

Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

CARMEL RIO ROAD LLC (PLN240105-DEP)

RESOLUTION NO. 26--

Resolution by the County of Monterey Planning Commission:

- 1) Adopting a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
- 2) Approving a Combined Development Permit consisting of:
 - a. Vesting Tentative Map to subdivide four parcels containing 12.5 acres into 60 residential lots and five open space & street parcels;
 - b. An Administrative Permit to allow the construction of 59 single family dwellings ranging between 2,790 and 3,930 square feet, and 15 1,026 square foot townhomes, and the removal of one Redwood tree;
 - c. A Design Approval to allow the use of Pattern & Design Book consisting of four conceptual single-family residential floor plans, offered in three architectural styles (Spanish Colonial, Transitional, and Traditional), and one townhouse floor plan with a Traditional architectural style;
 - d. A Use Permit to allow development within the Carmel Valley Floodplain; and
 - e. A Use Permit to allow development on slopes in excess of 25% of approximately 1,800 square feet; and
- 3) Adopting a Mitigation Monitoring and Reporting Plan.

[PLN240105-DEP, Carmel Rio Road LLC, 26500 & 26550 Val Verde Drive, Carmel, Carmel Valley Master Plan (APNs: 015-021-004-000, 015-021-015-000, 015-021-020-000, 015-021-021-000 and 015-021-049-000)]

The CARMEL RIO ROAD LLC application (PLN240105-DEP) came on for a public hearing before the County of Monterey Planning Commission on April 29, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project and use, as conditioned and mitigated, is consistent with the policies of the Monterey County 2010 General Plan, Carmel Valley Master Plan, Monterey County Zoning Ordinance (Title 21), Monterey County Subdivision Ordinance (Title 19), and other County health, safety, and welfare ordinances related to land use development.

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

- the 2010 Monterey County General Plan;
- Carmel Valley Master Plan;
- Monterey County Zoning Ordinance (Title 21); and
- Monterey County Subdivision Ordinance (Title 19).

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

b) Project Description. The Carmel Rio Road (Carmel 1 INV) LLC project (project) site encompasses approximately 12.5 acres (not including parcel 015-021-049 for a portion of Val Verde Drive) located at 26500 Val Verde Drive, within unincorporated Monterey County, California (Assessor's Parcel Numbers [APN] 015-021-004-000, 015-021-015-000, 015-021-020-000, 015-021-021-000, 015- 021-049-000). The project site is located approximately 0.7 miles southeast of the City of Carmel by-the-Sea boundary and is outside of the City's formal sphere of influence. The project site is approximately 0.3 miles east of California State Route 1 (SR-1), and approximately 0.2 miles south of Carmel Valley Road. The project proposes the subdivision of a 12.5-acre site, currently comprised of four parcels, into 60 lots, which would be developed with 74 new residential units. The subdivision would also create five parcels containing 3.85 acres, which would contain the proposed private streets/roads and open space areas. The proposed subdivision is subject to the approval of a Vesting Tentative Map. Fifty-nine of the lots (Lots 1 – 59) will be developed with for-sale single-family residences. These lots range in size from 5,000 to 8,772 square feet and have designated building envelopes. The remaining 0.82-acre lot (Lot 60) will be developed with three individual townhomes, each with 6 two-bedroom units and 9 three-bedroom units (15 total, for-sale deed-restricted low-income housing units). All residential development and site improvements below are subject to the granting of an Administrative Permit. All residential units will be equipped with solar panels. Four different floor plans are proposed for the single-family residences, which will be two stories and range between approximately 2,790 and 3,930 square feet in size. Each townhome unit will be approximately 1,026 square feet in size. This Combined Development Permit and Design Approval includes approval of a Pattern & Design Book, which approves conceptual floor plans,

colors, materials, and architectural styles for the single-family dwelling and townhomes. As to be enforced through private conditions, covenants, and restrictions and the HOA (Condition Nos. 30 and 45), the single family dwellings will consist of three architectural styles (Spanish Colonial, Transitional, and Traditional), while the townhouses will be developed with a Traditional architectural style. Access is provided by the existing Val Verde Drive, which will be improved as part of the project. The project also includes the construction of an internal circulation network of two private streets, sidewalks, crosswalks, medians, and on-site street parking. To reduce vehicle trip generation consistent with County policies, the project, as proposed and designed, incorporates seven Traffic Demand Management (TDM) strategies including transit subsidies, travel-behavior outreach, carpool and vanpool loading areas, bicycle facilities, pedestrian improvements, and electric vehicle parking facilities. The project includes both private open space (i.e., approx. 400-460 square feet of rear yard areas for single family residences, and flexible green space for the townhomes), and approximately 73,356 square feet of community open space and parks. Approximately 73,356 square feet would be designated as open space, which would consist of stormwater basins (Parcel C and a portion of Parcel E), a community garden (Parcel C), recreational amenities on the remainder of Parcel E (picnic tables, trash enclosures, bike racks, interior fencing, bocce ball courts, and a playground), and additional bike racks on Parcel B. A six-foot wooden fence will be constructed on the perimeter of the entire property. Less than six-foot fencing will be constructed along the open space areas and other internal areas. Oak trees will be planted along the interior access roads. The project also involves development within the Carmel Valley Floodplain and development on slopes in excess of 25%, which requires the granting of a Use Permit in each case. To implement the project, the property's existing residence and detached garage in the southern portion of the site will be demolished. Grading of the project site will require approximately 18,000 cubic yards of cut and 18,000 cubic yards of fill. After construction, soils will be stabilized by buildings, pavement, landscaping, and vegetation. Of the 35 trees proposed for removal, only one Coast redwood tree (32-inch trench diameter) was determined to be protected under Monterey County Code, and thus only requires the granting of an Administrative Permit (Tree Removal Permit). Therefore, the project involves allowed land uses.

- c) Builders Remedy & Process. State law (Government Code § 65588) requires jurisdictions to update their housing elements on an eight-year cycle; failure to adopt a compliant housing element by statutory deadlines triggers the Builder's Remedy. The Builder's Remedy refers to a provision of state law that allows developers to propose, and may require cities and counties to approve, housing development projects (including mixed-use projects) that meet certain affordability criteria but do not comply with the local General Plan or zoning, under specific circumstances. The Housing

Accountability Act, Government Code §65589.5, limits the bases upon which a city or county can deny a housing development project that includes a certain percentage of affordable units. In 2019, the Legislature enacted Senate Bill (SB) 330, the Housing Crisis Act. SB330 added provision (d) to Government Code section 65589.5, preventing a city or county that has not adopted a revised General Plan housing element that is in “substantial compliance” with state law from disapproving Builder’s Remedy projects based on inconsistencies with the local General Plan or zoning, unless the housing development project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households (Government Code § 65589.5(d)). Under this provision, “Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety”.

The applicant submitted a Preliminary SB330 Application on June 12, 2024. In June 2024, the County’s Housing Element was out of substantial compliance with State Housing Element Law. Therefore, Builder’s Remedy under Government Code § 65589.5(d)(5) applied at the time of pre-application, and continues to apply as of the date of this Resolution. This preliminary application was deemed complete on June 12, 2024, which vests the applicable objective standards, fees, and regulations as of that date, provided the formal housing development project was submitted within 180 days. On November 11, 2024, the housing development project and related materials were submitted. The project was later deemed complete pursuant to the Permit Streamlining Act on June 30, 2025. As described above, SB 330 prohibits local jurisdictions from imposing new regulations, reducing residential densities after the preliminary application is deemed complete, or denying project based on inconsistencies with the General Plan and local objective regulations. The project site is zoned as Low Density Residential, which allows a density of up to one unit per acre (Title 21 section 21.14.060). The project involves developing 12.5 acres with 74 total residential units for a total density of 5.92 dwelling units per acre. Therefore, although the project would develop the site with a residential density of 5.92 units per acre, exceeding the 1 unit per acre limit specified in Section 21.14.060 of the County’s Zoning Ordinance, the project cannot be denied or conditioned based on density inconsistency, and cannot be required to rezone to a zoning district with a compatible density. Further, as a result of providing 20% of the units for lower income households, the Applicant/Owner has requested one concession and two waivers to modify the specific site development standards that have the effect of physically precluding the development or rendering the project economically infeasible (Government Code § 65915(e)(1) &

Government Code § 65915(d)(1)), pursuant to State Density Bonus Law. See Finding No. 7 and supporting evidence.

- d) Lot Legality. Four lots make up the project site. Lot 1 (5.28 acres; APN: 015-021-015-000) was created in 1950 through a Grant Deed to Howard McAulay and is described a portion of Lot 14 as shown in that map entitled, "Partition Map of Hatton Property in Rancho Canada de la Segunda" recorded March 17, 1927, Volume 109 Official Records Parce 1. Lot 1 has since been transferred and is described in the same 1950 configuration, and therefore, the County recognizes Lot 1 as a legal lot of record. Lot 2 (APNs: 015-021-020-000 and 015-021-021-000) was created through a Grant Deed executed by Richard E. Bixler and Rose M. Bixler, his wife to John D. Harms and Mildred R. Harms, his wife recorded May 8, 1959, in Reel 1955 of Official Records, Page 493 under Recorder's Series Number 15312. Lot 2 has since been transferred, and its current grant deed describes it as being in the same, 1959 configuration, and therefore, the County recognizes Lot 2 as a legal lot of record. Lot 3 (5.35 acres; APN: 015-021-004-000) was created in 1959 through a Grant Deed and is described a portion of Lot 14 as shown in that map entitled, "Partition Map of Hatton Property in Rancho Canada de la Segunda" recorded March 17, 1927, Volume 109 Official Records Parce 1. Lot 3 has since been transferred and is described in the same 1950 configuration, and therefore, the County recognizes Lot 3 as a legal lot of record. Pursuant to Superior Court of the State of California Case No. 18CV001756 (Judgement Quieting Title to Real Property Known as APN:015-021-049-000), the County of Monterey recognizes Lot 4 (APN: 015- 021-049-000) as a legal lot of record. After the implementation project, Lots 1, 2, and 3 will be merged and then subdivided into 60 residential lots and 5 open space/street parcels, and Lot 4 will remain a separate legal lot of record.
- e) Site Development Standards. With the granting of three waivers, the proposed development (single-family dwellings and townhomes) meets all required development standards in the LDR zoning district. Pursuant to Title 21 section 21.14.060, the minimum building site is 1-acre, the maximum density is 1 unit per acre, and the maximum site coverage per lot is 35%. The project will exceed these development standards. However, as detailed in Finding No. 7, Evidence "c", the Planning Commission has granted waivers to allow the project to exceed the minimum building site, density maximum, and building site coverage. Pursuant to Title 21 section 21.14.060, main structures are limited to 30 feet in height and shall have setbacks of 30 feet (front), 10% of the lot's width to a maximum of 20 feet (side), and 20 feet (rear), unless within an approved building envelope. As shown on the attached plans, the proposed townhomes and single-family dwellings will have maximum heights of 30 feet and will be located within the proposed VTM's building envelopes. As proposed, typical setbacks will be 6 feet for the front (except for 20 feet on Lots 1, 39, 51, and 59), 5 feet for the side (except 10 feet on Lots 29, 29, and 59), and 10 feet for the rear. The project will provide 307 parking stalls

(garages, driveways, and on-street guest parking), which exceeds the required number of parking stalls per Chapter 21.58.

- f) Design and Visual Resources. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Carmel Valley Master Plan Policy CV-1.1 requires that development follow a rural architectural theme to preserve the rural character of Carmel Valley. Policy CV-1.20 of the Carmel Valley Master Plan requires that materials and colors be consistent with the rural character of the valley and be compatible and appropriate for the immediate surrounding area. Consistent with these policies, the project would incorporate three architectural styles (Spanish Colonial, Transitional, and Traditional), with colors and materials consisting of earth-tone colors and materials that are complementary to the area. At the proposed density and by incorporating these design details, the proposed project would be compatible with the rural character of Carmel Valley and would not introduce structures that would significantly degrade the public viewshed. Compliance with General Plan Policy LU-1.13 will ensure that all exterior lighting (street lighting and residential development) is downlight and all roof-mounted solar panels have a non-reflective coating or other appropriate design to reduce glare. Additionally, the proposed project’s open space and landscaping, as well as the size of the residential parcels and massing of the residential units, ensure that the project would be visually compatible with the surrounding development, including the commercial shopping center to the west and the residential subdivision south of Rio Road.

The proposed development will not block views of the viewshed, the river, or the distant hills as seen from key public viewing areas such as Garland Ranch Regional Park, along Carmel Valley Road, and along Laureles Grade Road (CVMP Policy CV-3.3). No hillsides will be modified (CVMP Policy CV-3.4). The project site is not visible from the northern extent of Palo Corona Regional Park due to intervening vegetation; however, construction of the proposed development would be visible along a 0.2-mile stretch of an internal hiking trail due to minimal changes in elevation and the height of the structures. From this vantage point, two-story commercial developments along Carmel Rancho Boulevard and low-density residential development are distantly visible and heavily screened by intervening vegetation. From this vantage point, the introduction of two-story residential development and associated site improvements would not substantially degrade the semi-rural, vegetated viewshed, as the development would be complementary and consistent in height, bulk, and mass with surrounding development. Additionally, the project site is visible from the park’s first ridge/mountain, known as Inspiration Point (0.8 miles south). From Inspiration Point, which is recognized by

the Monterey County Regional Park District as a vista for the express purpose of hiking, viewing, and sightseeing, the project site is entirely visible, and thus the proposed development would also be distantly visible from Inspiration Point. Due to the elevation change of approximately 600 feet, only limited portions of the proposed southern facades and the roofs would be visible. Further, at 0.8 miles south of the project site, the proposed development's scale would appear much smaller due to distance and elevation change. The project's roof-mounted solar panels are presumed to face south. Due to distance, and intervening vegetation and development, the proposed development will be heavily screened from Carmel Valley Road. The proposed development would be visible from the intersection of SR-1 and Carmel Valley Road, but all views of the development would be distant and subordinate to the surrounding commercial and developed character of this intersection. Due to distance, the proposed development would not be visible from Laureles Grade Road, or Garland Ranch Regional Park, and would not block views of the Carmel Valley River or distant hills. No other scenic resources identified within the General Plan or Carmel Valley Master Plan are within proximity to the project site that the proposed residential development would interfere with the viewshed. Given the distance and intervening topography and vegetation between the project site and the area's scenic resources, and the scale and design of the proposed development, the project will have a less than significant impact on scenic vistas.

- g) Cultural Resources. According to Monterey County Geographical Information System (GIS), the property is located in an area of high archaeological sensitivity but not within 750 feet of a known archaeological resource. An archaeological report (LIB250131) was prepared and concluded that there is no surface evidence of potentially significant archaeological resources. Although the project area lies in close proximity to the Carmel River, no shell, stone, or other commonly occurring cultural artifacts were identified within the project footprint. The report did not recommend additional archaeological testing. While no historic or archaeological resources have been identified within the project site, the site is located within an area of regional archaeological sensitivity and five recorded cultural resources. Although the potential to encounter historic or archaeological resources is low based on site-specific study, construction of the project would require ground disturbance, such as grading and excavation in an area of regional sensitivity. Mitigation Measure CR-1 would be implemented to avoid significant impacts to unrecorded buried archaeological resources during construction, reducing the impact to a less than significant level. Should any identified resources be determined eligible for the CRHR, those resources would be avoided or appropriate measures, such as data recovery, would be identified on a case-by-case basis. Thus, as proposed, designed, conditioned, and mitigated, the proposed project minimizes and avoids potential impacts to archaeological resources. The County's standard project condition (Condition No. 3) would also be applied,

which requires the contractor to stop work if previously unidentified resources are discovered during construction. Finally, Mitigation Measure TR-1 requires on-site tribal monitoring during initial ground disturbing activities. Thus, as proposed, designed, and conditioned, the proposed project minimizes and avoids potential impacts to archaeological and tribal cultural resources.

- h) Historical Resources. The project would involve demolition of the two existing structures on the project site, a California Ranch-style single-family residence built in 1958, and a detached garage built in 1962. Both structures were evaluated in 2010 and 2016 as part of a Phase I Historical Review of the project site conducted by Historian Kent Seavey, which determined that, based on the lack of architectural distinction, historical significance, and integrity, the two structures are not eligible for listing in the CRHR and the NRHP
- i) Traffic. According to the Traffic Impact Assessment, existing daily traffic along Rio Road east of Carmel Rancho Boulevard is approximately 1,160 trips, with 45 morning and 116 evening peak hour trips. The project would add approximately 685 daily trips, including 48 morning and 66 evening peak-hour trips, all entering and exiting via Rio Road. Implementation of TDM strategies and Mitigation Measure T-1, described in subsequent evidence “j”, are consistent with County policies developed to reduce vehicle trip generation and improve levels of service, and would result in less than a significant impact on local roadways.
- j) Off-site Improvements. With implementation of the project, more than 0.01 in volume to capacity (V/C) ratio would be added to the intersection of Carmel Valley Road and Carmel Rancho Boulevard, which already operates at an unacceptable level of service under existing conditions and would continue to operate at an unacceptable level of service under existing plus project conditions. This change in V/C ratio would conflict with 2010 General Plan LOS standards for signalized intersections. Therefore, Mitigation Measure T-1 requires that the project convert the existing northbound left-through to a northbound through-right at Carmel Valley Road/Carmel Rancho Boulevard to improve the level of service to an acceptable level and result in a less than significant impact. Additionally, the project is conditioned to pay into the Carmel Valley Traffic Impact Program, which would support additional improvements within the Carmel Valley Master Plan. Adherence to Mitigation Measure T-1 and standard conditions of approval requiring payment of fair share traffic fees would ensure impacts are less than significant relative to roadway congestion and conflicts with local transportation policies or programs.
- k) Land Use Advisory Committee. The proposed project was referred to the Carmel Valley Land Use Advisory Committee in accordance with Board of Supervisors’ adopted guidelines. On March 16, 2026, the Carmel Valley LUAC voted 5-0 to not support the project, citing concerns with development within the floodplain and the introduction of occupants within the Carmel Valley floodplain. During the meeting, a member of the LUAC commented on the

project's impact on local roadways. Members of the public raised concerns about evacuation adequacy during emergencies, development within a floodplain, removal of trees occupied by nesting birds, and the need to reintroduce native plant and tree species. The Cypress Fire Protection District has reviewed the project and confirms there are adequate means of ingress and egress during emergencies. No residential structures will be introduced into the Carmel River floodplain or subject to inundation from DA-27 flooding. The proposed stormwater detention ponds will provide additional floodplain capacity. Condition No. 24 requires that drainage improvement be installed to ensure that implementation of the project will not worsen off-site flooding issues associated with DA-27. Thirty-four non-native trees will be removed, and one native tree will be removed. Condition No. 23 has been applied to require a bird and raptor nesting survey. Project implementation includes replanting of native landscaping (CVMP Policy CV-3.10). While the project will add daily trips to local roadways, implementation of Mitigation Measure TI-1 will resolve existing level of service issues at the intersection of SR-1 and Carmel Rancho Blvd.

- l) Development on Slopes in Excess of 25%. There are approximately 1,800 square feet of slopes in excess of 25% on the subject property. The project involves clearing and grading the entire 12.5-acre property to construct 74 residential units. The criteria required to grant a Use Permit to allow development on slopes in excess of 25% have been met. See Finding No. 10 and supporting evidence.
- m) Development within the Carmel Valley Floodplain. Approximately 1.2 acres of the subject 12.5-acre property are located within the Carmel Valley Floodplain. Although no residential units or structural development would be located within the floodplain, the project includes grading, construction of stormwater detention ponds, and recreational amenities within the floodplain. A Use Permit is required to allow development in the Carmel Valley Floodplain, and the criteria have been met in this case. See Finding No. 9 and supporting evidence.
- n) Tree Removal. Of the 35 trees proposed for removal, only one tree is native and thus requires the granting of a Tree Removal Permit. Tree removal is the minimum necessary to implement the proposed project. Project implementation will include replanting of vegetation and trees along the proposed private roads and with the open space areas.
- o) Prime Farmland. Although the project would involve converting Prime Farmland to a non-agricultural use, the project's residential use aligns with its existing zoning and land use designation under the County's General Plan. The residential designation was applied prior to adoption of the current General Plan. Since the site is not zoned or designated for agriculture, the project does not conflict with Agriculture Element Policy AG-1.1. Similarly, while the project would subdivide land identified as Prime Farmland, the site is designated by the County as Low Density Residential rather than Farmland. Therefore, the project does not conflict with Agriculture

Element Policy AG-1.3, which restricts subdivision of agricultural land except under specific circumstances such as inclusion in a Community Plan, an Infrastructure and Financing Study for a Rural Center, or for farmworker or employee/family housing. Because the project site contains 11.2 acres of land designated as Prime Farmland, a LESA report was prepared to quantitatively evaluate the project's potential impacts on agricultural resources. Chapter 21.92 only applies to land designated or zoned for agriculture. The project site is designated in the Carmel Valley Master Plan (CVMP) as Low Density Residential and is zoned as Low Density Residential within a Design Control District, both of which are designated for residential uses. Therefore, Chapter 21.92 does not apply to the proposed project and does not trigger mitigation requirements. A Land Evaluation and Site Assessment (LESA) report was prepared on January 14, 2026. According to the LESA report, the project's overall LESA score is 68.5. While scores within the 60–79 range can indicate a significant impact, significance is not triggered when either the Land Evaluation or Site Assessment sub-score is below 20 points. The project's Land Evaluation sub-score is 49.75, reflecting the agricultural capability of underlying soils, while the Site Assessment sub-score is 18.75 due to the limited extent of surrounding agricultural lands. In addition, the LESA report concludes that the site is isolated from other important farmlands and does not function as part of a broader agricultural landscape, meaning the conversion of Prime Farmland to non-agricultural use for the project would not significantly affect agricultural resources. The Monterey County Agriculture Commissioner's Office reviewed the proposed project and the LESA and concurred with its less-than-significant impact determination.

- p) Use of Private Road. Pursuant to four Superior Court Default Judgements (Clerk Recorder's Document Nos. 2013044431-2013044434), the subject properties (Lots 1-3) have rights to use Val Verde Road Easement ("used for all road purposes for the benefit of the Carmel Rio Property including...for ingress and egress to any other residential or commercial development on the Carmel Rio Property"). Condition Nos. 21 and 30 have been applied and require the HOA to maintain all that portion of Val Verde Road that traverses from Rio Road to the property's northern property line.
- q) Drainage. See Finding No. 2, Evidence "d" and "e".
- r) The project planner conducted a site inspection on March 16, 2026 to verify that the Project on the subject parcel conforms to the plans listed above.
- s) The application, Project plans, and related support materials submitted by the Project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240105-DEP.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The Project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Traffic and Vehicles Mile Traveled, Noise, Soils, Hazards, Cultural resources, Biological resources, Hydrogeological resources, Air Quality, Greenhouse Gas Emissions, Energy, and Drainage. The following reports have been prepared:
 - “Due Diligence Biological Site Assessment” (County of Monterey Library No. LIB240302) prepared by Monk and Associates, Walnut Creek, California, June 13, 2024.
 - “Pump Testing for Travers Well” (County of Monterey Library No. LIB240303) prepared by Bierman Hydrogeologic, Aptos, California, June 12, 2016.
 - “Water Demand and Supply Analysis” (County of Monterey Library No. LIB240312) prepared by Bierman Hydrogeologic, Aptos, California, November 2, 2024.
 - “AWSSA Memo” (County of Monterey Library No. LIB240313) prepared by Pamela Nieting, San Francisco, California, November 11, 2024.
 - “Geotechnical Investigation” (County of Monterey Library No. LIB240314) prepared by Quantum Geotechnical, Inc., San Jose, California, November 15, 2024.
 - “Phase II Environmental Site Assessment” (County of Monterey Library No. LIB240315) prepared by Stantec Consulting Services, Inc., San Bernadino, California, May 7, 2024.
 - “Cultural Resource Study” (County of Monterey Library No. LIB250130) prepared by Historic Resource Associates, Pebble Beach, California, February 2025.
 - “Cultural Resource Evaluation” (County of Monterey Library No. LIB250131) prepared by Archaeological Resource Management, San Jose, California, February 2025.
 - “Tree Inventory, Assessment, and Protection Report” (County of Monterey Library No. LIB250132) prepared by Monarch Consulting Arborists, Felton, California, April 15, 2025.
 - “Noise and Vibration Assessment” (County of Monterey Library No. LIB250133) prepared by Michael S. Thill, Cotati, California, April 2025.
 - “Geological Hazards and Geotechnical Assessment” (County of Monterey Library No. LIB250156) prepared by Quantum Geotechnical, Inc., San Jose, California, April 2025.

- “Val Verde Biological Assessment” (County of Monterey Library No. LIB250157) prepared by RANA Consultants, Carmel, California, May 9, 2024.
- “Hydrogeologic Report” (County of Monterey Library No. LIB260081) prepared by Todd Groundwater, Alameda, California, January 2026.
- “Val Verde Drive Project LESA Model Memorandum” (County of Monterey Library No. LIB260093) prepared by Tyler Rogers, Oakland, California, January 14, 2026.
- “26500 Val Verde Drive – VMT Memorandum” (County of Monterey Library No. LIB260098) prepared by Kittleson & Associates, Inc. San Diego, California, January 19, 2026.
- “Traffic Impact Assessment” (County of Monterey Library No. LIB260097) prepared by Kittleson & Associates, Inc. San Diego, California, December 11, 2025.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed, as designed and mitigated. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Biological Resources. Rana Creek Habitat Restoration (RANA) completed a Biological Assessment of the project site in May 2024. The assessment included a review of literature and regional resource agency databases including the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CBDDDB), United States Fish and Wildlife Service (USFWS) Critical Habitat Mapper, USFWS wetland data, Natural Resource Conservation Service Soil Survey, California Native Plant Society’s Inventory of Rare and Endangered Plants, and USFWS Information for Planning and Consultation; and a field reconnaissance survey conducted by RANA biologists on May 9, 2024 (County of Monterey Library No. LIB240302). Monk & Associates (M&A) prepared a Due Diligence Biological Site Assessment Report for the project site in May 2024 (revised December 2025). This assessment included a review of literature and regional resource agency databases including the CDFW CNDDDB, California Native Plant Society’s Inventory of Rare and Endangered Plants, and a field reconnaissance survey conducted by M&A biologists on May 29, 2024 (County of Monterey Library No. LIB250157). No special status plant species were observed during the field surveys. Based on the absence of suitable habitat and previous site disturbance, the field surveys determined that special-status plant species do not have the potential to occur on the project site. Three special status animal species were identified as having the potential to occur within the project site based on the presence of suitable habitat or foraging. The planted mixed woodland provides suitable habitat for Monterey dusky-footed woodrat, California red-legged frog, overwintering monarch butterfly, and potential nesting and foraging habitat for non-game migratory birds and native birds protected by California Fish and Game Code Section 3503 and the Migratory Bird Treaty Act.

Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 have been incorporated as conditions of approval to reduce impacts to less than significant (see Finding 5, evidence “g”).

- d) Stormwater Control. In accordance with Policies S-3.1, S-2.5 and S-2.6 of the 2010 General Plan, post-development, off-site peak flow drainage from the area being developed shall not be greater than pre-development peak flow drainage. Approximately 55 percent of the project site would be covered by new impervious surfaces and approximately 45 percent of the project site would be covered by vegetated landscaping. The project site can be divided into two principal drainage areas: the area west of Val Verde Drive and the area east of Val Verde Drive. To reduce stormwater flows from the project site, two large bioretention basins would be constructed, one for each principal drainage area. Both bioretention basins would have the capacity to accommodate a 95th percentile rainfall event, as required by County Code. Specifically, the bioretention basin serving the area west of Val Verde Drive would occupy approximately 8,240 square feet of the southwestern corner of the project site and would have a retention volume capacity of approximately 8,240 cubic feet. This retention capacity meets the County’s requirement. The bioretention basin serving the area east of Val Verde Drive would occupy approximately 4,993 square feet of the southern portion of the project site and would have a retention volume capacity of 5,492 cubic feet. This retention capacity exceeds the County’s requirement. The bioretention basins would feature a combination of ponding, permeable planting soils, infiltration materials, and sub-drain systems. The basins will be designed to filter pollutants from stormwater runoff from impervious surfaces.
- e) Surface Water & Flood Control. Flooding issues resulting from DA-27 are known to exist in this area. Flow paths within DA-27 are well-defined in the steep canyons north of Carmel Valley Road, but essentially disappear on the south side of the road, where a small ditch carries flow for a short distance before ending at a point approximately 700 feet north of the project site. The overland flow modeling presented in the County’s County Service Area 50 Final Lower Carmel River Stormwater Management and Flood Control Report (CSA-50 Report) shows that much of the runoff originating in DA-27 would flow south and west to cross Val Verde Drive at the Project site, towards the Barnyard, Rio Road, and Carmel Rancho Boulevard. The modeling shows that as much as 46 acre-feet could enter CSA-50 from DA-27, and much of this would be overland flow through the site and adjacent sites. Ponding, or flooding, depths of a 100-year event were modeled to be between 0.5 feet and 6 feet throughout various areas of CSA 50’s boundary.

As modeled, the eastern portion of Val Verde Drive within the project site would be inundated by up to 1 foot in 100-year storm events. The western half of the property would be primarily inundated by up to 0.5 feet, but as high as 1 foot on the western property line. Limited portions of the eastern half of the project site

are anticipated to be affected by 100-year storm events (up to 0.5 feet). In accordance with Title 16 section 16.16.050.C, the proposed finished floor of the residential lots anticipated to be inundated by overland flows (up to 1 foot) would be elevated over one foot above the modeled ponding depths. This is accomplished by leveling the project site and slightly elevating the western half of the site by 1-3 feet. Finished floors of the proposed residential development will add another 10-12 inches of freeboard. Although not subject to major flooding, the eastern half of the project site will be raised 0.1 to 2.5 feet. Therefore, as designed, the proposed residential development will not be subject to surface water flooding of DA-27 and is consistent with Title 16 section 16.16.050.C. Although the site, as proposed, would be safe from modeled inundation by raising it above projected ponding depths, nearby properties may be affected by increased velocities or depths. By raising the site, the overland flows that would otherwise occupy the site would be displaced elsewhere, thereby increasing the flooding or ponding depths of nearby properties, specifically those to the north.

Title 16 requires that the project ensure that the proposed development “will not significantly...affect any other properties by increasing stream... depths, or diverting the flow.” To comply with this requirement, Condition No. 24 has been applied. This condition requires that the project ensure that DA-27 run on received on-site is routed through the subject property or otherwise controlled in a manner that ensures 1) on-site habitable structures are safe from overland floods, and 2) off-site properties are not adversely impacted or subject to increased overland flooding depths during 20-year and 100-year storm events, as demonstrated by a hydrology and hydraulic analysis, capacity assessments, and/or other appropriate documentation, prepared by a licensed civil engineer. To accomplish this, on-site drainage improvements shall collect runoff along the northern property lines and convey the runoff south within the proposed street rights-of-way or within controlled drainage improvements throughout the property. The drainage improvements shall be sized to accommodate the projected volumes of overland water, while still ensuring that all properties have safe access to nearby roads. Improvements shall be constructed concurrently with subdivision improvements (grading, utilities, roads, etc.). If other drainage improvement alternatives are determined by the Director of PWF&P to be equally or more effective, and better address DA-27’s overland flow issues and the goals, policies, and text of the 2010 General Plan and Monterey County Code, then this condition requires that the Applicant/Owner install or implement those measures concurrently with subdivision improvements.

Therefore, as proposed and conditioned, the project will meet current regulations and requirements, including the Monterey County flood hazard requirements pursuant to MCC Section

16.16.050. Further, in accordance with Policies S-3.1, S-2.5 and S-2.6 of the 2010 General Plan, the proposed project, as designed, implements measures to reduce impacts from surface water and storm drainage that may result in localized flooding.

- f) VMT. The project would not conflict with Section 21.64.250 of the County's Zoning Ordinance, which requires residential developments of 25 or more units to incorporate feasible trip-reduction measures that reduce dependence on automobiles. Val Verde Drive would be widened to accommodate two 10-foot travel lanes, two-foot shoulders, and a five-foot decomposed granite pedestrian path. These improvements are consistent with roadway strategies in Section 21.64.250 of the County's Zoning Ordinance, which encourage maintaining safe and efficient local access and supporting multimodal connectivity within neighborhood-scale roadway networks. These improvements to Val Verde would provide adequate access, internal circulation, and encourage alternative modes of travel to reduce vehicle trips. The TDM strategies introduced include transit subsidies, travel-behavior outreach, carpool and vanpool loading areas, bicycle facilities, pedestrian improvements, and electric vehicle parking. The TDM strategies would be consistent with County policies developed to reduce vehicle trip generation. With 74 residential units, the project would generate approximately 685 daily trips, with 48 occurring during the AM peak hour and 66 occurring during the PM peak hour.
- g) Geological Resources. The project site is not located within the boundaries of an Earthquake Fault Zone for fault rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act and no faults are known to pass through the site. The active fault nearest to the project site is the Monterey Bay-Tularcitos, approximately 1.4 miles northwest of the project site. The effects of earthquake-related ground shaking could include damage to structures, as well as damage to streets and utilities. However, the project would be required to comply with applicable building codes, including the Monterey County Code Chapter 16.08, Grading, which prohibits the issuance of grading permits for projects that would be hazardous by reason of flood, geological hazard, seismic hazard, or unstable soil. The Monterey County Building Code, Chapter 18.02, adopts the California Building Code (CBC), which assigns Seismic Design Categories for new construction projects, with earthquake safety regulations commensurate with the earthquake risks associated with a project's use and location. CBC requirements would ensure that the proposed structures would be able to: (1) resist minor earthquakes without damage; (2) resist moderate earthquakes without structural damage, but with some non-structural damage; and (3) resist major earthquakes without collapse, but with some structural as well as nonstructural damage. Further, all recommendations of the Geotechnical and Geological Reports are required to be implemented into the final construction plans pursuant to Monterey County Code section 16.080.110. By adhering to these existing regulations and requirements, the direct

or indirect impacts from the project as they relate to strong seismic ground shaking would be less than significant.

- h) Liquefaction. According to the Geotechnical Investigation, the project site is also in a state-designated moderate- to high-potential liquefaction hazard zone. The factors known to influence liquefaction potential include grain size, relative density, groundwater conditions, effective confining pressures, and intensity and duration of ground shaking. Loose, saturated, near-surface, cohesionless soils exhibit the highest liquefaction potential, while dense, cohesionless soils and cohesive soils exhibit low to negligible liquefaction potential. The Geotechnical Investigation determined that liquefiable layers are present at the project site, although they are located relatively deep. In the event an earthquake caused liquefaction at the site, the ground would settle by six to nine inches, resulting in an estimated 4.5 inches of differences in site elevation over 100 feet. Therefore, the project site has moderate liquefaction potential. However, all recommendations of the Geotechnical Report shall be implemented into the final construction plans pursuant to Monterey County Code section 16.080.110. Accordingly, the differential settlement of 4.5 inches in 100 feet would be incorporated into the design of gravity utilities and foundations for residences. With the differential settlement incorporated into project designs, the direct or indirect impacts from the project as they relate to liquefaction would be less than significant.
- i) Hazardous Materials. A Phase I Environmental Site Assessment report was prepared by Stantec in December 2023 and identified historical agricultural use on the project site that may have used herbicides containing organochlorine pesticides (OCPs) and/or heavy metals. Based on this finding, Stantec conducted a Phase II Environmental Site Assessment in April 2024 to evaluate the subsurface condition at the project site based on the site's historical agricultural use. The Phase II Environmental Site Assessment involved collecting soil samples from 30 shallow soil borings across the site. Soil samples were analyzed for OCPs, arsenic, and lead. Analytical results did not indicate the presence of OCPs lead above applicable regulatory thresholds. Although two of the 30 samples reported arsenic at concentrations of 5.4 and 7.4 mg/kg, which exceed regulatory thresholds, the Phase II Environmental Site Assessment did not recommend any remediation because arsenic naturally occurs throughout the State of California at concentrations of up to 11 mg/kg. The State of California uses the background levels as the cleanup standard for arsenic; therefore, arsenic was not detected above anticipated cleanup levels. Based on these results, the sites' historical agricultural use would not pose a concern for human health and/or the environment, and no further assessment or remedial action would be warranted. Because these contaminants are not present above typical background or regulatory thresholds, ground disturbance would not result in the release of hazardous materials into the environment, and impacts are less than significant with respect to OCP, arsenic, and lead.

Buildings constructed prior to 1977 in California may contain lead-based paint and asbestos-containing materials. The existing buildings on the project site (single family residence and detached garage) were constructed around 1960 and therefore may contain lead and asbestos. The project would require the demolition of the existing single-family residence and detached garage on southern portion of the site, which could result in upsetting and release of hazardous materials into the environment. During demolition activities, all building materials containing lead-based paint shall be removed in accordance with California Occupational Safety and Health Administration lead-related regulations contained in Title 8 of the CCR, Section 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the type of lead being disposed of. In addition, demolition and construction would be required to comply with MBARD Rule 424, which enforces the National Emissions Standards for Hazardous Air Pollutants regulation with authority delegated by the USEPA. Rule 424 requires surveys for asbestos to be conducted prior to demolition activities that would disturb materials that might contain asbestos.

- j) Service Standards. Pursuant to Table PS-1, the project site is located within acceptable emergency response times from Fire and Ambulance services, and will improve SRI-1/Carmel Rancho Blvd's LOS. CalAm, a public surveyor, will distribute potable water to the site through a wheeling agreement. The project will be connected to a public sewage system, will have an on-site garage and recycling pickup, and will install necessary drainage improvements.
- k) Staff conducted a site inspection on March 16, 2026 to verify that the site is suitable for this use.
- l) The application, Project plans, and related support materials submitted by the Project applicant to Monterey County HCD - Planning for the proposed development found in Project File PLN240105-DEP.

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

EVIDENCE: a) The Project was reviewed by the HCD-Planning, Monterey County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the Project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Sanitary sewer services would be provided by the Carmel Area Wastewater District (CAWD). Wastewater generated by the proposed project would be collected and conveyed through a conventional gravity system of proposed 8-inch sanitary sewer pipes located within the proposed street rights-of-way. The wastewater collected on-site would be conveyed to a new 8-inch CAWD sanitary sewer main that would be located within the on-site proposed right-of-way along Val Verde Drive. The existing 12-inch CAWD sanitary sewer main that runs along the southern project boundary before turning south and off-site would be abandoned. Final plans would require CAWD review and approval. Cal-Am will provide an adequate water supply through a Wheeling Agreement, as approved by the State Water Resources Control Board. See Finding No. 6 and supporting evidence.
- c) Fire Hazard Severity Zone. The project site is located within a Moderate Fire Hazard Severity zone and is not located within a Very High Fire Hazard Severity Zone or state responsibility area. New structures and utility infrastructures will not exacerbate fire risk. All new structures and utility infrastructure are required to include fire safety requirements, such as fire-residence rating and fire protection systems in accordance with Section 18.14.080 of the Monterey County Code. A Fuel Management Plan for the project was prepared for the project, which was reviewed by the Cypress FPD on November 18, 2024, and did not raise any concerns or indicators of inconsistencies with applicable requirements. The draft Fuel Management Plan identifies all open space within the buildout project site to be within the “Green Zone”, which requires all vegetation to be cut to a maximum height of 4 inches, trim nearby trees, and removal fallen, dead material. On an on-going basis, the project site shall be managed by the HOA in accordance with State of California fuel management requirements, as well as the prepared Fuel Management Plan. The VTM has been reviewed by Cypress FPD and was revised to include secondary ingress/egress onto Val Verde Drive. As conditioned, there would be designated “no parking” areas along certain portions of the proposed private roads to ensure emergency vehicles have adequate access (Condition No. 46). CalAm will provide water that meets fire flow standards. All development shall meet local and state fire code requirements. Therefore, the project would not require installation or maintenance of infrastructure or utilities that would exacerbate fire risk, and impacts would be less than significant.
- d) Emergency Action Plan. In response to public comment, Condition No. 30 and 19 has been prepared to require that the Applicant/Owner/HOA prepare an Emergency Action Plan (EAP). The EAP will be provided to each single-family dwelling owner and each occupant of the affordable townhomes and single family dwellings. The EAP shall include emergency contact information, before -, during-, and after-evacuation procedures, specific duties of residents, transportation arrangements, and Evacuation Guide & Checklist (prepared by the Monterey County Office of Emergency

Services), and a site plan illustrating emergency exit routes and areas of refuge.

- e) Drainage. See Finding No. 2, Evidence “d” and “e”.
- f) Floodplain. See Finding No. 9 and supporting evidence.
- g) Staff conducted a site inspection on March 16, 2026 to verify that the site is suitable for this use.
- h) The application, plans and supporting materials submitted by the Project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN240105-DEP.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on March 16, 2026 to verify that the site has no violations.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the Project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN240105-DEP.

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

- EVIDENCE:**
- a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the Project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the Project or any of its aspects may cause a significant effect on the environment.
 - b) The County of Monterey as Lead Agency, through HCD-Planning, prepared an initial study pursuant to CEQA. The initial study is on file in the offices of HCD-Planning and is hereby incorporated by reference (HCD-Planning File No. PLN240105-DEP).
 - c) There is no substantial evidence, based upon the record as a whole, that the Project may have a significant effect on the environment. The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based upon the analysis of the initial study, HCD-Planning prepared a mitigated negative declaration.

- d) The Draft Initial Study and Mitigated Negative Declaration for HCD-Planning File No. PLN240105-DEP was prepared in accordance with the CEQA Guidelines; filed with the County Clerk on February 24, 2026; and circulated for public review from February 24, 2026 through March 25, 2026 (State Clearinghouse Number 2026020910).
- e) Resource areas that were analyzed in the IS/MND included: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems, and wildfire.
- f) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (HCD-Planning File No. PLN180441) and are hereby incorporated herein by reference.
- g) The County identified potentially significant impacts to Biological Resources, Cultural Resources, Noise, Transportation/Traffic, and Tribal Cultural Resources. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant. Development of the project could impact habitat for special status species, disrupt nesting birds, and alter natural habitat. However, implementation of Mitigation Measures BIO-1 through BIO-4 would reduce these impacts to a less than significant level by requiring pre-construction surveys and training, biological monitoring, and avoidance measures, including exclusionary fencing. No historic resources are known to occur within the project site; however, the site and surrounding area have high archaeological sensitivity. Implementation of Mitigation Measures CR-1 and TR-1 will require tribal cultural and archaeological monitoring, and immediate halting of construction in the event of an unanticipated discovery of cultural or tribal cultural resources. Impacts relative to noise would be potentially significant because construction noise levels would exceed the 80 dBA threshold when within 90 feet of nearby residential uses and could result in increased vibrations. Therefore, Mitigation Measures N-1 and N-2 require noise suppression devices/techniques, and vibration reduction measures to be implemented to ensure that noise and vibration levels are acceptable and less than significant. Implementation of the project would increase the volume to capacity ratio of Carmel Valley Road and Carmel Rancho Boulevard by 0.01 and therefore result in a potentially significant impact. Mitigation Measure T-1 will reduce this potential impact to less than significant by requiring that the project convert the existing northbound left-through to a northbound through-right at Carmel Valley Road/Carmel Rancho Boulevard to improve the level of service to an acceptable level.

These mitigation measures have been incorporated into the Project as conditions of approval (Condition Nos. 49 through 56).

- h) Pursuant to Public Resources Code section 21080.3.1 et seq., Monterey County HCD–Planning initiated consultation with local Native American tribes on January 9, 2026. The Esselen Tribe of Monterey County requested consultation. During the consultation on February 3, 2026, representatives of the tribe requested the on-site presence of a Native American monitor to observe all ground-disturbing activities associated with the subdivision improvements and development of the site. In addition, the tribal representative requested that the Esselen Tribe of Monterey County be included in any resource recovery program or reburial. Although the Esselen Tribe of Monterey County requested monitoring for all ground disturbance, including utilities, trenches, landscaping, foundations, etc., the County of Monterey, as lead agency, respectfully disagrees with the extent of the requested monitoring as grading and construction related to the residential structures will not impact soils that have not been already disturbed and monitored by initial subdivisions improvement grading (roads, utilities, detention ponds). Therefore, further monitoring is not warranted unless disturbance exceeds the depths of initial grading activities. Adherence to the County’s standard cultural resource condition of approval (Condition No. 3) and Mitigation Measures CR-1 and TR-1 will result in less than significant impacts on cultural and tribal cultural resources.
- i) All Project changes required to avoid significant effects on the environment have been incorporated into the Project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during Project implementation, and is hereby incorporated herein by reference. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of Project approval (Condition No. 16).
- j) Analysis contained in the initial study and the record as a whole indicate the Project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a state filing fee plus the County recording fee, unless CDFW determines that the Project will have no effect on fish and wildlife resources. In this case, for purposes of the Fish and Game Code, the Project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The initial study was sent to CDFW for review, comment, and to recommend necessary conditions to Protect biological resources in this area. Although no comments from CDFW have been received, the Project will be required to pay the state fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (Condition No. 15).

- k) The Planning Commission finds that there is no substantial evidence supporting a fair argument of a significant environmental impact.
- l) The County of Monterey Planning Commission considered the Mitigated Negative Declaration, along with the Combined Development Permit, at duly noticed public hearings held on April 29, 2026.
- m) Pursuant to CEQA Guidelines Section 15073(e), public agencies were sent the Draft IS/MND. Five public agencies submitted comments on the Initial Study and Mitigated Negative Declaration: California Department of Conservation (DOC), Monterey Bay Air Resources District (MBARD), California Highway Patrol (CHP), California Department of Transportation (Caltrans), and State Water Resources Control Board (SWRCB). Minor applications and clarification changes to the Draft IS/MND were made. Recirculation was not warranted, and no additional mitigation measures are required to address the comments.
- DOC letter states that the conversion of agricultural land represents a permanent loss and impact on agricultural resources. This commenter recommended that the IS/MND address mitigation for the loss or conversion of agricultural land and provided general guidance on the information to include in environmental review for projects that involve the conversion or loss of agricultural land. As detailed in Section IV.2 of the IS/MND, *Agricultural Resources*, the Land Evaluation and Site Assessment (LESA) report prepared for the project found that because the site is isolated from other important farmlands and does not function as part of a broader agricultural landscape, the project would not significantly impact agricultural resources. The Monterey County Agricultural Commissioner's office reviewed the LESA and concurred with the less-than-significant impact finding. The site is designated and zoned for Low Density Residential use under the applicable Carmel Valley Master Plan. Because the site's land use designation is residential, County Zoning Ordinance Chapter 21.92, which establishes mitigation requirements for development on agriculturally designated land, does not apply to the project.
 - The MBARD letter describes the context and requirements of MBARD Rules 402, 424, and 439, states that fugitive dust should be mitigated during project construction, recommends that all buildings proposed for demolition test for asbestos in the building materials, recommends the use of Tier 3 and 4 construction equipment, and recommends alternatives to open hearth fireplaces. As described in Section VI.3 of the IS/MND, *Air Quality*, the project would have less than a significant air quality impact. Fugitive dust emissions generated during project construction would be temporary, short-term, and below MBARD significance thresholds. As stated in Section IV.9 of the IS/MND,

Hazards and Hazardous Materials, demolition and construction would be required to comply with MBARD Rule 424, which enforces the National Emissions Standards for Hazardous Air Pollutants regulation with authority delegated by the United States Environmental Protection Act. As described in Section VI.3 of the IS/MND, *Air Quality*, all construction equipment would be equipped with United States Environmental Protection Act Tier 4 engines. The project does not propose open hearth fireplaces within any of the residential structures. Project construction would conform to all applicable air quality standards and regulations, including Rules 402, 424, and 439.

- The CHP letter states that the project would result in increased vehicular travel, which would impact traffic safety on SR-1 and surrounding roadways. CHP raised concerns relative to increased incidents requiring emergency response during project construction; traffic congestion near Rio Road and SR-1; increased congestion during peak commute hours, which could increase crashes and slow emergency response times; and additional enforcement demands. The commenter's concern regarding increased congestion resulting in an increase in crashes and slower first responder response times is acknowledged. The County confirmed with Cypress Fire Protection District that there are emergency access gates on the north end of Val Verde Drive, at the intersection of Val Verde Road and Carmel Valley Road, which would provide a secondary means of ingress and egress to facilitate emergency access during project construction and operation. Cypress FPD is located 0.5 miles west. Implementation of the project will not interfere with the FPD's access to the site or nearby properties. As described in Section VI.9 of the IS/MND, *Hazards and Hazardous Materials*, the project would not impair an adopted emergency response plan or emergency evacuation plan. The project site is located near Carmel Valley Road and SR 1, which are identified as evacuation routes in the General Plan Safety Element. Although the project would result in an increase in population and associated vehicular travel, as discussed in Section VI.15 of the IS/MND, *Public Services*, it would not generate population growth beyond that anticipated in the County's General Plan or require new or expanded police protection facilities. Section VI.17 of the IS/MND, *Transportation and Traffic*, evaluates increased vehicular travel associated with project construction and operation using vehicle miles traveled (VMT), consistent with the requirements of CEQA Guidelines Section 15064.3(b) and guidance from the Governor's Office of Land Use and Climate Innovation. As discussed in Section II of the IS/MND, *Project Characteristics*, the project incorporates traffic demand management (TDM) strategies consistent with County

policies to reduce vehicle trip generation. Pursuant to Senate Bill 743, level of service (LOS) and congestion are no longer used to determine the significance of transportation impacts under CEQA. The IS/MND includes an informational discussion of LOS and congestion to demonstrate consistency with the County's Circulation Element. Vehicle safety rules and enforcement requirements would continue to apply to project construction and operation, consistent with existing laws and regulations.

- Caltrans' letter states that the IS-MND should incorporate a summary of the analytical results in the Traffic Impact Analysis on the intersections on SR-1, specifically Rio Road and Carmel Valley Road, to enable Caltrans to review the potential impacts and issue further comments that may be warranted. CEQA Guidelines Section 15064.3 specifies VMT as the sole appropriate metric to evaluate transportation impacts. As described in Section VI. 17 of the IS/MND, *Transportation and Traffic*, the transportation and traffic analysis was based on a VMT assessment conducted in accordance with CEQA requirements and the Governor's Office of Land Use and Climate Innovation. The traffic analysis's results regarding the intersections on SR-1 are outside the scope of CEQA. However, the IS MND includes a discussion of LOS and congestion, including at SR-1, for informational purposes. Caltrans commented on and reviewed the various traffic reports throughout the review of this project. Caltrans requested revisions to the draft IS/MND to identify additional transit services nearby, update the reference to 2024 CAPCOA Handbook, consult with Monterey-Salinas Transit if transit improvements are proposed, and additional information about the specifics of the transit subsidy. As recommended by Caltrans, Section VI. 17 of the draft IS/MND, *Transportation and Traffic*, was revised to also describe Routes 5 and 91 as transit services in the project vicinity, and updated to include reference to 2024 CAPCOA Handbook, rather than the 2010 CAPCOA Handbook. The analysis that relied on the 2010 CAPCOA Handbook remains adequate, and no other changes are needed. No transit improvements are proposed. The additional details regarding transit subsidies, including cost and duration, will be developed through the implementation of Condition No. 30, but is not yet available. However, the subsidies will be at least \$5.96 per day (administered on a monthly basis), provided to all affordable housing occupants, and managed through the HOA.
- The SWRCB letter commented on the project three potential water supply options. However, the proposed project is only reliant on the wheeling agreement water supply option and therefore comments pertaining to other

water supply scenarios are no longer applicable. As conditioned, all on-site wells will be destroyed, as requested by SWRCB. SWRCB requested consideration of potential water treatment by Cal-Am Monterey at an existing treatment facility. As described in Section VI. 19 of the IS/MND, *Utilities and Service Systems*, Cal-Am confirmed the capability and capacity to treat the additional 16 acre-feet per year of groundwater for iron and manganese at the Begonia Iron Removal Plant. Fire flow would be provided through the existing water main in Val Verde Drive and meet local and state requirements. The commenter states that a stormwater basin is proposed near the Carmel Presbyterian Church well in a 100-year flood hazard area. The commenter requests a discussion of how the well will be protected from contamination and a determination of whether the regulations can be met or if a waiver or alternative to Waterworks Standards for domestic wells (California Code of Regulations, Title 22, Chapter 16) is anticipated. The on-site wells, including the Carmel Presbyterian Church well, were constructed with sanitary seals extending to depths of approximately 50 to 70 feet. The sanitary seals are designed to prevent the downward migration of surface water, thereby protecting groundwater quality and reducing the potential for contamination. The Carmel Presbyterian Church well is located within a floodplain; however, the well head is elevated and can be further elevated if required to meet California Code of Regulations, Title 22, Chapter 16 requirements. As described in Section VI. 10, Hydrology and Water Quality, the project would not violate water quality standards or substantially degrade water quality. The proposed stormwater basin would be constructed and operated in compliance with applicable federal and state regulations that require protection of groundwater quality. Under the federal Clean Water Act and the National Pollutant Discharge Elimination System (NPDES) program, stormwater controls such as the proposed stormwater basin are required to prevent pollutants from causing or contributing to violations of water quality standards by filtering pollutants at the source. Consistent with these federal requirements, the stormwater basin proposed near the Carmel Presbyterian Church well would remove pollutants from stormwater through a combination of physical, biological, and chemical treatment processes including absorption, filtration, plant uptake, microbial activity, decomposition, sedimentation and volatilization as stored water gradually exfiltrates over a period of days. Furthermore, all on-site wells will be destroyed.

- n) Monterey County HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of

proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

- o) The application, plans, and supporting materials submitted by the Project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN240105-DEP.

6. **FINDING: LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM:** The Project has an adequate water supply system to serve the development. The Project is required to provide proof of a Long-Term Sustainable Water Supply under General Plan Policy PS-3.1.

- EVIDENCE:**
- a) The Project consists of subdividing 12 acres of land into 60 lots, and constructing 74 residential units and associated site improvements.
 - b) Water on the Project site is provided by three groundwater wells located on the Project site. The Monterey Peninsula Water Management District has confirmed that the existing water use on site has historically averaged 34.97 acre feet (AF) per year over a 10-year baseline period spanning 2016-2025, and 25 AF per year over a 20-year baseline period spanning 1993-2023. The 10-year water demand is recognized by State Water Resources Control Board and Monterey Peninsula Water Management District as the property owner's riparian water rights. The projected water demand for the development is 15.71 AF (interior annual average water demand [13.35AFY] plus exterior annual average water demand [2.36 AFY]), but is rounded up to 16 AF per year for a conservative estimate. As a result, the Project would result in an 18.97 AF per year reduction of water use compared to the historical 10-year average demand. The 16 AFY of assumed water demand is based on one dwelling unit per acre. Any additional dwelling units or habitable development on the proposed residential lots (e.g., Accessory Dwelling Units) would be required to demonstrate an adequate water supply independent of the project site's riparian water rights (e.g., through allocation or purchase of water credits).
 - c) The Project includes the applicant's proposal to transfer approximately 16 acre-feet/year (AFY) of its water rights to California-American Water (Cal-Am) to serve the Project. The applicant also proposes to formally dedicate, or otherwise permanently forbear, the remainder of their riparian rights (18.97 AF of riparian water per year) for beneficial in-stream uses in the Carmel River. This dedication will help to improve the Carmel River instream flows. The on-site wells will be destroyed in accordance with State and Local requirements (Conditions No. 12 and 37).
 - d) The fundamental intent of the County General Plan Goal PS-3.1 and associated policies is that new development must have a long-term water supply in terms of quantity and quality. The analysis shows that the Project would not increase consumptive water use, would result in increased recharge to the Carmel Valley Alluvial Aquifer, and would not result in any substantial adverse effect on Carmel River instream flows. Sixteen-acre feet of water rights

would be wheeled to Cal-Am per year via an extension of the existing water main on Val Verde Drive, which will be located adjacent to the existing water main and within the existing easement. Regarding quality, the Cal-Am would draw water from its existing wells in the Carmel Valley Alluvial Aquifer, treat it, and then distribute it back to the property via existing infrastructure. Cal-Am confirmed via email on February 6, 2026 that Cal-Am has the “capability and capacity to treat the additional 16 acre-feet per year of groundwater for iron and manganese at its Begonia Iron Removal Plant.” The water treated at the Begonia Iron Removal Plant (Plant) will meet all regulatory standards and then be distributed to the project site via existing water mains and proposed on-site utility improvements. Per a call with MPWMD on February 9, 2026, the water main on Val Verde is connected to the Plant, so no additional infrastructure is needed to distribute water to the project site. The additional 16-acre feet treated at the Begonia Iron Removal Plant would result in negligible additional discharge, as the Plant currently treats approximately 3,000 AF of water per year and has historically treated 8,000 AF of water. All new on-site water supply infrastructure will be located within the proposed street rights-of-way and confined to previously disturbed areas, and will serve only the proposed residences. The SWRCB has confirmed that the proposed wheeling agreement is not in conflict with the CDO per an April 8, 2026 letter. Therefore, the water source is of acceptable water quality. New on-site water supply infrastructure would be designed to allow for standard Cal-Am connections (new meters) should the cease-and-desist order (CDO) be lifted and public water become available and allocated for this site in the future.

- e) The proposed water supply for this Project was reviewed using the criteria in County General Plan Policy PS-3.2 (Policy criteria in italics):
- Water Quality: Water will be treated at the Begonia Iron Removal Plant to the same quality as current local Cal-Am wells, which also draw water from the Carmel Valley Alluvial Aquifer, and is thus of acceptable water quality. See preceding evidence.
 - Authorized production capacity of a facility operating pursuant to a permit from a regulatory agency, production capability, and any adverse effect on the economic extraction of water or other effect on wells in the immediate vicinity, including recovery rates: The analysis in Mitigated Negative Declaration concludes that the on-site pumping levels (water demand) for the proposed project will be less than baseline pumping levels by approximately 19 acre feet per year, which will help with groundwater recharge. The Project Hydrologists’ report states “...the relatively small drawdowns at neighboring wells under baseline [current] conditions would become even smaller under project [proposed] conditions.” Current on-site pumping in support of agriculture activities had drawdown impacts of 1.06 feet

to 1.87 feet). With implementation of the project, the calculated drawdown 6-month post-occupancy will be reduced and less than significant (0.12 feet to 0.24 feet for all nearby [$<1,100$ feet] wells, under all pumping scenarios). Therefore, the project will have no adverse effects on other wells or groundwater level recovery.

- Technical, managerial and financial capability of the water purveyor or water system operator: The Project would be served by Cal-Am, and as a result, has proven capabilities to deliver water. As conditioned, the Project's water supply can meet this criterion.
- The source of the water supply and the nature of the right(s) to water from the source: There are riparian rights associated with the project site that meet the water needs of the Project. MPWMD and SWRCB recognize the project site's 10-year water demand, 34.97 AFY, as its riparian water rights. SWRCB has approved a proposal to transfer up to 16 AFY water rights to Cal-Am for new connections (subscriber uses) to be served by Cal-Am and to be used by Cal-Am. The remaining riparian water rights (18.97 AFY) will be dedicated back to the Carmel Valley River. Water will be drawn from existing Cal-Am wells and distributed to the project site in accordance with Cal-Am and State Standards. As demonstrated in the projections provided in Cal-Am's 2021 Urban Water Management Plan, and with implementation of its Water Shortage Contingency Plan Actions, Cal-Am anticipates no water supply shortages under multiple dry year conditions.
- Cumulative impacts of existing and projected future demand for water from the source, and the ability to reverse trends contributing to an overdraft condition or otherwise affecting supply: Cumulative conditions were taken into account when establishing significance criteria for the water supply analysis in the Mitigated Negative Declaration. With project implementation, there will be no cumulative impacts on water supply as there will be no net increase in consumptive water use, no net reduction in groundwater recharge, and no substantial adverse change in instream flows in the Carmel River. The Project's water supply impact will not exceed any of the significance criteria. The Project will reduce water use relative to the baseline agricultural use and help to reverse cumulative trends of water supply impacts on the Carmel River.
- Effects of additional extraction or diversion of water on the environment including on in-stream flows necessary to support riparian vegetation, wetlands, fish or other aquatic life, and the migration potential for steelhead, for the purpose of minimizing impacts on the environment and to those resources and species: The Project's water supply will not result in a net increase in consumptive water use, no net reduction in groundwater recharge, and no substantial

adverse change in instream flows in the Carmel River. Thus, it will not result in any additional extraction or diversion of water impacts on the environment and will not result in impacts to riparian vegetation, wetlands, fish or other aquatic life, or migration potential for steelhead. The Project instead should benefit riparian vegetation, wetlands, fish, and other aquatic life, and help improve spring and summer instream flows.

- Completion and operation of new projects, or implementation of best practices, to renew or sustain aquifer or basin functions: The Project will not adversely affect aquifer or basin functions and will not hinder other efforts to renew aquifer or basin functions. The Project will instead contribute to sustaining aquifer and basin functions.
- f) Substantial evidence related to proof of sustainable water to support the Project, including the prepared Hydrogeological Report (LIB260081), Cal Water's can-and-will-serve-letter, and the analysis and references in the MND, and the SWRCB's letter were reviewed and approved by EHB.
- g) The application, plans and supporting materials submitted by the Project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN240105-DEP.

7. FINDING:

DENSITY BONUS & INCLUSIONARY HOUSING –

Monterey County Code Chapter 21.65 implements Government Code sections 65915 through 65917 and requirements for allowance of density bonus in the County. Density Bonus regulations work in conjunction with the County's Inclusionary Housing Ordinance (MCC Chapter 18.40). The application was found to qualify with density bonus requirements. The Project is required to comply with the Inclusionary Housing Ordinance requirement to provide a minimum of 20% affordable housing units (Monterey County Code Chapter 18.40).

EVIDENCE:

- a) The project proposes more than five units and, therefore, is required to provide inclusionary units on-site or off-site. Consistent with the County's Inclusionary Housing requirements and Builder Remedy inclusionary housing requirements, the project proposes to deed restrict 20% of its units to low-income households (15 townhome units). California's Density Bonus Law (Gov. Code §§65915 - 65918) allows a developer to increase density on a property above the maximum set under a jurisdiction's General Plan land use plan. In exchange for the increased density, a certain number of the new affordable dwelling units must be reserved at below market rate (BMR) rents. Qualifying applicants can also receive reductions in required development standards. The law provides three provisions that require local governments to grant qualifying projects: 1) incentives (or concessions) that provide cost reductions; 2) waivers of development standards that would physically preclude the development of a project at the density permitted and with the incentives granted, and; 3) reductions in parking requirements. By deed restricting 20% of the proposed

units BMR, the project is eligible for three concessions/incentives and an unlimited number of waivers if the development standard would physically prevent the development, unless the jurisdiction proves a specific adverse impact that cannot be mitigated. Pursuant to Title 21 section 21.65.040, the applicant submitted a request for one concession and three waivers to modify site development standards that either make the project financially infeasible or would physically preclude the proposed project. The requested concession is to the County's requirement that affordable units provide a similar number of bedrooms as the market rate units. The requested waivers are to reduce the required minimum building site, density maximum, and building site coverage. In summary, no concessions are required, and three waivers are granted.

- b) Similar Bedroom Count. Monterey County Code section 18.40.070.B(3) requires that on-site inclusionary housing units contain a "similar" number of bedrooms as the market rate development, with "total square footages suitable for the number of bedrooms". The proposed affordable townhomes will consist of two and three-bedroom units (for sale), while the market rate single-family dwellings will have 4 and 5 bedrooms. The Applicant's concession request letter identifies that the proposed clustering of the affordable units and at their sizes allows for the project to maintain its overall density. The Applicant's justification for this concession also finds that the current bedroom count and size result in an identifiable and actual cost reduction; essentially, increasing the number of bedrooms for the affordable units would increase the cost per square foot and could render such units' construction economically infeasible. However, HCD and the Planning Commission have considered the concession and find that it is not required to satisfy Monterey County Code section 18.40.070.B(3). Two- and three-bedroom affordable housing units are favorable in the County of Monterey and, in this case, will provide meaningful housing to low-income households and individuals. While the affordable unit's bedroom count is not the same as the market rate residence's bedroom count, two- and three-bedroom affordable housing units will likely be occupied by the same number of individuals and/or household members as a four-to-five-bedroom residence. The proposed townhome's bedroom count will provide more meaningful, affordable housing than one-bedroom or studio alternatives. The proposed sizes of the affordable town homes are suitable for two- and three-bedroom units. The Planning Commission finds that 1) the two- to three-bedroom affordable townhome units are proportionally similar to four- to five-bedroom market-rate single-family dwellings; 2) the proposed unit mix (nine three-bedroom and six two-bedroom units) is acceptable; and 3) meets the intent of Monterey County Code section 18.40.070.B(3), which is to provide affordable units for a range of household sizes (e.g., 2-person households, multigenerational households, households with children, etc.). The affordable townhomes will not be discernible from those of the market rate units with regard to finishes and architectural elements,

as required by Monterey County Code section 18.40.070.B(2). The affordable units will have access to the project's parks, roadways, etc. Therefore, the requested concession is not required, and it does not need to determine whether it will not have a specific, adverse impact on public health and safety, or be contrary to state or federal law.

- c) Minimum Building Site, Density Maximum, And Building Site Coverage. The Low-Density Residential Zoning District requires lots to be 1-acre, unless a part of a clustered development, which allows 0.5-acre lots, and to have a maximum development density of 1 unit per acre. Further, LDR zoned lots are limited to 35% building site coverage. Here, the project proposes a minimum lot size of 5,000 square feet (0.11 acres), rather than the required 1-acre minimum, with an overall density of 5.92 dwelling units per acre. Providing the one acre per building site, or clustering the building sites at 0.5 acres per lot, would physically preclude the construction of housing units and the project as designed, as the underlying zoning would only allow 12-24 units (1-acre and 0.5-acre lots). Similarly, requiring 1 acre per unit density would physically preclude the proposed density, as only 12 units would be allowed on the 12-acre lot. Further, as a Builder's Remedy project, the County cannot reduce the proposed density. Additionally, while the smaller single-family dwellings (2,790 square feet) may comply with 35% site coverage, larger residences (up to 3,920 square feet) may exceed allowable coverage, up to 56%. The proposed townhomes will have a building site coverage of 40%. Overall, all proposed developments will result in a site coverage of 31%. Complying with the required site coverage (35%) would require each lot size to increase in size. This would thereby physically preclude the construction of housing units and the project as designed because the number of lots would need to be decreased. Similarly, decreasing the size of townhomes and residences to comply with the 35% site coverage limitation would render the project economically infeasible. Strict application of the zoning district's site development standards would preclude the density and scale of the proposed project. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, low, and moderate income households. Therefore, the Planning Commission grants the requested waivers.
- d) The application, plans and supporting materials submitted by the Project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN240105-DEP.

8. **FINDING:** **SUBDIVISION** – Section 66474 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code (MCC) require that a request for subdivision be denied if any of the following findings are made:
1. That the proposed map is not consistent with the applicable general plan and specific plans.

2. That the design or improvement of the proposed subdivision is not consistent with the applicable general plan and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

- EVIDENCE:**
- a) Consistency. The Project, as designed and conditioned, is consistent with the 2010 Monterey County General Plan and Carmel Valley Master Plan (see Finding No. 1 and supporting evidence).
 - b) Design. The lot design is consistent with the Lot Design Standards of Title 19 section 19.10.030. The VTM has been reviewed for lot requirements and other ordinances and General Plan requirements. Single-family dwelling lot sizes (Lots 1-59) vary between 5,000 square feet and 8,324 square feet. Lot 60 (affordable townhomes) would be 35,541 square feet. All lots are clustered pursuant to Title 21 section 21.12.060.A. Street and Open Space Parcels (A-E) would range between 0.11 and 1.16 acres. Development standards are met, as discussed in Finding No. 1, with the granting of waivers discussed in Finding No. 7
 - c) Site Suitability. The site is suitable for the Project including the type and density of the development (see Finding Nos. 1 and 2, and supporting evidence).
 - d) Environment. The subdivision design and improvements will not cause environmental damage to fish or wildlife habitat. See Finding No. 5 and supporting evidence.
 - e) Health and Safety. The Project as designed and conditioned will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 3).
 - f) Water Supply. Title 19 section 19.10.070 requires that a provision be made for a domestic water supply as may be necessary to protect public health, safety, or welfare, and that the source of supply is adequate and potable. Title 19 section 19.03.015.L requires Water Supply and Nitrate Loading Information in order to assess these conditions and prove that there is a long-term water supply with the Project. See Finding No. 6 and supporting evidence.
 - g) Sewage Disposal Title 19 sections 19.03.015.K requires issuance of a “can-and-will serve-letter” if the proposed subdivision will receive sewage disposal from a public or private entity. CAWD will provide sewage disposal services, and appropriate

documentation has been provided to the Environmental Health Bureau (see Finding 3, Evidence “b”).

- h) Easements. The subdivision or the type of improvements will not conflict with existing easements (road, sewer, and PG&E). As conditioned, an easement will be conveyed over the rear setbacks of Lots 51-59 to ensure the County has access to an adjacent stormwater pipe. Streets, sidewalks, public open space, and stormwater detention ponds will be owned and managed by the HOA.
- i) Traffic. According to the Traffic Impact Assessment, existing daily traffic along Rio Road east of Carmel Rancho Boulevard is approximately 1,160 trips, with 45 morning and 116 evening peak hour trips. The project would add approximately 685 daily trips, including 48 morning and 66 evening peak hour trips, all entering and existing via Rio Road. With implementation of the project, more than 0.01 in volume to capacity (V/C) ratio would be added to the intersection of Carmel Valley Road and Carmel Rancho Boulevard, which already operates at an unacceptable level of service under existing conditions and would continue to operate at an unacceptable level of service under existing plus project condition. This change in V/C ratio conflicts with 2010 General Plan LOS standards for signalized intersections. Therefore, Mitigation Measure T-1 requires that the project convert the existing northbound left-through to a northbound through-right at Carmel Valley Road/Carmel Rancho Boulevard to improve the level of service to an acceptable level and result in a less than significant impact (Condition No. 57). Additionally, the project will be conditioned to pay into the Carmel Valley Traffic Impact Program (CVTIP) which would support additional improvements within the Carmel Valley Master Plan (Condition No. 26). Adherence to Mitigation Measure T-1 and standard conditions of approval requiring payment of fair share traffic fees would ensure impacts are less than significant relative to roadway congestion and conflicts with local transportation policies or programs. The project includes seven TDM strategies that will result in a 14 percent reduction in VMT and a project VMT per capita of 9.7, which is equal to the 85 percent County average. As such, with implementation of the proposed TDM measures, the project would meet the County’s screening threshold for a less than significant VMT impact.
- j) Affordable Housing. The proposed project includes 15 townhome units that will be deed-restricted for low-income households. This satisfies local and state affordability requirements. Condition No. 14 requires that the Applicant/Owner enter into an inclusionary housing agreement and construct the affordable units concurrently with the market rate units.
- k) Parks and Recreation. Pursuant to section 19.12.010 of the County’s Subdivision Ordinance and Policy PS-11.10 of the Public Services Element, the project applicant is required to dedicate land and/or pay an in-lieu fee for park and recreational purposes. Based on the parkland dedication table in section 19.12.010 of the County’s Subdivision Ordinance, the project would be required to

provide 1.1 acres of parkland. As proposed, the project would provide approximately 1.68 acres of parkland and open space, including shared community areas, private yards, a community garden park, play equipment, and community green space along the southern portion of the project site. The proposed parkland and open space would exceed the 1.1-acre requirement under the County's parkland dedication standards, reducing the demand on nearby existing parks. The project has been reviewed for site suitability by the Public Works, Facilities and Parks Dept.-Parks, there has been no indication from these departments that the site is not suitable for the proposed development.

- l) The project will be constructed in two phases.
- m) Pursuant to the Common Interest Development Act, a homeowners association (HOA) would be created to own and maintain Parcels A-E, and the affordable housing units.
- n) The project planner conducted a site inspection on March 16, 2026 to verify that the Project would not conflict with zoning or building ordinances.
- o) The application, plans and supporting materials submitted by the Project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN240105-DEP.

9. **FINDING: DEVELOPMENT WITHIN CARMEL RIVER FLOODPLAIN**

– The project is not located in the mapped floodway or floodway fringe and sufficient setbacks and measures to avoid erosion are proposed.

- a) The project includes development within the Carmel River Floodplain and therefore, is subject to Monterey County Code Chapter 16.16 – *Regulations for Floodplains in Monterey County* and Monterey County Code Chapter 21.64.130 – *Regulations for Land Use in the Carmel Valley Floodplain*. Pursuant to MCC 21.64.130.D.2, development within Carmel Valley floodplain is permissible, provided that all structures including related utilities shall be so located and constructed so as to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems flood waters. Any habitable development within the floodplain must be elevated one foot above the base flood elevation. The proposed project would not meet the exclusions listed in Title 21 section 21.64.130.G and therefore requires the granting of a Use Permit. The Planning Commission is the appropriate authority to grant a Use Permit.
- b) No development is located within the Carmel River regulatory floodway. However, 1.2 acres of property are located within the floodplain (Zone AE). Due to the special flood hazard area, the project's hydrologist designated the southwest corner of the property as "non-buildable", making it optimal for the required stormwater quality basin. Accordingly, the project's bioretention basins (Parcels C and E) are located within the flood hazard area and exceed the required capacity required to accommodate a 95th percentile storm event. If a flood did occur, the bioretention basins

would prevent on-site floodwater ponding that could mobilize pollutants, ensuring that stormwater is conveyed away from residences and would not rise to levels capable of inundating pollutant sources. The proposed retention basins increase the floodplain's current capacity and will match existing peak flow runoff conditions from the 2-, 5-, 10-, 25-, 50-, and 100-year, 24-hour design storms. Anchoring to prevent flotation, collapse, or lateral movement of the proposed recreational amenities on Parcels C and E is required in accordance with Monterey County Code section 16.16.050.C.

- c) The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, effective date April 02, 2009, identifies the floodplain's Base Flood Elevation (BFE) as 36 to 35 feet above mean sea level (FAMSL) (NAVD 88) for the portion of the Carmel River south of the project. The Flood Insurance Rate Map identifies a levee, dike, or floodwall along the lower portion of Val Verde Drive that continues south towards the river. This would remain in place with the implementation of the project. Further, a proposed drainage swale would be installed along the improved portion of Val Verde Drive, within the project limits. A limited portion of three residential parcels (Lots 6-8) lie within the 100-year floodplain; all other residential parcels would be located outside of the floodplain. The portions of Lots 6-8 within the floodplain would serve as rear yards and would be graded to direct flood flows away from the residences and south toward the bioretention basin adjacent to Lot 8, as shown in the Preliminary Grading Plan. Per the Preliminary Stormwater Control Plan (sheet C-9), no residential units or building foundations are anticipated to be developed within the 100-year floodplain. Although not anticipated, should structural development within the floodplain occur, it would be subject to the requirement of Chapter 16.16 of the County Code and require that finished floors be elevated one foot above the base flood elevation to minimize related risk and hazards to an acceptable level. As shown on the attached plans, Lots 6-8 would have pad elevations of 37.2-37.4 feet with implementation of proposed grading activities. Thus, these site's foundations and corresponding residential structures would be 1-2 feet above BFE. All proposed utilities within the floodplain (treated storm drain, sewer pipe & raw water pipe) would be underground and sealed as to eliminate infiltration of flood waters into the systems and discharges from the systems flood waters. According to the Hydrogeologic Report, project grading and construction activities would not significantly alter flood elevations or redirect overbank flows in a manner that would elevate flood hazards off-site. The project engineer also calculated that construction of the proposed project would result in an impact of less than 0.1 feet to the 100-year water surface elevation (WSEL) from pre to post-project conditions, which is considered negligible.
- d) The limits of grading are outside of the Carmel River's top of bank and associated riparian corridor. Grading and erosion control measures are incorporated by design and required by applicable

Monterey County Code. In accordance with Title 21 section 21.64.130, the proposed project is sufficiently setback from the top of the bank and will not result in any project-related or flood-related erosion. Additionally, pursuant to Monterey County Code section 16.16.050.J, due to the project's location outside of the Carmel River Floodway, the proposed development will not reduce the capacity of the river or watercourse and will be protected from flow-related erosion and flow-related erosion hazards. Therefore, the project will not result in detrimental impacts to health, safety, peace, morals, comfort, and general welfare of the person residing in the subdivision or in the surrounding residential properties.

- e) The application, plans, and supporting materials submitted by the Project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN240105-DEP.

10. **FINDING:** **DEVELOPMENT ON SLOPES IN EXCESS OF 25%** - There is no feasible alternative which would allow development to occur on slopes of less than 25%.

- EVIDENCE:**
- a) While the 12.5-acre project site is relatively flat, there are approximately 1,800 square feet of slopes that are in excess of 25%. These steeper areas appear to be man-made. The steeper slopes are on the perimeter of the property's cultivated area, and drainage ditches along portions of Val Verde Drive. Implementation of the project will require grading of the entire site, and therefore involve approximately 1,800 square feet of development (grading) on slopes in excess of 25%.
 - b) Pursuant to the Monterey County General Plan Policy OS-3.5, the County shall regulate activity on slopes to reduce impacts to water quality and biological resources. Development on slopes in excess of 25% shall be prohibited unless a Use Permit is obtained and the appropriate authority makes one or both of the following findings based upon substantial evidence:
 - there is no feasible alternative that would allow development to occur on slopes of less than 25%; and/or
 - the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.
 - c) Implementation of the project would require grading and leveling the entire 12.5-acre site. This will involve approximately 1,800 square feet of development on steeper slopes. There is no feasible alternative that would allow the proposed 60-lot subdivision and 74-unit housing development project from occurring on slopes less than 25%. This is due to the fact that the steeper slopes exist along Val Verde Road, which needs to be improved and widened to meet fire standards, and on irregular areas of the property as a result of current agricultural activities.
 - d) Further, pursuant to Government Code section 65589.5(j), the housing development project cannot be conditioned or modified to its lower density to comply with subjective standards, such as

Policy OS-3.5, and further, it cannot be modified without the County finding, based on a preponderance of the evidence, that the housing development project would have a specific, adverse impact upon the public health or safety and there is no feasible method to mitigate the public health and safety impact without lowering the density.

- e) The application, plans and supporting materials submitted by the Project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN240105-DEP.

11. **FINDING:**

DEVELOPMENT EVALUATION SYSTEM (DES): Although the project is a housing inventory site of the Draft 6th Cycle Housing and therefore would be in a future planned growth area, the project is outside the current targeted districts for growth, which are Community Areas, Rural Centers, or Affordable Housing Overlay Districts. 2010 General Plan Policy LU-1.19 calls for project proposals outside these targeted districts to be analyzed by the Development Evaluation System (DES) to ascertain strengths and shortcomings in light of implementing policies and regulations, resources, and infrastructure constraints. The project is consistent with the DES based on application of the DES criteria set forth in Policy LU-1.19.

EVIDENCE:

- a) Site Suitability – The project site is suitable for the use proposed. See Finding 2.
- b) Infrastructure – The project is located in an area of the County that has established roads and services. The project plans were provided to the MCRFD, which indicated that project implementation or operations would not impact the service’s provision. The proposed project includes on-site stormwater detention ponds and stormwater management infrastructure. Water is available for the development. Traffic trip generation for residential use will have less than significant impacts with the incorporation of Mitigation Measure TI-1, which will improve an existing, congested intersection. CAWD will provide wastewater treatment (sewer). Adequate infrastructure exists.
- c) Resource Management – Water usage for the proposed subdivision will be provided by Cal-Am via a riparian water rights wheeling agreement. The proposed water demand (16 AFY) is less property’s historical (10-year) water demand (35 AFY). The prepared ISMND concluded that there would be less than significant impacts on the environment, subject to 9 mitigation measures, which have been applied as conditions of approval. Trees will be replanted along the proposed private roads and within the open space areas. The proposed density of the site is adequate and suitable for the site.
- d) Proximity to a City, Community Area, or Rural Center & Jobs-Housing Balance Within the Community and Between the Community and Surrounding Areas – the project site is located 0.7 miles east of the City of Carmel-by-the-Sea. The property is also directly adjacent to a commercial development area (Barnyard Shopping Center), which represents a source of jobs.

Implementation of the proposed project would make it possible for developers to provide residential opportunities next to a commercially zoned area. The proposal would add multifamily housing in proximity to the City of Carmel and to job opportunities. The proposed housing development project is sited close to existing jobs. Commute times could be reduced for those employed in either Salinas or on the Peninsula and who do not live in a nearby dwelling unit along Highway 1 or Carmel Valley Road.

- e) Mix/Balance of uses including Affordable Housing consistent with the County Affordable/Workforce Housing Incentive Program adopted pursuant to the Monterey County Housing Element – The project includes 15 low income townhome units, representing 20% of the project’s units. This satisfies Builder’s Remedy and the County’s Inclusionary Housing Ordinance requirements. Implementation and operation of the project could contribute to the availability of rental/for sale housing options with updated features, materials, and utilities, and increase the housing inventory. The County is not requiring 35% under the DES because 1) Builder’s Remedy projects are only required to provide 20% affordability, and 2) State HCD has opined that an analysis of the 35% requirement must be included within the Housing Element before application of the 35% requirement to projects. The 5th cycle Housing Element did not analyze DES or the 35% affordability requirement. The draft 6th Cycle Housing Element, as drafted, requires the County to explore the efficacy of LU-1.19 (DES & 35% affordability) as part of Housing Element Implementation.
- f) Proximity to multiple modes of transportation – The project site is approximately 0.3 miles east of California State Route 1 (SR-1), and approximately 0.2 miles south of Carmel Valley Road. Access to the site is provided by the intersection of Rio Road and Val Verde Road. Two Monterey-Salinas Transit bus stops are provided within walking distance (Carmel Rancho & Crossroads Shopping Center). Buses are equipped with bicycle racks to improve upon the “last mile” issue of commuting on public transit. The proposed project includes transit subsidies for its affordable housing unit occupants to promote the use of available transit services. Nearby roads, including Carmel Road Boulevard, Carmel Valley Road, Rio Road, and Highway 1, are recognized by the Transportation Agency of Monterey County as bike routes. The project also includes on-site bike racks and repair facilities to promote the use of bicycles as an alternative mode of transportation. Monterey Regional Airport is approximately 7.7 miles north.
- g) The application, plans and supporting materials submitted by the Project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN240105-DEP.

12. **FINDING:** **APPEALABILITY** - The decision on this Project may be appealed to the Board of Supervisors.

EVIDENCE: a) Pursuant to Title 21 section, the Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions of the Planning Commission.

DECISION

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

- 1) Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
- 2) Approve a Combined Development Permit consisting of:
 - a. Vesting Tentative Map to subdivide four parcels containing 12.5 acres into 60 residential lots and five open space & street parcels;
 - b. An Administrative Permit to allow the construction of 59 single family dwellings ranging between 2,790 and 3,930 square feet, and 15 1,026 square foot townhomes, and the removal of one Redwood tree;
 - c. A Design Approval to allow the use of Pattern & Design Book consisting of four conceptual single-family residential floor plans, offered in three architectural styles (Spanish Colonial, Transitional, and Traditional), and one townhouse floor plan with a Traditional architectural style;
 - d. A Use Permit to allow development within the Carmel Valley Floodplain; and
 - e. A Use Permit to allow development on slopes in excess of 25% of approximately 1,800 square feet; and
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED upon motion of Commissioner _____, seconded by Commissioner _____, and carried this 29th day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

2. This Administrative Permit, Design Approval, and Use Permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.
3. This VTM expires 2 years after the above date of granting thereof unless extended or approved as a Final Map, subject to Board of Supervisors' consideration.

County of Monterey HCD Planning

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

PLN240105-DEP

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit allows: 1) Vesting Tentative Map to subdivide four parcels containing 12.5 acres into 60 residential lots and five open space & street parcels; 2) an Administrative Permit to allow the construction of 59 single family dwellings ranging between 2,790 and 3,930 square feet, and 15 1,026 square foot townhomes, and the removal of one Redwood tree;3) A Design Approval to allow the use of Pattern & Design Book consisting of four conceptual single -family residential floor plans, offered in three architectural styles (Spanish Colonial, Transitional, and Traditional), and one townhouse floor plan with a Traditional architectural style; 4) A Use Permit to allow development within the Carmel Valley Floodplain; and 5) A Use Permit to allow development on slopes in excess of 25% of approximately 1,800 square feet. The property is located at 26500 & 26550 Val Verde Drive, Carmel, Carmel Valley Master Plan (APNs: 015-021-004-000, 015-021-015-000, 015-021-020-000 , 015-021-021-000 and 015-021-049-000). This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled . (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit and Vesting Tentative Map (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Numbers 015-021-004-000, 015-021-015-000, 015-021-020-000, 015-021-021-000 and 015-021-049-000 on April 29, 2026. The permit was granted subject to 57 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

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

When contacted, the project planner and the archaeologist in consultation with the Developer, shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery in accordance with CEQA Guidelines Section 15126.4(b)(3) to the extent applicable

4. STORMWATER CONTROL PLAN/REPORT (SWCP / SWCR)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to issuance of the permit, the applicant shall submit a Storm Water Control Plan (SWCP) & Storm Water Control Plan Report (SWCR). The applicant shall provide a SWCP and a SWCR with supporting calculations, prepared by a professional engineer, that includes stormwater detention and retention facilities for the proposed project. Post-project runoff rates shall be limited, at a minimum, to match pre-development (natural/undeveloped) runoff rates for the 2, 5, 10, 25, 50, and 100-year 24-hour design storms. The SWCR shall include supporting calculations for each selected stormwater design measure, and it shall include a SWCP identifying the location of the drainage facilities with supporting construction details. The SWCP shall be reviewed by a licensed Geotechnical Engineer for any potential impacts to the conclusions and recommendations identified in the Geotechnical Investigation Report. The Plan shall be reviewed and approved by the County prior to recording the final map.

Compliance or Monitoring Action to be Performed: Prior to recordation of a final map, the applicant shall submit a final stormwater control plan/report to HCD-Environmental Services for review and approval.

5. (SWOMA) - STORM WATER OPERATIONS MAINTENANCE AGREEMENT

Responsible Department: Environmental Services

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

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

6. (SWOMP) - STORM WATER OPERATIONS MAINTENANCE PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final map approval, the applicant shall submit an Operation and Maintenance Plan prepared by a registered Professional Engineer that includes, at a minimum, the following:

- a) A site map identifying all structural Stormwater Control Measures requiring O &M practices to function as designed.
- b) O&M procedures for each structural Stormwater Control Measure including, but not limited to, LID facilities, retention/detention basins, and proprietorship devices.
- c) The O&M Plan shall include short-and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.

Compliance or Monitoring Action to be Performed: Prior to final map approval, the owner/applicant shall submit the O&M Plan to HCD-Environmental Services for review and approval.

7. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to issuance of the permit, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and a valid Waste Discharger Identification Number (WDID) to HCD-Environmental Services for review and approval. If the project is exempt from obtaining coverage under the Construction General Permit, the applicant shall provide a letter of exemption or erosivity waiver with a valid waiver identification number from the Central Coast Regional Water Quality Control Board to HCD-Environmental Services for review and approval.

Required Steps:

1. Submit a Notice of Intent in California's SMARTS system to obtain coverage under the Construction General Permit
2. Submit SWPPP and WDID #
3. Submit Notice of Termination prior to final inspection

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

8. FEMA ELEVATION CERTIFICATE - FINAL CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide the County an Elevation Certificate on FEMA's Elevation Certificate form, completed by a registered civil engineer or licensed land surveyor certifying that the structures have been constructed in accordance with Chapter 16.16 of Monterey County Code. (HCD- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection of the last residence, the owner/applicant shall submit a FEMA Elevation Certificate, based on "finished construction", to HCD-Environmental Services for review and approval.

9. EHSP01- SEWER IMPROVEMENT DESIGN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Engineered plans for the sewer system including all necessary redundancies shall be submitted to and approved by the Carmel Area Wastewater District (CAWD). Plans shall be in conformance with Monterey County Code, Chapter 19.13 and the California Plumbing Code, Title 24 part 5 of the California Code of Regulations.

Compliance or Monitoring Action to be Performed: Prior to filing the final/parcel map, submit plans to the County of Monterey Environmental Health Bureau for review and approval.
Submit written verification from the Carmel Area Wastewater District (CAWD) to the Monterey County Environmental Health Bureau (EHB) that plans have been reviewed and approved.

10. EHSP02 - INSTALL/BOND SEWER SYSTEM IMPROVEMENTS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The developer shall install the sewer system improvements to and within the subdivision and any appurtenances needed per Monterey County Code Chapter 19.13 Improvement Agreements.

OR

The developer shall enter into a Subdivision Improvement Agreement with the County that shall provide security guaranteeing the installation of the sewer system improvements per Monterey County Code Chapter 19.13 Improvement Agreements.

Compliance or Monitoring Action to be Performed: Prior to filing the final parcel map, install the sewer system improvements to and within the subdivision and any appurtenances needed and obtain approval of installation from the Carmel Area Wastewater District (CAWD).

Submit evidence of approval from CAWD to Environmental Health. OR

Provide Environmental Health Bureau with a draft of the Subdivision Improvement Agreement for review and approval. Record the Subdivision Improvement Agreement with the final map.

11. EHSP03 – EVIDENCE OF WATER SERVICE

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: As proposed, water would be “wheeled” from the property to Cal-Am so Cal-Am would serve the project. The Applicant/Owner shall obtain all necessary authorizations from Cal-Am, MPWMD, and the State as needed to wheel onsite riparian rights. Should adequate public water supply become available (allocated, purchased, or other method) prior to approval of final maps and the CDO be lifted, the Applicant/Owner/Developer may utilize such water supply and shall demonstrate to the County that the site can and will be served by a public purveyor. If these options are not viable, the applicant would be responsible for the creation of a stand-alone water system.

Compliance or Monitoring Action to be Performed: Prior to final map approval, submit to EHB and HBD-Planning evidence of available water service for either option.

12. EHSP04 - WELL NOT IN SERVICE

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Destroy the existing well(s) that are not in service, according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code.

(Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of a subdivision improvement grading and construction permits, a California licensed well drilling contractor shall obtain a well destruction permit for the on-site well located with the proposed street from the Environmental Health Bureau. Other wells may remain on-site until issuance of the 53rd building permit per this condition.

Prior to final inspection of subdivision improvement grading/building permits, a California licensed well drilling contractor shall destroy the on-site well within the in roadway in accordance with the well destruction permit and submit the Well Drillers Report to the Environmental Health Bureau for review and acceptance.

Prior to issuance 53rd building permit for a market rate single family dwelling, all remaining on-site wells shall be destroyed. A California licensed well drilling contractor shall obtain a well destruction permit for the remaining on-site wells from the Environmental Health Bureau.

Prior to final inspection of subdivision improvement grading/building permits, a California licensed well drilling contractor shall destroy the remaining on-site wells in accordance with the well destruction permit and submit the Well Drillers Report to the Environmental Health Bureau for review and acceptance. All well-decommissioning activities must be completed to the satisfaction of the County prior to the issuance of building permits for the final six (6) market-rate residential units within the Project.

13. EHSP05 - DTSC APPROVAL OF PHASE I AND II ENVIRONMENTAL SITE ASSESSMENTS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Phase I and II Environmental Site Assessment (ESA) prepared by Stantec dated 5/7/24 showed exceedances for Arsenic. Per Health & Safety Code § 25300 et seq. — Hazardous Substance Account Act (HSAA); Department of Toxic Substances Control (DTSC) will need to agree with findings and provide direction to applicant in order to obtain a “No Further Action” Letter (NFA).

Compliance or Monitoring Action to be Performed: To the satisfaction of the County of Monterey EHB Director, prior to filing/approval of the Vesting Tentative Map: submit Environmental Geology Services (EGS Consultants) Phase I and Phase II Environmental Site Assessments to the Department of Toxic Substances Control (DTSC) for review and approval. Upon approval – DTSC will provide the applicant with a “No Further Action” Letter (NFA). NFA Letter will be provided to Environmental Health Bureau Hazardous Materials Management Services prior to condition being updated to a “met” status.

14. Housing001 - Inclusionary Housing & Builder's Remedy Affordability

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant has confirmed that they are going to comply with the Builder's Remedy (SB330) and the County's Inclusionary Housing Ordinance by providing 15 lower-income units as part of the development.

SB330 requires the applicant to construct either a) 20% of total units for lower-income households; or, b) 100% of the total units for moderate-income households. By constructing 15 lower-income units, the applicant will be making 20.3% of the development affordable.

The County's Inclusionary Housing Ordinance also requires that the applicant to make at least 20% of the total units affordable distributed as 4 very low-income units, 4 low-income units (collectively lower-income units), and 6 moderate-income units. The 15 lower-income units provided to comply with SB330 exceed the number of lower-income units required by the Inclusionary Housing Ordinance.

Based on the applicant's representations, this application meets the requirements to be considered complete consistent with the Builder's Remedy (SB330) and County Inclusionary Housing affordability requirements.

Compliance or Monitoring Action to be Performed: The Agreement shall further require the Applicant to receive certificates of occupancy for all affordable units prior to the issuance of building permits for the 56th market rate unit or post a bond or other financial security acceptable to the County sufficient to cover any remaining the construction costs of the income-restricted units within a mutually agreed timeframe. The Agreement shall further require the Applicant to receive certificates of occupancy for all affordable units prior to the issuance of building permits for the 45th market rate unit or post a bond or other financial security acceptable to the County sufficient to cover the construction costs of the income-restricted units within a mutually agreed timeframe.

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

Responsible Department: Planning

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

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

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

16. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to final map approval, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to HCD -Planning.

17. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to final map approval, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

18. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: No on-site trees require protection. However, trees which are located close to construction site (s) and within the work area consistent with the vesting tentative map shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. This includes off-site trees that shall be protected through protective fencing and measures described above. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading permits for subdivision improvements and land clearing per Phase, the Owner/Applicant/Developer shall submit evidence of tree protection to HCD - Planning for review and approval. Tree protection shall remain in-place until the final inspection of the last single-family dwelling.

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

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

19. PSDP007 - EMERGENCY ACTION PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Applicant/Owner shall prepare an Emergency Action Plan (EAP) that includes at a minimum the following: emergency contact information, before -, during- and after-evacuation procedures, specific duties of tenants, transportation arrangements, and Evacuation Guide & Checklist (prepared by the Monterey County Office of Emergency Services), and a site plan illustrating emergency exit routes and areas of refuge. The AEP site plan shall reflect the approved project's site plan (i.e. location of entrance, buildings, parking, etc.)

The EAP will be provided to each single-family dwelling owner and each tenant of the affordable townhomes.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first residential building permit, the Applicant/Owner/HOA shall submit for review and approval an Emergency Action Plan that incorporates the requirements of this condition.

Prior to final inspection of the first residential building permit, the Applicant/Owner shall submit evidence demonstrating that the approved EAP is incorporated into the new resident/employee/tenant manual.

20. PW0005 – ENCROACHMENT PERMIT

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall obtain an encroachment permit from the HCD prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. The applicant is responsible for obtaining all permits and environmental clearances.

21. PW0002a - ROAD MAINTENANCE AGREEMENT

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Owner/Applicant shall execute a legally-binding Road Maintenance Agreement for Val Verde Drive (Private Road) between the project boundary and Rio Road, whereby the owner, homeowners' association, or other agency with legal authorization will assume responsibility for the operation and maintenance of the proposed improvements. Maintenance shall be at a level that meets the County of Monterey standards. The agreement shall be recorded with the recorder's office.

Compliance or Monitoring Action to be Performed: Prior to final occupancy of the first residence, the Owner/Applicant shall provide a road maintenance agreement to HCD-Engineering Services and PWFP for review and approval.

22. PD036 - UTILITIES-SUBDIVISION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A note shall be placed on the parcel/final map or a separate sheet to be recorded with the parcel/final map indicating that "Underground utilities are required in this subdivision in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code." Such facilities shall be installed or bonded through a Subdivision Improvement Agreement prior to filing the parcel/final map. The note shall be located in a conspicuous manner subject to the approval of the Director of HCD-Public Works. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map, the Owner/Applicant shall place a note on the map or on a separate sheet and submit to HCD - Planning for review and approval.

The Owner/Applicant shall install utilities underground in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code, or bond through a Subdivision Improvement Agreement for the underground utility facilities.

23. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 1-August 31), 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. If ground distributing or construction stops for more than 30 days, an additional nest survey shall be prepared and submitted to the County. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal associated with subdivision improvements (per phase), the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity. If ground distributing or construction stops for more than 30 days, an additional nest survey shall be prepared and submitted to the County.

24. PDSP009 - DRAINAGE IMPROVEMENTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Flooding associated with County Drainage Area 27 (DA-27), within CSA-50, is known within the project site and the surrounding areas. The project shall demonstrate compliance with all requirements of Title 16. Notwithstanding other Title 16 flood hazard provisions, the project shall ensure that DA-27 runoff received on-site is routed through the subject property or otherwise controlled in a manner that ensures 1) on-site habitable structures are safe from overland floods, and 2) off-site properties are not adversely impacted or subject to increased overland flooding depths during 20-year and 100-year storm events, as demonstrated by a hydrology and hydraulic analysis, capacity assessments, and/or other appropriate documentation, prepared by a licensed civil engineer. The following shall occur:

- 1) The Applicant/Owner shall construct on-site drainage improvements throughout the property to necessary to meet the performance standard above, subject to PWF&P review and approval, or other improvement alternatives determined appropriate by the Director of PWF&P that are equally or more effective, and better address DA-27's overland flow issues and the goals, policies, and text of the 2010 General Plan and Monterey County Code. Required improvements shall be roughly proportional to the project's impact on overland flows and shall not require addressing pre-existing deficiencies. Required improvements shall be shown on the final map and constructed concurrently with subdivision improvements; or
- 2) If the County confirms that the drainage conveyance pipe connecting DA-27 to the Carmel River is an actual, planned project (funded, permitted, and scheduled to be completed prior to final inspection of subdivision improvements), or other similar improvement is proposed, the Applicant/Owner shall pay a fair-share contribution toward the construction of that improvement, as determined by PWF&P, prior to approval of the final map.

Compliance or Monitoring Action to be Performed: Prior to final map approval, the Applicant/Owner shall submit on-site drainage improvement plans that demonstrate how post-development runoff from DA-27 will not increase baseline (pre-development) peak surface/overland flow rates, velocities, or depths for the project site or nearby properties that may receive overland flows or displaced flows during 20-year and 100-year storm events. These plans shall be accompanied by the necessary technical reports. If other improvement alternatives, determined appropriate by the Director of PWF&P, that are equally or more effective, and better address DA-27's overland flow issues, become available prior to final map approval, these alternatives shall be analyzed and implemented as needed to satisfy this condition. All reports and plans are subject to review and approval by HCD-Planning and PWF&P. Once approved, final on-site drainage improvements shall be incorporated into the final map and subdivision improvement agreement. If other drainage improvement alternatives are determined by PWF&P to better comply with this condition, the Applicant/Owner shall implement those measures in a legally binding manner.

Prior to final inspection of the first residential structure, drainage improvements as required by this condition shall be installed or satisfied.

25. PW0001 – OFFSITE IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Subdivider shall be responsible for the design and construction of a sidewalk Rio Road ensuring a seamless connection to the existing pedestrian network to enhance connectivity. Trim the trees and vegetation near the proposed site access to provide sight visibility. The design and construction is subject to the approval of the HCD-Engineering Services. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the HCD, obtain an encroachment permit from the HCD prior to issuance of the first building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible for obtaining all permits and environmental clearances.

26. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

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

Compliance or Monitoring Action to be Performed: Prior to final inspection or final certificate of occupancy, whichever occurs consistent with SB937 or applicable state laws Owner/Applicant shall pay to PBI the required traffic mitigation fee.

27. PW0016 - MAINTENANCE OF SUBDIVISIONS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Subdivider shall pay for all maintenance and operation of subdivision improvements from the time of installation until acceptance of the improvements for the Subdivision as computed by the Board of Supervisors in accordance with the subdivision improvement agreement and until a homeowners association or other agency with legal authorization to collect fees sufficient to support the services is formed to assume responsibility for the services.

Compliance or Monitoring Action to be Performed: As an ongoing condition Subdivider shall be responsible to maintain improvements for the Subdivision consistent with the Subdivision Improvement Agreement until maintenance is assumed by another entity.

28. PW0020 - PRIVATE ROADS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Roads shall be designated on the final map as follows "Private Roads". (Public Works).

Compliance or Monitoring Action to be Performed: Prior to approval of Final Map, the Subdivider's Surveyor shall include on final map.

29. PW0021 - ROAD NAMES

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Submit all proposed road names to the Public Works, Facilities, and Parks for approval by County Communications.

Compliance or Monitoring Action to be Performed: Prior to approval of Final Map, the Subdivider shall submit proposed road names to PWFP. PWFP will submit to County Communications for approval.

30. PW0030 - HOMEOWNERS ASSOCIATION

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Form a homeowners association for maintenance of all common areas, including roads, driveways/courtyards, stormwater treatment and drainage facilities, landscaping, and the community amenity areas (Parcel A-E). Prepare an operation and maintenance plan for all facilities, which may be established in the Covenants, Conditions and Restrictions (CC&R's). The common interest development shall be governed in accordance with David Stirling Act. Implement a fee program or HOA budget to fund operation and maintenance, and have record CC&R's against each parcel within the subdivision. The road maintenance and operations plan shall require that the HOA maintain all Val Verde improvements as shown on the Final Map, and all that portion of paving and striping of Val Verde Drive from Rio Road to the northern property line and/or northern most point of roadway improvements. Nearby private residences and lots that utilize Val Verde Drive shall continue to have access.

The Developer shall develop a Master Landscape Guideline to be included in the CC&R's, subject to review and approval by HCD-Planning, that establishes 1) the planting schedule (locations, species, and irrigation) for Parcels A-E & Lot 60 (affordable units), and 2) landscape and planting guidelines for residential lots (1-59), including water use limitations. The Master Landscape Guide shall demonstrate that exterior (landscaping) water demand for the entire subdivision will not exceed 2.36 AFY, unless public water supply becomes available. Landscaping within Parcels A-E and Lot 60 shall be in general conformance with the Open Space Tree Plan, attached to this resolution. The Pattern & Design Book approved with this Resolution shall be updated to include exterior and street lighting guidelines that comply with County standards (General Plan Policy LU-1.13) and Board of Supervisors adopted guidelines. The exterior lighting plan guidelines shall include examples of approved locations, types, and wattages of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6 The HOA, or its architectural/design review board (if created), shall ensure that future development and landscaping on residential lots and within Parcels A-E are in substantial conformity with the Pattern & Design Book approved with this Resolution, and the Master Landscape Guidelines. Street trees shall line that portion of Val Verde Drive that traverses through the subject property and shall be maintained on an on-going basis unless demonstrated to be detrimental to health, life, safety, or property. Landscaping throughout the subdivision shall comply with MPWMD's Minor Landscape requirements, including, but not limited to, the use of climate-appropriate, non-invasive species, and limited Turf. The Master Landscape Guide shall require all future landscape plans per residence to be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures." The Pattern & Design Book and Master Landscape Guidelines shall be attached as an Exhibit to the CC &R, and the HOA shall be responsible for compliance with such guidelines. Records of compliance shall be submitted to the County of Monterey upon request. (continued below)

**Compliance or
Monitoring
Action to be
Performed:**

Condition Text: This project requires a Transportation Demand Management (TDM) plan for the lifetime of the project, which shall mean until such time as the project is demolished, or such time as the project is added to or replaced with a new project. The TDM strategies are included as part of VMT Memo prepared by Kittleson & Associates, dated January 19, 2026. A TDM plan shall be created to detail implementation and management of each TDM

Action: Prior to approval of a Final Map, the Applicant/Subdivider/Developer shall submit to HCD-Planning a copy of the final Pattern & Design Book and determine whether an architectural/design review board will be created with the formation of an HOA. The Applicant/Subdivider/Developer shall also submit to HCD-Planning for review and approval a Master Landscape Guideline book and EAP, meeting the requirements of this condition.

Prior to the approval of a Final Map, Subdivider shall submit documentation, including but not limited to the CC&Rs, to HCD Engineering Services and HCD-Planning for the formation of a homeowners association to maintain all common areas, including roads, driveways/courtyards, stormwater treatment and drainage facilities, landscaping, and the community amenity areas (Parcel A-E) and satisfy the requirement of this condition.

Prior to issuance of the first residential construction or grading permit, the project shall include the approved TDM Plan and the TDM Strategies contained in the CC&R's whose document is executed and recorded against the project, to be maintained throughout the lifetime of the project.

On an on-going basis, the HOA shall submit records relating to this condition to HCD-Planning, upon request.

31. PW0032 - AS BUILT PLANS

Responsible Department: Public Works

**Condition/Mitigation
Monitoring Measure:** A Registered Civil Engineer shall file as-built plans (originals) in the Public Works, Facilities, and Parks department with a letter certifying improvements have been made in conformance with the improvement plans and local ordinance. (Public Works).

**Compliance or
Monitoring
Action to be
Performed:** Prior to the release of bonds, the Subdivider/ Engineer shall submit as -built plans and a stamped notice of completion letter to Public Works, Facilities, and Parks for review and approval.

32. PW0036 - EXISTING EASEMENTS AND ROW

Responsible Department: Public Works

**Condition/Mitigation
Monitoring Measure:** Provide for all existing and required easements or rights of way.

**Compliance or
Monitoring
Action to be
Performed:** Prior to approval of the Subdivision Map, Subdivider's Surveyor shall include all existing and required easements or rights of way on Final Map.

33. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of final inspection or final certificate of occupancy, whichever occurs consistent with SB937 or other applicable state law, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

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

34. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congestion/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (As applicable):

- Names and contact information (primary and secondary) of parties responsible for the project during construction.

Summary table including:

Types of construction vehicles and the number of truck and/or vehicle trips/day.

Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).

Hours of operation.

Project scheduling (dates) and duration of construction.

Map illustrating:

Location of project (vicinity map).

Proposed route for hauling material.

Location of Sensitive Receptors (schools, hospitals, etc.) along haul route.

Location of stockpiles and parking for construction vehicles.

Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc.) where no parking, stockpiling, or construction will occur.

The CMP shall:

Prescribe measures to reduce traffic impacts, including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling. Prohibit blocking of access roads or driveways.

Avoid impacting access to private properties by not parking on neighboring properties or impeding on the travel lane of access roads. Construction vehicles shall be encouraged not to park directly in front of neighboring properties.

Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.

Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.

If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.

The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.

Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.

Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

- Compliance or Monitoring Action to be Performed:**
1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.
 2. On-going through construction phases, Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

35. PWSP016 - UTILITIES (NON-STANDARD CONDITION)

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The subdivider shall submit three prints of the approved final map to each of the following utility companies. Pacific Gas & Electric Company, AT&T Company, and California-American Water Company. Utility companies shall submit their recommendations, if any, to the Director of Public Works for all required easements . (PWFP).

Compliance or Monitoring Action to be Performed: Prior to approval of Final Map, the Subdivider/Engineer shall provide final map to impacted utility companies for review. Subdivider shall submit utility comments, if any, to PWFP.

36. PWSP03 - SUBDIVISION IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prepare detailed improvement plans for approval by Housing and Community Development. Plans shall include, but not be limited to, utilities, roads, storm water, waste water, earthwork, and grading. Roads shall be constructed in accordance with the typical section shown on the tentative map and as required by the County. An improvement security agreement for improvements not constructed shall be required prior to acceptance of the Final Map.

Compliance or Monitoring Action to be Performed: Prior to the approval of a Final Map, the subdivider shall submit improvement plans prepared by their engineer to HCD Engineering Services on behalf of Public Works , Facilities, and Parks for review and approval. Subdivider shall enter into a subdivision improvement agreement to install improvements not constructed prior to acceptance of the Final Map. Improvements shall be bonded prior to the recordation of the Final Map.

37. PDSP001 - DEDICATE WATER RIGHTS AND MONITOR WATER USE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: MPWMD has confirmed that the existing water use on site has historically averaged 34.97 acre feet (AF) per year over a 10-year baseline period spanning 2016-2025. The 10-year water demand is recognized by SWRCB and MPWMD as the property owner's riparian water rights. The projected water demand for the development is 15.71 AF (interior annual average water demand [13.35AFY] plus exterior annual average water demand [2.36 AFY], but is rounded up to 16 AF per year for a conservative estimate). The Applicant shall permanently wheel an average of 16 AFY of riparian water rights associated with the project site to CalAM. The water rights shall be used solely for the on-site residential development (including landscaping & recreational areas). The wheeled rights shall not be available for any other use or transfer for use outside the Project site. The applicant shall formally dedicate, or otherwise permanently forbear , the remainder of their riparian rights (18.97AF of riparian water per year) for beneficial in-stream uses in the Carmel River. This dedication will help to improve the Carmel River instream flows. Prior to the issuance of the 53rd building permit, the on-site wells will be destroyed in accordance with State and Local requirements. All water use on-site shall be conditioned that MPWMD shall retain the ability to mandate feasible and reasonable reductions in water use in the future as necessary to constrain water use to the established water demand. Should public water credits become available for the project's water demand through allocation, purchase, or other method, therefore allowing the residential development to connect directly to a public water purveyor, the proposed project shall utilize such water source and connection, but shall then coordinate with SWRCB to dedicate the 16 AFY of wheeled rights for beneficial in-stream uses in the Carmel River.

MPWMD and the County shall track building permit and water use permit approvals to assure that the development overall will remain within the projected water demand. If tracking indicates that the project overall trend would result in an exceedance of the established water demand upon full buildout, then MPWMD and the County shall require conditioning of all future building and water use permits with reductions in water use in order to restore the trend to compliance with the established water demand. This limitation may ultimately include limitations on residential improvements (such as numbers of fixtures, swimming pools, or other limits), changes in landscaping amounts, types, or irrigation practices, a limit on overall amount of landscaping or other measures. If monitoring/reporting indicates that the project is exceeding the estimated water demand on average over two or more years, MPWMD and the County shall require responsible parties (HOA, individual property owners, and/or any other entity responsible for water use on the project) to modify landscaping & irrigation practices and/or add additional water efficiency measures to the project as necessary to reduce the water use to an average of 16 AFY. If triggered, the responsible parties for water use shall implement remedial measures within one year of exceedance. Failure to comply may result in MPWMD imposing mandatory water use limitations.

**Compliance or
Monitoring
Action to be
Performed:**

1. A note shall be added to the final map, or an additional map sheet, stating that the project includes 60 residential lots, 59 market rate units, 15 townhomes, and associated landscaping and open areas, which is estimated to demand 16 AFY. If additional residential development that increases the water demand above this amount is proposed, including Accessory Dwelling Units, evidence of adequate water supply shall be demonstrated prior to issuance of construction permits.
2. Prior to issuance of the first building permit for the vertical construction of the Project, the applicant shall formalize its reduction of water usage through a perpetual covenant, such as a Section 1707 petition or other form or process, as mutually agreed upon by the California State Water Resources Control Board , and the Applicant.
3. Prior to issuance 53rd building permit for a market rate single family dwelling, all on-site wells shall be destroyed. Following approval of the Project's CDO exception by the California State Water Resources Control Board, and upon installation of water meters for the Project by water purveyor (i.e. California-American Water), the Applicant shall commence the decommissioning of all onsite Project Wells in accordance with applicable Monterey County Environmental Health Bureau (EHB) requirements, Monterey Peninsula Water Management District (MPWMD) and all state regulations. Decommissioning shall include the destruction of the well (s) consistent with California Department of Water Resources standards. All well-decommissioning activities must be completed to the satisfaction of the County prior to the issuance of building permits for the final six (6) market-rate residential units within the Project.
4. Annually for the first five years of full build-out, the HOA and/or project developer shall submit water usage reports to MPWMD demonstrating compliance with the water demand and use limitation of this condition. Following this reporting period, water usage reports may be requested upon demand. All water usage reports shall be made available to HCD upon request.

38. PD015 - NOTE ON MAP-STUDIES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A note shall be placed on the final map or a separate sheet to be recorded with the final map and shall be included on the subdivision improvement plan, subdivision grading permit, and in the CC&Rs stating that:

The following reports have been prepared for the project:

- Geotechnical Reports;
- Geological Hazards Report;
- Hydrogeological Reports
- Drainage/Floodplain/Stormwater Control Reports;
- Traffic Reports;
- Archaeological Reports;
- Noise & Vibration Analysis;
- Biological Resources Reports;
- Environmental Site Assessment (Phase I & II);
- Historical Report;
- Arborist Reports;

The note shall include the name of the specified report, date of the report, report preparer's name, that the report is on file in Monterey County HCD - Planning and that the recommendations contained in said report shall be followed in further development of this property. The note shall be located in a conspicuous location, subject to the approval of the County Surveyor.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of final/parcel map, the Owner Applicant shall submit the final map with notes to the HCD - Planning and HCD - Public Works for review and approval.

39. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

40. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

41. EHSP06- DESIGN WATER SYSTEM IMPROVEMENTS (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The applicant shall design the water system improvements to meet the standards as found in Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards. (County of Monterey Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to recordation of the first final map, the applicant shall submit engineered plans for water system improvements to the State Water Resources Control Board – Division of Drinking Water (DDW) and California American Water Company – Monterey water system, for review and verification of conformance with standards . Submit documentation indicating acceptance to the Environmental Health Bureau.

42. EHSP07 – INSTALL OR BOND WATER SYSTEM IMPROVEMENTS (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 19.13 Improvement Agreements, the owner shall install the water system improvements to and within the subdivision and any appurtenances needed.

OR

The owner shall enter into a Subdivision Improvement Agreement with the County that shall provide security guaranteeing the installation of the water system improvements . (County of Monterey Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to recordation of the first final map, install the water system improvements to and within the subdivision and any appurtenances needed and obtain approval of installation California American Water Company – Monterey water system .

OR

Prior to recordation of the first final map, provide County of Monterey Environmental Health Bureau with a draft of the Subdivision Improvement Agreement for review and approval . Record the approved Subdivision Improvement Agreement concurrent with the first final map .

43. EHSP08 - FIRE FLOW STANDARDS (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency.

Compliance or Monitoring Action to be Performed: Prior to recordation of the first final map, the applicant shall submit plans for the proposed water system improvements to the local fire protection agency for review and acceptance. Submit a set of water system plans verified by the State Water Resources Control Board - Division of Drinking Water to meet the standards of Titles 17 and 22 and signed or wet-stamped by the local fire protection agency to the Environmental Health Bureau for review and acceptance.

44. EHSP09 - WELL AND WATER SYSTEM EASEMENTS (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Final Map shall denote easements for existing and proposed California American Water Company – Monterey water system infrastructure, water distribution pipelines and access easement(s). Easements shall appear as part of the final map and shall meet the requirements of Monterey County Code, Section 15.04.050 and the California Code of Regulations, Title 22, Chapter 16, Section 64560 (Water Works Standards).

Compliance or Monitoring Action to be Performed: Prior to filing the first final map, the applicant shall submit a draft of the final map to the County of Monterey Environmental Health Bureau for review and acceptance.

45. PDSP003 - CONVENTS, CONDITIONS & RESTRICTIONS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Applicant shall prepare and submit draft project Covenants, Conditions and Restrictions (CC&R) for the project. The CC&Rs shall be submitted with the project map for review and approval of the County Engineer, and the Chief of Planning or their designee. The CC&Rs shall be reviewed and approved prior to approval of the Final map. The CC&Rs shall include relevant language from the project Conditions of Approval and shall include language that restricts the Homeowner's Association from making changes to the CC&Rs pertaining to or specifying the County or related to the Conditions of Approval without first obtaining approval from the County .

The CC&Rs shall include: "All structures and landscaping must be consistent with the Pattern & Design Book, and Master Landscape Guidelines. After each parcel has been developed, all subsequent construction will be subject to the County 's Design Approval process in place at that time ." The Pattern & Design Book and Master Landscape Guidelines shall be attached as an Exhibit to the CC&R and the HOA shall be responsible for compliance with such guidelines.

Compliance or Monitoring Action to be Performed: Prior to approval of the Final Map, the Applicant/Developer shall submit draft copies of CC&Rs to HCD-Planning for review and approval.

46. PDSP09 - NO PARKING AREAS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of the first residential building permit per phase, "No Parking" signs or red-painted curbs shall be installed to the satisfaction of the Cypress Fire Protection District. No parking areas shall be along Val Verde Drive, shared private driveways, emergency evacuation routes, and those portions of Street A and B that contain a center median/divider. Signs and curb painting shall be maintained in a clear and legible condition. Emergency access routes shall have gates that prohibit daily use, but may be opened by the FPD during an emergency.

Compliance or Monitoring Action to be Performed: Prior to the issuance of the first residential building permit per phase, "No Parking" signs or red-painted curbs shall be installed to the satisfaction of the Cypress Fire Protection District. No parking areas shall be along Val Verde Drive, shared private driveways, emergency evacuation routes, and those portions of Street A and B that contain a center median/divider. '

On an ongoing basis, signs and curb painting shall be maintained in a clear and legible condition

47. PDSP10 - PHASED MAP

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to recordation of the first final map, the applicant shall submit a detailed phasing plan for review and approval by the Monterey County Public Works Department and Planning Department. If phasing is not proposed, no action is required. If phasing is proposed, all conditions shall be satisfied as applicable per phase.

Compliance or Monitoring Action to be Performed: Prior to recordation of the first final map, the applicant shall submit a detailed phasing plan for review and approval by the Monterey County Public Works Department and Planning Department. If phasing is not proposed, no action required. If phasing is proposed, all conditions shall be satisfied as applicable per phase.

48. PDSP003 - NOTE ON FINAL MAP

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Although not being subdivided, APN: 015- 021-049-000 shall be shown on the final map as it is necessary for project access.

The Final Map shall show a note shall be included on the final map, or an additional map sheet, that states, or details the equivalent:

- "Any street lights in the subdivision shall be consistent with the Design & Pattern Book and maintained by the HOA"
- "All exterior lighting fixtures shall be consistent with the Design & Pattern Book, and be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled"
- "All landscaping in the subdivision shall be consistent with the Master Landscape Guidelines. Landscaping and street trees within Parcel A-E and Lot 60 shall be maintained by the HOA."
- "The open space, private roads, and common area parcels (Parcels A-E), and APN: 015-021-049-000 shall be conveyed to HOA, and shall not be further subdivided or developed residentially."

Compliance or Monitoring Action to be Performed: Prior to recordation of the final map, the noted and revisions detailed in this condition shall be added to the final map and subject to HCD-Planning for review and approval.

49. MM001-Worker Environmental Awareness Program

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Monterey dusky-footed woodrat, CRLF, and other special status species may be present on site. To ensure impacts are less than significant, the owner /applicant shall retain a County-approved qualified biologist (Project Biologist) to conduct a Worker Environmental Awareness Program (WEAP) training prior to subdivision improvements and prior to the construction of residential development. The Project Biologist shall provide the training to all personnel associated with project construction to ensure they can recognize special status species and sensitive biological resources that may occur on site. The program shall include identification of the special status species and their habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of the project. All employees shall sign a form documenting that they have attended the WEAP training and understand the information presented to them. The form shall be submitted to the County to document compliance prior to the initiation of ground disturbing activities, and updated and resubmitted as new personnel are added to the construction site.

Compliance or Monitoring Action to be Performed: Prior to approval of the Final Map, this mitigation measure's language and requirements shall be added as a note on the Final Map, or as an additional map sheet.

Prior to issuance of grading permits for subdivision improvements (all phases, if phased) from HCD-Building Services, the owner/applicant shall submit evidence to HCD-Planning of a contract with a qualified biologist to implement the requirements of this mitigation measure.

Prior to initiation of grading activities associated within subdivision improvements (all phases, if phased), including staging and mobilization, the owner/applicant/Project Biologist shall submit documentation signed by all personnel associated with project construction that they have attended the WEAP training and understand the information presented to them to HCD-Planning.

Prior to issuance of grading permits/construction permits for residential development (all phases, if phased) from HCD-Building Services, the owner/applicant shall submit evidence to HCD-Planning of a contract with a qualified biologist to implement the requirements of this mitigation measure.

Prior to the initiation of construction activities associated with the residential development (all phases, if phased) , the owner/applicant/Project Biologist shall submit documentation signed by all personnel associated with project construction that they have attended the WEAP training and understand the information presented to them to HCD-Planning.

On an ongoing basis, updated documentation shall be submitted as new personnel are added to the construction site.

50. MM002- Monterey Dusky-Footed Woodrats Survey

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To the greatest extent feasible, initial vegetation removal shall occur when woodrats are least likely to be reproducing (October - November). If infeasible and construction/grading permits are to be issued between October and November, the owner/applicant shall retain a County-approved qualified biologist (Project Biologist) to implement this mitigation measure and conduct a pre-construction survey for Monterey dusky-footed woodrat nests within 50 feet of the project work limits no more than 30 days prior to construction. Identified nest(s) shall be flagged and avoided, where possible. If the nest(s) cannot be avoided and must be removed to allow construction activities, the nest(s) shall be dismantled by hand prior to grading or vegetation removal activities. A report of the preconstruction survey results and any proposed avoidance buffers or nest removals shall be submitted to the County for review and verification prior to the initiation of any dismantling activities and /or construction activities that could affect woodrat nests.

Dismantling of nest(s) shall be monitored by the Project Biologist. The Project Biologist shall have the authority to halt construction or dismantling activities within the work area if woodrat nests or individuals are at risk, until appropriate avoidance or corrective measures are implemented at the biologist's discretion. If young are encountered during nest dismantling, the dismantling activity shall cease, and the material shall be carefully replaced back on the nest. Once the biologist determines that the young are capable of being independent, nest dismantling shall be allowed to continue. All dismantling activities shall be completed prior to on-site construction activities, including staging and mobilization. A report documenting the dismantling shall be submitted to the County within seven days of activities requiring nest removal. This mitigation measure is not applicable to the construction of residential structures, as all vegetation and ground clearing associated with subdivision improvements will remove any potential dusky-footed woodrat habitat.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading permits for subdivision improvements (all phases, if phased) from HCD-Building Services, the owner/applicant shall submit evidence to HCD-Planning of a contract with a qualified biologist to implement the requirements of this mitigation measure.

If the initiation of project grading or vegetation removal associated with subdivision improvements (all phases, if phased) occurs during October - November, the owner/applicant/Project Biologist shall submit to HCD-Planning a copy of the preconstruction survey results report that includes any proposed avoidance buffers or nest removals. If nest(s) are identified during the preconstruction surveys that cannot be feasibly avoided, the Project Biologist shall monitor the dismantling of nest (s). Following removal, the owner/applicant/Project Biologist shall submit to HCD-Planning a copy of the report documenting dismantling within seven days of activities requiring nest removal.

51. MM003 - CRLF Avoidance

Responsible Department: Planning

Condition/Mitigation The following measures shall be implemented during project construction.

Monitoring Measure:

- To the greatest extent possible, ground disturbing activities shall be completed between May 1 and October 31 to avoid the breeding season of the CRLF, when activities would be most disruptive to the species. If work activities occur outside this period, the avoidance, survey, and monitoring measures described below shall be implemented.
- A County-approved qualified biologist with experience in identification of all life stages of CRLF and its habitat shall conduct a pre-construction survey no more than 14 days before the onset of work activities. A report of the preconstruction survey results shall be submitted to the County for review and verification prior to on -site construction activities, including staging and mobilization.
- A County-approved qualified biologist shall conduct a daily clearance survey prior to the start of work and be present during all initial ground disturbing project activities , including vegetation removal. A report of monitoring results shall be submitted to the County for review and verification within 14 days of completion of all initial ground disturbance and vegetation removal.
- If any life stage of CRLF is detected at any time throughout the duration of the project, project activities shall cease and the County shall be notified immediately . Work shall not continue on-site until the County-approved qualified biologist has verified the individual has left the project site on its own. If the individual does not leave the site , and/or may be impacted by the project, the County shall contact the USFWS and if the USFWS determines that adverse effects to the CRLF or habitat cannot be avoided, the project shall not commence until further guidance from USFWS is provided.
- Workers shall inspect all holes and trenches for CRLF or entrapped wildlife prior to backfill. Open trenches greater than three feet deep shall be covered at the end of the day or ramped to prevent entrapment.
- No work shall occur during a rain event exceeding 0.25 inch in a 24-hour period. If work resumes within 24 hours of a rain event, a County-approved qualified biologist shall inspect the site again prior to resuming work.
- Water shall not be impounded in a manner that may attract CRLF .
- Workers shall not handle any wildlife.
- Pets shall be prohibited at the construction site.
- All food-related garbage shall be placed in tightly sealed containers at the end of each workday to avoid attracting predators. Containers shall be emptied and garbage removed from the construction site at the end of each workweek. If sealed containers are not available, garbage shall be removed from the construction site upon completion of daily activities. All garbage removed from the construction site shall be disposed of at an appropriate off-site refuse location

**Compliance or
Monitoring
Action to be
Performed:**

Prior to approval of the Final Map, a note shall be added to the Final Map, or as an additional map sheet, summarizing the requirements of this mitigation measure, subject to approval by HCD-Planning.

Prior to issuance of grading permits for subdivision improvements (all phases, if phased) from HCD-Building Services, the owner/applicant shall include a note on the grading/construction plans encompassing the language contained in Mitigation Measure BIO-3, including all compliance actions.

If ground disturbing activities are scheduled to take place after October 31 and before May 1, then prior to initiation of grading activities associated within subdivision improvements (all phases, if phased), including staging and mobilization, the owner/applicant shall submit evidence to HCD-Planning of a contract with a qualified biologist to implement the requirements of this mitigation measure.

Prior to initiation of grading activities associated within subdivision improvements (all phases, if phased) between November 1 and April 31, the owner/applicant/Project Biologist shall provide a copy of the preconstruction survey results report to HCD-Planning.

Within 14 days of completion of all initial ground disturbance and vegetation removal associated with subdivision improvements, the owner /applicant shall provide a copy of the daily monitoring results report to HCD-Planning.

Prior to issuance of grading permits/construction permits for residential development from HCD-Building Services, the owner/applicant shall include a note on the grading/construction plans encompassing the language contained in Mitigation Measure BIO-3, including all compliance actions.

Prior to issuance of grading permits/construction permits for residential development from HCD-Building Services, the owner/applicant shall submit evidence to HCD-Planning of a contract with a qualified biologist to implement the requirements of this mitigation measure.

Prior to initiation of grading or construction activities for residential development (all phases, if phased) between November 1 and April 31, the owner/applicant/Project Biologist shall provide a copy of the preconstruction survey results report to HCD-Planning. Within 14 days of completion of all initial ground disturbance associated with residential development, the owner/applicant shall provide a copy of the monitoring results report to HCD-Planning.

Prior to final inspection of all grading and construction permits from HCD -Building Services, the Project Biologist shall submit a final report to HCD-Planning demonstrating compliance with this mitigation measure for all phases.

52. MM004- Exclusionary Protective Fencing

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of grading permits/construction permits for subdivision improvements from HCD-Building Services, a qualified biologist (Project Biologist) shall be retained to supervise the installation of temporary exclusionary protection fencing with one -way funnels along the eastern and southern property lines the project site for the duration of all grading and construction. Fencing shall be installed prior to any site grubbing or grading activities associated with subdivision improvements and construction to prevent small mammals, amphibians, or reptiles from migrating onto the site. Installation during the dry season is intended to minimize the potential for amphibians that disperse during wet weather conditions to enter and potentially establish on the project site. The Project Biologist shall oversee the installation of the fencing. The Project Biologist or Contractor shall verify that the fencing is properly installed and maintained throughout all ground disturbance and construction, until such time that privacy fencing along the southern and eastern perimeter is installed. Exclusionary fencing may be modified to install privacy fencing (section by section). Any damage or gaps in the fencing shall be repaired immediately upon discovery. A report documenting protection fencing location and methods shall be submitted to HCD -Planning for review and verification prior to on-site construction activities, including staging and mobilization.

**Compliance or
Monitoring
Action to be
Performed:**

Prior to approval of the Final Map, a note shall be added to the Final Map, or as an additional sheet, stating "Exclusionary fencing along the eastern and southern property lines shall be properly installed and maintained throughout all ground disturbance and construction, until such time that privacy fencing along the southern and eastern perimeter is installed . Exclusionary fencing may be modified to install privacy fencing (section by section). Any damage or gaps in the fencing shall be repaired immediately upon discovery. The Project Biologist/Contractor shall keep a log of activities" or the equivalent language.

Prior to issuance of grading permits for subdivision improvements (all phases, if phased) from HCD-Building Services, the owner/applicant shall submit evidence to HCD-Planning of a contract with a qualified biologist to implement the requirements of this mitigation measure.

Prior to the issuance of grading permits for subdivision improvements (all phases, if phased) from Building Services, the owner/applicant/Project Biologist shall provide a copy of the report documenting the protection fencing location and methods to HCD-Planning.

Weekly, during active grading during subdivision improvements, the Project Biologist/Contractor shall ensure the protective fencing remains properly installed. Any damage or gaps in the fencing shall be repaired immediately upon discovery. The Project Biologist/Contractor shall keep a log of activities.

Prior to issuance of grading permits/construction permits for residential development (all phases, if phased) from HCD-Building Services, the owner/applicant shall submit evidence to HCD-Planning that the exclusionary fencing is still installed.

On an ongoing basis, the Project Biologist/Contractor shall verify that the fencing is properly installed and maintained throughout all ground disturbance and construction , until such time that privacy fencing along the southern and eastern perimeter is installed. Exclusionary fencing may be modified to install privacy fencing (section by section). Any damage or gaps in the fencing shall be repaired immediately upon discovery. The Project Biologist/Contractor shall keep a log of activities.

Prior to final inspections for all grading and construction permits, the Project Biologist shall submit a final report to HCD-Planning demonstrating ongoing or final compliance with this mitigation measure, as applicable.

53. MM005 - On-Call Archaeological Monitoring and Cultural Resource Training

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce potential impacts on cultural resources that may be discovered during development on-site, a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be retained through a binding contract with the owner/applicant, as an on-call monitor for the duration of all project-related ground-disturbing activities (Archaeological Monitor). If at any time, potentially significant archaeological resources or intact features are discovered, the County's standard Condition of Approval PD003(A) shall be adhered to. The On-Call Archaeological Monitor shall review and evaluate any inadvertent discoveries to determine if they are historical resource(s) and/or unique archaeological resources or tribal cultural resources under CEQA, and work in coordination with the Tribal Monitor (Mitigation Measure TR-1). If the Archaeological Monitor determines that any cultural resources exposed during construction constitute a historical resource and /or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation. The Professional Archaeologist shall recommend mitigation measures to mitigate to a less-than-significant impact in accordance with California Public Resources Code (PRC) Section 15064.5, including but not limited to a Cultural Resources Protection and Management Plan ("Plan"), and conduct additional testing to determine the resources' boundaries, if needed. The Cultural Resources Protection and Management Plan shall be prepared in consultation with the County and the tribal cultural monitor for the treatment of any cultural resources with appropriate dignity, and the final disposition of any artifacts, and submit the Plan to HCD-Planning for review and approval. The Plan shall also include a Data Recovery Plan that follows the California Secretary of the Interior's Guidelines for Archeological Documentation. Should additional testing identify significant resources, or resources are inadvertently discovered, the goals of the Plan are to avoid disturbance of resources to the extent feasible and document any unique archaeological resources that would be directly impacted by construction activities:

- Measures to avoid disturbance of resources include re-siting or re-designing approved project components if feasible, or capping /covering the resource in a non-destructive manner. If neither avoidance measures are feasible, on-site relocation, following consultation with HCD-Planning and the Tribal Monitor, shall be considered and implemented if feasible.
- Avoidance shall be pursued prior to considering excavation and recovery .
- If avoidance is determined infeasible, the qualified archaeologist shall formulate measures for their treatment and recovery that document the unique resource prior to removal.

The Archaeological Monitoring contract shall require that the Archaeological Monitor keep a log of inadvertent discoveries and submit a final report summarizing compliance actions with HCD-Planning. The contract shall also require that the on-call monitor conduct a cultural resource awareness and response training for construction personnel prior to the commencement of any grading or excavation activity. (continued below)

**Compliance or
Monitoring
Action to be
Performed:**

Condition Text: The cultural resource awareness and response training shall be conducted with the Tribal Monitor (Mitigation Measure TR-1) and describe protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community, identify specific construction activities that the tribal monitor shall be present for, any construction activities where the tribal monitor will not be present for, how sampling of the excavated soil will occur, if required, and any other logistical information such as when and how work would halt.

Action: Prior to approval of the Final Map, a note on the Final Map, or additional map sheet, shall be added requiring an on-call archaeological monitor and pre-construction cultural awareness training. Language subject to approval by HCD-Planning.

Prior to issuance of grading permits for subdivision improvements (all phases, if phased) from HCD-Building Services and prior to issuance of grading permits/construction permits for residential development from HCD -Building Services, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure CR-1, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

Prior to issuance of grading permits for subdivision improvements (all phases, if phased) from HCD-Building Services and prior to issuance of grading permits/construction permits for residential development from HCD -Building Services, the owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified Archaeological Monitor. The contract shall satisfy the requirements of this mitigation measure. The contract shall authorize the on -call monitor and a designated crew member to stop work in the event resources are found . In addition, the contract shall authorize the monitor to prepare a report suitable for compliance documentation to be prepared within four weeks of completion of the data recovery field work. The contract shall be submitted to HCD -Planning for review and approval.

Prior to the commencement of any grading or excavation activity, the owner /applicant shall submit evidence that the project archaeologist has conducted a cultural resource awareness and response training for construction personnel. Evidence shall include training materials and a sign-in sheet.

During construction, the application/owner/contractor/archaeologist shall adhere to the requirements of this mitigation measure.

Prior to final inspection, the Project Archaeological shall submit a final report to HCD-Planning demonstrating compliance with this mitigation measure, a copy of the monitoring log, instances of halting work, in-field revisions, and additional measures, if warranted.

54. MM006 - Temporary Construction Noise

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Project construction will occur near residential land uses. Construction shall only occur Monday-Saturday, 7am to 7pm. The project construction contractor shall use the best available noise suppression devices and techniques including, but not limited to the following noise reduction measures:

- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment .
- Locate stationary noise-generating equipment such as pumps, air compressors, or portable power generators, and staging or lay-down areas over 100 feet from adjoining sensitive land uses. If this cannot be feasibly accomplished, temporary noise barriers shall be constructed to screen stationary noise -generating equipment when located near adjoining sensitive land uses.
- Prohibit unnecessary idling of internal combustion engines.
- Utilize “quiet” air compressors and other stationary noise sources where technology exists.
- Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site.
- Notify all adjacent businesses, residences, and other noise-sensitive land uses of the construction schedule in writing.
- Designate a “disturbance coordinator” who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. The disturbance coordination shall keep a log of complaints and modifications implemented, and shall provide this log to HCD-Planning upon request.

Compliance or Monitoring Action to be Performed: Prior to approval of the Final Map, this mitigation measure’s language shall be summarized and added as a note on the Final Map, or on an additional map sheet.

Prior to issuance of grading permits for subdivision improvements (all phases, if phased) from HCD-Building Services and prior to issuance of grading permits/construction permits for residential development from HCD -Building Services, the requirements of this mitigation measure shall be included as a note on the construction plans. The construction plans shall delineate a 100-foot distance from adjoining sensitive land uses, illustrating the area where stationary noise-generating equipment should not be located unless a temporary noise barrier is installed. Additionally, HCD-Planning shall be provided with contact information for the “disturbance coordinator” and written acknowledgement of this mitigation measure’s requirements.

During construction, the construction manager and disturbance coordinator shall ensure compliance with Mitigation Measure N-1.

Prior to final inspection for all permits, the owner/applicant shall submit a report from the disturbance coordinator and construction manager outlining the complaints received, how complaints were addressed, and compliance with all other noise reduction measures.

55. MM007 - Temporary Ground-borne Vibration

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Construction of the project may result in vibration levels that could exceed 0.3 in/sec PPV near the proposed southern residences. To reduce these vibration levels, the project construction contractor shall incorporate the following vibration reduction measures:

- Avoid using vibratory rollers within 20 feet and rubber-tired dozers or excavators within 5 feet of the adjacent residences to the south.
- A static roller shall be used in lieu of a vibratory roller when work would occur within 20 feet of the adjacent residences to the south.
- Substitute smaller equipment (e.g., Tractor/Loader/Backhoe) to complete the tasks designated for rubber-tired dozers or excavators.
- Select demolition methods that do not involve large impact tools within 20 feet of the adjacent residences to the south. Portable jackhammers, saws, or grinders shall be used to minimize impacts to the ground.
- Avoid dropping heavy equipment and use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects , within 20 feet of the adjacent residences to the south.
- Designate a Disturbance Coordinator responsible for registering and investigating claims of excessive vibration. The contact information for the responsible party shall be posted on the construction site

Compliance or Monitoring Action to be Performed: Prior to approval of the Final Map, this mitigation measure’s language shall be summarized and added as a note on the Final Map, or on an additional map sheet.

Prior to issuance of grading permits for subdivision improvements (all phases, if phased) from HCD-Building Services and prior to issuance of grading permits/construction permits for residential development from HCD -Building Services, the requirements of this mitigation measure shall be included as a note on the construction plans. Additionally, HCD-Planning shall be provided with contact information for the “disturbance coordinator” and written acknowledgement of this mitigation measure’s requirements.

During construction, the construction manager and disturbance coordinator shall ensure compliance with Mitigation Measure N-2.

Prior to final inspection for all permits, the owner/applicant shall submit a report from the disturbance coordinator and construction manager outlining the complaints received, how complaints were addressed, and compliance with all other vibration reduction measures.

56. MM008 - On-Site Tribal Monitor

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A Tribal Monitor approved by the appropriate tribe, traditionally and culturally affiliated with the vicinity of the subject parcel, that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be on-site for all initial ground disturbance (e.g., grading and excavation associated with subdivision improvements [grubbing, leveling, ground clearing, etc.], as phased, if phased), all ground disturbance associated with main utility trenching (water & sewer mains), detention ponds, and roadways. If construction of the residential development requires ground disturbance at depths deeper than what has already been monitored and excavated with initial grading, the Tribal Monitor shall monitor that additional excavation. The Tribal Monitor shall monitor the work area and identify any materials or findings with Tribal cultural significance, should they be uncovered during ground disturbing activities, to ensure potential impacts remain less-than-significant. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner /applicant/contractor shall refer to and comply with Condition PD003(A) as applicable. The Tribal Monitor shall also be present for and assist in conducting the pre -construction cultural resources awareness training of Mitigation Measure CR-1. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

**Compliance or
Monitoring
Action to be
Performed:**

Prior to approval of the Final Map, a note shall be added to the Final Map, or an additional map sheet, requiring that evidence be submitted to HCD-Planning demonstrating whether construction of the residential development will require excavation deeper than disturbed during subdivision improvements. If deeper excavation is required, the requirements of this mitigation measure apply.

Prior to issuance of grading permits for subdivision improvements (all phases, if phased) from HCD-Building Services, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure TR -1, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

Prior to issuance of grading permits for subdivision improvements (all phases, if phased) from HCD-Building Services, the owner/applicant shall submit evidence to the satisfaction of the HCD-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel, and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of initial ground disturbing activities described in this mitigation measure.

Any artifacts found that are not associated with the finding of human remains shall be cataloged by both the Tribal Monitor and the qualified Archaeological Monitor. Once cataloged, the qualified Archaeological Monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Information Center at Sonoma State University . Artifacts associated with the finding of human remains shall be reburied in accordance with State law and penalty for violation pursuant to PRC section 5097.994.

Prior to final grading inspection, the Tribal Monitor or other appropriately NAHC recognized representative shall submit a letter to HCD -Planning confirming participation in the monitoring and provide a summary of archaeological and /or cultural finds or no finds, as applicable.

On and on-going basis, should construction of the residential development require ground disturbance at depths deeper than what has already been monitored and excavated with initial grading, the Tribal Monitor shall monitor that additional excavation .

57. MMT1-TRAFFIC IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant/Owner shall install and construct the following measures to ensure compliance with the County's level of service standards per the traffic study prepared by Kittleson & Associates, Inc., dated 12/11/2025

Implement the following at the signalized intersection of Carmel Valley Road /Carmel Rancho intersection:

Convert the existing northbound left-through to a northbound through-right at Carmel Valley Road/Carmel Rancho Boulevard together with any signal configuration as required to mitigate for LOS targets.

Compliance or Monitoring Action to be Performed: Prior to Final Map approval, the Applicant shall enter into a Subdivision Improvement Agreement with the County of Monterey, and provide to HCD-Planning, Engineering Services, and the County Surveyor for review and approval a Subdivision Improvements Plan illustrating the required traffic improvements .

Prior to issuance of first construction or grading permit, the required intersection improvement shall be constructed and finaled to the satisfaction of HCD -Engineering Services.



City Ventures

26500 VAL VERDE DRIVE

CARMEL, CALIFORNIA

1st. SUBMITTAL DATE: 11.08.2024

2nd. RESUBMITTAL: 01.24.2025

3rd. RESUBMITTAL: 04.01.2026



LOCATION MAP

SITE LOCATION

APPLICANT:

CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
CONTACT: PAMELA NIETING
Vice President of Development

E-MAIL: pneting@cityventures.com
www.cityventures.com

ARCHITECT:

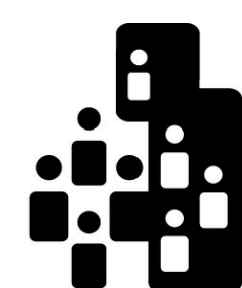
HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: DAN HALE
Architect
PHONE: 415.568.3833
E-MAIL: dhale@hhja.com
<http://www.hhja.com>

CIVIL ENGINEER:

CBG
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: JASON NERI
Principal
PHONE: 925.866.0322
E-MAIL: jneri@cbandg.com
<http://www.cbandg.com>

LANDSCAPE ARCHITECT:

GATES+ASSOCIATES
1655 N. MAIN STREET
WALNUT CREEK, CA 94596
CONTACT: RUSTY CASE
PHONE: 925.586.3786
E-MAIL: rusty@dgates.com
www.dgates.com



City Ventures

CARMEL

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26500 VAL VERDE DRIVE

CARMEL, CA. 93923



GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN
1655 N. MAIN STREET WALNUT CREEK, CA 94596
T 925.586.3786 www.dgates.com



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San Francisco, CA 94105
www.hunthalejones.com

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f. 415-288-0288

COVER SHEET

CS

SCALE: N.T.S.
DATE: 02.17.26
PROJECT: 317093

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PROJECT OVERVIEW

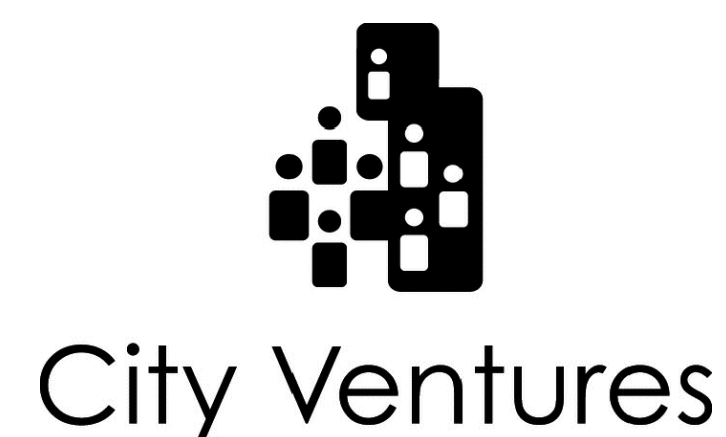
Carmel 1 Inv, LLC is excited to present our proposal for the development located at 26500 Val Verde Drive. The property located at 26500 Valve consists of five parcels with APN's 015-021-004, 015-021-015, 015-021-020, 015-021-021, and 015-021-049. The site is bordered at the west boundary line by the Carmel Rancho shopping center that provides access to fitness studio, veterinary services, salon, spa, commercial law offices and more. At its northern and boundary, the site is bounded by existing residential and open space at its east boundary. At its southern boundary the site exists single family residential with the existing Riverwood Condominium subdivision across the street from Rio Road. The property is within the Carmel Valley Master Plan Area and has a General Plan use designation of "Residential - Low Density". The project qualifies as a Housing Development Project under Government Code section 65589.5(h)(2)

The project will host a range of home options with 59 single homes and 15 townhomes for a total of 74 for-sale, solar, all-electric dwelling units. The proposed architecture will represent the rich history and heritage of the Carmel area and offer options such as Spanish colonial and renaissance. The townhomes boast of an open concept living and feature 2 car garages. The project is bisected by Val Verde Drive into two development area. Val Verde serves as the central roadway and will include improvements as part of the development. Access to the project will be provided from Rio Road to Val Verde Drive which extends through to Carmel Valley Road. Stemming off Val Verde Drive are two quiet lopped private drive that provides access to the neighborhood. Nearly two acres of open space are proposed for the development. In addition to a small neighborhood park and pocket areas dispersed throughout the site. The overall landscaped programming serves as tranquil gathering sites.

Pursuant to GC § 65589.5(h)(3) the project is providing 20% of the total units for lower income households for a total of 15 deed restricted units. As a result of the inclusion of at least 10% of the units in the for-sale development restricted to moderate income, the project is eligible for waivers and reductions to development standards that have the effect of physically precluding the construction of a development (GC §65915(e)1)) and incentives or concessions (GC §65915(d)(1)) pursuant to State Density Bonus Law. Carmel 1 Inv, LLC is reserving the right to use additional waiver(s) and concession(s) in the future.

Requested Entitlements

- Vesting Tentative Map
- Density Bonus
- SB330 application



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www.hunthalejones.com

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PROJECT OVERVIEW

PO 1

SCALE: N.T.S.
DATE: 02.17.26
PROJECT: 317093



VIEW NO. 4 NORTHWEST - PARKING LOT OF CARMEL PRINT AND COPY -
LOOKING SOUTHEAST



VIEW NO. 5 NORTH - CARMEL RANCHO SHOPPING CENTER PARKING LOT LOOKING SOUTH



VIEW NO. 3 WEST - PARKING LOT OF MONTEREY TRUST - LOOKING EAST

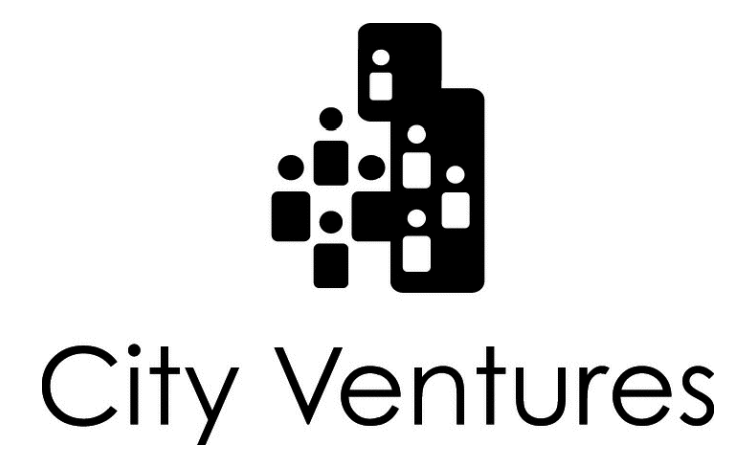


VIEW NO. 1 SOUTH - VAL VERDE DRIVE (LOOKING NORTH)
ENTRY OF PROJECT

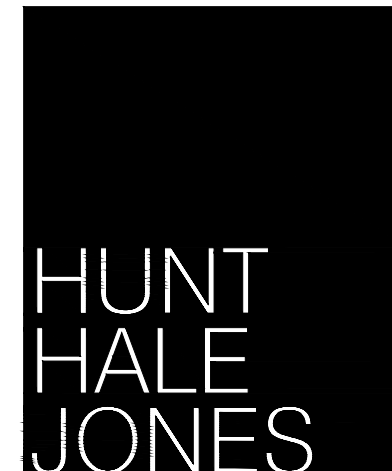


VIEW NO. 2 SOUTH - INTERSECTION OF RIO RD AND VAL VERDE DRIVE
LOOKING NORTH

SITE



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444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

NEIGHBORHOOD PHOTOS

PI 1.1

SCALE: N.T.S.
DATE: 02.17.26
PROJECT: 317093

PROJECT DATA		
	EXISTING	PROPOSED
GENERAL PLAN	GPLU	GPLU
PLANNING AREA	CVMP	* SEE BELOW
ZONING	LDR	* SEE BELOW
SITE AREA	± 12.5 AC (EXCLUDING VAL VERDE DRIVE)	
DENSITY	1 UNIT/ACRE	74 : 12.5 = 5.92 DUA
TOTAL DWELLING UNITS		74
OCCUPANCY		
RESIDENTIAL CONSTRUCTION TYPE		R3/U SFD - R2/U TH V-B
ACCESSIBLE UNITS (10% x 15)		2 IN ATTACHED UNITS LOCATIONS - TBD
SINGLE FAMILY DETACHED		
	REQUIRED	PROPOSED
MIN. LOT AREA	1 ACRE	5,000 SQ. FT. MIN.
SETBACKS		
FRONT	30'-0"	6'-0"
SIDE, INTERIOR	5'-0"	5'-0"
REAR, INTERIOR	20'-0"	15'-0"
MIN. DRIVEWAY LENGTH		18'-0"
BUILDING HEIGHT		
MAX. HEIGHT	30 FT.	30 FT.
MAX. NO. OF STORIES		2 STORIES
MIN. DIST. BTWN. STRUCTURES	20'-0"	10'-0"
BUILDING SITE COVERAGE	35% MAX	56%
PARKING		
GARAGES	2/UNIT	2/UNIT = 118
GUEST PARKING		34
DRIVEWAYS		2/UNIT = 118
TOWNHOME UNITS		
	REQUIRED	PROPOSED
MIN. LOT AREA	1 ACRE	35,541 SQ. FT.
SETBACKS		
FRONT	30'-0"	7'-0"
SIDE	5'-0"	12'-0"
REAR	20'-0"	10'-0"
BUILDING HEIGHT		
MAX. HEIGHT	30 FT.	30 FT.
MAX. NO. OF STORIES		2 STORIES
MIN. DIST. BTWN. STRUCTURES	20'-0"	N/A - "0"
BUILDING SITE COVERAGE	35% MAX	40%
PARKING		
GARAGES	2 SPACES/2 BD UNIT	2/UNIT - 30 TOTAL
GUEST PARKING		7
FIRE PROTECTION		
FIRE SPRINKLER		NFPA 13D - SFD NFPA 13R - TOWNHOME

* 65589.5 (f) (1)

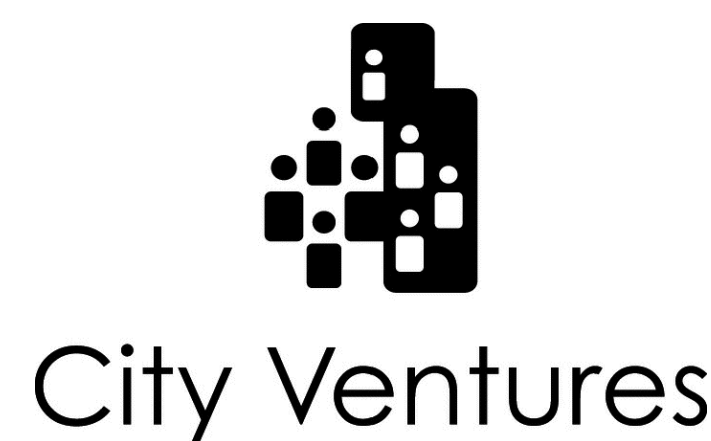
UNIT SUMMARY - SFD															
PLAN NO.	PLAN INFO	TOT. UNITS	LIVING SF.	LIV. W/ BONUS RM. SF.	GARAGE SF.	CARMEL RM. SF.	STD. PARKING	TOTAL PARKING	TOTAL LIV. SF.	TOTAL LIV. W/ BONUS	TOTAL GARAGE	TOTAL CARMEL RM.	TOTAL CONDITIONED AND NON CONDITIONED SQ. FT.		
													STD	W/ BONUS RM.	
PLAN 1	4 BD + DEN 2 1/2 BATH OPT. BONUS	18	2790	3490	453	273	2	36	50220	62820	8154	4914	63288	75888	
PLAN 2	5 BD/3 BATH	12	3424	NA	472	300	2	24	41088	NA	5664	3600	50352	50352	
PLAN 3	5 BD/3 BATH	12	3560	NA	461	342	2	24	42720	NA	5532	4104	52356	52356	
PLAN 4	5 BD/3 BATH	17	3930	NA	472	280	2	34	66810	NA	8024	4760	79594	79594	
TOTALS		59											GRAND TOTAL	245590	258190

UNIT SUMMARY - TOWNHOMES									
PLAN NO.	PLAN INFO	TOT. UNITS	LIVING SF.	GARAGE SF.	STD PARKING	TOTAL PARKING	TOTAL LIVING SF	TOTAL GARAGE SF	TOTAL CONDITIONED AND NON CONDITIONED SQ. FT.
PLAN 5	2 BD/1.5 BATH	6	1049	439	2	12	6294	2634	8928
PLAN 6	3 BD/1.5 BATH	9	1102	439	2	18	9918	3951	13869
TOTALS		15				30		GRAND TOTAL	22797

GRAND TOTAL OF SINGLE FAMILY DETACHED AND TOWNHOMES =
267,565 SQ. FT (WO/ BONUS RM AT PLAN 1), 280,165 SQ. FT (W/ BONUS RM. AT PLAN 1)

LOT COVERAGE CALCULATION												
SINGLE FAMILY DETACHED												
PLAN NO.	PLAN INFO	TOT. UNITS	MAIN LIVING SF.	FRONT PORCH	GARAGE SF.	CARMEL RM. SF.	TOTAL MAIN LIVING	TOTAL FRONT PORCH	TOTAL GARAGE	TOTAL CARMEL RM.	TOTAL MAIN FLOOR SQ. FT.	
											STD	
PLAN 1	4 BD + DEN 2 1/2 BATH OPT. BONUS	18	1865	44	453	273	33570	792	8154	4914	47430	
PLAN 2	5 BD/3 BATH	12	1605	152	472	300	19260	1824	5664	3600	30348	
PLAN 3	5 BD/3 BATH	12	1660	201	461	342	19920	2412	5532	4104	31968	
PLAN 4	5 BD/3 BATH	17	1955	62	472	280	33235	1054	8024	4760	47073	
TOTALS		59									TOTAL GROUND	156819
TOWNHOMES												
PLAN 5	2 BD/1.5 BATH	6	401	87	439	NA	2406	522	2634	NA	5562	
PLAN 6	3 BD/1.5 BATH	9	401	87	439	NA	3609	783	3951	NA	8343	
											TOTAL GROUND	13905
											GRAND TOTAL GROUND SFD + TH	170724

LOT COVERAGE:
170724 : 544500 (12.5 ACRES) = 31%



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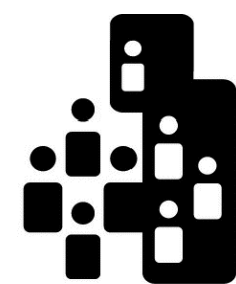
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PROJECT INFORMATION

PI 1.2

SCALE: NTS
DATE: 02.17.26
PROJECT: 317093



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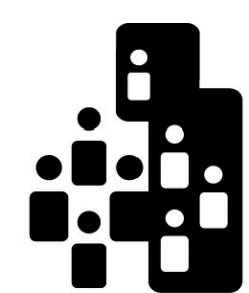
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CONCEPTUAL SITE PLAN

SP

SCALE: NTS
 DATE: 02.17.26
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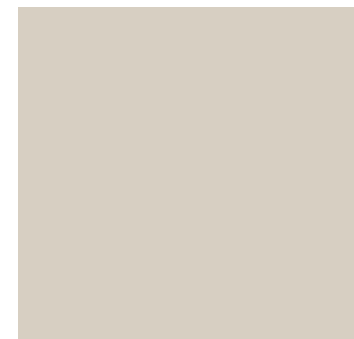
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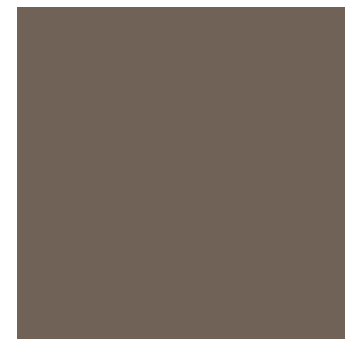
CONCEPTUAL STREETSCAPE

PI 1.0

SCALE: N.T.S.
 DATE: 02.17.26
 PROJECT: 317093



BODY 1 - STUCCO
GRECIAN IVORY
SW 7541



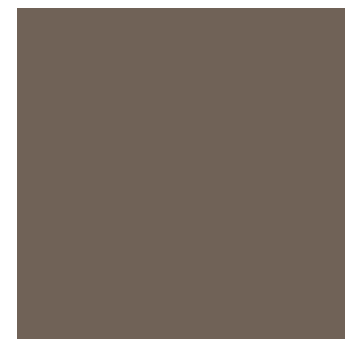
TRIM 1
SMOKEHOUSE
SW 7040



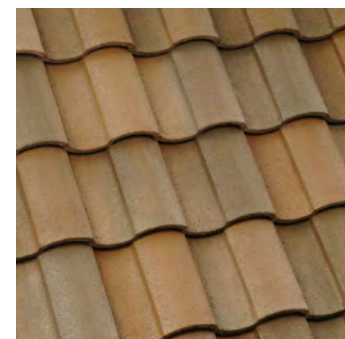
TRIM 2
BARRO VERDE
SW 9123



FRONT DOOR
JASPER STONE
SW 9133



GARAGE DOOR
SMOKE HOUSE
SW 7040



ROOFING
EAGLE ROOF
CAPISTRANO
SAN BENITO BLEND



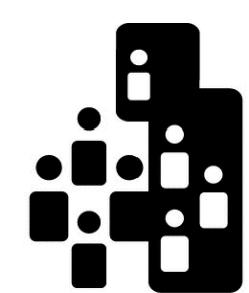
LIGHTING
HINKLEY - BROMLEY
OIL RUBBED BRONZE

DESIGN ELEMENTS

SPANISH ARCHITECTURE: SPANISH ARCHITECTURE HOLDS A HISTORICAL AND CULTURAL SIGNIFICANCE IN THE MONTEREY PENINSULA AND IN CARMEL. ROOTED IN THE REGION'S EARLY SPANISH AND MEXICAN HERITAGE THE SPANISH COLONIAL AND SPANISH REVIVAL STYLES HAVE PROFOUNDLY SHAPED THE ARCHITECTURAL IDENTITY OF CARMEL AND REFLECT THE AREAS HISTORICAL ORIGINS AND COMMUNITY CHARACTER. THE SPANISH COLONIAL AND SPANISH REVIVAL STYLES ARE A PRIMARY INFLUENCE IN THE AREA AND ARE DEFINED BY THE FOLLOWING ELEMENTS:

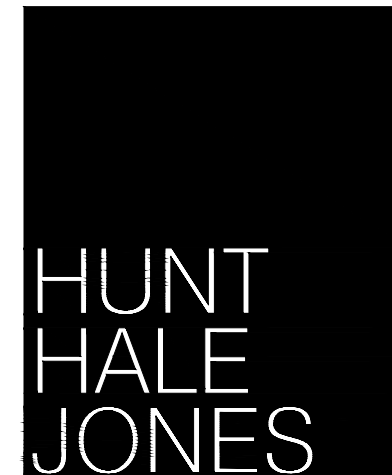
KEY DESIGN ELEMENTS: LOW-PITCHED GABLED OR HIPPED ROOFS. EAVES ARE CLOSED STUCCO OR EXPOSED RAFTER TAILS. ROOFING IS TYPICALLY "S" TILE.

- WALLS: TYPICALLY STUCCO WITH WOOD BOXED BAY ELEMENTS, OR LIMITED AMOUNTS OF MASONRY.
- OPENINGS: ARCHED WINDOWS AND OPENINGS, VERTICAL PROPORTIONED WINDOWS, PRIMARY WINDOWS RECESSED, WROUGHT IRON GRILLS.
- MASSING: SIMPLE FORMS, ASYMMETRICAL ROOF LINES AND PLANS, SIDE GABLED, CROSS GABLED AND HIPPED ROOFS, SINGLE STORY ELEMENTS ON EDGES.
- DETAILS: DECORATIVE CORNICES AND EAVES, TERRA COTTA AND TILE DETAILING, WROUGHT IRON AND WOOD RAILINGS, WOOD AND STONE DETAILING.
- MATERIALS AND COLORS: STUCCO IS THE PRIMARY MATERIAL AND OF A LIGHTER COLOR, DARKER WOOD ACCENTS, EAVE DETAILS AND EXTERIOR DETAILING, LIMITED AMOUNT OF MASONRY AS AN ACCENT MATERIAL, TILE STONE AND WROUGHT IRON DETAILS AND ACCENTS.



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SPANISH
PROJECT IMAGERY

PI 1.1

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BODY 1 - STUCCO
COLONADE GRAY
SW 7641



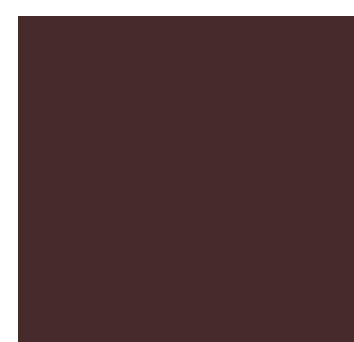
BODY 2 - STUCCO
INTELLECTUAL GRAY
SW 7045



TRIM 1
GRECIAN IVORY
SW 7541



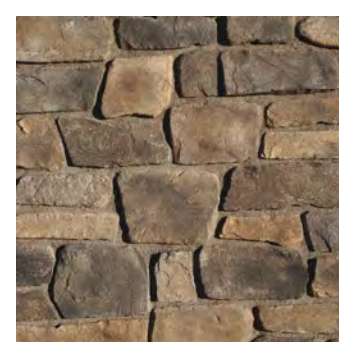
LIGHTING
HINKLEY - BROMLEY
MUSEUM BLACK



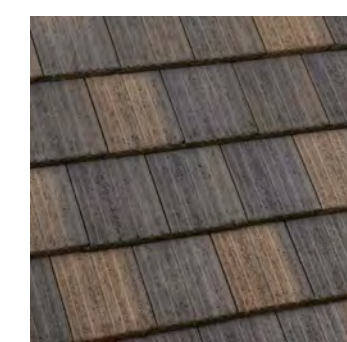
FRONT DOOR
ROOKWOOD DARK
RED
SW 2801



GARAGE DOOR
INTELLECTUAL GRAY
SW 7045



MASONRY
ELDORADO STONE
VENETO



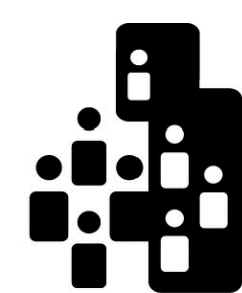
ROOFING
EAGLE ROOF
PONDEROSA
CONCORD BLEND

DESIGN ELEMENTS

TRANSITIONAL ARCHITECTURE: TRANSITIONAL ARCHITECTURE REPRESENTS A THOUGHTFUL EVOLUTION OF THE REGION'S ESTABLISHED ARCHITECTURAL TRADITIONS. BLENDING TRADITIONAL AND MODERN ELEMENTS INTO A CLASSIC AND CONTEMPORARY ADAPTATION OF AN ARCHITECTURAL STYLE CREATES HOMES THAT ARE FOOTED IN CARMEL VALLEY'S RURAL HERITAGE AND RESPONSE TO MODERN LIVING. TRANSITIONAL DESIGN INTERPRETS HISTORICAL SPANISH OR RANCH STYLES THROUGH A CONTEMPORARY LENS MAINTAINING FAMILIAR ROOFLINES, NATURAL MATERIALS WHILE SIMPLIFYING DETAILING AND EXPANDING GLAZING. THE RESULT IS AN ARCHITECTURAL IMPRESSION THAT RESPECTS CARMEL VALLEY'S AGRIAN CHARACTERS, INDOOR-OUTDOOR LIFESTYLES WHILE INTRODUCING AN UPDATED AESTHETIC.

KEY DESIGN ELEMENTS: STEEPER PITCHED GABLED WITH SOME HIPPED ROOFS. EAVES AND GABLES ARE TIGHT OR SHORT. ROOFING IS TYPICALLY METAL, COMPOSITION SHINGLE OR FLAT CONCRETE TILE.

- WALLS: STUCCO, VERTICAL AND HORIZONTAL SIDING, STONE AND METAL.
- OPENINGS: WINDOWS AND OPENINGS, TYPICALLY SQUARE OR VERTICALLY PROPORTIONED. LARGE EXPANSES OF GLAZING IN LIVING AREAS.
- MASSING: SIMPLE FORMS, ASYMMETRICAL ROOF LINES AND PLANS, FRONT GABLED, CROSS GABLED AND HIPPED ROOFS.
- DETAILS: CLEAN SIMPLE DETAILING, TIGHT GABLE OVERHANGS, WROUGHT IRON AND WOOD RAILINGS, WOOD AND STONE DETAILING.
- MATERIALS AND COLORS: STUCCO, STONE, VERTICAL AND HORIZONTAL SIDING, METAL ROOFS AND ACCENTS. NEUTRAL COLORS FOR A COHESIVE LOOK.



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TRANSITIONAL
PROJECT IMAGERY

PI 1.2

SCALE: N.T.S.
DATE: 02.17.26
PROJECT: 317093



BODY 1 - STUCCO
MOONRAIL SILVER
SW 7663

BODY 2 - SIDING
DOWNING SLATE
SW 2819

TRIM 1
ELDER WHITE
SW 7014



FRONT DOOR
IN THE NAVY
SW 9178

GARAGE DOOR
FOLKSTONE
SW 6005

ROOFING
CERTAINTEED
WEATHERED WOOD

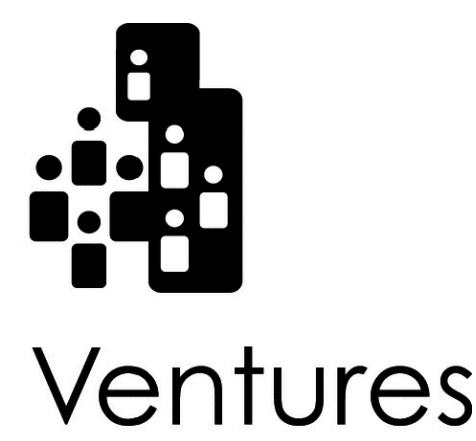
LIGHTING
HINKLEY - BROMLEY
MUSEUM BLACK

DESIGN ELEMENTS

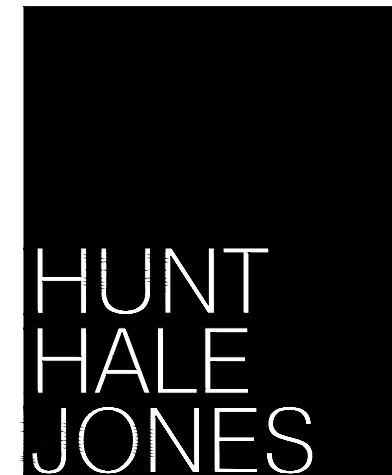
TRADITIONAL ARCHITECTURE: BUNGALOW AND CRAFTSMAN STYLES HAVE A RELEVANCE IN CALIFORNIA AND THE CARMEL AND MONTEREY PENINSULA. THESE ARCHITECTURAL TRADITIONS ARE ROOTED IN EARLY 20TH-CENTURY COASTAL DEVELOPMENT AND REFLECT A PHILOSOPHY OF CRAFTSMANSHIP, NATURAL MATERIALS, AND HUMAN-SCALE DESIGN. IN CARMEL, WHERE INTIMATE STREETSCAPES, PEDESTRIAN ORIENTATION, AND COTTAGE-SCALE STRUCTURES DEFINE THE VILLAGE ATMOSPHERE, TRADITIONAL ARCHITECTURE BLENDS SEAMLESSLY INTO THE COMMUNITY FABRIC. ITS EMPHASIS ON PROPORTION, WARMTH, AND MATERIAL AUTHENTICITY ALIGNS WITH CARMEL'S LONG-STANDING AESTHETIC VALUES AND ARTISTIC HERITAGE.

KEY DESIGN ELEMENTS: LOW AND STEEPER PITCHED GABLED WITH SOME HIPPED ROOFS. COVERED PORCHES, LONGER EAVE OVERHANGS, MANY WITH EXPOSED RAFTER TAILS. ROOFING CAN BE COMPOSITION SHINGLE, OR FLAT CONCRETE TILE.

- WALLS: STUCCO, BOARD AND BATT, LAP SIDING, MASONRY ACCENTS.
- OPENINGS: WINDOWS ARE VERTICALLY PROPORTIONED AND SYMMETRICAL, OPENINGS ARE SQUARE OR HORIZONTAL.
- MASSING: SIMPLE FORMS, SYMMETRICAL ROOF LINES AND PLANS, FRONT GABLED, CROSS GABLED WITH SOME HIPPED ROOFS. COVERED SINGLE STORY PORCHES.
- DETAILS: DECORATIVE GABLES AND EAVES, CORBELS AND KICKERS, WINDOW BOXES, WOOD RAILINGS, WOOD AND STONE DETAILING.
- MATERIALS AND COLORS: STUCCO, BOARD AND BATT, HORIZONTAL SIDING AND MASONRY ACCENTS. COLORS ARE NEUTRAL OR EARTH TONES WITH BOTH LIGHT AND DARK TRIM AND ACCENTS.



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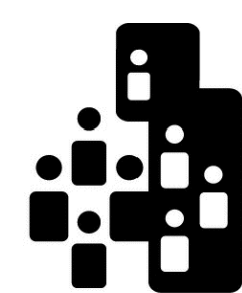
TRADITIONAL
PROJECT IMAGERY

PI 1.3

SCALE: N.T.S.
DATE: 02.17.26
PROJECT: 317093

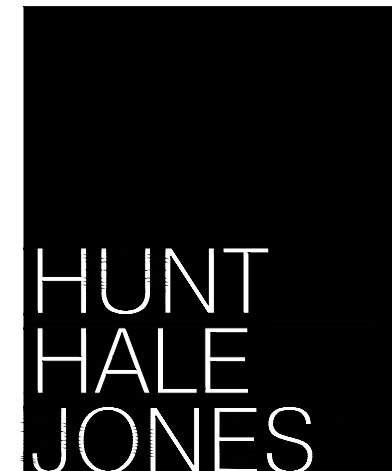


STREETSCAPE



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CONCEPTUAL STREETSCAPE

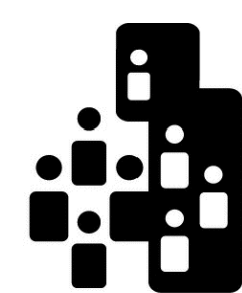
A1.0.0

SCALE: 1/8"=1'-0"
DATE: 02.17.26
PROJECT: 317093



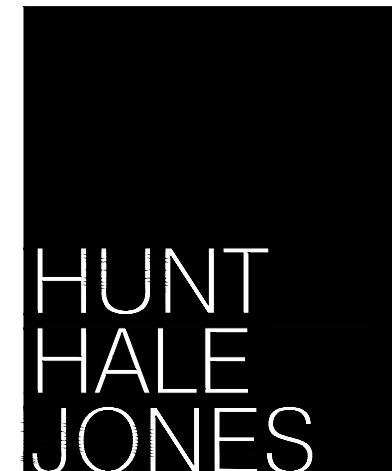
FRONT ELEVATION

PLAN 1



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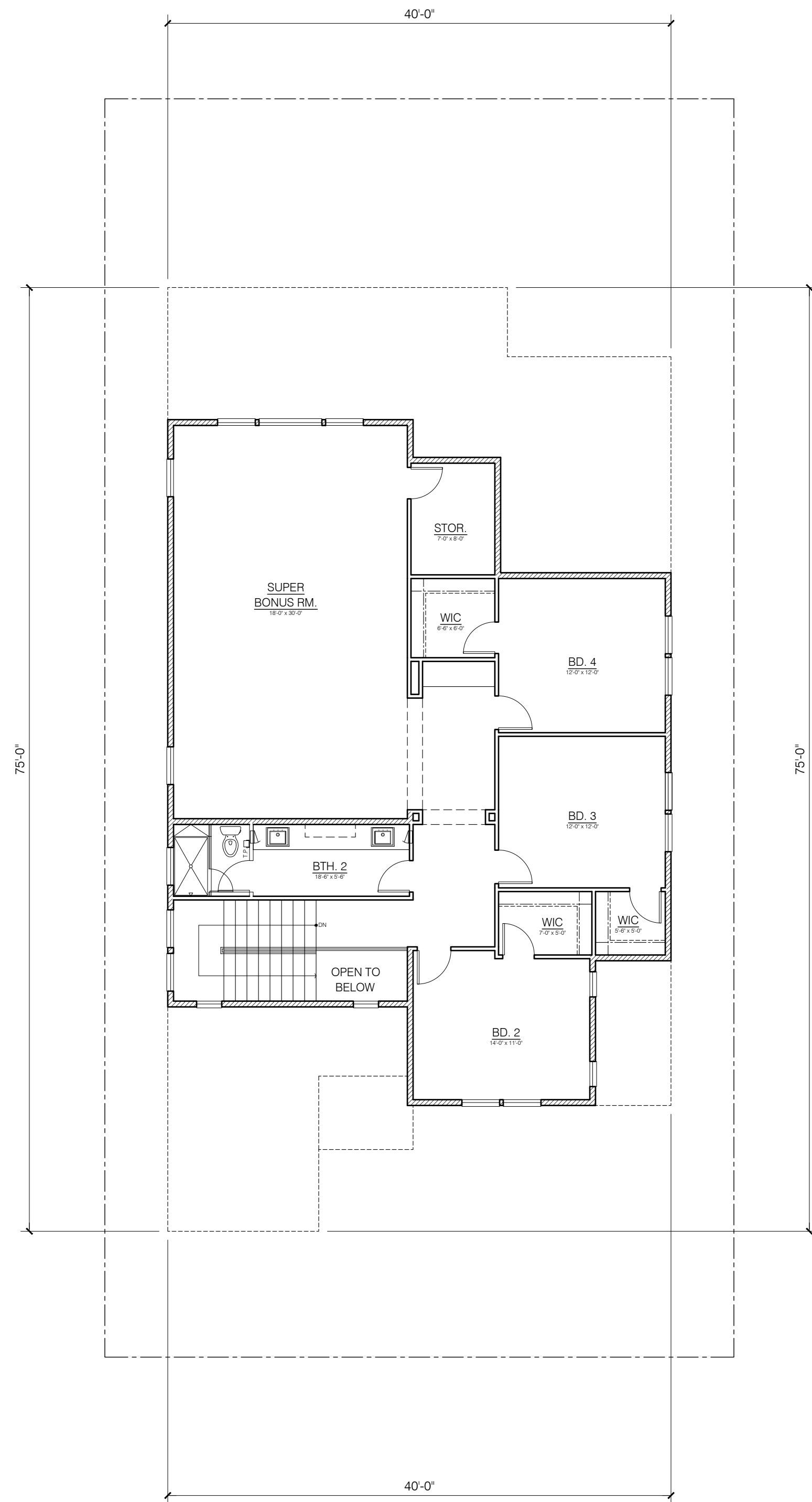
CONCEPTUAL PLAN 1 ELEVATION

A1.1.1

SCALE: 1/4"=1'-0"

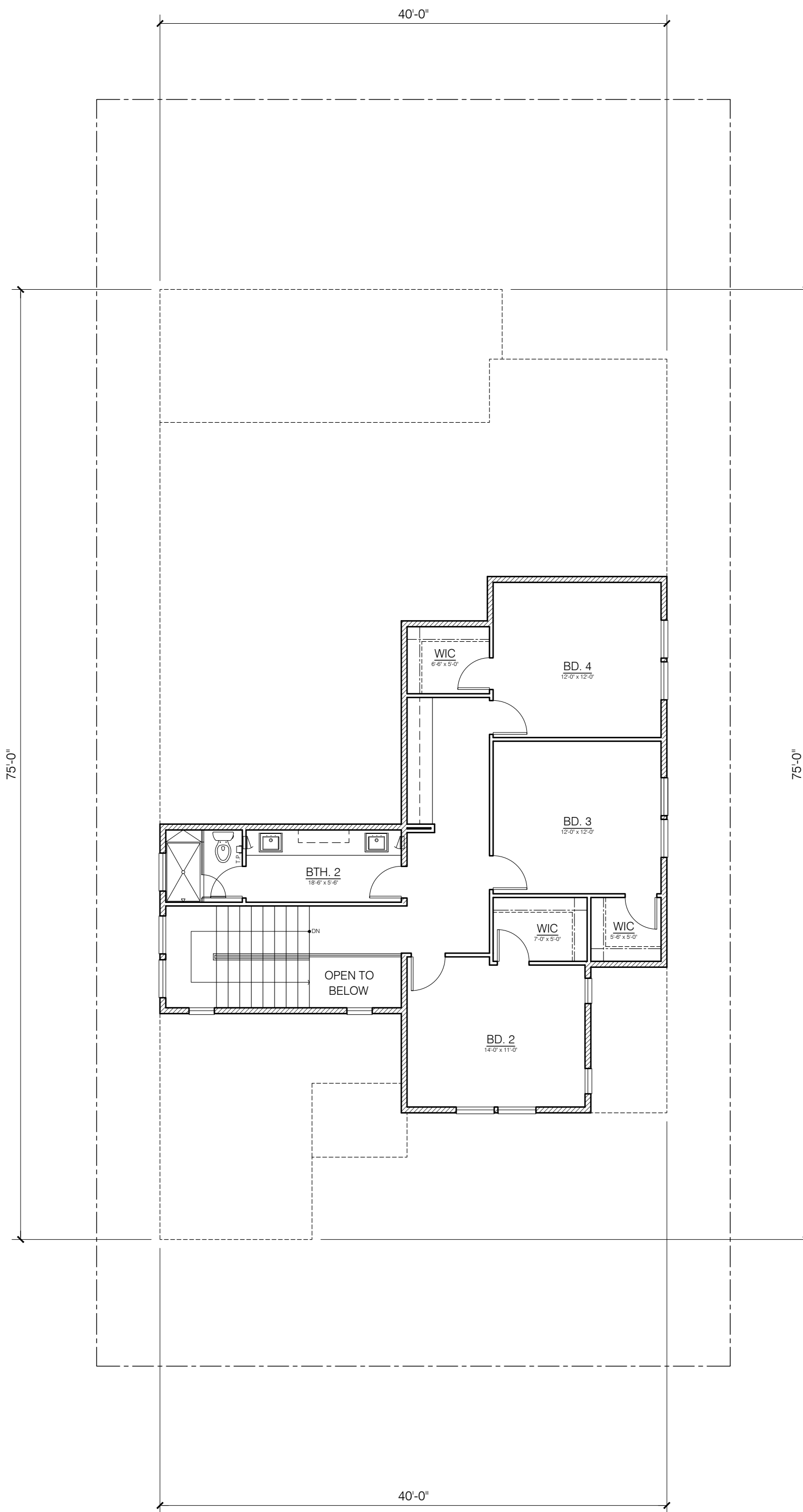
DATE: 02.17.26

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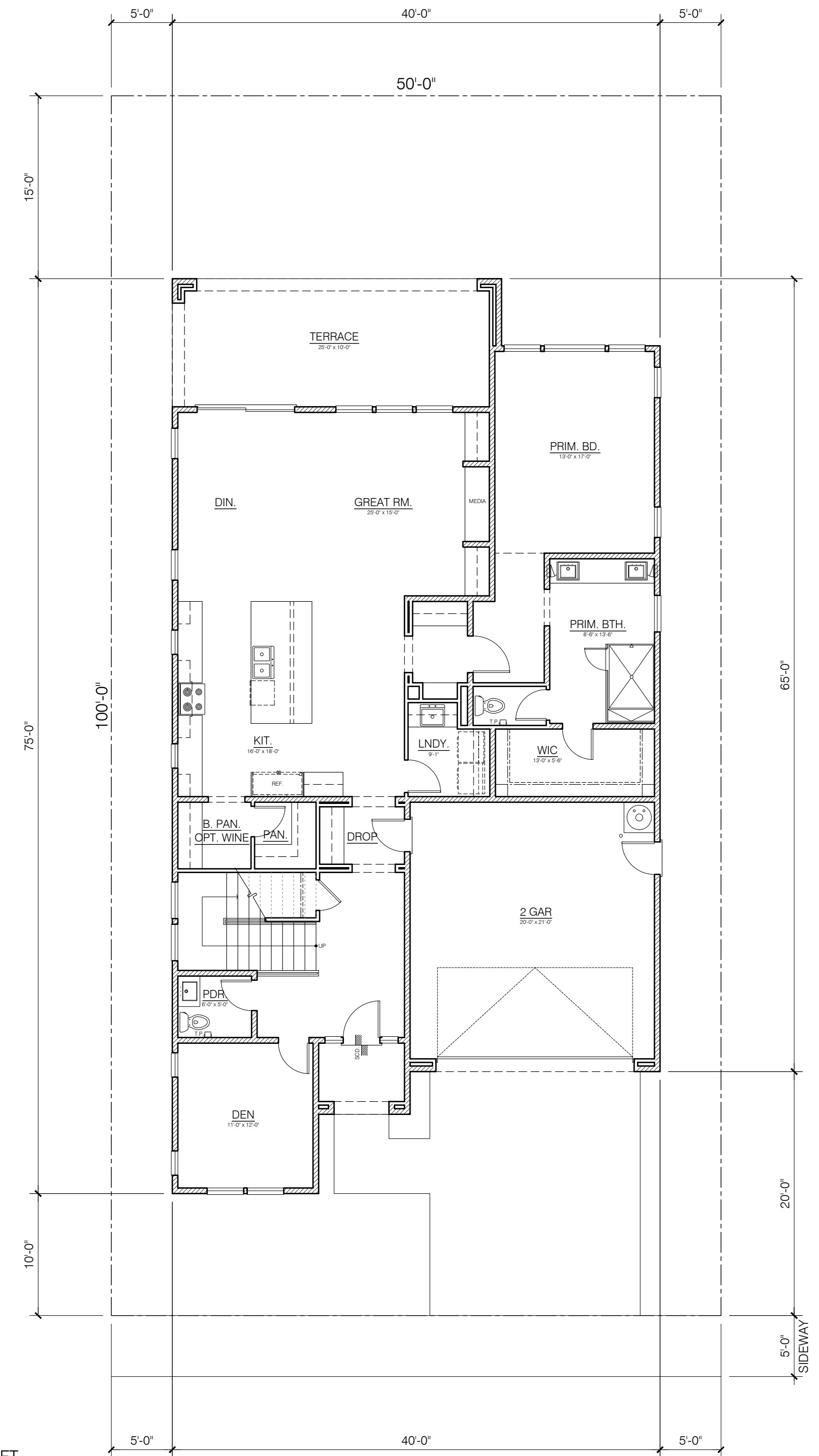
OPTION UPPER FLOOR PLAN

PLAN 1



UPPER FLOOR PLAN

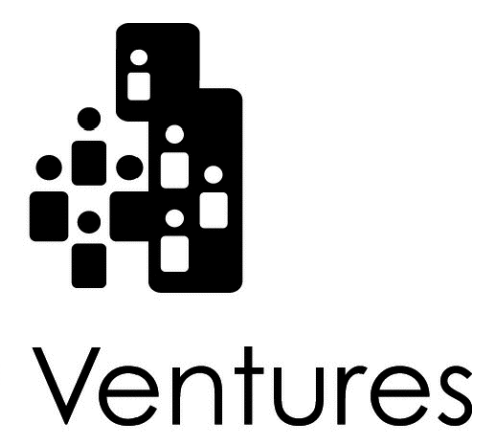
PLAN 1



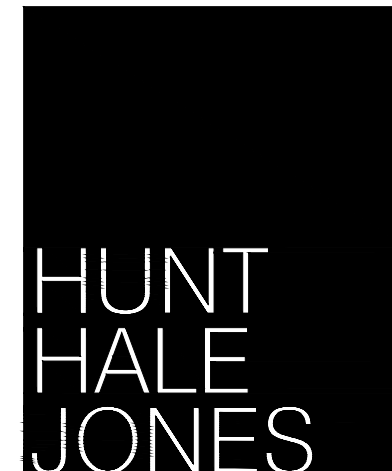
MAIN FLOOR PLAN

PLAN 1

MAIN LIVING: ± 1865 SQ. FT.
 UPPER LIVING: ± 925 SQ. FT.
 TOTAL: ± 2790 - 3490 SQ. FT.
 BONUS ROOM: ± 700 SQ. FT.
 TOTAL: ± 3490 SQ. FT.



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CONCEPTUAL PLAN 1 FLOOR PLAN

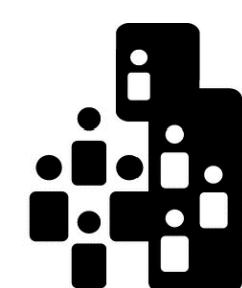
A1.1.2

SCALE: 1/8" = 1'-0"
 DATE: 02.17.26
 PROJECT: 317093



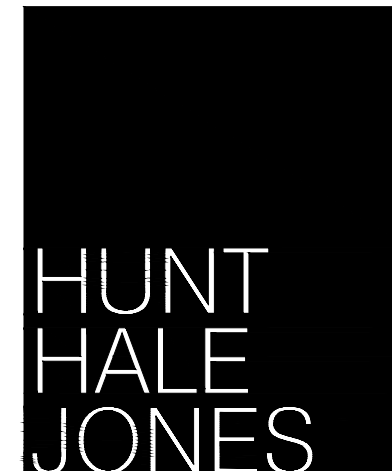
FRONT ELEVATION

PLAN 2



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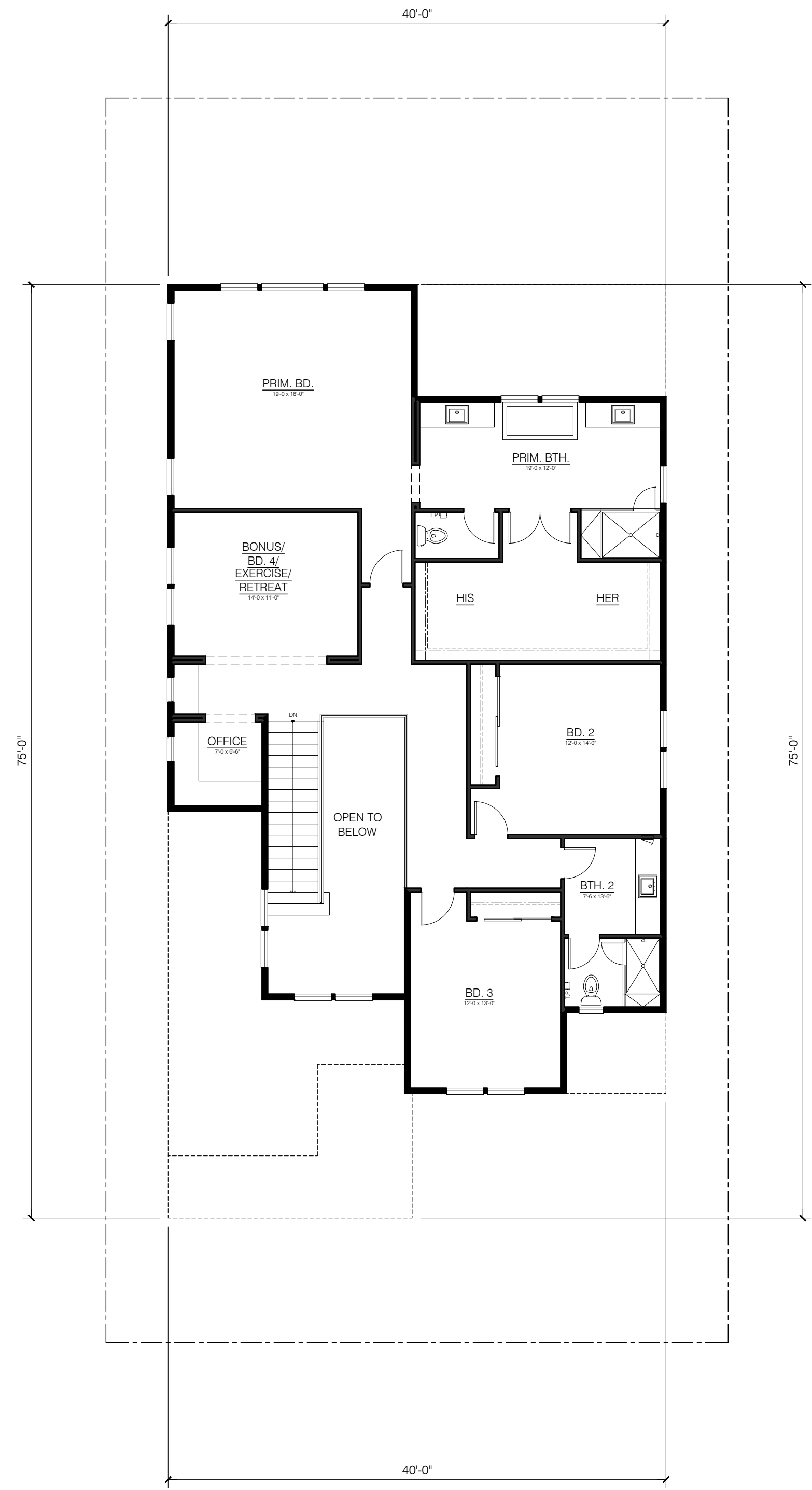
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CONCEPTUAL PLAN 2 ELEVATION

A1.2.1

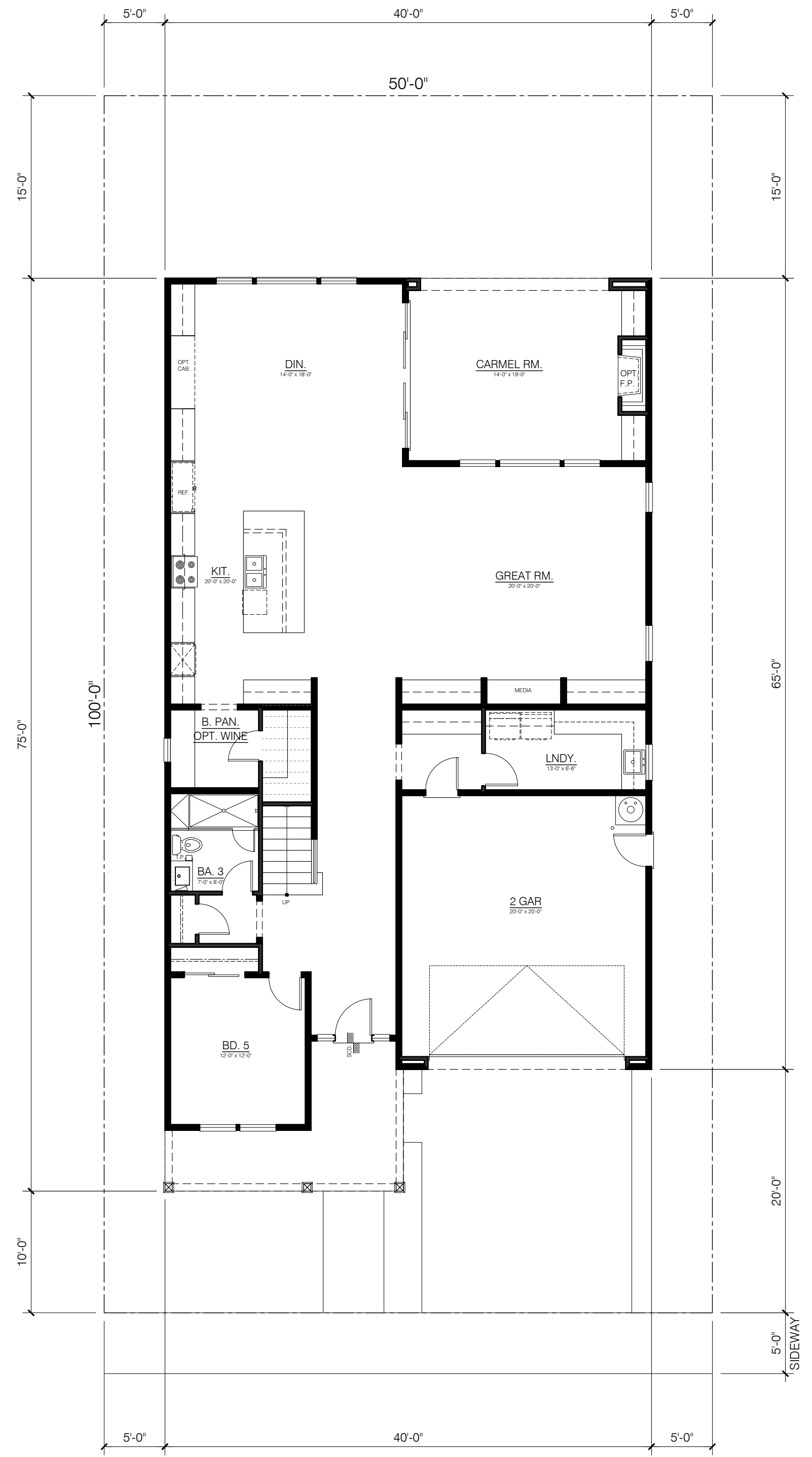
SCALE: 1/4"=1'-0"
DATE: 02.17.26
PROJECT: 317093



UPPER FLOOR PLAN

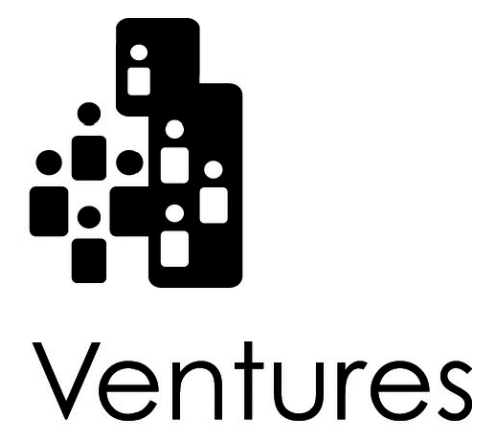
PLAN 2

MAIN LIVING: ±1605 SQ. FT.
 UPPER LIVING: ±1820 SQ. FT.
 TOTAL: ±3425 SQ. FT.



MAIN FLOOR PLAN

PLAN 2



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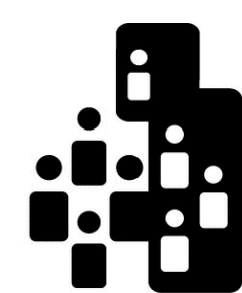
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CONCEPTUAL PLAN 2 FLOOR PLAN
A1.2.2
 SCALE: 1/8"=1'-0"
 DATE: 02.17.26
 PROJECT: 317093



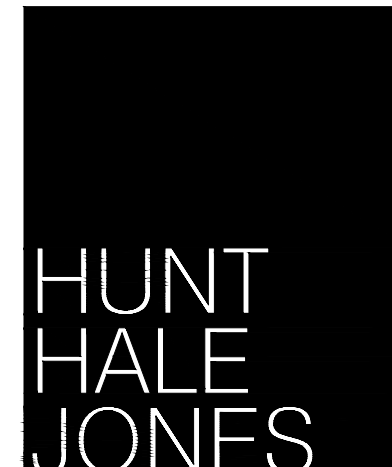
FRONT ELEVATION

PLAN 3



City Ventures

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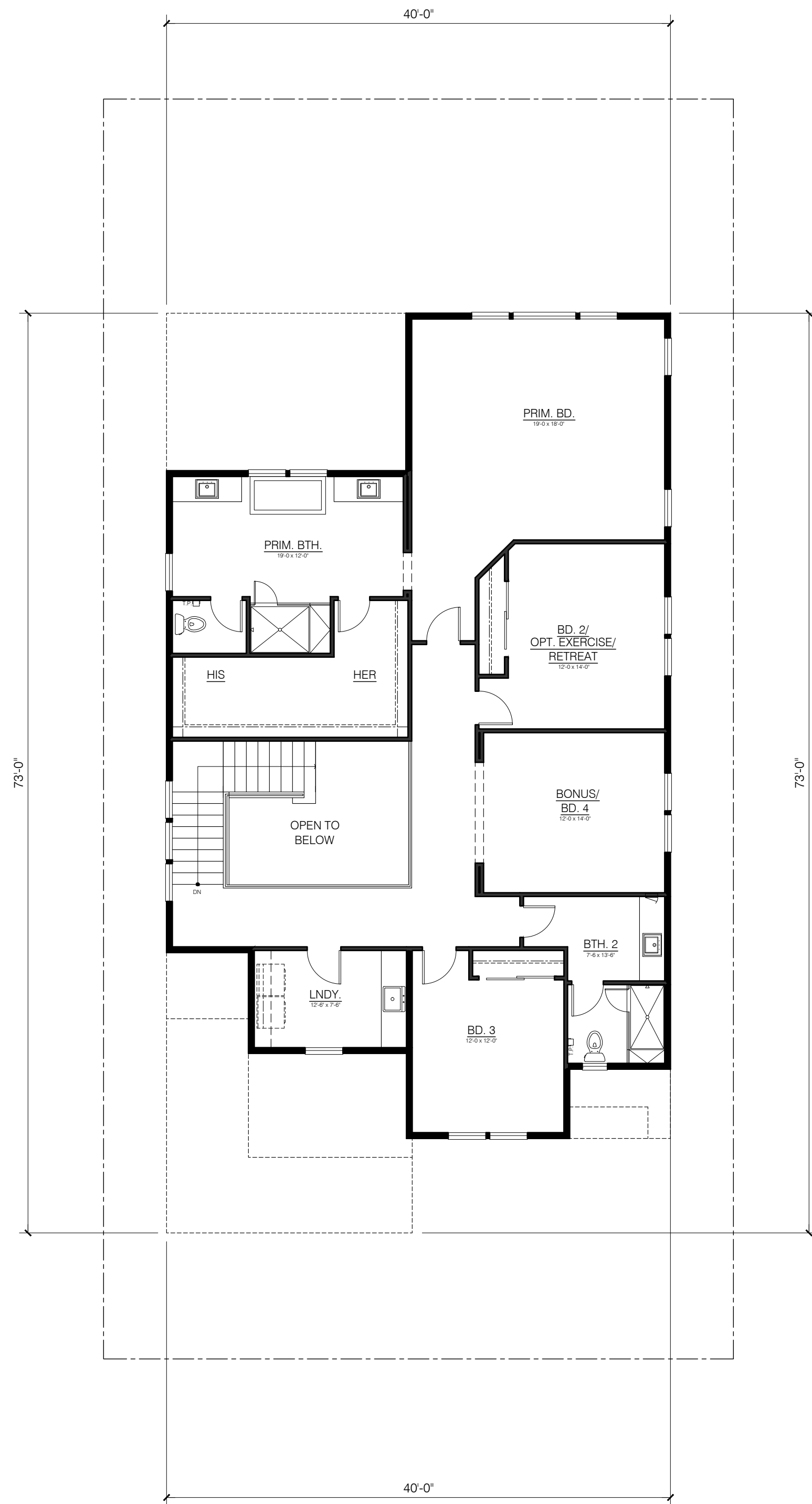
CONCEPTUAL PLAN 3 ELEVATION

A1.3.1

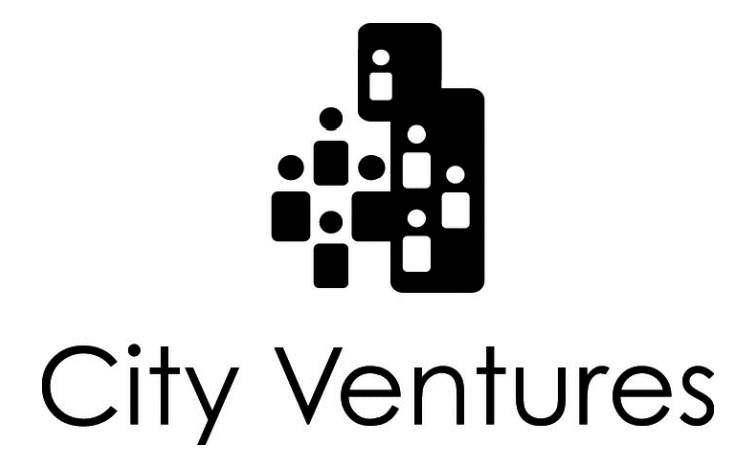
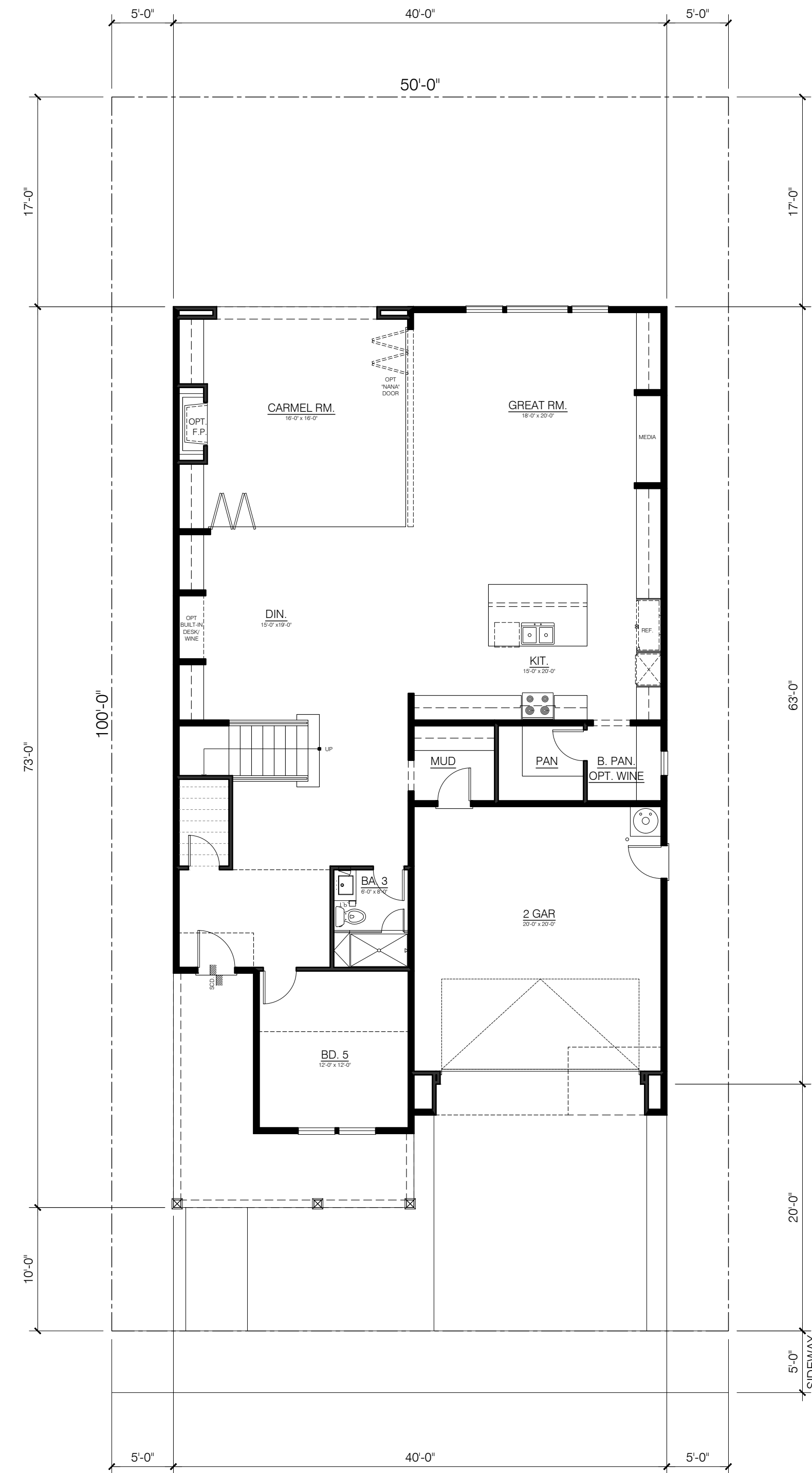
SCALE: 1/4"=1'-0"

DATE: 02.17.26

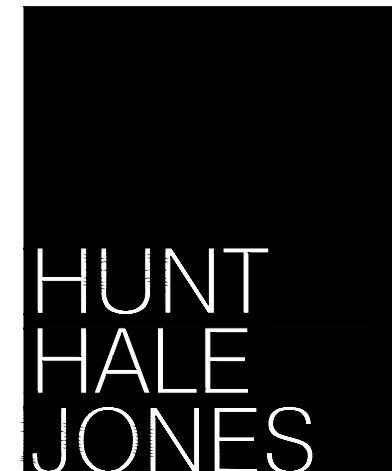
PROJECT: 317093



MAIN LIVING: ±1660 SQ. FT.
 UPPER LIVING: ±1900 SQ. FT.
 TOTAL: ±3560 SQ. FT.



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CONCEPTUAL PLAN 3 FLOOR PLAN

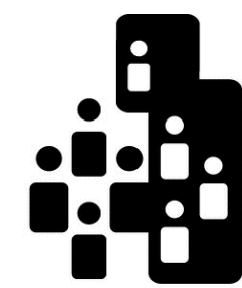
A1.3.2

SCALE: 1/8" = 1'-0"
 DATE: 02.17.26
 PROJECT: 317093



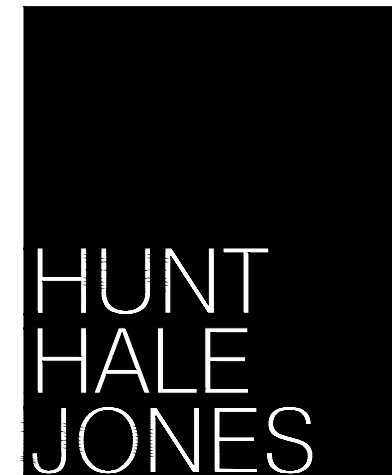
FRONT ELEVATION

PLAN 4



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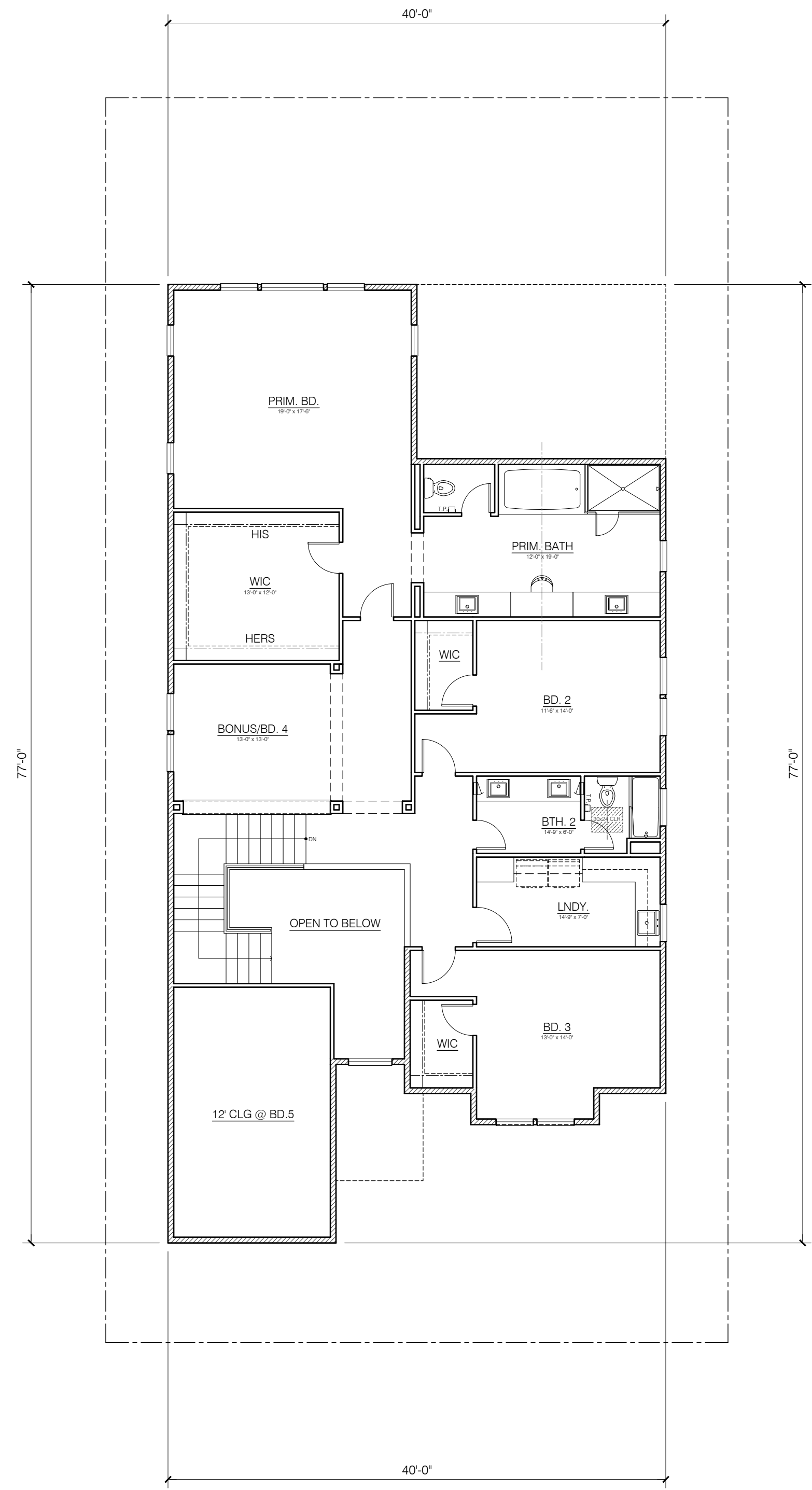
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f. 415-288-0288

CONCEPTUAL PLAN 4 ELEVATION

A1.4.1

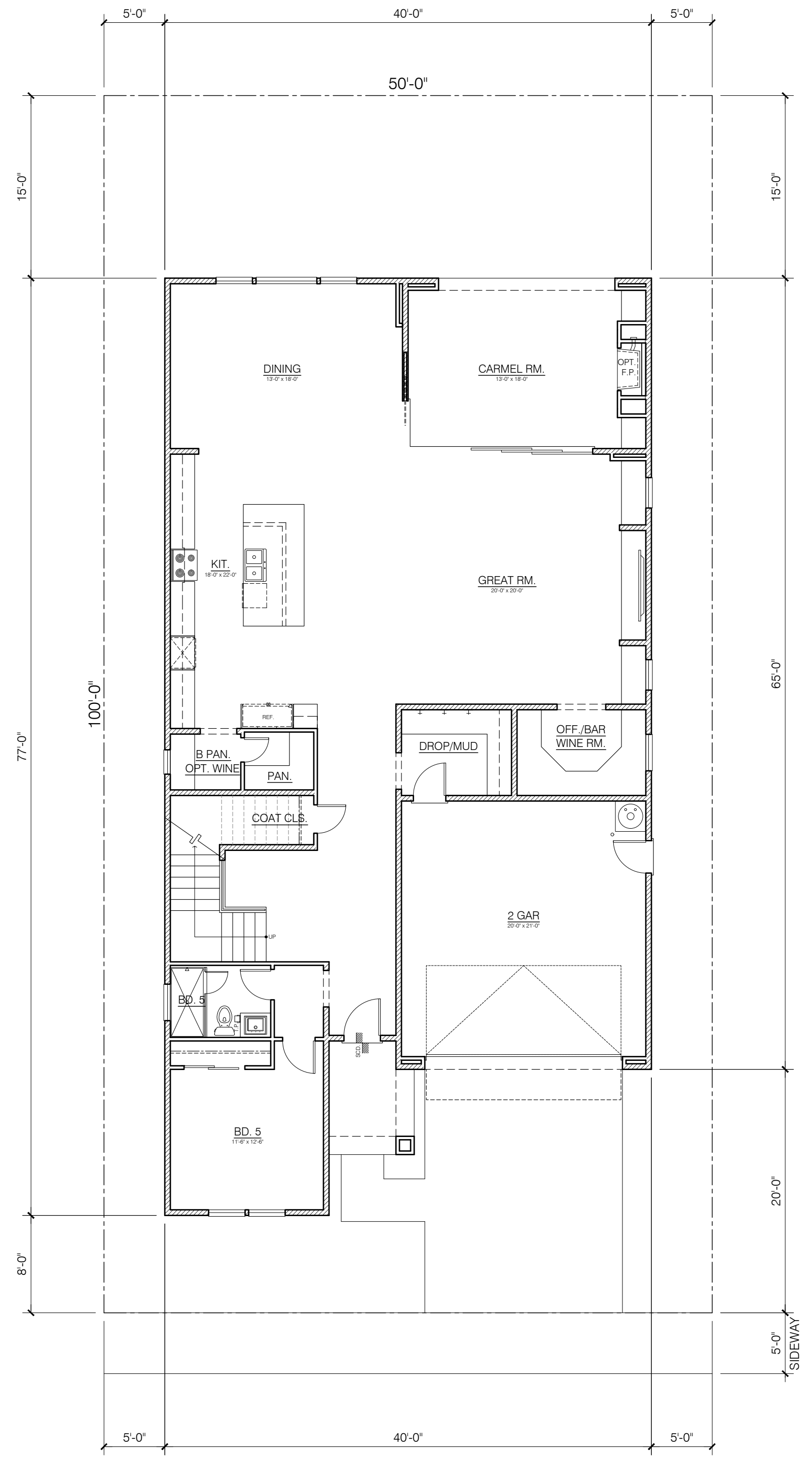
SCALE: 1/4"=1'-0"
DATE: 02.17.26
PROJECT: 317093



UPPER FLOOR PLAN

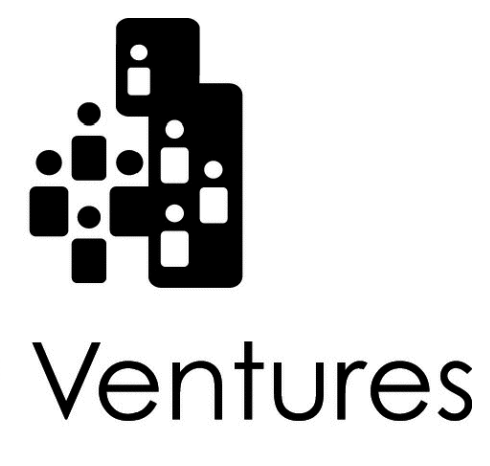
PLAN 4

MAIN LIVING: ±1955 SQ. FT.
 UPPER LIVING: ±1975 SQ. FT.
 TOTAL: ±3930 SQ. FT.



MAIN FLOOR PLAN

PLAN 4



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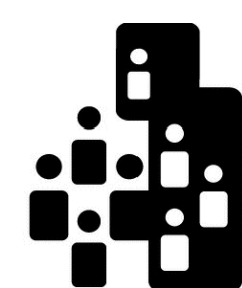
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CONCEPTUAL PLAN 4 FLOOR PLAN
A1.4.2
 SCALE: 1/8"=1'-0"
 DATE: 02.17.26
 PROJECT: 317093



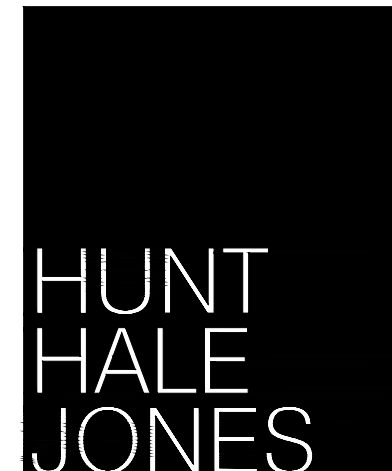
FRONT ELEVATION

TOWNHOME



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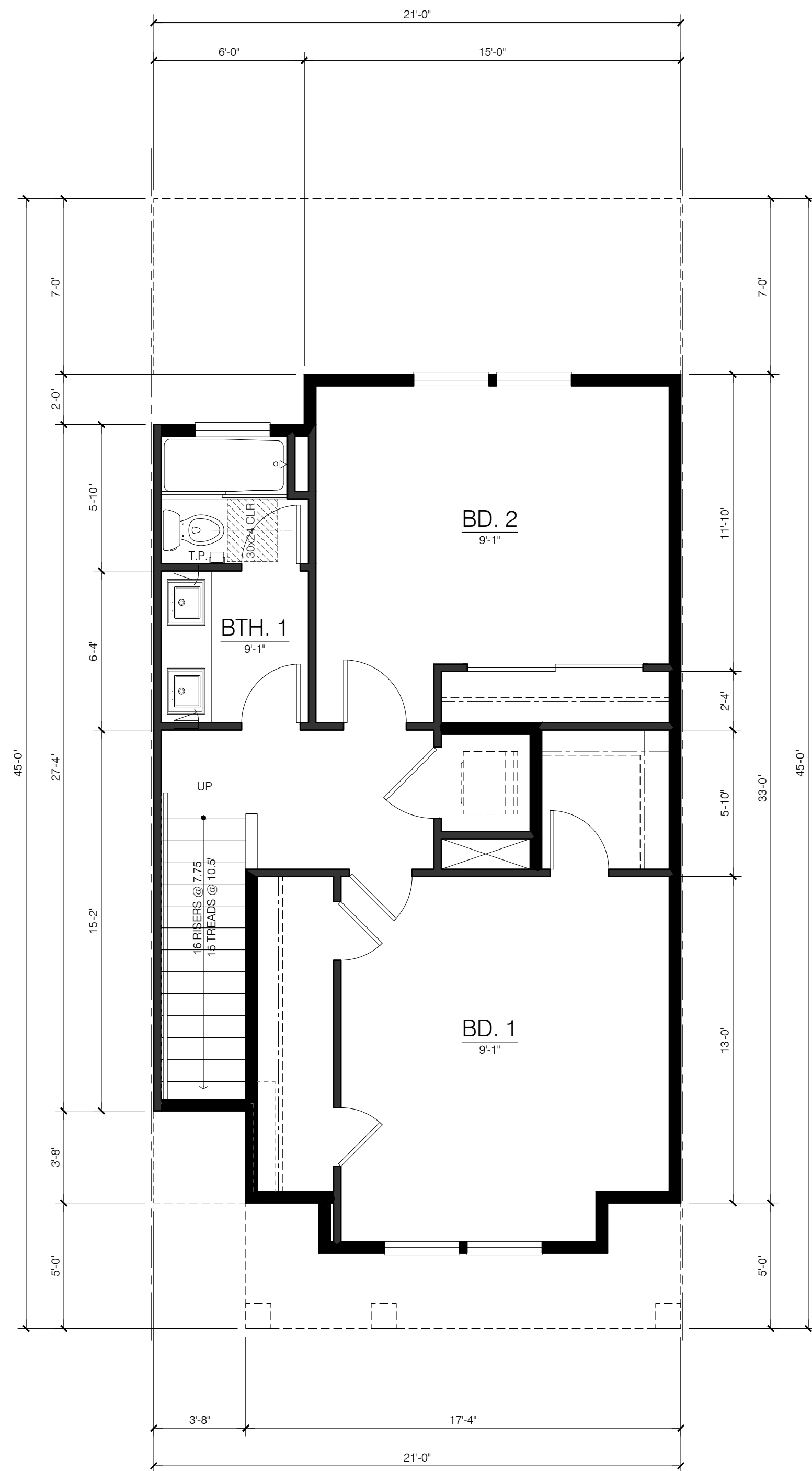
CONCEPTUAL TOWNHOME ELEVATION

A3.1

SCALE: 1/4"=1'-0"

DATE: 02.17.26

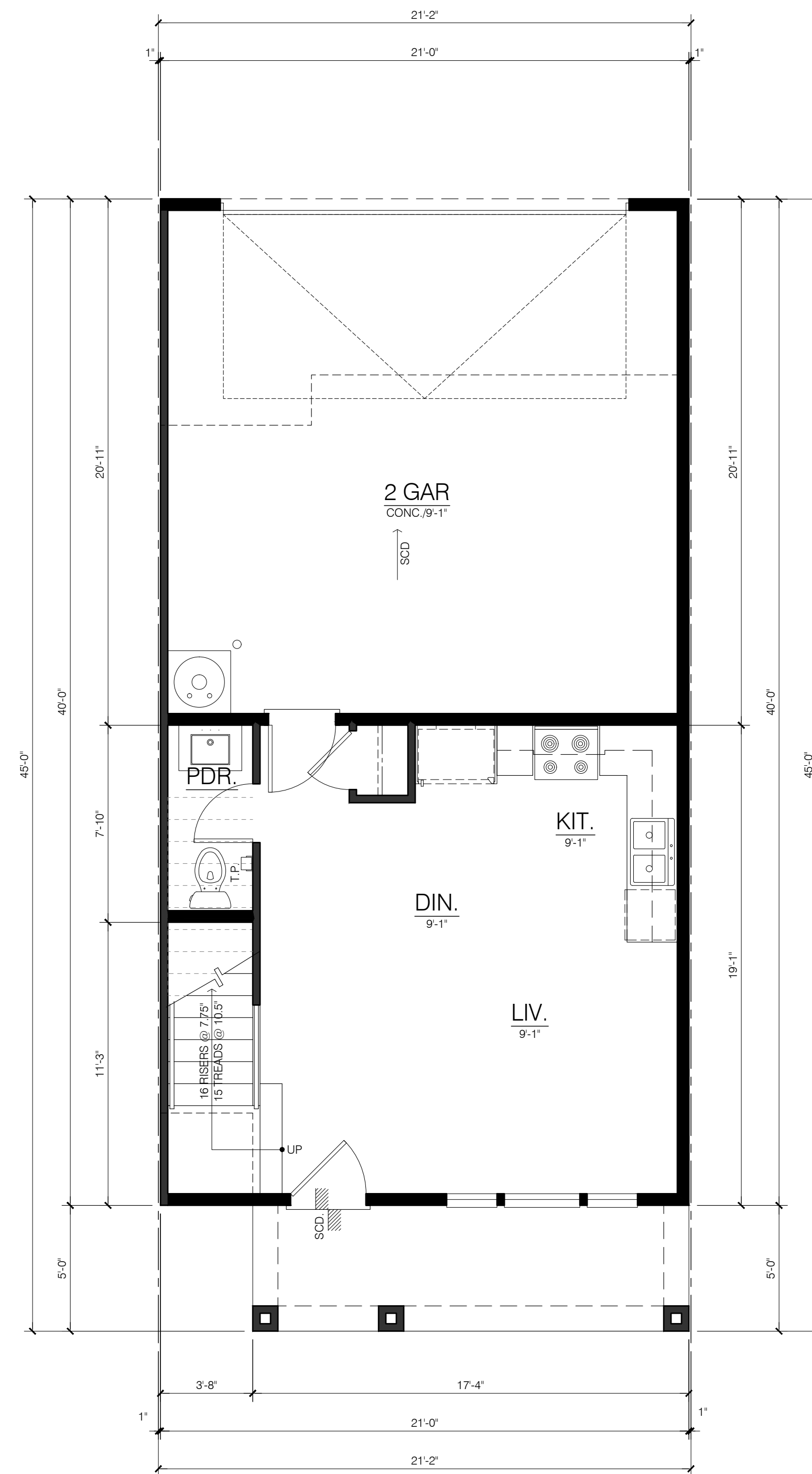
PROJECT: 317093



UPPER FLOOR PLAN

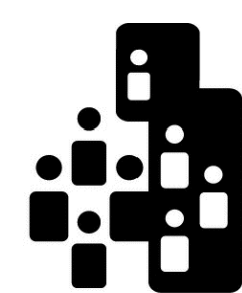
TH - PLAN 5 -BMR

MAIN LIVING: ± 401 SQ. FT.
 UPPER LIVING: ± 648 SQ. FT.
 TOTAL LIVING: ± 1049 SQ. FT.



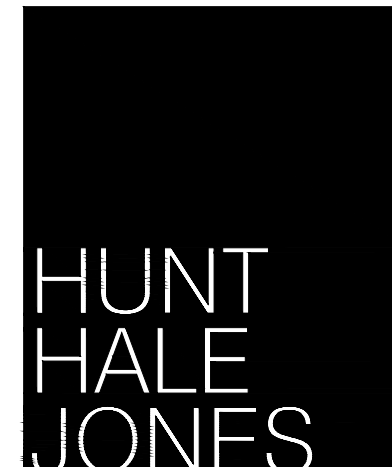
MAIN FLOOR PLAN

TH - PLAN 5 - BMR



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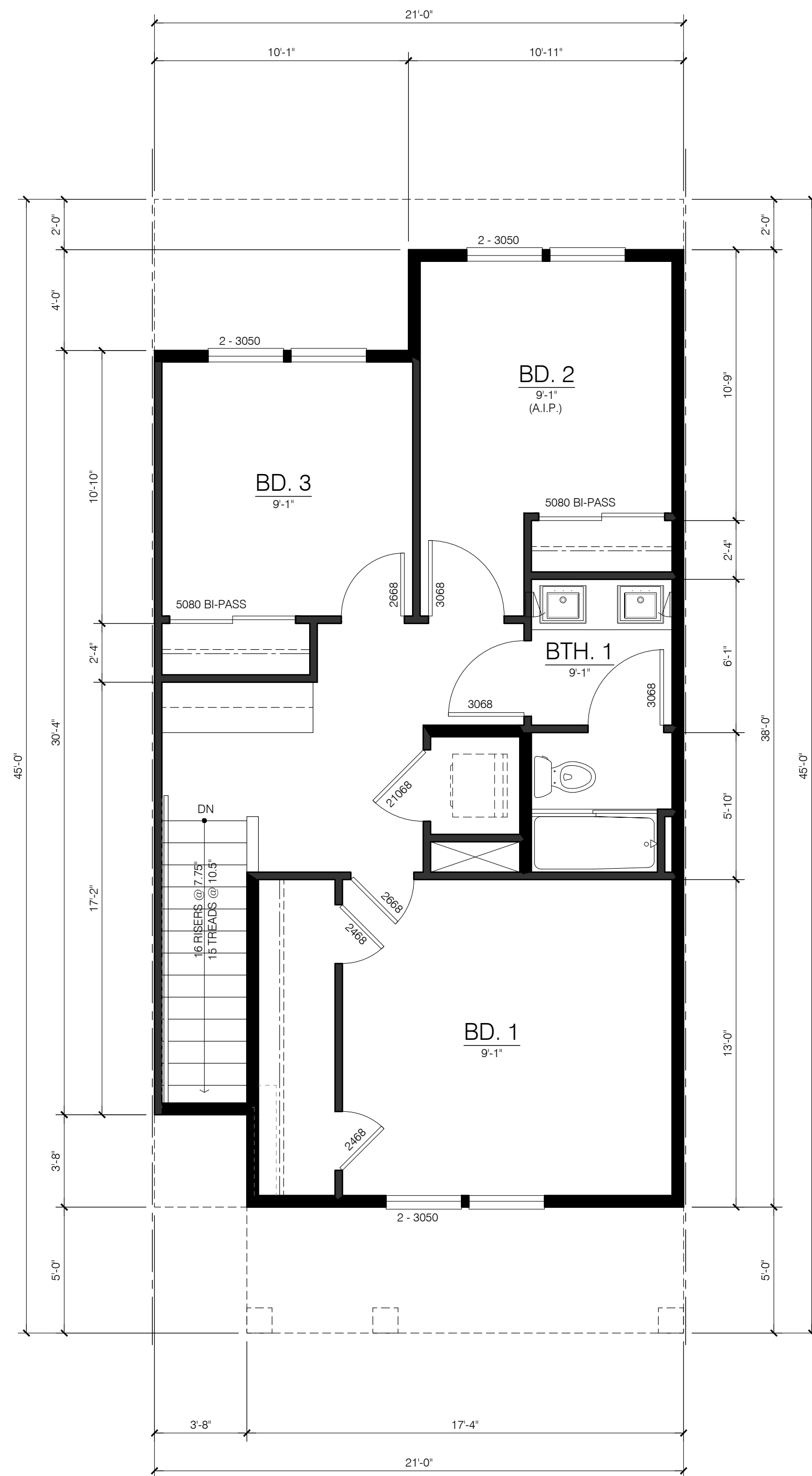
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CONCEPTUAL PLAN 5 FP

A3.2

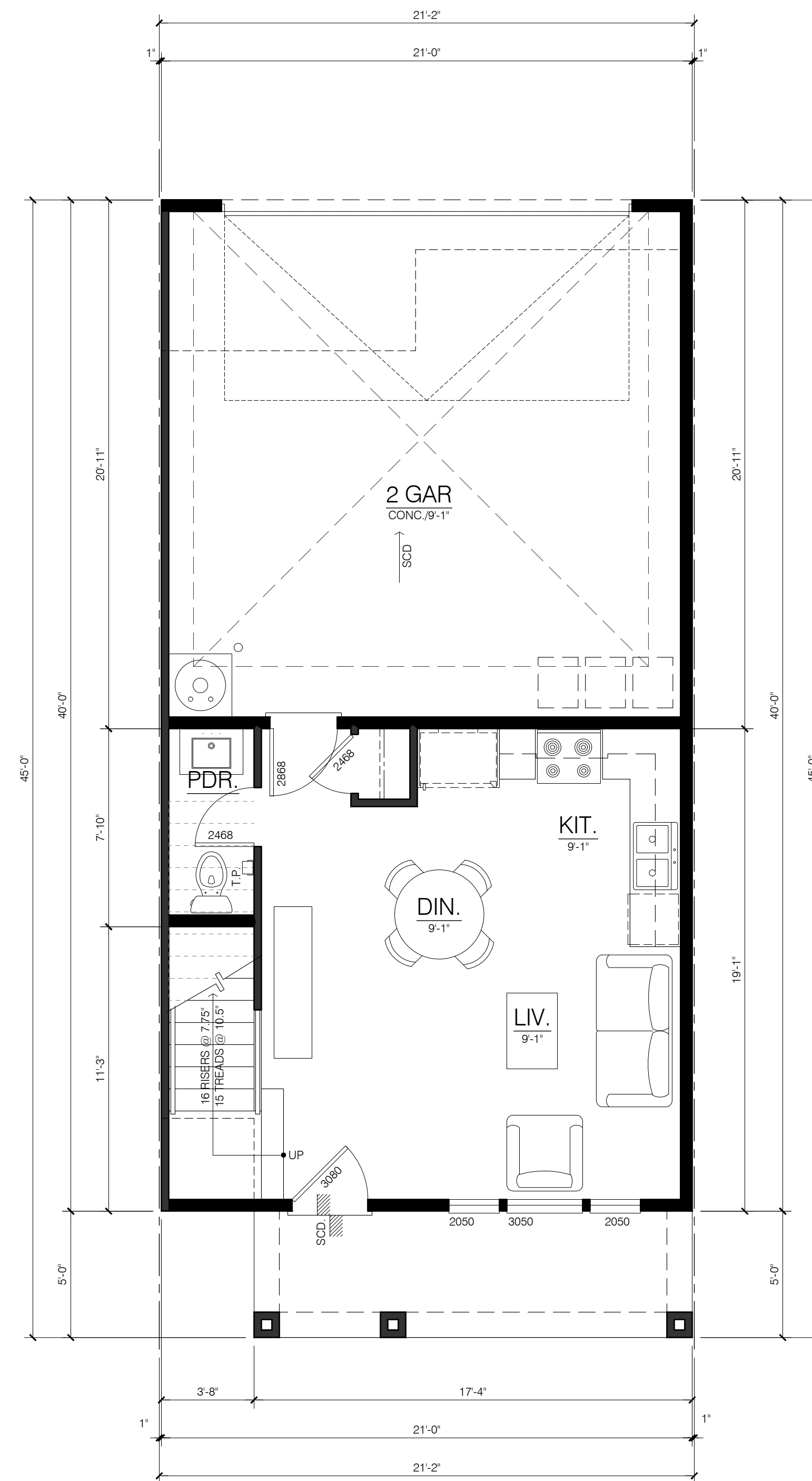
SCALE: N.T.S.
 DATE: 02.17.26
 PROJECT: 317093



UPPER FLOOR PLAN

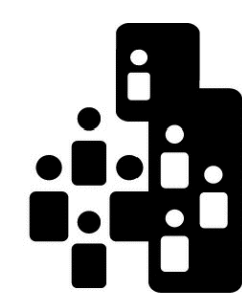
TH - PLAN 6 - BMR

MAIN LIVING: ± 401 SQ. FT.
 UPPER LIVING: ± 701 SQ. FT.
 TOTAL LIVING: ± 1102 SQ. FT.



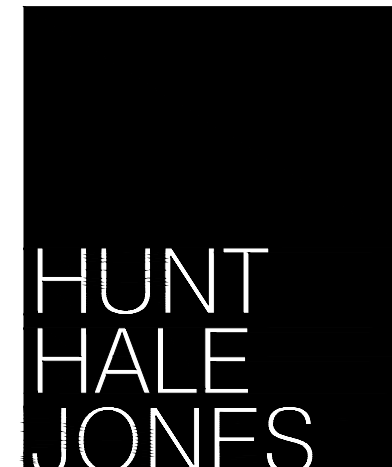
MAIN FLOOR PLAN

TH - PLAN 6 - BMR



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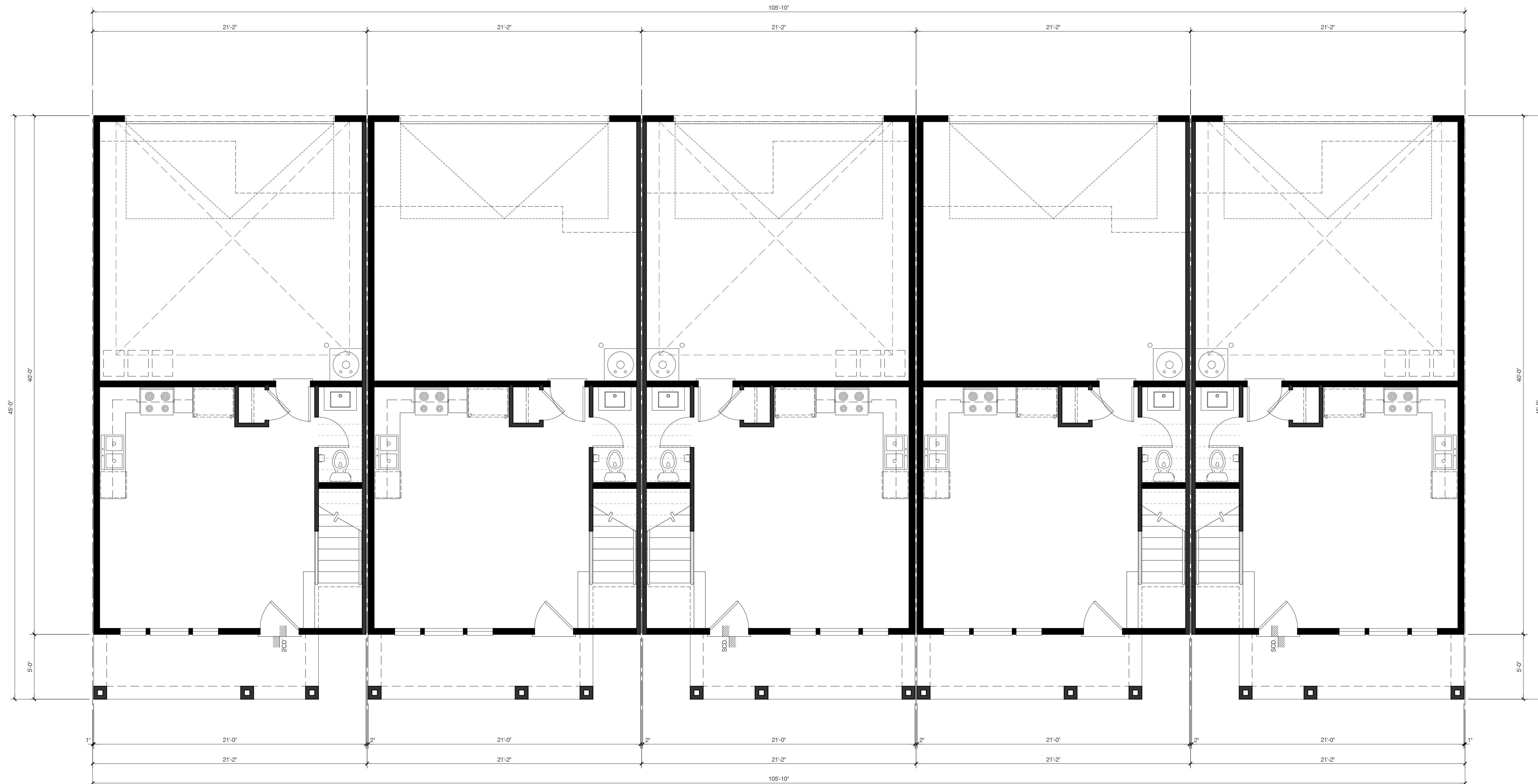
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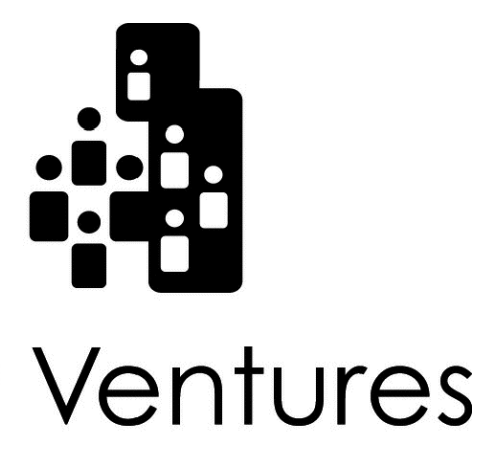
CONCEPTUAL PLAN 6 FP

A3.2.1

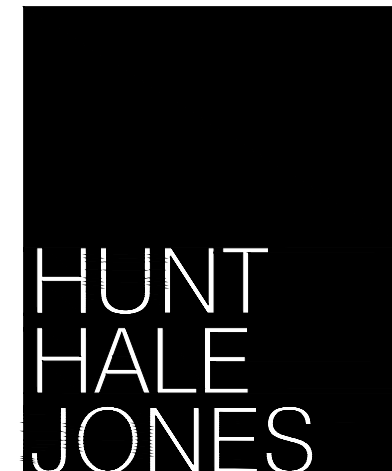
SCALE: N.T.S.
 DATE: 02.17.26
 PROJECT: 317093



BMR - 5 PLEX - MAIN FLOOR BLDG. PLAN



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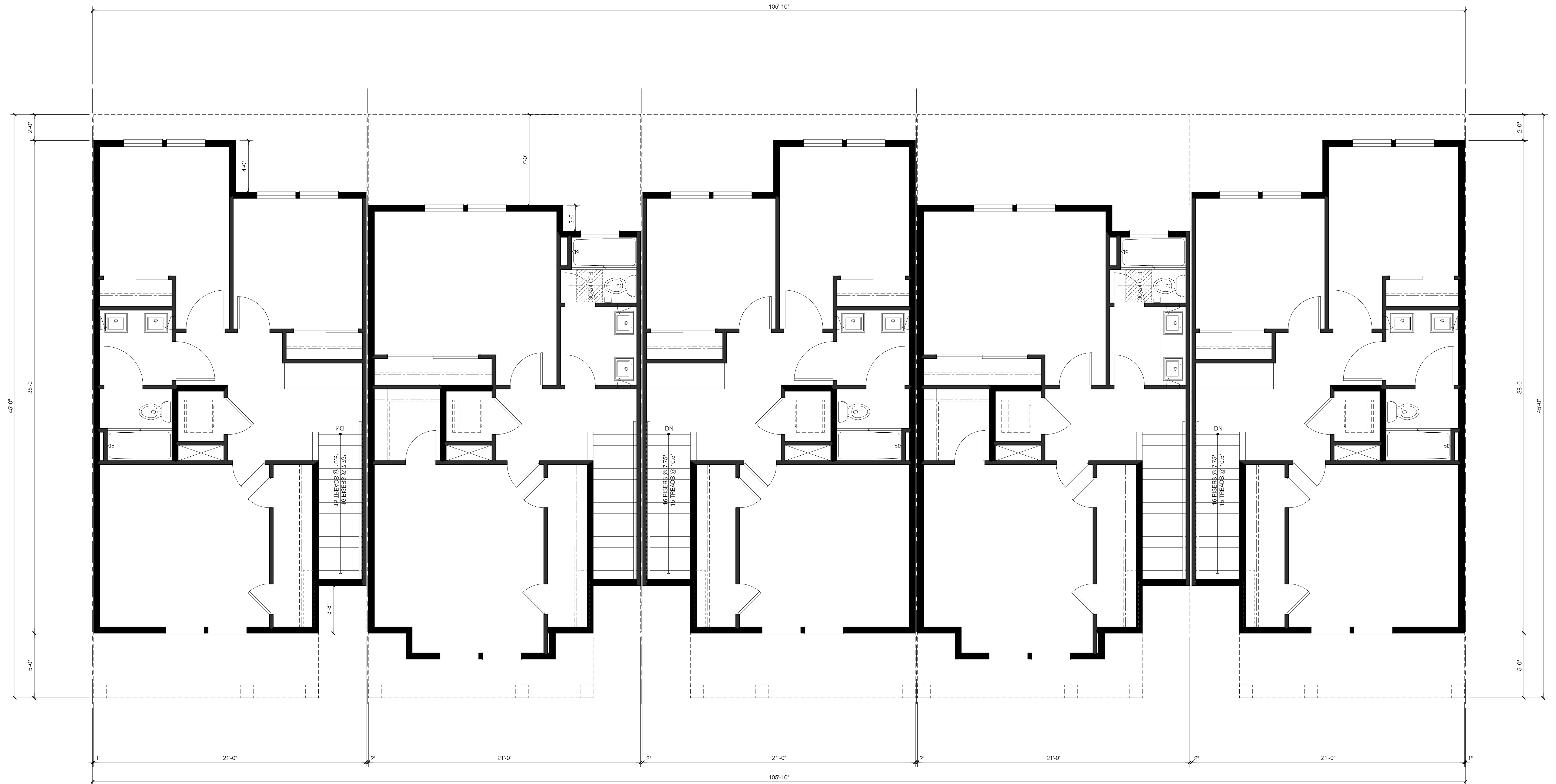
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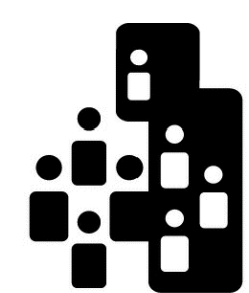
CONCEPTUAL TOWNHOME MAIN FLR. PLAN

A3.3

SCALE: N.T.S.
 DATE: 02.17.26
 PROJECT: 317093

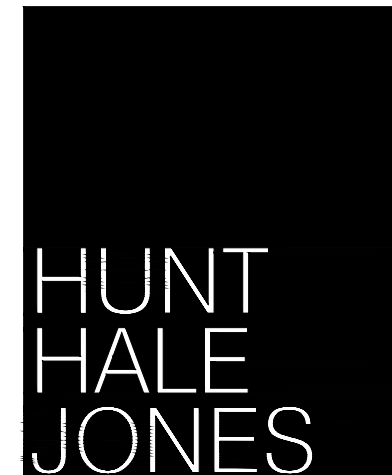


BMR - 5 PLEX - UPPER FLOOR BLDG. PLAN



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CONCEPTUAL TOWNHOME UPPER FLR. PLAN

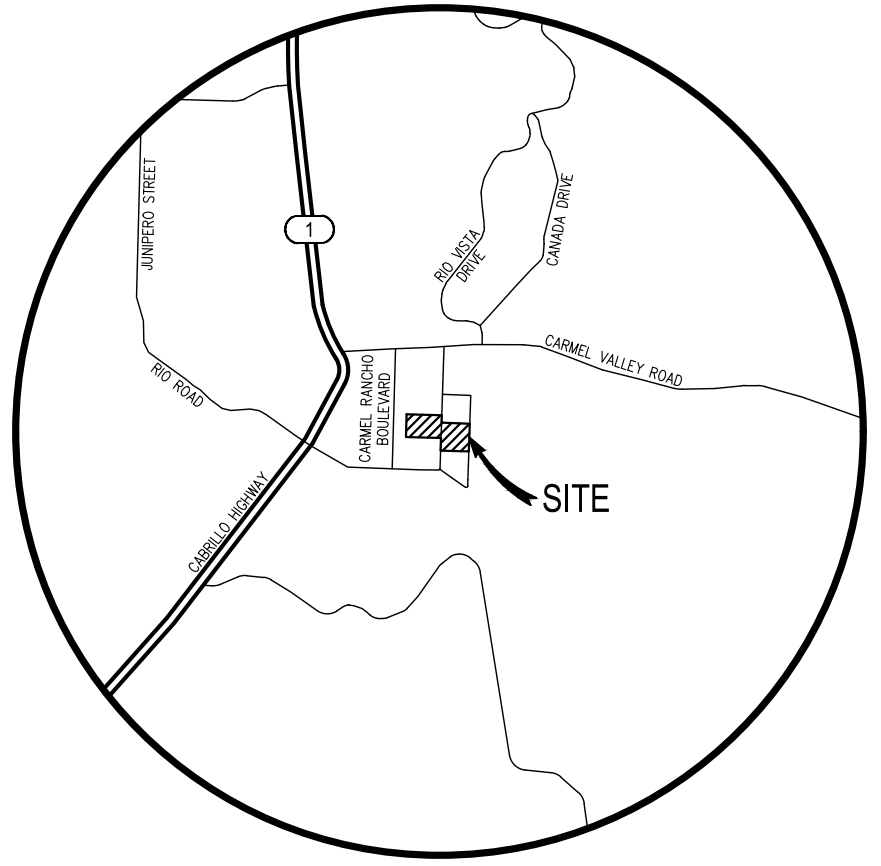
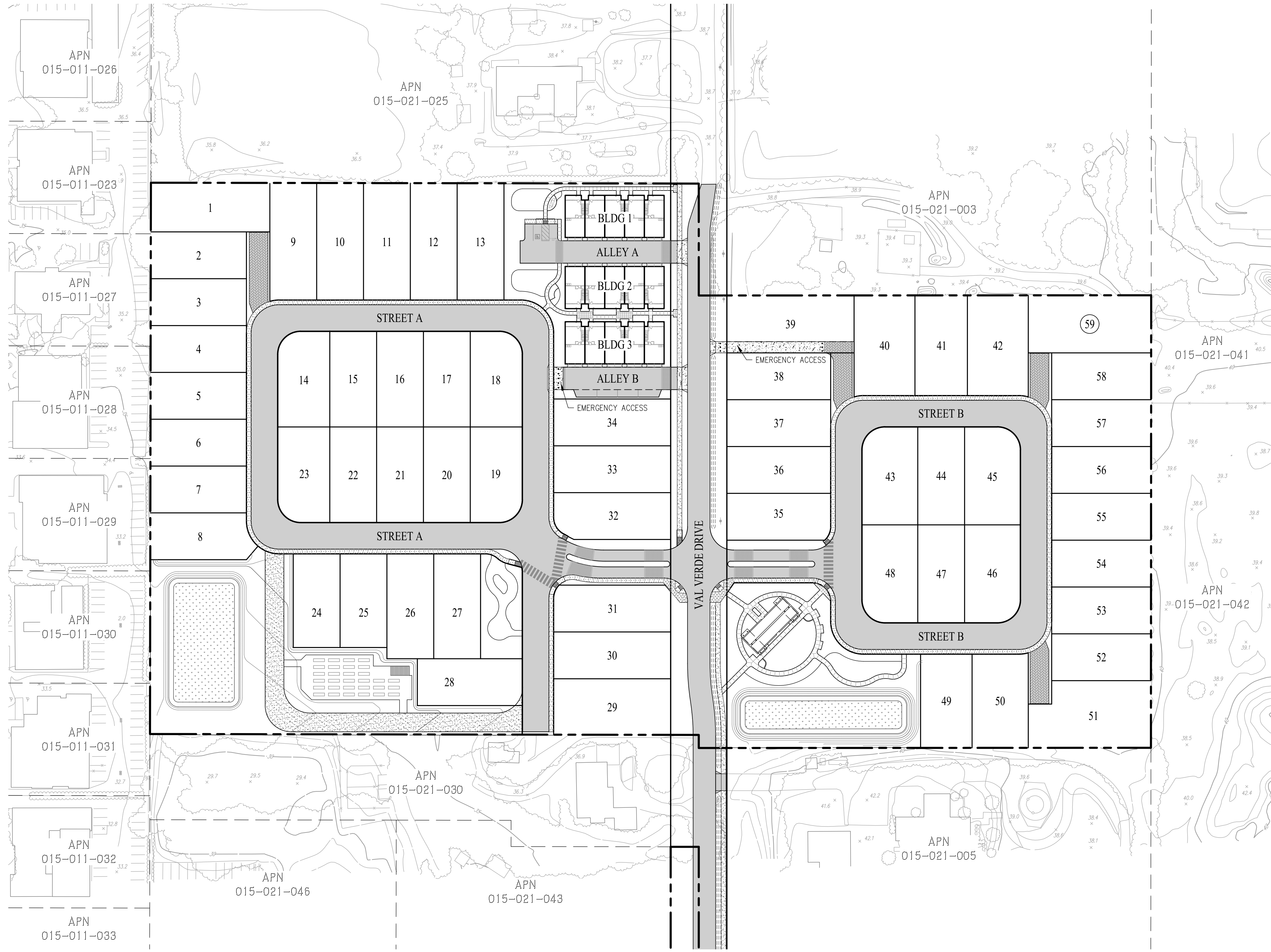
A3.4

SCALE: N.T.S.
DATE: 02.17.26
PROJECT: 317093

- LEGEND:**
- PROJECT BOUNDARY
 - PROPERTY LINE
 - RIGHT-OF-WAY
 - CURB, GUTTER & SIDEWALK
 - DECOMPOSED GRANITE TRAIL
 - GRAVEL ACCESS ROAD
 - ASPHALT PAVEMENT
 - DECORATIVE PAVEMENT PER LANDSCAPE PLANS
 - STORMWATER QUALITY TREATMENT AREA
 - MANHOLE
 - CATCH BASIN
 - FIELD INLET
 - FIRE HYDRANT
 - DIRECTION OF OVERLAND RELEASE

ABBREVIATIONS

- | | |
|-------|-----------------------------------|
| AB | AGGREGATE BASE |
| AC | ACRE |
| BEW | BOTTOM OF EXPOSED WALL |
| BW | BACK OF WALK |
| CL | CENTERLINE |
| CB | CATCH BASIN |
| D.E. | DRAINAGE EASEMENT |
| DW | DRIVEWAY |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| EX | EXISTING |
| FF | FINISHED FLOOR ELEVATION |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FI | FIELD INLET |
| FL | FLOWLINE ELEVATION |
| GB | GRADE BREAK |
| GR | TOP OF GRATE ELEVATION |
| HP | HIGH POINT |
| INV | INVERT |
| LP | LOW POINT |
| LS | LANDSCAPE |
| PL | PROPERTY LINE |
| PR | PROPOSED |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| R/W | RIGHT-OF-WAY |
| RUE | ROAD & UTILITY EASEMENT |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| SW | SIDEWALK |
| TC | TOP OF CURB ELEVATION |
| TW | TOP OF RETAINING WALL |
| TYP | TYPICAL |
| W | WATER |
| U.O.N | UNLESS OTHERWISE NOTED |



VICINITY MAP
NOT TO SCALE

SHEET INDEX

Sheet Number	Sheet Title
C-1	TITLE SHEET
C-2	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C-3	AERIAL CONTEXT MAP
C-4	EXISTING CONDITIONS
C-5	PRELIMINARY SITE PLAN
C-6	STREET SECTIONS
C-7	PRELIMINARY GRADING & DRAINAGE PLAN
C-8	PRELIMINARY UTILITY PLAN
C-8.1	ALTERNATIVE UTILITY PLAN
C-9	PRELIMINARY STORMWATER CONTROL PLAN
C-10	PRELIMINARY EROSION CONTROL PLAN

CONTACTS:

- OWNER:** CARMEL RIO ROAD, LLC
430 ORTIZ AVENUE #B
SAND CITY, CA 93955
- APPLICANT:** CITY VENTURES, LLC
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
(650) 465-3628
ATTN: PAM NIETING
- CIVIL ENGINEER:** CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
(925) 866-0322
ATTN: EVAN DAMBACHER, RCE #65144
- ARCHITECT:** HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
(415) 568-3833
ATTN: DAN HALE
- LANDSCAPE ARCHITECT:** GATES & ASSOCIATES
1655 N. MAIN STREET, SUITE 365
WALNUT CREEK, CA 94596
(925) 360-8411
ATTN: RUSTY CASE



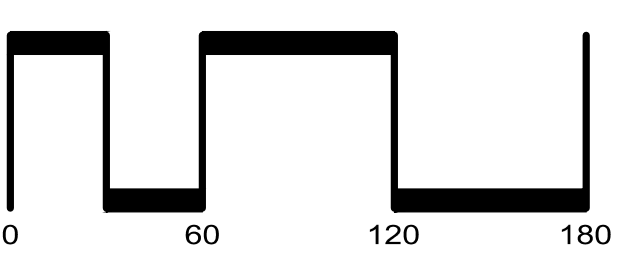
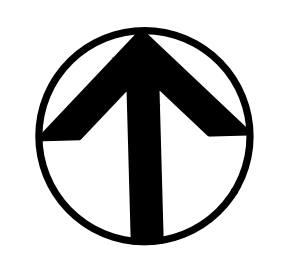
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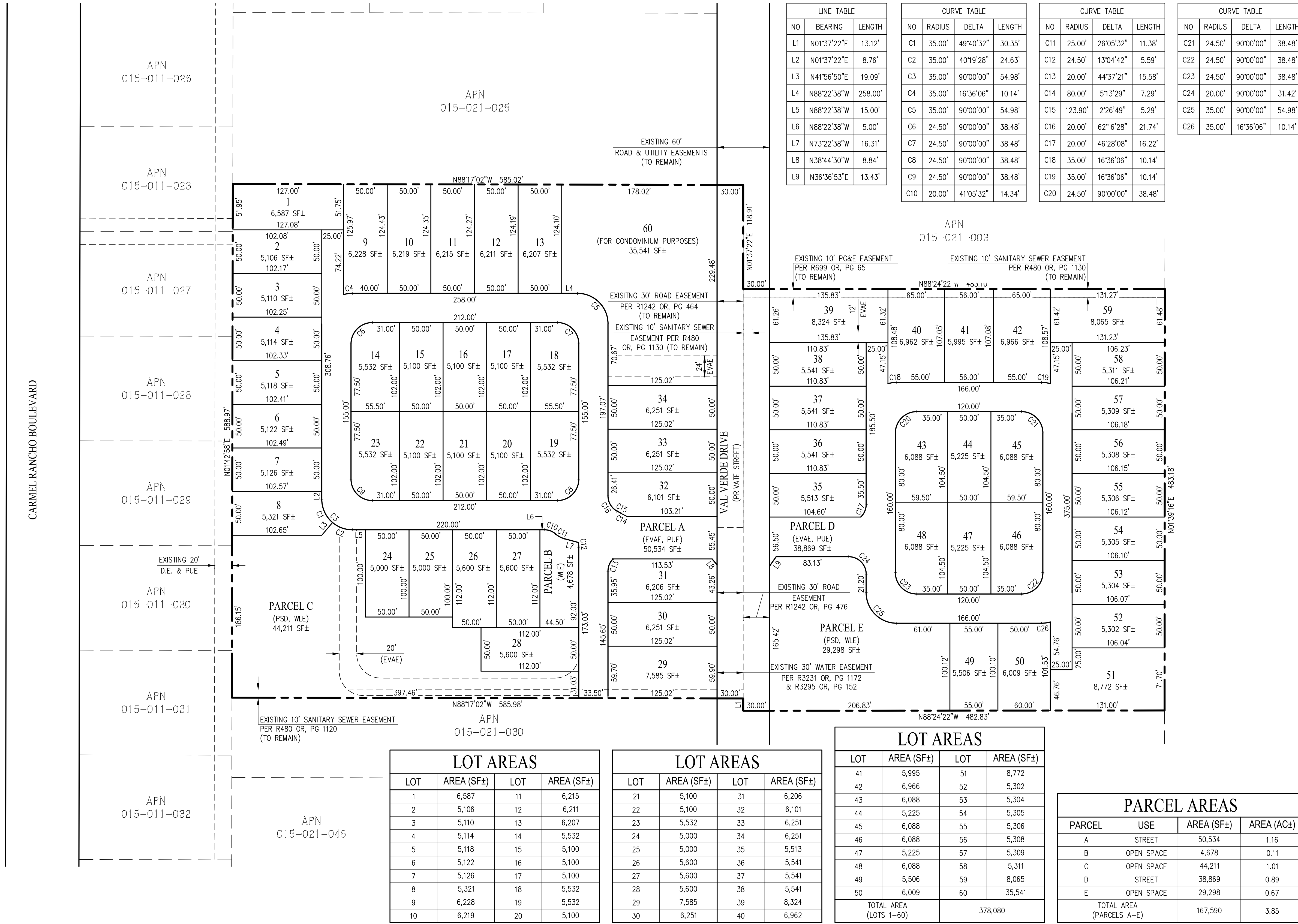
TITLE SHEET

C-1

SCALE: 1"=60'

DATE: 04.17.2026

PROJECT: 3924-000



LINE TABLE		
NO	BEARING	LENGTH
L1	N01°37'22"E	13.12'
L2	N01°37'22"E	8.76'
L3	N41°56'50"E	19.09'
L4	N88°22'38"W	258.00'
L5	N88°22'38"W	15.00'
L6	N88°22'38"W	5.00'
L7	N73°22'38"W	16.31'
L8	N38°44'30"W	8.84'
L9	N36°36'53"E	13.43'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	35.00'	49°40'32"	30.35'
C2	35.00'	40°19'28"	24.63'
C3	35.00'	90°00'00"	54.98'
C4	35.00'	16°36'06"	10.14'
C5	35.00'	90°00'00"	54.98'
C6	24.50'	90°00'00"	38.48'
C7	24.50'	90°00'00"	38.48'
C8	24.50'	90°00'00"	38.48'
C9	24.50'	90°00'00"	38.48'
C10	20.00'	41°05'32"	14.34'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C11	25.00'	26°05'32"	11.38'
C12	24.50'	13°04'42"	5.59'
C13	20.00'	44°37'21"	15.58'
C14	80.00'	51°3'29"	7.29'
C15	123.90'	2°26'49"	5.29'
C16	20.00'	62°16'28"	21.74'
C17	20.00'	46°28'08"	16.22'
C18	35.00'	16°36'06"	10.14'
C19	35.00'	16°36'06"	10.14'
C20	24.50'	90°00'00"	38.48'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C21	24.50'	90°00'00"	38.48'
C22	24.50'	90°00'00"	38.48'
C23	24.50'	90°00'00"	38.48'
C24	20.00'	90°00'00"	31.42'
C25	35.00'	90°00'00"	54.98'
C26	35.00'	16°36'06"	10.14'

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- LANDSCAPE ARCHITECT: GATES & ASSOCIATES
1655 N. MAIN STREET, SUITE 365
WALNUT CREEK, CA 94596
(925) 360-8411
ATTN: RUSTY CASE

GENERAL NOTES:

- ASSESSORS PARCEL NO: 015-021-004, 015-021-015, 015-021-020, 015-021-021, 015-021-049
- SITE ADDRESS: 26500 VAL VERDE DRIVE, CARMEL, CA 93923
- GENERAL PLAN DESIGNATION: RESIDENTIAL
- CURRENT ZONING: LDR/1-D-S-RAZ
- EXISTING USE: RESIDENTIAL - LOW DENSITY
- SITE AREA: 12.5 AC± (EXCLUDING VAL VERDE DRIVE)
- DWELLING UNITS: 74 TOTAL (INCLUDING 59 SINGLE FAMILY AND 15 TOWNHOMES)
- DENSITY: 5.92 DU/AC
- BENCHMARK: MONTEREY COUNTY DESIGNATION N 261 RESET LOCATED SOUTH ALONG STATE HIGHWAY 1, AT THE NORTH END OF THE BRIDGE 43-13 OVER CARMEL RIVER (ELEVATION = 35.90 NAVD88).
- BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND NAILS ON THE CENTERLINE OF RIO ROAD, THE BEARING BEING N88°17'02"W PER THE MAP OF TRACT NO. 777 (13 CT 18).
- EXISTING STRUCTURES: ALL EXISTING ON-SITE STRUCTURES TO BE REMOVED.
- WELLS ONSITE: THERE ARE A TOTAL OF FOUR WELLS ON-SITE.
- FLOOD ZONE: ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD. SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, MAP NUMBER 06053C0320H, DATE: 6/21/2017
ZONE AE: SPECIAL FLOOD HAZARD AREA (SFHA). SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, MAP NUMBER 06053C0320H, DATE: 6/21/2017
- UTILITY PROVIDERS: WATER (FIRE USE): CALIFORNIA AMERICAN WATER (CAL-AM)
SANITARY SEWER: CARMEL AREA WASTEWATER DISTRICT (CAWD)
STORM DRAIN: MONTEREY COUNTY
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE TV: COMCAST
- UTILITIES: ALL FIRE WATER SYSTEM UTILITIES TO BE OWNED & MAINTAINED BY CALIFORNIA AMERICAN WATER (CAL-AM). ALL PRIVATE DOMESTIC WATER SYSTEM INFRASTRUCTURE TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL SANITARY SEWER TO BE OWNED & MAINTAINED BY CARMEL AREA WASTEWATER DISTRICT (CAWD). ALL STORM DRAIN TO BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- STREETS: ALL STREETS WITHIN THE DEVELOPMENT WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ACCESS AND UTILITY EASEMENTS WILL BE PROVIDED TO UTILITY OWNERS AS NECESSARY.
- STREET LIGHTS: STREET LIGHTS ON PRIVATE PROPERTY WILL BE PRIVATELY OWNED AND MAINTAINED.
- STREET TREES: STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE COUNTY AND WILL BE PRIVATELY MAINTAINED.
- LANDSCAPING: ALL LANDSCAPING WITHIN BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- GRADING: ALL GRADING AS SHOWN IS SUBJECT TO FINAL DESIGN.
- EROSION CONTROL: ALL DISTURBED SLOPES SHALL BE PLANTED WITH APPROPRIATE EROSION CONTROL PLANTING.
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOT 60. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 15 UNITS.
- LOTS: LOT 60 AND PARCELS A-E WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PHASING: THIS PROJECT MAY BE PHASED. PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. THE PROJECT MAY BE CONSTRUCTED IN TWO PHASES, GENERALLY DISTINGUISHED BY A PHASE WEST OF VAL VERDE DRIVE AND A PHASE EAST OF VAL VERDE DRIVE.

LOT AREAS			
LOT	AREA (SF±)	LOT	AREA (SF±)
1	6,587	11	6,215
2	5,106	12	6,211
3	5,110	13	6,207
4	5,114	14	5,532
5	5,118	15	5,100
6	5,122	16	5,100
7	5,126	17	5,100
8	5,321	18	5,532
9	6,228	19	5,532
10	6,219	20	5,100

LOT AREAS			
LOT	AREA (SF±)	LOT	AREA (SF±)
21	5,100	31	6,206
22	5,100	32	6,101
23	5,532	33	6,251
24	5,000	34	6,251
25	5,000	35	5,513
26	5,600	36	5,541
27	5,600	37	5,541
28	5,600	38	5,541
29	7,585	39	8,324
30	6,251	40	6,962

LOT AREAS			
LOT	AREA (SF±)	LOT	AREA (SF±)
41	5,995	51	8,772
42	6,966	52	5,302
43	6,088	53	5,304
44	5,225	54	5,305
45	6,088	55	5,306
46	6,088	56	5,308
47	5,225	57	5,309
48	6,088	58	5,311
49	5,506	59	8,065
50	6,009	60	35,541
TOTAL AREA (LOTS 1-60)		378,080	

PARCEL AREAS			
PARCEL	USE	AREA (SF±)	AREA (AC±)
A	STREET	50,534	1.16
B	OPEN SPACE	4,678	0.11
C	OPEN SPACE	44,211	1.01
D	STREET	38,869	0.89
E	OPEN SPACE	29,298	0.67
TOTAL AREA (PARCELS A-E)		167,590	3.85

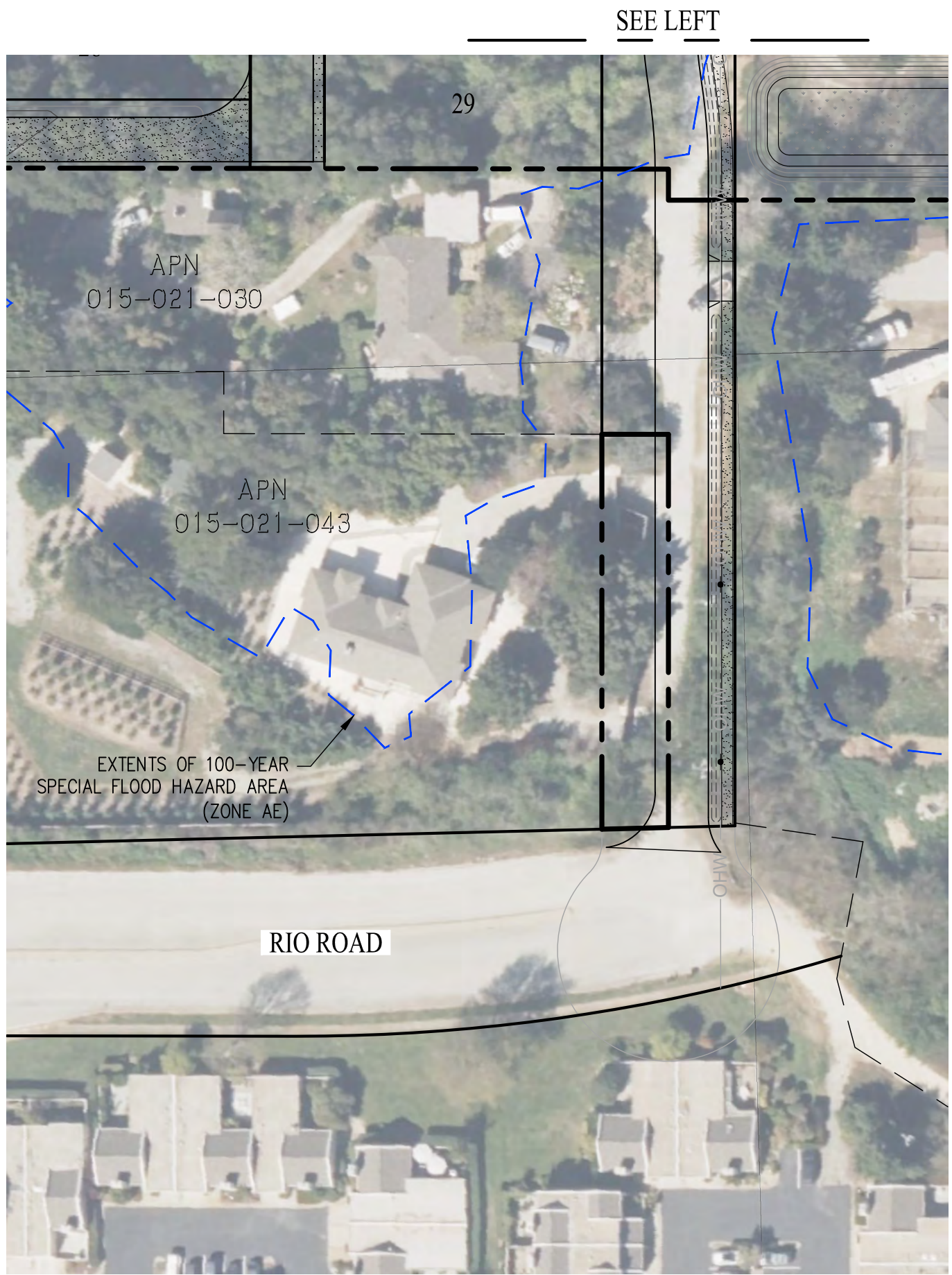
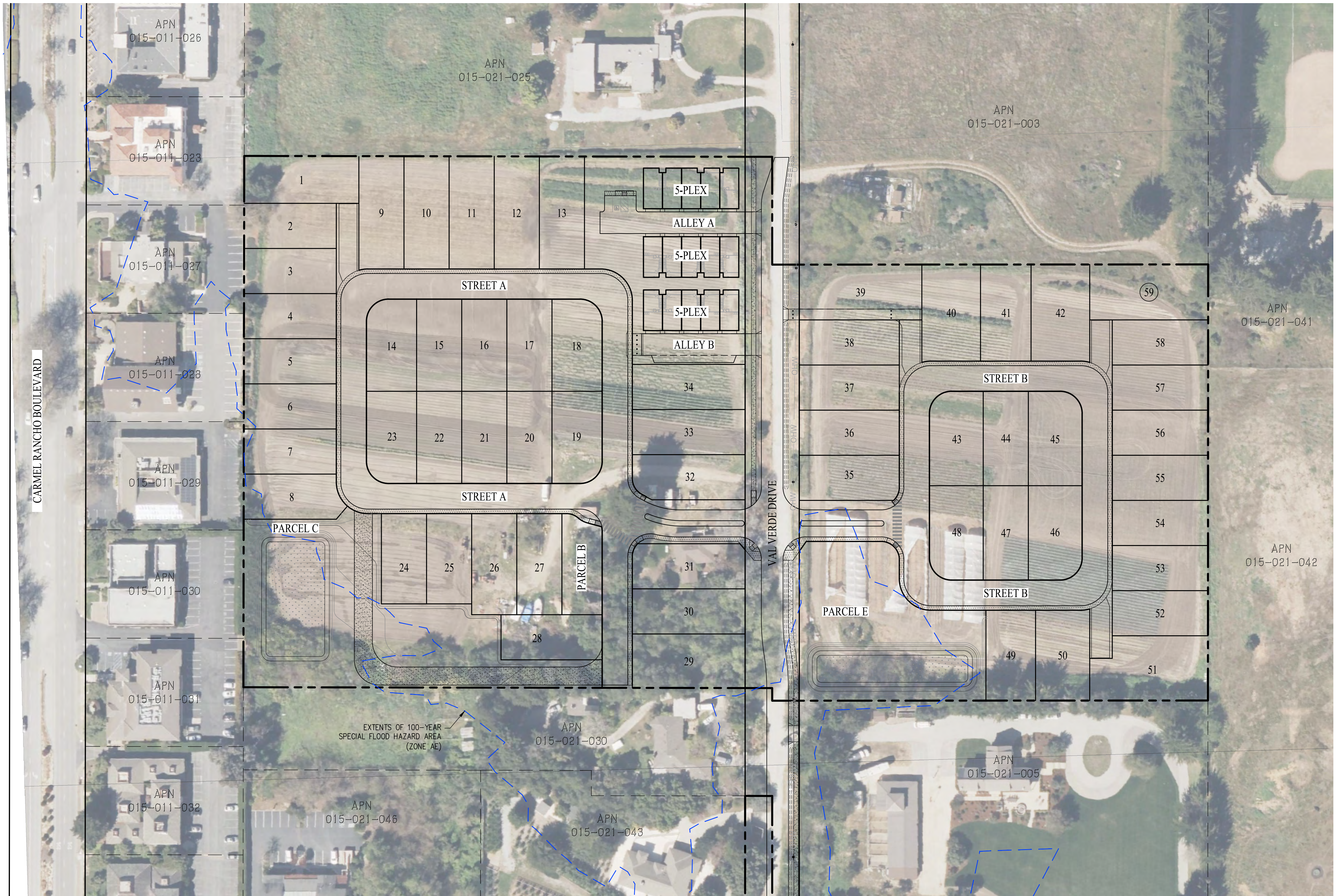


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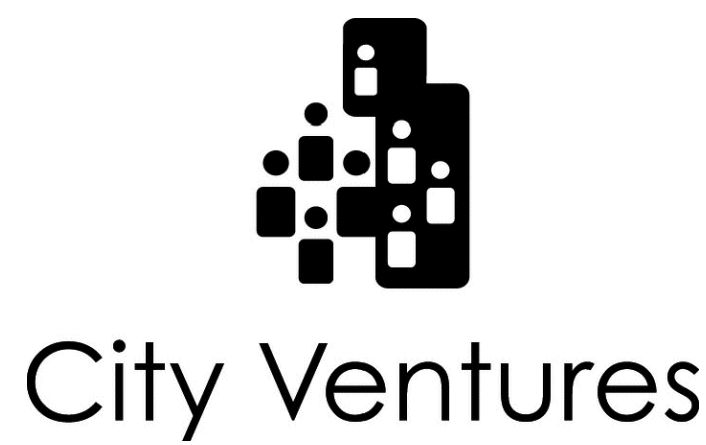


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VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
C-2
SCALE: 1"=60'
DATE: 04.17.2026
PROJECT: 3924-000



SEE RIGHT



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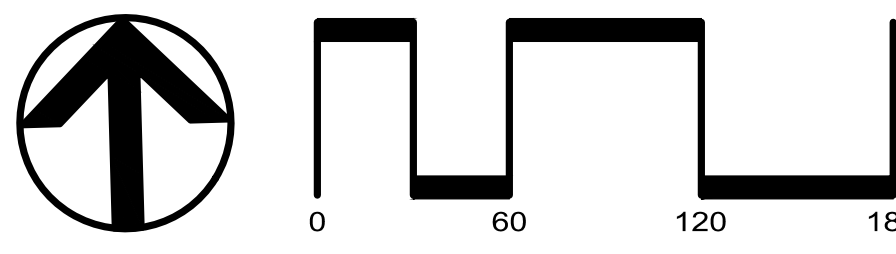


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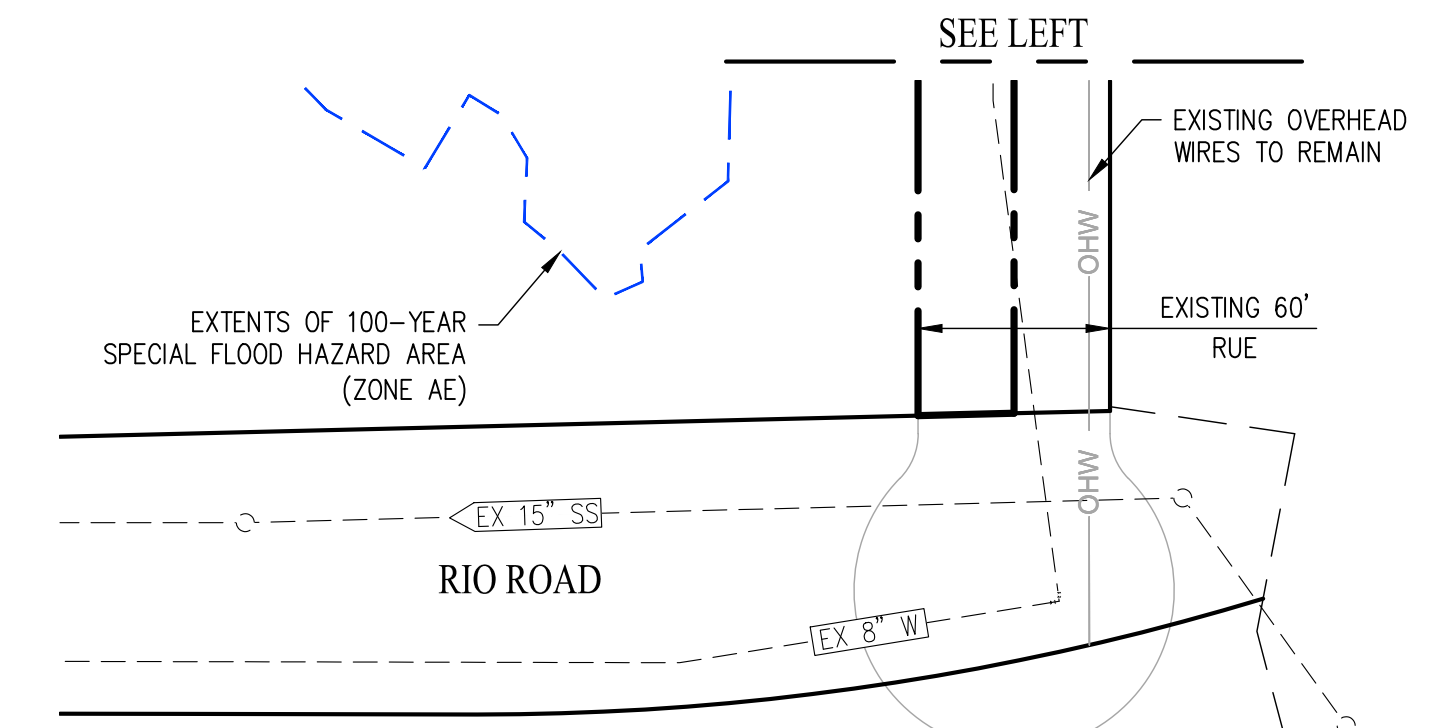
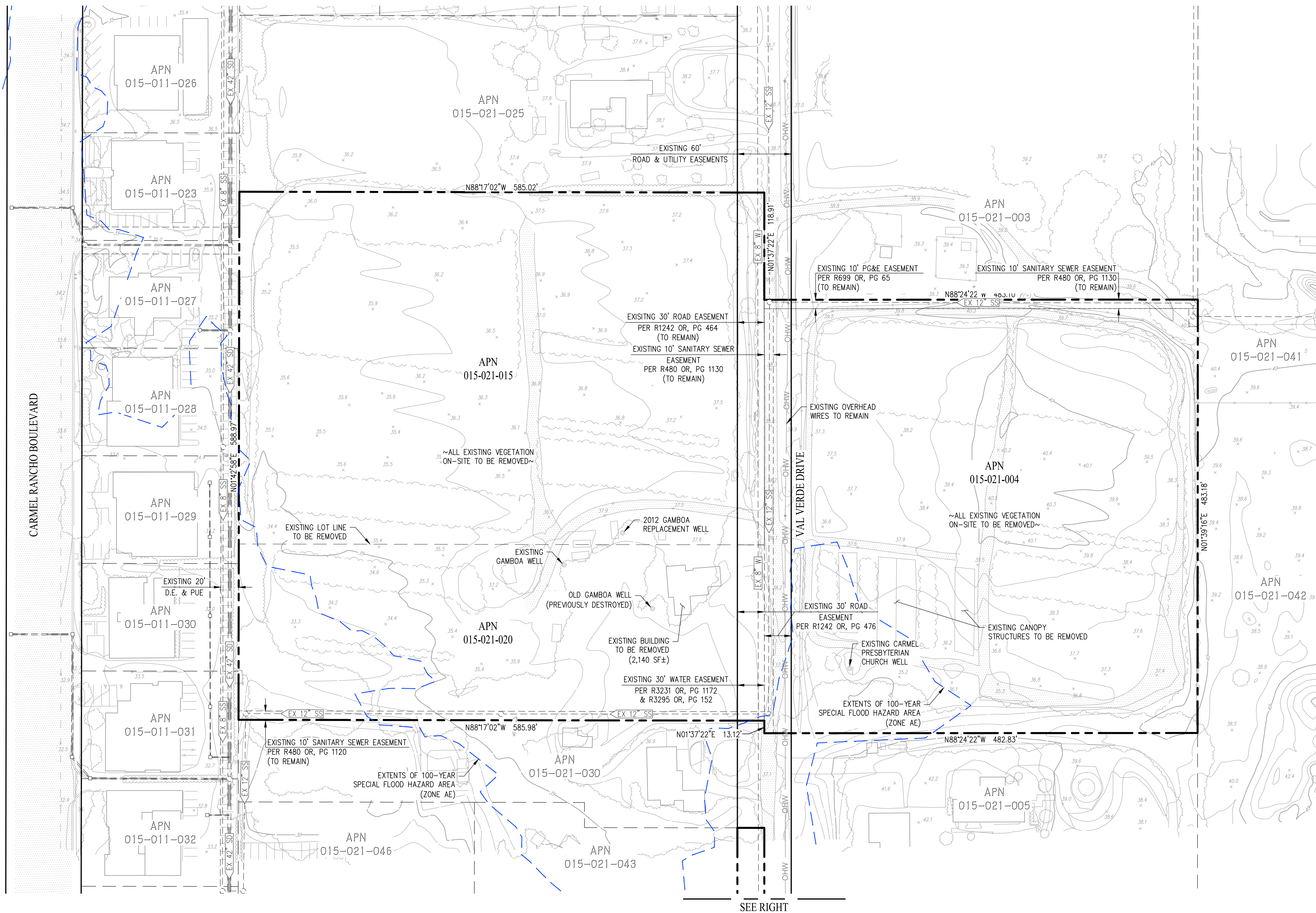
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AERIAL CONTEXT MAP



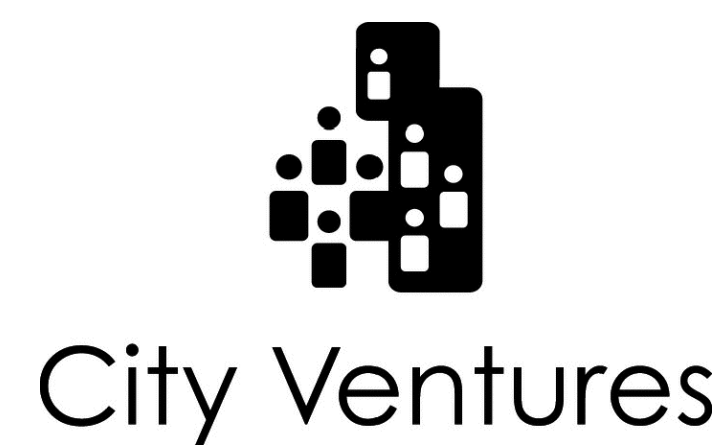
C-3

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 DATE: 04.17.2026
 PROJECT: 3924-000

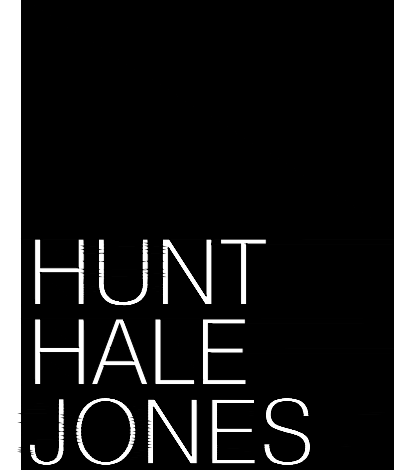


LEGEND:

	EXISTING BOUNDARY
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	EXISTING LOT LINE



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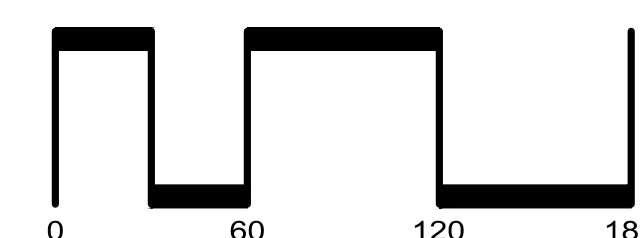
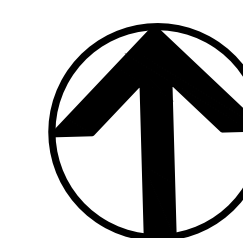


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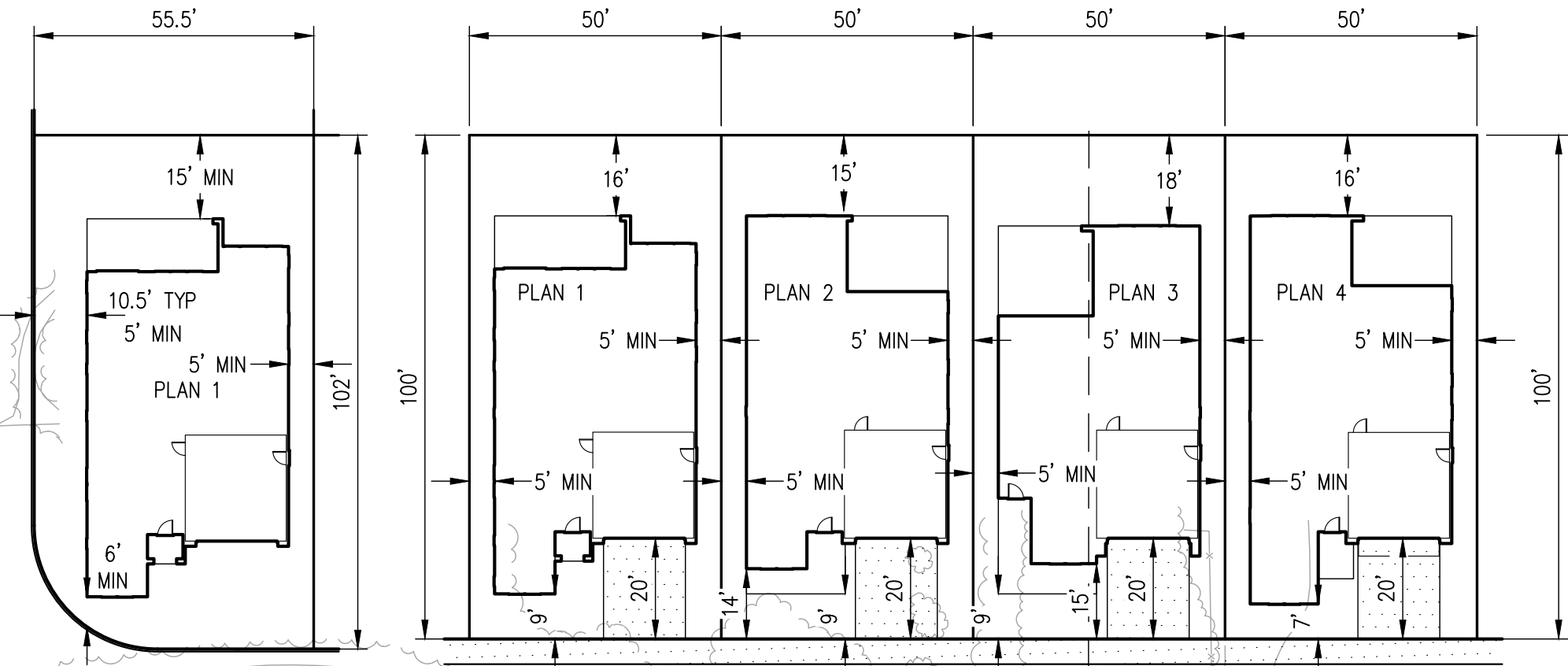
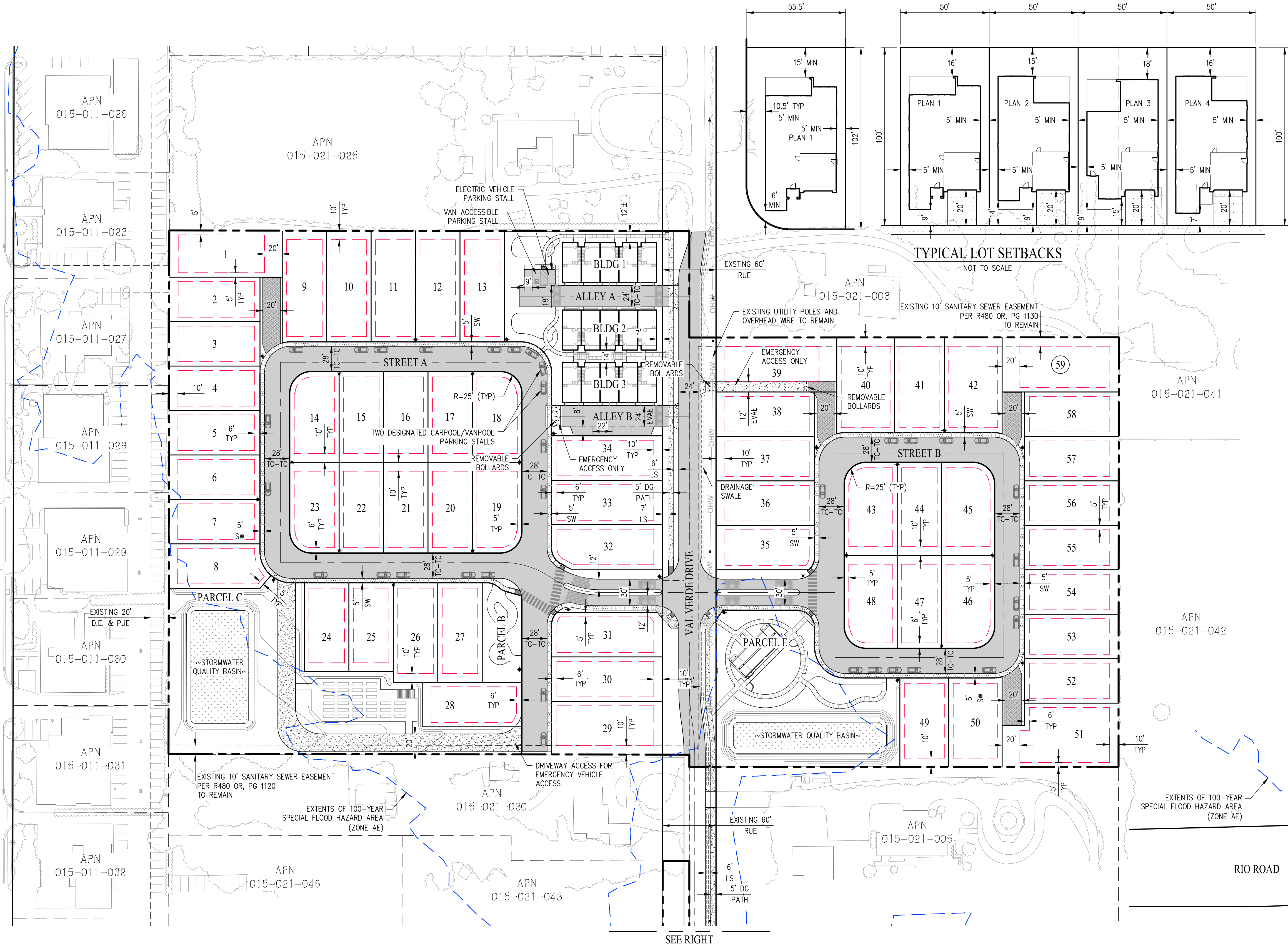
EXISTING CONDITIONS



C-4

SCALE: 1"=60'
 DATE: 04.17.2026
 PROJECT: 3924-000

CARMEL RANCHO BOULEVARD



PROJECT DATA

	EXISTING	PROPOSED
GENERAL PLAN	GPLU	GPLU
PLANNING AREA	CWD	65589.5 (f) (1)
ZONING	LDR	
SITE AREA	±12.5 AC (EXCLUDING VAL VERDE DRIVE)	
TOTAL DWELLING UNITS		74
DENSITY		74:12.5=5.92 DUA
SINGLE FAMILY DETACHED		
MIN. LOT AREA	1 ACRE	5,000 SQ. FT. MIN.
MINIMUM SETBACKS		
FRONT	30'-0"	6' (20' MIN FOR LOTS 1, 39, 51, AND 59)
SIDE, INTERIOR	5'-0"	5' (10' MIN FOR LOTS 29, 39, AND 59 WHERE REQUIRED DUE TO EXISTING EASEMENTS)
REAR, INTERIOR	20'-0"	10'-0"
MIN. DRIVEWAY LENGTH		18'-0"
BUILDING HEIGHT		
MAX. HEIGHT	30 FT.	30 FT.
MAX. NO. OF STORIES		2 STORIES
MIN. DIST. BTWN. STRUCTURES	20'-0"	10'-0"
BUILDING SITE COVERAGE	35% MAX	56%
TOWNHOME UNITS		
MIN. LOT AREA	1 ACRE	30,000 SQ. FT.
MINIMUM SETBACKS		
FRONT	30'-0"	7'-0"
SIDE	5'-0"	12'-0"
REAR	20'-0"	10'-0"
BUILDING HEIGHT		
MAX. HEIGHT	30 FT.	30 FT.
MAX. NO. OF STORIES		2 STORIES
MIN. DIST. BTWN. STRUCTURES	20'-0"	N/A-0"
BUILDING SITE COVERAGE	35% MAX	40%

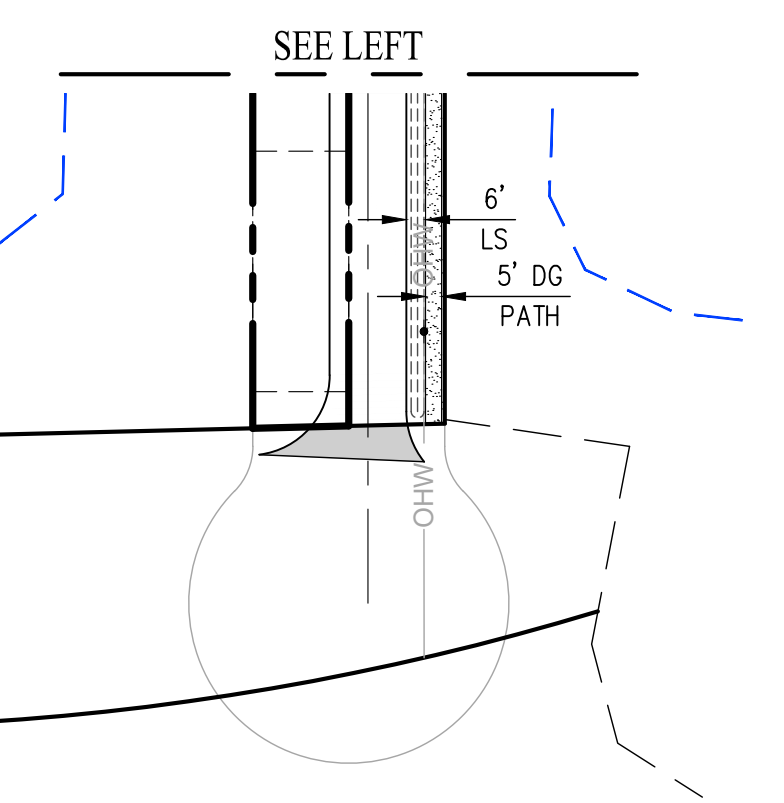
PARKING SUMMARY

PARKING TYPE	NUMBER OF STALLS	PERCENTAGE
COVERED PARKING (GARAGE)	148	48%
STANDARD UNCOVERED PARKING (DRIVEWAY)	118	39%
GUEST PARKING (ON-STREET)	41 (TWO DESIGNATED CARPOOL/VANPOOL PARKING STALLS INCLUDED)	13%
TOTAL	307	100%

NOTES:
1. GUEST PARKING (ON-STREET) TO BE 8' X 22' (TYP).

LEGEND:

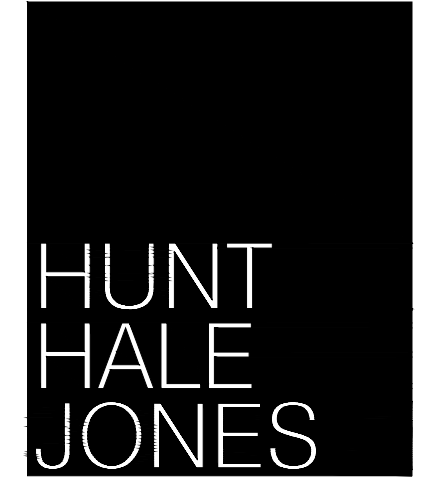
- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- MAXIMUM BUILDING ENVELOPE
- DECOMPOSED GRANITE PATHWAY
- GRAVEL ACCESS ROAD
- DECORATIVE PAVEMENT PER LANDSCAPE PLANS
- STORMWATER QUALITY TREATMENT AREA



FOR STREET SECTIONS, SEE SHEET C-6



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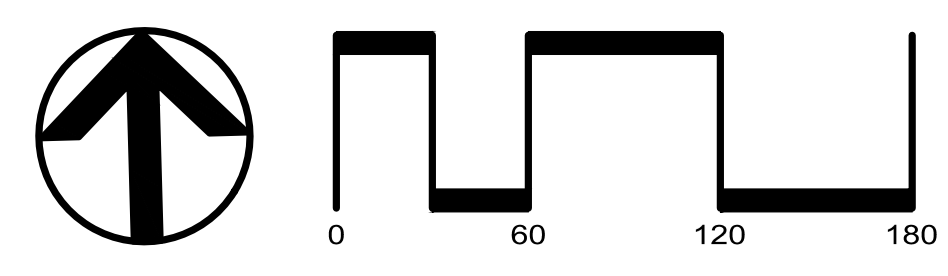
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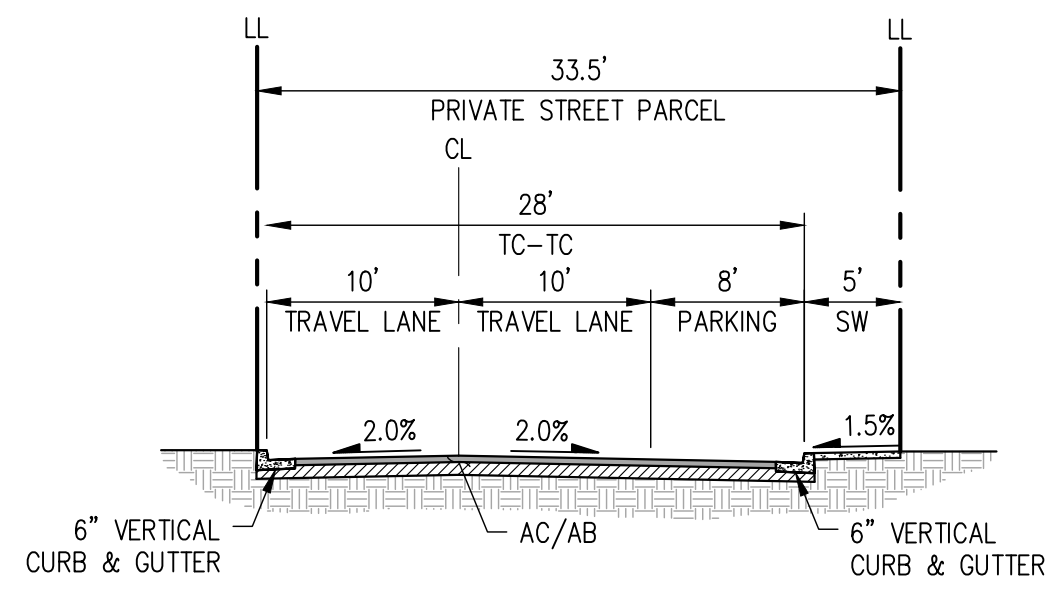
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PRELIMINARY SITE PLAN

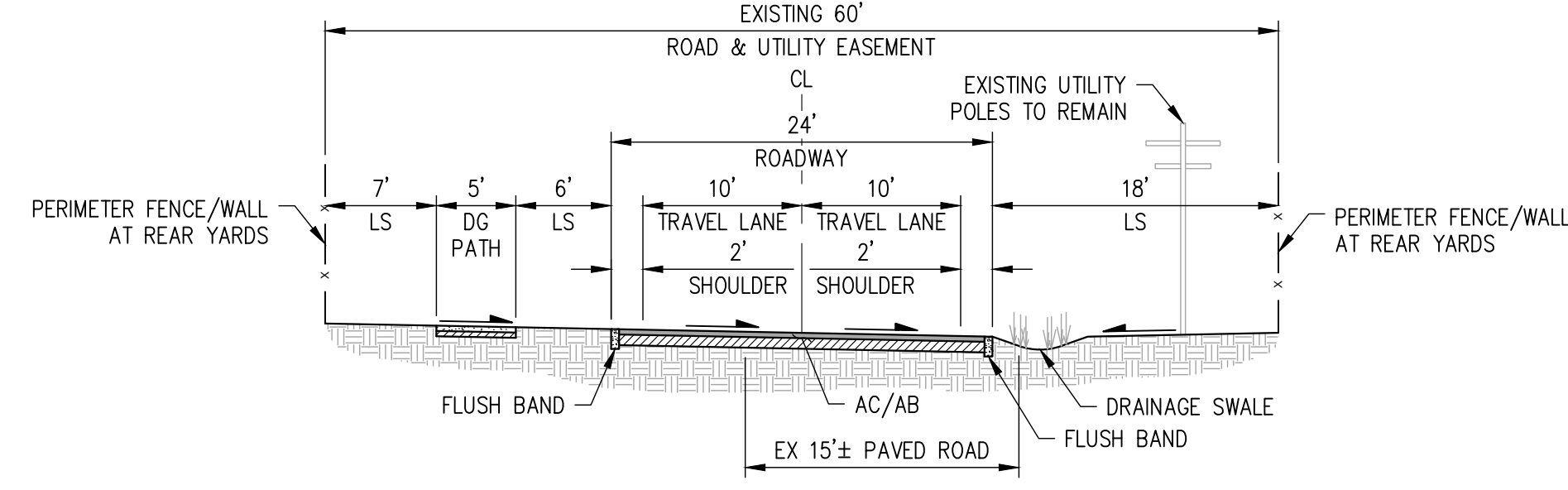
C-5



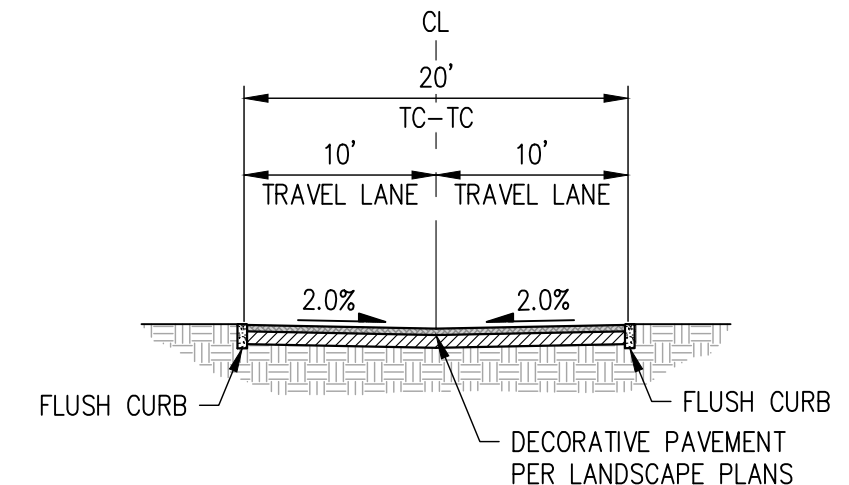
SCALE: 1"=60'
DATE: 04.17.2026
PROJECT: 3924-000



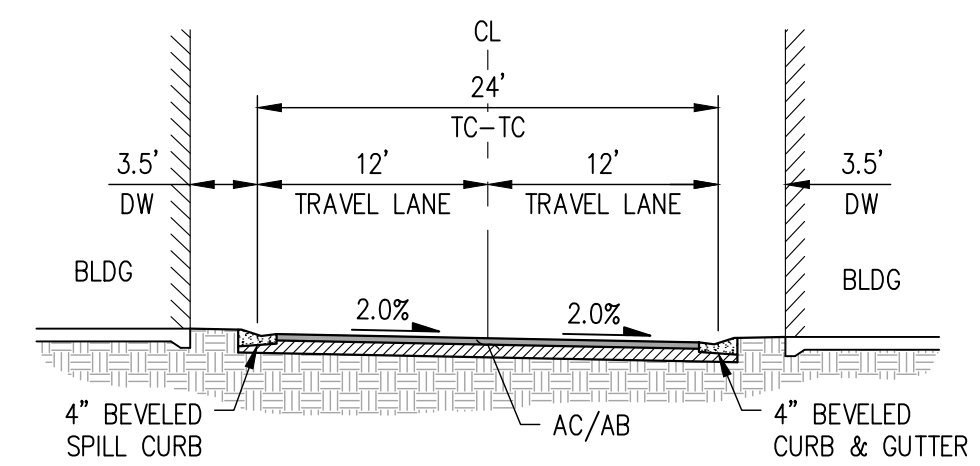
TYPICAL PRIVATE STREET
NOT TO SCALE



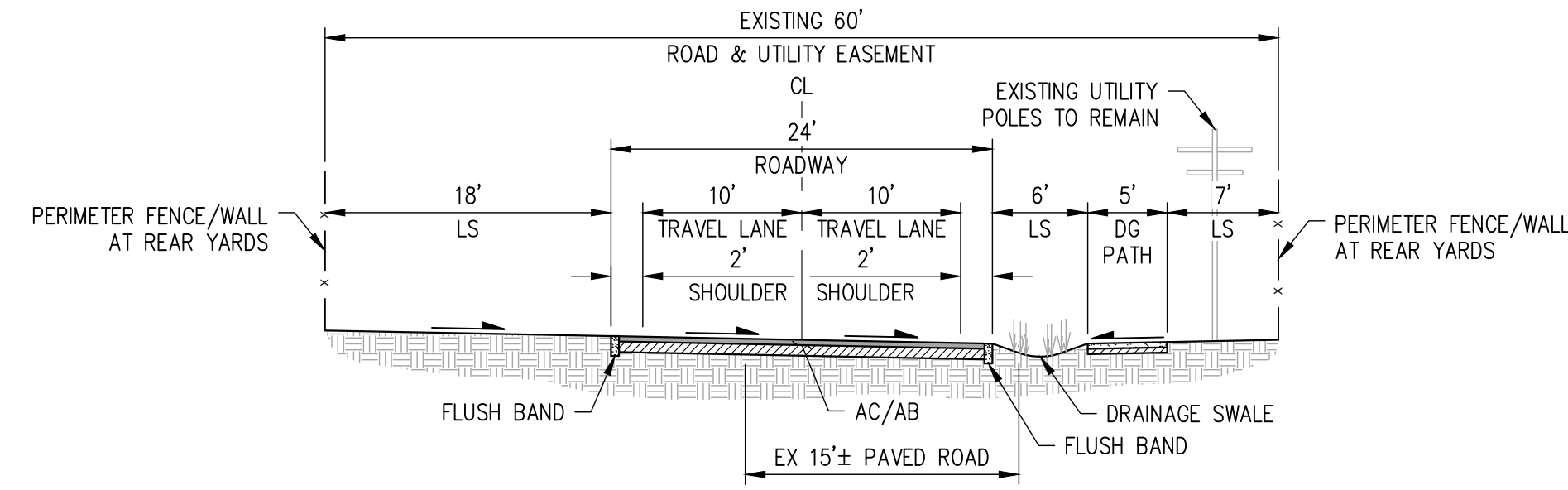
VAL VERDE DRIVE AT PROJECT FRONTAGE
(NORTH OF ENTRY)
NOT TO SCALE



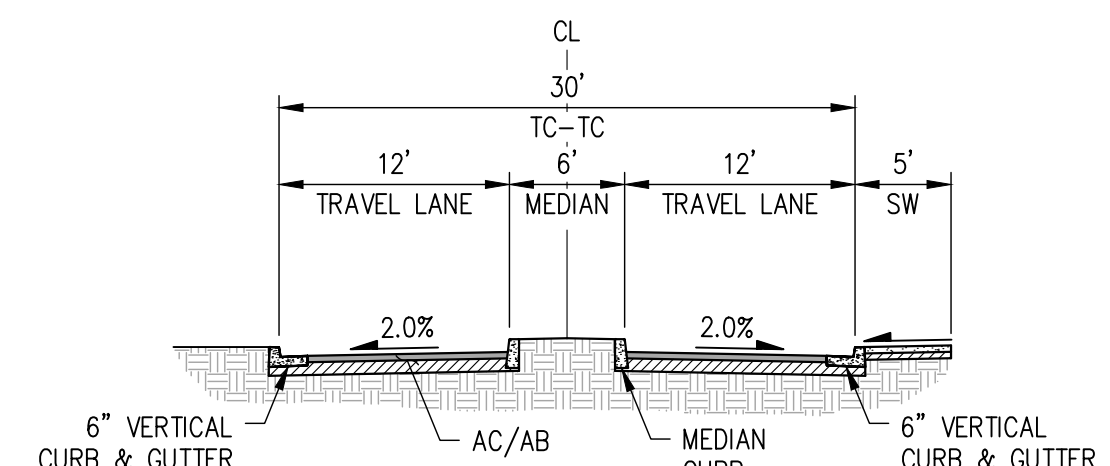
SHARED PRIVATE DRIVEWAY
NOT TO SCALE



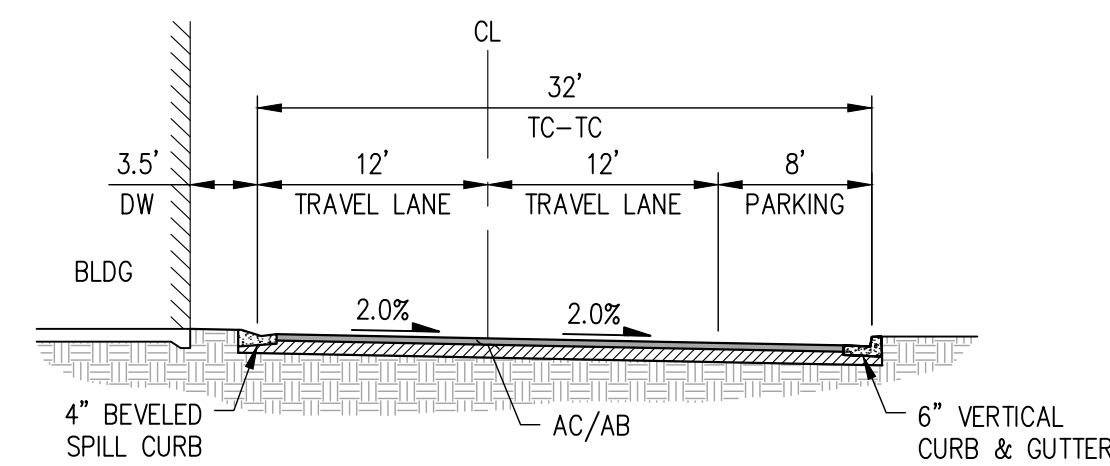
ALLELY A
NOT TO SCALE



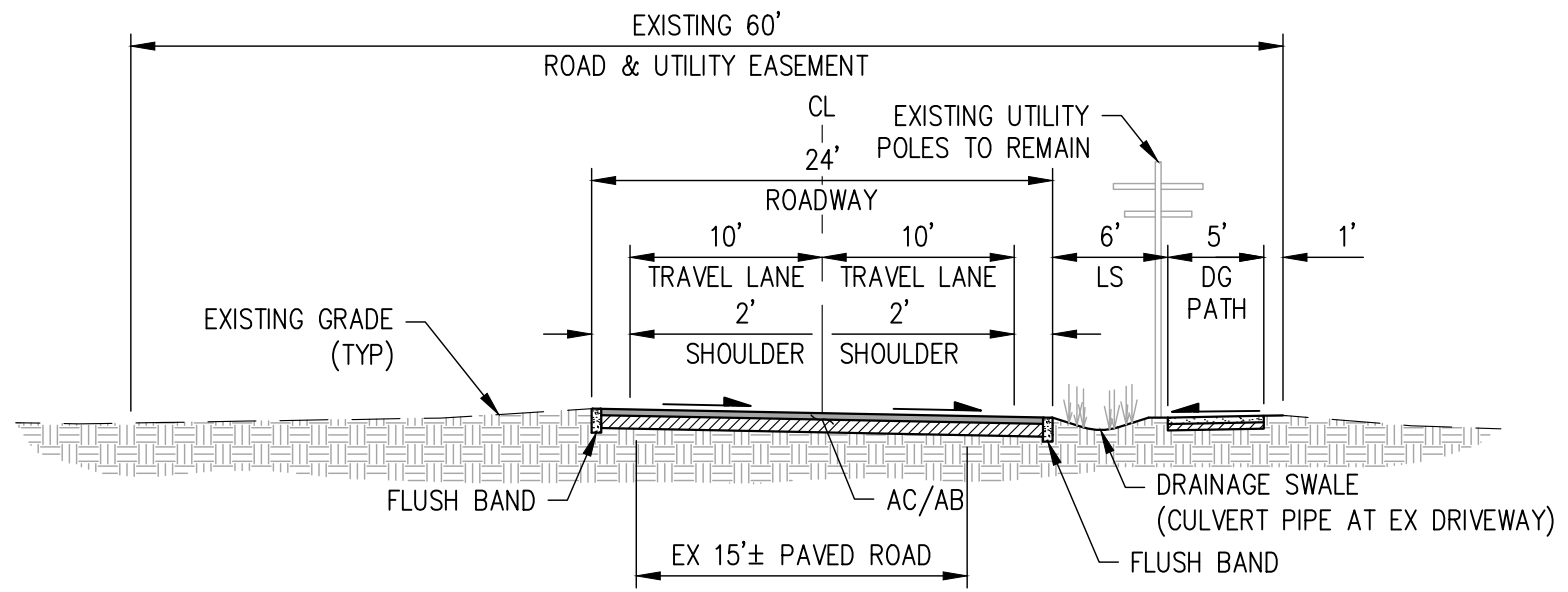
VAL VERDE DRIVE AT PROJECT FRONTAGE
(SOUTH OF ENTRY)
NOT TO SCALE



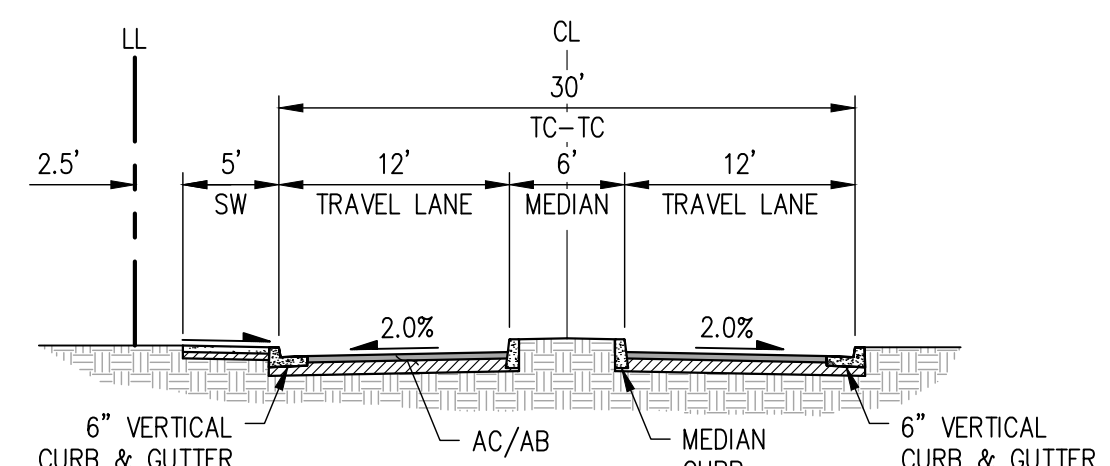
PROJECT ENTRY - EAST
NOT TO SCALE



ALLELY B
NOT TO SCALE



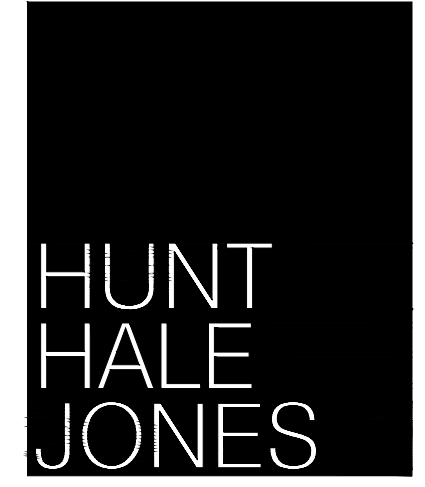
VAL VERDE DRIVE SOUTH OF PROJECT TO RIO ROAD
NOT TO SCALE



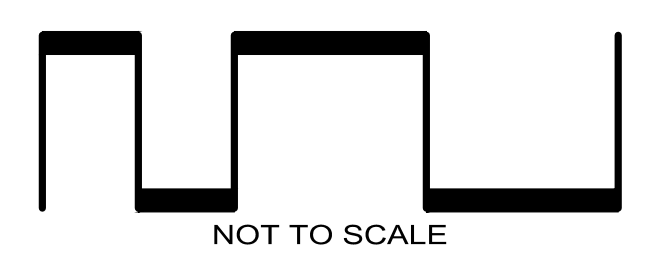
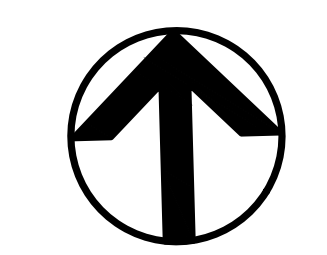
PROJECT ENTRY - WEST
NOT TO SCALE



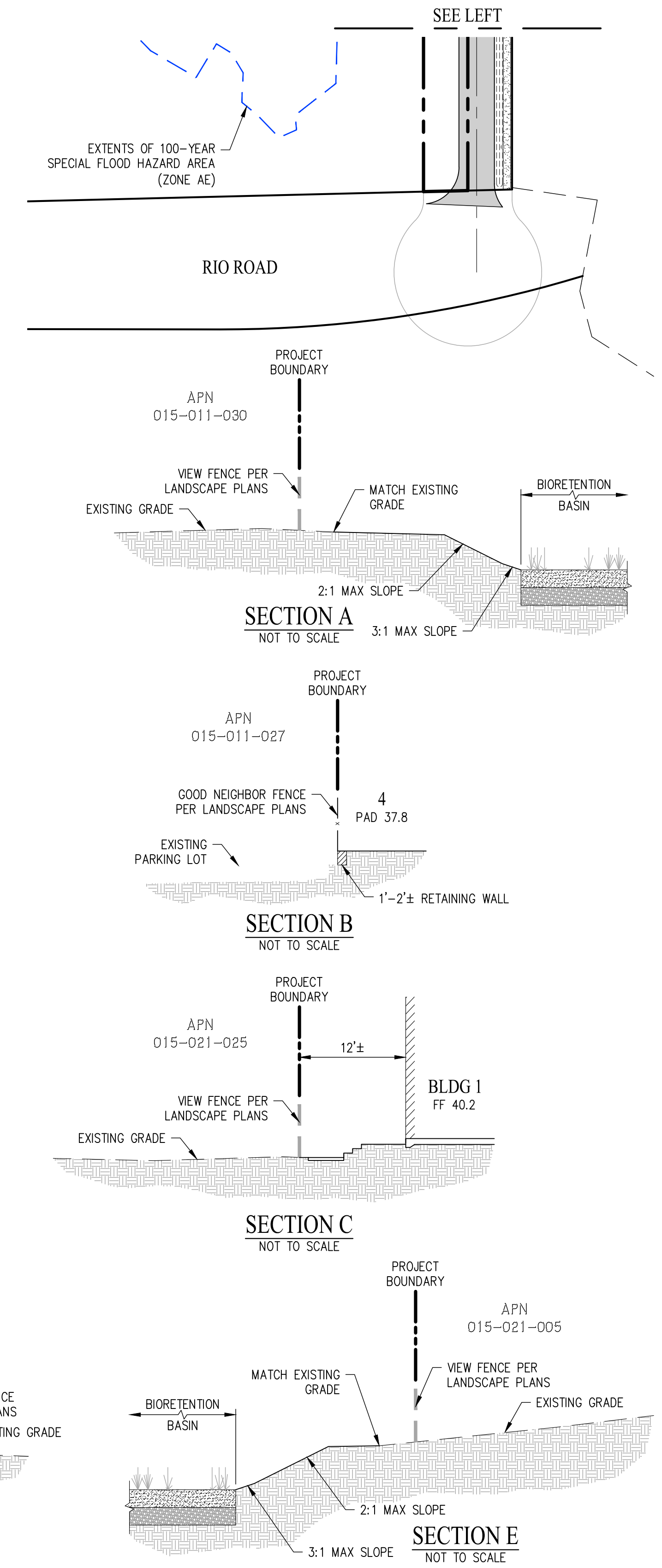
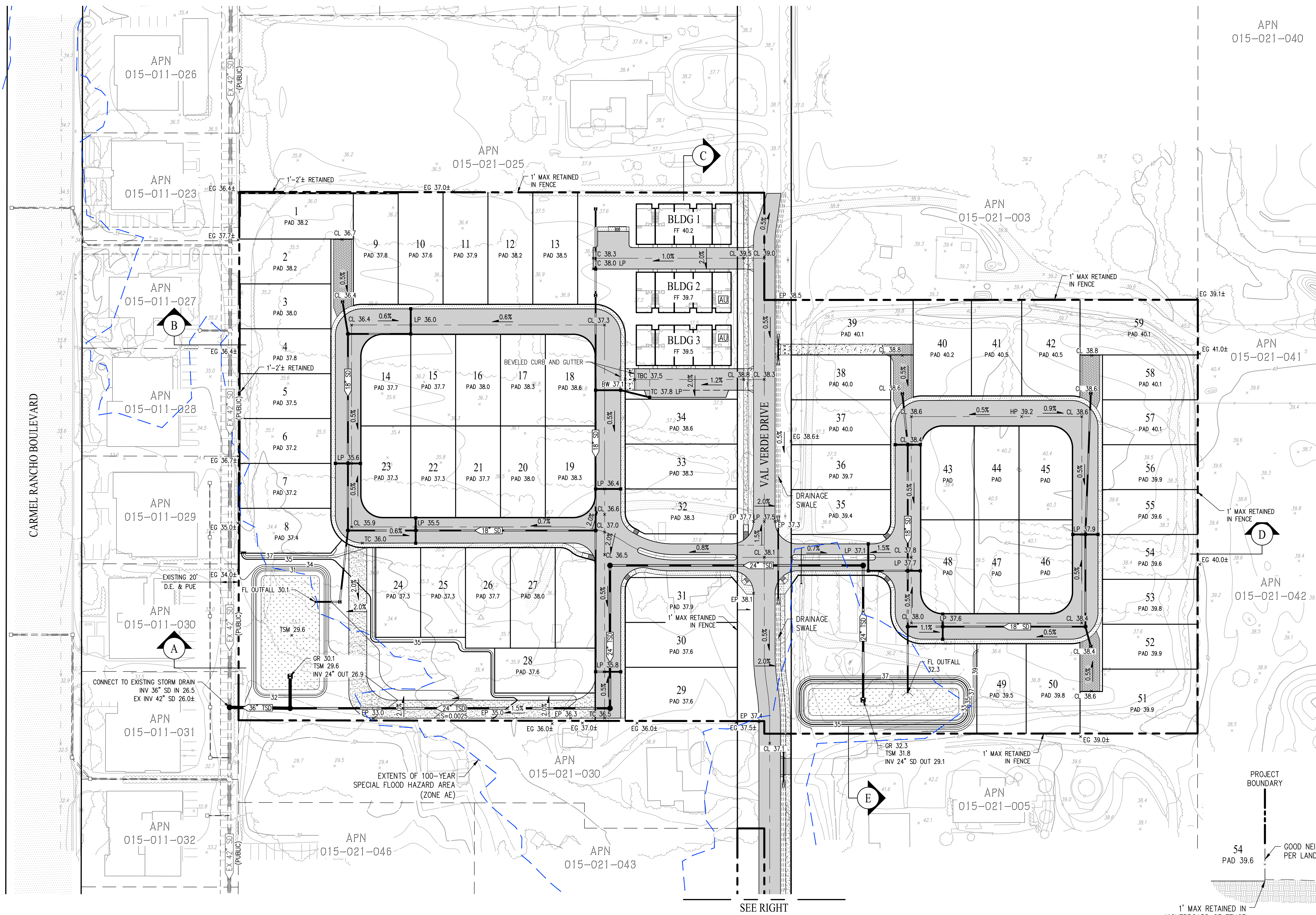
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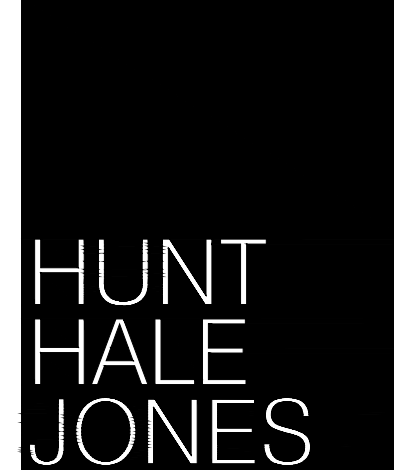
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STREET SECTIONS
C-6
NOT TO SCALE
DATE: 04.17.2026
PROJECT: 3924-000



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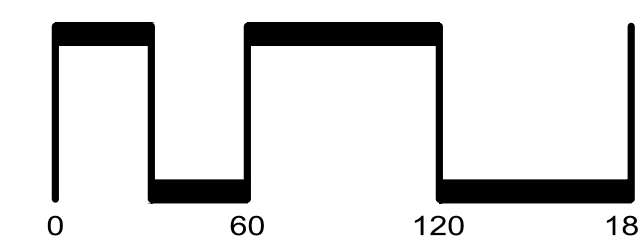
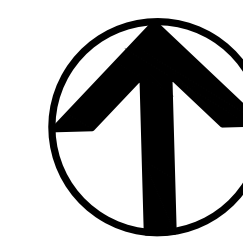
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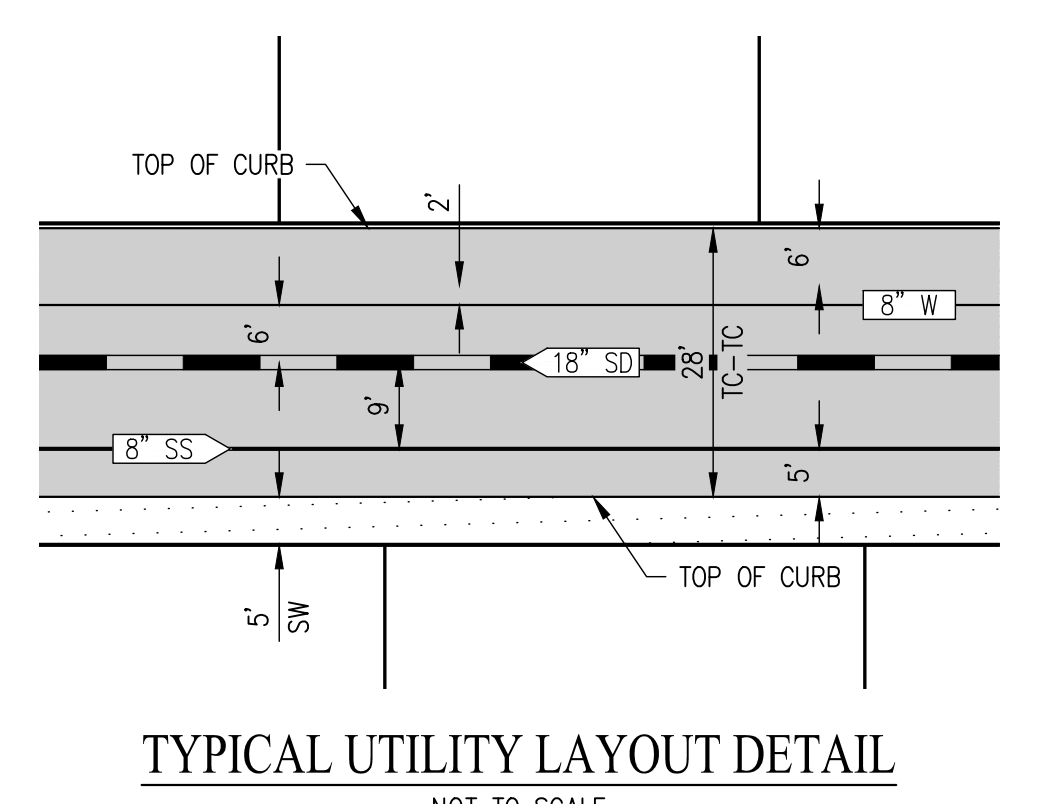
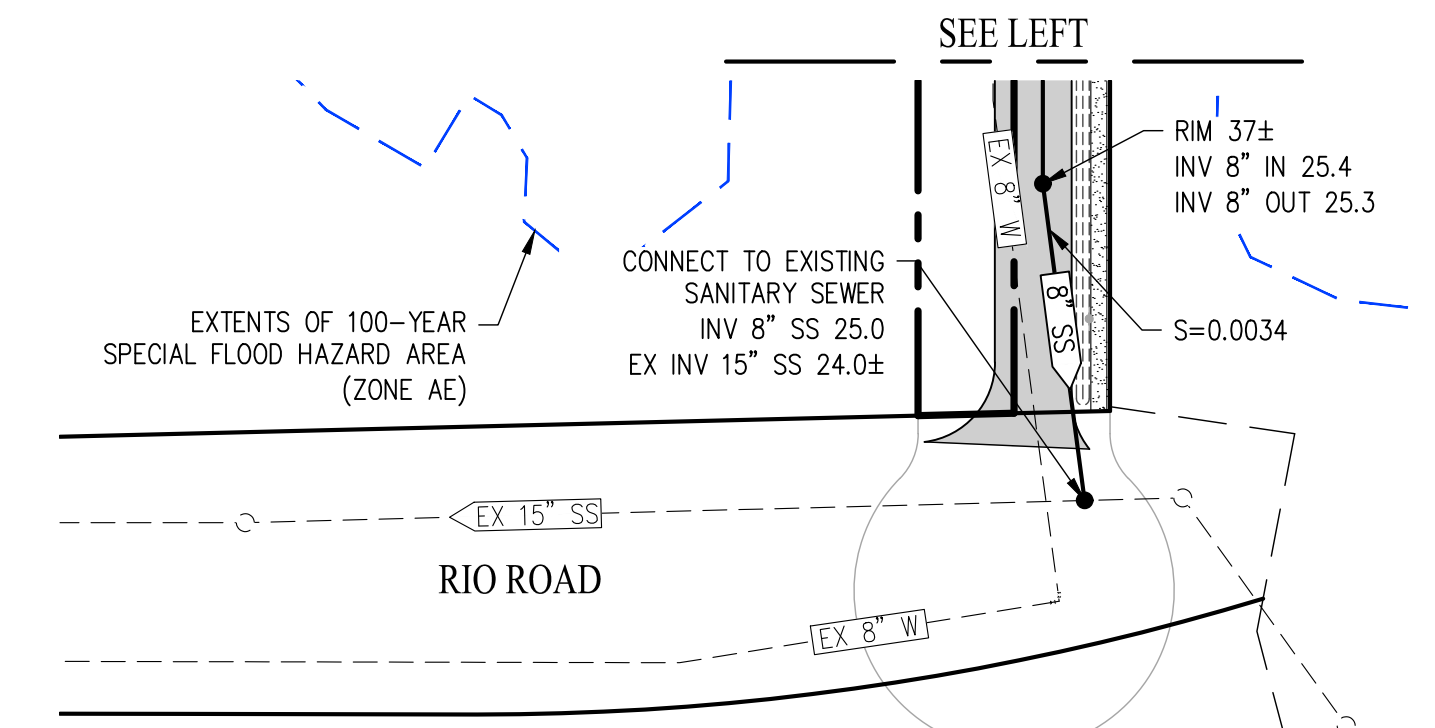
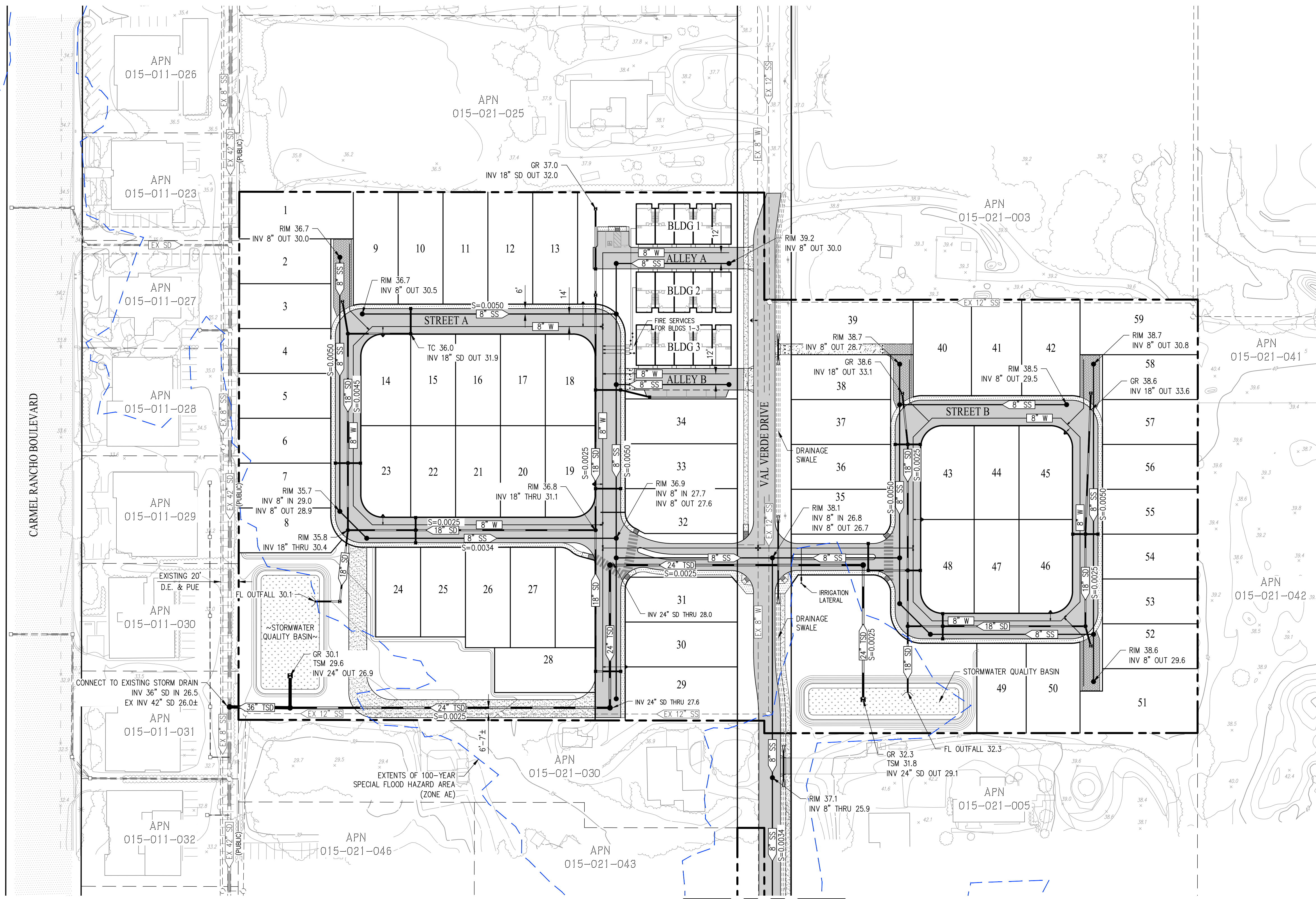
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PRELIMINARY GRADING & DRAINAGE

PLAN C-7



SCALE: 1"=60'
 DATE: 04.17.2026
 PROJECT: 3924-000



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
EX 42" SD	18" SD	STORM DRAIN PIPE
---	24" TSD	TREATED STORM DRAIN PIPE
EX 12" SS	8" SS	SANITARY SEWER PIPE
EX 8" W	8" W	WATER PIPE
○	●	FIRE HYDRANT
○	●	MANHOLE
□	■	CATCH BASIN
	⊠	FIELD INLET
	▨	STORMWATER QUALITY TREATMENT AREA

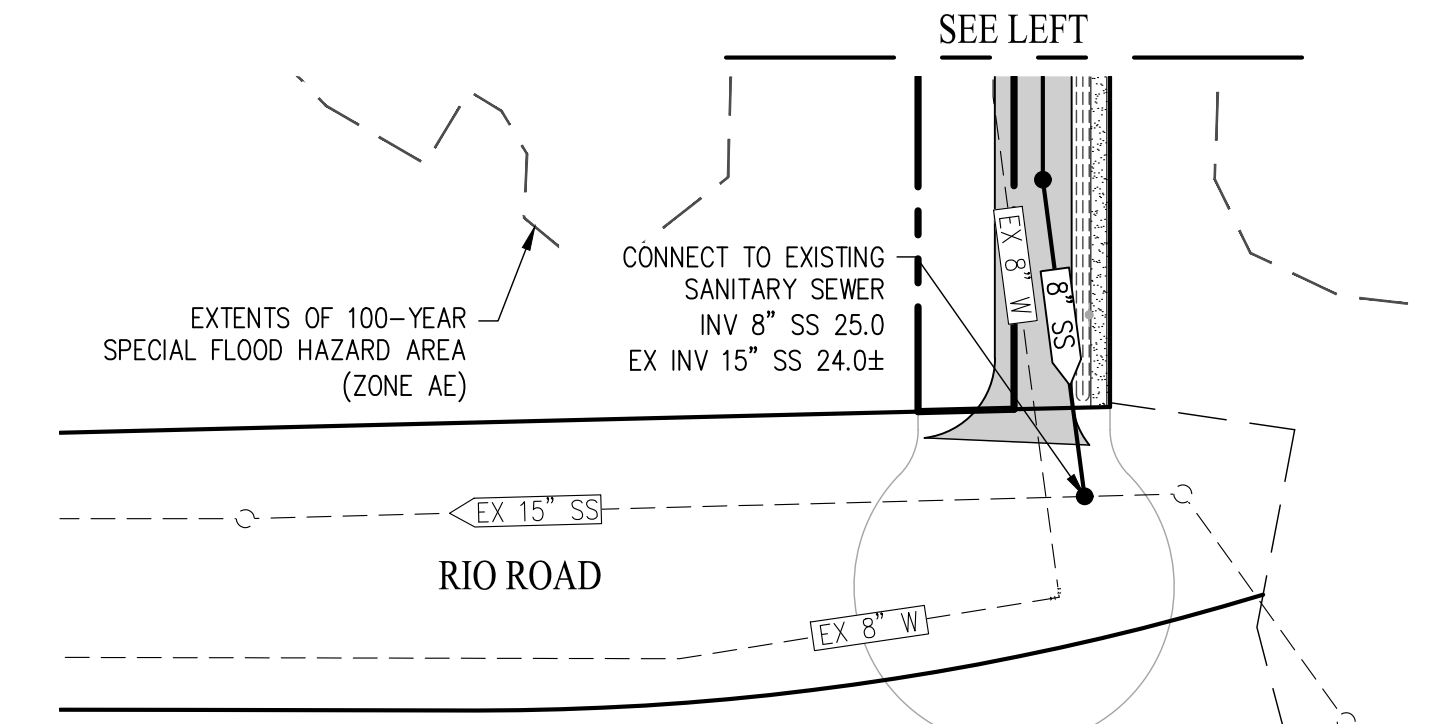
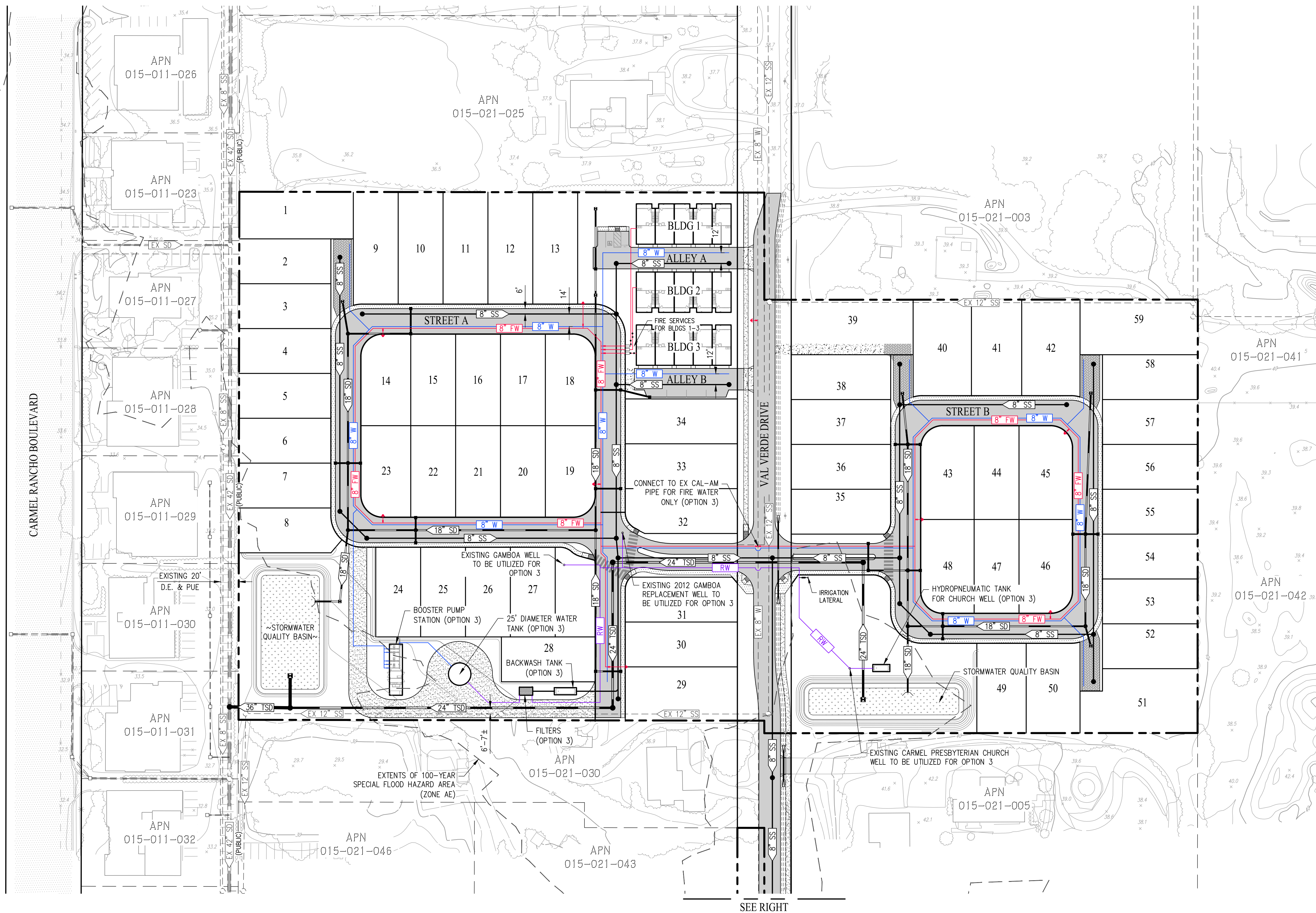


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PRELIMINARY UTILITY PLAN
C-8
 SCALE: 1"=60'
 DATE: 04.17.2026
 PROJECT: 3924-000

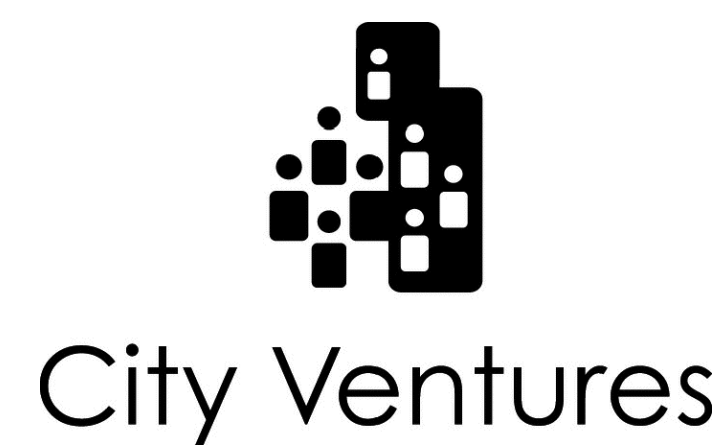


ALTERNATIVE WATER DESIGN NOTES:

- THIS PLAN IS PROVIDED TO PROVIDE ALTERNATIVE DESIGNS (OPTIONS 2 & 3) FOR THE PROPOSED WATER SYSTEM. THE PREFERRED WATER SYSTEM DESIGN IS SHOWN ON SHEET C-8 AND IS CONSIDERED "OPTION 1."
- OPTION 1 INCLUDES CONNECTION TO THE EXISTING CAL-AM WATER SYSTEM IN VAL VERDE DRIVE BY UTILIZING WATER ALLOCATION CREDITS UPON LIFTING OF THE CEASE AND DESIST ORDER.
- OPTION 2 PROVIDES DOMESTIC WATER THROUGH THE EXISTING CAL-AM SYSTEM AS DESCRIBED IN OPTION 1 AND INCLUDES WHEELING OF WATER RIPARIAN RIGHTS BY CAL-AM. THE EXISTING WELLS WOULD BE DORMANT. ONCE THE CEASE AND DESIST ORDER IS LIFTED, DOMESTIC WATER WILL BE PROVIDED VIA OPTION 1 AND THE WELLS WOULD BE DECOMMISSIONED PER PROJECT CONDITIONS.
- OPTION 3 INCLUDES A CONNECTION TO THE EXISTING CAL-AM WATER SYSTEM IN VAL VERDE DRIVE ONLY FOR FIRE SUPPRESSION NEEDS (FIRE HYDRANTS AND FIRE WATER SYSTEM). IN THIS SCENARIO, THE PROJECT'S DOMESTIC WATER AND IRRIGATION NEEDS WOULD BE SUPPLIED BY EXISTING RIPARIAN RIGHTS FROM EXISTING WELLS. AN ON-SITE TREATMENT SYSTEM WOULD TREAT THE PROJECT'S DOMESTIC WATER NEEDS.
 - OPTION 3 REQUIRES REDUCED LOT DIMENSIONS FOR LOTS 24-28 (50'X100' MIN).

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	---	PROJECT BOUNDARY
EX 42" SD	18" SD	STORM DRAIN PIPE
---	24" TSD	TREATED STORM DRAIN PIPE
EX 12" SS	8" SS	SANITARY SEWER PIPE
EX 8" W	8" W	DOMESTIC ONLY WATER PIPE (OPTION 3 ONLY)
	8" FW	FIRE WATER PIPE (OPTION 3 ONLY)
	RW	RAW-WATER PIPE (OPTIONS 2 OR 3 ONLY)
○	●	FIRE HYDRANT
○	●	MANHOLE
□	■	CATCH BASIN
	⊠	FIELD INLET
	▨	STORMWATER QUALITY TREATMENT AREA



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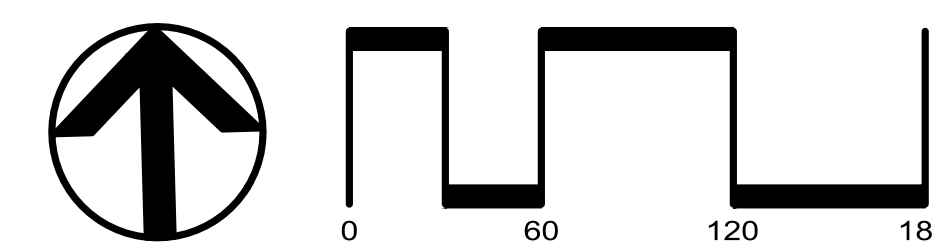
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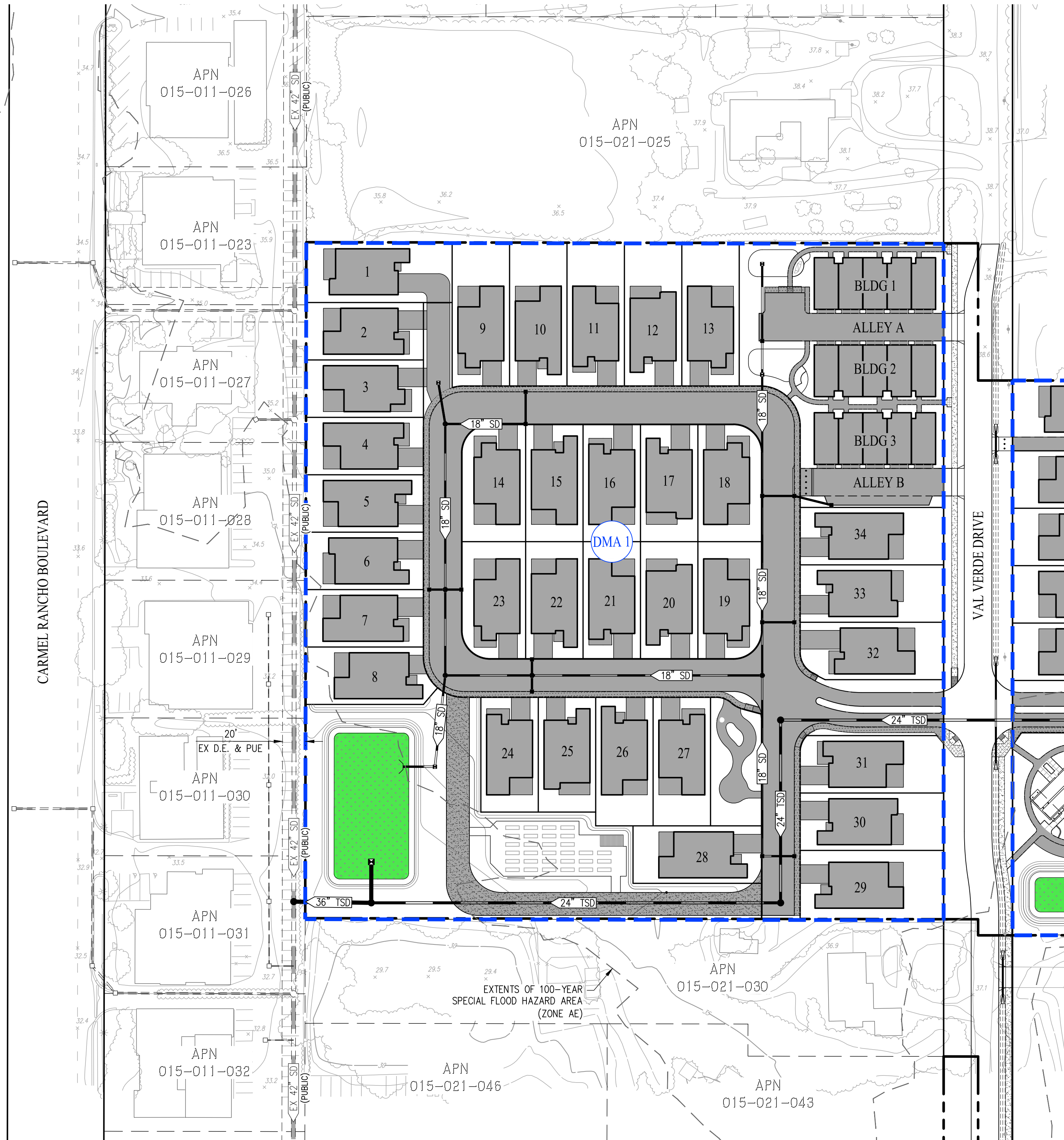
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ALTERNATIVE UTILITY PLAN

C-8.1



SCALE: 1"=60'
DATE: 04.17.2026
PROJECT: 3924-000



PRELIMINARY STORMWATER SIZING NOTES & CALCULATIONS:

PROJECT INFORMATION

1. PROJECT NAME:	CARMEL
2. PROJECT LOCATION:	MONTEREY COUNTY, CA
3. DATE:	NOVEMBER 2024
4. TOTAL PROJECT AREA:	546,037 SF
5. EXISTING IMPERVIOUS AREA:	2,140 SF
6. EXISTING PERCENT IMPERVIOUS:	LESS THAN 1.0%
7. EXISTING IMPERVIOUS AREA TO REMAIN:	0 SF
8. REPLACED IMPERVIOUS AREA:	2,140 SF
9. NEW IMPERVIOUS AREA TO BE CREATED:	299,947 SF
10. TOTAL PROJECT IMPERVIOUS AREA:	302,087 SF
11. POST PROJECT PERCENT IMPERVIOUS:	55.3%
12. WATERSHED MANAGEMENT ZONE:	ZONE 1

PERFORMANCE REQUIREMENTS

TIER 1:	SITE DESIGN AND RUNOFF REDUCTION REQUIREMENT
TIER 2:	WATER QUALITY TREATMENT REQUIREMENT FOR 85% STORM EVENT
TIER 3:	PREVENT OFFSITE DISCHARGE FROM EVENTS UP TO THE 95TH% STORM EVENT VIA OPTIMIZING INFILTRATION
TIER 4:	REDUCE PEAK FLOWS TO PRE-PROJECT LEVELS FOR 2-YR THROUGH 10-YR STORM EVENTS

RAINFALL DESIGN INFORMATION

85TH% 24-HR RAINFALL DEPTH (P ₈₅):	0.8"
95TH% 24-HR RAINFALL DEPTH (P ₉₅):	1.4"

- STORMWATER MANAGEMENT NOTES**
- ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED UPON THE STORMWATER TECHNICAL GUIDE FOR LOW IMPACT DEVELOPMENTS & POST-CONSTRUCTION REQUIREMENTS FOR THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM (MRSWMP), DATED MAY 2020.
 - THE PROJECT CREATES OR REPLACES 22,500 SF OR MORE OF IMPERVIOUS SURFACES AND IS SUBJECT TO TIER 1-4 PERFORMANCE REQUIREMENTS.
 - TIER 4 PERFORMANCE REQUIREMENTS (REDUCE PEAK FLOWS TO PRE-PROJECT LEVELS) ARE SATISFIED. THE PROJECT CONNECTS TO AN EXISTING UNDERGROUND STORM DRAIN SYSTEM THAT DISCHARGES DIRECTLY TO THE CARMEL RIVER. ADDITIONAL CALCULATIONS AND ANALYSIS ARE FORTHCOMING PENDING FINAL DESIGN.
 - TIER 3 PERFORMANCE REQUIREMENTS (PREVENT OFFSITE DISCHARGE FROM EVENTS UP TO THE 95TH% STORM EVENT) ARE MET USING THE SIMPLE METHOD. SEE CALCULATIONS BELOW.
 - TIER 2 PERFORMANCE REQUIREMENTS (WATER QUALITY TREATMENT) ARE MET USING THE 4% SIMPLIFIED SIZING METHOD. SEE CALCULATIONS BELOW.
 - TIER 1 PERFORMANCE REQUIREMENTS (SITE DESIGN AND RUNOFF REDUCTION) ARE ACHIEVED. PROJECT WILL MINIMIZE IMPERVIOUS SURFACES, DIRECT ROOF RUNOFF TO VEGETATED AREAS, AND DIRECT RUNOFF FROM SIDEWALKS AND WALKWAYS TO VEGETATED AREAS.
 - 2" MINIMUM COVER OF DRAIN ROCK FOR PERFORATED PIPE.
 - THERE IS TO BE NO COMPACTION OF SOILS BENEATH THE BIOFILTRATION FACILITY.

PRELIMINARY STORMWATER CALCULATIONS (PERFORMANCE REQUIREMENT 3)

DMA 1:

RETENTION TRIBUTARY AREA (DEVELOPMENT PROJECTS) = (ENTIRE DMA AREA) - (LANDSCAPED AREAS) - (IMPERVIOUS SURFACE AREAS THAT DISCHARGE TO INFILTRATING AREAS) - [0.5*(REPLACED IMPERVIOUS SURFACE AREAS THAT DO NOT DISCHARGE TO INFILTRATING AREAS)]

RETENTION TRIBUTARY AREA: 327,175 - 145,247 - 0 - 0.5(2,140) = 180,858 SF

RETENTION VOLUME (95TH% 24-HR RAINFALL EVENT)

RUNOFF COEFFICIENT (C) = 0.858³ - 0.78² + 0.774i + 0.04
i = FRACTION IMPERVIOUS = 181,928/327,175 = 0.56
C = 0.38

RETENTION VOLUME = C x RAINFALL DEPTH x RETENTION TRIBUTARY AREA
RETENTION VOLUME = 0.38 x 1.4" x 180,858 SF = 8,018 CUBIC FEET

BIORETENTION SIZING (USING 4% RULE) = 0.04 x 181,928 SF = 7,277 SF (REQUIRED)
BIORETENTION AREA PROVIDED = 8,240 SF

TOTAL RETENTION VOLUME PROVIDED:
RETENTION VOLUME (GRAVEL WITH 40% POROSITY) = 0.40 x 2.5' x 8,240 SF = 8,240 CF
TOTAL RETENTION VOLUME = 8,240 CF (MEETS REQUIRED RETENTION VOLUME OF 8,240 CF)

PRELIMINARY STORMWATER CALCULATIONS (PERFORMANCE REQUIREMENT 3)

DMA 2:

RETENTION TRIBUTARY AREA (DEVELOPMENT PROJECTS) = (ENTIRE DMA AREA) - (LANDSCAPED AREAS) - (IMPERVIOUS SURFACE AREAS THAT DISCHARGE TO INFILTRATING AREAS) - [0.5*(REPLACED IMPERVIOUS SURFACE AREAS THAT DO NOT DISCHARGE TO INFILTRATING AREAS)]

RETENTION TRIBUTARY AREA: 218,862 - 98,703 - 0 - 0.5(0) = 120,159 SF

RETENTION VOLUME (95TH% 24-HR RAINFALL EVENT)

RUNOFF COEFFICIENT (C) = 0.858³ - 0.78² + 0.774i + 0.04
i = FRACTION IMPERVIOUS = 120,159/218,862 = 0.55
C = 0.37

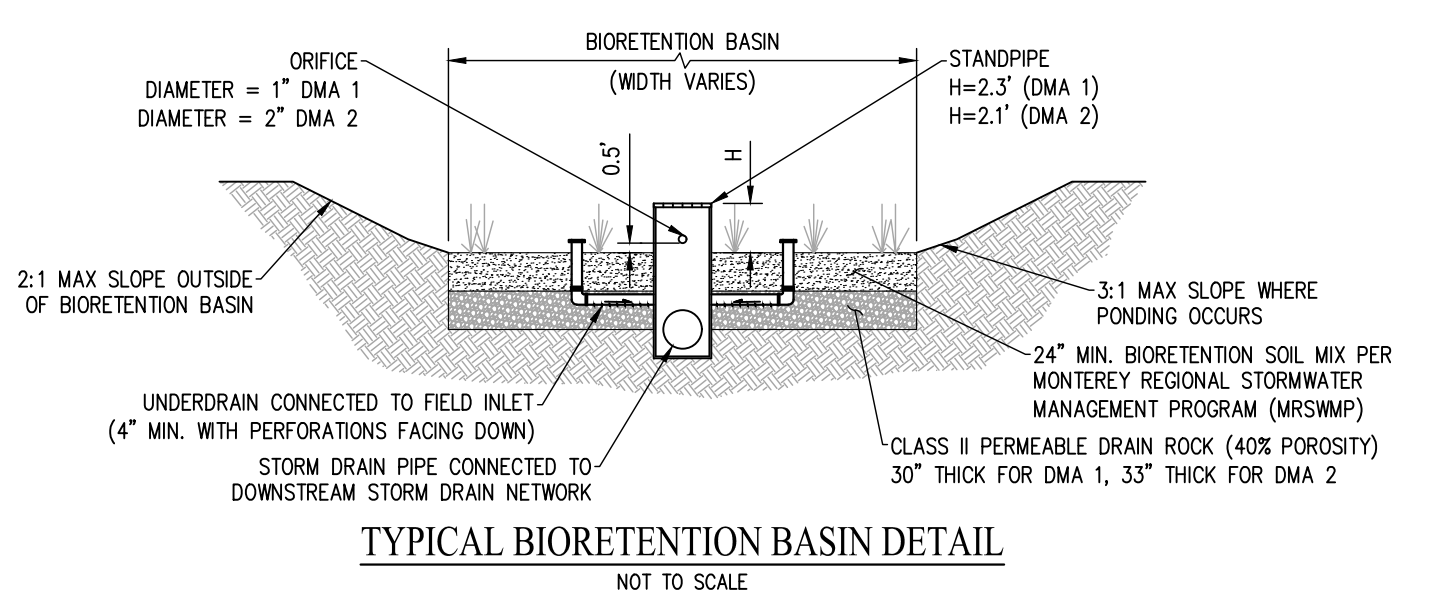
RETENTION VOLUME = C x RAINFALL DEPTH x RETENTION TRIBUTARY AREA
RETENTION VOLUME = 0.37 x 1.4" x 120,159 SF = 5,187 CUBIC FEET

BIORETENTION SIZING (USING 4% RULE) = 0.04 x 120,159 SF = 4,807 SF (REQUIRED)
BIORETENTION AREA PROVIDED = 4,993 SF

TOTAL RETENTION VOLUME PROVIDED:
RETENTION VOLUME (GRAVEL WITH 40% POROSITY) = 0.40 x 2.75' x 4,993 SF = 5,492 CF
TOTAL RETENTION VOLUME = 5,492 CF (EXCEEDS REQUIRED RETENTION VOLUME OF 5,187 CF)

LEGEND:

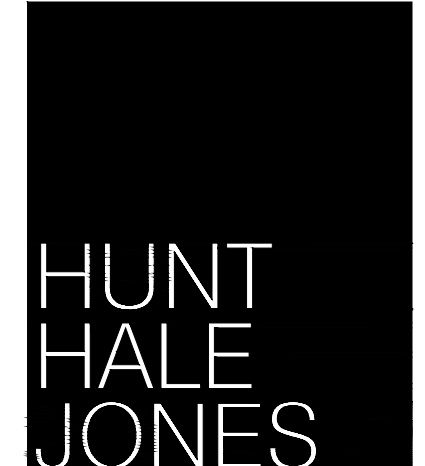
	PROJECT BOUNDARY		STORM DRAIN FORCE MAIN
	DRAINAGE MANAGEMENT AREA		IMPERVIOUS AREA
	DIRECTION OF DRAINAGE		DECOMPOSED GRANITE PATHWAY
	EXISTING STORM DRAIN		GRAVEL ACCESS ROAD
	EXISTING MANHOLE		DECORATIVE PAVEMENT PER LANDSCAPE PLANS
	EXISTING CATCH BASIN		STORMWATER QUALITY TREATMENT AREA
	STORM DRAIN PIPE		MANHOLE
	TREATED STORM DRAIN PIPE		CATCH BASIN
	MANHOLE		FIELD INLET
			DMA ID



NOTE: HOUSE FOOTPRINTS, DRIVEWAYS, PORCHES, ETC. ARE PRELIMINARY AND ARE SHOWN FOR CALCULATING PROJECT IMPERVIOUS AREAS. FINAL IMPERVIOUS AREA TO BE VERIFIED WITH FINAL DESIGN.

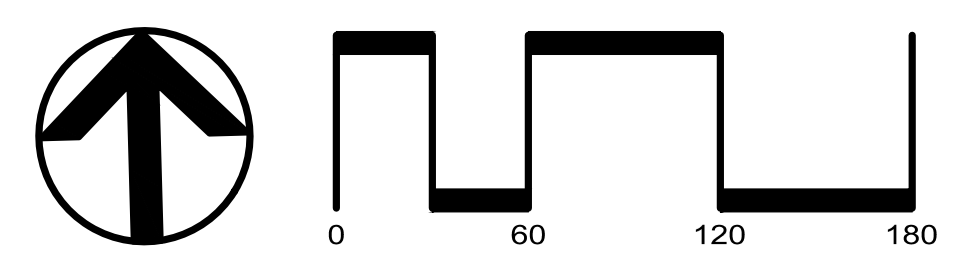


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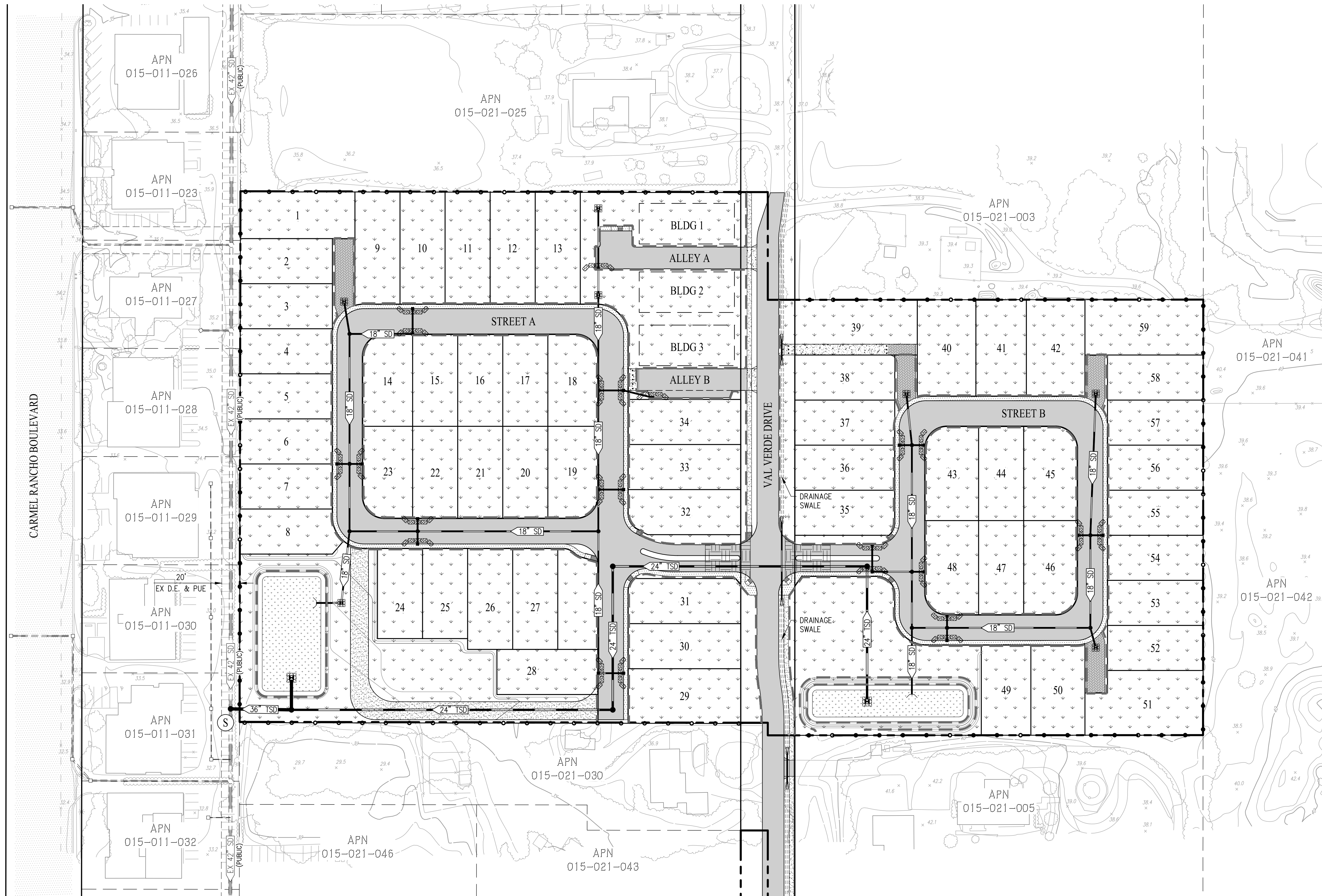


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PRELIMINARY STORMWATER CONTROL PLAN C-9



SCALE: 1"=60'
DATE: 04.17.2026
PROJECT: 3924-000

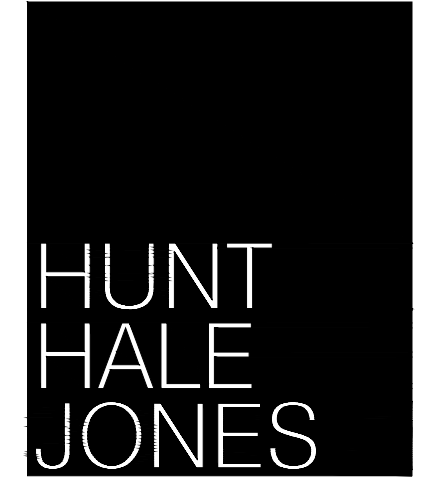


- LEGEND:**
- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
 - FIELD INLET PROTECTION - (SE-10)
 - CURB INLET PROTECTION - (SE-10)
 - SILT FENCE - (SE-1)
 - FIBER ROLL - (SE-5)
 - HYDROSEED MIX OR HYDROMULCH - (EC-4 OR EC-3)
 - STANDARDIZED CONSTRUCTION ENTRANCE/EXIT - (TC-1)
 - FIELD INLET
 - CATCH BASIN
 - PROPOSED STORM DRAIN
 - TREATED STORM DRAIN
 - EXISTING STORM DRAIN
 - STORMWATER DISCHARGE SAMPLING LOCATION*

NOTE:
 * STORMWATER DISCHARGE SAMPLING LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE REMOVED, RELOCATED OR ADDED AT THE QSD/GSP'S DISCRETION.



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PRELIMINARY EROSION CONTROL PLAN
C-10

SCALE: 1"=60'
 DATE: 04.17.2026
 PROJECT: 3924-000

- 1 Community Green
- 2 Garden Park
- 3 Multi-Family Buildings
- 4 Stormwater Basin
- 5 View Fence
- 6 Good Neighbor Fence
- 7 Garden



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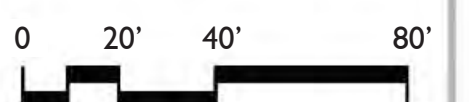
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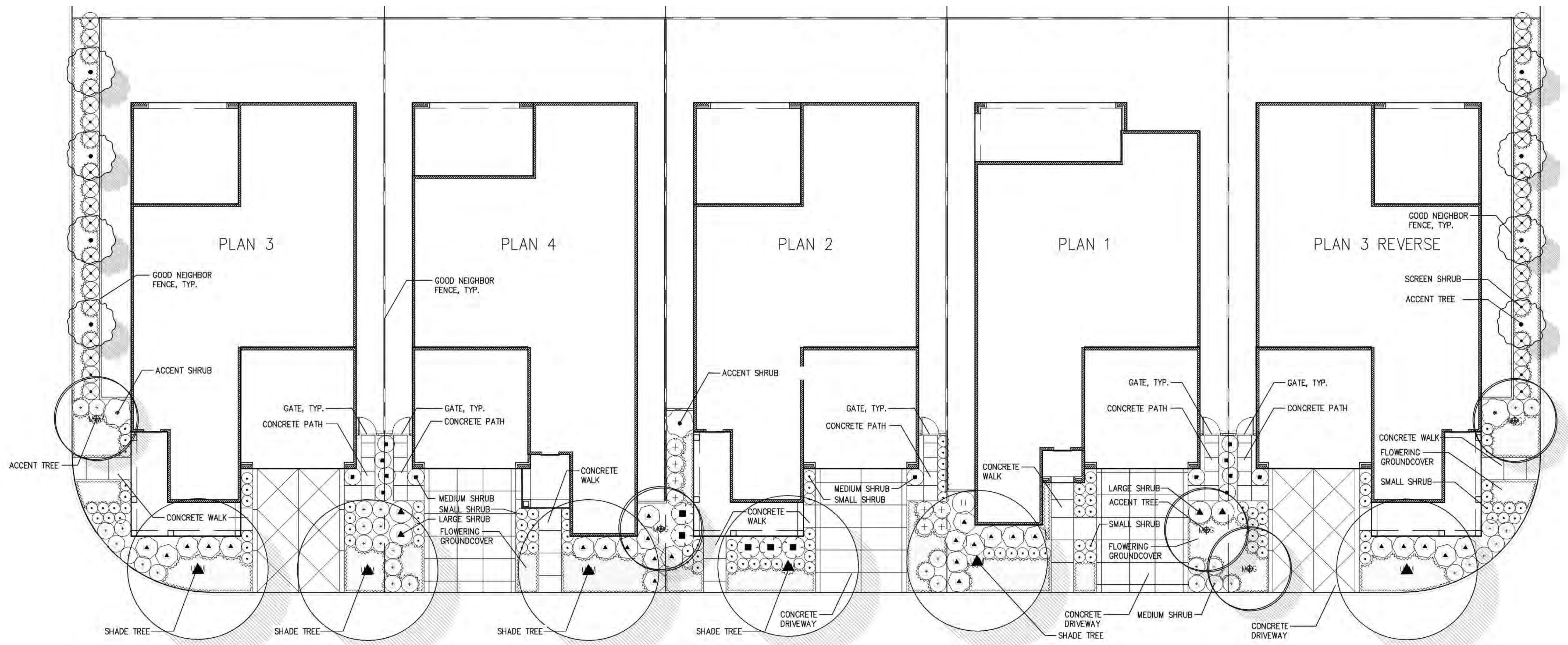
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F 415-288-0288

OVERALL ILLUSTRATIVE

L-1



DATE: 04.01.26
PROJECT: 317093



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREES				
ACP	ACER PALMATUM 'SANGO-KAKU'	CORAL BARK JAPANESE MAPLE	24"BOX	M (WUCOLS III)
ARB	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24"BOX	L (WUCOLS III)
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	L (WUCOLS III)
LAG	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO'	ARAPAHO CRAPE MYRTLE	24"BOX	L (WUCOLS III)
LAU	LAURUS NOBILIS	SWEET BAY	24"BOX	L (WUCOLS III)
MAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24"BOX	M (WUCOLS III)
MAG	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA MULTI-TRUNK	24"BOX	M (WUCOLS III)
MET	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24"BOX	L (WUCOLS III)
OLE	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE MULTI-TRUNK	24"BOX	L (WUCOLS III)
SHADE TREES				
PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24"BOX STD.	L (WUCOLS III)
QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	24"BOX	L (WUCOLS III)
QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX	L (WUCOLS III)
TIL	TILIA CORDATA	LITTLELEAF LINDEN	24"BOX	M (WUCOLS III)
ULM	ULMUS X 'FRONTIER'	FRONTIER ELM	24"BOX	M (WUCOLS III)
ACCENT SHRUBS				
AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS III)
LT	LAVATERA MARITIMA	TREE MALLOW	1 GAL	L (WUCOLS III)
LG	LEPTOSPERMUM SCOPARIUM 'GAIEITY GIRL'	GAIEITY GIRL TEA TREE	5 GAL	L (WUCOLS III)
PG	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	L (WUCOLS III)
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS III)

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT SHRUBS				
AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS III)
LT	LAVATERA MARITIMA	TREE MALLOW	1 GAL	L (WUCOLS III)
LG	LEPTOSPERMUM SCOPARIUM 'GAIEITY GIRL'	GAIEITY GIRL TEA TREE	5 GAL	L (WUCOLS III)
PG	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	L (WUCOLS III)
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS III)
LARGE SHRUBS				
CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL	L (WUCOLS III)
DV	DIETES VEGETA	AFRICAN IRIS	1 GAL	L (WUCOLS III)
MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L (WUCOLS III)
OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	1 GAL	L (WUCOLS III)
TC	TEUCRIUM FRUTICOSUM 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L (WUCOLS III)
MEDIUM FOUNDATION SHRUBS				
MC	MYRTUS COMPACTA	COMPACT MYRTLE	1 GAL	L (WUCOLS III)
ND	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
RB	ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	1 GAL	L (WUCOLS III)
WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	1 GAL	L (WUCOLS III)
MEDIUM SHRUBS				
AD	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	1 GAL	L (WUCOLS III)
BB	BUDDELEJA X 'BLUE CHIP'	LO & BEHOLD BLUE CHIP BUTTERFLY BUSH	1 GAL	L (WUCOLS III)
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	L (WUCOLS III)
CA	CALLISTEMON VIMINALIS 'LJI'	BETTER JOHN BOTTLEBRUSH	1 GAL	L (WUCOLS III)
CT	CHONDRPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE RUSH	1 GAL	L (WUCOLS III)
HP	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	1 GAL	L (WUCOLS III)
LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	L (WUCOLS III)
LP	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	MAT RUSH	1 GAL	L (WUCOLS III)
MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L (WUCOLS III)
SM	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L (WUCOLS III)

CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
SCREEN SHRUBS				
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL	L (WUCOLS III)
EU	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE JAPANESE EUONYMUS	1 GAL	L (WUCOLS III)
LJ	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	5 GAL	L (WUCOLS III)
PC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	1 GAL	L (WUCOLS III)
RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	1 GAL	L (WUCOLS III)
SMALL SHRUBS				
AM	ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	L (WUCOLS III)
BG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	L (WUCOLS III)
BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE	1 GAL	L (WUCOLS III)
CF	CALAMAGROSTIS FOLIOSA	REED GRASS	1 GAL	L (WUCOLS III)
DR	DIANELLA REVOLUTA 'BABY BLISS'	BABY BLISS FLAX	1 GAL	L (WUCOLS III)
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L (WUCOLS III)
JP	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	L (WUCOLS III)
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	L (WUCOLS III)
SH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL	L (WUCOLS III)
FLOWERING GROUNDCOVER				
EC	EPILOBIUM CANUM LATIFOLIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS III)
EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS III)
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L (WUCOLS III)
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L (WUCOLS III)
SS	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	L (WUCOLS III)
LOW GROUNDCOVER				
DM	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	L (WUCOLS III)
MP	MYOPORIUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORIUM	1 GAL	L (WUCOLS III)
PN	PHYLLODENDRON 'KURAPIA S1'	KURAPIA	SOD	L (WUCOLS III)

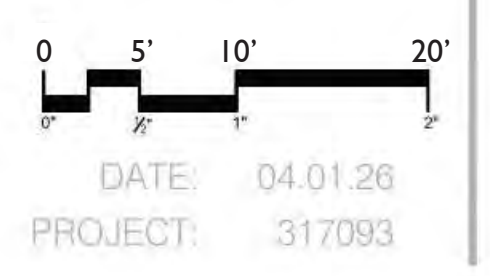


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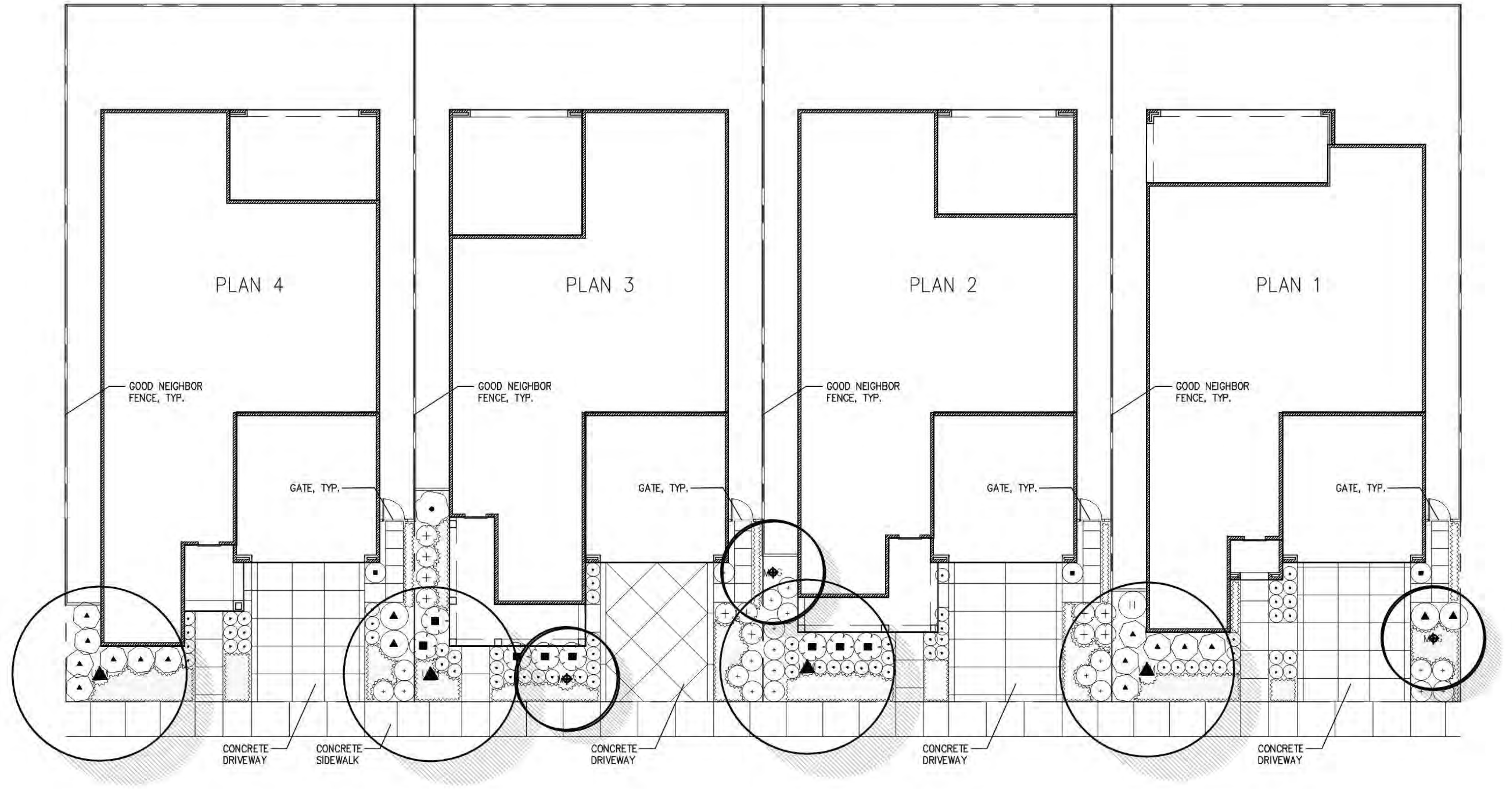
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TYPICAL PLANTING



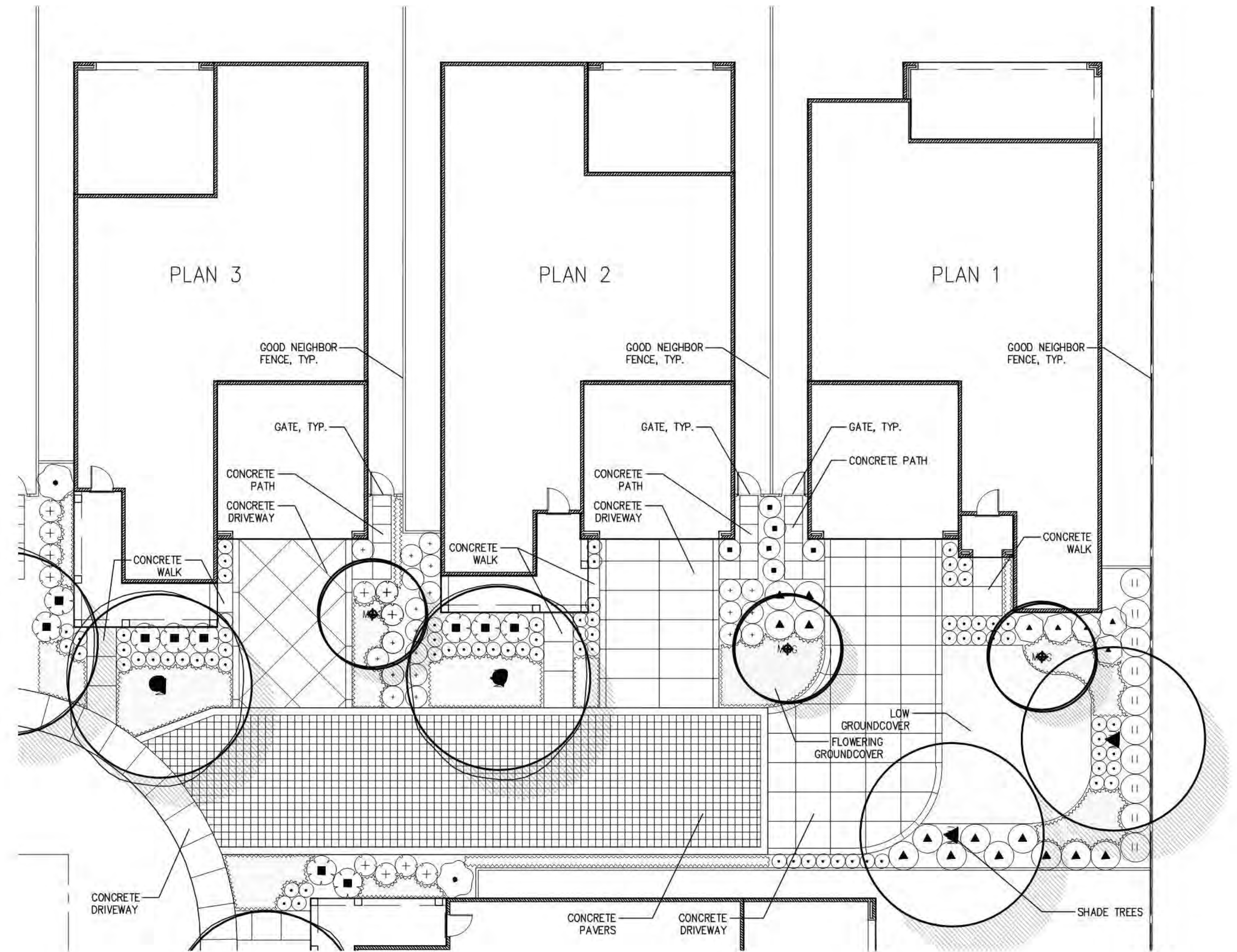
PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREES				
ACP	ACER PALMATUM 'SANGO-KAKU'	CORAL BARK JAPANESE MAPLE	24"BOX	M (WUCOLS III)
ARB	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24"BOX	L (WUCOLS III)
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	L (WUCOLS III)
LAG	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO'	ARAPAHO CRAPE MYRTLE	24"BOX	L (WUCOLS III)
LAU	LAURUS NOBILIS	SWEET BAY	24"BOX	L (WUCOLS III)
MAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24"BOX	M (WUCOLS III)
MAG	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA MULTI-TRUNK	24"BOX	M (WUCOLS III)
MET	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24"BOX	L (WUCOLS III)
OLE	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE MULTI-TRUNK	24"BOX	L (WUCOLS III)
SHADE TREES				
PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24"BOX STD.	L (WUCOLS III)
QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	24"BOX	L (WUCOLS III)
QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX	L (WUCOLS III)
TIL	TILIA CORDATA	LITTLELEAF LINDEN	24"BOX	M (WUCOLS III)
ULM	ULMUS X 'FRONTIER'	FRONTIER ELM	24"BOX	M (WUCOLS III)
ACCENT SHRUBS				
AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS III)
LT	LAVATERA MARITIMA	TREE MALLOW	1 GAL	L (WUCOLS III)
LG	LEPTOSPERMUM SCOPARIUM 'GAIETY GIRL'	GAIETY GIRL TEA TREE	5 GAL	L (WUCOLS III)
PG	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	L (WUCOLS III)
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS III)
LARGE SHRUBS				
CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL	L (WUCOLS III)
DV	DIETES VEGETA	AFRICAN IRIS	1 GAL	L (WUCOLS III)
MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L (WUCOLS III)
OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	1 GAL	L (WUCOLS III)
TC	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L (WUCOLS III)
MEDIUM FOUNDATION SHRUBS				
MC	MYRTUS COMPACTA	COMPACT MYRTLE	1 GAL	L (WUCOLS III)
ND	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
RB	ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	1 GAL	L (WUCOLS III)
WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	1 GAL	L (WUCOLS III)
MEDIUM SHRUBS				
AD	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	1 GAL	L (WUCOLS III)
BB	Buddleja x 'BLUE CHIP'	LO & BEHOLD®BLUE CHIP BUTTERFLY BUSH	1 GAL	L (WUCOLS III)
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	L (WUCOLS III)
CA	CALLISTEMON VIMINALIS 'LJI'	BETTER JOHN BOTTLEBRUSH	1 GAL	L (WUCOLS III)
CT	CHONDRPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE RUSH	1 GAL	L (WUCOLS III)
HP	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	1 GAL	L (WUCOLS III)
LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	L (WUCOLS III)
LP	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	MAT RUSH	1 GAL	L (WUCOLS III)
MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L (WUCOLS III)
SM	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L (WUCOLS III)
SCREEN SHRUBS				
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL	L (WUCOLS III)
EU	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE JAPANESE EUONYMUS	1 GAL	L (WUCOLS III)
LJ	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	5 GAL	L (WUCOLS III)
PC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	1 GAL	L (WUCOLS III)
RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	1 GAL	L (WUCOLS III)
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AM	ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	L (WUCOLS III)
BG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	L (WUCOLS III)
BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE	1 GAL	L (WUCOLS III)
CF	CALAMAGROSTIS FOLIOSA	REED GRASS	1 GAL	L (WUCOLS III)
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HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L (WUCOLS III)
JP	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	L (WUCOLS III)
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	L (WUCOLS III)
SH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL	L (WUCOLS III)
CODE	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE
FLOWERING GROUNDCOVER				
EC	EPILOBIUM CANUM LATIFOLIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS III)
EK	ERIGERON KARVINKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS III)
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L (WUCOLS III)
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L (WUCOLS III)
SS	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	L (WUCOLS III)
LOW GROUNDCOVER				
DM	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	L (WUCOLS III)
MP	MYOPORUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORUM	1 GAL	L (WUCOLS III)
PN	PHYLLODORA 'KURAPIA S1'	KURAPIA	SOD	L (WUCOLS III)



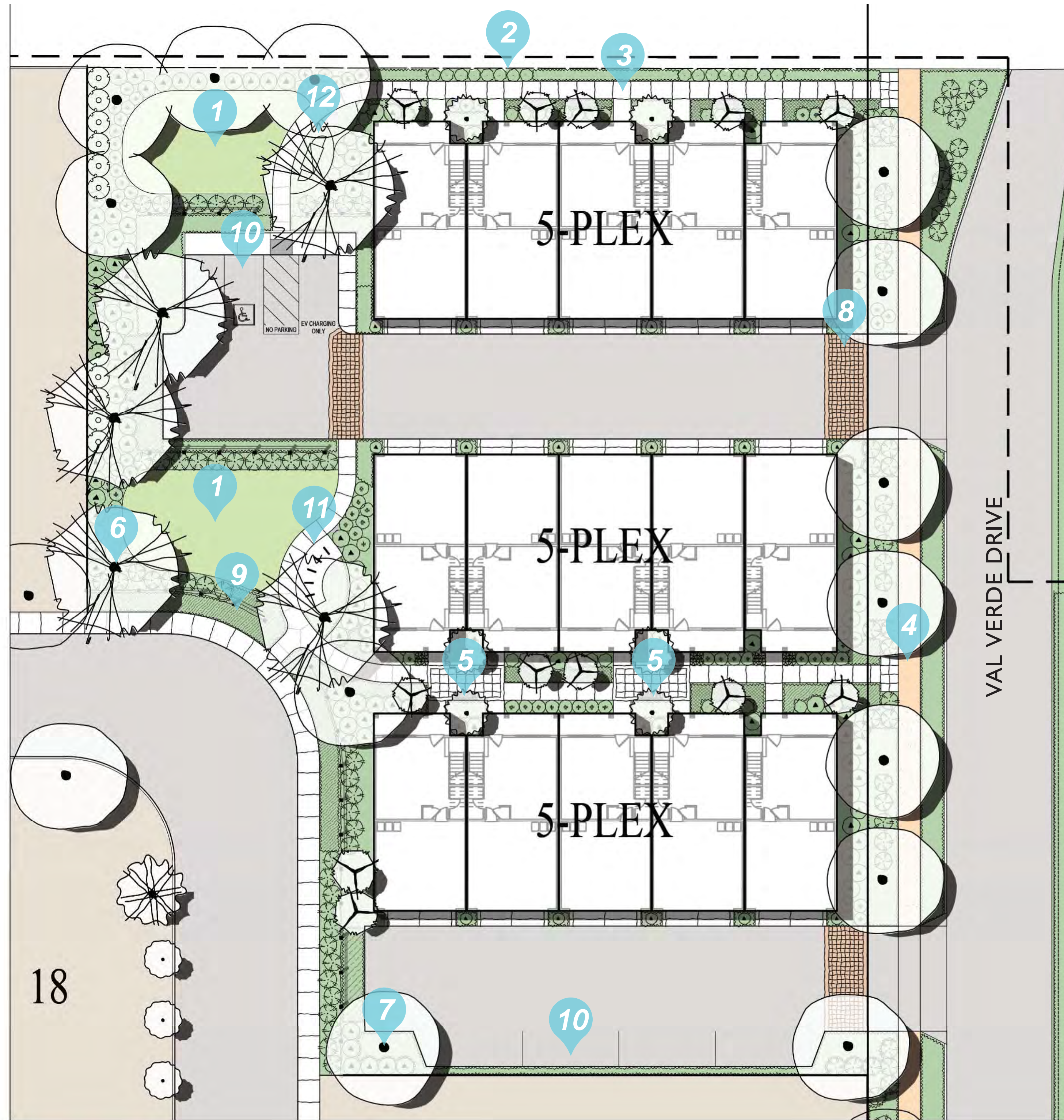
PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREES				
ACP	ACER PALMATUM 'SANGO-KAKU'	CORAL BARK JAPANESE MAPLE	24"BOX	M (WUCOLS III)
ARB	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24"BOX	L (WUCOLS III)
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	L (WUCOLS III)
LAG	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO'	ARAPAHO CRAPE MYRTLE	24"BOX	L (WUCOLS III)
LAU	LAURUS NOBILIS	SWEET BAY	24"BOX	L (WUCOLS III)
MAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24"BOX	M (WUCOLS III)
MAG	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA MULTI-TRUNK	24"BOX	M (WUCOLS III)
MET	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24"BOX	L (WUCOLS III)
OLE	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE MULTI-TRUNK	24"BOX	L (WUCOLS III)
SHADE TREES				
PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24"BOX STD.	L (WUCOLS III)
QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	24"BOX	L (WUCOLS III)
QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX	L (WUCOLS III)
TIL	TILIA CORDATA	LITTLELEAF LINDEN	24"BOX	M (WUCOLS III)
ULM	ULMUS X 'FRONTIER'	FRONTIER ELM	24"BOX	M (WUCOLS III)
ACCENT SHRUBS				
AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS III)
LT	LAVATERA MARITIMA	TREE MALLLOW	1 GAL	L (WUCOLS III)
LG	LEPTOSPERMUM SCOPARIUM 'GAIETY GIRL'	GAIETY GIRL TEA TREE	5 GAL	L (WUCOLS III)
PG	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	L (WUCOLS III)
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS III)
LARGE SHRUBS				
OP	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL	L (WUCOLS III)
DV	DIETES VEGETA	AFRICAN IRIS	1 GAL	L (WUCOLS III)
MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L (WUCOLS III)
OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	1 GAL	L (WUCOLS III)
TC	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L (WUCOLS III)
MEDIUM FOUNDATION SHRUBS				
MC	MYRTUS COMPACTA	COMPACT MYRTLE	1 GAL	L (WUCOLS III)
ND	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
RB	ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	1 GAL	L (WUCOLS III)
WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	1 GAL	L (WUCOLS III)
MEDIUM SHRUBS				
AD	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	1 GAL	L (WUCOLS III)
BB	Buddleia x 'BLUE CHIP'	LO & BEHOLD®BLUE CHIP BUTTERFLY BUSH	1 GAL	L (WUCOLS III)
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	L (WUCOLS III)
CA	CALLISTEMON VMINALIS 'LJ'	BETTER JOHN BOTTLEBRUSH	1 GAL	L (WUCOLS III)
CT	CHONDRPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE RUSH	1 GAL	L (WUCOLS III)
HP	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	1 GAL	L (WUCOLS III)
LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	L (WUCOLS III)
LP	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	MAT RUSH	1 GAL	L (WUCOLS III)
MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L (WUCOLS III)
SM	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L (WUCOLS III)
SCREEN SHRUBS				
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL	L (WUCOLS III)
EU	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE JAPANESE EUONYMUS	1 GAL	L (WUCOLS III)
LJ	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	5 GAL	L (WUCOLS III)
PC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	1 GAL	L (WUCOLS III)
RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	1 GAL	L (WUCOLS III)
SMALL SHRUBS				
AM	ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	L (WUCOLS III)
BG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	L (WUCOLS III)
BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE	1 GAL	L (WUCOLS III)
CF	CALAMAGROSTIS FOLIOSA	REED GRASS	1 GAL	L (WUCOLS III)
DR	DIANELLA REVOLUTA 'BABY BLISS'	BABY BLISS FLAX	1 GAL	L (WUCOLS III)
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L (WUCOLS III)
JP	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	L (WUCOLS III)
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	L (WUCOLS III)
SH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL	L (WUCOLS III)
CODE	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE
FLOWERING GROUNDCOVER				
EC	EPILOBIUM CANUM LATIFOLIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS III)
EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS III)
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L (WUCOLS III)
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L (WUCOLS III)
SS	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	L (WUCOLS III)
LOW GROUNDCOVER				
DM	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	L (WUCOLS III)
MP	MYOPORUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORUM	1 GAL	L (WUCOLS III)
PN	PHYLIA NODIFLORA 'KURAPIA S1'	KURAPIA	SOD	L (WUCOLS III)



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREES				
ACP	ACER PALMATUM 'SANGO-KAKU'	CORAL BARK JAPANESE MAPLE	24"BOX	M (WUCOLS III)
ARB	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24"BOX	L (WUCOLS III)
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	L (WUCOLS III)
LAG	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO'	ARAPAHO CRAPE MYRTLE	24"BOX	L (WUCOLS III)
LAU	LAURUS NOBILIS	SWEET BAY	24"BOX	L (WUCOLS III)
MAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24"BOX	M (WUCOLS III)
MAG	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA MULTI-TRUNK	24"BOX	M (WUCOLS III)
MET	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24"BOX	L (WUCOLS III)
OLE	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE MULTI-TRUNK	24"BOX	L (WUCOLS III)
SHADE TREES				
PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24"BOX STD.	L (WUCOLS III)
QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	24"BOX	L (WUCOLS III)
QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX	L (WUCOLS III)
TIL	TILIA CORDATA	LITTLELEAF LINDEN	24"BOX	M (WUCOLS III)
ULM	ULMUS X 'FRONTIER'	FRONTIER ELM	24"BOX	M (WUCOLS III)
ACCENT SHRUBS				
AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS III)
LT	LAVATERA MARITIMA	TREE MALLOW	1 GAL	L (WUCOLS III)
LG	LEPTOSPERMUM SCOPARIUM 'GAIETY GIRL'	GAIETY GIRL TEA TREE	5 GAL	L (WUCOLS III)
PG	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	L (WUCOLS III)
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS III)
LARGE SHRUBS				
CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL	L (WUCOLS III)
DV	DIETES VEGETA	AFRICAN IRIS	1 GAL	L (WUCOLS III)
MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L (WUCOLS III)
OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	1 GAL	L (WUCOLS III)
TC	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L (WUCOLS III)
MEDIUM FOUNDATION SHRUBS				
MC	MYRTUS COMPACTA	COMPACT MYRTLE	1 GAL	L (WUCOLS III)
ND	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
RB	ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	1 GAL	L (WUCOLS III)
WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	1 GAL	L (WUCOLS III)
MEDIUM SHRUBS				
AD	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	1 GAL	L (WUCOLS III)
BB	BUDDLEJA X 'BLUE CHIP'	LO & BEHOLD®BLUE CHIP BUTTERFLY BUSH	1 GAL	L (WUCOLS III)
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	L (WUCOLS III)
CA	CALLISTEMON VMINALIS 'LJI'	BETTER JOHN BOTTLEBRUSH	1 GAL	L (WUCOLS III)
CT	CHONDRPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE RUSH	1 GAL	L (WUCOLS III)
HP	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	1 GAL	L (WUCOLS III)
LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	L (WUCOLS III)
LP	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	MAT RUSH	1 GAL	L (WUCOLS III)
MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L (WUCOLS III)
SM	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L (WUCOLS III)
SCREEN SHRUBS				
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL	L (WUCOLS III)
EU	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE JAPANESE EUONYMUS	1 GAL	L (WUCOLS III)
LJ	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	5 GAL	L (WUCOLS III)
PC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	1 GAL	L (WUCOLS III)
RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	1 GAL	L (WUCOLS III)
SMALL SHRUBS				
AM	ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	L (WUCOLS III)
BG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	L (WUCOLS III)
BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE	1 GAL	L (WUCOLS III)
CF	CALAMAGROSTIS FOLIOSA	REED GRASS	1 GAL	L (WUCOLS III)
DR	DIANELLA REVOLUTA 'BABY BLISS'	BABY BLISS FLAX	1 GAL	L (WUCOLS III)
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L (WUCOLS III)
JP	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	L (WUCOLS III)
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	L (WUCOLS III)
SH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL	L (WUCOLS III)
CODE	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE
FLOWERING GROUNDCOVER				
EC	EPILOBIUM CANUM LATIFOLIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS III)
EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS III)
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L (WUCOLS III)
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L (WUCOLS III)
SS	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	L (WUCOLS III)
LOW GROUNDCOVER				
DM	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	L (WUCOLS III)
MP	MYOPORUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORUM	1 GAL	L (WUCOLS III)
PN	PHYLA NODIFLORA 'KURAPIA S1'	KURAPIA	SOD	L (WUCOLS III)

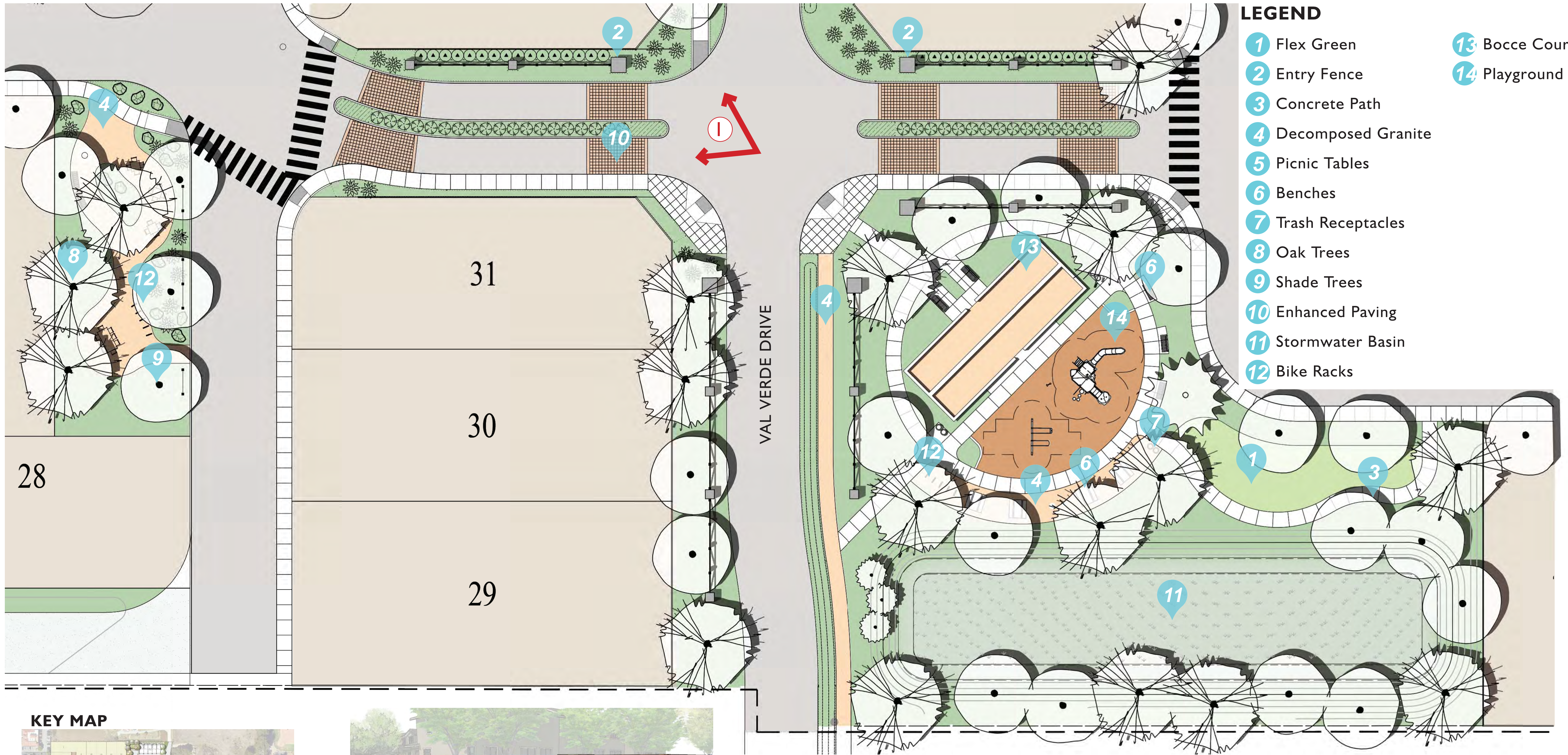


LEGEND

- 1 Flex Green
- 2 View Fence
- 3 Concrete Path
- 4 Decomposed Granite
- 5 Benches
- 6 Oak Trees
- 7 Shade Trees
- 8 Enhanced Paving
- 9 Rail Fence
- 10 Guest Parking
- 11 Bike Racks
- 12 Bike Locker + Repair Station

KEY MAP





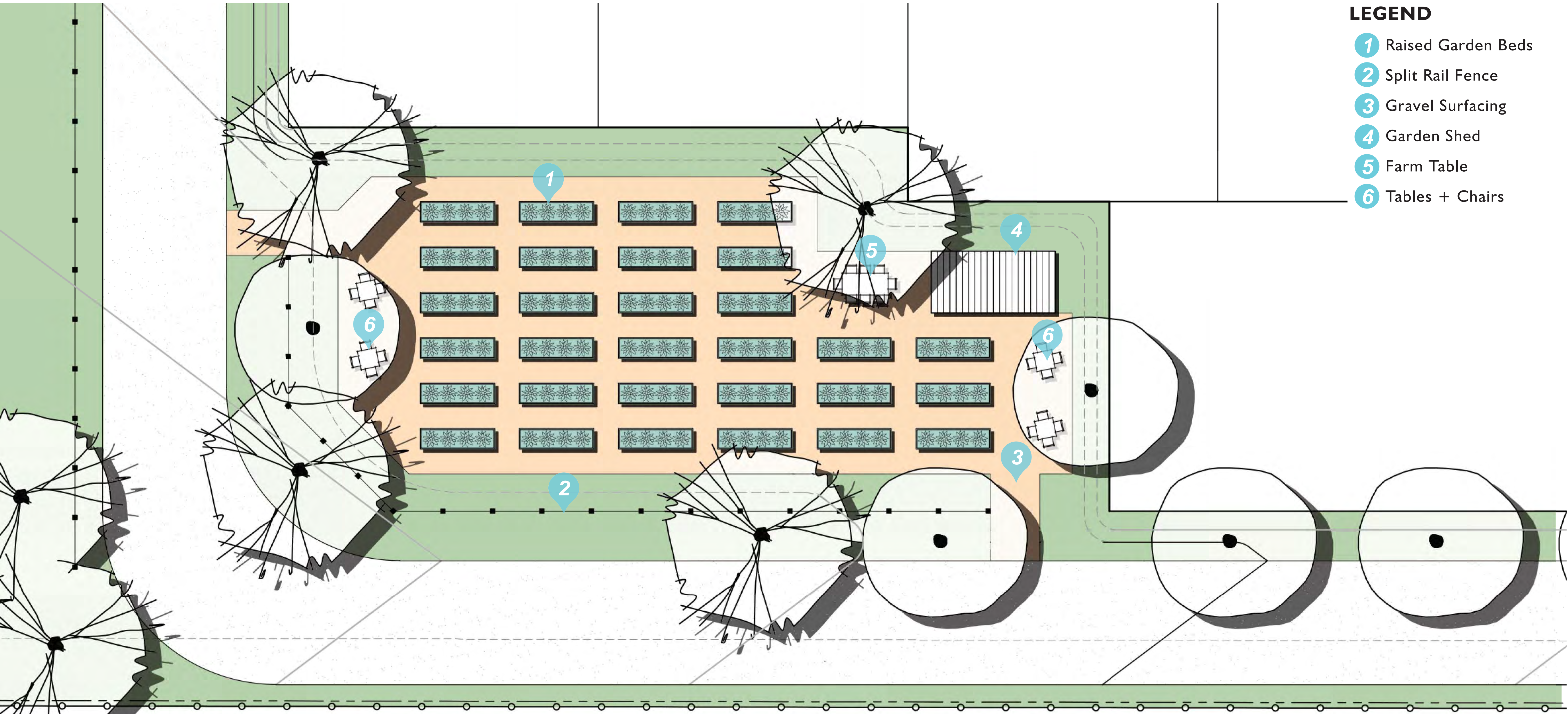
- LEGEND**
- 1 Flex Green
 - 2 Entry Fence
 - 3 Concrete Path
 - 4 Decomposed Granite
 - 5 Picnic Tables
 - 6 Benches
 - 7 Trash Receptacles
 - 8 Oak Trees
 - 9 Shade Trees
 - 10 Enhanced Paving
 - 11 Stormwater Basin
 - 12 Bike Racks
 - 13 Bocce Courts
 - 14 Playground



View I - Entry Fence

LEGEND

- 1 Raised Garden Beds
- 2 Split Rail Fence
- 3 Gravel Surfacing
- 4 Garden Shed
- 5 Farm Table
- 6 Tables + Chairs



KEY MAP



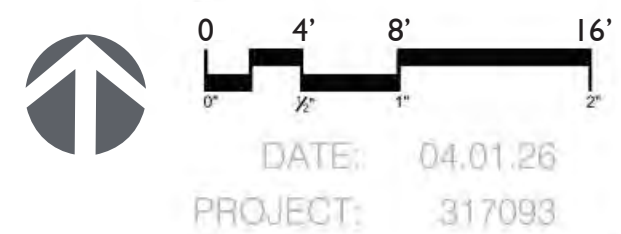
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OPEN SPACE GARDEN CONCEPT

L-7



TREES



Quercus Lobata
Valley Oak



Quercus douglasii
Blue Oak



Platanus acerifolia 'Columbia'
London Plane Tree



Acer buergerianum
Trident Maple



Pistacia chinensis 'Keith Davey'
Chinese Pistache



Cercis Occidentalis
Western Redbud



Lagerstromia Indicia
Crape Myrtle



Arbutus unedo 'Oktoberfest'
Dwarf Strawberry Tree

SHRUBS



Achillea millefolium
Moonshine Yarrow



Juniperus scopulorum
Blue Arrow Juniper



Myrtus communis
Compact myrtle



Nepeta faassenii
Walker's Low



Lomandra Longifolia
Breeze Mat Rush



Hesperaloe parviflora
Brakelights



Senecio Serpens
Blue Chalksticks



Juncus Patens 'Elk Blue'
California Gray Rush



Anigozanthos 'Bush Tango'
Kangaroo Paw



Sequoia sempervirens
Coast Redwood



Asparagus densiflorus
Foxtail Fern



Phyla nodiflora
Kurapia



Carex tumulicola
Foothill Sedge



Muhlenbergia rigens
Deergrass



Dietes Vegata
Fortnight Lily



Lavandula angustifolia
Hidcote Lavender



Epilobium canum
Everett's Choice



Dymondia margaretae
Silver Carpet



Calamagrostis x acutiflora
Karl Foerster Grass



Punica granatum 'Nana'
Dwarf Pomeranate



Teucrium fruticans
Compact Germander



Euonymus japonicus
Green Spire Euonymus



Bouteloua gracilis
Blonde Ambition



Myoporum Parvifolium
Pink myoporum



Erigeron karvinskianus
Santa Barbara Daisy



Salvia microphylla
'Hot Lips' Sage

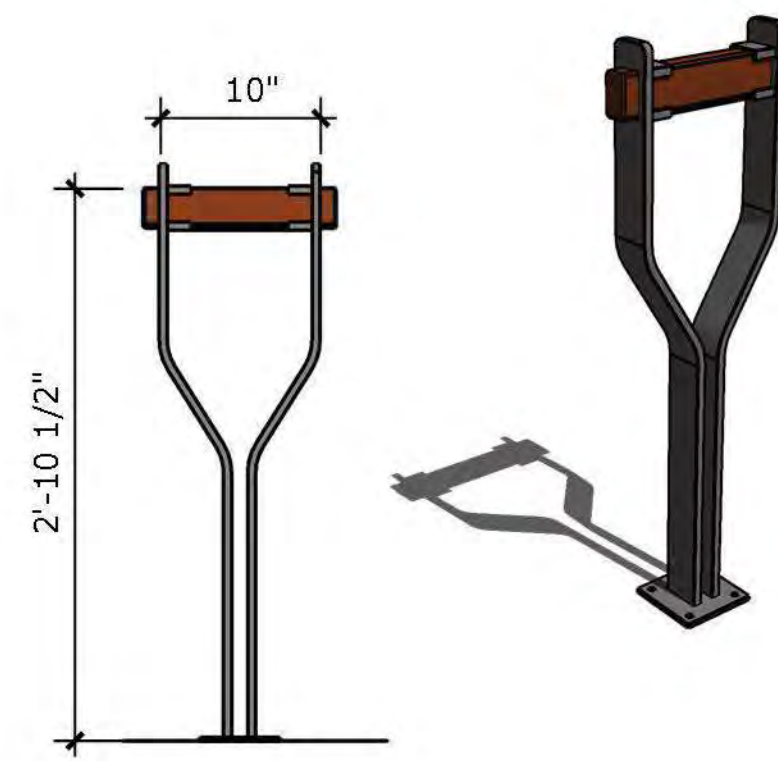


Leucophyllum langmaniae
Lynn's Legacy Sage

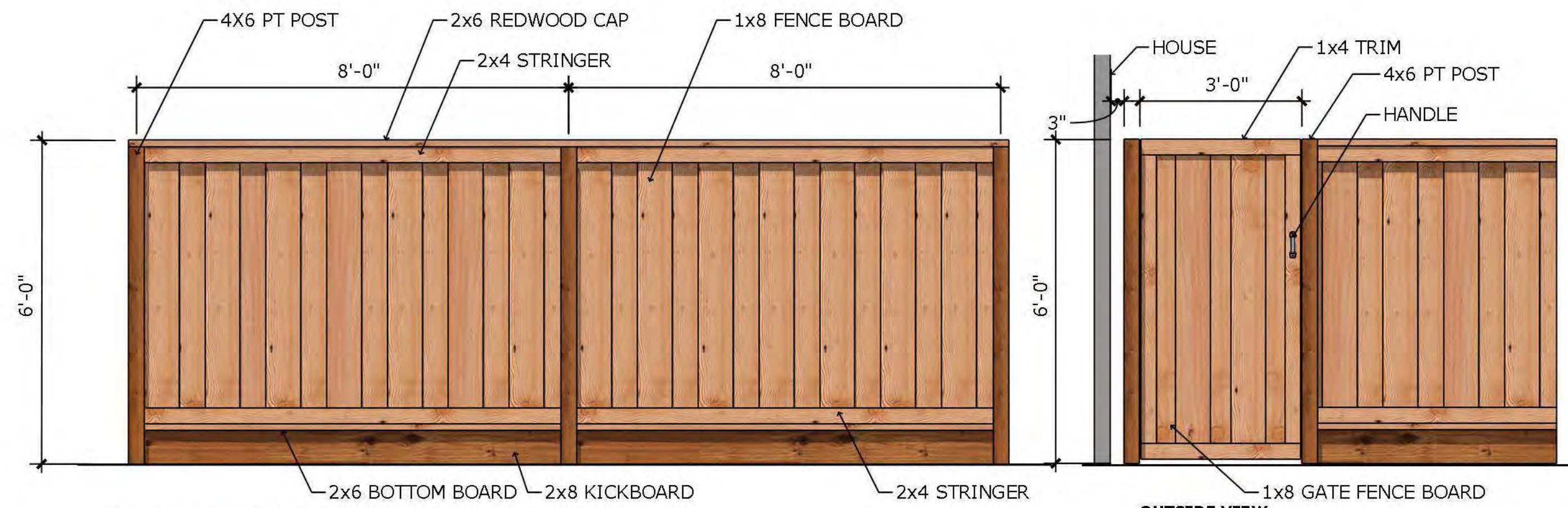


Chondropetalum tectorum
Cape Rush

NOTE: FOR FULL PLANT PALETTE SEE SHEETS L-2 THRU L-5

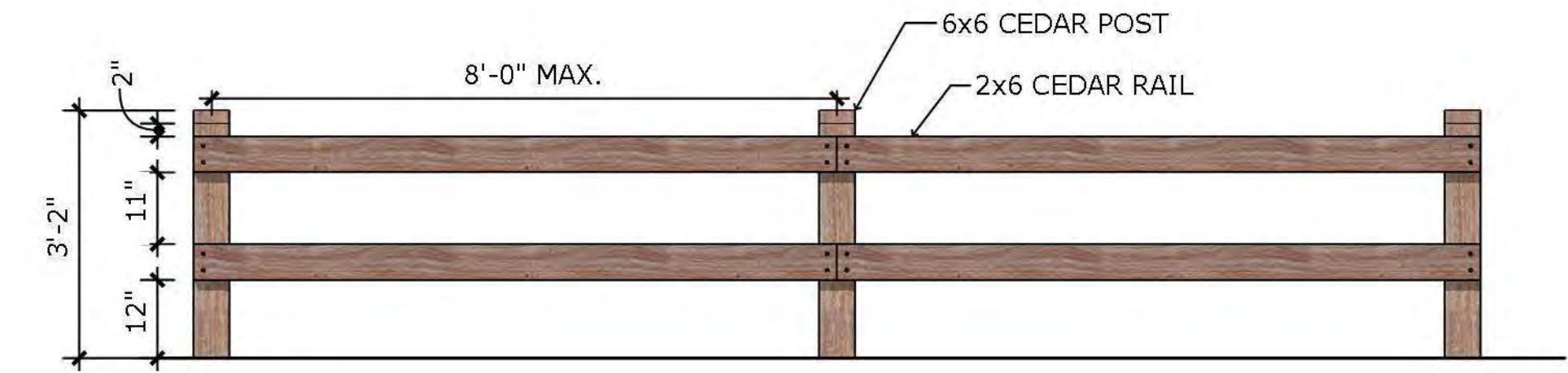


A BIKE RACK
9
scale: 3/8"=1'



A GOOD NEIGHBOR FENCE
5
scale: 1/2"=1'

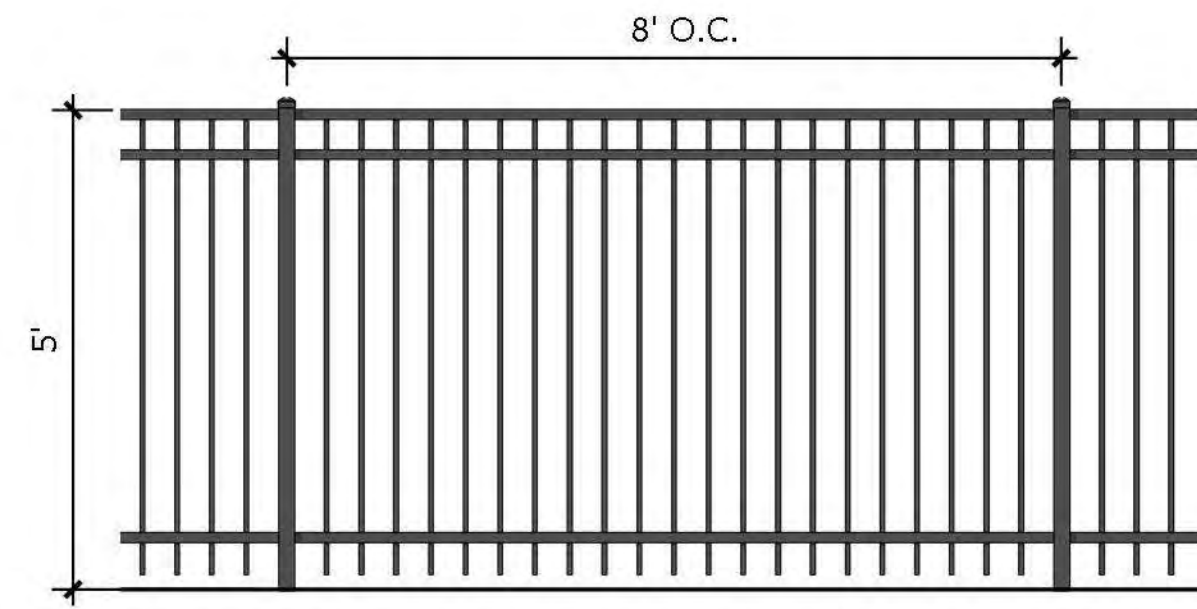
OUTSIDE VIEW



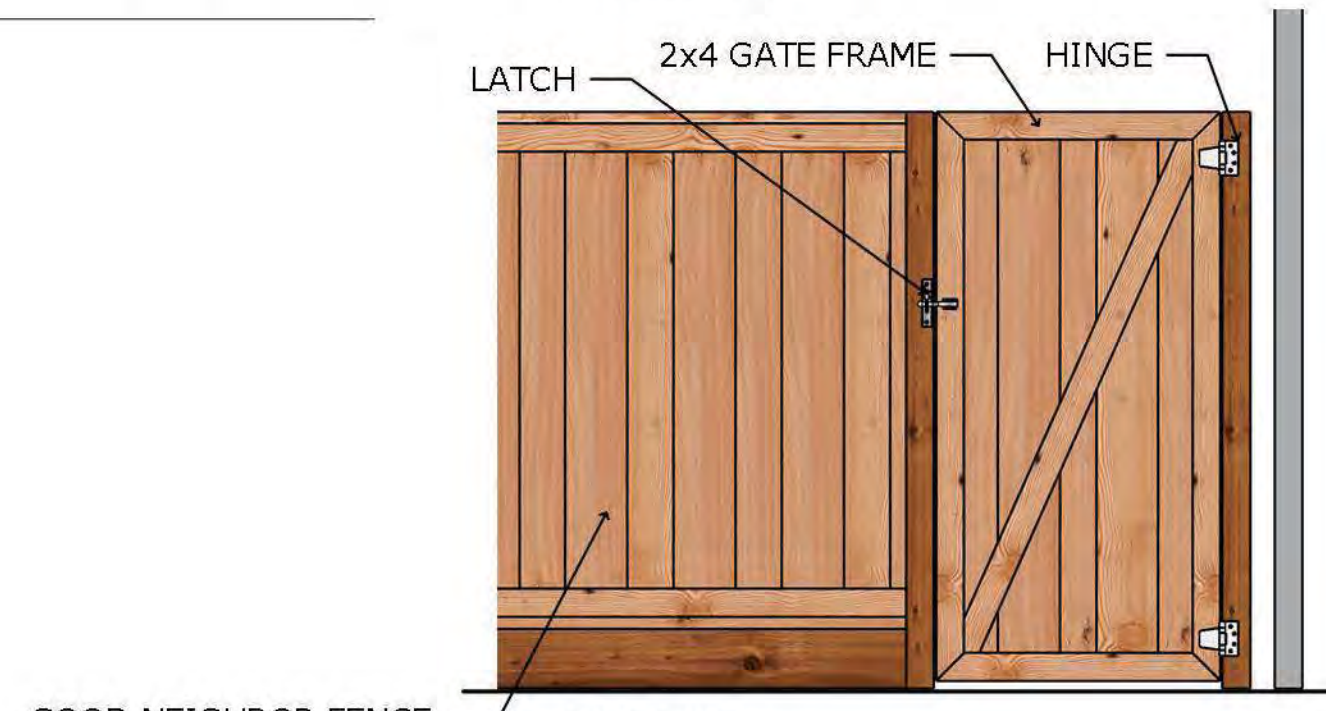
A RAIL FENCE
2
scale: 1/2"=1'



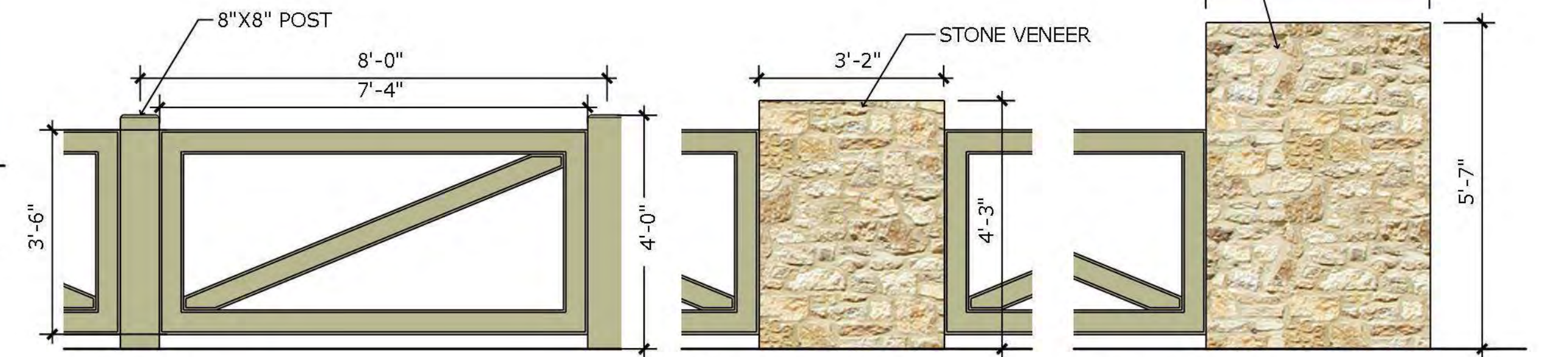
A TRASH RECEPTACLE
8
scale: 3/8"=1'



A VIEW FENCE
6
scale: 1/2"=1'



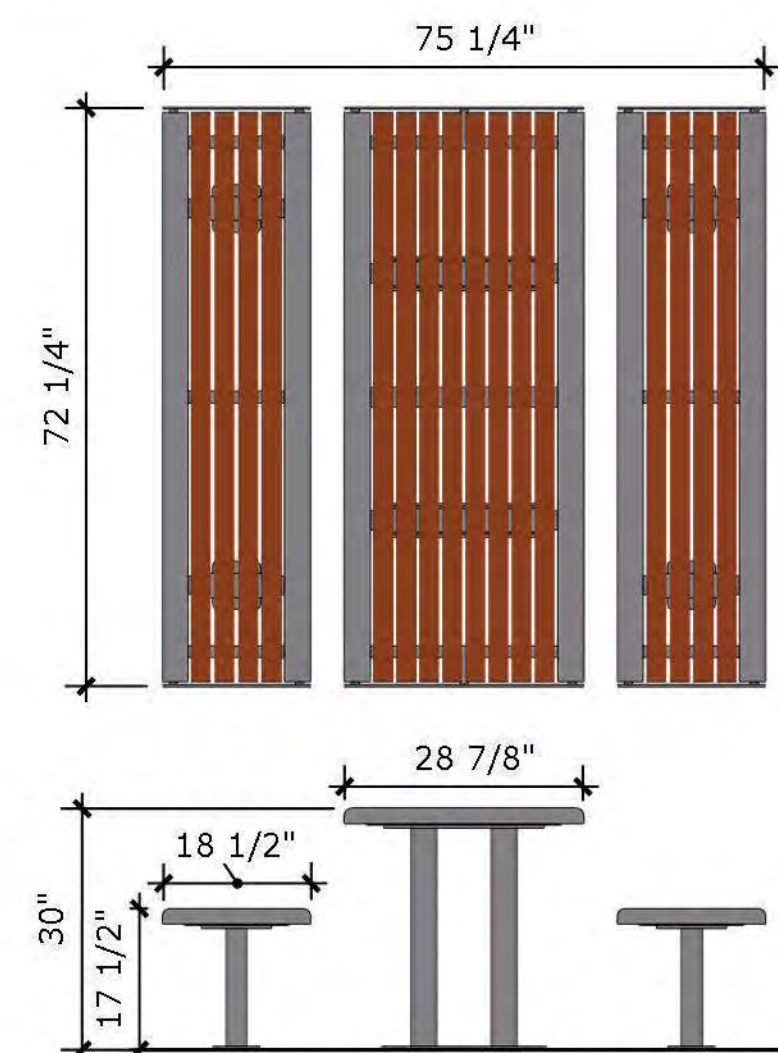
A WOOD GATE
4
scale: 1/2"=1'



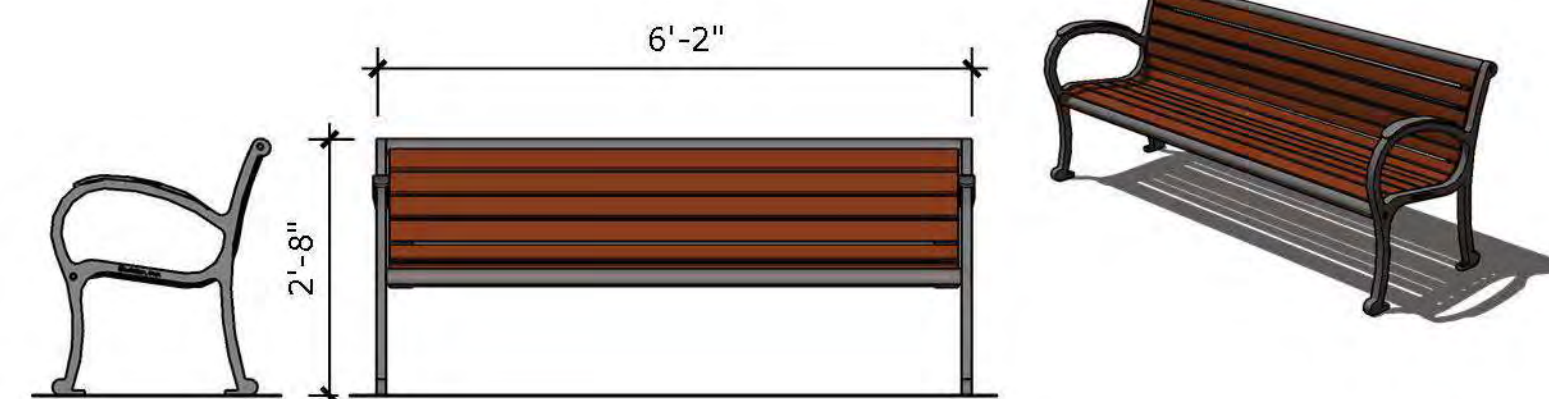
FENCE PANEL
scale: 1/2"=1'-0"

SMALL STONE COLUMN
scale: 1/2"=1'-0"

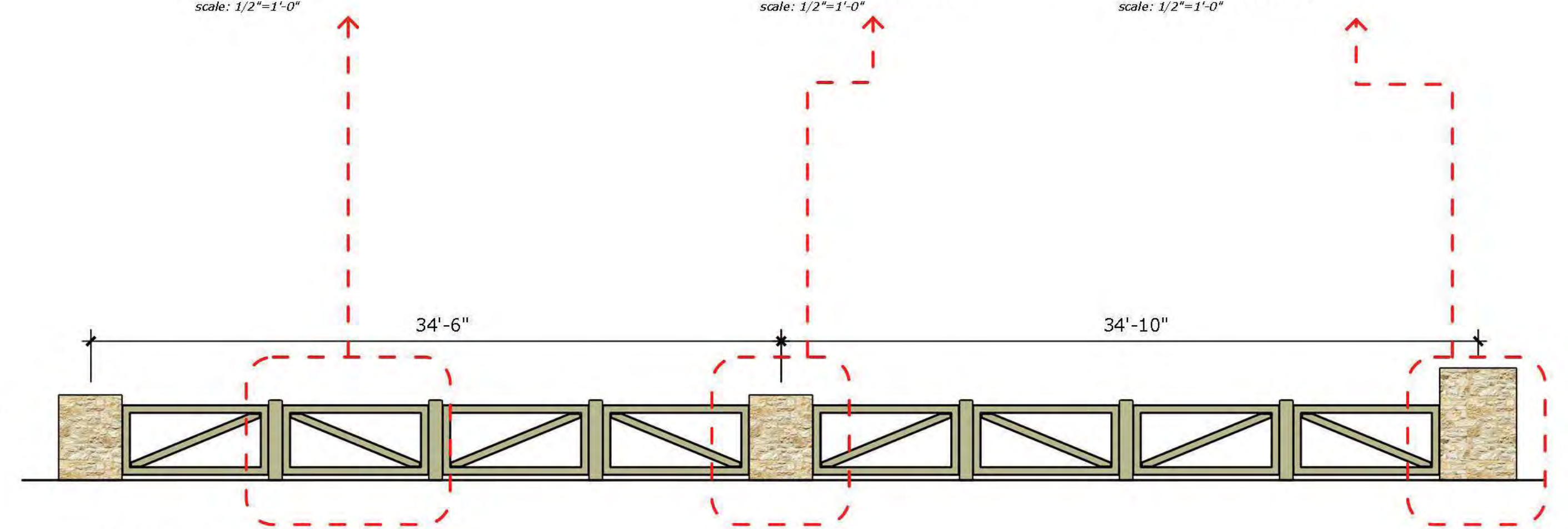
LARGE STONE COLUMN
scale: 1/2"=1'-0"



A PICNIC TABLE
7
scale: 1/2"=1'



A BENCH
3
scale: 1/2"=1'



A ENTRY FENCE
1
scale: 3/16"=1'-0"



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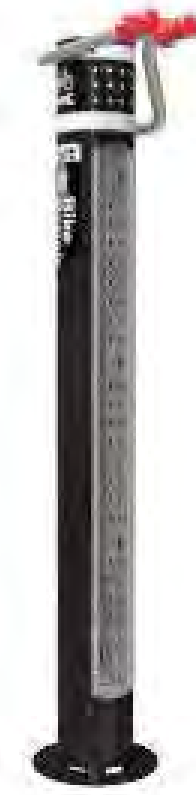
LANDSCAPE DETAILS

L-9

DATE: 04.01.26
PROJECT: 317093



A GARDEN BED
5 scale: NTS



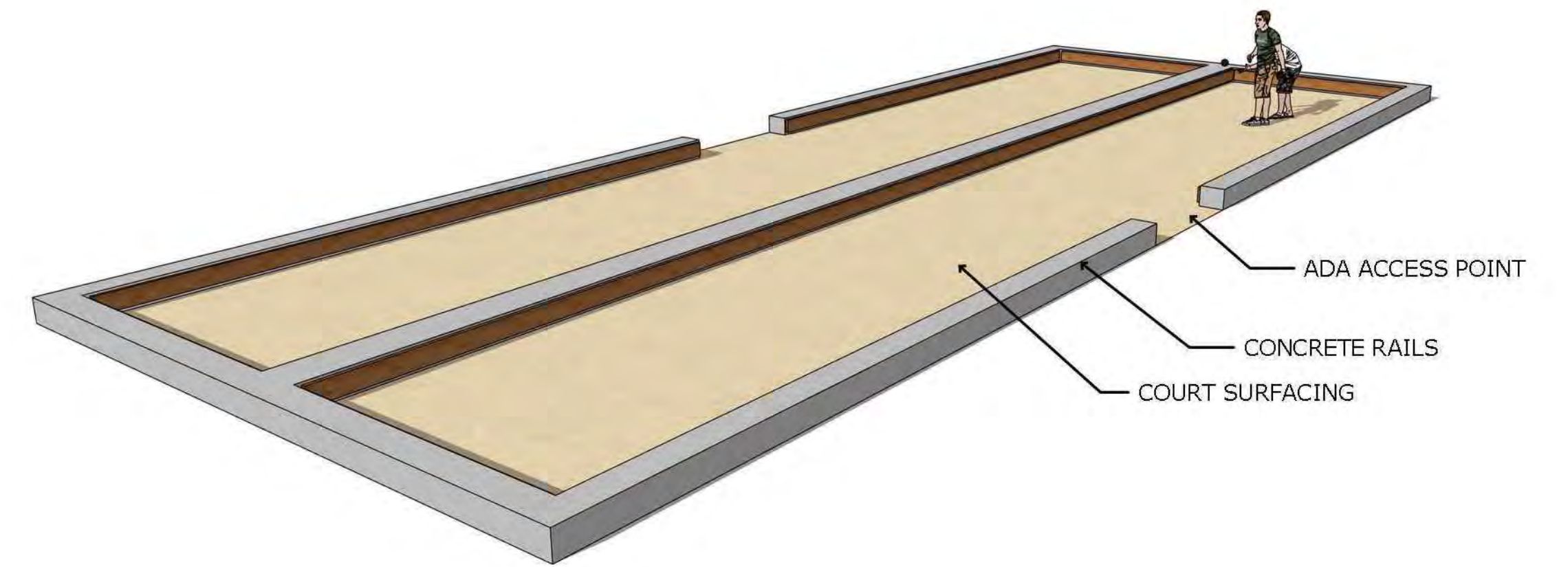
A BIKE REPAIR STATION
4 scale: NTS



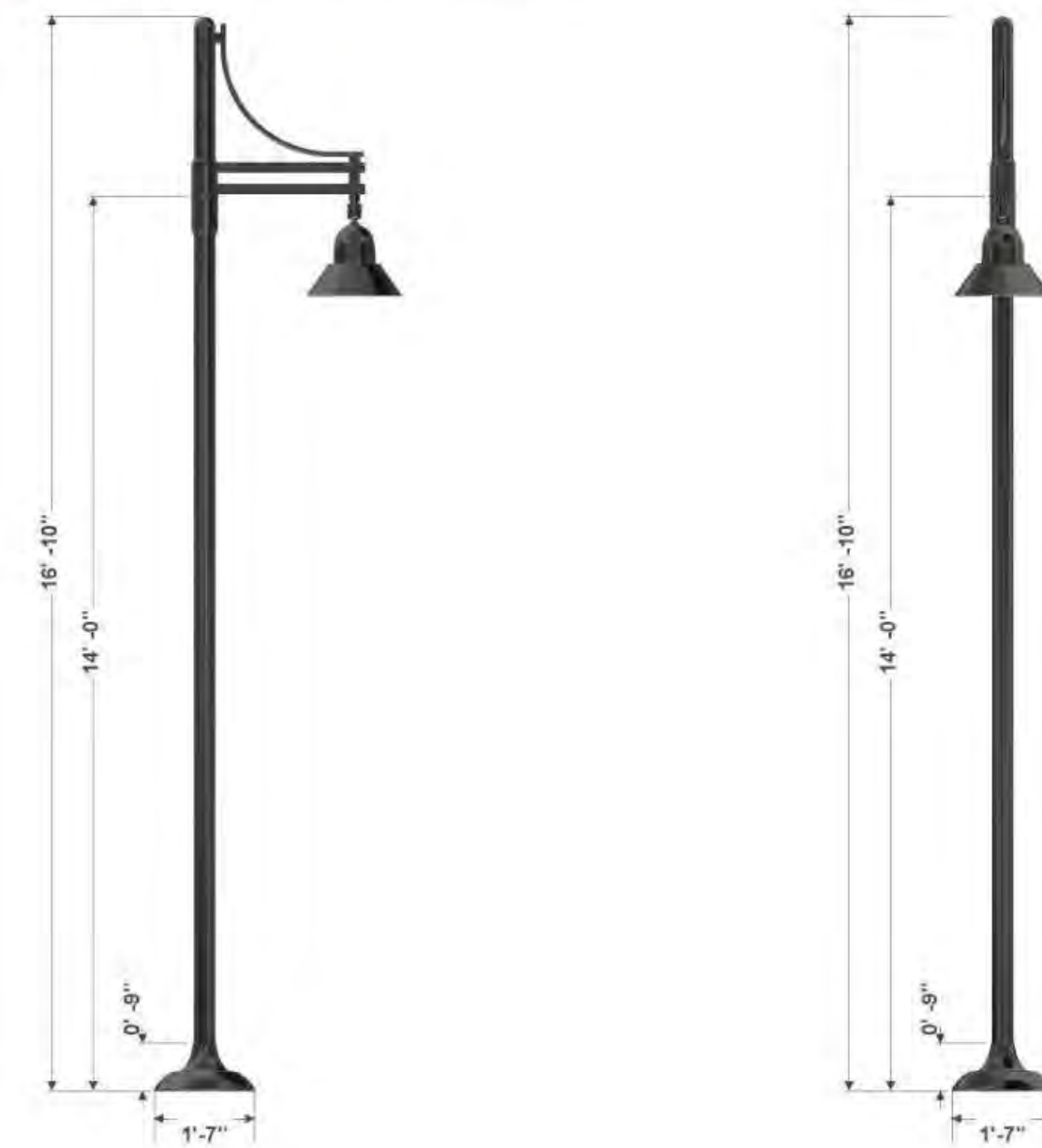
A PLAYGROUND
2 scale: NTS



A BIKE LOCKER
3 scale: NTS



A BOCCE COURT
1 scale: NTS



Catalog Number: 1A-GL1960-S-BFS-12L30T3-MDL008-SV1-EZ / OGPT / LU900P414-188 / BKT



ARM NUMBER OF ARMS: 1
 Number of Arms: One Arm (1)

ARM MOUNTED FIXTURE: GL1960
 The GL1960 Gallery Series is a large scale, decorative downlight fixture with a spun aluminum shade. The dome is available with six types of shades: straight (S), flared (F), bell (B), round rim (RR), round with flared rim (RF), and round with square rim (RS) styles. The luminaire measures 17-1/2" in diameter and 13-1/2" overall height. The Luminaire shall be UL listed in US and Canada.
 GL1960 Type: Straight Edge Shade, Base Fixture, Stepped Top (S-BFS)

ARM FIXTURE LIGHT SOURCE: -12L30T3-MDL008-SV1
 Array: 12 LEDs, 20W for MD_006, 26W for MD_008, 39W for MD_012 (12L)
 Color Temp: 3000K (30)
 Distribution: Type 3 (T3)
 Driver: Multi-Volt Dimmable Low-Range Driver: 120-277V (MDL008)
 Lens: Flat Soft Vue Medium Diffused Acrylic Lens (SV1)

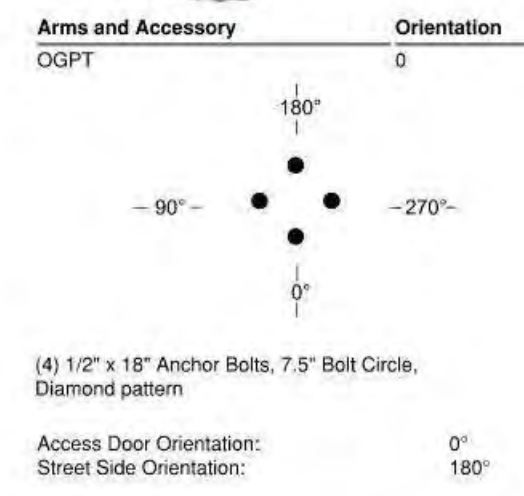
ARM FIXTURE OPTIONS: -EZ
 Hangstraight: EZ Vertical (EZ)

ARM: OGPT
 OGPT

POLE: LU900P414-188
 These round poles are offered with with low profile base covers. The base is made of heavy wall, 356 alloy cast aluminum. It will have a 3/4" thick floor cast as an integral part of the base. It will have a cast anchor bolt cover designed with a curved retail. The shaft shall be double circumferentially welded.
 Model: LU900
 Shaft Type: Smooth Straight 4 Inch, 6061-T6 Aluminum Alloy (P4)
 Height: 14 Ft (14)
 Gauge: 0.188" (188)

FINISH: BKT
 Assembly shall be powder coated to Black Textured finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Wind Load Evaluation
 Err: 7
 Wind Speed: 90 mph
 Gust Factor: 1.14



Catalog Number: 1A-GL1960-S-BFS-12L30T3-MDL008-SV1-EZ / OGPT / LU900P414-188 / BKT



CARMEL
 CITY VENTURES
 26500 VAL VERDE DRIVE
 CARMEL, CA. 93923



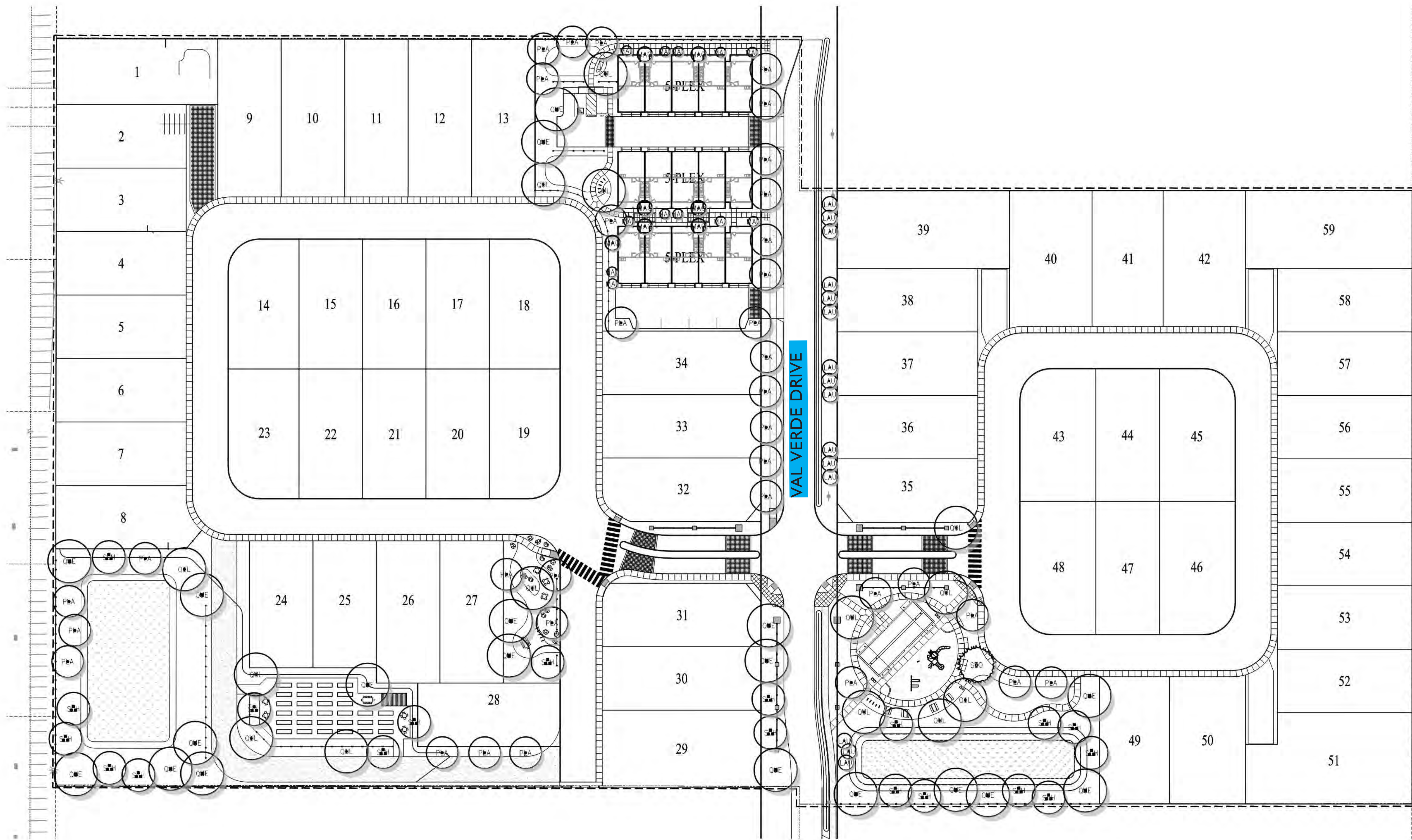
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LIGHTING DETAILS **L-11**

DATE: 04.01.26
 PROJECT: 317093

PLANT SCHEDULE

CODE	BOTANICAL NAME
ACCENT TREES	
ACP	ACER PALMATUM 'SANGO-KAKU'
ARB	ARBUTUS UNEDO 'COMPACTA'
CER	CERCIS OCCIDENTALIS
LAG	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO'
LAU	LAURUS NOBILIS
MAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'
MAG	MAGNOLIA X SOULANGEANA
MET	METROSIDEROS EXCELSA
OLE	OLEA EUROPAEA 'SWAN HILL'
SHADE TREES	
PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'
QUE	QUERCUS AGRIFOLIA
QUL	QUERCUS LOBATA
SCH	SCHINUS MOLLE
SEQ	SEQUOIA SEMPERVIRENS
TIL	TILIA CORDATA
ULM	ULMUS X 'FRONTIER'



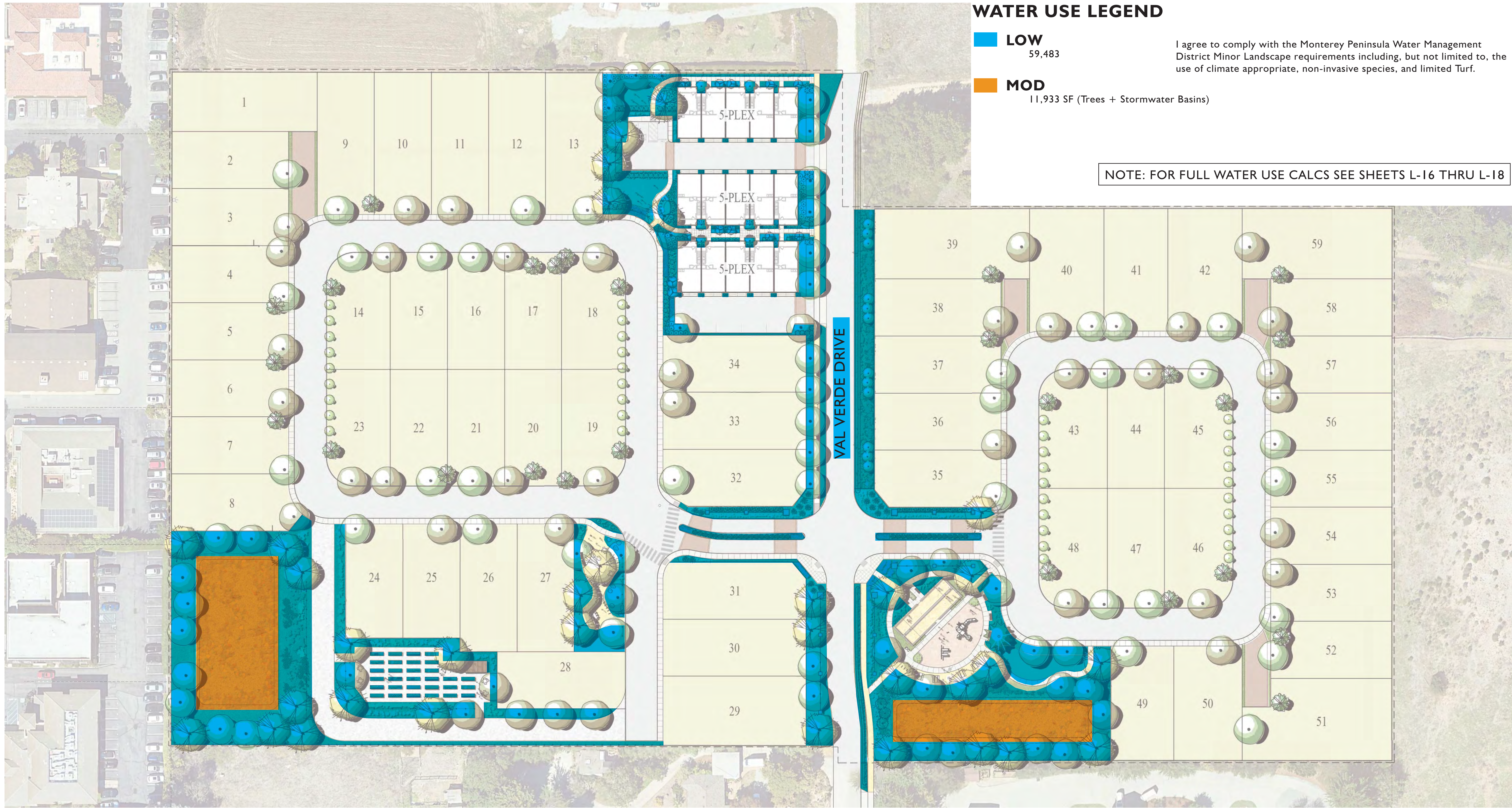
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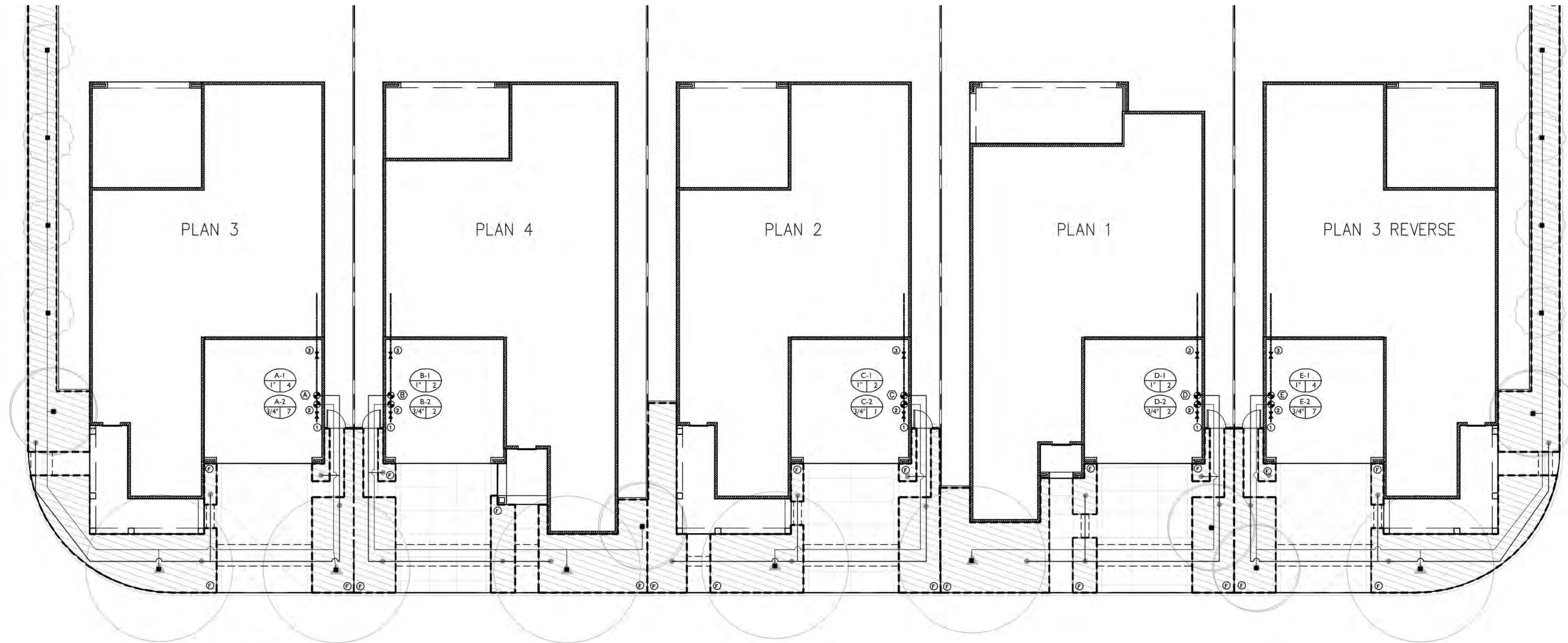


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OPEN SPACE TREE PLAN **L-12**

DATE: 04.01.26
 PROJECT: 317093





DRIP NOTES

1. THE IRRIGATION CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL SHRUBS AND GROUND COVER AS NOTED ON THE IRRIGATION PLANS.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE. LENGTHS OF MICRO TUBING SHALL BE EQUAL TO EACH OTHER AND SECURED, AS NOTED IN THE DETAILS.
3. PROVIDE AN END FLUSH FITTING AT THE END OF EACH DRIP SUPPLY LINE PER DETAILS.
4. REFER TO PLANTING PLAN AND EMITTER SCHEDULE TO ESTIMATE THE QUANTITY AND FLOW OF EMITTERS REQUIRED PER PLANT BASED UPON CONTAINER SIZE.
5. REFER TO DRIP IRRIGATION DETAILS FOR FURTHER INFORMATION.
6. ALL TREE BUBBLERS ARE ON SEPARATE VALVES

EMITTER SCHEDULE

CONTAINER SIZE	EMITTER FLOW	QTY OF EMITTERS PER PLANT	REMARKS
1 GALLON	1.0 GPH	2	EQUALLY SPACED AROUND ROOTBALL (ALL SIZES)
2 GALLON	1.0 GPH	2	
5 GALLON	1.0 GPH	3	
15 GALLON	1.0 GPH	4	

POC NOTES

THE FOLLOWING APPLIES TO EACH POINT OF CONNECTION (POC):

THE CONTROLLER SHALL TIE-IN DOWNSTREAM OF THE EXISTING 1" DOMESTIC METER (INSTALLED PER ENGINEER PLANS) AND INSTALL A LINE-SIZED GATE VALVE PER PLANS. THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATION OF EXISTING EQUIPMENT. REFER TO THE CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION.

IRRIGATION SYSTEMS ARE DESIGN FOR A MAXIMUM DEMAND OF 10 GPM WITH A MINIMUM STATIC PRESSURE OF 40 PSI AT THE POC (DOWNSTREAM OF METER AT THE CONNECTION TO THE DOMESTIC WATER LINE). THE CONTRACTOR MUST FIELD VERIFY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING IF THE MEASURED PRESSURE IS LESS THAN 40 PSI. IF NOTIFICATION IS NOT RECEIVED PRIOR TO START OF INSTALLATION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SYSTEM OPERATION.

CONTROLLER NOTES

CONTRACTOR SHALL INSTALL ONE (1) WALL MOUNTED CONTROLLER ON THE EXTERIOR WALL OF EACH HOME GARAGE ON THE INTERIOR OF THE FENCE AS SHOWN ON PLANS AND ONE (1) RAIN SENSOR UNDER THE SOUTHEAST SOUTH EAVE OF EACH HOME ON THE GARAGE SIDE. REFER TO THE IRRIGATION LEGEND, NOTES AND DETAILS FOR ADDITIONAL INFORMATION. CONTRACTOR IS RESPONSIBLE TO FULLY COORDINATE ALL WIRING INCLUDING ELECTRICAL CONNECTION. FINAL LOCATION MUST BE APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

CONTRACTOR SHALL RUN CONTROL WIRES (ONE FROM EACH STATION) AND ONE COMMON WIRE FROM THE CONTROLLER TO THE FRONT YARD. WIRES NOT USED MAY BE USED FOR FUTURE NEEDS (IF APPLICABLE). INSTALL WIRES WITHIN CONDUIT AT ALL PAVEMENT UNDERCROSSINGS PER IRRIGATION LEGEND.

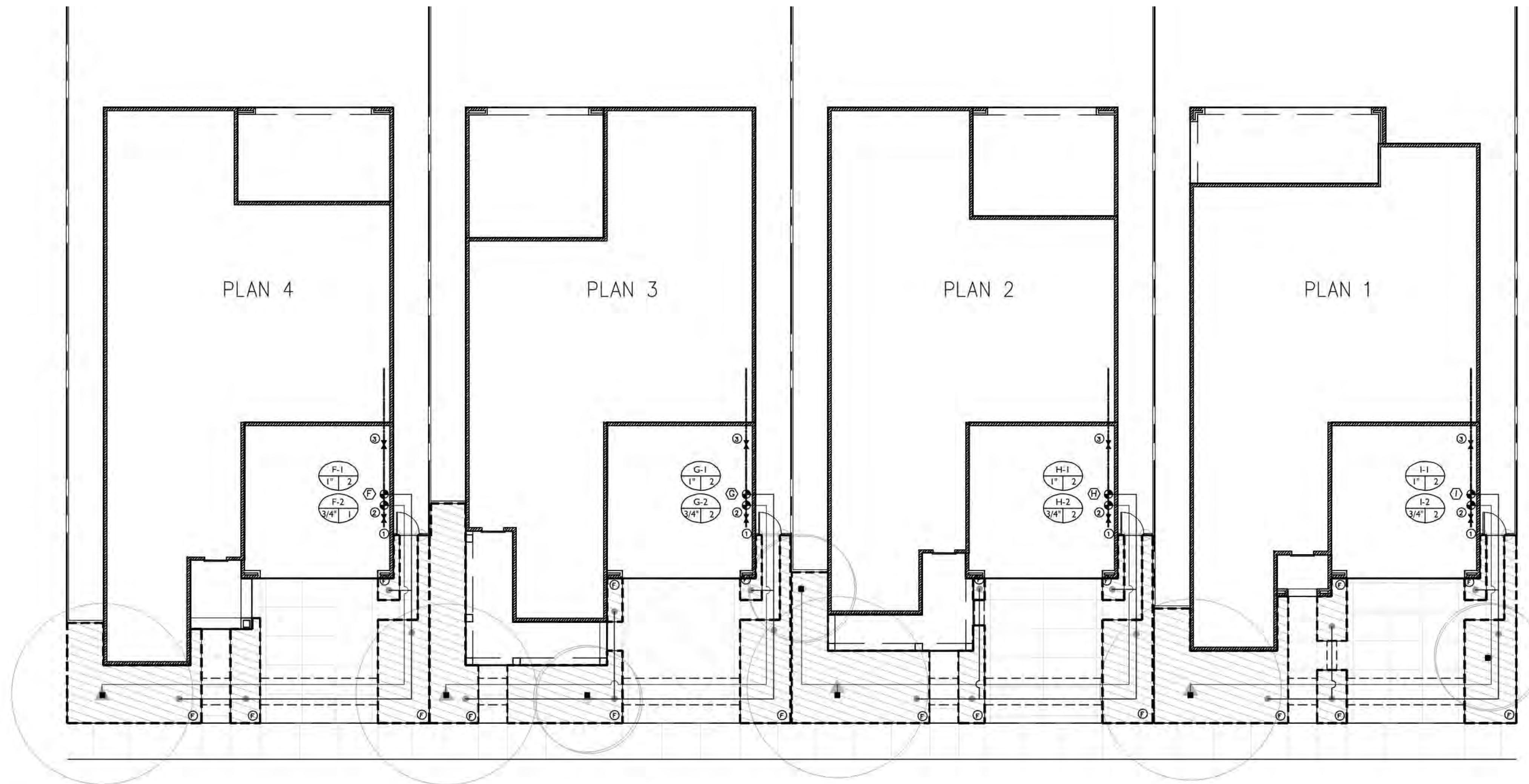
KEY

- 1 WATER SERVICE/STUB, FROM THE IRRIGATION POC. CONTRACTOR TO CONNECT MAINLINE TO THE DOMESTIC WATER METER
- 2 ALL CONTROL VALVES SHOWN DIAGRAMMATICALLY FOR CLARITY. INSTALL 12" FROM RESIDENCE AT LOCATIONS NOTED. INSTALL VALVES PER INSTALLATION DETAILS. TYPICAL
- 3 STUB OUT AND CAP 1" PVC MAINLINE AND 6 LOW VOLTAGE WIRES FROM CONTROLLER FOR REAR YARD IRRIGATION CONNECTION.

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
TREE BUBBLERS 0.50 GPM	1-9	3/4"	1-10
	9.5-15	1"	11-20
	15.5-24	1 1/4"	21-40
DRIPLINE VARIES	1-9	3/4"	N/A
	10-15	1"	
	16-24	1 1/4"	

* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE



DRIP NOTES

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5. REFER TO DRIP IRRIGATION DETAILS FOR FURTHER INFORMATION.
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EMITTER SCHEDULE

CONTAINER SIZE	EMITTER FLOW	QTY OF EMITTERS PER PLANT	REMARKS
1 GALLON	1.0 GPH	2	EQUALLY SPACED AROUND ROOTBALL (ALL SIZES)
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DRIPLINE VARIES	1-9	3/4"	N/A
	10-15	1"	
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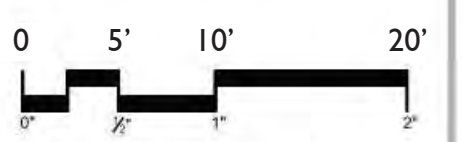
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TYPICAL IRRIGATION

L-15



DATE: 04.01.26
PROJECT: 317093

DRIP NOTES

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EMITTER SCHEDULE

CONTAINER SIZE	EMITTER FLOW	QTY OF EMITTERS PER PLANT	REMARKS
1 GALLON	1.0 GPH	2	EQUALLY SPACED AROUND ROOTBALL (ALL SIZES)
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POC NOTES

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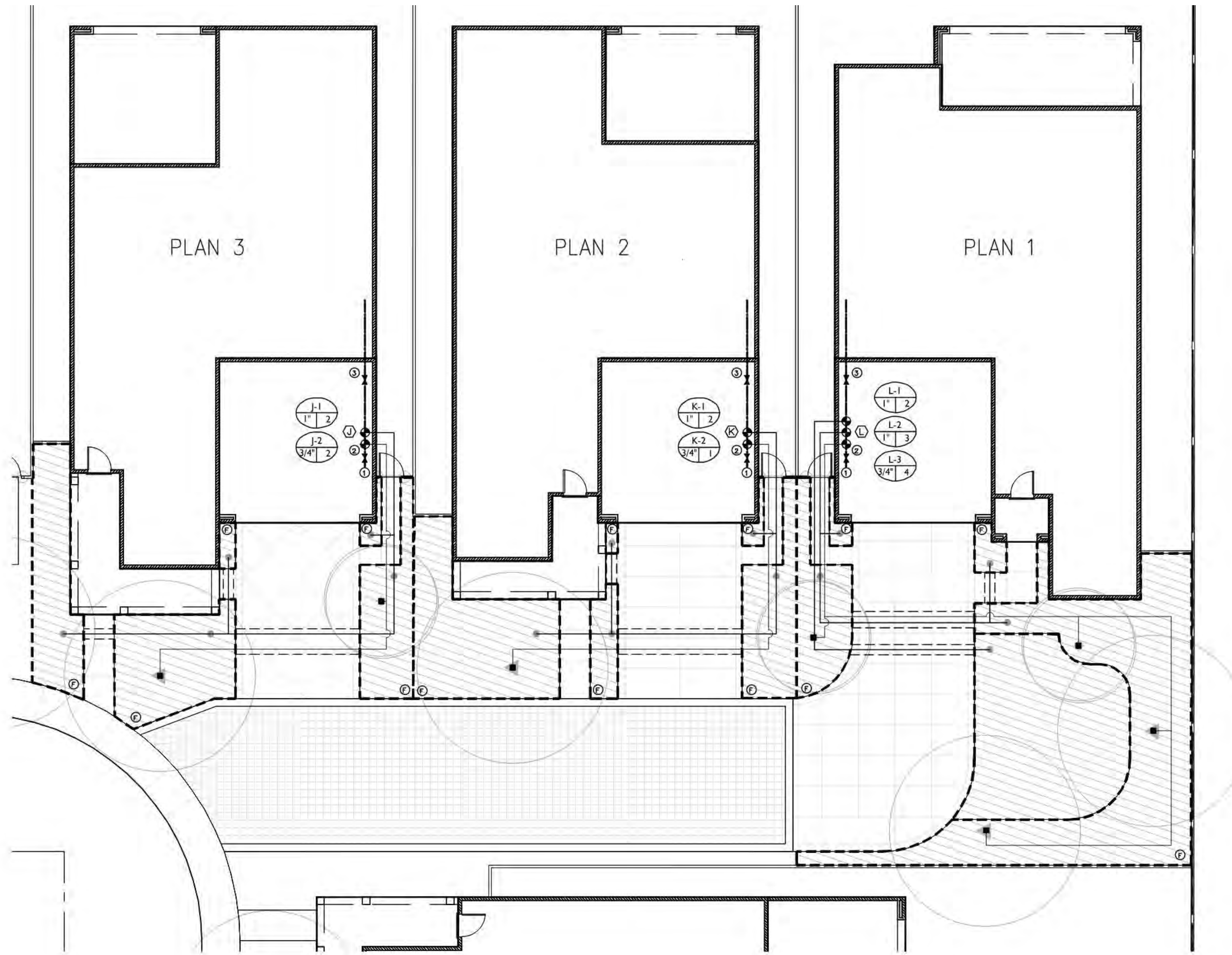
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LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
TREE BUBBLERS 0.50 GPM	1-9	3/4"	1-10
	9.5-15	1"	11-20
	15.5-24	1 1/4"	21-40
DRIPLINE VARIES	1-9	3/4"	N/A
	10-15	1"	
	16-24	1 1/4"	

* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE



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TYPICAL IRRIGATION SHARED DRIVES

L-16



DATE: 04.01.26
PROJECT: 317093

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 3 REV - NoSW

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
E-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	899	222	4,528	0.014	6.05	93%
E-2	TREES	MOD	0.5	BUBBLER	0.81	0.82	70	43	881	0.003	1.18	7%
TOTALS							969	265	5,409	0.02	7.23	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		1	0	0%

MAWA	GALLONS/YR	10,871
	ACRE FEET/YR	0.03
	HCF/YR	14.53
ETWU	GALLONS/YR	5,409
	ACRE FEET/YR	0.02
	HCF/YR	7.23

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETO)X(0.82)(LA x 0.55) + (0.45 x SLA)	
ETo = REFERENCE EVAPOTRANSPIRATION 0.55= ET ADJUSTMENT FACTOR LA=LANDSCAPED AREA (SQUARE FEET) 0.82 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU= ((ETO)X(0.82)(ETAF x LA))	
ETo = REFERENCE EVAPOTRANSPIRATION PF = PLANT FACTOR FOR HYDROZONES HA = HYDROZONE AREA (SQ.FT) 0.82 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.22	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	265
TOTAL AREA	969
AVG. ETAF	27.37%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 2 - NoSW

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
C-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	498	123	2,508	0.008	3.35	98%
C-2	TREES	MOD	0.5	BUBBLER	0.81	0.82	10	6	126	0.000	0.17	2%
TOTALS							508	129	2,634	0.01	3.52	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		1	0	0%

MAWA	GALLONS/YR	5,699
	ACRE FEET/YR	0.02
	HCF/YR	7.62
ETWU	GALLONS/YR	2,634
	ACRE FEET/YR	0.01
	HCF/YR	3.52

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETO)X(0.82)(LA x 0.55) + (0.45 x SLA)	
ETo = REFERENCE EVAPOTRANSPIRATION 0.55= ET ADJUSTMENT FACTOR LA=LANDSCAPED AREA (SQUARE FEET) 0.82 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU= ((ETO)X(0.82)(ETAF x LA))	
ETo = REFERENCE EVAPOTRANSPIRATION PF = PLANT FACTOR FOR HYDROZONES HA = HYDROZONE AREA (SQ.FT) 0.82 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	129
TOTAL AREA	508
AVG. ETAF	25.42%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 4

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
F-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	374	92	1,884	0.008	2.52	97%
F-2	TREES	MOD	0.5	BUBBLER	0.81	0.82	10	6	126	0.000	0.17	3%
TOTALS							384	99	2,010	0.01	2.69	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		1	0	0%

MAWA	GALLONS/YR	4,388
	ACRE FEET/YR	0.01
	HCF/YR	5.76
ETWU	GALLONS/YR	2,010
	ACRE FEET/YR	0.01
	HCF/YR	2.69

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETO)X(0.82)(LA x 0.55) + (0.45 x SLA)	
ETo = REFERENCE EVAPOTRANSPIRATION 0.55= ET ADJUSTMENT FACTOR LA=LANDSCAPED AREA (SQUARE FEET) 0.82 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU= ((ETO)X(0.82)(ETAF x LA))	
ETo = REFERENCE EVAPOTRANSPIRATION PF = PLANT FACTOR FOR HYDROZONES HA = HYDROZONE AREA (SQ.FT) 0.82 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	99
TOTAL AREA	384
AVG. ETAF	25.89%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 1 - NoSW

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
D-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	482	119	2,428	0.007	3.25	96%
D-2	TREES	MOD	0.5	BUBBLER	0.81	0.82	20	12	252	0.001	0.34	4%
TOTALS							502	131	2,679	0.01	3.58	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		1	0	0%

MAWA	GALLONS/YR	5,632
	ACRE FEET/YR	0.02
	HCF/YR	7.53
ETWU	GALLONS/YR	2,679
	ACRE FEET/YR	0.01
	HCF/YR	3.58

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETO)X(0.82)(LA x 0.55) + (0.45 x SLA)	
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ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU= ((ETO)X(0.82)(ETAF x LA))	
ETo = REFERENCE EVAPOTRANSPIRATION PF = PLANT FACTOR FOR HYDROZONES HA = HYDROZONE AREA (SQ.FT) 0.82 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	131
TOTAL AREA	502
AVG. ETAF	26.17%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 3 - Corner NoSW

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
A-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	899	222	4,528	0.014	6.05	93%
A-2	TREES	MOD	0.5	BUBBLER	0.81	0.82	70	43	881	0.003	1.18	7%
TOTALS							969	265	5,409	0.02	7.23	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		1	0	0%

MAWA	GALLONS/YR	10,871
	ACRE FEET/YR	0.03
	HCF/YR	14.53
ETWU	GALLONS/YR	5,409
	ACRE FEET/YR	0.02
	HCF/YR	7.23

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETO)X(0.82)(LA x 0.55) + (0.45 x SLA)	
ETo = REFERENCE EVAPOTRANSPIRATION 0.55= ET ADJUSTMENT FACTOR LA=LANDSCAPED AREA (SQUARE FEET) 0.82 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU= ((ETO)X(0.82)(ETAF x LA))	
ETo = REFERENCE EVAPOTRANSPIRATION PF = PLANT FACTOR FOR HYDROZONES HA = HYDROZONE AREA (SQ.FT) 0.82 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.22	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	265
TOTAL AREA	969
AVG. ETAF	27.37%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 4 - NoSW

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
B-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	434	107	2,188	0.007	2.92	96%
B-2	TREES	MOD	0.5	BUBBLER	0.81	0.82	20	12	252	0.001	0.34	4%
TOTALS							454	120	2,438	0.01	3.26	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		1	0	0%

MAWA	GALLONS/YR	5,093
	ACRE FEET/YR	0.02
	HCF/YR	6.81
ETWU	GALLONS/YR	2,438
	ACRE FEET/YR	0.01
	HCF/YR	3.26

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETO)X(0.82)(LA x 0.55) + (0.45 x SLA)	
ETo = REFERENCE EVAPOTRANSPIRATION 0.55= ET ADJUSTMENT FACTOR LA=LANDSCAPED AREA (SQUARE FEET) 0.82 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU= ((ETO)X(0.82)(ETAF x LA))	
ETo = REFERENCE EVAPOTRANSPIRATION PF = PLANT FACTOR FOR HYDROZONES HA = HYDROZONE AREA (SQ.FT) 0.82 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	120
TOTAL AREA	454
AVG. ETAF	26.32%



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26500 VAL VERDE DRIVE
CARMEL, CA. 93923



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San Francisco, CA 94105
www.hunthalejones.com
t. 415-512-1300
f. 415-288-0288

TYPICAL IRRIGATION WELO CALCS

L-17

DATE: 04.01.26
PROJECT: 317093

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE
SITE ETO=	32.9 Carmel, CA

Plan 2 SHARED DRIVE

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
K-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	517	128	2,604	0.008	3.48	88%
K-2	TREES	MOD	0.5	BUBBLER	0.81	0.82	10	6	126	0.000	0.17	2%
TOTALS							527	134	2,730	0.01	3.65	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		0	0	0%

MAWA	GALLONS/YR	5,912
	ACRE FEET/YR	0.02
	HCF/YR	7.90
ETWU	GALLONS/YR	2,730
	ACRE FEET/YR	0.01
	HCF/YR	3.65

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)[(LA x 0.55) + (0.45 x SLA)]
ETO = REFERENCE EVAPOTRANSPIRATION
0.55 = ET ADJUSTMENT FACTOR
LA = LANDSCAPED AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)(ETAF x LA))
ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	134
TOTAL AREA	527
AVG. ETAF	25.39%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE
SITE ETO=	32.9 Carmel, CA

Plan 1 SHARED DRIVE

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
L-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	451	111	2,271	0.007	3.04	34%
L-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	826	204	4,180	0.013	5.56	83%
L-3	TREES	MOD	0.5	BUBBLER	0.81	0.82	40	25	504	0.002	0.87	3%
TOTALS							1,317	340	6,935	0.02	9.27	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		0	0	0%

MAWA	GALLONS/YR	14,775
	ACRE FEET/YR	0.05
	HCF/YR	19.75
ETWU	GALLONS/YR	6,935
	ACRE FEET/YR	0.02
	HCF/YR	9.27

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)[(LA x 0.55) + (0.45 x SLA)]
ETO = REFERENCE EVAPOTRANSPIRATION
0.55 = ET ADJUSTMENT FACTOR
LA = LANDSCAPED AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)(ETAF x LA))
ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	340
TOTAL AREA	1,317
AVG. ETAF	25.99%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE
SITE ETO=	32.9 Carmel, CA

Plan 1

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
I-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	420	104	2,115	0.006	2.83	95%
I-2	TREES	MOD	0.5	BUBBLER	0.81	0.82	20	12	252	0.001	0.34	5%
TOTALS							440	116	2,367	0.01	3.16	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		0	0	0%

MAWA	GALLONS/YR	4,936
	ACRE FEET/YR	0.02
	HCF/YR	6.80
ETWU	GALLONS/YR	2,367
	ACRE FEET/YR	0.01
	HCF/YR	3.16

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)[(LA x 0.55) + (0.45 x SLA)]
ETO = REFERENCE EVAPOTRANSPIRATION
0.55 = ET ADJUSTMENT FACTOR
LA = LANDSCAPED AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)(ETAF x LA))
ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	116
TOTAL AREA	440
AVG. ETAF	26.37%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE
SITE ETO=	32.9 Carmel, CA

Plan 3 SHARED DRIVE

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
J-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	551	136	2,775	0.009	3.71	96%
J-2	TREES	MOD	0.5	BUBBLER	0.81	0.82	20	12	252	0.001	0.34	4%
TOTALS							571	148	3,027	0.01	4.05	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		0	0	0%

MAWA	GALLONS/YR	6,406
	ACRE FEET/YR	0.02
	HCF/YR	8.56
ETWU	GALLONS/YR	3,027
	ACRE FEET/YR	0.01
	HCF/YR	4.05

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)[(LA x 0.55) + (0.45 x SLA)]
ETO = REFERENCE EVAPOTRANSPIRATION
0.55 = ET ADJUSTMENT FACTOR
LA = LANDSCAPED AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)(ETAF x LA))
ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	148
TOTAL AREA	571
AVG. ETAF	25.99%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE
SITE ETO=	32.9 Carmel, CA

Plan 3

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
G-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	438	108	2,211	0.007	2.96	96%
G-2	TREES	MOD	0.5	BUBBLER	0.81	0.82	20	12	252	0.001	0.34	4%
TOTALS							458	121	2,463	0.01	3.29	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		0	0	0%

MAWA	GALLONS/YR	5,149
	ACRE FEET/YR	0.02
	HCF/YR	6.88
ETWU	GALLONS/YR	2,463
	ACRE FEET/YR	0.01
	HCF/YR	3.29

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)[(LA x 0.55) + (0.45 x SLA)]
ETO = REFERENCE EVAPOTRANSPIRATION
0.55 = ET ADJUSTMENT FACTOR
LA = LANDSCAPED AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)(ETAF x LA))
ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	121
TOTAL AREA	458
AVG. ETAF	26.31%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE
SITE ETO=	32.9 Carmel, CA

Plan 2

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
H-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	420	104	2,115	0.006	2.83	95%
H-2	TREES	MOD	0.5	BUBBLER	0.81	0.82	20	12	252	0.001	0.34	5%
TOTALS							440	116	2,367	0.01	3.16	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		0	0	0%

MAWA	GALLONS/YR	4,936
	ACRE FEET/YR	0.02
	HCF/YR	6.80
ETWU	GALLONS/YR	2,367
	ACRE FEET/YR	0.01
	HCF/YR	3.16

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)[(LA x 0.55) + (0.45 x SLA)]
ETO = REFERENCE EVAPOTRANSPIRATION
0.55 = ET ADJUSTMENT FACTOR
LA = LANDSCAPED AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)(ETAF x LA))
ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ. FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	116
TOTAL AREA	440
AVG. ETAF	26.37%



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TYPICAL IRRIGATION WELO CALCS

L-18

DATE: 04.01.26
PROJECT: 317093

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE
SITE ETO=	32.9 Carmel, CA

COMMON OS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YR	HCF/YEAR	PERCENTAGE OF LANDSCAPE
COS-1	TREES	MOD	0.5	BUBBLER	0.81	0.62	60	37	756	0.002	1.01	0%
COS-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,976	488	9,952	0.031	13.31	3%
COS-3	TREES	MOD	0.5	BUBBLER	0.81	0.62	80	49	1,007	0.003	1.35	0%
COS-4	SHRUBS	LOW	0.2	DRIP	0.81	0.25	2,119	523	10,672	0.033	14.27	3%
COS-5	TREES	MOD	0.5	BUBBLER	0.81	0.62	80	49	1,007	0.003	1.35	0%
COS-6	SHRUBS	LOW	0.2	DRIP	0.81	0.25	2,119	523	10,672	0.033	14.27	3%
COS-7	TREES	MOD	0.5	BUBBLER	0.81	0.62	50	31	630	0.002	0.84	0%
COS-8	SHRUBS	MOD	0.5	DRIP	0.81	0.62	1,634	1,132	23,093	0.071	30.87	3%
COS-9	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,849	457	9,313	0.029	12.45	3%
COS-10	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,890	467	9,219	0.029	12.73	3%
COS-11	SHRUBS	LOW	0.2	DRIP	0.81	0.25	442	108	2,226	0.007	2.96	1%
COS-12	SHRUBS	LOW	0.2	DRIP	0.81	0.25	3,061	756	15,417	0.047	20.61	4%
COS-13	SHRUBS	LOW	0.2	DRIP	0.81	0.25	3,181	785	16,021	0.049	21.42	4%
COS-14	SHRUBS	LOW	0.2	DRIP	0.81	0.25	834	231	4,704	0.014	6.29	1%
COS-15	SHRUBS	LOW	0.2	DRIP	0.81	0.25	4,555	1,125	22,941	0.070	30.67	6%
COS-16	SHRUBS	MOD	0.2	DRIP	0.81	0.25	7,017	1,730	35,291	0.108	47.16	10%
COS-17	SHRUBS	LOW	0.2	DRIP	0.81	0.25	3,786	935	19,056	0.059	25.49	5%
COS-18	TREES	MOD	0.5	BUBBLER	0.81	0.62	50	31	630	0.002	0.84	0%
COS-19	SHRUBS	LOW	0.2	DRIP	0.81	0.25	3,213	793	16,162	0.050	21.63	4%
COS-20	SHRUBS	LOW	0.2	DRIP	0.81	0.25	2,930	742	13,095	0.040	17.21	4%
COS-21	TREES	MOD	0.5	BUBBLER	0.81	0.62	70	43	861	0.003	1.16	0%
COS-22	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,621	400	8,104	0.026	10.91	2%
COS-23	SHRUBS	LOW	0.2	DRIP	0.81	0.25	4,251	1,050	21,410	0.066	28.62	6%
COS-24	TREES	MOD	0.5	BUBBLER	0.81	0.62	100	62	1,259	0.004	1.66	0%
COS-25	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,043	258	5,253	0.016	7.02	1%
COS-26	SHRUBS	LOW	0.2	DRIP	0.81	0.25	4,151	1,025	20,907	0.064	27.95	6%
COS-27	SHRUBS	LOW	0.2	DRIP	0.81	0.25	8,104	760	15,633	0.048	20.90	4%
COS-28	TREES	MOD	0.5	BUBBLER	0.81	0.62	160	99	2,015	0.006	2.69	0%
COS-29	SHRUBS	LOW	0.2	DRIP	0.81	0.25	5,092	1,259	25,646	0.079	34.29	7%
COS-30	SHRUBS	LOW	0.2	DRIP	0.81	0.25	5,096	1,259	25,676	0.079	34.33	7%
COS-31	SHRUBS	LOW	0.2	DRIP	0.81	0.25	3,388	839	17,114	0.053	22.89	5%
COS-32	SHRUBS	MOD	0.2	DRIP	0.81	0.25	2,532	625	12,753	0.039	17.05	3%
COS-33	SHRUBS	MOD	1.2	DRIP	0.81	0.81	1,030	1,556	31,730	0.097	42.42	1%
TOTALS							72,556	20,131	410,639	1.26	548.98	100%

HYDROZONE #	HYDROZONE NAME	ETAF	AREA (SQ. FT)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YR	HCF/YEAR	PERCENTAGE OF LANDSCAPE
TOTALS								

MAWA	GALLONS/YR	813,999
	ACRE FEET/YR	2.50
	HCF/YR	1,089.23

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETO)(0.62)[(LA x 0.55) + (0.45 x SLA)]	

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU = (ETO)(0.62)(ETAF x LA)	

ETWU	GALLONS/YR	410,639
	ACRE FEET/YR	1.26
	HCF/YR	548.98

ETO = REFERENCE EVAPOTRANSPIRATION
 0.55 = ET ADJUSTMENT FACTOR
 LA = LANDSCAPED AREA (SQUARE FEET)
 0.45 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETO = REFERENCE EVAPOTRANSPIRATION
 PF = PLANT FACTOR FOR HYDROZONES
 HA = HYDROZONE AREA (SQ.FT)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.22	YES

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
 IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	20,131
TOTAL AREA	72,556
AVG. ETAF	27.75%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE
SITE ETO=	32.9 Carmel, CA

BMR

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/YEAR	PERCENTAGE OF LANDSCAPE
BMR-1	TREES	MOD	0.5	BUBBLER	0.81	0.62	70	43	861	0.003	1.16	1%
BMR-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	834	206	4,200	0.013	5.62	9%
BMR-3	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,567	387	7,892	0.024	10.55	16%
BMR-4	TREES	MOD	0.5	BUBBLER	0.81	0.62	140	86	1,763	0.005	2.36	1%
BMR-5	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,976	488	9,952	0.031	13.31	20%
BMR-6	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,427	352	7,187	0.022	9.61	15%
BMR-7	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,023	253	5,152	0.016	6.89	11%
BMR-8	TREES	MOD	0.5	BUBBLER	0.81	0.62	90	58	1,133	0.003	1.52	1%
BMR-9	TREES	MOD	0.2	DRIP	0.81	0.25	2,550	630	12,843	0.039	17.17	26%
TOTALS							9,677	2,500	51,005	0.16	68.19	100%

HYDROZONE #	HYDROZONE NAME	ETAF	AREA (SQ. FT)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YR	HCF/YEAR	PERCENTAGE OF LANDSCAPE
TOTALS								

MAWA	GALLONS/YR	108,565
	ACRE FEET/YR	0.33
	HCF/YR	145.14

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETO)(0.62)[(LA x 0.55) + (0.45 x SLA)]	

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU = (ETO)(0.62)(ETAF x LA)	

ETWU	GALLONS/YR	51,005
	ACRE FEET/YR	0.16
	HCF/YR	68.19

ETO = REFERENCE EVAPOTRANSPIRATION
 0.55 = ET ADJUSTMENT FACTOR
 LA = LANDSCAPED AREA (SQUARE FEET)
 0.45 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETO = REFERENCE EVAPOTRANSPIRATION
 PF = PLANT FACTOR FOR HYDROZONES
 HA = HYDROZONE AREA (SQ.FT)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
 IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	2,500
TOTAL AREA	9,677
AVG. ETAF	25.84%



City Ventures

CARMEL
 CITY VENTURES
 26500 VAL VERDE DRIVE
 CARMEL, CA. 93923

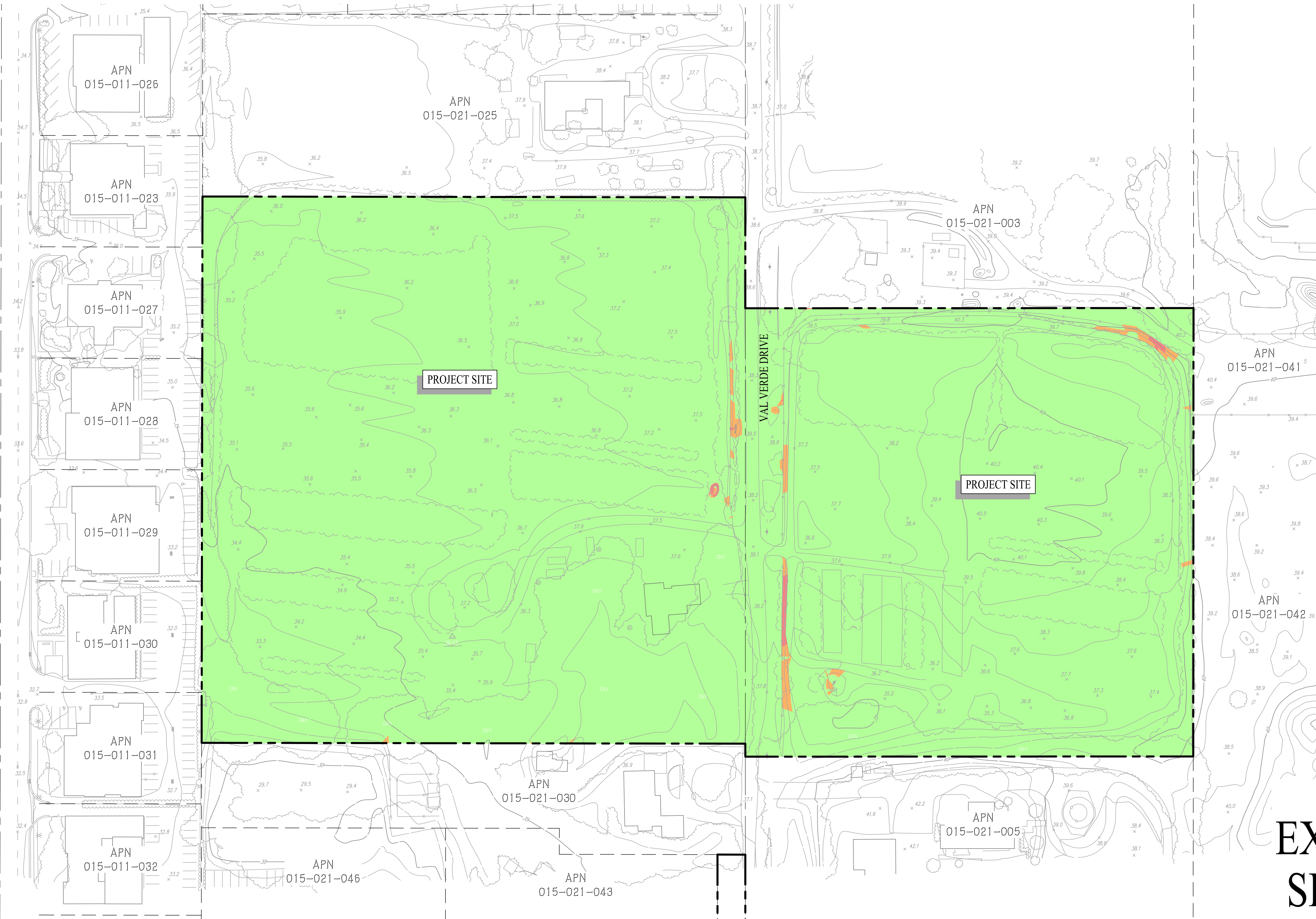


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COMMON OPEN SPACE
 WELO CALCS

L-19

DATE: 04.01.26
 PROJECT: 317093

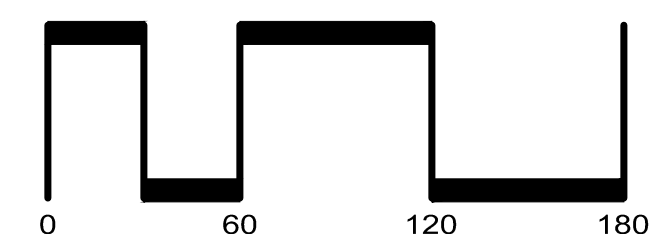
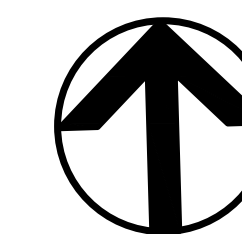


EXISTING GRADES SLOPE ANALYSIS

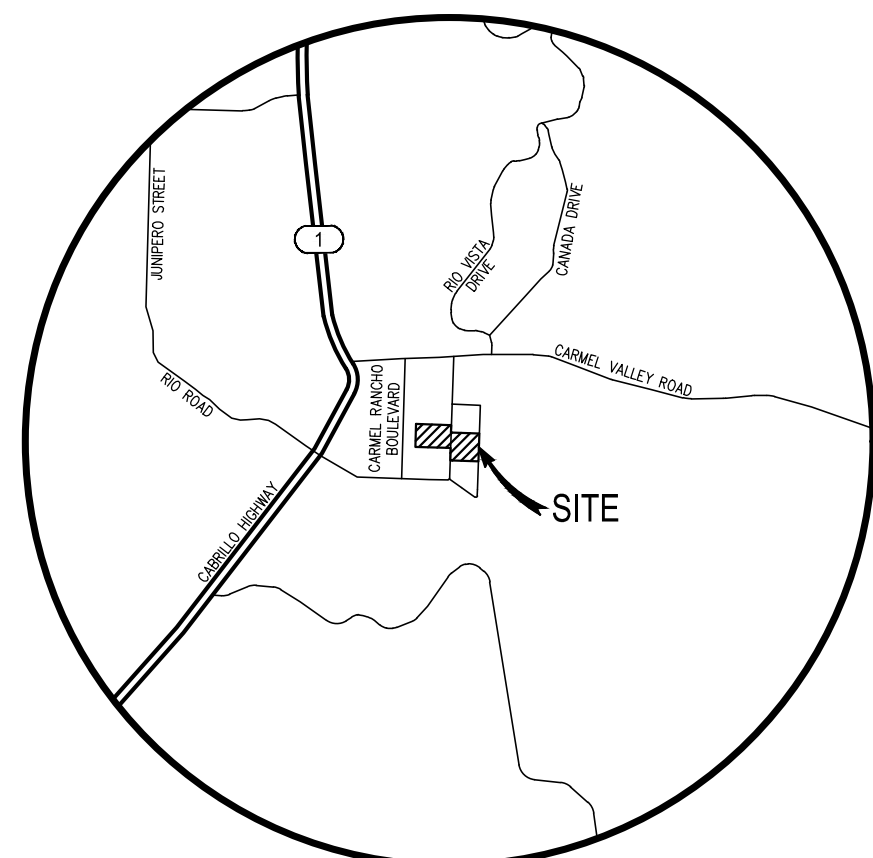
26500 VAL VERDE DRIVE

MONTEREY COUNTY CALIFORNIA
SCALE: 1"=60' DATE: JANUARY 2025

EXISTING SITE SLOPES TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (AC)	COLOR
1	0%	19.9%	13.2±	Green
2	20%	29.9%	0.1±	Orange
3	30%	100%	0.0±	Red



SAN RAMON (925) 866-0322
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VICINITY MAP
NOT TO SCALE

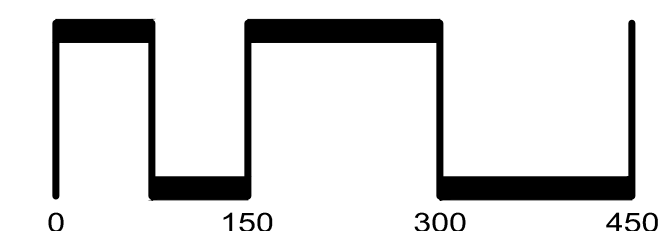
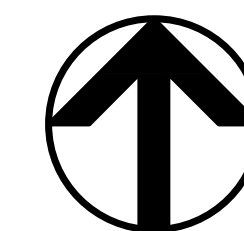
HAUL ROUTE NOTE:

THE PROJECT SHALL ONLY BE ACCESSED VIA VAL VERDE DRIVE TO THE SOUTH OF THE PROJECT SITE. NO CONSTRUCTION TRAFFIC SHALL OCCUR ON VAL VERDE DRIVE NORTH OF THE PROJECT SITE BETWEEN THE PROJECT BOUNDARY AND CARMEL VALLEY ROAD.

THE PROPOSED HAUL ROUTE SHALL UTILIZE RIO ROAD BETWEEN THE PROJECT SITE AND HIGHWAY 1.

PRELIMINARY
CONSTRUCTION
MANAGEMENT PLAN
CARMEL

MONTEREY COUNTY CALIFORNIA
SCALE: 1"=150' DATE: NOVEMBER 2024



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