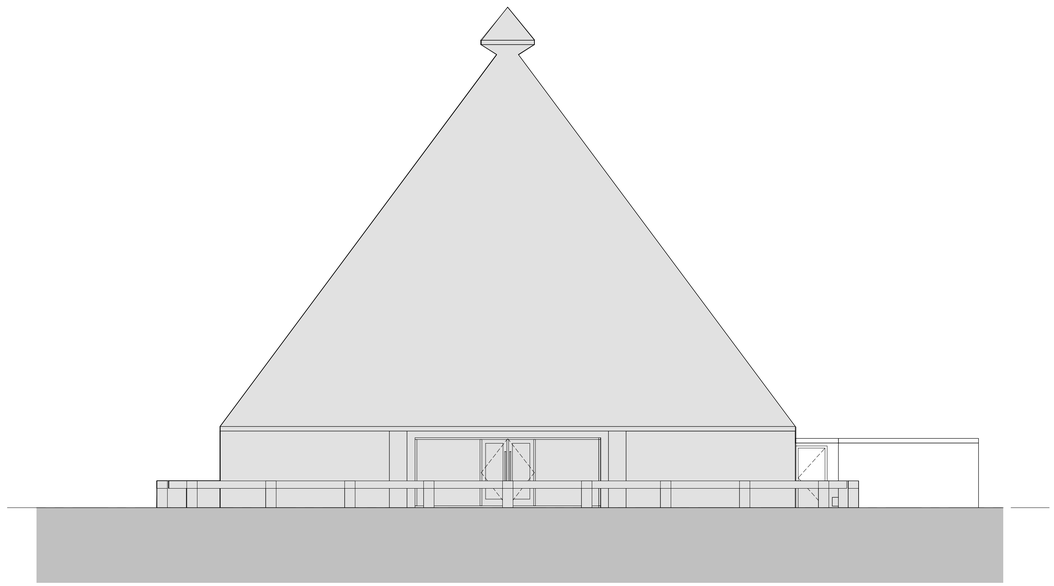
ORIGINAL FOR REFERENCE



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

4 — 1/8" = 1'-0"

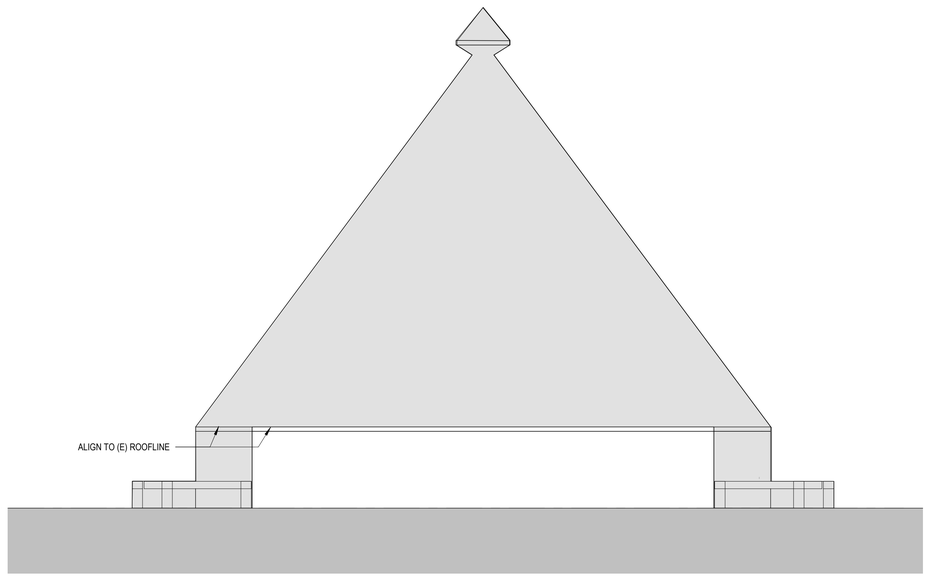


MEETING HOUSE & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)

3 — 1/8" = 1'-0"

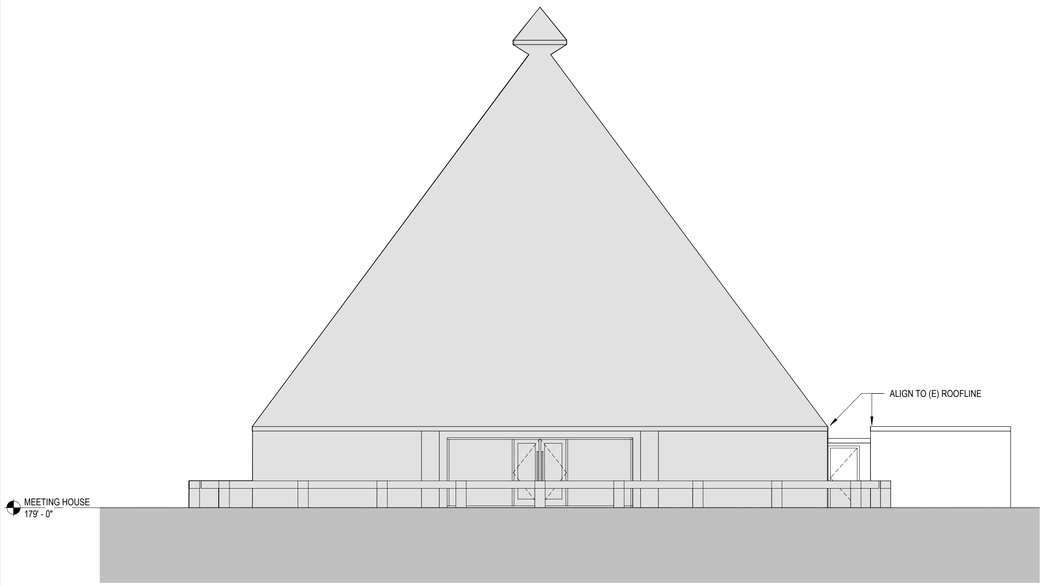
REVISED ELEVATIONS

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



MEETING HOUSE & ADDITION - SOUTH ELEVATION (REVISED)

2 — 1/8" = 1'-0"

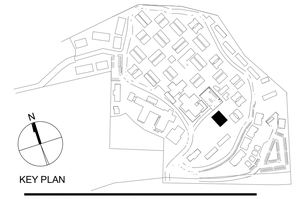


MEETING HOUSE & ADDITION - WEST ELEVATION (REVISED)

1 — 1/8" = 1'-0"

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

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

MEETING HOUSE - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

2 **A-12E**

MASTERPLAN SUBMITTAL

01/09/2025

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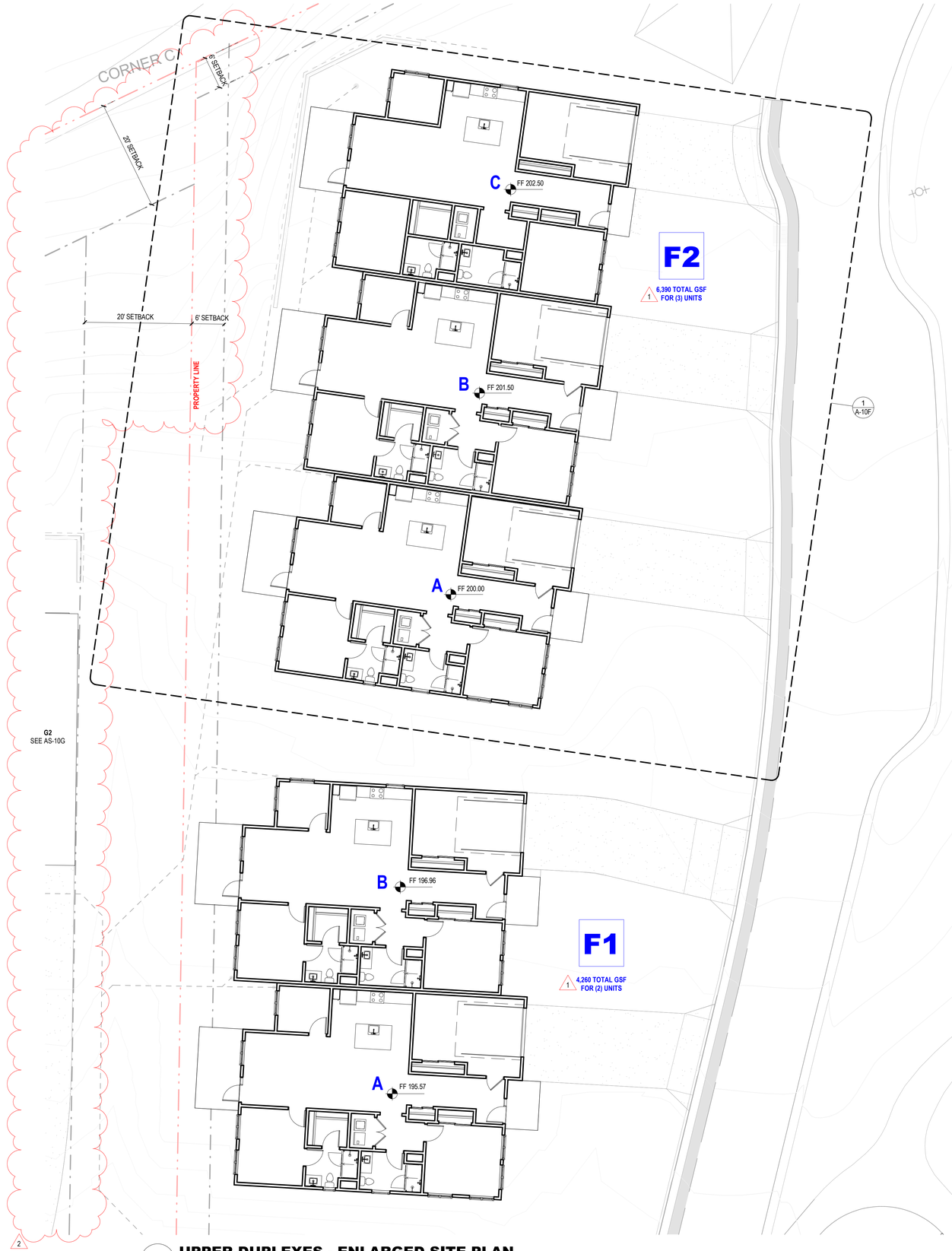
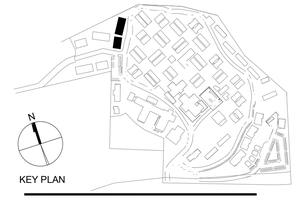


1 **UPPER DUPLEXES - ENLARGED SITE PLAN**

1" = 10'-0"

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
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6 HARRIS COURT
MONTEREY, CA 93940

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EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
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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:

UPPER DUPLEXES

AS-10F

MASTERPLAN SUBMITTAL

01/09/2025

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

1 **OFFSITE DUPLEXES - ENLARGED SITE PLAN**

1" = 20'-0"

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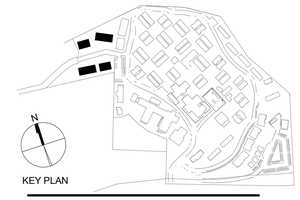


KEY PLAN

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

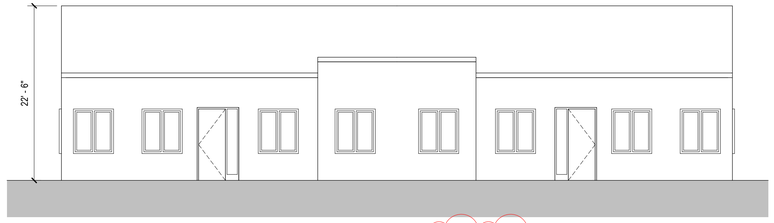
DRAWING TITLE:

5 LOT DUPLEXES - ENLARGED SITE PLAN

AS-10G

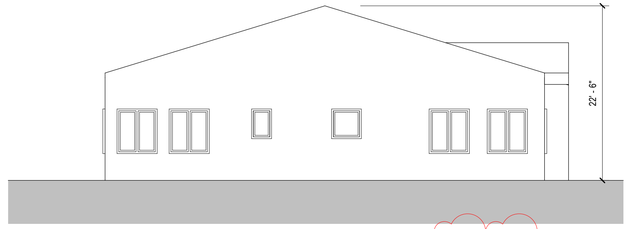
MASTERPLAN SUBMITTAL

01/09/2025



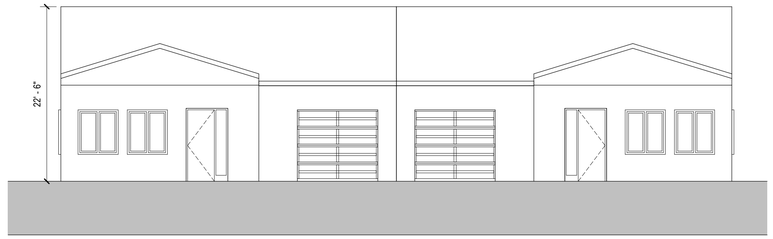
5 **OFFSITE DUPLEX - NORTH ELEVATION (G1 & G3)** 2

1/8" = 1'-0"



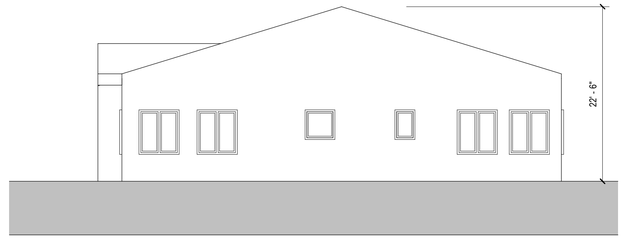
4 **OFFSITE DUPLEX - WEST ELEVATION (G1 & G3)** 2

1/8" = 1'-0"



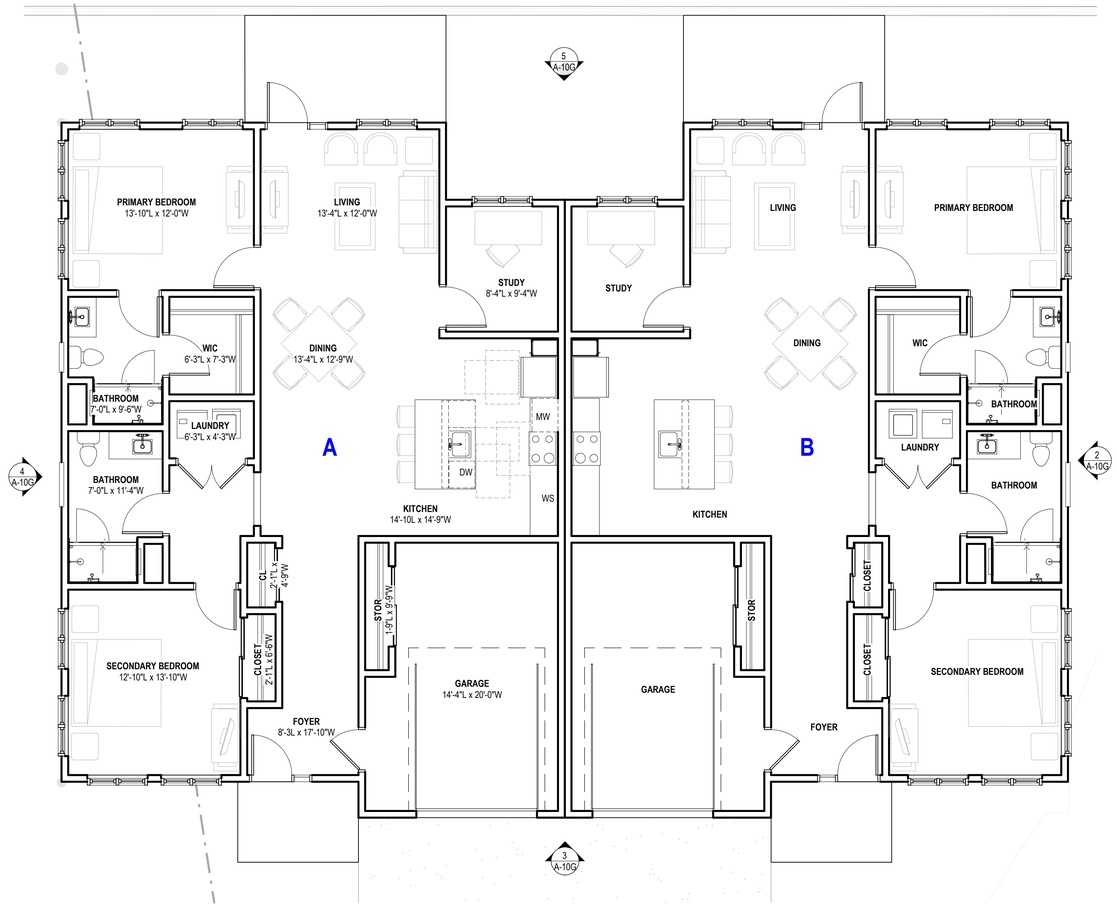
3 **OFFSTE DUPLEX - SOUTH ELEVATION (G1 & G3)** 2

1/8" = 1'-0"



2 **OFFSITE DUPLEX - EAST ELEVATION (G1 & G3)** 2

1/8" = 1'-0"



1 **OFFSITE DUPLEX - ENLARGED FLOOR PLAN (G1 & G3)** 1 2

3/16" = 1'-0"

2,130 GSF PER UNIT

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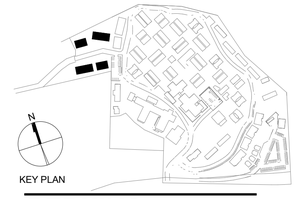
No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



KEY PLAN

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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

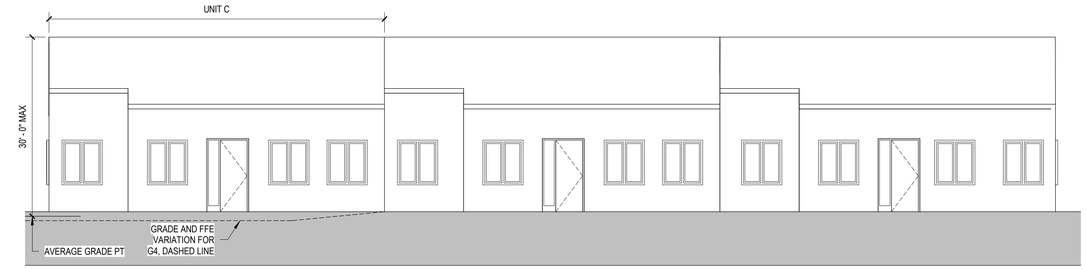
DRAWING TITLE:

5 LOT DUPLEXES - PLANS & ELEVATIONS

A-10G

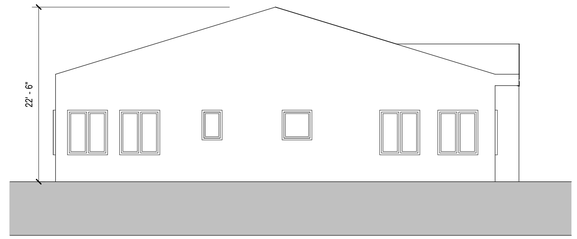
MASTERPLAN SUBMITTAL

01/09/2025



5 OFFSITE DUPLEX - NORTH ELEVATION (G2 & G4)

1/8" = 1'-0"

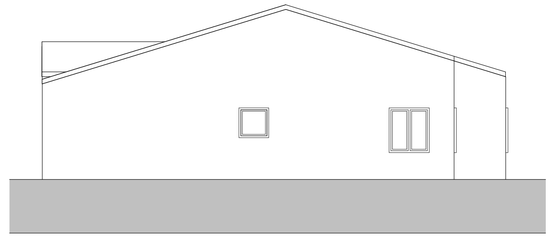


4 OFFSITE DUPLEX - WEST ELEVATION (G2 & G4)

1/8" = 1'-0"

3 OFFSITE DUPLEX - SOUTH ELEVATION (G2 & G4)

1/8" = 1'-0"



2 OFFSITE DUPLEX - EAST ELEVATION (G2 & G4)

1/8" = 1'-0"

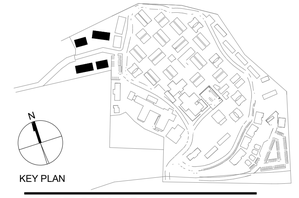
1 OFFSITE DUPLEX - ENLARGED FLOOR PLAN (G2 & G4)

3/16" = 1'-0"

2,130 GSF PER UNIT

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

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:

5 LOT DUPLEXES - PLANS & ELEVATIONS

A-11G

2

MASTERPLAN SUBMITTAL

01/09/2025

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

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 RESOURCES.

EARTHWORK AND AREA ESTIMATES

C = 8,850 CY
F = 8,850 CY (2)
BALANCED SITE
ESTIMATED AREA OF SOIL DISTURBANCE = 5.4 AC (2)

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

SURVEY AND EXISTING CONDITIONS

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

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GRADING AND DRAINAGE

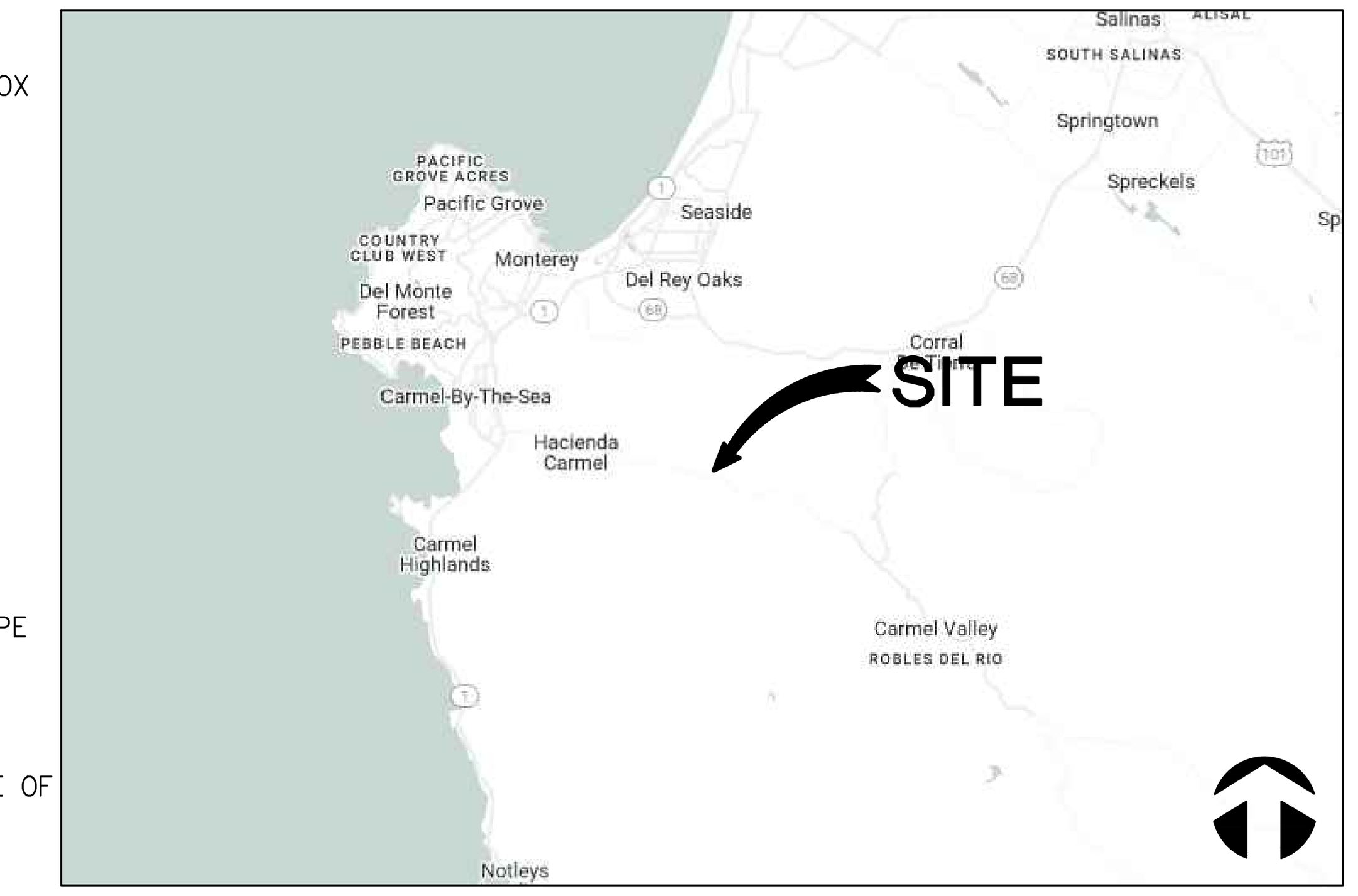
1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL ENGINEERING REPORT FOR CARMEL VALLEY MANOR IMPROVEMENTS.
   BY EARTH SYSTEMS, DATED DECEMBER 24, 2024, PROJECT NO. 306876-001
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, 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

Symbol	Description
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



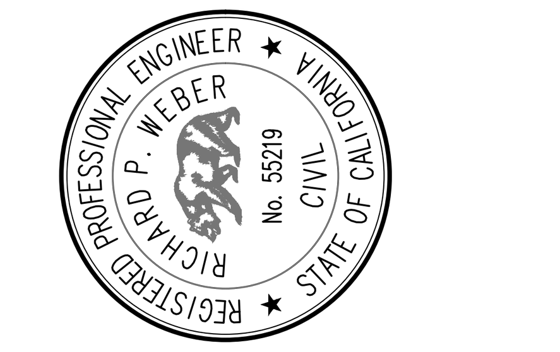
VICINITY MAP

CIVIL SHEET INDEX

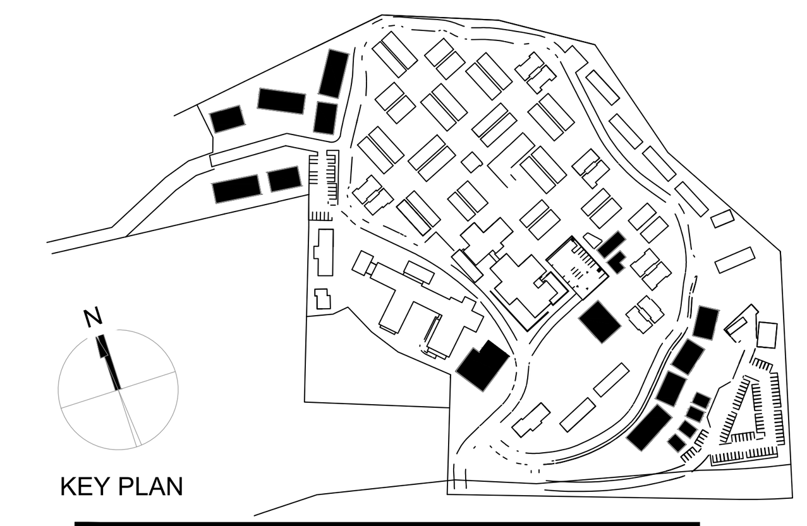
C-001	CIVIL COVER SHEET
C-002	NOTES AND DETAILS
C-003	NOTES AND DETAILS
C-010AB	HILLSIDE DUPLEXES, GUEST UNITS – DEMOLITION PLAN
C-010C	MEMORY CARE – DEMOLITION PLAN
C-010DE	FITNESS CENTER & MEETING HOUSE ADDITIONS – DEMOLITION PLAN
C-010FG	LOT DUPLEXES, UPPER DUPLEXES – DEMOLITION PLAN
C-100	CIVIL OVERALL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

SLOPE DISTURBANCE

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



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
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:
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SAN JOSE, CA 95112

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

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	

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

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

PROJECT No: 3718.04

DRAWING TITLE:

CIVIL COVER SHEET

C-001

MASTERPLAN SUBMITTAL

01/09/2025

LEGEND

- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH UTILITY AS SHOWN
- REMOVE TREE (24)
- 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. 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

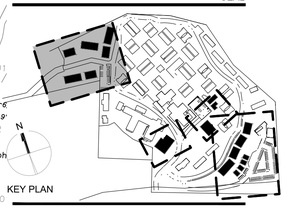
DEMOLITION NOTE:

CONTRACTOR SHALL LOCATE EXISTING SEPTIC TANKS AND LEACH FIELDS FOR 5 RESIDENCES AND ABANDON IN ACCORDANCE WITH M.C. LAMP STANDARDS.

811 Know what's below. Call before you dig.

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	10/15/2025

SEAL



KEY PLAN

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Owner:
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MONTEREY, CA 93940

Geotechnical Engineer:
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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:

LOT DUPLEXES, UPPER DUPLEXES - DEMOLISH PLAN

C-010FG

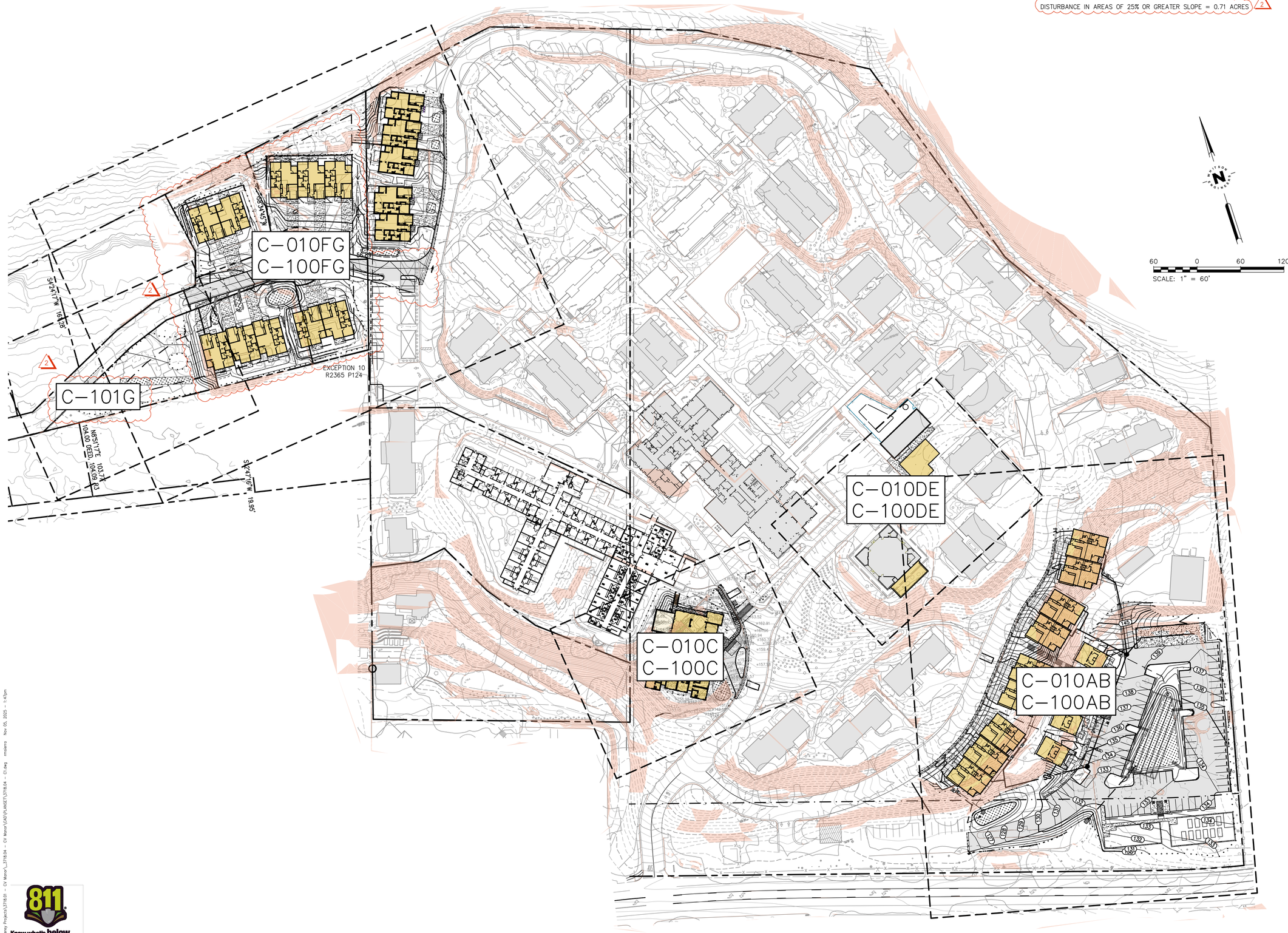
MASTERPLAN SUBMITTAL

01/09/2025

SLOPE DISTURBANCE

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

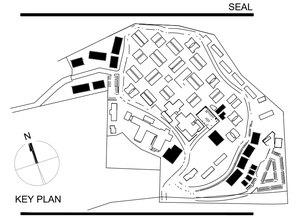
No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



60 0 60 120

SCALE: 1" = 60'

SEAL



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SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

CIVIL OVERALL SITE PLAN

C-100

MASTERPLAN SUBMITTAL

01/09/2025

811 Know what's below. Call before you dig.

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. EMERGENCY VEHICLE ACCESS GATE WITH KNOX BOX

LOS ARBOLES DR

EXISTING WALL TO REMAIN

EX. WALL TO REMAIN

10.00' UTILITY EASEMENT

PROPOSED PROPERTY BOUNDARY LINE BY SEPARATE INSTRUMENT

PROPERTY LINE TO BE REMOVED BY SEPARATE INSTRUMENT

PROPERTY LINE TO BE REMOVED BY SEPARATE INSTRUMENT

PROPERTY LINE TO BE REMOVED BY SEPARATE INSTRUMENT

PROPERTY LINE TO BE REMOVED BY SEPARATE INSTRUMENT

PROPERTY LINE TO BE REMOVED BY SEPARATE INSTRUMENT

G1 — FFE 188.5 — 192.5 TW — 188.38 FS — 188.50 FS — 188.45 FS — 187.70 FS

G2 — FFE 197.0 — 203.5 TW — 188.94 FS — 196.97 FS — 196.98 FS — 196.28

FFE 202.5 — 202.24 FS — 202.16 FS

FFE 201.50 — 201.31 FS — 201.07 FS

FFE 200.0 — 199.92 FS — 199.49 FS

FFE 196.96 — 199.22 FS — 196.77 FS — 196.81 FS — 197.73 FS

FFE 195.57 — 196.88 FS — 195.56 FS — 195.55 FS — 195.18 FS

G4 — FFE 183.25 — FFE 184.25 — 183.25 FS — 184.25 FS — 183.18 FS — 182.32 FS

G3 — FFE 186.4 — 186.10 FS — 186.40 FS

189.36 FS — 189.77 FS — 191.50 FS

(190.51±) — (190.78±) — (191.49±)

RE–STRIPE PARKING

6.00' PG&E EASEMENT

EXCEPTION 10
R2365 P124

10.00' PG&E EASEMENT

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

SEAL

KEY PLAN

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

Owner:
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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: 3718.04

DRAWING TITLE:

GRADING AND DRAINAGE PLAN LOT DUPLEXES UPPER DUPLEXES

C-100FG

MASTERPLAN SUBMITTAL

01/09/2025

Know what's below. Call before you dig.

SCALE: 1" = 20'

I:\Monterey Projects\3718.01 – CV Manor_3718.04 – CV Manor\CAD\PLANSET\3718.04 – C1.dwg mmeiers Nov 07, 2025 – 1:38pm

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. EMERGENCY VEHICLE ACCESS GATE WITH KNOX BOX ⟨2⟩

S4°24'17"W 161.28'

(177.03±)

(174.73±)

15.8'

R30'

R30'

55' - 57' OVERALL LOAD BEARING

176.69 FS

176.97 FS

176.35 FS

176.71 FS

3.5%

1.6%

16

Asph.

Conc.

Pavers

Under Construction

Dense Trees Ground Not Visible

Piles

Shed

14" OAK

8" OAK

NO SIGNAL FROM LIGHTS

Know what's below. Call before you dig. 811

SCALE: 1" = 10'

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

SEAL

KEY PLAN

Whitson ENGINEERS

Civil Engineering
Land Surveying
831.649.522
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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 LOS ARBOLES DR. FD TURNAROUND

C-101G

MASTERPLAN SUBMITTAL

01/09/2025

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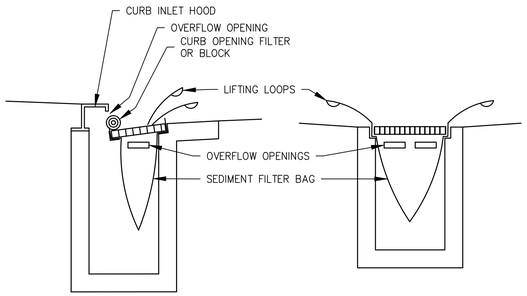
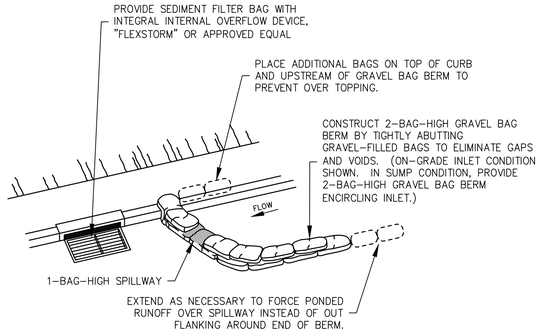
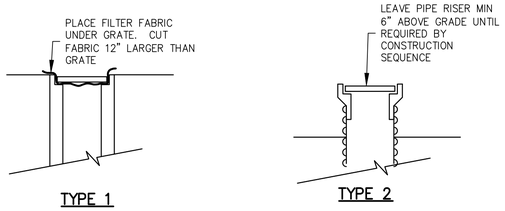


TYPE 5 (COMBINATION INLET)

TYPE 5 (FLAT GRATE INLET)



TYPE 3



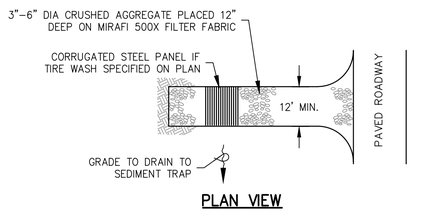
TYPE 1

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

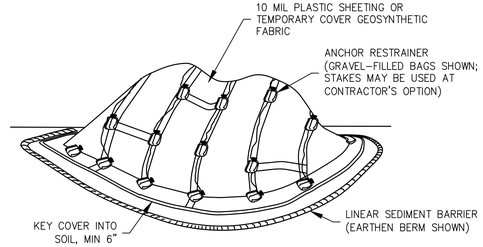
SCALE: NONE



PLAN VIEW

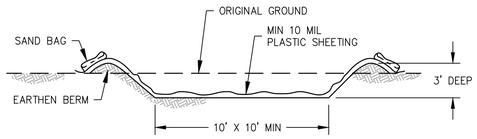
TC-1 -- STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



WM-3 -- TEMPORARY COVER ON STOCKPILE

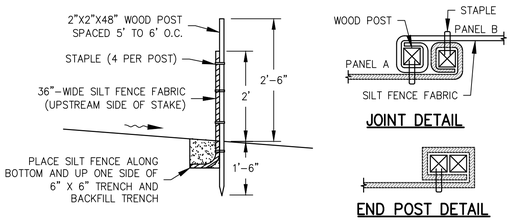
SCALE: NONE



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



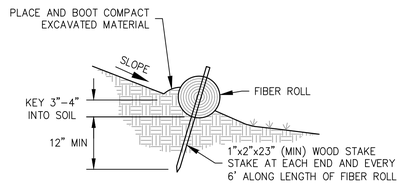
JOINT DETAIL

END POST DETAIL

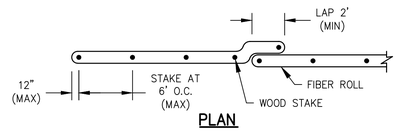
NOTES:
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

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: 5.7 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

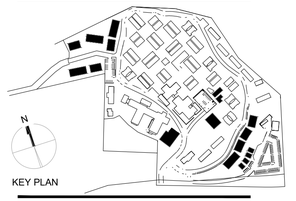
1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS 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

SEAL



KEY PLAN

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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: 3718.04

DRAWING TITLE:

EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS

C-200

MASTERPLAN SUBMITTAL

01/09/2025

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
	–	PERMANENT STORMWATER CONTROL MEASURE (SCM): SEE PROTECTION NOTES HEREON

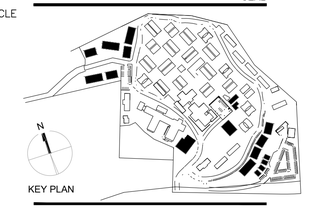
BIORETENTION PONDS
CONSTRUCTION SCHEDULING AND POLLUTION PROTECTION

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.

80 0 80 160 240 Feet
SCALE: 1" = 80'

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

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: 3718.04

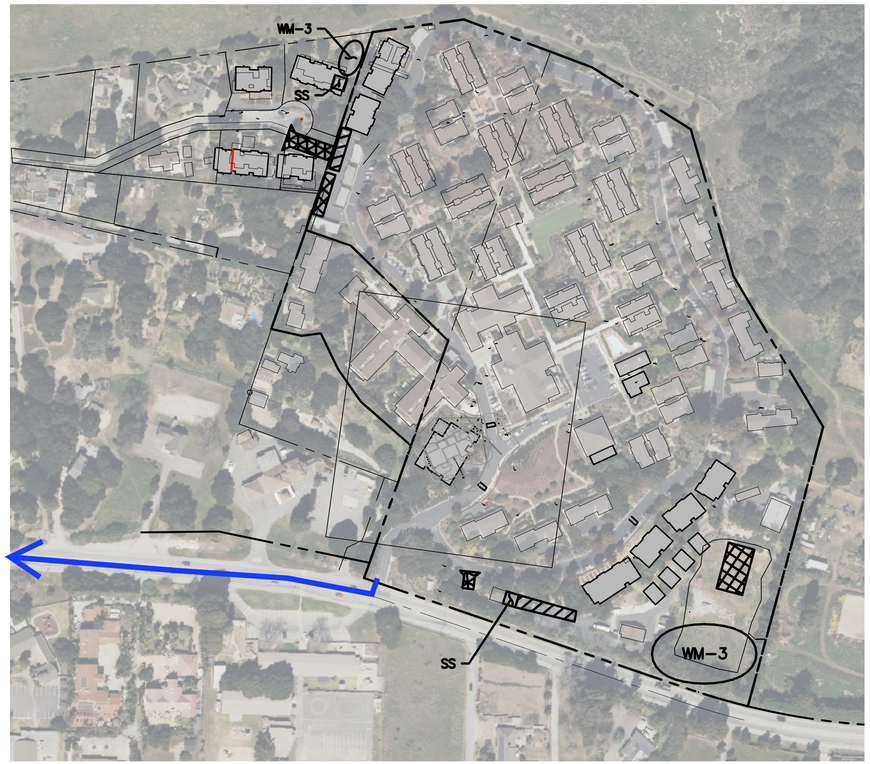
DRAWING TITLE:

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

C-202

MASTERPLAN SUBMITTAL

01/09/2025



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

8,850 CY CUT
8,850 CY FILL
2
BALANCED SITE

CONSTRUCTION COORDINATOR

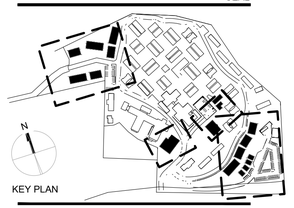
CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED 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.

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	10/15/2025

SEAL



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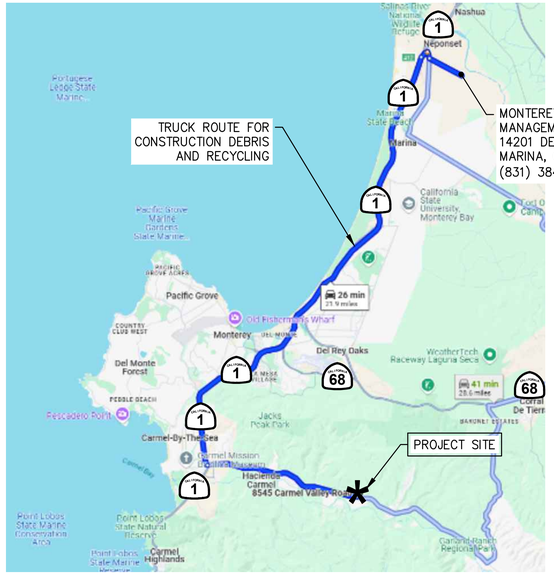
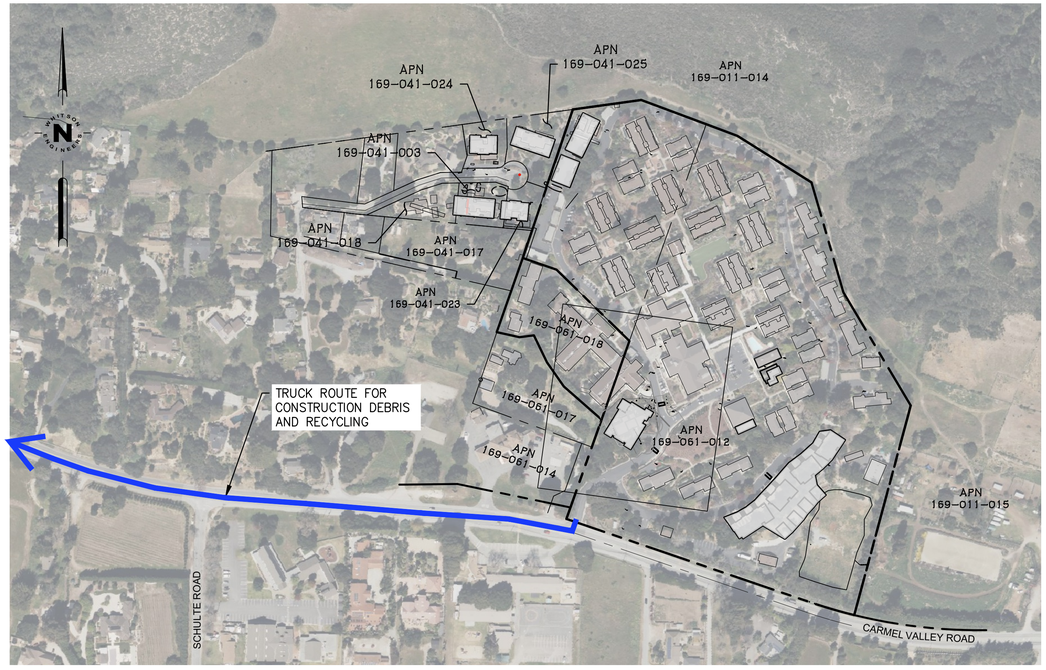
A CM1 CONSTRUCTION SITE PLAN
SCALE: 1"=150'



B CM1 TRUCK ROUTING PLAN
SCALE: 1"=5,000'



C CM1 OVERALL SITE PLAN
SCALE: 1"=200'

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

CONSTRUCTION MANAGEMENT PLAN

C-300

MASTERPLAN SUBMITTAL

01/09/2025

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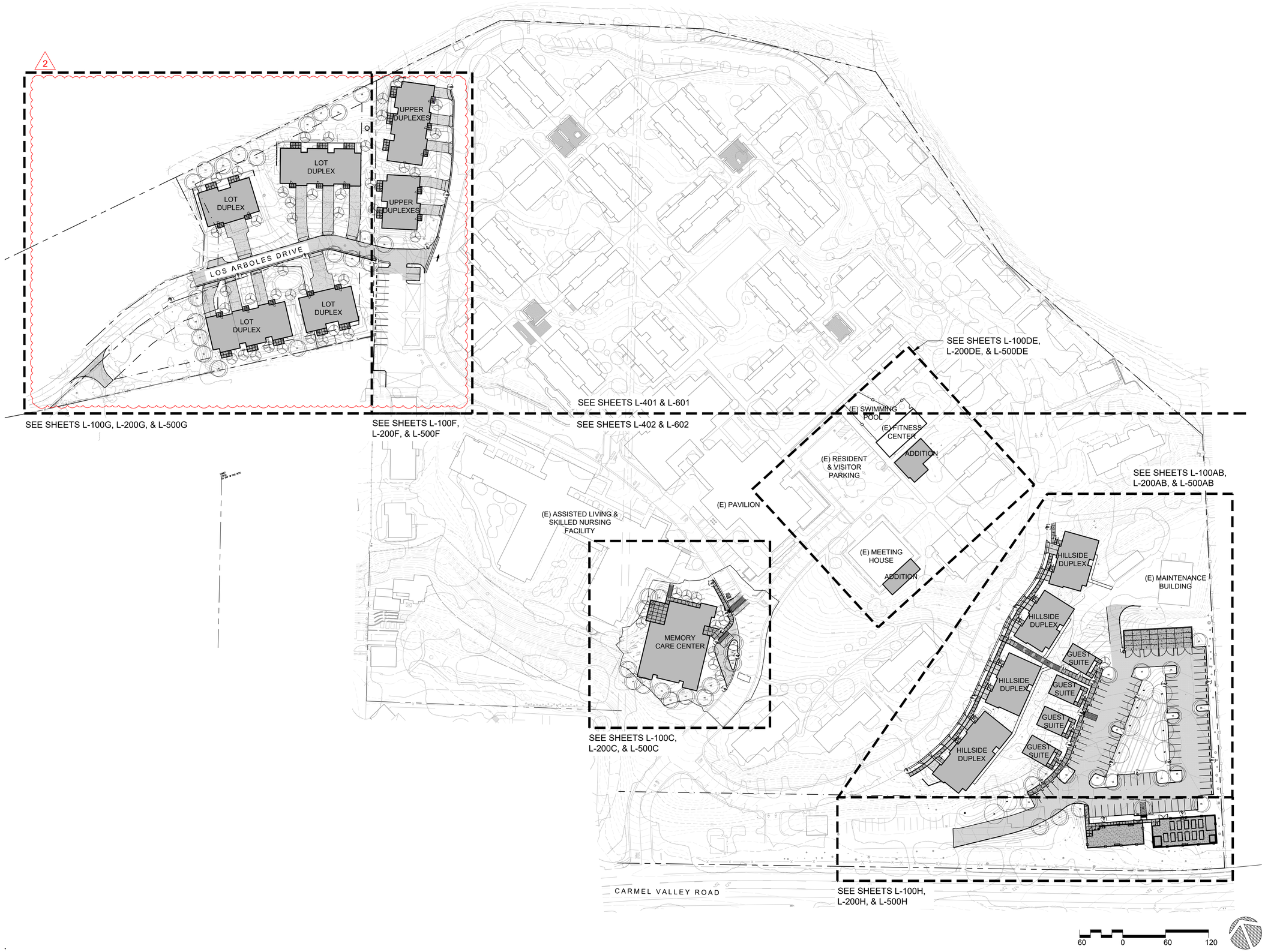
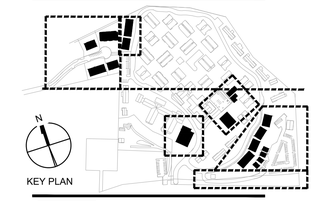


No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025

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:

LANDSCAPE OVERALL SITE PLAN

L-002

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	X
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	X
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	X
110	20	Coast Live Oak	X	Fair	X
111	40	Monterey Pine		Fair	X
112	8	Coast Live Oak	X	Fair	
113	9	Coast Live Oak	X	Fair	X
114	9	Coast Live Oak	X	Poor	X
115	11	Coast Live Oak	X	Fair	X
116	9	Coast Live Oak	X	Fair	X
117	11	Coast Live Oak	X	Fair	X
118	6	Coast Live Oak	X	Fair	X
119	7	Coast Live Oak	X	Poor	X
120	16	Coast Live Oak	X	Fair	X
121	6	Coast Live Oak	X	Fair	X
122	10	Coast Live Oak	X	Poor	
123	8	Coast Live Oak	X	Fair	
124	26	Coast Live Oak	X	Good	X
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	
129	30	Coast Live Oak	X	Fair	
130	42	Coast Live Oak	X	Fair	
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	X
145	18	Coast Live Oak	X	Fair	X
146	20	Coast Live Oak	X	Fair	X
147	13	Coast Live Oak	X	Fair	X
148	12	Coast Live Oak	X	Poor	X
149	28	Coast Live Oak	X	Fair	X
150	30	Coast Live Oak	X	Fair	X
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	
224	18	Coast Live Oak	X	Poor	
225	8	Coast Live Oak	X	Poor	
226	8	Coast Live Oak	X	Fair	
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*:	81 Oaks, 3 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

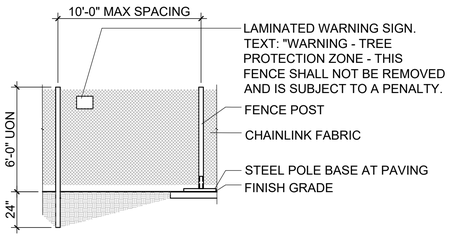
1. Summary: (84) Trees to be Removed, including (81) Coast Live Oaks; (43) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
2. Accuracy of existing tree locations, count, and mitigation replacement is not guaranteed.
3. At the recommendation of the Project 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 October 30, 2025.
5. See Tree Mitigation Plan.

2

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.
9. Contractor to hand-excavate swale between F-Unit Upper Duplexes and Unit G2 Lot Duplex and protect roots of Trees #122-123 and #125-126 to greatest extent possible. See Sheet L-100G, see Civil Drawings.

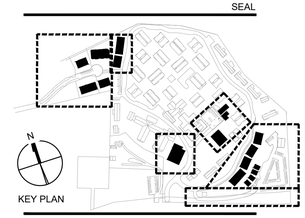
2



(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

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:

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

TREE REMOVAL NOTES

1. Summary: (84) Trees to be Removed, including (81) Coast Live Oaks; (43) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
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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

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:

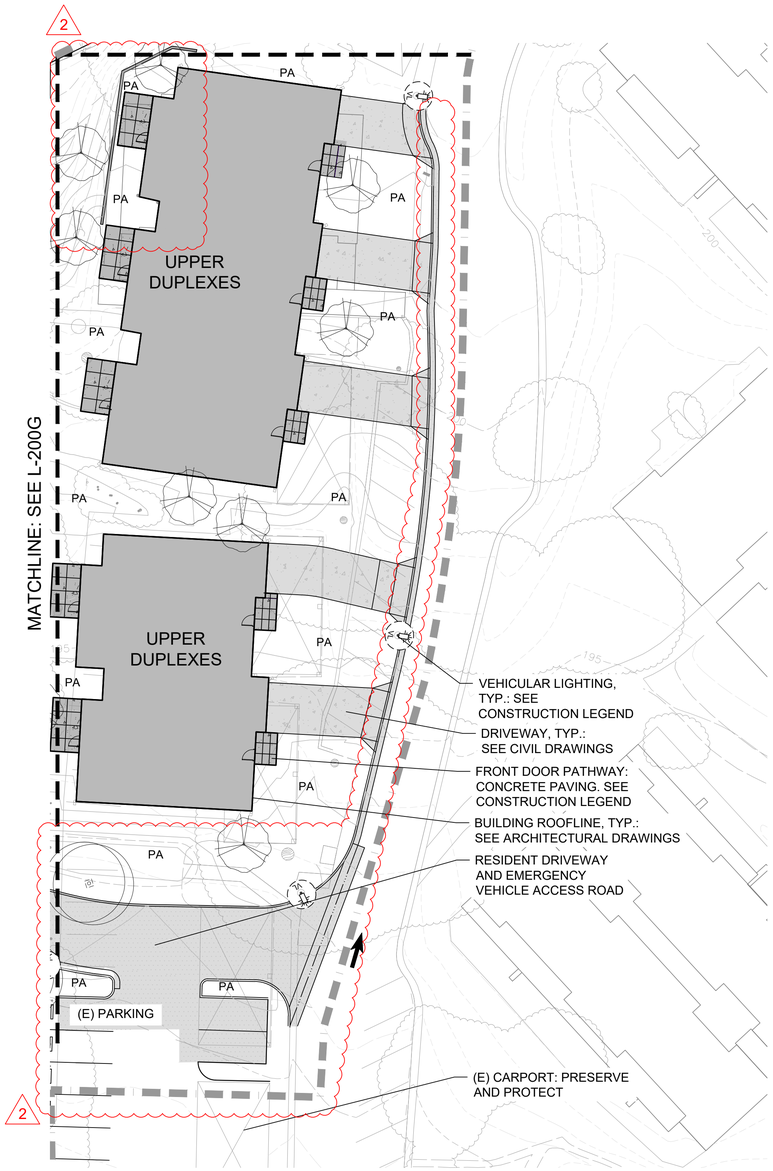
5 LOT DUPLEXES -
TREE DISPOSITION
PLAN

20 0 20 40

L-100G

MASTERPLAN SUBMITTAL

01/09/2025



LANDSCAPE SITE PLAN LEGEND

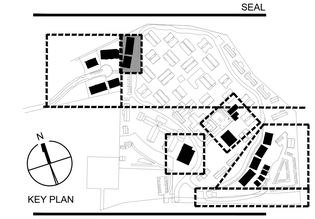
- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
- Vehicular Concrete Paving: See Civil Drawings
- Asphalt Paving: See Civil Drawings
- 5' Tall Tubular Steel Fence: 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
- PA — 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
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
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SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

UPPER DUPLEXES - LANDSCAPE SITE PLAN

L-200F

MASTERPLAN SUBMITTAL

01/09/2025

20 0 20 40

LANDSCAPE SITE PLAN LEGEND

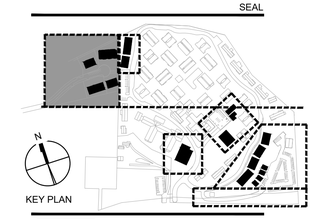
- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
- Vehicular Concrete Paving: See Civil Drawings
- Asphalt Paving: See Civil Drawings
- 5' Tall Tubular Steel Fence: 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
- PA — 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
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



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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:

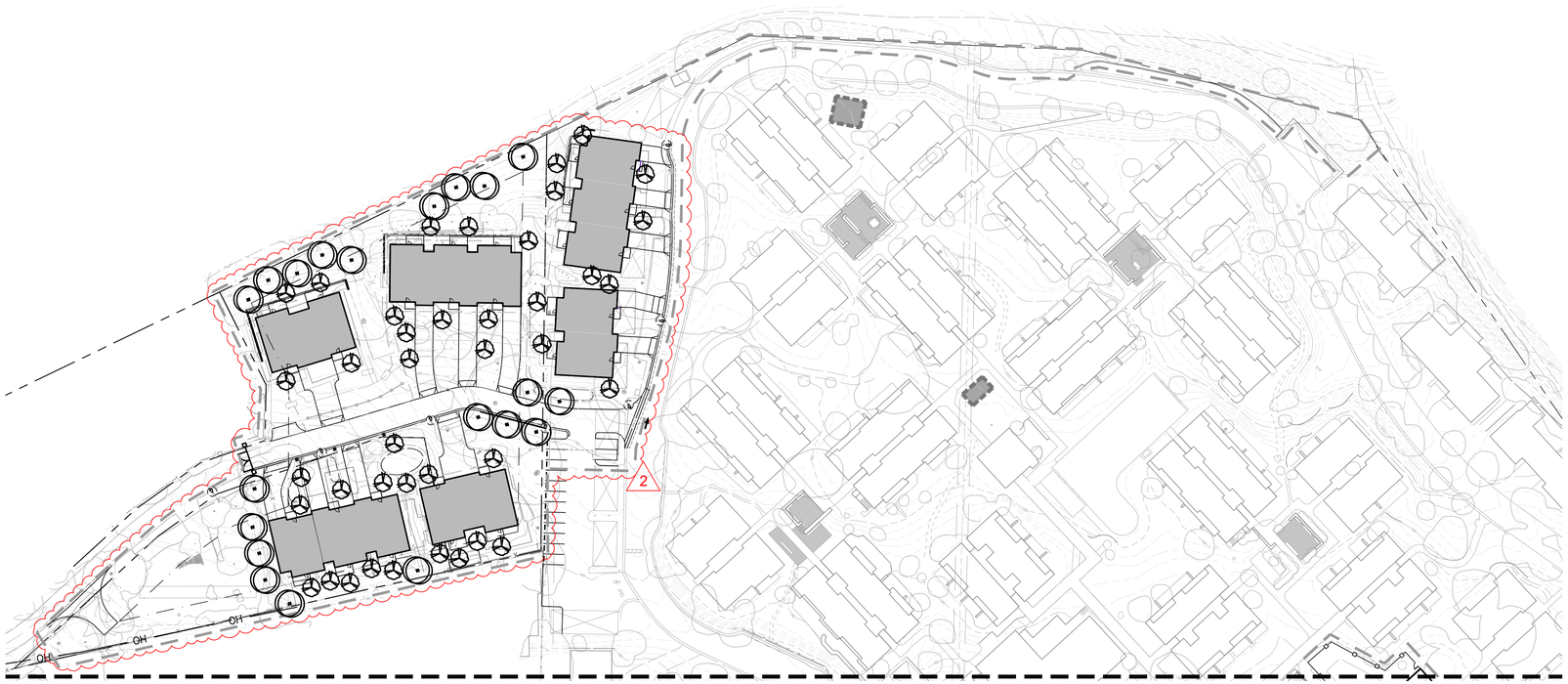
5 LOT DUPLEXES - LANDSCAPE SITE PLAN

L-200G

MASTERPLAN SUBMITTAL

01/09/2025

20 0 20 40



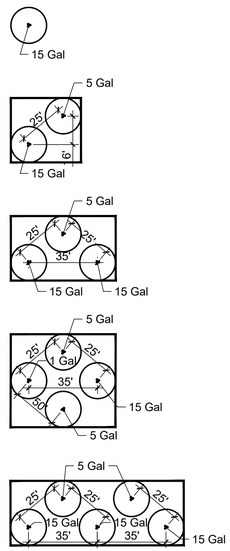
MATCHLINE: SEE L-402

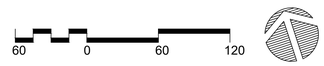
TREE MITIGATION LEGEND

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

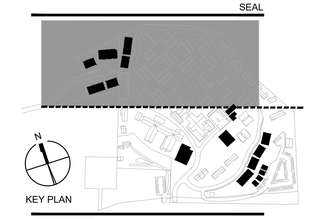
TREE MITIGATION GROUPINGS





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

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:

TREE MITIGATION PLANTING PLAN

L-401

MASTERPLAN SUBMITTAL

01/09/2025

PRELIMINARY WATER CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name: Carmel Valley Manor — Status: — Calc By: MH/NL
Project Number: 2024.42 — Date: 11/06/2025

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	320	39.51	1217.34
Z2 Trees (L-M)	0.35	b	0.81	0.43	470	203.09	6257.90
Z3 Vegetative Screening (L-M)	0.35	s	0.75	0.47	15,390	7182.00	221306.15
Z4 Entry/Common Areas (L)	0.2	s	0.75	0.27	75,550	20146.67	620799.39
Z5 Parking Areas (L)	0.1	s	0.75	0.13	17,985	2398.00	73891.97
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	9,755	1300.67	40078.74
Z8 Native Hydroseed (VL-L)	0.1	s	0.75	0.13	1,570	209.33	6450.40
				Totals	(A) 130,130	(B) 35721.26	1100714.88
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)	1100714.88
						Maximum Allowed Water Allowance (MAWA)[e] (Gallons)	1804421.62
						ETWU (Acre Feet)	3.38
						MAWA (Acre Feet)	5.54

Hydrozone / Planting	*Irrigation Method*	*Irrigation Efficiency*
Identify water use as:	*b bubbler*	*0.75 sprinklers- spray, rotor, stream*
Very low / low / moderate / high / mixed	*d drip*	*0.81 drip, dripline, multi-outlet*
	s sprinkler	*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)	35721.26
Total Area	(A)	130130.00
Average ETAF	**B ÷ A**	0.27

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)	35721.26
Total Area	(A+C)	130130.00
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.27

2

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

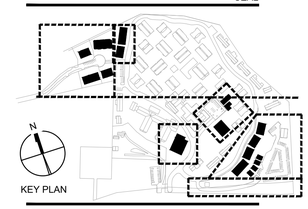
WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. 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

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:
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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

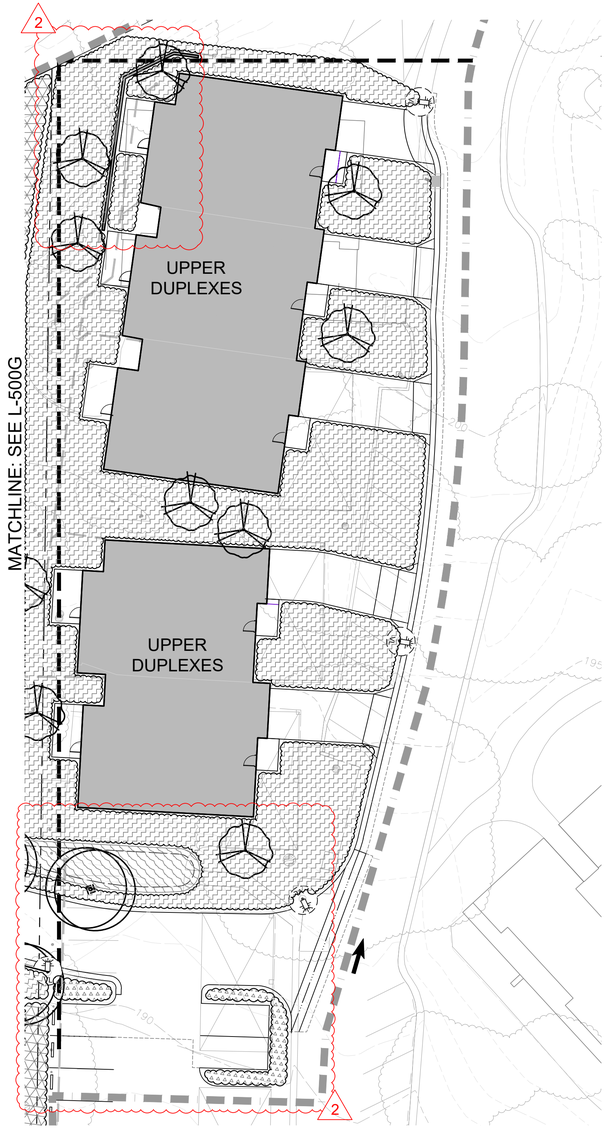
DRAWING TITLE:

PLANTING LEGEND & NOTES

L-500

MASTERPLAN SUBMITTAL

01/09/2025



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
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	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
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	Ceanothus spp.	California Lilac	L	5 Gal
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	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

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	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
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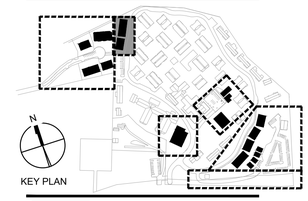
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

20 0 20 40

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

SEAL



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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:
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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 DUPLEXES - PLANTING PLAN

L-500F

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
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	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)
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	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
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	Heuchera maxima cvs.	Island Alum Root
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	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

* WATER USE CATEGORY (WUC) KEY

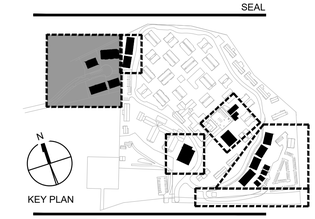
WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

SEE SHEET L-500 FOR COMPLETE PLANTING LEGEND
SEE SHEETS L-401 & L-402 FOR TREE MITIGATION PLANTING

20 40

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

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

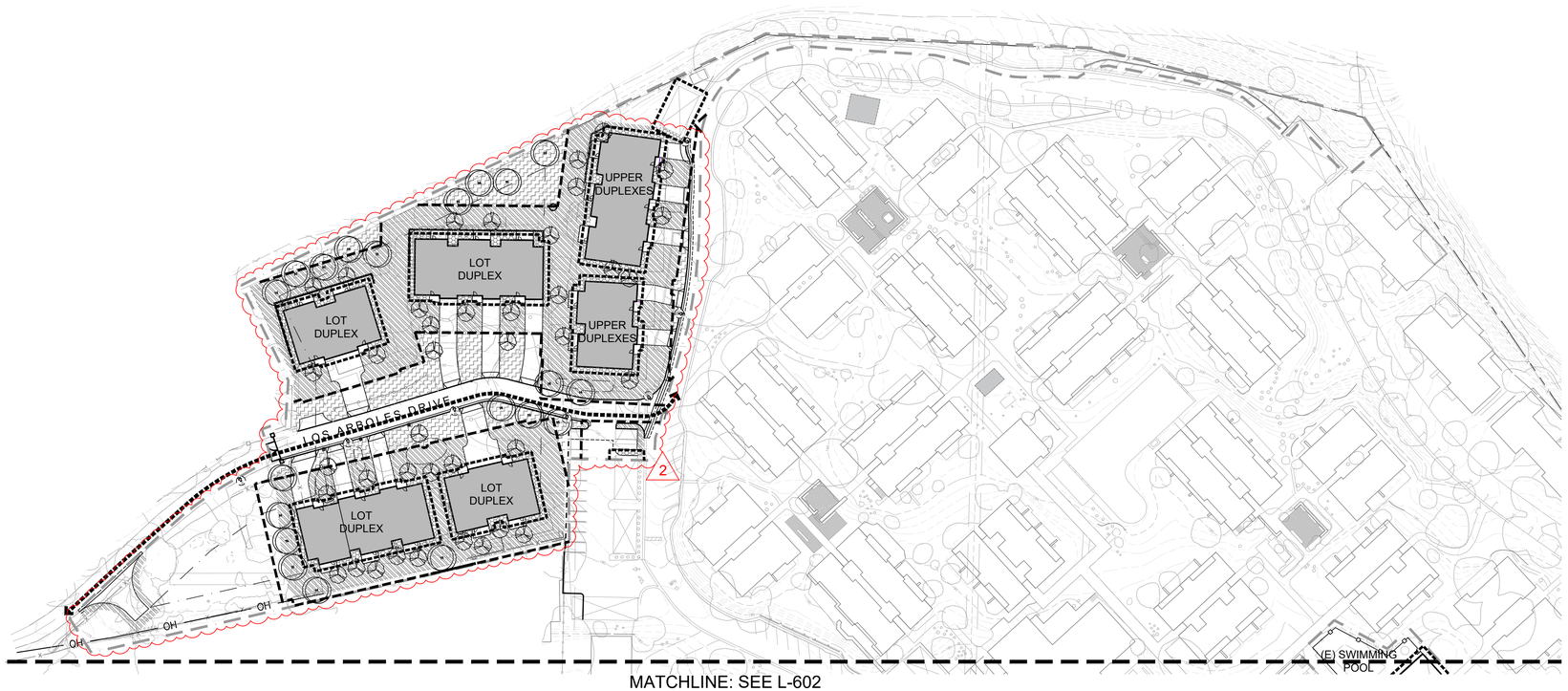
DRAWING TITLE:

5 LOT DUPLEXES - PLANTING PLAN

L-500G

MASTERPLAN SUBMITTAL

01/09/2025



MATCHLINE: SEE L-602

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

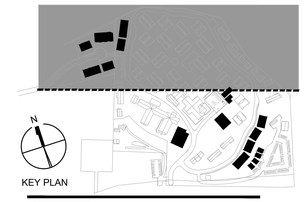
Zone 2: "Management Zone" (30'+ from Structures)

- 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
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



KEY PLAN

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MONTEREY, CALIFORNIA 93940
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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-601

MASTERPLAN SUBMITTAL

01/09/2025

Exhibit C

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LIB130209

PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

May 19, 2013

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

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

Dear Mr. Rasmussen:

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

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

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

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

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

Monterey County Register of Historic Resources Significance

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

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

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

Please contact me with any questions regarding this matter.

Sincerely,

Seth Bergstein

Seth A. Bergstein
Principal

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

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

Exhibit D

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CARMEL VALLEY MANOR MASTER PLAN
PHASE TWO HISTORIC ASSESSMENT REPORT

Prepared for:

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

Prepared by:

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

PAST
CONSULTANTS LLC

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Appendices:

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**).

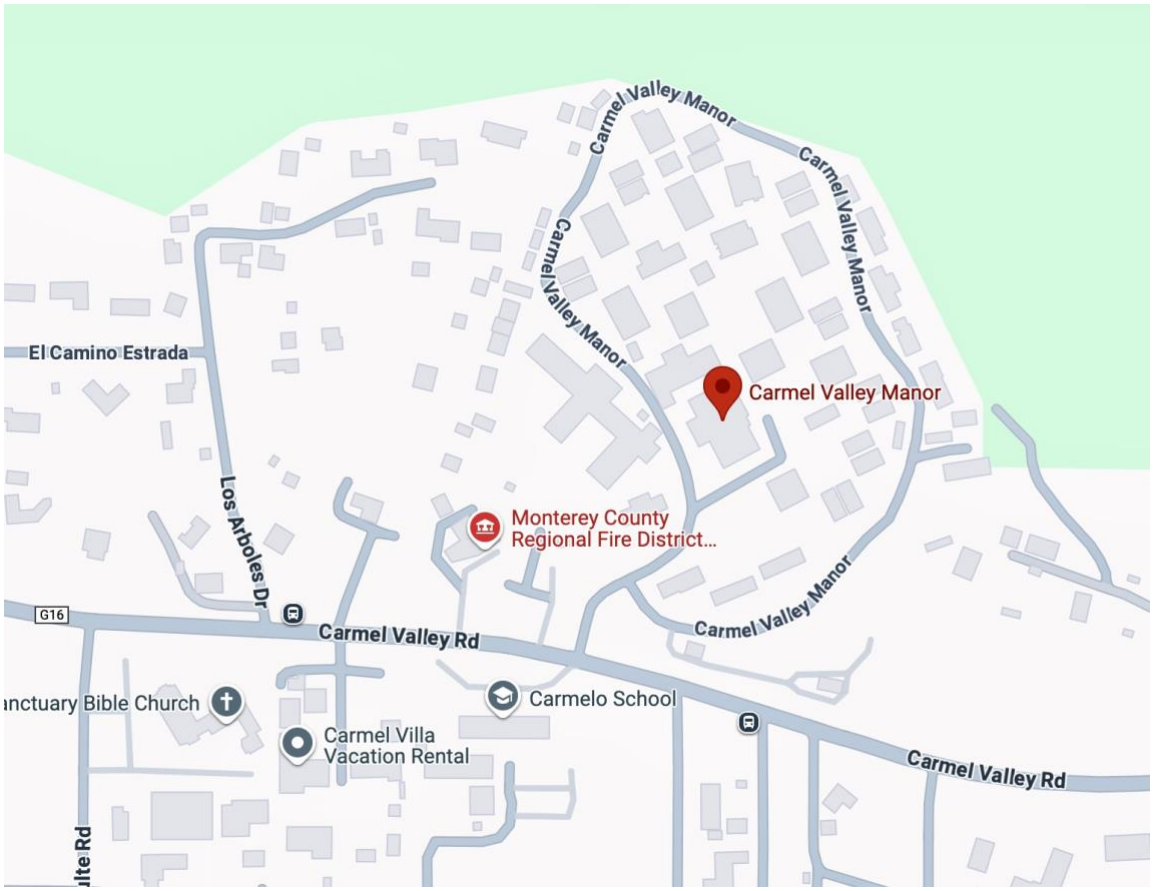


Figure 1. Project Location.

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

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

Regulatory Agency
Monterey County Planning Department
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901

Architecture and Design
Nick Hendrickson, AIA, Associate Principal
Perkins Eastman
601 California St., Suite 1600
San Francisco, CA 94108

Planning Consultant
Joel R. Panzer, Member
Maureen Wruck Planning Consultant, LLC
21 West Alisal Street, Suite 111
Salinas, CA 93901

Historic Preservation Consultant
PAST Consultants, LLC
P.O. Box 721
Pacific Grove, California 93950
Architectural Historian and Report Author: Seth Bergstein

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

Methodology

Project Meetings and Site Visits

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

Design Review Process

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

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

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

Previous Studies

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

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

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

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

Property Registration

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

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

Proposed Project

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

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

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

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

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

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

New building construction includes:

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

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

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

2.0 HISTORICAL BACKGROUND

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

Noel Sullivan and Hollow Hills Farm

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

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

Construction of Carmel Valley Manor

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

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

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

3.0 DESCRIPTION OF THE HISTORIC RESOURCE

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

Architectural Design of Carmel Valley Manor

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

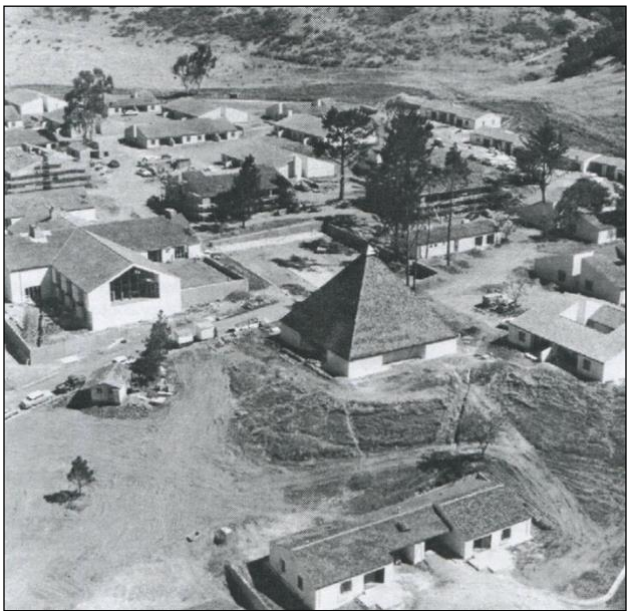


Figure 5. Early view of Carmel Valley Manor after completion of the buildings.

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

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

Additions and Alterations to the Manor Site and Individual Buildings

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

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

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

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

4.0 EVALUATION OF HISTORIC SIGNIFICANCE

National Register and California Register Significance

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

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

Monterey County Register of Historic Resources Significance

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

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

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

5.0 IMPACTS OF PROPOSED PROJECT

The Secretary of the Interior's Standards

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

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

The ten *Standards* for rehabilitation are:

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

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

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

Evaluation of Proposed Alterations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Southeast of Core Campus

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

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

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

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

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

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

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

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

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

Memory Care Facility

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

Figure 10. Site of proposed Memory Care Facility.

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

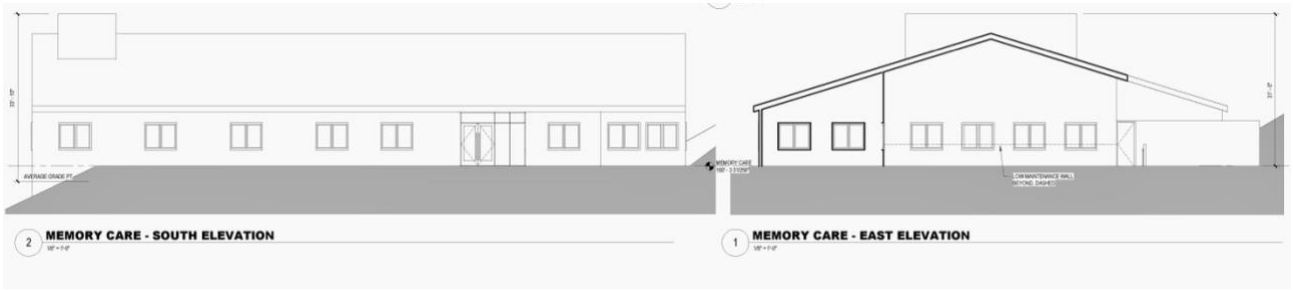


Figure 11. Elevations of proposed Memory Care Facility, taken from Sheet A-11C of the Carmel Valley Master Plan design submittal.

Northwest Upper Campus

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

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

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

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

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

Los Arboles Drive

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

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

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

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

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

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

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

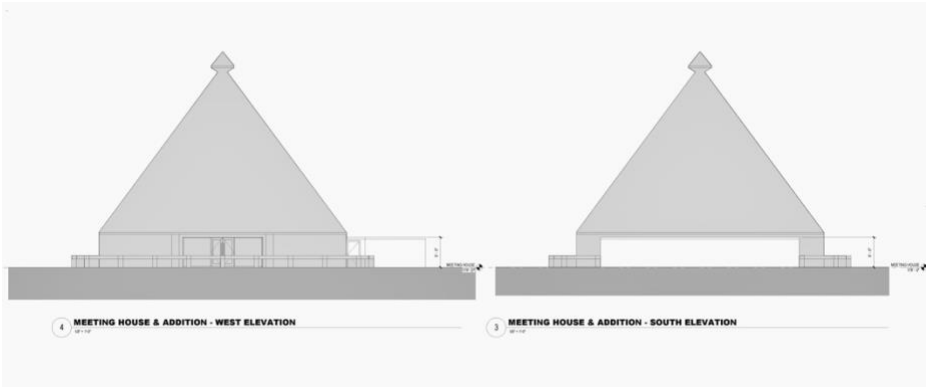
Alterations within the Core Campus

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

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

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

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



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

Standard 9: Conclusions

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

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

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

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

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

6.0 MITIGATIONS

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

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

APPENDICES

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

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

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

P1. Other Identifier:

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

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

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

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

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

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

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

See Continuation Sheets, pages 3 – 17.

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

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

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

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

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

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

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

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

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

***P11. Report Citation:** None

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3S

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

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

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

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

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

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

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

***B12. References:**

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

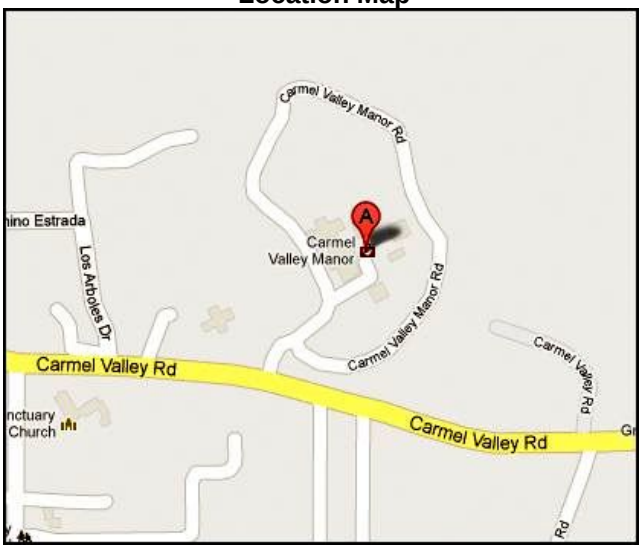
B13. Remarks:

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

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

(This space reserved for official comments.)

Location Map



P3a. Description: Site Plan

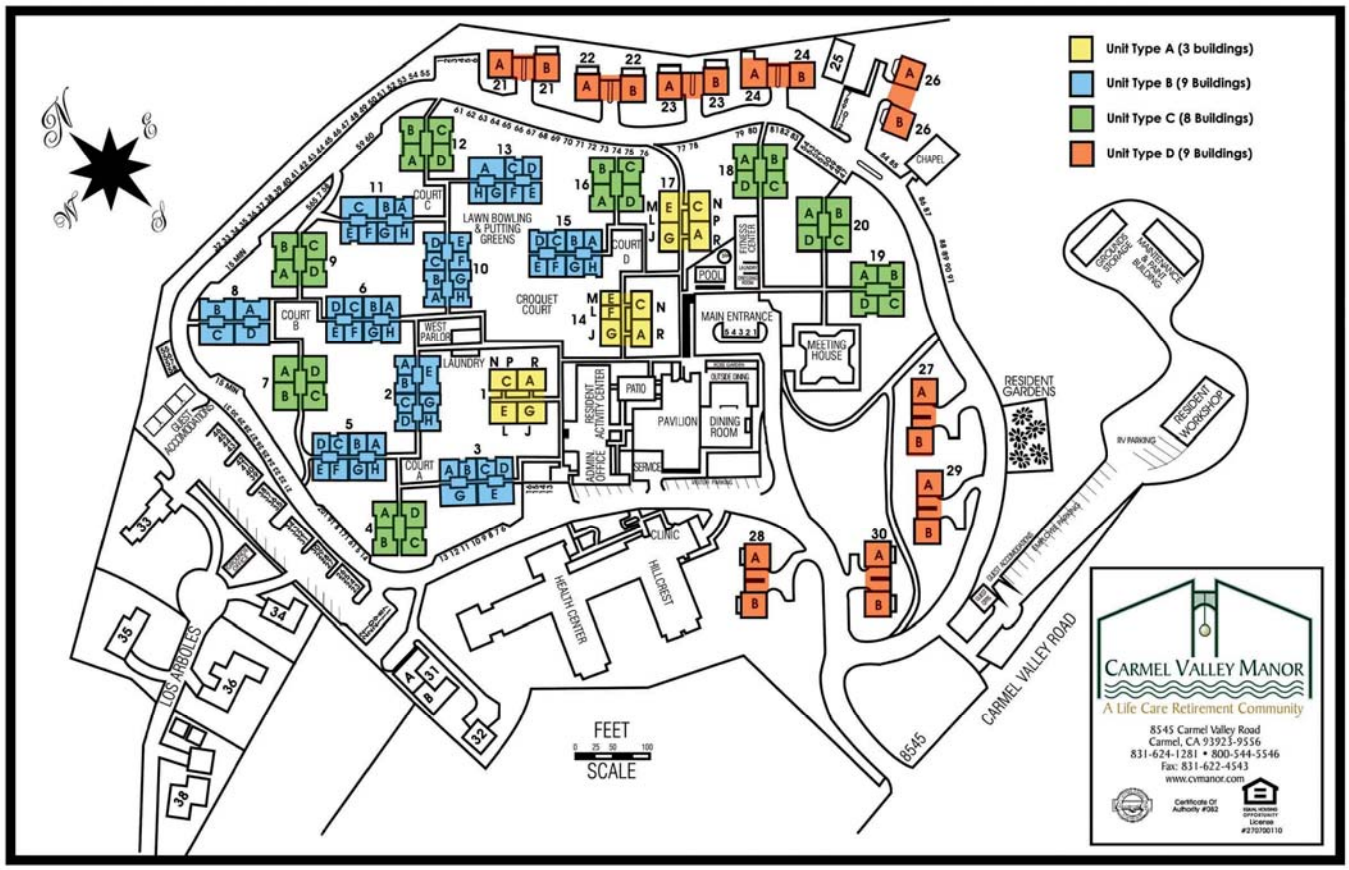


Figure 1. Carmel Valley Manor site plan.

P3a. Description: Site

Figures 2 through 13 show views of the site.

Figure 2. Looking northeast toward Pavilion Building.

Figure 3. Pavilion Building left; Meeting House right.

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

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

P3a. Description: Site

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

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

Figure 8. Typical cluster of buildings around open courtyard.

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

P3a. Description: Site

Figure 10. Covered walk leading to Pavilion Building.

Figure 11. Typical light standard.

Figure 12. Typical covered parking area.

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

P3a. Description: Site

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

Figure 14. Hollow Hills Chapel.

Figure 15. Bldg. 25 constructed of adobe.

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

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

P3a. Description: Site

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

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

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

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

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

P3a. Description: Site Character-defining Features

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

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

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

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

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

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

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

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

P3a. Description: Buildings. Meeting House

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

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

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

Meeting House: Character-defining Features

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

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

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

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

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

Fitness Center: Remaining Character-defining Features

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

P3a. Description: Buildings. West Parlor/Laundry Building

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

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

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

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

West Parlor/Laundry: Character-defining Features

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

P3a. Description: Buildings. Building Type A

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

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

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

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

Building Type A: Character-defining Features

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

P3a. Description: Buildings. Building Type B

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

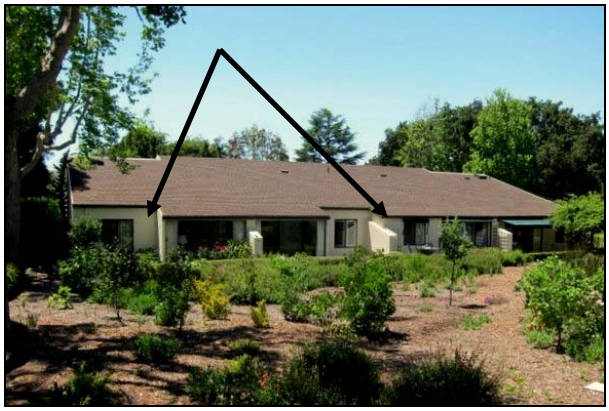


Figure 30. Bldg. 3 outer wall extensions shown with arrows.

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

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

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

Building Type B: Character-defining Features

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

P3a. Description: Buildings. Building Type C

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

Figure 33. Courtyard of Bldg. 7.

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

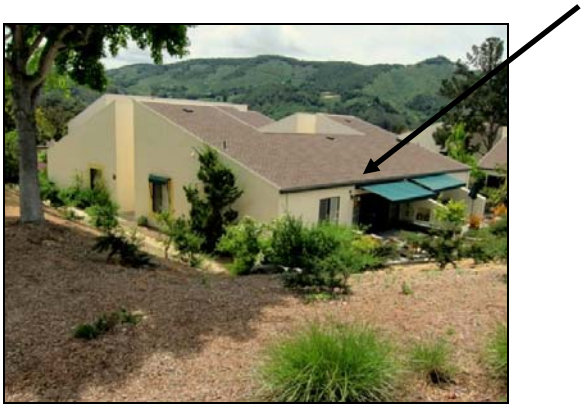


Figure 34. Overall view of Bldg. 18 with full outer wall extension (arrow).

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

Building Type C: Character-defining Features

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

P3a. Description: Buildings. Building Type D

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

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

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

Figure 37. Bldg 29 conversion of garage to study.

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

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

Building Type D: Character-defining Features

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

B10. Significance:

Noel Sullivan and Hollow Hills Farm

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

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

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

Construction of Carmel Valley Manor

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

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

B10. Significance:

Architectural Design of the Carmel Valley Manor

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

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

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

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

B10. Significance:

Additions and Alterations to the Manor Site and Individual Buildings

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

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

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

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

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

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

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

B10. Significance:

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

Alterations specific to each building type:

Building Type C:

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

Building Type D:

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

Historic Significance of the Carmel Valley Manor

National (NR) and California (CR) Register Significance

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

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

B10. Significance:

Historic Significance of the Carmel Valley Manor (continued)

Monterey County Register of Historic Resources Significance

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

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

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

Historic Integrity

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

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

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

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

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

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I. INTRODUCTION

Introduction

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

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

Purpose of the Design Guidelines

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

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

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

Organization and Limitation of the Design Guidelines

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

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

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

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

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

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

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

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

II. THE SECRETARY OF THE INTERIOR'S STANDARDS

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

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

The ten *Standards* for rehabilitation are:

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

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

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

Guidelines for Rehabilitating Historic Buildings

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

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

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

Identify, Retain, and Preserve Historic Materials and Finishes

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

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

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

Protect and Maintain Historic Materials and Finishes

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

Repair Historic Materials and Finishes

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

Replace Deteriorated Historic Materials and Finishes

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

Design for the Replacement Missing Historic Features

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

Additions/Alterations for the New Use

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

III. ARCHITECTURAL DESIGN GUIDELINES

Introduction

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

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

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

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

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

General Design Guidelines for the Four Building Types

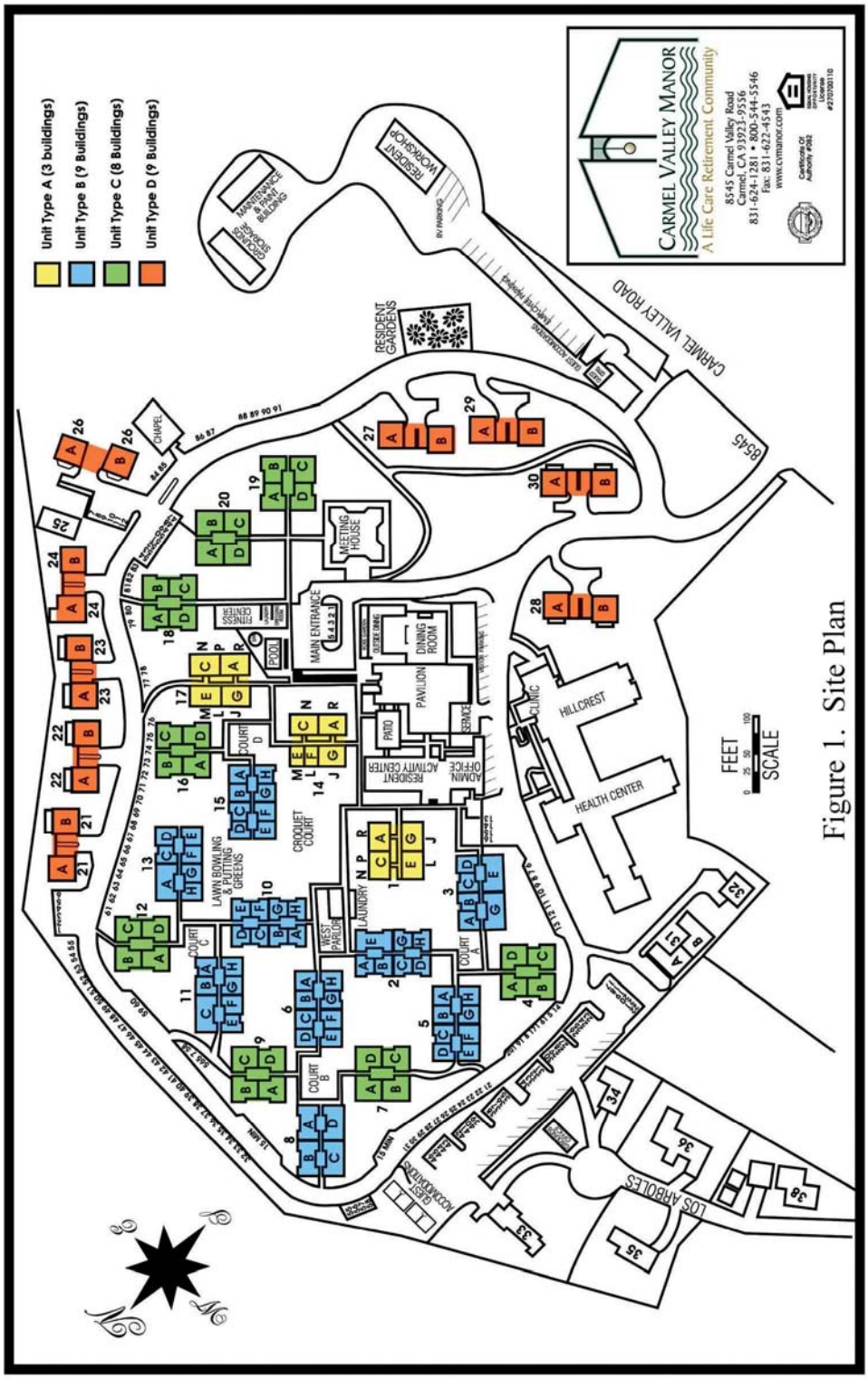
The graphic representation of the architectural design guidelines specific to each of the four building types appear on the following pages. A summary of general design guidelines applying to all four building types is presented here first.

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

7. The installation of skylights should follow these guidelines:

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

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


Unit Type A (3 buildings)
Unit Type B (9 buildings)
Unit Type C (8 buildings)
Unit Type D (9 buildings)
CARMEL VALLEY MANOR
A Life Care Retirement Community
8545 Carmel Valley Road
Carmel, CA 93923-9556
831-624-1281 • 800-544-5546
Fax: 831-622-4543
www.cvmanor.com
CARMEL VALLEY ROAD
8545
RESIDENT WORKSHOP
MAINTENANCE PAINT BUILDING
GOLF COURSE STORAGE
RESIDENT GARDENS
CHAPEL
MEETING HOUSE
MAIN ENTRANCE
DINING ROOM
PAVILION
PATIO
SERVICE
ADMIN OFFICE
RESIDENT ACTIVITY CENTER
FITNESS CENTER
POOL
CLINIC
HILLCREST
HEALTH CENTER
LAUNDRY
WEST PARLOR
LAWN BOWLING & PUTTING GREENS
CROQUET COURT
COURT A
COURT B
COURT C
COURT D
LOS ARBOLES
FEET
SCALE
Figure 1. Site Plan

Building Type A: Buildings 1, 14 and 17

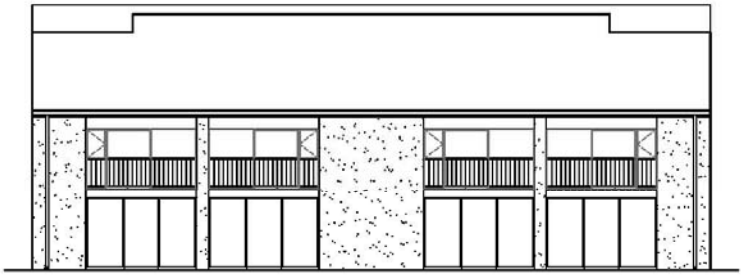

Figures 2 and 3. Typical front and side elevations of Building Type A.

Building Type A: Character-defining Features

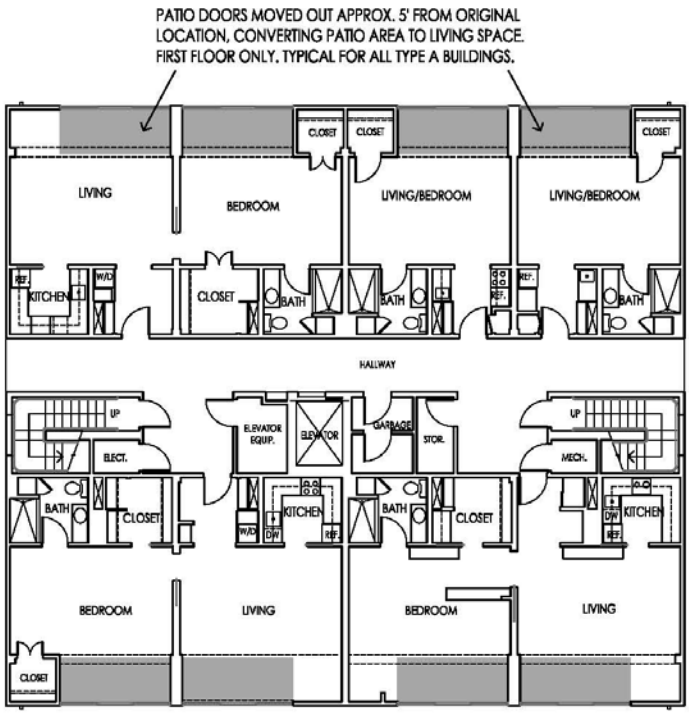
1. Paired shed roof massing with flush eaves and metal flashing at roof/wall junctions.
2. Single stairwell opening in shed end to provide light within stairwell.
3. Central pass-through connecting to paved path.
4. Two-story building with ceiling element connecting the two masses and providing second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

Building Type A: Typical Alterations Meeting the Design Guidelines

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



Elevation



First Floor Plan

BUILDING TYPE A: TYPICAL PLAN & ELEVATIONS

0 4 8 16 FT

PLAN NORTH

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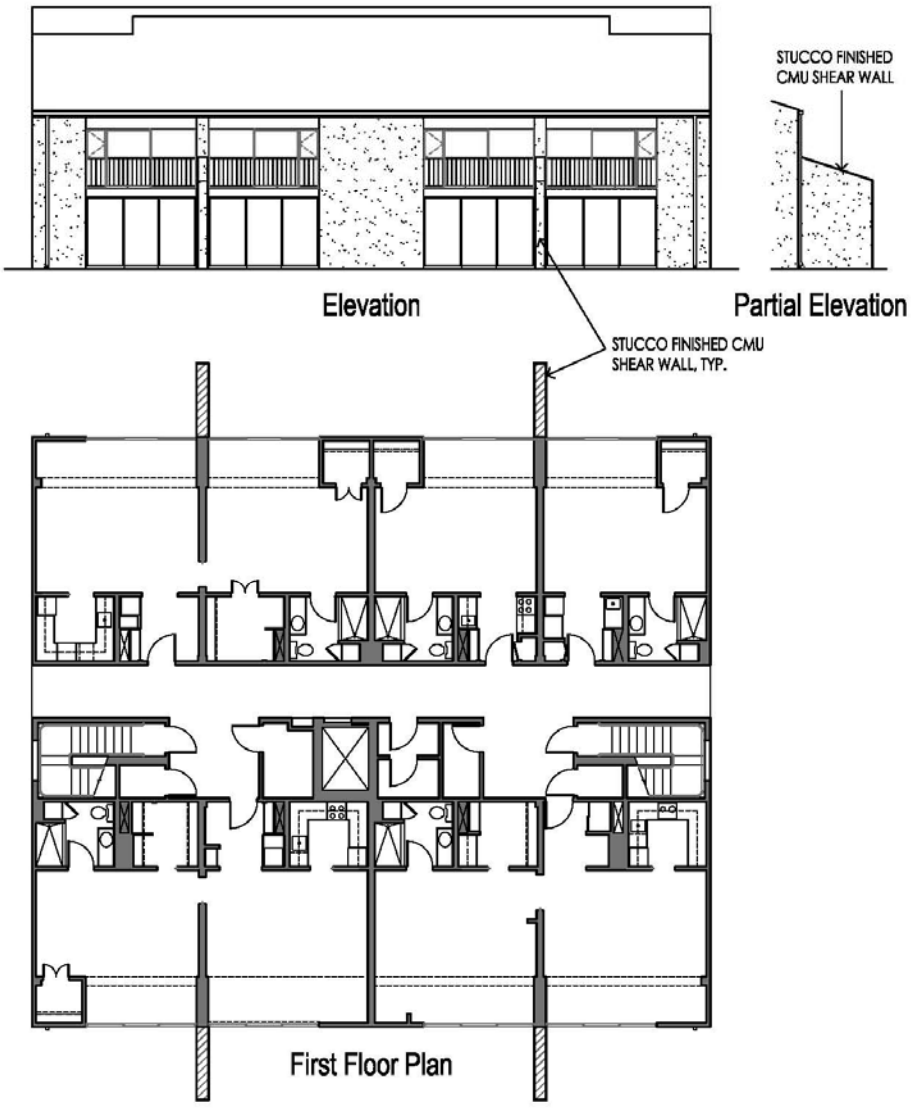

BUILDING TYPE A: ALLOWABLE ALTERATIONS

0 4 8 16FT

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

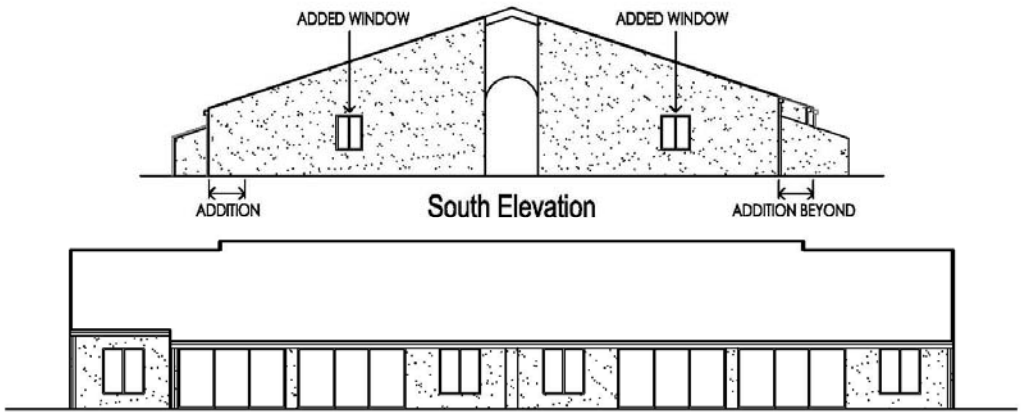
Figures 4 and 5. Typical front and side elevations of Building Type B.

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.

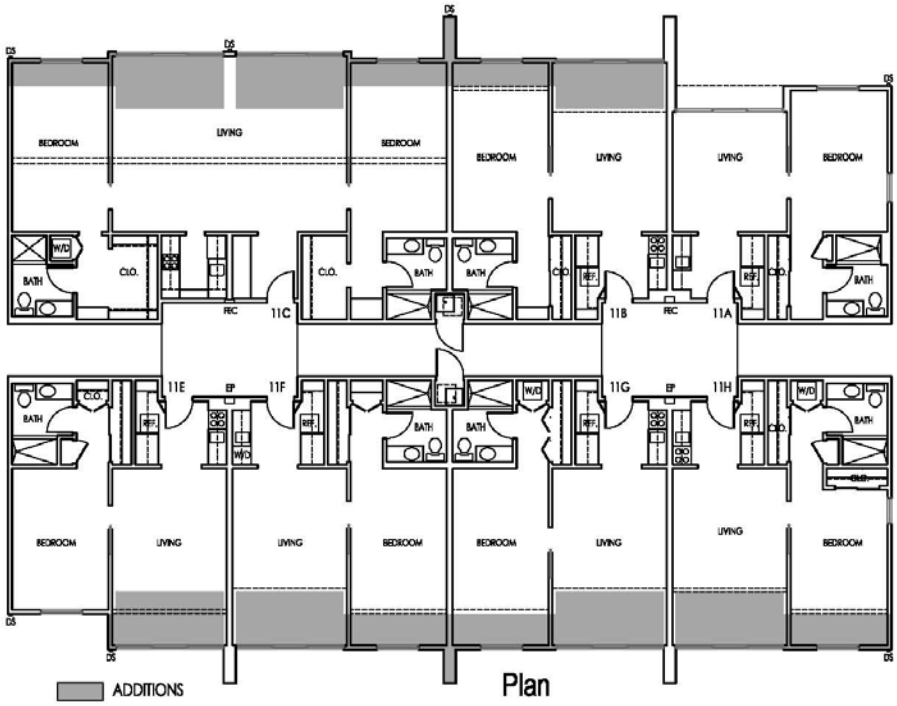
Building Type B: Typical Alterations Meeting the Design Guidelines

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 16 FT

PLAN NORTH

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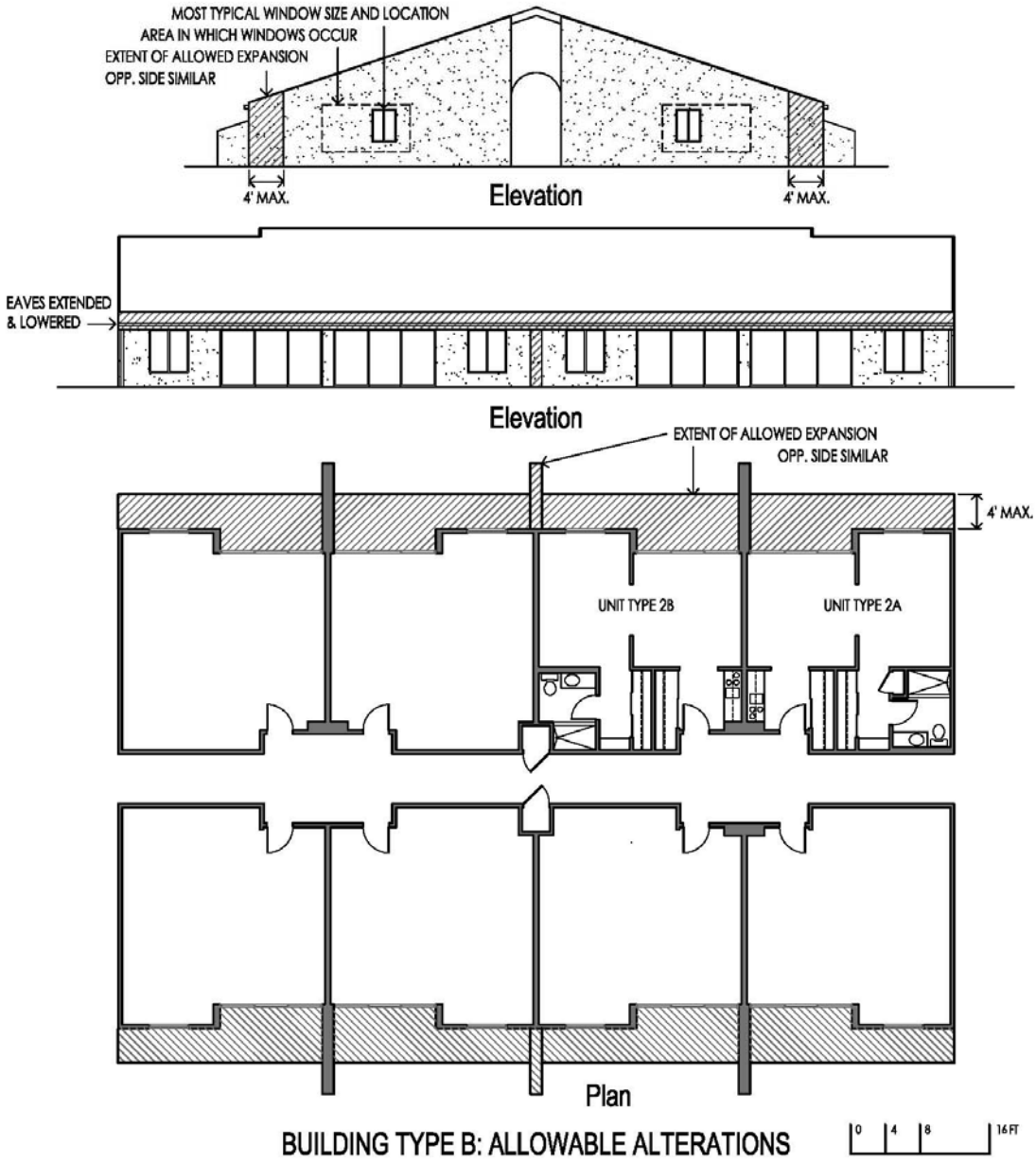
MOST TYPICAL WINDOW SIZE AND LOCATION
AREA IN WHICH WINDOWS OCCUR
EXTENT OF ALLOWED EXPANSION
OPP. SIDE SIMILAR
4' MAX.
4' MAX.
Elevation
EAVES EXTENDED
& LOWERED
Elevation
EXTENT OF ALLOWED EXPANSION
OPP. SIDE SIMILAR
4' MAX.
UNIT TYPE 2B
UNIT TYPE 2A
Plan
BUILDING TYPE B: ALLOWABLE ALTERATIONS
0
4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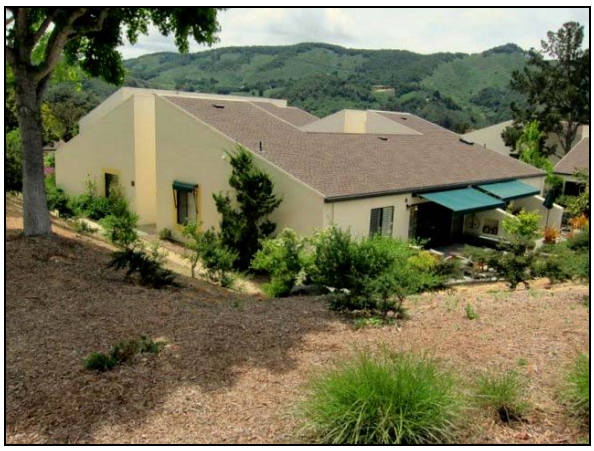
Building Type C: Buildings 4, 7, 9, 12, 16, 18, 19 and 20



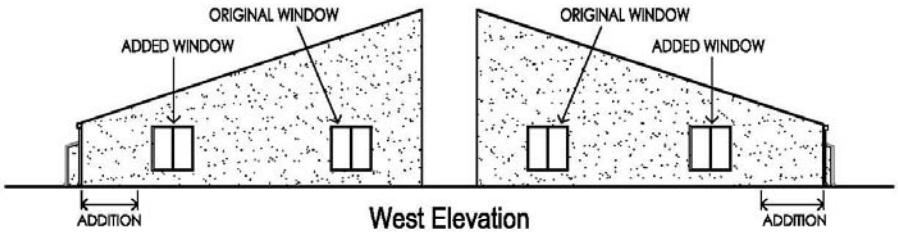
Figures 6 and 7. Typical front and side elevations of Building Type C.

Building Type C: Character-defining Features

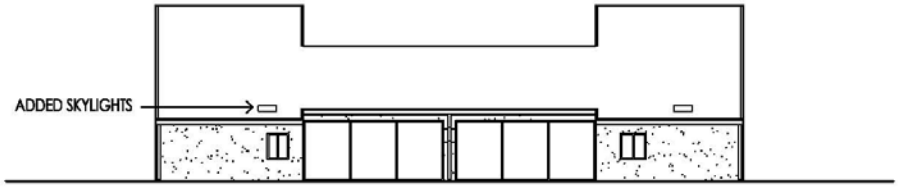
1. Twin single-story buildings flanking a central courtyard.
2. Each building has shed roof massing flanking a central, gable-roofed section.
3. Rooflines have flush eaves and metal flashing at roof/wall junctions.
4. Central pass-through connecting courtyards to paved campus paths.
5. Single globe light 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

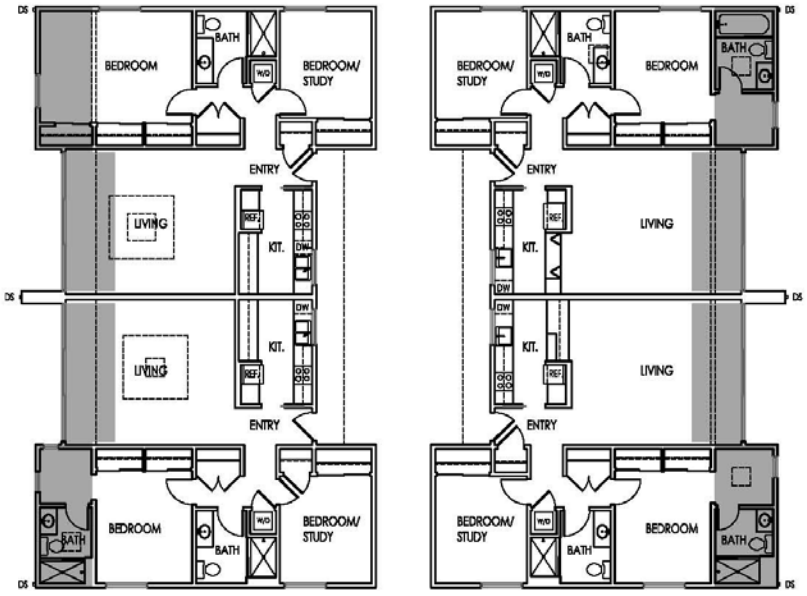
1. Extension of patio walls outward. Original roof plane extended to meet new wall.
2. Original roof pitch maintained to meet the newer outer building wall.
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Addition of in-kind black anodized aluminum slider window in shed 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



Plan

BUILDING TYPE C: TYPICAL PLAN & ELEVATIONS

0 4 8 16 FT

PLAN NORTH

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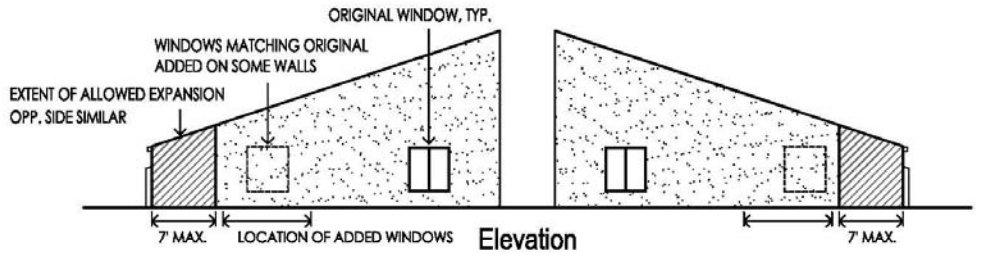
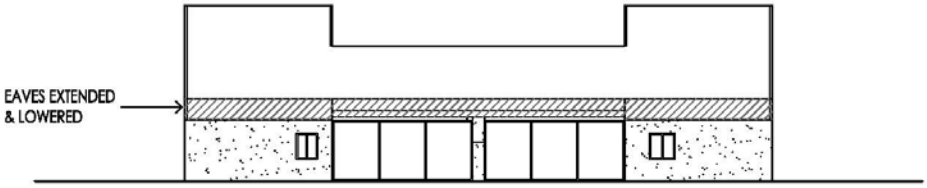
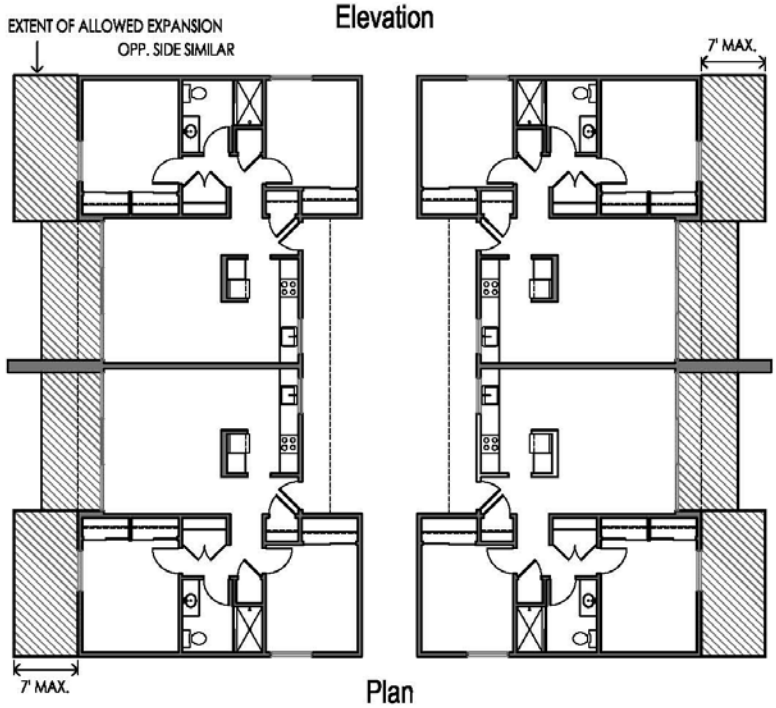


Elevation

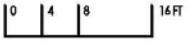


Elevation



Plan

BUILDING TYPE C: ALLOWABLE ALTERATIONS



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

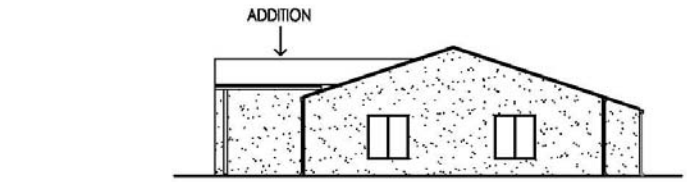

Figures 8 and 9. Typical front and rear elevations of Building Type D. Right image shows window added to rear wall as part of typical carport conversion.

Building Type D: Character-defining Features

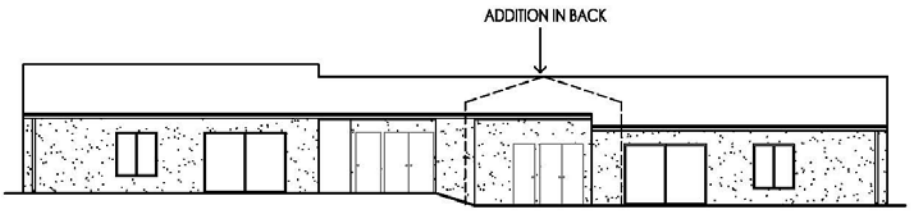
1. Symmetrical duplex design flanking a central carport.
2. Carports face each other and are separated by a party wall.
3. Gable roof massing.
4. Rooflines have flush eaves and metal flashing at roof/wall junctions.
5. Fenestration consisting of black anodized aluminum slider doors and slider windows.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

Building Type D: Typical Alterations Meeting the Design Guidelines

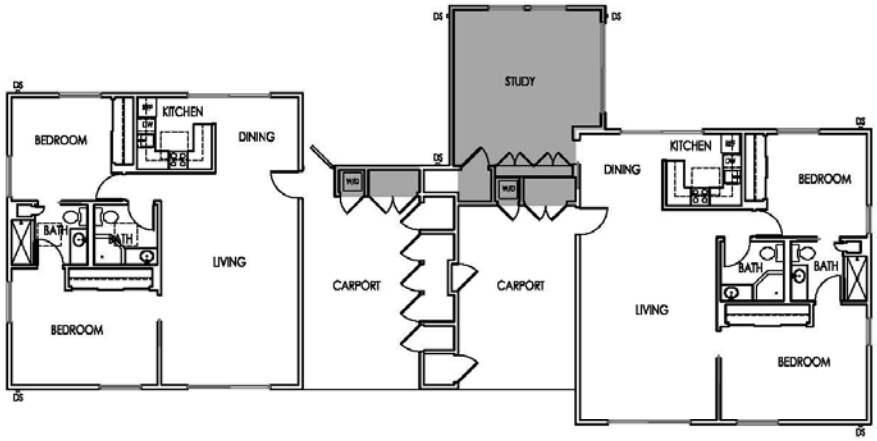
1. Partial carport alteration: construction of solid wall within the carport and installation of in-kind black anodized aluminum slider window to rear elevation.
2. Construction of rear addition to back of building. Roofline and addition are not visible from the street.
3. In-kind replacement of black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



North Elevation



West Elevation



Plan

ADDITIONS

BUILDING TYPE D: TYPICAL PLAN & ELEVATIONS

0 4 8 16 FT

PLAN NORTH

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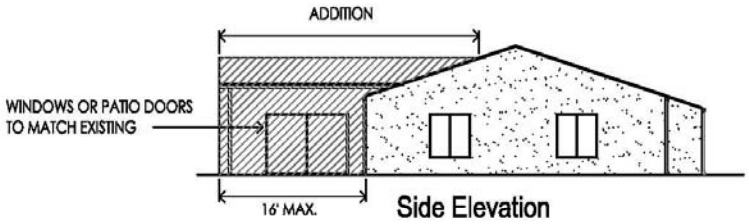
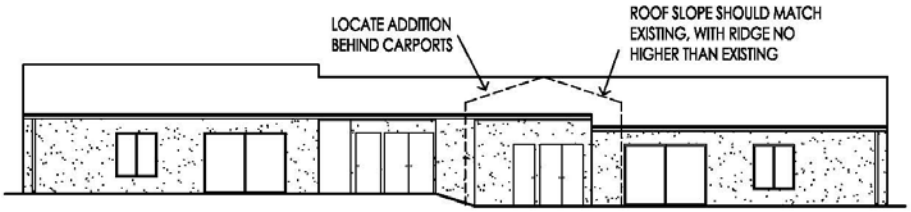
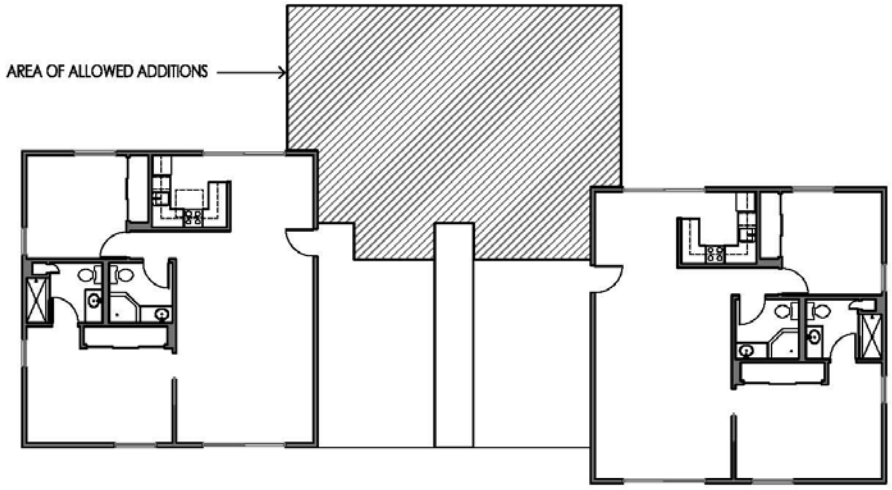


Side Elevation

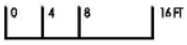


Front Elevation



Plan

BUILDING TYPE D: ALLOWABLE ALTERATIONS



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

Introduction

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

Table 1. Rehabilitation Guidelines: Concrete

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

Table 2. Rehabilitation Guidelines: Stucco

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

Table 3. Rehabilitation Guidelines: Steel

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

Table 4. Rehabilitation Guidelines: Aluminum Windows and Patio Doors

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

Table 5. Rehabilitation Guidelines: Roofs

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

Table 6. Rehabilitation Guidelines: Building and Site Courtyards

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

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Exhibit E

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PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

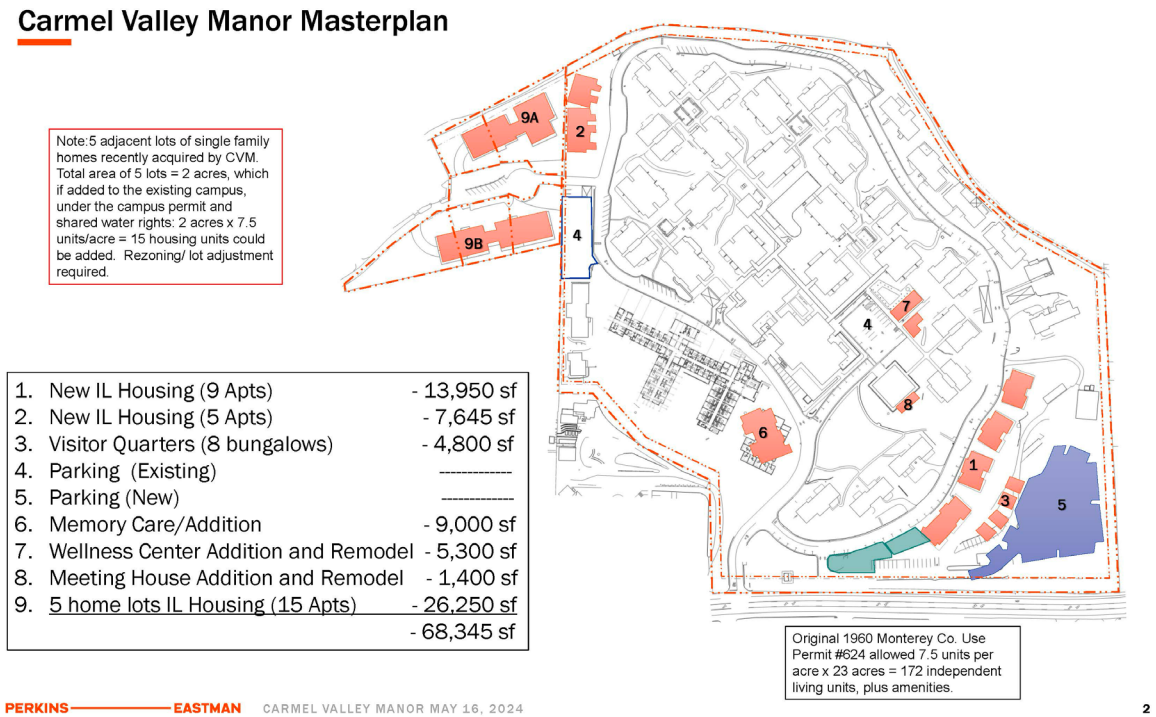
June 3, 2024

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

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

Dear Mr. Zimmer:

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



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

Evolution of Design Approach

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

General Recommendations for Building Placement and Design

The following general recommendations for building placement and design are:

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

Review of the Proposed Master Plan Packages One and Two

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

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

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

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

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

Conclusions

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

Sincerely,

Seth Bergstein

Seth A. Bergstein
Principal

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

PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

August 7, 2023

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

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

Dear Mr. Zimmer:

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

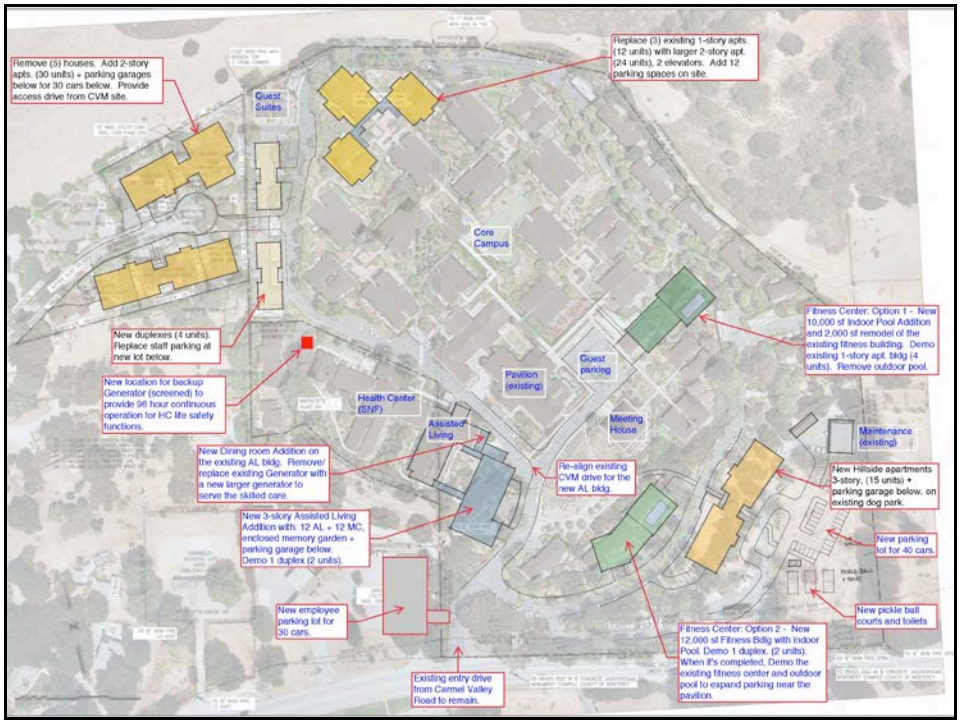


Figure 1. Proposed Carmel Valley Manor Master Plan Option One.

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www.pastconsultants.com

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

General Recommendations for Building Placement and Design

The following general recommendations for building placement and design are:

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

Response to Specific Questions from June 20, 2023 Email

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conclusions

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

Sincerely,

Seth Bergstein

Seth A. Bergstein
Principal

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

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

PRIMARY RECORD

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

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

P1. Other Identifier:

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

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

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

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

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

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

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

See Continuation Sheets, pages 3 – 17.

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

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

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

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

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

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

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

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

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

***P11. Report Citation:** None

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3S

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

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

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

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

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

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

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

***B12. References:**

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

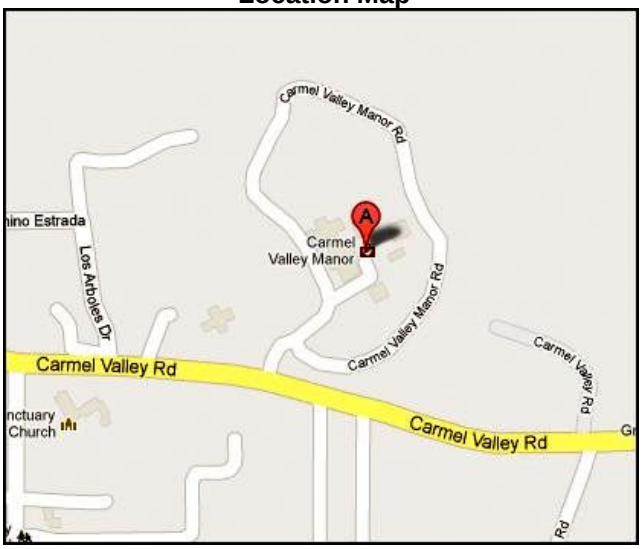
B13. Remarks:

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

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

(This space reserved for official comments.)

Location Map



P3a. Description: Site Plan

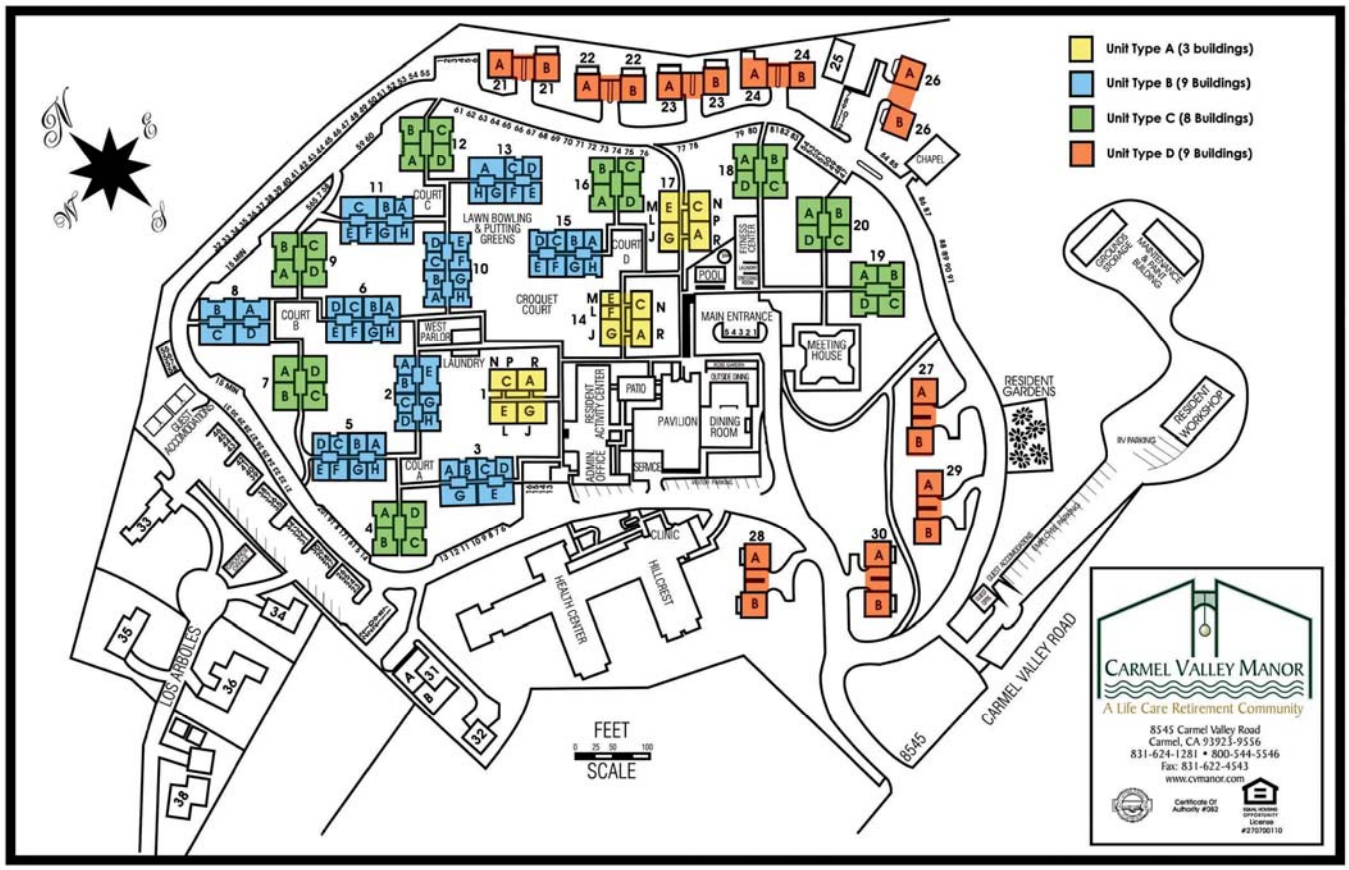


Figure 1. Carmel Valley Manor site plan.

P3a. Description: Site

Figures 2 through 13 show views of the site.

Figure 2. Looking northeast toward Pavilion Building.

Figure 3. Pavilion Building left; Meeting House right.

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

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

P3a. Description: Site

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

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

Figure 8. Typical cluster of buildings around open courtyard.

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

P3a. Description: Site

Figure 10. Covered walk leading to Pavilion Building.

Figure 11. Typical light standard.

Figure 12. Typical covered parking area.

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

P3a. Description: Site

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

Figure 14. Hollow Hills Chapel.

Figure 15. Bldg. 25 constructed of adobe.

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

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

P3a. Description: Site

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

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

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

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

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

P3a. Description: Site Character-defining Features

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

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

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

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

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

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

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

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

P3a. Description: Buildings. Meeting House

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

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

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

Meeting House: Character-defining Features

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

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

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

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

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

Fitness Center: Remaining Character-defining Features

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

P3a. Description: Buildings. West Parlor/Laundry Building

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

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

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

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

West Parlor/Laundry: Character-defining Features

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

P3a. Description: Buildings. Building Type A

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

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

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

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

Building Type A: Character-defining Features

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

P3a. Description: Buildings. Building Type B

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

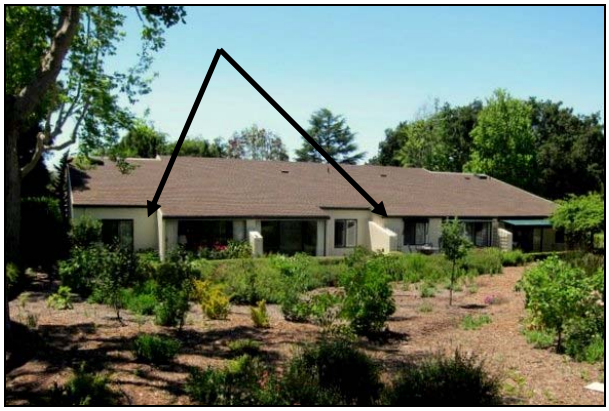


Figure 30. Bldg. 3 outer wall extensions shown with arrows.

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

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

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

Building Type B: Character-defining Features

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

P3a. Description: Buildings. Building Type C

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

Figure 33. Courtyard of Bldg. 7.

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

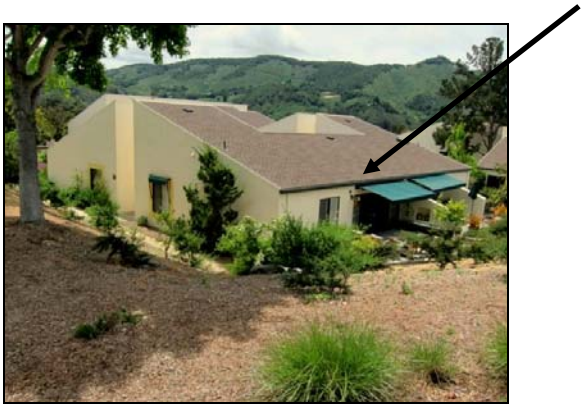


Figure 34. Overall view of Bldg. 18 with full outer wall extension (arrow).

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

Building Type C: Character-defining Features

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

P3a. Description: Buildings. Building Type D

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

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

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

Figure 37. Bldg 29 conversion of garage to study.

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

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

Building Type D: Character-defining Features

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

B10. Significance:

Noel Sullivan and Hollow Hills Farm

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

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

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

Construction of Carmel Valley Manor

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

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

B10. Significance:

Architectural Design of the Carmel Valley Manor

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

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

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

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

B10. Significance:

Additions and Alterations to the Manor Site and Individual Buildings

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

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

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

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

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

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

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

B10. Significance:

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

Alterations specific to each building type:

Building Type C:

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

Building Type D:

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

Historic Significance of the Carmel Valley Manor

National (NR) and California (CR) Register Significance

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

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

B10. Significance:

Historic Significance of the Carmel Valley Manor (continued)

Monterey County Register of Historic Resources Significance

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

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

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

Historic Integrity

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

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

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

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

PAST
CONSULTANTS LLC

Seth A. Bergstein
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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 Bergstein

Seth A. Bergstein
Principal

Exhibit F

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PLN240141

PERKINS EASTMAN

Carmel Valley Manor

Master Plan Package 1

MAY 16, 2024

Original 1960 Permit #624

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

Existing Facilities

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

Project Goals

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

Current & Recent Projects

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

Project Summary

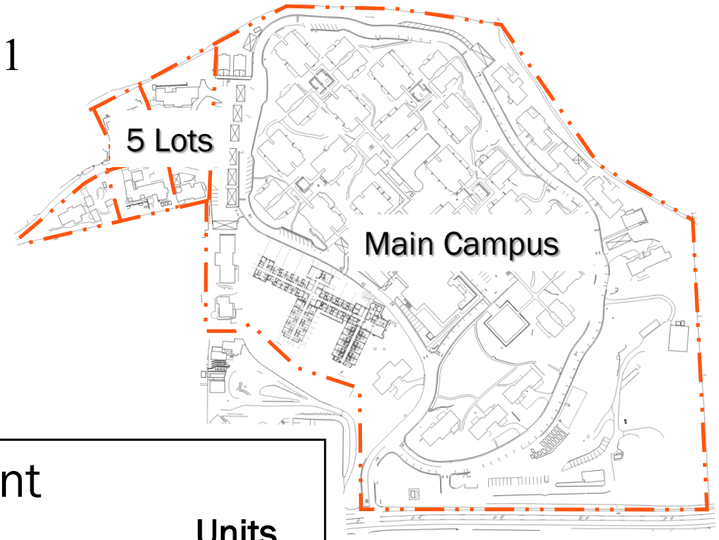
- Upgrade and reinvest in the original campus, built 60 years ago, the per 1960 Monterey County Use Permit #624 which allowed 7.5 units per acre on 23 acres = 172 housing units, plus amenities.
- Health Center Building built in 1996 includes 36 Beds for Skilled Nursing, and 24 Assisted Living units.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

Historical image of CVM

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

Unit Count and Site Acreage

PLN240141



Existing Unit Count

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

Proposed Unit Count

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

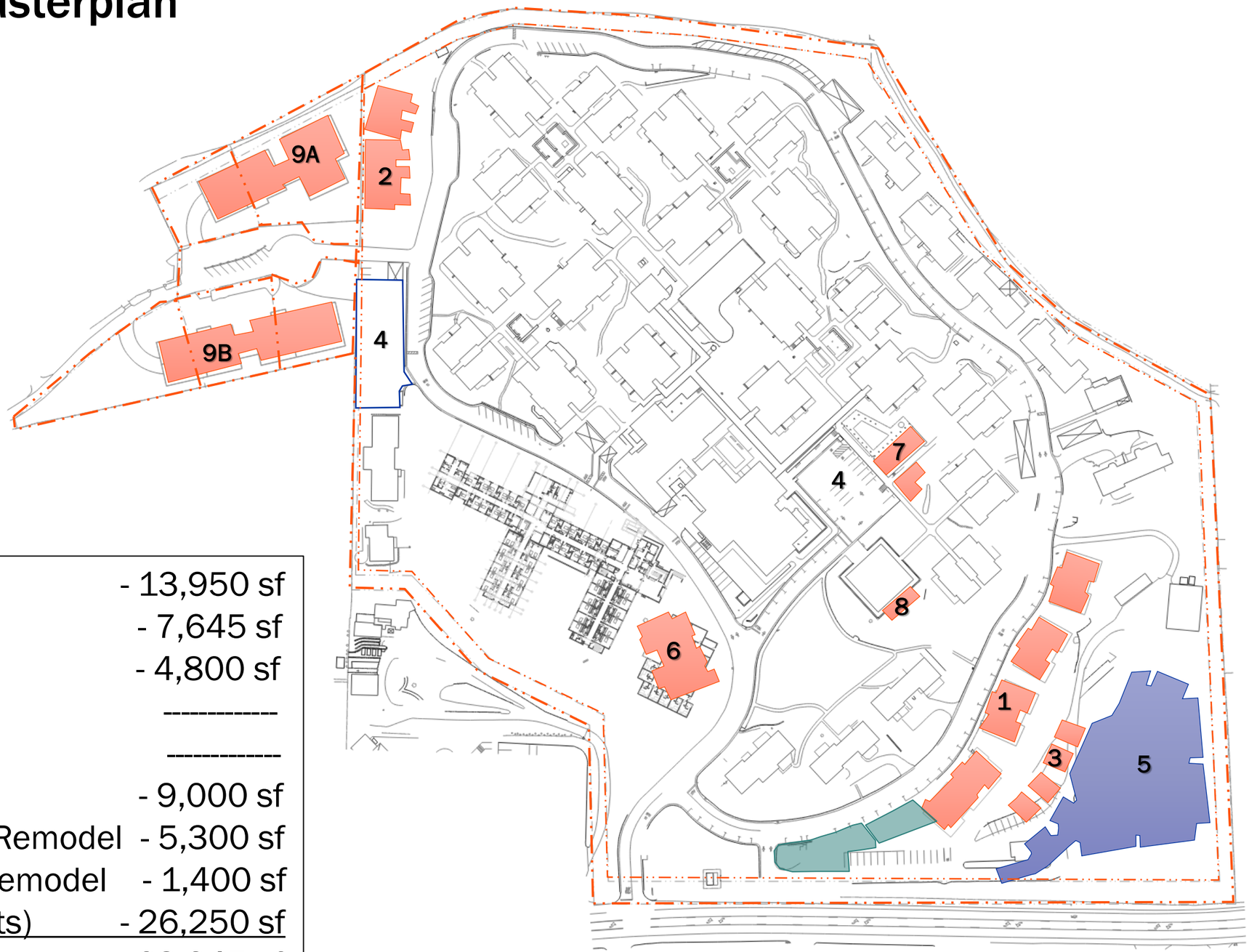
Allowed Unit Count

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

Carmel Valley Manor Masterplan

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

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



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

Human by Design

Exhibit G

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MINUTES
Carmel Valley Land Use Advisory Committee
July 21, 2025

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

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

Members Absent: John Heyl

ADJOURN TO REGULAR SCHEDULED MEETING

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

2. **Roll Call**

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

Members Absent:
John Heyl

3. **Approval of Minutes:**

A. **May 5, 2025** minutes

Motion: Charles Franklin (LUAC Member's Name)

Second: Eric Jackobson (LUAC Member's Name)

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

Noes:

Absent: John Heyl

Abstain:

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

None

5. **Scheduled Item(s)**

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

Motion: Janet Brennan (LUAC Member's Name)

Second: Chric Jacobson (LUAC Member's Name)

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

Noes:

Absent: John Heyl

Abstain:

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 7:40 pm

Minutes taken by: David Burbidge

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Carmel Valley

1.

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

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

(Please include the names of the those present)

Jay Alburn

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

PUBLIC COMMENT: None

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

LUAC AREAS OF CONCERN None

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

ADDITIONAL LUAC COMMENTS None

RECOMMENDATION:

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

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

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

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

Noes: _____

Absent: John Heyl

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Carmel Valley

2.

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

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

(Please include the names of the those present)

Jay Alburn

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

PUBLIC COMMENT: None

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

LUAC AREAS OF CONCERN None

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

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

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

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

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

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

Noes: _____

Absent: John Heyl

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Carmel Valley

3.

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

X X

(Please include the names of the those present)

Joel Prager

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

PUBLIC COMMENT:

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

LUAC AREAS OF CONCERN None

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

ADDITIONAL LUAC COMMENTS None

RECOMMENDATION:

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

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

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

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

Noes: _____

Absent: _____

Abstain: Judy MacClland

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Exhibit H

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MONTEREY COUNTY
HOUSING & COMMUNITY DEVELOPMENT
1441 SCHILLING PL SOUTH 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025/FAX: (831) 757-9516

INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Carmel Valley Manor Project
File No.:	PLN240141
Project Location:	8545 Carmel Valley Road
Name of Property Owner:	Carmel Valley Manor
Name of Applicant:	John Haupt
Assessor's Parcel Number(s):	169-061-012-000, 169-061-018-000, 169-041-003-000, 169-041-018-000, 169-041-023-000, 169-041-024-000 and 169-041-025-000
Acreage of Property:	24.76 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:	December 2025
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) Merger between seven (7) legal lots of record: Parcel 1 (approximately .39 acres), Parcel 2 (.64 acres), Parcel 3 (.27 acres), Parcel 4 (.39 acres), Parcel 5 (.38 acres) and Parcel 6 (.54 acres) and Parcel 7 (22.15 acres), resulting in one (1) parcel containing approximately 24.76 acres (Adjusted Parcel A); 2) Administrative Permit and Design Approval to allow demolition of two (2) residential duplex units, five (5) single family dwellings, seven (7) guest units, a wood shop, three (3) carport structures, and construction of 24 residential duplex units, eight (8) guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house and associated site improvements including grading in the amount of 7,800 cubic yards of cut and fill; 3) Use Permit to allow development on slopes in excess of 25%; and 4) Use Permit to allow the removal of 81 protected oak trees. The Proposed Project is located at the existing Carmel Valley Manor facility at 8545 Carmel Valley Road, and 33, 27078, 27085, 27105, 27120 and 27125 Los Arboles Drive, 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 existing Carmel Valley Manor assisted living facility includes 22 duplex units, 124 apartment units, and seven (7) guest units on site. Additionally, there are five (5) single family dwelling units and a health center that includes 36 skilled nursing beds and 24 assisted living beds. Accordingly, the facility includes a total of 171 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 and meeting facilities, library and lounges, hobby and craft shops facilities, swimming pool and exercise facilities, on-site gardens, theater and concert hall, resident sundries shop, physical therapy rooms, infirmary rooms, staff living quarter, administrative offices, executive offices, and visitor quarters.

Proposed Improvements

Proposed improvements and planned operations would be consistent with existing use of the Carmel Valley Manor facility. Demolition of a portion of the existing facilities would be required to accommodate the improvements associated with the Proposed Project, including demolition of two (2) residential duplex units, seven (7) guest units, a wood shop, three (3) carport structures, and five (5) single family dwelling units (**Figure 2 – Demolition Plan**).

Regional Map

Figure 1

Figure 2

Demolition Plan

Source: Perkins - Eastman, January 2025

Additionally, the Proposed Project consists of the construction of 24 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 would also connect to Carmel Area Wastewater District (CAWD) and abandon the current septic system. 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**).

Specifically, **Table 1** summarizes the proposed improvements:

Table 1. Project Improvements

Building Type	Residential Units Added	Unit Area (SF)	Area of Addition (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)	5	2,130	10,650
5 Lot Duplex (Living Units)	10	2,130	21,300
Dog Run & Resident Garden	-	-	5,350
Totals	**32**		**87,030**

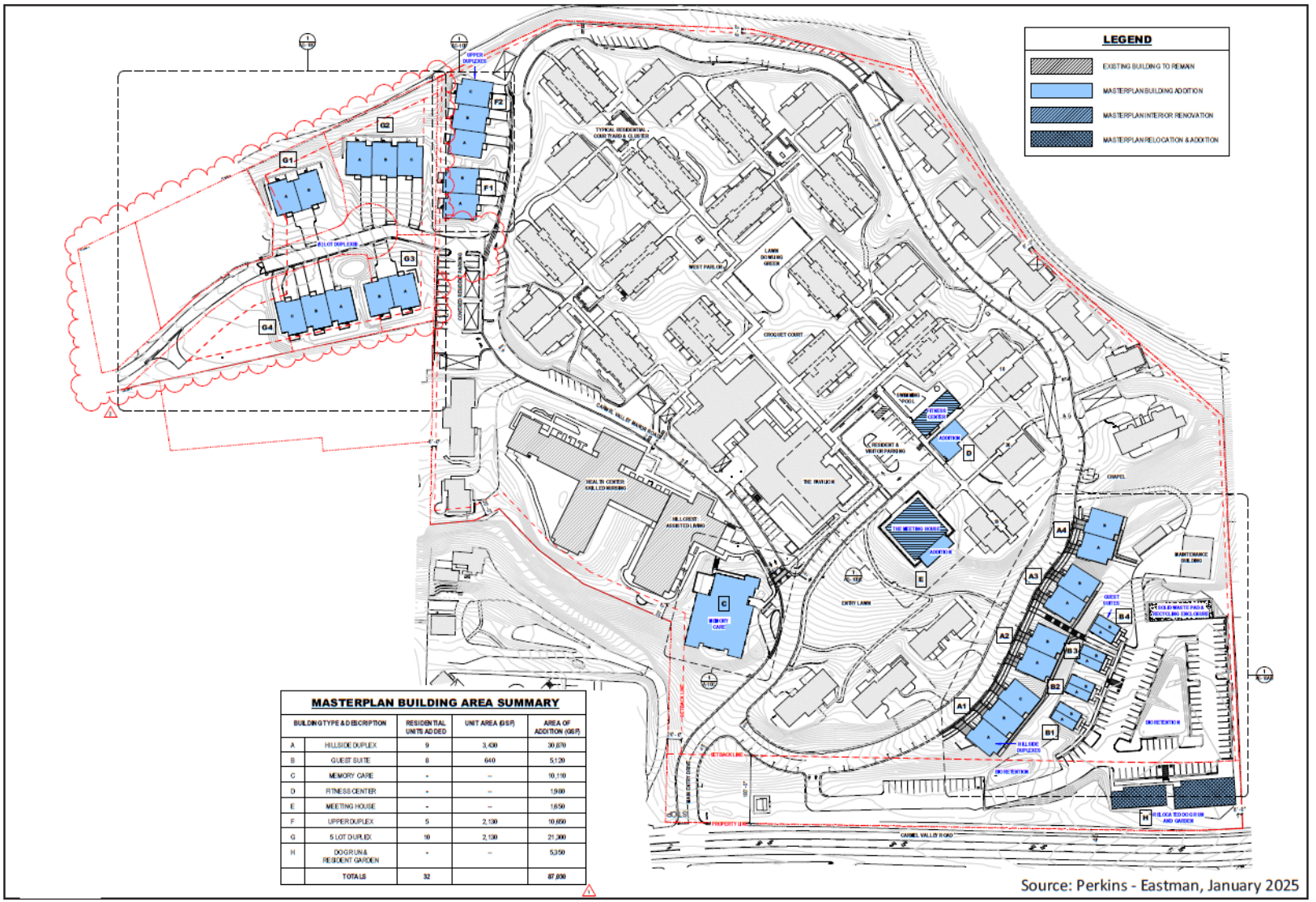
Construction

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 five (5) existing single family dwelling units, the woodshop, lower guest cottage, a residential duplex, four (4) upper guest cottages, and three (3) carport structures. The demolition associated with the Proposed Project would result in reduction of 22,500 square feet (sf) of existing structures. Additionally, the on-site septic system and leach field currently serving the Project site is proposed for demolition.



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	-	–	1,900
E	MEETING HOUSE	-	–	1,650
F	UPPER DUPLEX	5	2,130	10,650
G	5 LOT DUPLEX	10	2,130	21,300
H	DOG RUN & RESIDENT GARDEN	-	–	5,350
	TOTALS	32		87,030

Source: Perkins - Eastman, January 2025

Site Plan

Figure 3

Grading

The Proposed Project would require site grading to construct the proposed improvements. Specifically, the Proposed Project would require approximately 8,850 cubic yards (CY) of cut and 8,850 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 84 trees, including 81 protected coast live oak trees to facilitate the various Project improvements. The Proposed Project would replant 43 coast live oak trees as mitigation (please see **Section IV.4, Biological Resources**). Additionally, on the recommendation of the Project arborist, the tree replanting mitigation ratio has been reduced to limit the fire hazard and combustible fuel load at the site.

Site Access and Parking

Primary access to the Proposed Project will continue to be the main driveway on Carmel Valley Road, which accommodates daily residents, visitors, and staff traffic. Additionally, there is currently an access connection located at the northern boundary of the site that links internally to Los Arboles Drive. The Proposed Project would include a Fire Department electric gate with a knox switch at Los Arboles Drive, so that all of the traffic generated by the proposed duplex units on Los Arboles would be directed through Carmel Valley Manor and not through Los Arboles Drive (See "Figure 3").

The existing Carmel Valley Manor facility includes 146 private parking spaces, 120 common standard parking spaces, and eight (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 will abandon their septic system and leach field and connect to the Carmel Area Wastewater District, the local wastewater collection and treatment provider.

Pervious and Impervious Coverage

The Proposed Project includes approximately 87,030 sf of improvements and approximately 22,500 sf of demolition. Based on these quantities, the Proposed Project would result in a in a net increase of 64,530 sf of new impervious area coverage.

B. Surrounding Land Uses and Environmental Setting:

The Proposed Project is located at the existing Carmel Valley Manor facility located at 8545 Carmel Valley Road and 35, 27078, 27085, 27105, 27120 and 27125 Los Arboles Drive in unincorporated Monterey County, California. The overall Project site is approximately 24.76 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 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, where construction-level review and approval by the Monterey County Regional Fire Protection District, HCD-Planning, HCD-Engineering Services, HCD-Environmental Services and Environmental Health Bureau would also occur. Additionally, any work within the County right of way would require an encroachment permit from the County of Monterey Public Works, Facilities and Parks. No other public agency permits would be required.

Land Use Map
Figure 4
Project Site
Land Use
Commercial
Heavy Commercial
Open Space
Planned Commercial
Public/Quasi-Public
Residential - High Density 5 - 20 Units/ Acre
Residential - Low Density 5 - 1 Acres/Unit
Residential - Medium Density 1 - 5 Units/Acre
Residential - Rural Density 5 Acres+/Unit
Resource Conservation
Rivers and Water Bodies
Rural Grazing 10 - 160 Ac Min
Visitor Accomodations/ Professional Offices
Carmel River
N
0 500 1,000 2,000 Feet

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	☒	Air Quality Mgmt. Plan	☒
Specific Plan	☐	Airport Land Use Plans	☐
Water Quality Control Plan	☒	Local Coastal Program-LUP	☐

General Plan/Area Plan: The Proposed Project is located in an inland, unincorporated area of Monterey County and is governed by the policies of the 2010 Monterey County General Plan and the Carmel Valley Master Plan (CVMP) component of the 2010 Monterey County General Plan. The key policies from County General Plan that relate to the proposed Project are Policy LU-1.9 (Infill development shall be compatible with surrounding land use and development), and Policy LU-1.13 (all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced of the lighting source, and off-site glare is fully controlled). As discussed in **Section IV.11, Land Use**, the Project components are located within or immediately adjacent to previously developed areas of the campus, maintaining a compact footprint and minimizing new site disturbance. Additionally, Project plans include low-profile, shielded lighting fixtures designed to minimize glare and long-range visibility. CVMP Policies CV-1.1, CV-1.8, CV-1.20 are intended to preserve scenic views of the valley hillsides and maintain the rural visual character of the corridor. Policy 1.8 requires that new development be sited and designed to minimize disruption to natural landforms and tree cover as seen from public viewing areas such as Carmel Valley Road. Although construction would occur on visible slopes, the site is largely screened from the roadway by an established tree canopy and mature vegetation that would remain in place along the lower slopes. The Project's combination of retained canopy trees, new landscaping, and architectural design consistent with existing buildings would substantially reduce visibility and preserve the scenic quality of the corridor. For additional discussion regarding land use, please refer to **Section IV.11, Land Use**. **CONSISTENT**

Water Quality Control Plan: The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board, which regulates sources of water quality-related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. The Proposed Project involves demolition and construction activities that could result in temporary effects (e.g., erosion). However, all construction activities would comply with the State Water Resources Control Board (SWRCB) Construction General Permit (Order 2009-0009-DWQ) and implement Best Management Practices (BMPs) to control erosion, sediment, and pollutants. Operation of the Carmel Valley Manor facility under the Proposed Project would not generate additional stormwater runoff in amounts that would cause degradation of water quality. For additional discussion on hydrology and water quality, please refer to **Section VI.10 Hydrology and Water Quality**. **CONSISTENT**

Air Quality Management Plan: The Proposed Project is located within the North Central Coast Air Basin (NCCAB). Air quality in the Project area is managed and regulated by the Monterey Bay Air Resources District (MBARD). MBARD has developed Air Quality Management Plans (AQMPs) and CEQA Air Quality Guidelines to address attainment and maintenance of state and federal ambient air quality standards within the NCCAB. The 2012-2015 AQMP, the 2008 *CEQA Air Quality Guidelines*, and 2016 *Guidelines for Implementing CEQA* are the most recent documents used to evaluate attainment and maintenance of air quality standards. The California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three (3)-year period. The Proposed Project involves disturbance of approximately 2.51-acres of the 24.76-acre site and operation of new living units, guest units, a memory care facility, and associated site improvements. However, the evaluation presented in this IS/MND does not anticipate the Proposed Project would exceed applicable air quality and greenhouse gas thresholds. For a more detailed evaluation, please refer to **Sections VI.3, Air Quality,** and **VI.7, Greenhouse Gas Emissions**. **CONSISTENT.**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. Factors

The environmental factors checked below would be potentially affected by this Project, as discussed within the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards/Hazardous Materials
☒ Hydrology/Water Quality	☒ Land Use/Planning	☐ Mineral Resources
☒ Noise	☒ Population/Housing	☒ Public Services
☒ Recreation	☒ Transportation/Traffic	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☒ Wildfire	☒ Mandatory Findings of Significance

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impacts (and not checked above), the following findings can be made using the Project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

FINDINGS: For the above referenced topics that are not checked off, there is no potential for significant environmental impacts to occur from either construction, operation or maintenance of the Proposed Project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

Agricultural and Forestry Resources: The California Department of Conservation Division of Land Resource Protection and the Farmland Mapping and Monitoring Program maps California's agricultural resources. The Farmland Mapping and Monitoring Program designates the Proposed Project site as "Urban and Built-Up Land," and therefore, would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation, 2025b). The Project is not zoned for agricultural use or Resource Conservation, is not designated as forest land and/or timberland and is not under a Williamson Act contract (County, 2025). Accordingly, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and would not conflict with agricultural zoning or a Williamson Act contract. In addition, the Project site is not zoned for forest land or timberland, is not located on or near forest land, and would not involve changes to the existing environment that could result in the loss of forest land or the conversion of forest land to non-forest use. Therefore, the Proposed Project would not result in impacts to agriculture and forestry resources.

Mineral Resources: Mineral resources are determined in accordance with the Surface Mining and Reclamation Act (SMARA) of 1975, and the California Geological Survey (CGS), which maps mineral resource zones (MRZs) of regional significance. According to the Monterey County General Plan Environmental Impact Report (EIR), there are no lands within the CVMP designated or mapped by the State Geologist as having known mineral resources of value (County, 2013). Furthermore, there are no known mineral resources on the Project site (California Department of Conservation, 2021) and the Project site is not zoned for mineral extraction (County, 2025). As a result, the Proposed Project would not result in the loss of availability of a known mineral resources or locally important mineral resource recovery sites. Therefore, the Proposed Project would not result in impacts to mineral resources.

B. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one

effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Steve Mason, Monterey County Housing and Community Development

V. EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS

	Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (sources: 4, 10, 13, 39)	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (sources: 4, 10, 13, 39)	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (sources: 10, 13, 39)	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (sources: 10, 11, 13, 39)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

To protect visual resources within Carmel Valley, and consistent with the CVMP CV-1.20, Design (D), and Site Control (S) district designations are applied to parcels within the Carmel Valley area. Design review for all new development throughout Carmel Valley must consider the following guidelines:

- Proposed development encourages and furthers the letter and spirit of the Master Plan.
- Development either shall be visually compatible with the character of the valley and immediate surrounding areas or shall enhance the quality of areas that have been degraded by existing development.
- Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the appearance of the building's natural and man-made surroundings.
- Structures should be controlled in height and bulk in order to retain an appropriate scale.
- Development, including road cuts as well as structures, should be located in a manner that minimizes disruption of views from existing homes.

The Proposed Project site is located at the existing Carmel Valley Manor facility located at 8545 Carmel Valley Road in unincorporated Monterey County. The Project site consists of the existing Carmel Valley Manor assisted living facility, which is developed with access roads, residential housing units, recreation facilities, dining facilities, landscaping, and other improvements. Under existing conditions, topography, vegetation, and fencing partially screen views of the site from public viewpoints along Carmel Valley Road.

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 slightly 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 along 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 from Carmel Valley Road of meadows and hills. 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 a County Scenic Route. 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 an officially designated 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 improvements to 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

to notice the new hillside duplex units. Consistent with CVMP design review requirements, building placement, height, and massing would be 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 NCCAB (North Central Coast Air Basin), which is under the jurisdiction of MBARD (Monterey Bay Air Resources District). MBARD is responsible for producing an AQMP (Air Quality Management Plan) 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, 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. Therefore, the Proposed Project would have a less-than-significant impact related to potential 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 five (5) existing single family dwelling units, the woodshop, lower guest cottage, residential duplex, 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 22,500 sf of existing structures. The Proposed Project also includes the construction of 24 duplex 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 87,030 sf of development, for a total impact area of 109,530 sf. This impact area square footage equates to approximately 2.51 total acres of disturbance which would not exceed MBARD's 2.2-acres of major earthmoving per day screening threshold. While the exact number of days for each phase of construction is not yet known, grading activities would occur over several weeks and no single day of grading would

exceed the MBARD 2.2 acre per day screening threshold. Therefore, construction activities would not result in PM_{10} emissions that exceed MBARD thresholds and construction related emissions would remain less-than-significant.

Project operation would result in a minor increase in emissions from a slight increase in traffic trips due to an increase in living units, guest quarters, and the memory care facility. **Section 17, Transportation and Traffic**, discusses the Proposed Project's anticipated trip generation rate. The operation of the Proposed Project would result in a net increase of 65 daily trips, increasing existing operations from 715 daily trips to 780 daily trips. Relative to existing the Carmel Valley Manor facility, the Proposed Project operation would not increase air quality emissions such that a cumulatively considerable net increase in emissions would occur. For these reasons, the Proposed Project would result in a less-than-significant impact from operational emissions.

Air Quality Impact (c) Less-than-Significant Impact: Locations where sensitive receptors congregate may include hospitals, schools, and day care centers. CARB identifies sensitive receptors as children, elderly, asthmatics, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution. The existing Project site serves a senior community and is 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 one (1) residential duplex, seven (7) guest units, a wood shop, three (3) carport structures and five (5) single family dwelling units. Additionally, the Proposed Project also consists of the construction of 24 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. The Proposed Project does include the removal of up to 81 coast live oak trees to facilitate improvements to the Carmel Valley Manor facility; although, the Proposed Project is a developed site and does not include any improvements in undeveloped areas. The removal of these coast live oak 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 time 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 81 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. The Proposed Project would protect 57 coast live oak trees in place for the duration of construction activities associated with the Proposed Project (Thompson, 2024). Because the Proposed Project would remove up to 81 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, 43 coast live oak trees would be replanted as mitigation. The tree replanting mitigation ratio has been reduced from the customary 1:1 to 1:2 to limit the 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 has 24 hours to notify the Native American Heritage Commission, which would 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: 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 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, duplexes, 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 core buildings.

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.

Although no mitigation is required to reduce impacts to a less-than-significant level, the following measure is recommended as a best practice to ensure preservation of the property's development record:

Mitigation Measure CR-1 (Documentation of Non-Contributing Structures)

Prior to demolition of non-contributing buildings, the project proponent shall prepare representative photographic documentation and descriptive records of the affected structures and site context in accordance with Historic American Buildings Survey (HABS) standards, as appropriate. Documentation shall be archived within the Carmel Valley Manor facility records and submitted to the Monterey County Housing and Community Development Department and the Monterey County Historical Society for reference.

Implementation of this measure would not constitute required mitigation under CEQA, as the project impacts are considered 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 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-2 (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 who provides billing, power transmission and distribution, grid maintenance service, and natural gas to customers. The Project would connect to CAWD for sanitary service, replacing the existing septic system, and 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 8,850 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 five (5) single-family dwellings, seven (7) guest units, one (1) duplex, a woodshop, and carport structures totaling approximately 22,500 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.

During operation, 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 low and 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 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 potential 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)	☐	☐	☒	☐

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 along 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 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 8,850 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 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 Proposed Project would abandon the existing on-site septic system, and the Carmel Valley Manor would connect to CAWD. Since CAWD would treat wastewater off-site, soil characteristics are not relevant to wastewater disposal. This topic would result in no impact.

Geology and Soils Impact (f) No Impact: Significant 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 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 adopted an updated threshold based on the 2030 target year in April 2020. 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 $MTOCO_2e$ 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 22,500 sf of existing structures and construction of 87,030 sf of development for a total impact area of 109,530 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)	☐	☐	☒	☐
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 documented 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 because 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 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:				
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 does not occur within the proposed areas of improvements.

The Proposed Project site encompasses approximately 24.76 acres within FEMA Flood Zone X (minimal flood hazard). The Project would demolish approximately 22,500 sf of existing structures and construct approximately 87,030 sf of new improvements, resulting in a net increase of roughly 64,530 sf of impervious area. All grading (approximately 8,850 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 24.76-acre site and adds approximately 64,530 net 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 24.76-acre property is developed with the existing Carmel Valley Manor continuing care retirement community, which includes residential duplexes 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 land uses border the subject property to the east, and west, 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. Five (5) single family homes at the end of Los Arboles Drive will be demolished and five (5) duplex units (comprising 10 residential units) will be constructed as part the Carmel Valley Manor Master Plan. The Proposed Project would expand a roadway that connects to Los Arboles Drive, but the access road would prohibit through traffic to and from the Carmel Valley Manor facility from Los Arboles Drive by way of a Fire Department electric gate with a knox switch. 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 151 independent living units, 24 assisted living units, a nursing home with 36 beds, and 7 visitor quarters. Project improvements include 24 new 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 84 trees (including 81 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. Those 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 duplexes, 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, 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 duplexes, guest units, and a memory care building on an existing developed hillside above 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 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 84 trees would be removed, including 81 protected coast live oaks, 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 reduce visibility and preserve the scenic quality of the corridor. 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 and is an already developed site. 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 along 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 and along Los Arboles Drive.

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 the Los Arboles Drive residences (~100–120 feet), noise levels would attenuate to approximately 75-80 dBA Leq, consistent with County thresholds for short-term construction noise. 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 on weekdays.

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 along 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. Stationary equipment shall be located as far as feasible from adjacent sensitive receptors and shielded by temporary barriers.
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 or during recess breaks.

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 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 the 1960s. It would demolish several older residential units, guest units and ancillary structures and replace them with 24 new 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.

All new residential units would be restricted to senior residents under 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 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. The Project would remove five (5) existing single-family dwellings and several small guest cottages that are owned and operated by Carmel Valley Manor as part of its residential care program. All residents currently occupying these units would be accommodated within other available units on-site or within the newly constructed replacement units as part of the campus modernization plan.

No off-site residences or independent housing 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 protection authority of the Monterey County Regional Fire District serviced out of the Mid Carmel Valley Station. The Proposed Project is an amendment to an existing use permit to 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, Station 5, is located at 8455 Carmel Valley Rd in the Mid Carmel Valley area, directly adjacent to the Project site. There would be no increase in fire response required 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 24 living units, eight (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 is an amendment to an existing use permit for 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 an amendment to an existing use permit to an existing senior community that is already served by recreational amenities on-site including a dog run, community garden, putting green/croquet court and outdoor yoga area. Walking paths are also located throughout the facility. 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 is an amendment to an existing use permit to 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 is an amendment to an existing use permit and 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. In addition, a gated emergency connection is located at the northern boundary of the site, linking internally to Los Arboles Drive, a narrow, rural local road that serves a small residential neighborhood. Los Arboles Drive connects westward to Carmel Valley Road through a stop-controlled intersection.

Monterey–Salinas Transit (MST) Route 24 provides public transit service in the area, which travels 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. April 9, 2025.*

These studies assessed existing and projected traffic volumes along Carmel Valley Road, vehicle miles traveled (VMT), driveway and intersection operations, and emergency access. Field observations included conditions near Carmelo Pre-School Child Development Center, located across from the primary site driveway, and along Los Arboles Drive, a local street connecting to the rear of the property.

Transportation Impact (a) Less-than-Significant Impact with Mitigation: Construction of the Proposed Project would generate short-term traffic associated with the delivery of materials, movement of heavy equipment, and commuting of construction workers. The construction period would last for approximately 18 months, with varying levels of activity depending on the phase of demolition, grading, and building.

The Zhou Transportation Group (Zhou, 2025) and Hexagon Transportation Consultants (Hexagon, 2025) transportation studies estimated that the peak construction period would generate approximately 30–40 daily worker trips and 5–10 heavy truck trips, primarily during the morning and late afternoon commute windows. Construction vehicles would access the site via the main Carmel Valley Road driveway, with internal staging and parking occurring within the existing campus. The Project would not propose lane closures or public roadway construction.

Carmel Valley Road currently carries approximately 9,000 vehicles per day, and the addition of temporary construction trips represents a less than one (1) percent increase in daily traffic. Given the short duration of peak activity, the transportation analysis concluded existing capacity on Carmel Valley Road is sufficient to accommodate these additional vehicles without causing degradation in traffic operations.

The Circulation Element of the 2010 County General Plan provides policy direction for the transportation system serving unincorporated County lands and describes how the County intends to serve the transportation needs as the population grows. Specific impact criteria have been applied to study intersections and road segments to determine if the project specific increases in traffic is substantial in relation to the existing traffic load and capacity of the street

system. The fee programs that have been established by the County for these policies are the Regional Development Impact Fee (RDIF) pursuant to County Code Section 12.90 and the CVMP Area Traffic Mitigation fee pursuant to County Code Section 18.60. The Proposed Project will be conditioned to pay both fees as identified below:

> *Carmel Valley Development Impact Fee*: The Applicant shall pay the CVMP Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-410, adopted September 12, 1995 (Fees are updated annually based on CCI). The fee shall be based on the project's estimated average daily trip generation multiplied by the fee per trip for a single family dwelling (residential unit).
>
> *Regional Development Impact Fee:* Prior to issuance of building permits, applicant shall pay the RDIF pursuant to County Code Section 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

As reported in the transportation studies conducted for the Proposed Project, construction equipment would remain on-site, and the Project would schedule truck movements to avoid school drop-off and pick-up periods at Carmelo Pre-School Child Development Center, located across from the main driveway. All hauling routes and work hours would comply with Monterey County Department of Public Works requirements, and the Proposed Project would require a Construction Management Plan (CMP) as a condition of approval 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 particularly along Los Arboles Drive and 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 Drive. 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 limitations of construction traffic on Los Arboles Drive.

The CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes that limit 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 Drive 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 estimated approximately 65 daily trips, with 11 AM peak-hour and 15 PM peak-hour trips. The Hexagon analysis evaluated key intersections along Carmel Valley Road, including at the project driveways, Schulte Road, and Los Arboles Drive.

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 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: Starting in July 2020, Senate Bill (SB) 743 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 will include the following access points: 1) the main driveway on Carmel Valley Road, serving daily traffic; and, 2) a gated connection to Los Arboles Drive, a narrow local road north of the site, to be retained for emergency use only.

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. The Hexagon and Zhou studies both noted that the Los Arboles gate is intended solely for emergency or utility access and would remain secured against public use. Maintaining the gated link satisfies County Fire District requirements for secondary emergency egress in case of wildfire or roadway blockage but does not create new 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 and improved 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)).

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 California American Water (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.

An on-site septic system and leach field currently serves the Project site. The Proposed Project would abandon and replace the septic system and leach field with a new 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. From there, flows would 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 would eliminate an aging and potentially failing on-site wastewater system, which the County Environmental Health Bureau has identified as a health concern. This upgrade would improve wastewater treatment reliability and reduce potential groundwater contamination risks while maintaining compliance with Regional Water Quality Control Board and County Environmental Health Bureau requirements.

Utilities and Service Systems Impact (a) No Impact: The Proposed Project is an amendment to an existing use permit for expansion and modernization of an 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: 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. The Project replaces the existing on-site septic system and leach field with a new gravity and force main connection to CAWD's existing sewer line in Carmel Valley Road. 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 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 the facility. ReGen Monterey 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 (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 directly adjacent to the Mid-Carmel Valley Fire Protection District Station, which provides 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 81 coast live oak trees. The Project arborist recommendations a reduced replanting plan - 1:2 ratio in lieu of the standard 1:1 - to reduce on-site fuel load and improve defensible space conditions. 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 as a "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, comply with California PRC Section 4291, and 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 8,850 CY of cut and fill) and limit grading to developed portions of the property. 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 already-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: If there are significant environmental impacts which cannot be mitigated, and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

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 native oaks, and disturbed oak woodland. The Pre-Construction Tree Impact Assessment (Thompson, 2025) identified removal of protected oak and non-native trees for the proposed improvements, and the Project would incorporate corresponding replanting and monitoring measures discussed in the Tree Protection Plan. With implementation of required County tree protection and replacement policies and mitigation measures, including **Mitigation Measure BIO-1**, biological impacts would remain less-than-significant. As such, the Proposed Project would not 1) substantially degrade the quality of the environment; 2) substantially reduce the habitat of a fish or wildlife species; 3) cause a fish or wildlife population to drop below self-sustaining levels; 4) threaten to eliminate plant or animal community; or 5) reduce the number or restrict the range of a rare or endangered plant or animal. Cultural resources evaluations, including the Phase I Archaeological Assessment (Historic Resource Associates, 2024) and Historic Assessment Reports (PAST Consultants, 2024; Archives & Architecture, 2025), found that the historic core of Carmel Valley Manor retains local significance under County criteria but 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 Measures CR-1** and **CR-2**. Implementation of these measures ensures that the Project would not eliminate important examples of major periods of California history or prehistory. Implementation of these measures ensures that the Project would not degrade the quality of the environment or eliminate important examples of California history or prehistory. Therefore, impacts would be less-than-significant with mitigation incorporated.

Mandatory Findings Impact (b) Less-than-Significant Impact with Mitigation: To determine whether a cumulative effect requires an EIR, the lead agency shall consider whether the impact is significant and whether the effects of the project are cumulatively considerable (CEQA Guidelines Section 15064(h)(1)). In addition, CEQA allows a lead agency to determine that a project's contribution to a potential cumulative impact is not considerable and thus not significant when mitigation measures identified in the Initial Study would render those potential impacts less than considerable (CEQA Guidelines Section 15064(h)(2)).

The Proposed Project would result in limited, short-term construction-related impacts (e.g., noise, air emissions, and construction traffic), all of which would be temporary and reduced through implementation of County standard conditions and Project-specific mitigation measures (**Mitigation Measure N-1** and **Mitigation Measure TR-1**). The Project does not propose new population-generating land uses or infrastructure that could indirectly contribute to regional growth; therefore, the Project would not cumulatively affect population, housing, or public service demands. Potential impacts related to cultural resources, geology and soils, hazards, and land use are site-specific and would not combine with other regional projects to create cumulative effects. The Project would not generate substantial air pollutants or greenhouse gas emissions, and its operational impacts on aesthetics, biological resources, hydrology and water quality, noise, transportation, and utilities would remain consistent with the existing use of the

site as a senior residential community. Improvements represent infill development consistent with the Carmel Valley Master Plan and would not contribute to growth-inducing or regionally significant impacts.

No other major development projects are proposed or under construction in the immediate vicinity. The nearby CAWD wastewater line extension project, which facilitates the Project's sewer connection, was previously analyzed under an IS/MND and is now completed; therefore, it does not represent an ongoing cumulative source of impact.

Based on the above, the Project's incremental contribution to cumulative impacts on air quality, greenhouse gas emissions, transportation, noise, and cultural resources would not be cumulatively considerable. Therefore, cumulative impacts would be less-than-significant with mitigation incorporated.

Mandatory Findings Impact (c) Less-than-Significant Impact with Mitigation: Impacts on human beings are generally associated with air quality, geological and soil hazards, hazardous materials, noise, transportation safety, and wildfire exposure. This IS/MND and relevant technical studies prepared for the Project have evaluated potential effects related to these issues.

As discussed in **Section VI.3, Air Quality** and **Section VI.8, Greenhouse Gas**, the Project would not result in a cumulatively considerable net increase in criteria pollutant emissions and would not expose sensitive receptors to substantial pollutant concentrations. The Project would not create a significant hazard to the public or the environment from hazardous materials, and the site is not listed on any hazardous materials database.

The Arias Geotechnical Report (Arias, 2024) found no unstable soils or geologic conditions that would pose risks to people or structures, provided that the Project implement standard CBC recommendations. The Transportation Analyses (Zhou Transportation Group, 2025; Hexagon Transportation Consultants, 2025) concluded that nearby intersections, including Carmel Valley Road and Los Arboles Drive, would continue to operate acceptably, and that adequate emergency access would be maintained during and after construction. Additionally, the implementation of **Mitigation Measure TR-1** would ensure that construction-related traffic impacts related to potential road hazards would be reduced to a less-than-significant level.

The Project would not generate operational noise levels exceeding the County's 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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