Exhibit B

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DRAFT RESOLUTION

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

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

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

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

m) Carmel Valley Master Plan

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

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

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

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

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

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

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

q) Historical Resources Review Board (HRRB). The project was referred to the Historic Resource Review Board (HRRB) for review. A site visit was conducted by the HRRB Site Review Subcommittee on June 27, 2025, and the HRRB considered the project at two duly noticed public meetings on January 8, 2026, and February 5, 2026. Modifications recommended by the HRRB on June 27, 2025, and January 8, 2026, were incorporated into the project scope. On February 5, 2026, the HRRB adopted a resolution finding: "*The proposed project is found to be consistent with the purposes of Monterey County Code Chapter 18.25*

(PRESERVATION OF HISTORIC RESOURCES) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site" (HRRB Resolution No. 26-001).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EVIDENCE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DECISION

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

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

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

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

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

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

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County of Monterey HCD Planning

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

PLN240141

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

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

a. An Administrative Permit and Design Approval to allow demolition of 3 residential units, 7 guest units, a wood shop, 4 carport structures, and construction of 19 residential units, 8 guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house and associated site improvements; and
b. A Use Permit to allow development on slopes in excess of 25%; and
c. A Use Permit to allow the removal of 61 protected oak trees.

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

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

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

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

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

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

5. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

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

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

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

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

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

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning

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

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

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

10. PD016 - NOTICE OF REPORT

Responsible Department: Planning

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

(HCD - Planning)

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

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

11. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

13. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

14. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

15. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

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

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

16. PW0007 - PARKING STANDARD

Responsible Department: Public Works

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

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

17. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

18. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

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

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

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

4. Truck trips are prohibited during peak hours.

19. CA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

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

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

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

20. STORMWATER RUNOFF CONTROL PLAN

Responsible Department: Environmental Services

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

A.

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

B.

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

C.

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

D.

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

E.

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

(Chapter 16.12.070)

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

21. STORM WATER OPERATIONS MAINTENANCE AGREEMENT

Responsible Department: Environmental Services

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

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

22. STORM WATER OPERATIONS MAINTENANCE PLAN

Responsible Department: Environmental Services

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and construction contractor shall be responsible for implementing the following mitigation measure requirements to ensure impacts related to construction noise remain less than significant. The requirements of the mitigation shall be included as notes on the construction plans and submitted to the County of Monterey HCD for review and approval prior to the issuance of grading or building permits.

1. Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. No work shall occur on Sundays or holidays.
2. All construction equipment shall be properly maintained and fitted with manufacturer-recommended mufflers.
3. Construction equipment shall be located as far as feasible from adjacent sensitive receptors and shielded by temporary barriers such as acoustic blankets/quilts, modular soundproof walls or similar acoustic enclosures.
4. Idling of construction equipment for more than five (5) minutes shall be prohibited.
5. The construction contractor shall designate a Noise Disturbance Coordinator to respond to complaints within 24 hours.
6. High-noise activities near Carmelo Pre-School Child Development Center should, where feasible, be scheduled outside of regular school hours.

Compliance or Monitoring Action to be Performed:

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall prepare and submit a Construction Management Plan ("CMP") to HCD-Planning and HCD-Engineering Services for review and approval prior to issuance of the Grading Permit or Building Permit. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project, including limiting hours of construction traffic outside Carmelo Pre-School Child Development Center pick up and drop off times and a restriction of construction traffic on Los Arboles Drive. The CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes that restrict the use of Los Arboles Drive, estimated number of truck trips that will be generated, number of construction workers, and on-site/ off-site parking areas for equipment and workers and locations of truck staging areas. Other requirements shall include:

• Construction vehicles must enter and exit Carmel Valley Manor Road. Use of Los Arboles to enter and exit job site is prohibited.
• Truck trips are prohibited during peak hours.

Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of grading or building permits, the applicant shall submit final grading and foundation plans to the Monterey County Housing and Community Development Department ("HCD") for review and confirmation of consistency with the recommendations of the Arias Geotechnical Report (December 24, 2024).

During construction, the Project's Geotechnical Engineer of Record shall coordinate with the applicant to verify compliance with the report's recommendations and County standards. The Applicant will be responsible for coordinating inspections during grading and foundational work with County to ensure compliance with the recommendations from the Geotechnical Report.

Compliance or Monitoring Action to be Performed:

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of grading or building permits, the project applicant shall prepare a Tree Protection and Replacement Plan (TPRP), prepared by a Monterey County-qualified professional forester, as selected from the County's list of Consulting Foresters, and approved by the Monterey County Housing and Community Development Department (HCD).

The TPRP shall be consistent with the April 13, 2025, Thompson Wildland Management Pre-Construction Tree Impact Assessment and shall comply with Carmel Valley Master Plan Policies CV-4.1 through CV-4.3. The TPRP shall include a Tree Inventory and Assessment and identify which trees would be preserved and which are proposed for removal due to development and map and tag all oak trees on the Project site, noting species, diameter at breast height (DBH), condition, and canopy extent. The TPRP shall also include tree protection and fencing around the dripline of all preserved oaks prior to grading work commences. Grading, trenching, soil compaction, and material storage within the protected area shall be prohibited. Construction activities shall be monitored by the project arborist during initial grading near retained trees. The TPRP shall also provide a tree replacement plan that includes sufficient tree replacement mitigation for the removal of all native oak trees, per the requirements of Monterey County Code Section 16.60. Replacement of trees at a minimum 1:1 ratio for all removed oaks 6–23 inches DBH and a 2:1 ratio for landmark oaks (?24 inches DBH), unless the County determines that equivalent canopy restoration is provided. On the recommendation of the Project arborist, approximately 43 coast live oak trees would be replanted as mitigation. The tree replanting mitigation ratio has been reduced, from the customary 1:1, to limit potential fire hazard and combustible fuel load at the site. Tree replacement planting shall occur on-site where feasible, with priority locations at the hillside mitigation areas identified on the BFS Landscape Plan set (April 18, 2025). Tree replacement could occur off-site within the same watershed if on-site space is limited. All replacement trees shall be maintained and monitored for a minimum of five (5) years, with at least 80% survival required at the end of the monitoring period. The applicant shall provide final results of the TPRP annually to Monterey County HCD.

Compliance or Monitoring Action to be Performed:

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If previously unidentified cultural or archaeological resources are discovered during ground-disturbing activities (including clearing, grading, trenching, or excavation), work shall be halted within 100 feet of the find until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualifications Standards, can evaluate the discovery and recommend appropriate treatment.

If the archaeologist determines that the find qualifies as a historical or unique archaeological resource under CEQA Guidelines Section 15064.5 or PRC Section 21083.2, the resource shall be avoided, if feasible, or treated in accordance with an approved mitigation plan prepared by the archaeologist and reviewed by the Monterey County Housing and Community Development Department ("HCD").

If human remains are encountered, work shall stop immediately in the vicinity of the find. The Monterey County Coroner shall be contacted pursuant to Health and Safety Code Section 7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission ("NAHC") shall be notified within 24 hours to identify a Most Likely Descendant ("MLD") who shall provide recommendations for respectful treatment and reinterment, consistent with PRC Section 5097.98.

Work shall not resume in the area of the find until all appropriate treatment measures have been completed to the satisfaction of the archaeologist and the County HCD.

Compliance or Monitoring Action to be Performed:

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VICINITY MAP

NOT TO SCALE

MASTERPLAN BUILDING AREA SUMMARY

	BUILDING TYPE & DESCRIPTION	RESIDENTIAL UNITS ADDED	UNIT AREA (GSF)	AREA OF ADDITION (GSF)
A	HILLSIDE DUPLEX	9	3,430	30,870
B	GUEST SUITE	8	640	5,120
C	MEMORY CARE	--	--	10,110
D	FITNESS CENTER	--	--	1,980
E	MEETING HOUSE	--	--	1,650
F	UPPER DUPLEX	10	1,800	18,000
H	DOG RUN & RESIDENT GARDEN	--	--	5,350
	TOTALS	**27**		**73,080**

APPLICABLE CODES

ALL NEW WORK SHALL BE IN CONFORMANCE WITH:

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

DEFERRED SUBMITTALS

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

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

PROJECT DESCRIPTION

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

PROJECT INCLUDES THE FOLLOWING:

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

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

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

THIS PROJECT WILL BE CONSTRUCTED IN PHASES.

OCCUPANCY TYPE: R-2.1 RCFE

CONSTRUCTION TYPE: V-A

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

UNIT SUMMARY

RESIDENTIAL UNITS				PROPOSED
UNIT TYPES	EXIST #	REMOVE	ADD	TOTAL
*DUPLEX UNITS	22	- 2	19	39
*APARTMENTS	124	0	0	124
GUEST UNITS	7	- 7	8	8
TOTAL ON CAMPUS	153	- 9	27	171
SINGLE FAMILY DWELLING (SFD) *LOS ARBOLES LOTS	6	0	0	6
*HOUSE A	1	-1	0	0
TOTAL SFD	7	-1	0	6

* NOTES INDEPENDENT LIVING (IL) UNITS: TOTALS (169) IL UNITS OUT OF (172) IL UNITS ALLOWANCE PER 1960 PERMIT #624 (7.5 UNITS/ACRE X 23 ACRES).

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

PARKING SUMMARY

PARKING ON SITE				PROPOSED
SPACE TYPES	EXISTING	REMOVE	ADD	TOTAL
OFF-STREET PARKING SPACES	266	- 62	118	322
ACCESSIBLE	8	0	4	12
TOTAL PARKING	274	- 62	122	334

AERIAL MAP - EXISTING CARMEL VALLEY MANOR

NOT TO SCALE

AERIAL MAP LEGEND

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

DRAWING INDEX

GENERAL & ARCHITECTURAL - PACKAGE I

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G-01	EXISTING CAMPUS PHOTOS

02 - SITE

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

03 - AB - HILLSIDE DUPLEXES & GUEST UNITS

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

04 - C - MEMORY CARE

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

DRAWING INDEX (CONT.)

05 - D - FITNESS CENTER

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

06 - E - MEETING HOUSE

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

07 - F - UPPER IL - 2-STORY

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

CIVIL - PACKAGE II

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C-002	NOTES AND DETAILS
C-003	NOTES AND DETAILS
C-010AB	HILLSIDE DUPLEXES, GUEST UNITS - DEMOLITION PLAN
C-010C	MEMORY CARE - DEMOLITION PLAN
C-010DE	FITNESS CENTER & MEETING HOUSE ADDITIONS - DEMOLITION PLAN
C-010F	UPPER IL UNITS - 2 STORY - DEMOLITION PLAN
C-100	CIVIL OVERALL SITE PLAN
C-100AB	GRADING AND DRAINAGE PLAN - PARKING, HILLSIDE AND GUEST UNITS
C-100C	GRADING AND DRAINAGE PLAN - MEMORY CARE
C-100DE	GRADING AND DRAINAGE PLAN - FITNESS CENTER & MEETING HOUSE ADDITIONS
C-100F	GRADING AND DRAINAGE PLAN - UPPER IL UNITS - 2 STORY
C-200	EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS
C-201	PRE-EARTHWORK EROSION AND SEDIMENT CONTROL PLAN
C-202	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C-300	CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE - PACKAGE III

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L-100	TREE DISPOSITION LEGENDS & NOTES
L-100AB	HILLSIDE DUPLEXES, GUEST UNITS - TREE DISPOSITION PLAN
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L-100DE	FITNESS CENTER, MEETING HOUSE - TREE DISPOSITION PLAN
L-100F	UPPER IL UNITS - 2-STORY - TREE DISPOSITION PLAN
L-101F	UPPER IL UNITS - 2-STORY - TREE DISPOSITION PLAN
L-100H	DOG RUN, GARDEN - TREE DISPOSITION PLAN
L-200AB	HILLSIDE DUPLEXES, GUEST UNITS - LANDSCAPE SITE PLAN
L-200C	MEMORY CARE - LANDSCAPE SITE PLAN
L-200DE	FITNESS CENTER, MEETING HOUSE - LANDSCAPE SITE PLAN
L-200F	UPPER IL UNITS - 2-STORY - LANDSCAPE SITE PLAN
L-200H	DOG RUN, GARDEN - LANDSCAPE SITE PLAN
L-301	LANDSCAPE MATERIALS
L-302	LANDSCAPE MATERIALS
L-401	TREE MITIGATION PLANTING PLAN
L-402	TREE MITIGATION PLANTING PLAN
L-500	PLANTING LEGEND & NOTES
L-500AB	HILLSIDE DUPLEXES, GUEST UNITS - PLANTING PLAN
L-500C	MEMORY CARE - PLANTING PLAN
L-500DE	FITNESS CENTER, MEETING HOUSE - PLANTING PLAN
L-500F	UPPER IL UNITS - 2-STORY - PLANTING PLAN
L-500H	DOG RUN, GARDEN - PLANTING PLAN
L-501	PLANTING PALETTE
L-502	PLANTING PALETTE
L-503	PLANTING PALETTE
L-600	FUEL MANAGEMENT LEGEND & NOTES
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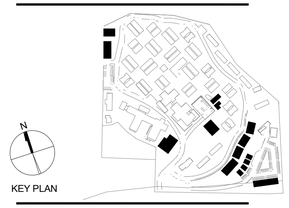
L-602	FUEL MANAGEMENT PLAN

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

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

COVER, PROJECT INFORMATION & SHEET INDEX

G-00

MASTERPLAN SUBMITTAL

01/09/2025

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10. EXISTING DUPLEX AT FUTURE MEMORY CARE SITE

9. ORIGINAL CAMPUS APARTMENTS & COURTYARDS

2. VIEW OF RESIDENCES AND HILLS FROM MEETING HOUSE

1. CAMPUS OVERVIEW OF ORIGINAL CAMPUS FROM PAVILLION

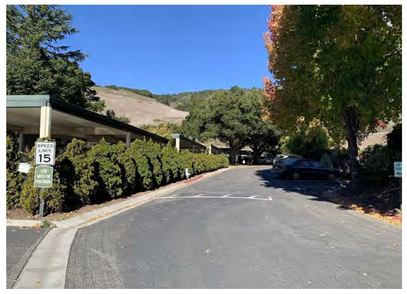
12. EXISTING GUEST UNITS AT UPPER SITE

11. EXISTING PARKING AT UPPER SITE OF DUPLEXES

4. VIEW OF MEETING HOUSE FROM ENTRY DRIVE

3. VIEW OF MEETING HOUSE FROM EXISTING FITNESS

14. EXISTING PARKING AT UPPER SITE OF DUPLEXES



13. EXISTING PARKING & LOOP ROAD

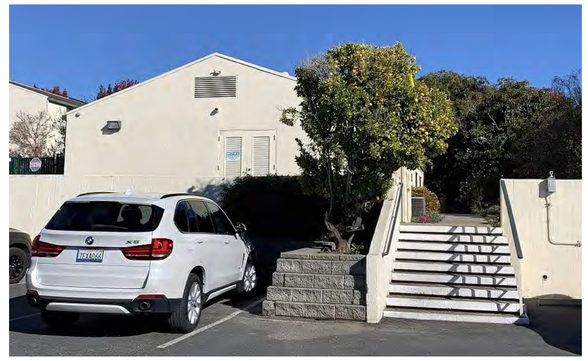
6. HEALTH CENTER MAIN ENTRANCE

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

16. RESIDENT GARDENS AT SITE OF DUPLEXES

15. EXISTING DUPLEXES ALONG LOOP ROAD

8. EXISTING POOL AND FITNESS



7. VIEW OF FITNESS CENTER FROM PAVILLION PARKING AREA

18. EXISITNG HOUSES

17. EXISTING HOUSE

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

SEAL

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

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

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

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

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

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

Planning Consultant:
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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

EXISTING CAMPUS PHOTOS

G-01

MASTERPLAN SUBMITTAL

01/09/2025

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

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

SEAL

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

DRAWING TITLE:

EXISTING SITE PLAN

AS-00

MASTERPLAN SUBMITTAL

01/09/2025

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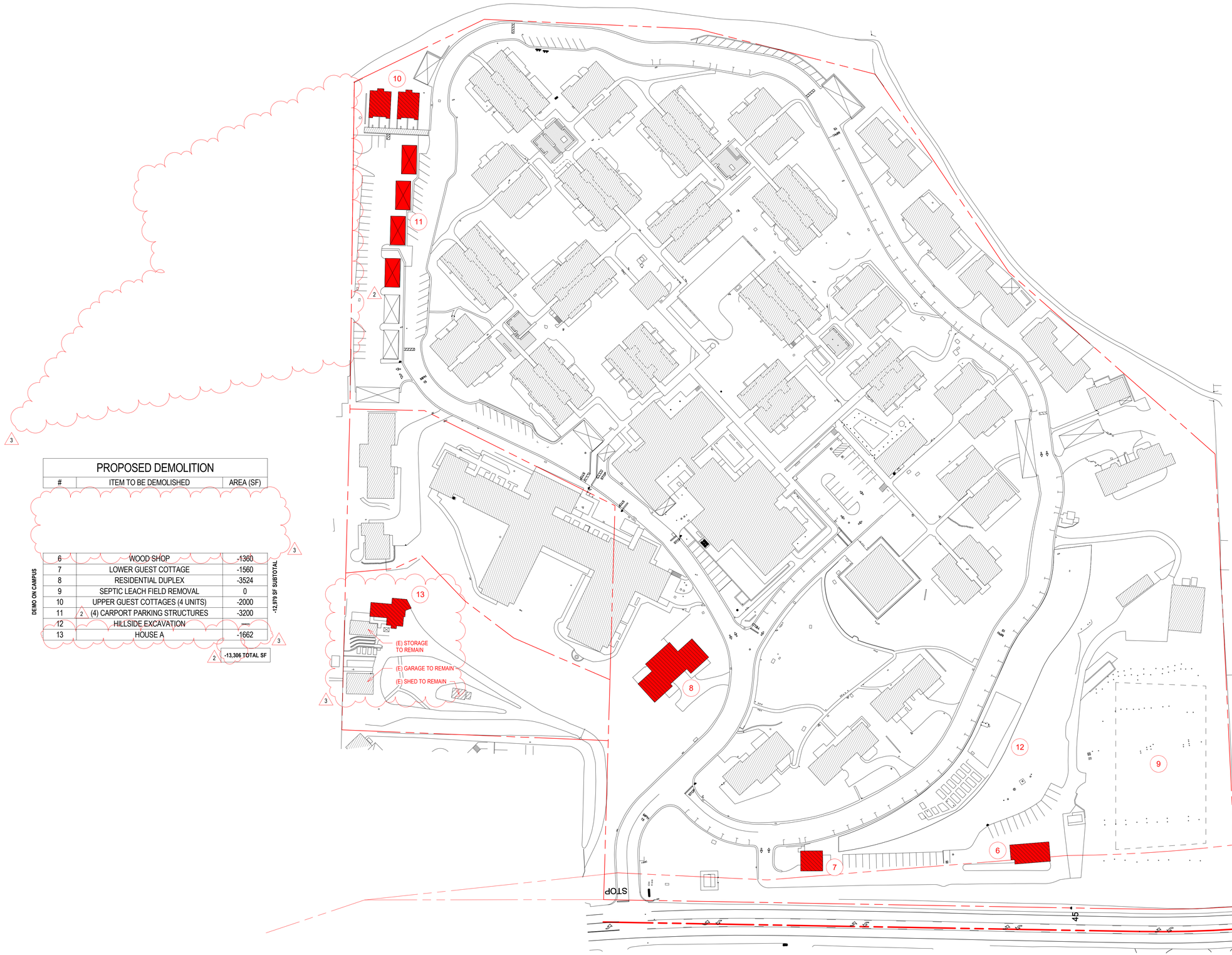

PROPOSED DEMOLITION

#	ITEM TO BE DEMOLISHED	AREA (SF)
DEMO ON CAMPUS		
6	WOOD SHOP	-1360
7	LOWER GUEST COTTAGE	-1560
8	RESIDENTIAL DUPLEX	-3524
9	SEPTIC LEACH FIELD REMOVAL	0
10	UPPER GUEST COTTAGES (4 UNITS)	-2000
11	(4) CARPORT PARKING STRUCTURES	-3200
12	HILLSIDE EXCAVATION	-----
13	HOUSE A	-1662
	-12,979 SF SUBTOTAL	
	-13,306 TOTAL SF	

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

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

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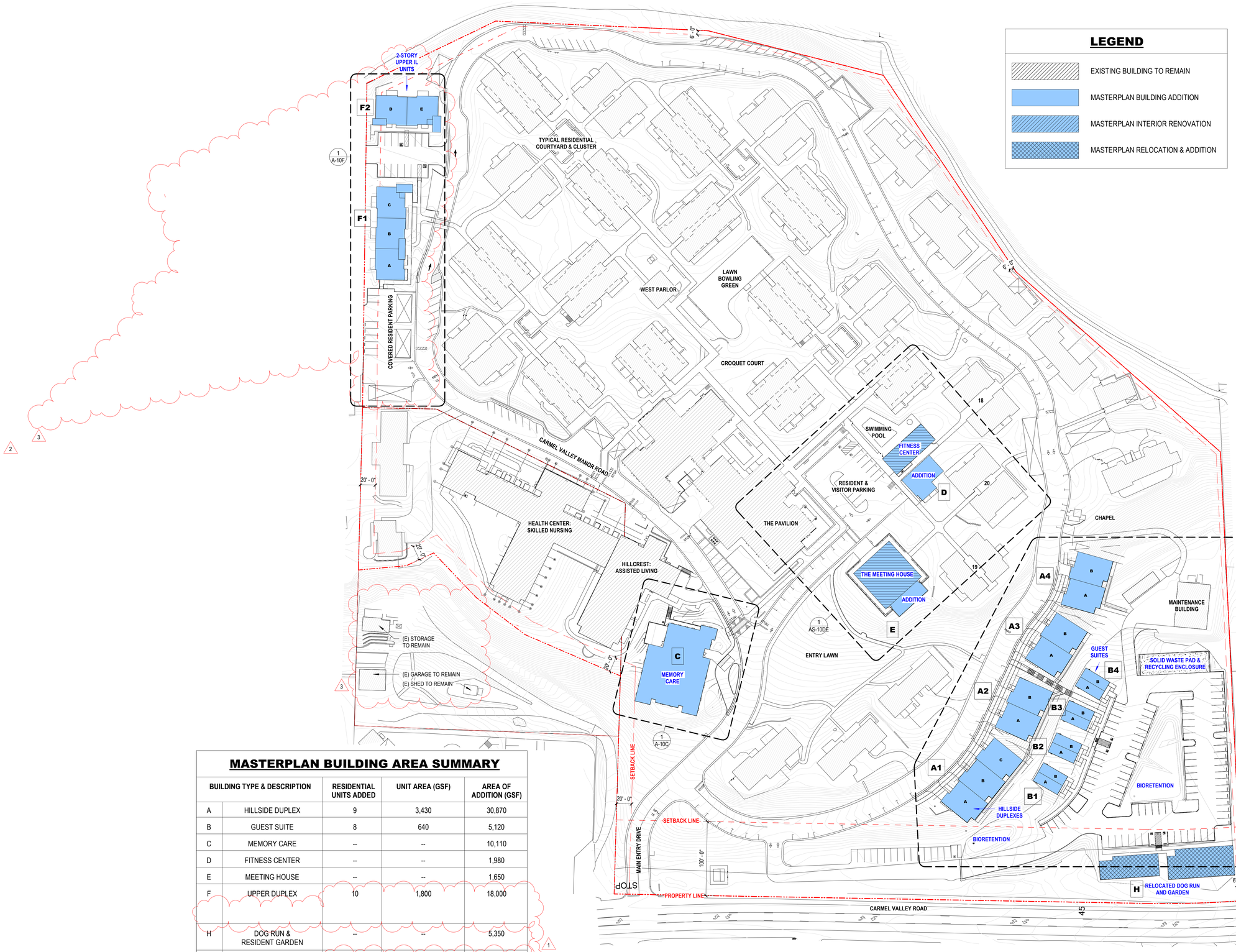
ARCHITECTURAL DEMOLITION PLAN

AS-01

MASTERPLAN SUBMITTAL

01/09/2025



LEGEND

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

MASTERPLAN BUILDING AREA SUMMARY

BUILDING TYPE & DESCRIPTION		RESIDENTIAL UNITS ADDED	UNIT AREA (GSF)	AREA OF ADDITION (GSF)
A	HILLSIDE DUPLEX	9	3,430	30,870
B	GUEST SUITE	8	640	5,120
C	MEMORY CARE	--	--	10,110
D	FITNESS CENTER	--	--	1,980
E	MEETING HOUSE	--	--	1,650
F	UPPER DUPLEX	10	1,800	18,000
H	DOG RUN & RESIDENT GARDEN	--	--	5,350
	TOTALS	**27**		**73,080**

1 **ARCHITECTURAL SITE PLAN**

1" = 60'-0"

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

SEAL

KEY PLAN

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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

ARCHITECTURAL SITE PLAN

AS-02

MASTERPLAN SUBMITTAL

01/09/2025

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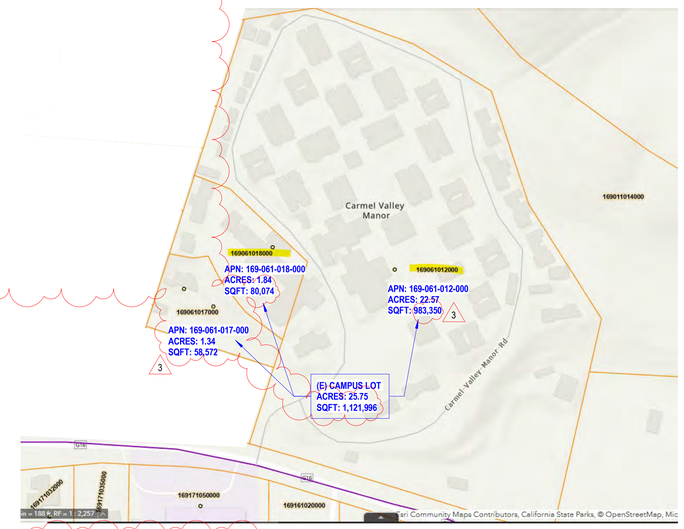
TOTAL LOT AREA FROM CIVIL ACREAGE 01-31-2026

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

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



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

SUPPORTING LOT COVERAGE CALCS

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

= **258,825** TOTAL PROPOSED SF

(E) CAMPUS = 1,121,996 SF

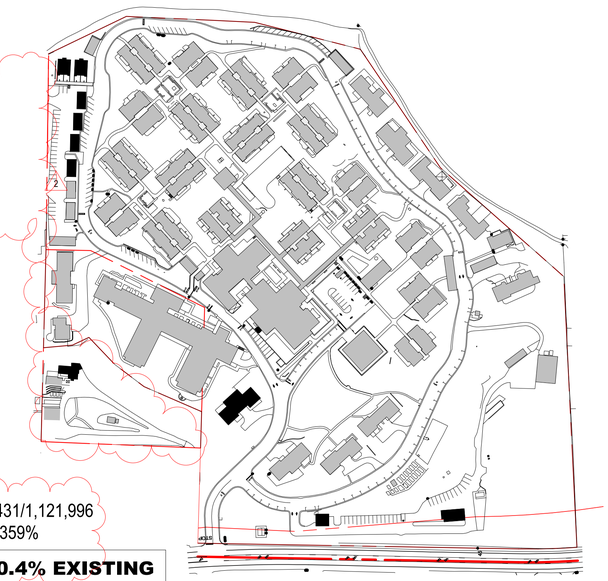
= **1,121,996** TOTAL SF

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

= 23.1% PROPOSED LOT COVERAGE

2 LOT COVERAGE CALC - PROPOSED

1" = 160'-0"



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

= **228,431** TOTAL EXISTING SF

(E) CAMPUS = 1,121,996 SF

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

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

= 20.4% EXISTING LOT COVERAGE

1 LOT COVERAGE CALC - EXISTING

1" = 160'-0"

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

SEAL

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

LOT COVERAGE CALCULATION

AS-03

1 MASTERPLAN SUBMITTAL

01/09/2025

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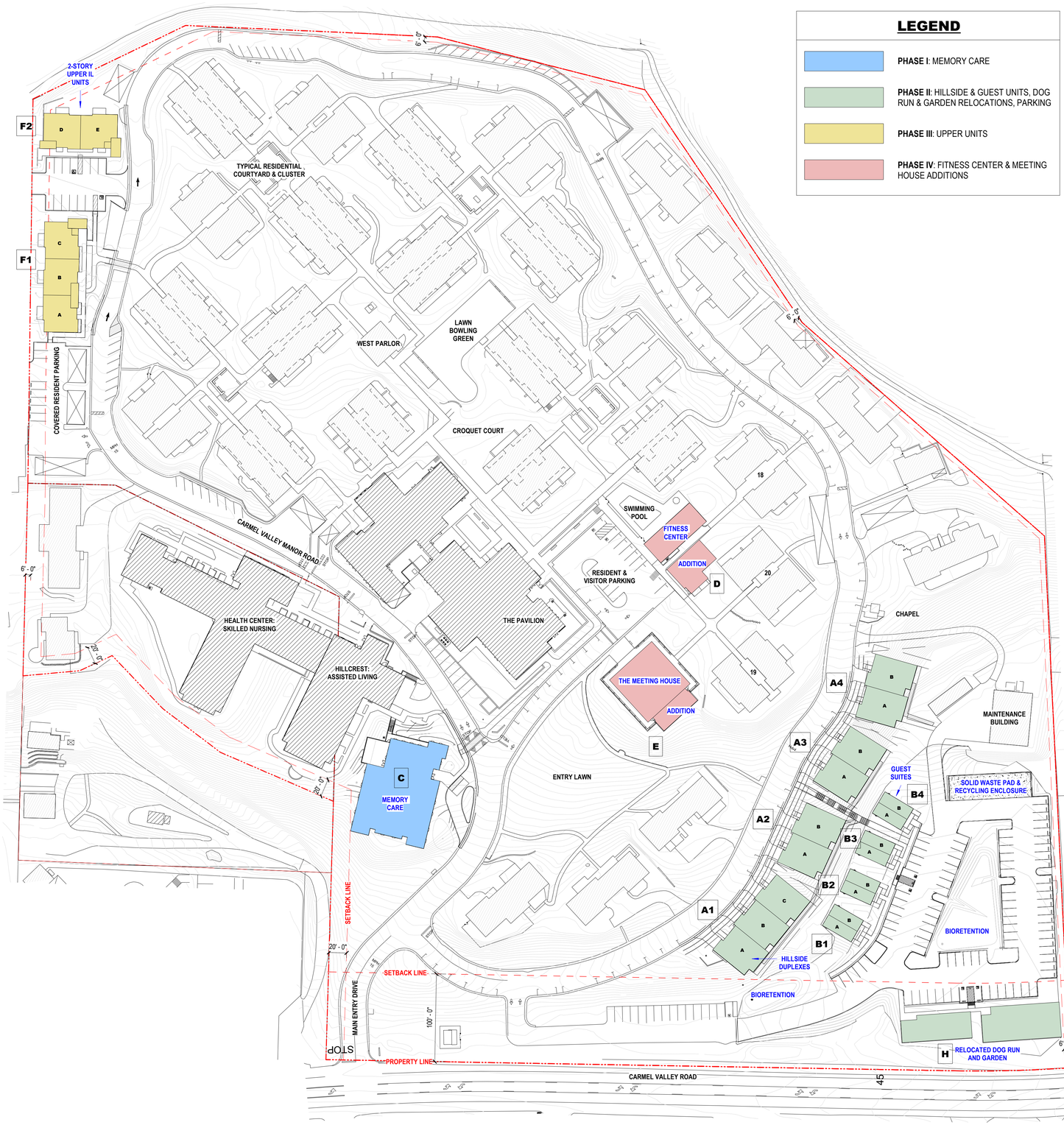

1 **MASTERPLAN PHASING DIAGRAM**
1" = 60'-0"

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

SEAL

KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

PHASING DIAGRAM

AS-04

3

MASTERPLAN SUBMITTAL

01/09/2025

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

1

1" = 20'-0"

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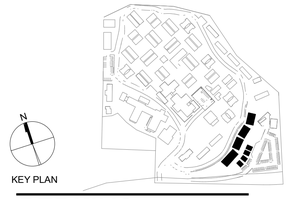
No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

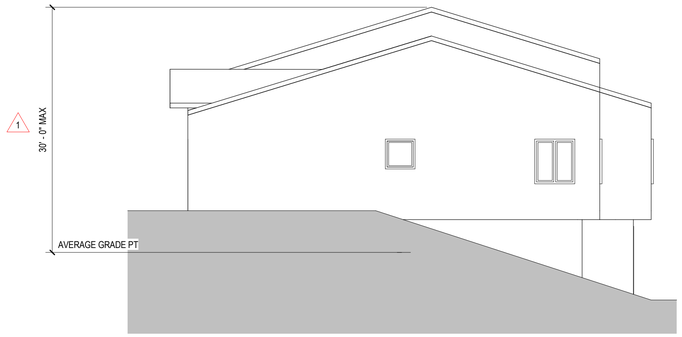
DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - ENLARGED SITE PLAN

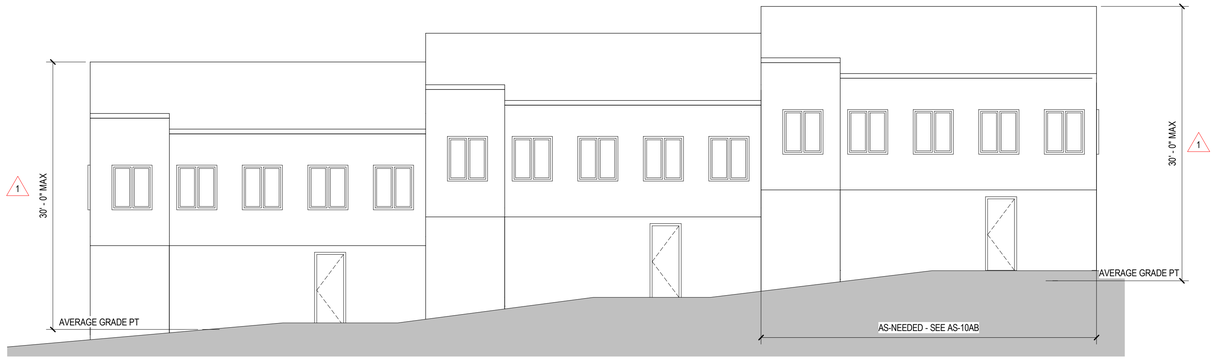
AS-10AB

MASTERPLAN SUBMITTAL

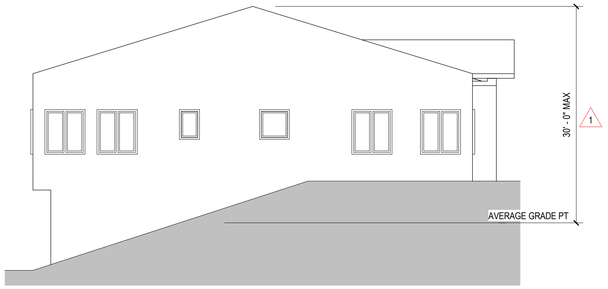
01/09/2025



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

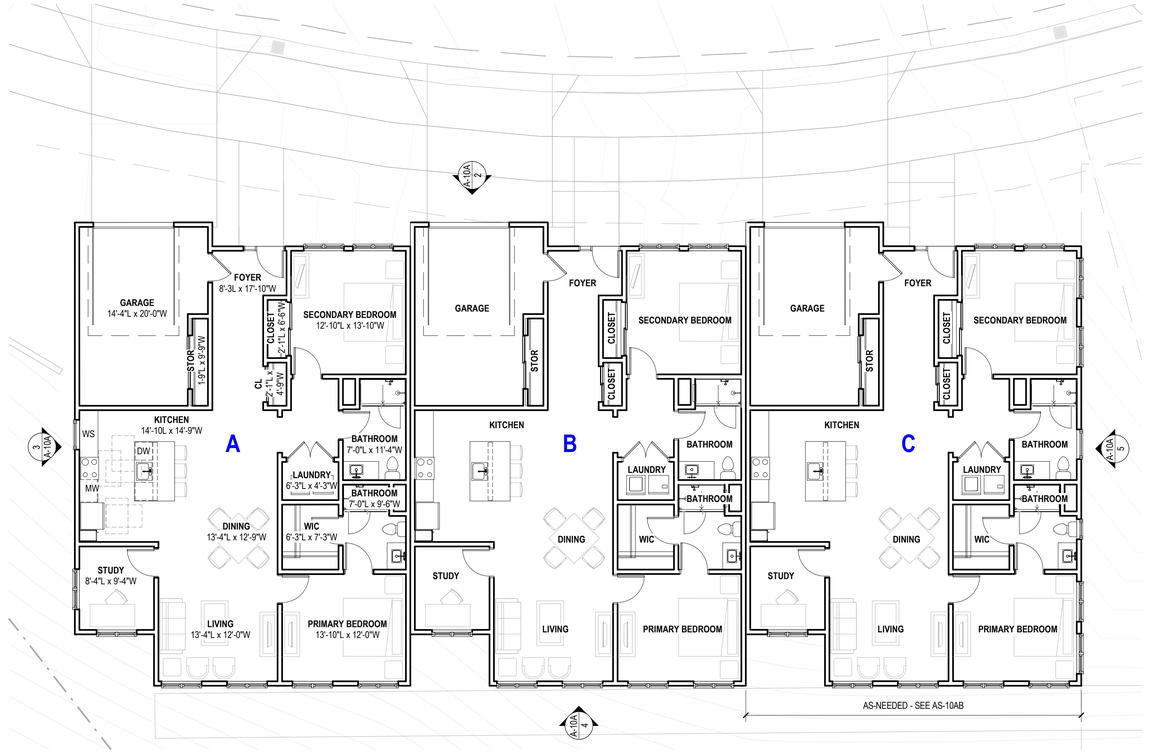


4 **HILLSIDE DUPLEXES - SOUTH ELEVATION (VARIES, SEE 2/A-20AB)**
1/8" = 1'-0"



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

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



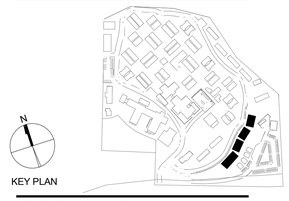
1 **HILLSIDE DUPLEXES - ENLARGED FLOOR PLAN, TYP**
1/8" = 1'-0"

3,430 GSF PER UNIT

1

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

SEAL



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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

HILLSIDE DUPLEXES - PLANS & ELEVATIONS

A-10A

MASTERPLAN SUBMITTAL

01/09/2025

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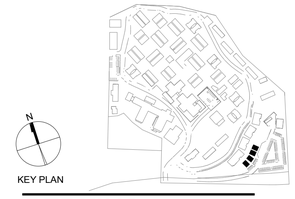
Date/Time: 2025-01-09 2:24:20 PM

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

SEAL



KEY PLAN

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

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

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

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

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425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

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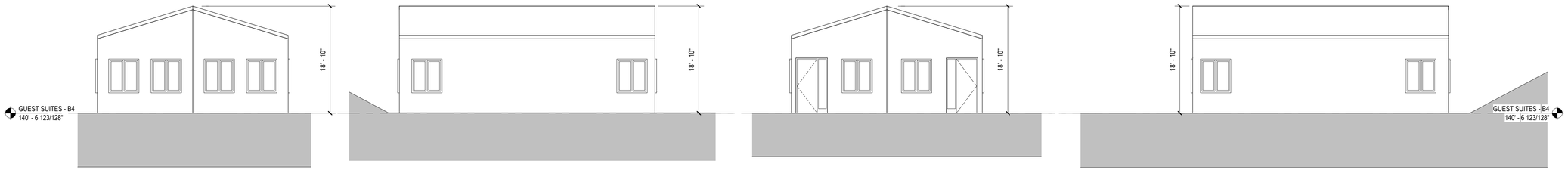
SAN JOSE, CA 95112

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

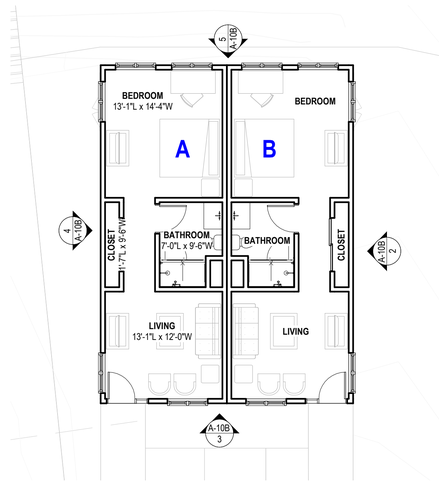


GUEST SUITE - NORTH ELEVATION, TYP
5 — 1/8" = 1'-0"

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

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

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



1 **640 GSF PER UNIT**

GUEST SUITE - ENLARGED FLOOR PLAN, TYP
1 — 1/8" = 1'-0"

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

GUEST UNITS - PLANS & ELEVATIONS

A-10B

MASTERPLAN SUBMITTAL

01/09/2025

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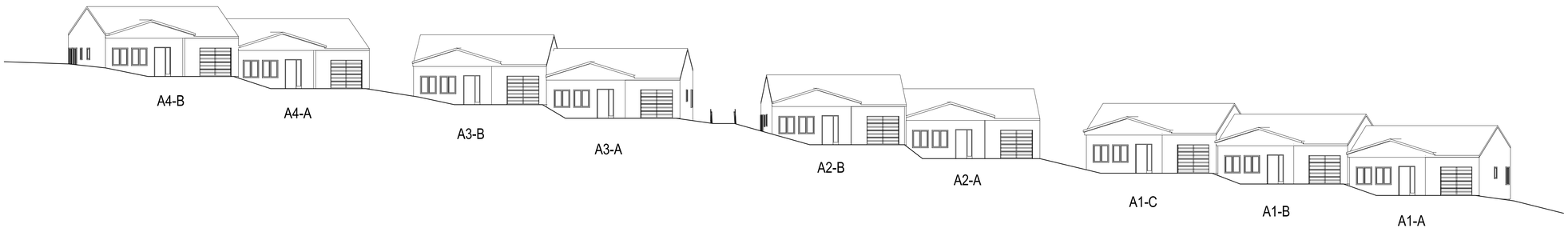
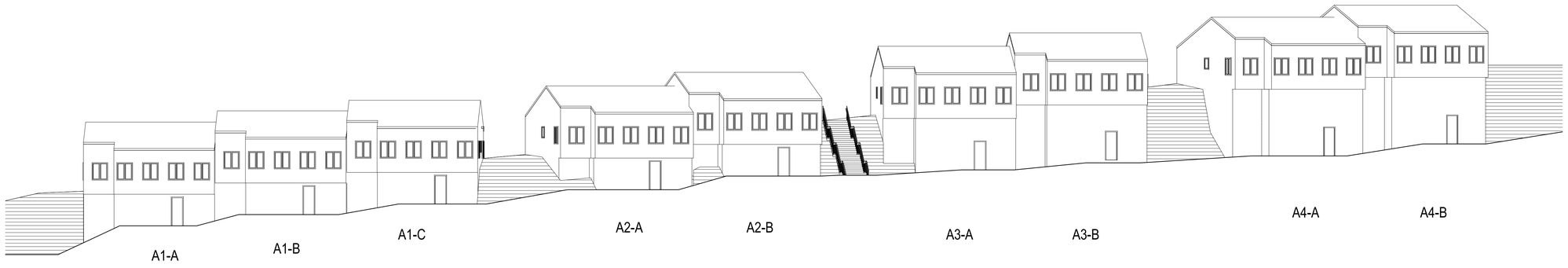


3 HILLSIDE DUPLEXES - STREET SECTION LOOKING SOUTH

1/16" = 1'-0"



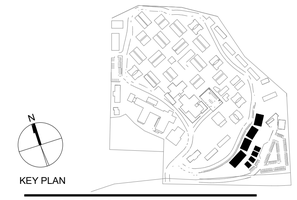
2 HILLSIDE DUPLEXES - LOWER LEVEL SECTION LOOKING NORTH

1/16" = 1'-0"

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

No.	Description	Date

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - PERSPECTIVES

A-20AB

MASTERPLAN SUBMITTAL

01/09/2025

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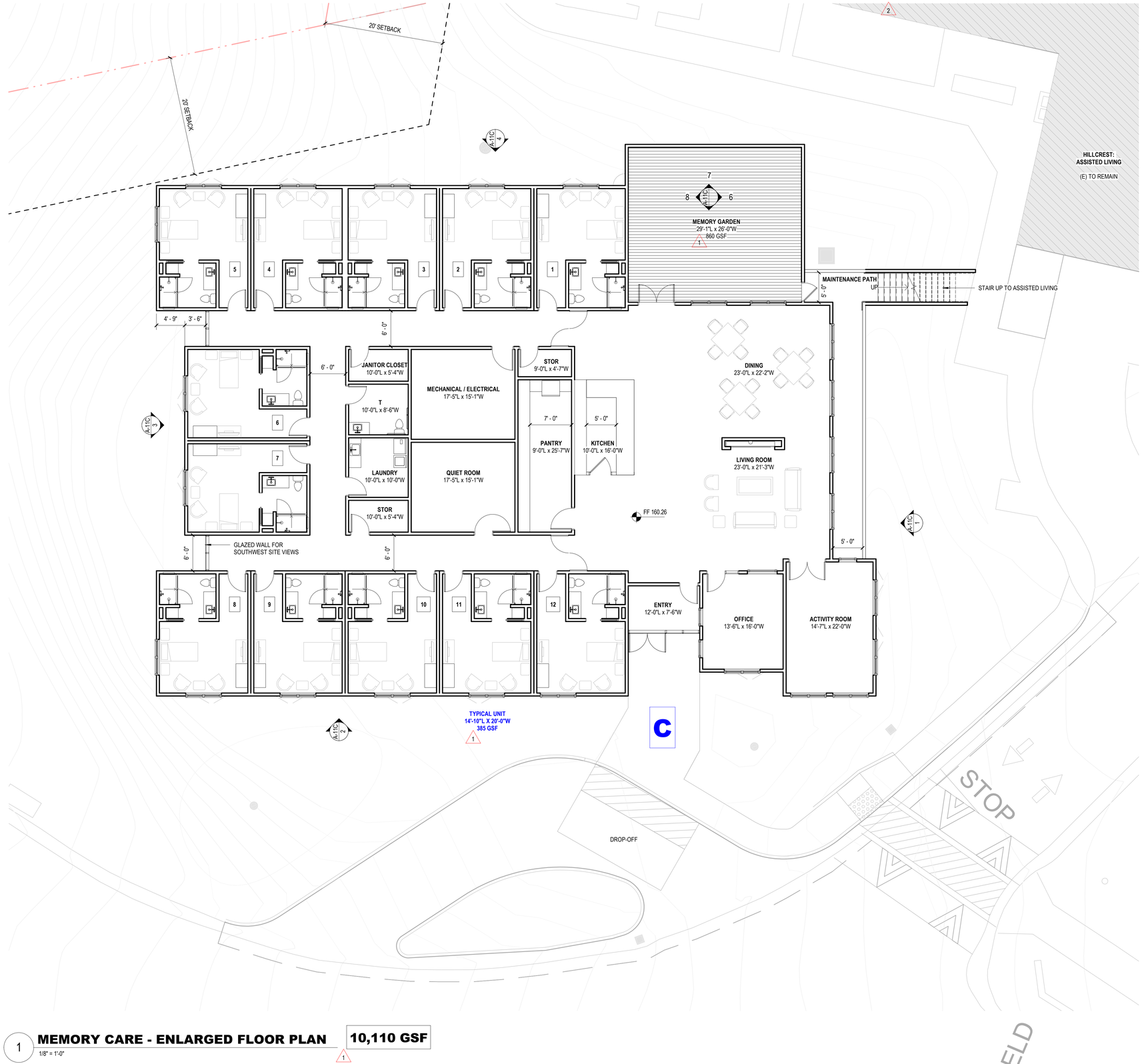

1 **MEMORY CARE - ENLARGED FLOOR PLAN** **10,110 GSF**

1/8" = 1'-0"

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

SEAL

KEY PLAN

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

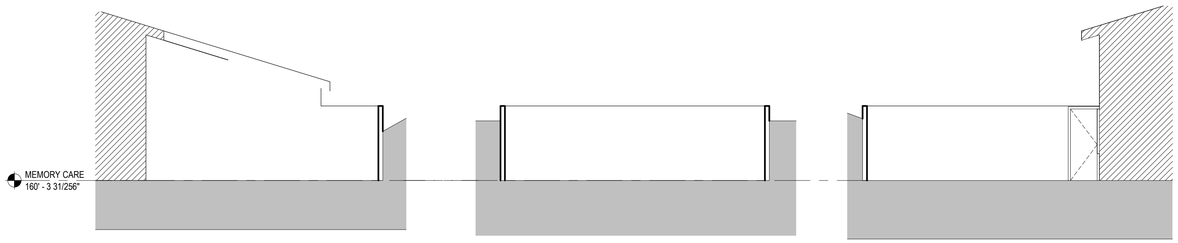
DRAWING TITLE:

MEMORY CARE - ENLARGED FLOOR PLAN

A-10C

MASTERPLAN SUBMITTAL

01/09/2025

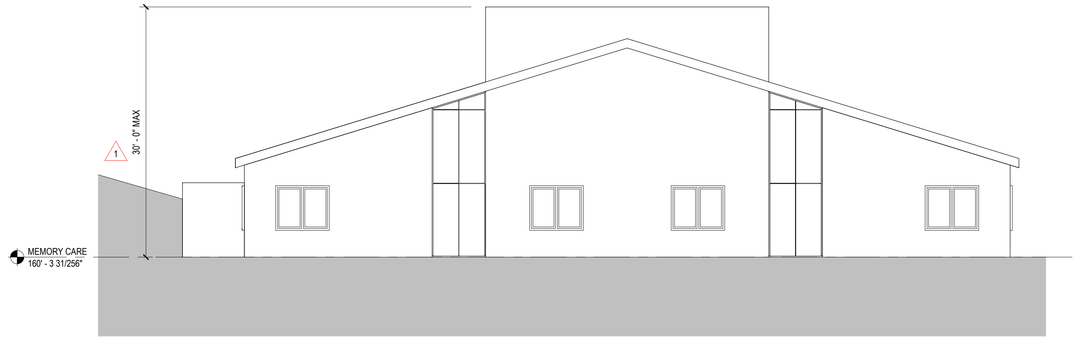


7 MEMORY GARDEN - WEST ELEVATION
1/8" = 1'-0"

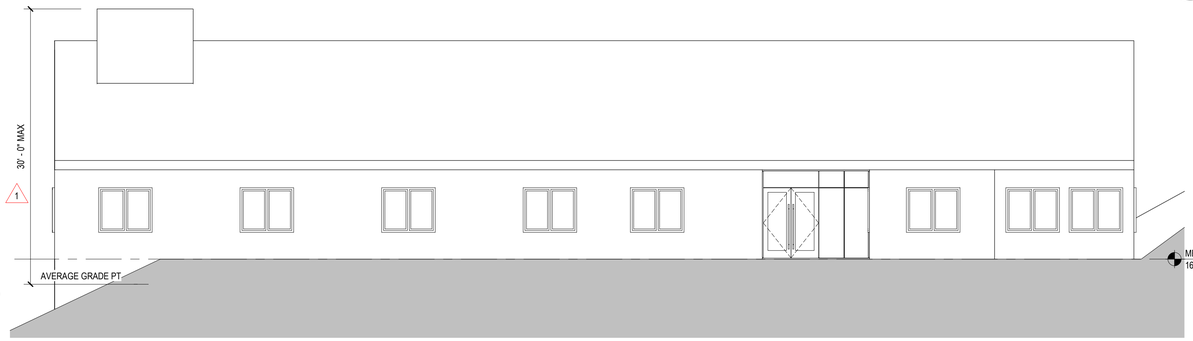
6 MEMORY GARDEN - NORTH ELEVATION
1/8" = 1'-0"

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

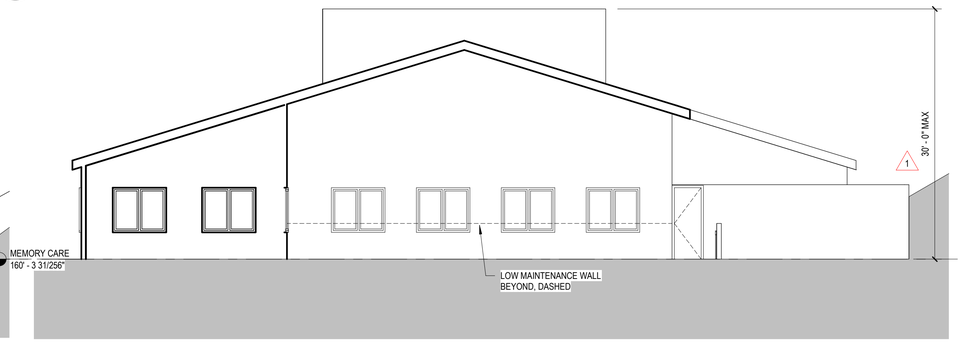
4 MEMORY CARE - NORTH ELEVATION
1/8" = 1'-0"



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



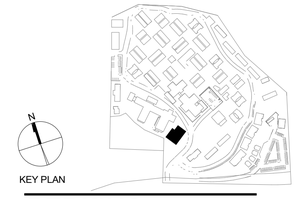
2 MEMORY CARE - SOUTH ELEVATION
1/8" = 1'-0"



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

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

SEAL



KEY PLAN

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

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

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

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

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425 PACIFIC STREET, SUITE 201
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Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

MEMORY CARE - ELEVATIONS

A-11C

MASTERPLAN SUBMITTAL

01/09/2025

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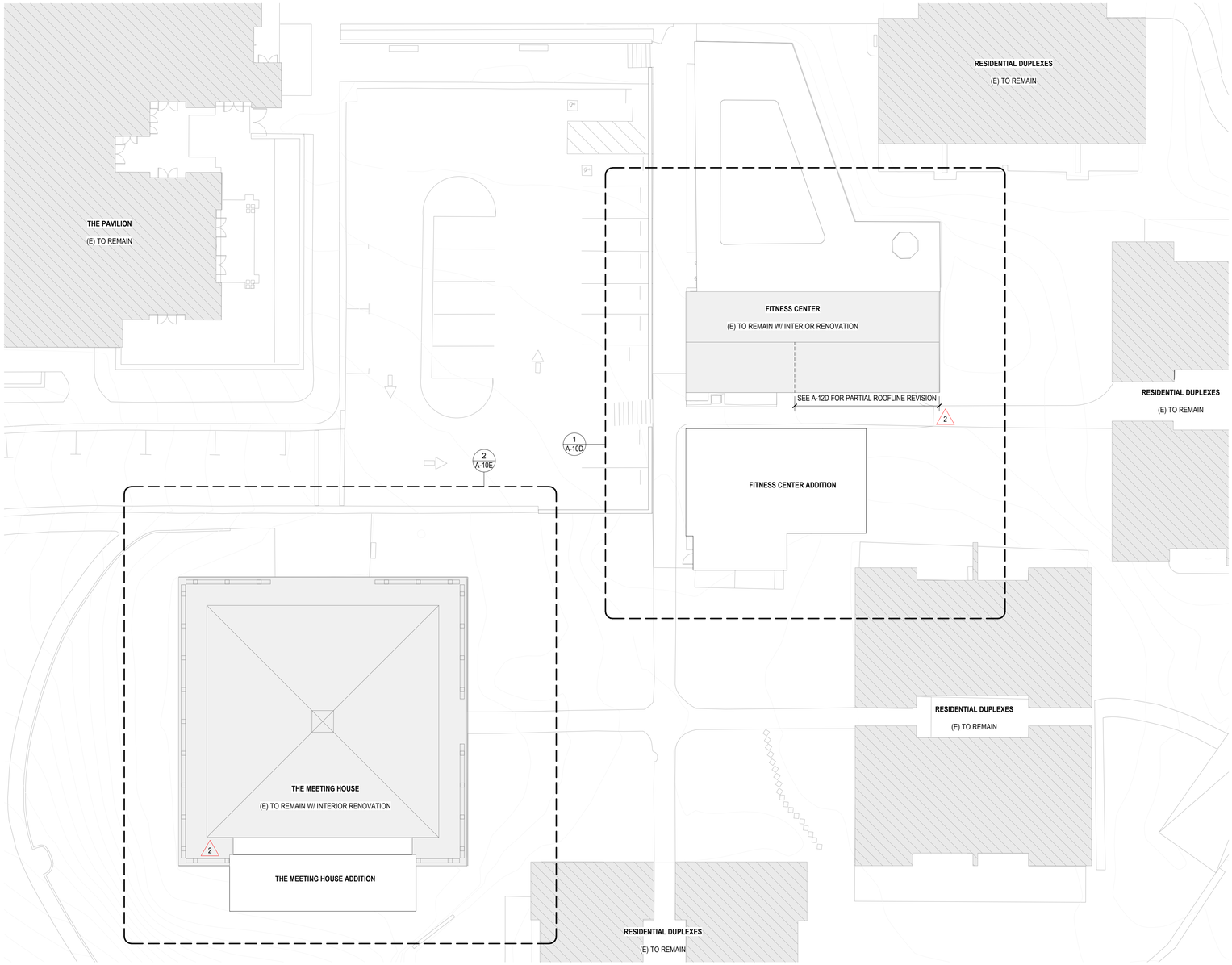
No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



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

SEAL

KEY PLAN

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

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

Civil / Site:
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MONTEREY, CA 93940

Geotechnical Engineer:
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SALINAS, CA 93906

Landscape Design:
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MONTEREY, CA 93940

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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

FITNESS CENTER, MEETING HOUSE - ENLARGED SITE PLAN

AS-10DE

MASTERPLAN SUBMITTAL

01/09/2025

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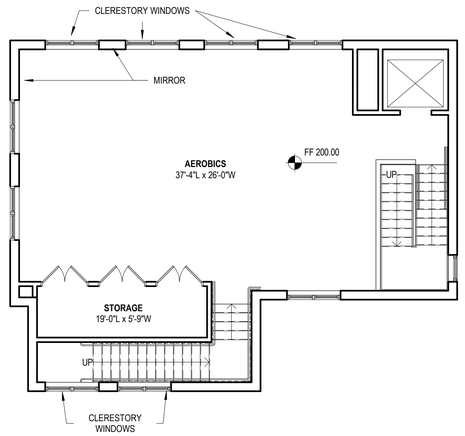
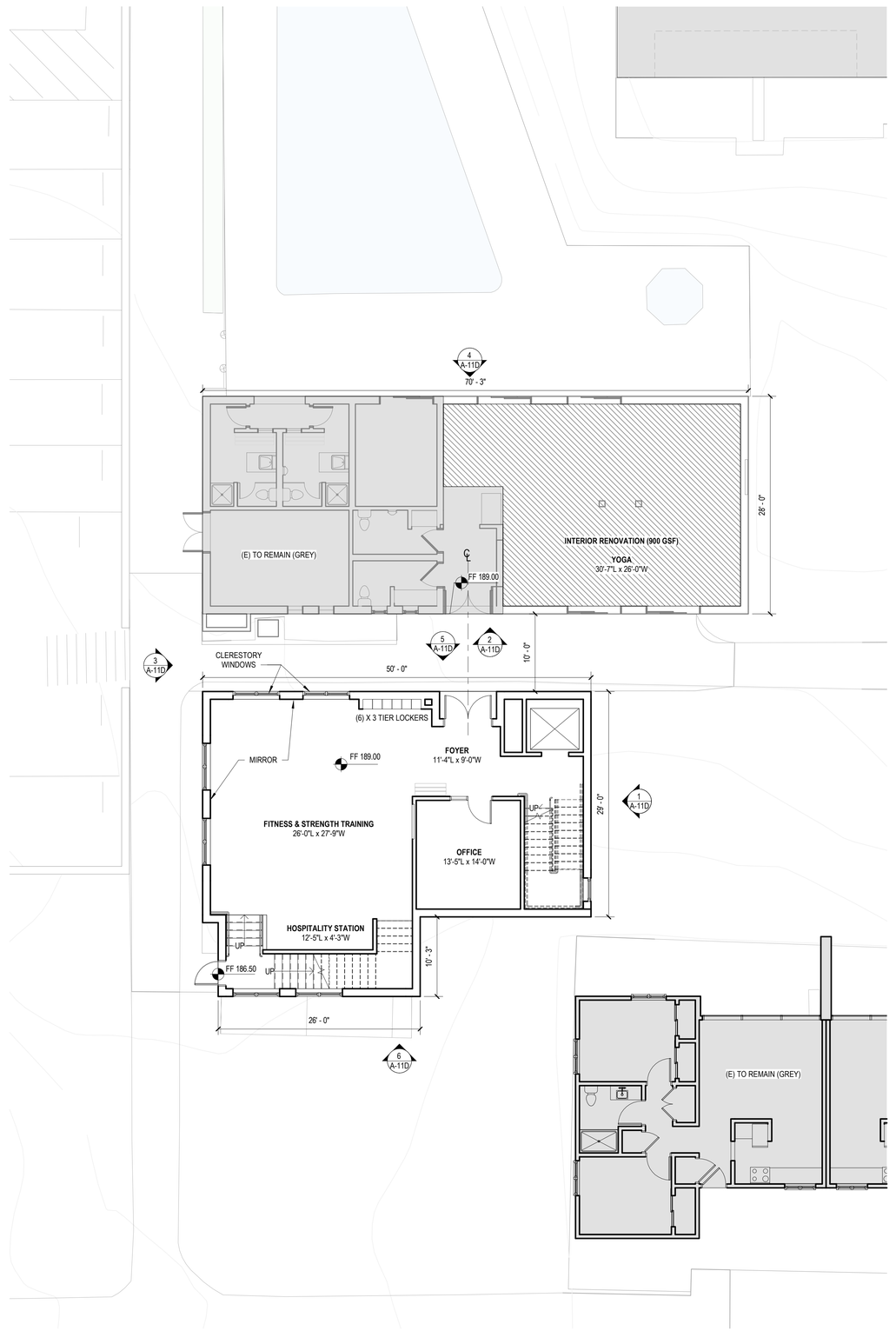


FITNESS CENTER ADDITION - SECOND FLOOR PLAN

2 1/8" = 1'-0"



FITNESS CENTER RENOVATION & ADDITION - FIRST FLOOR PLAN

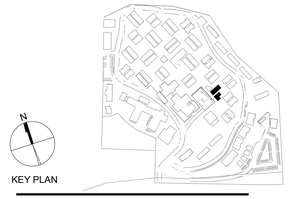
1 1/8" = 1'-0"

ADDITION = 1,980 GSF

RENOVATION = 900 GSF

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

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

FITNESS CENTER - PLANS

A-10D

MASTERPLAN SUBMITTAL

01/09/2025

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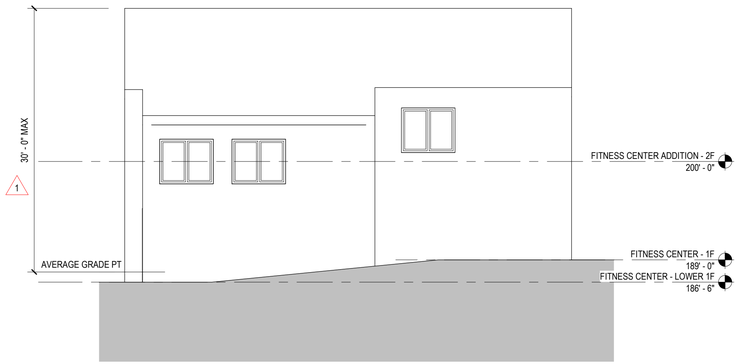
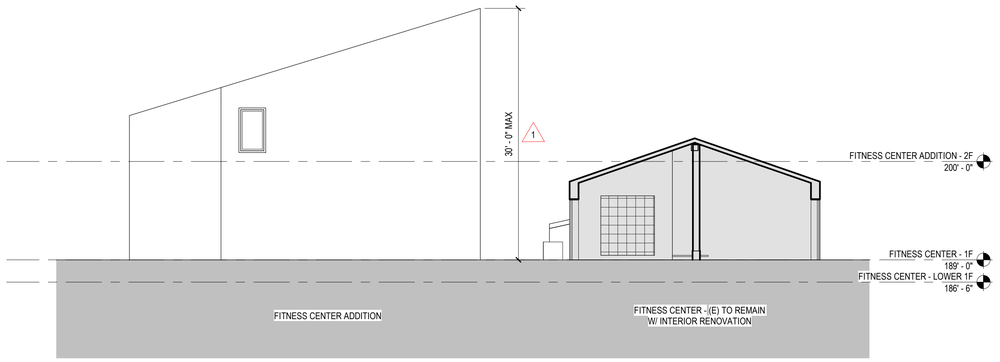


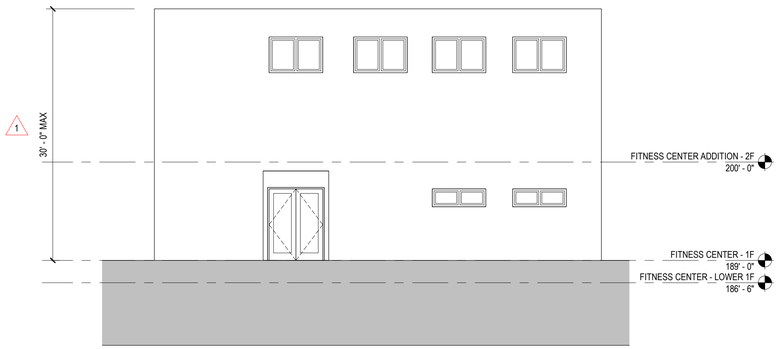
6 FITNESS CENTER ADDITION - SOUTH ELEVATION

1/8" = 1'-0"



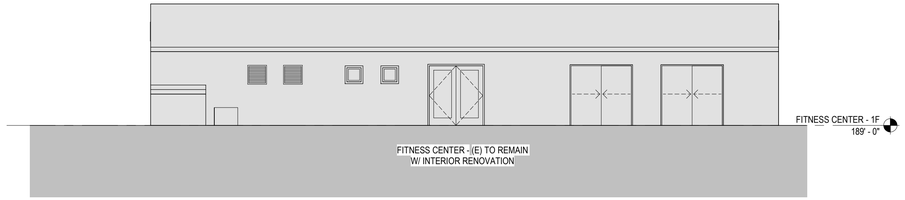
1 FITNESS CENTER & ADDITION - EAST ELEVATION

1/8" = 1'-0"



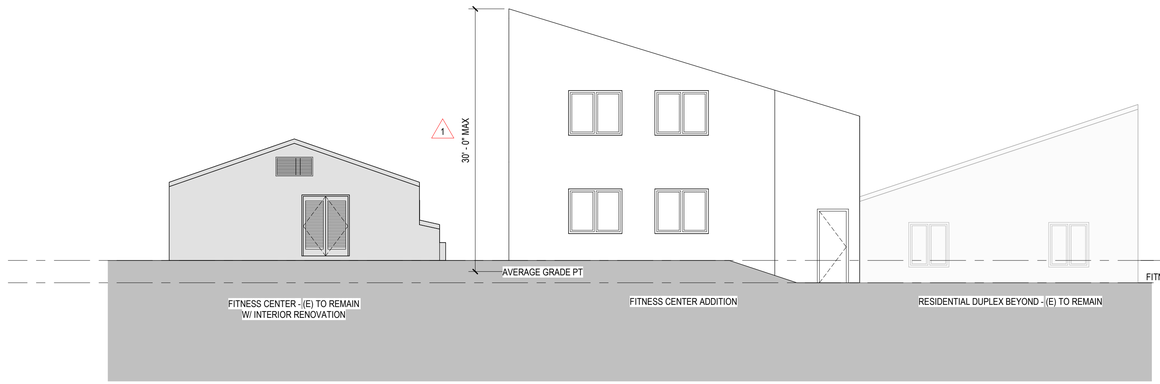
5 FITNESS CENTER ADDITION - NORTH ELEVATION

1/8" = 1'-0"



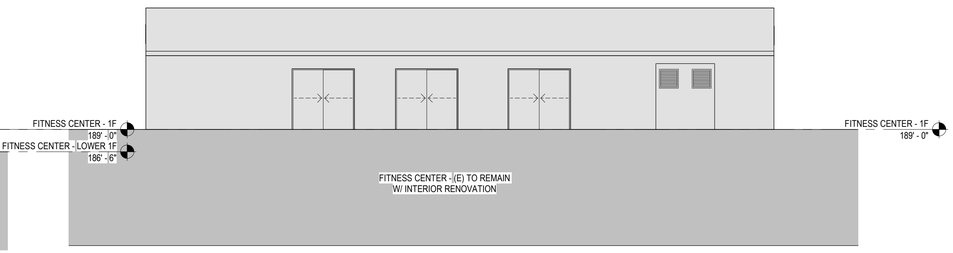
2 FITNESS CENTER - SOUTH ELEVATION

1/8" = 1'-0"



3 FITNESS CENTER & ADDITION - WEST ELEVATION

1/8" = 1'-0"

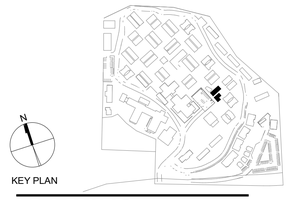


4 FITNESS CENTER - NORTH ELEVATION

1/8" = 1'-0"

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

SEAL



KEY PLAN

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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

FITNESS CENTER - ELEVATIONS

A-11D

MASTERPLAN SUBMITTAL

01/09/2025

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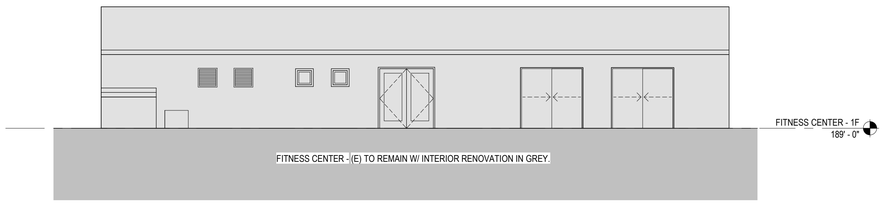
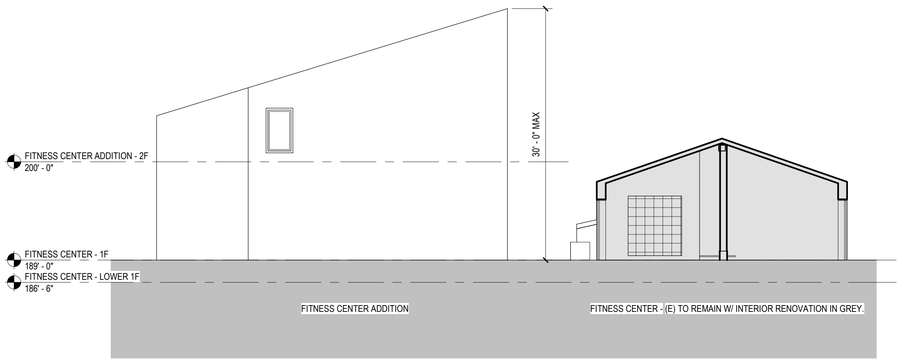
ORIGINAL FOR REFERENCE



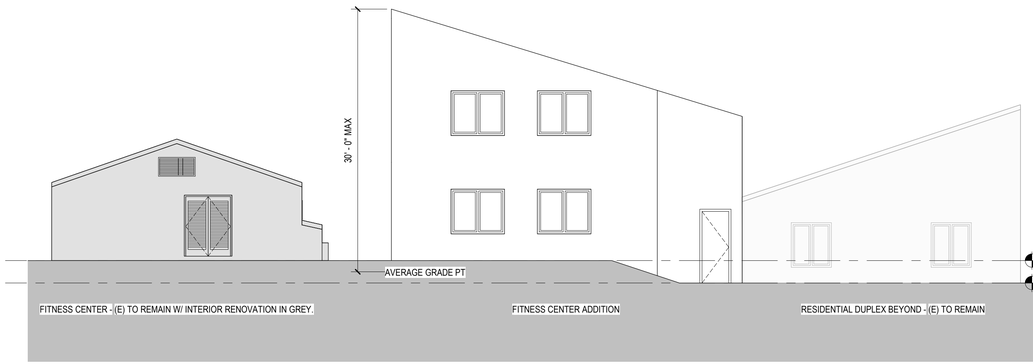
7 FITNESS CENTER - SOUTH ELEVATION (ORIGINAL FOR REFERENCE)

1/8" = 1'-0"



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

1/8" = 1'-0"

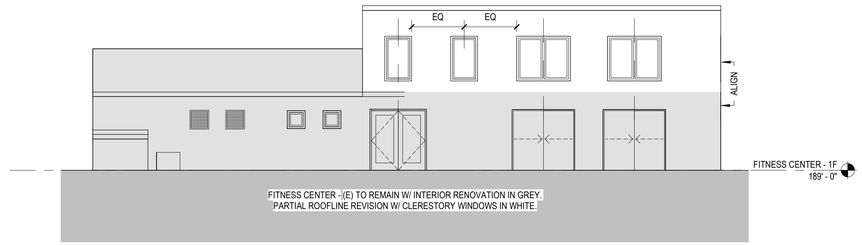


4 FITNESS CENTER & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)

1/8" = 1'-0"

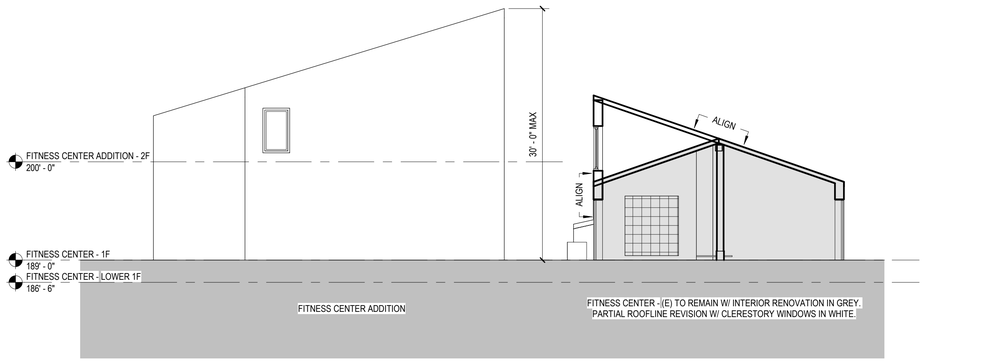
REVISED ELEVATIONS

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



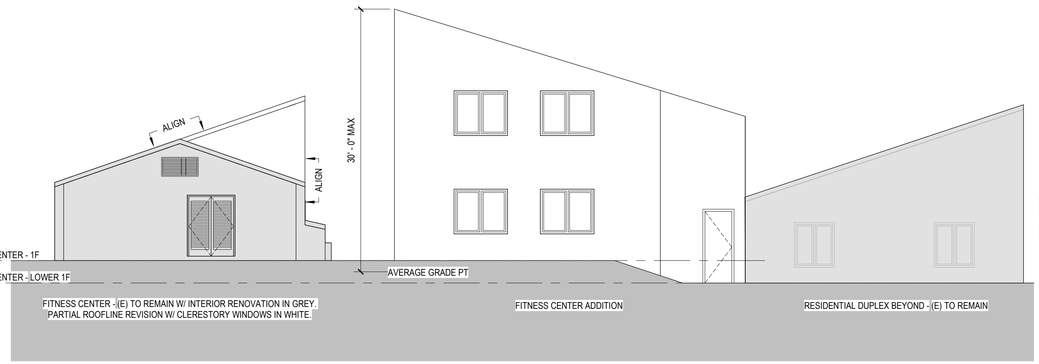
3 FITNESS CENTER - SOUTH ELEVATION (REVISED)

1/8" = 1'-0"



2 FITNESS CENTER & ADDITION - EAST ELEVATION (REVISED)

1/8" = 1'-0"

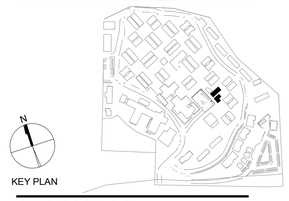


1 FITNESS CENTER & ADDITION - WEST ELEVATION (REVISED)

1/8" = 1'-0"

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

SEAL



KEY PLAN

PERKINS — EASTMAN
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T. +1 415 926 7900

Owner:
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6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
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1514 MOFFETT STREET, SUITE A
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SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

FITNESS CENTER - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

A-12D 2

MASTERPLAN SUBMITTAL

01/09/2025

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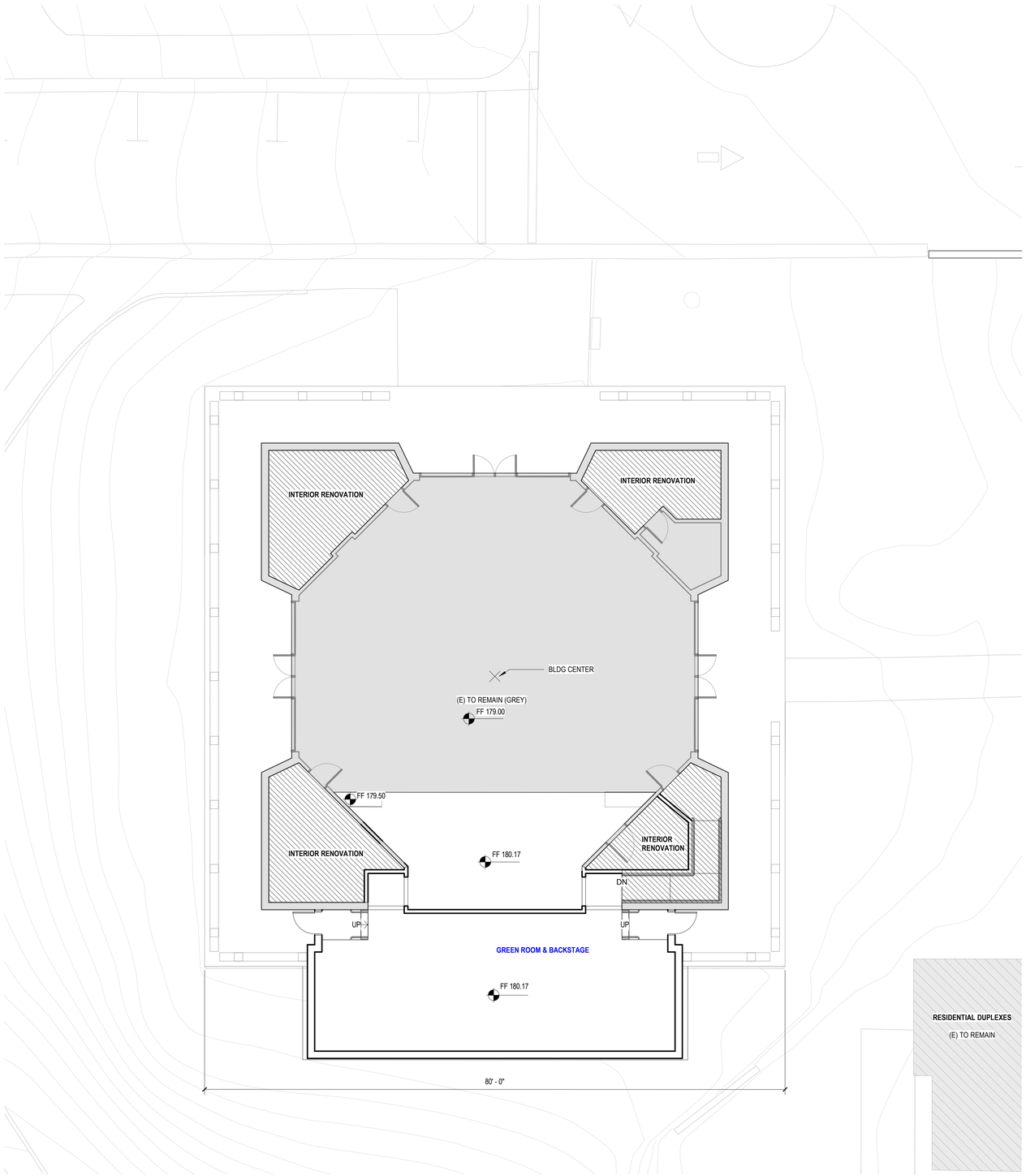
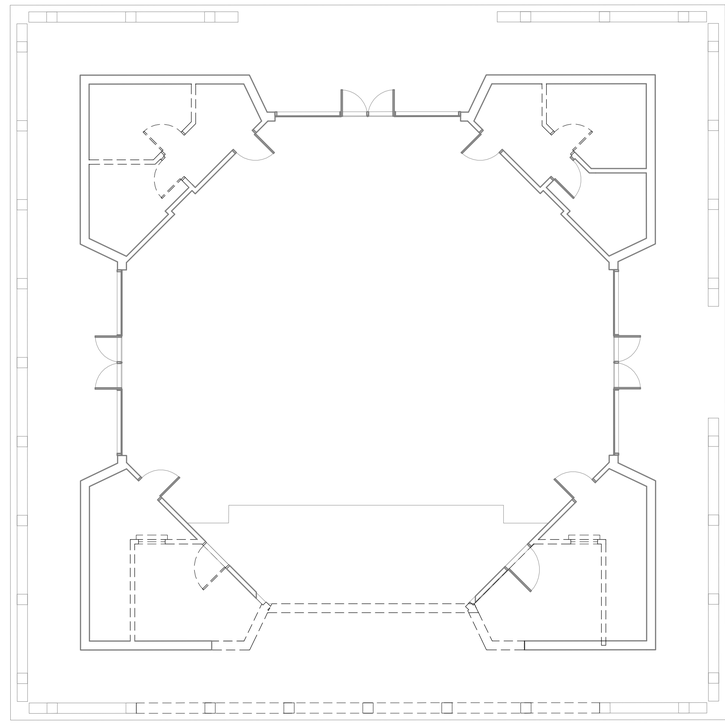
No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025





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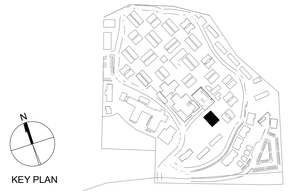

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SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

MEETING HOUSE - PLANS

A-10E

MASTERPLAN SUBMITTAL

01/09/2025

ADDITION = 1650 GSF

RENOVATION = 900 GSF

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

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

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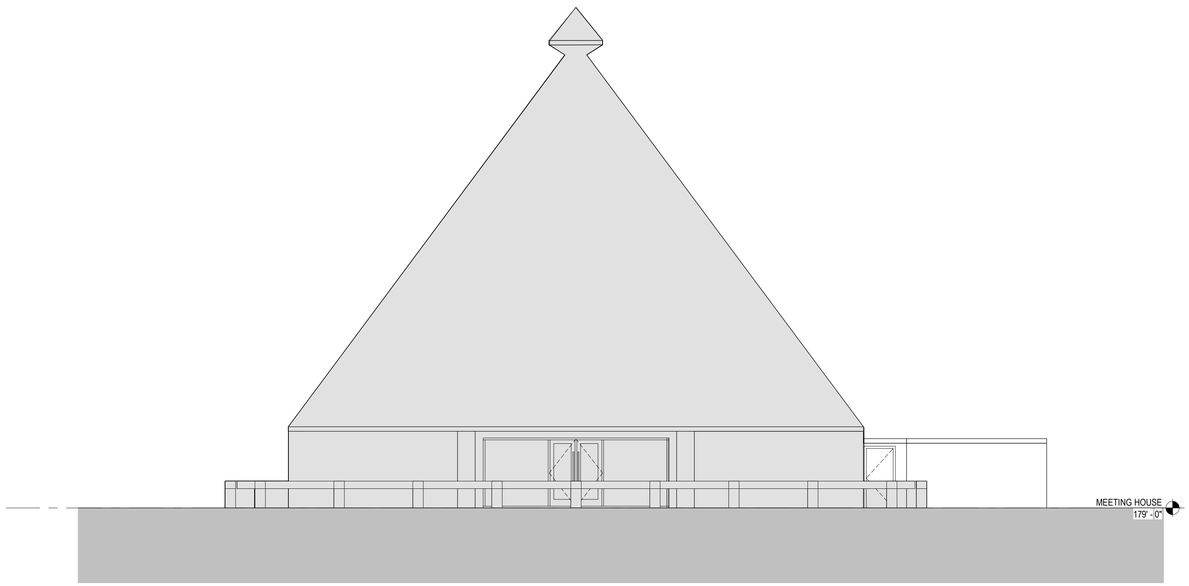
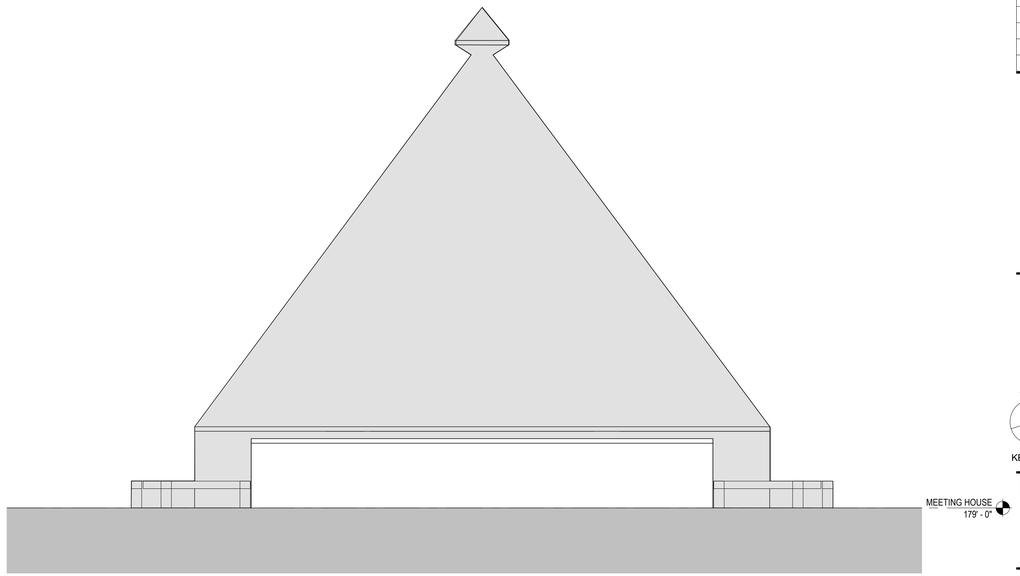


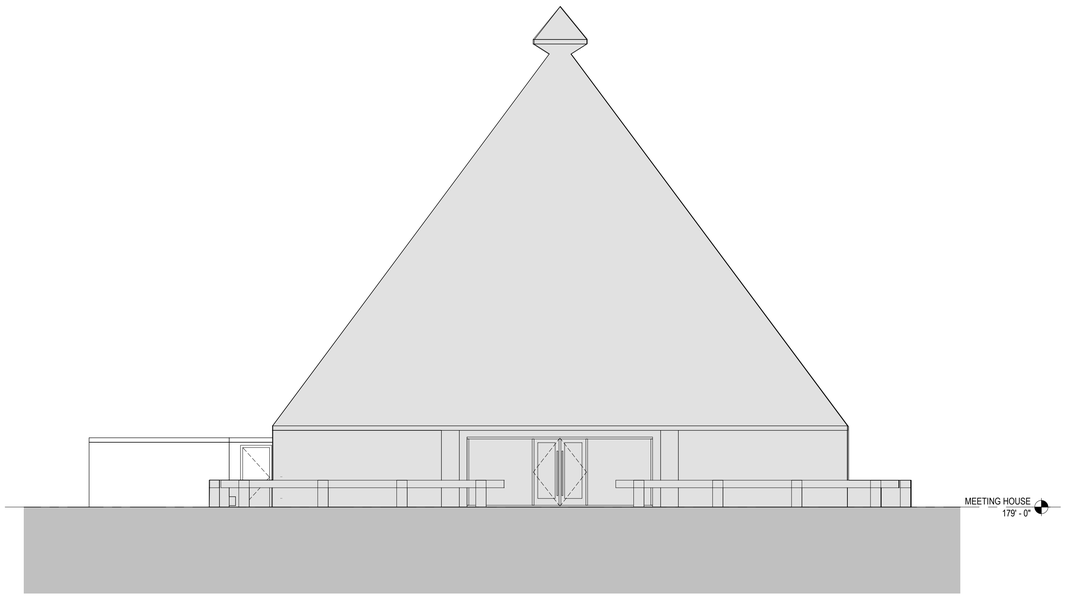
4 MEETING HOUSE & ADDITION - WEST ELEVATION

1/8" = 1'-0"



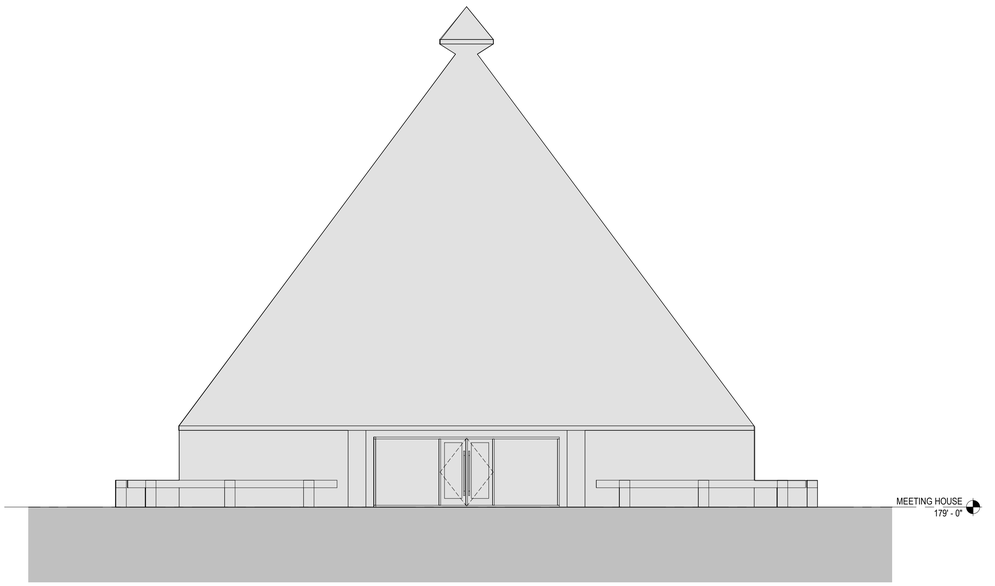
3 MEETING HOUSE & ADDITION - SOUTH ELEVATION

1/8" = 1'-0"



2 MEETING HOUSE & ADDITION - EAST ELEVATION

1/8" = 1'-0"



1 MEETING HOUSE - NORTH ELEVATION

1/8" = 1'-0"

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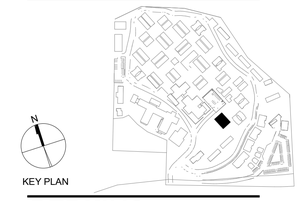
No.	Description	Date

SEAL



KEY PLAN

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

Owner:
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Geotechnical Engineer:
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BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
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Planning Consultant:
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8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

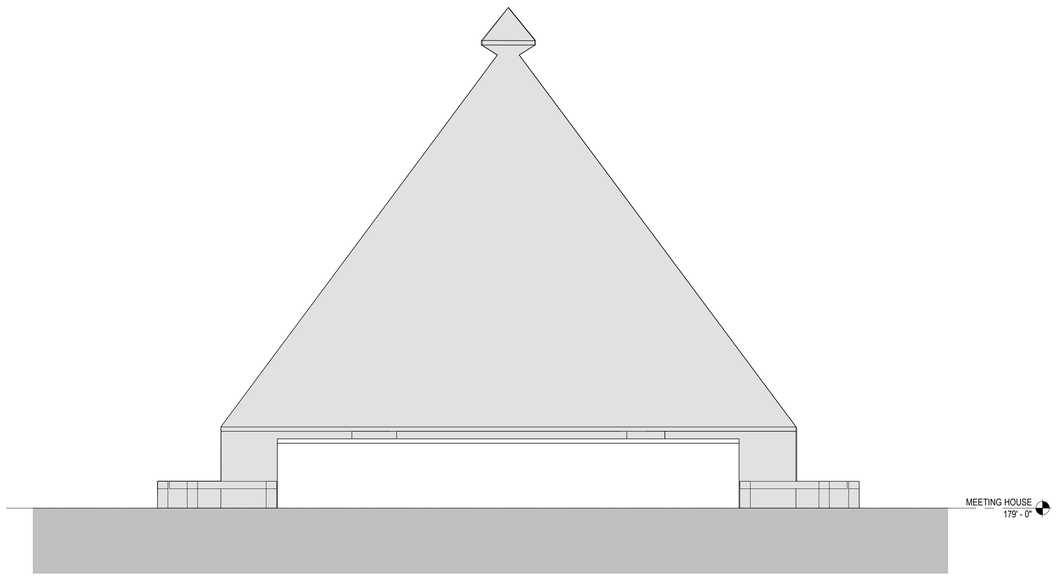
MEETING HOUSE - ELEVATIONS

A-11E

MASTERPLAN SUBMITTAL

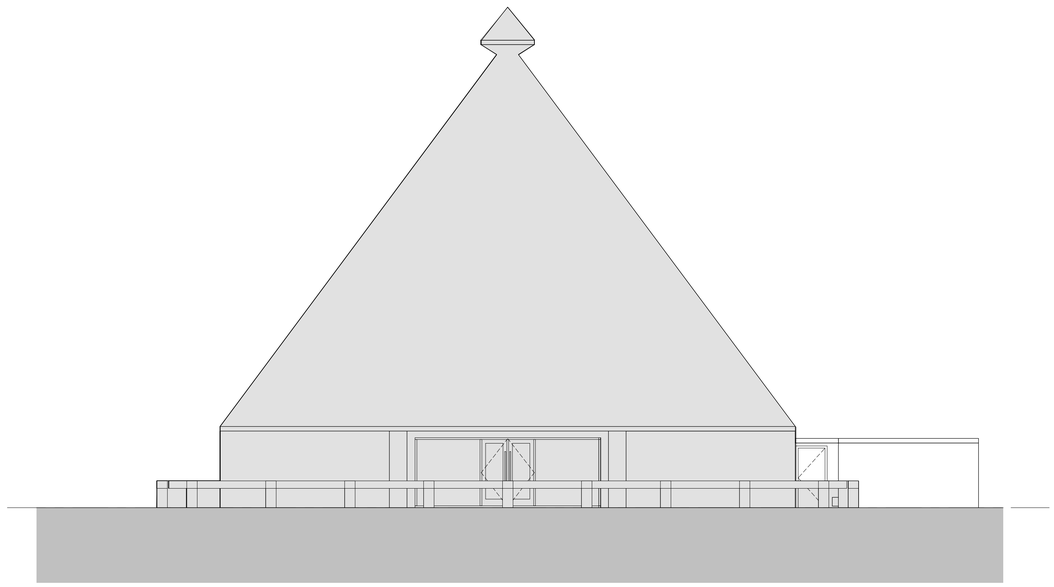
01/09/2025

ORIGINAL FOR REFERENCE



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

4 — 1/8" = 1'-0"

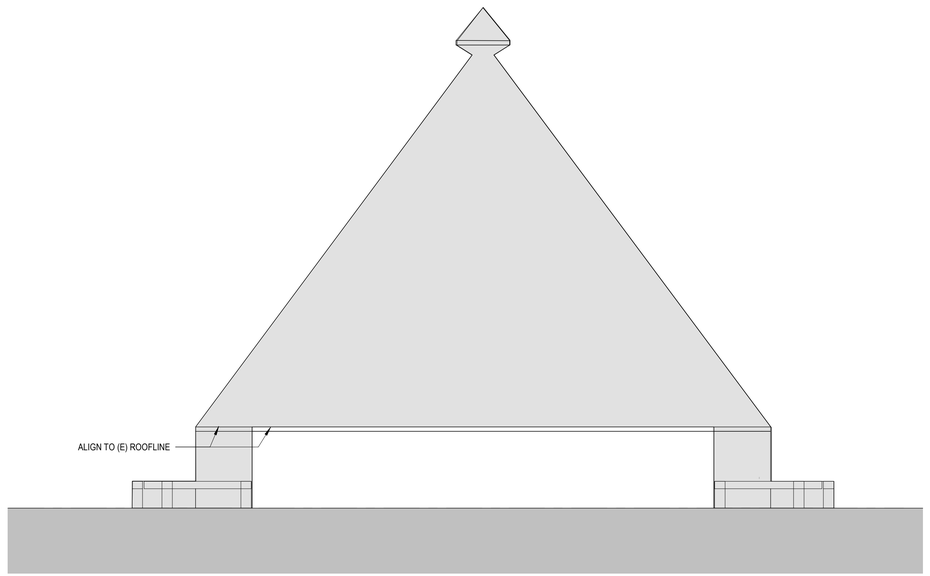


MEETING HOUSE & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)

3 — 1/8" = 1'-0"

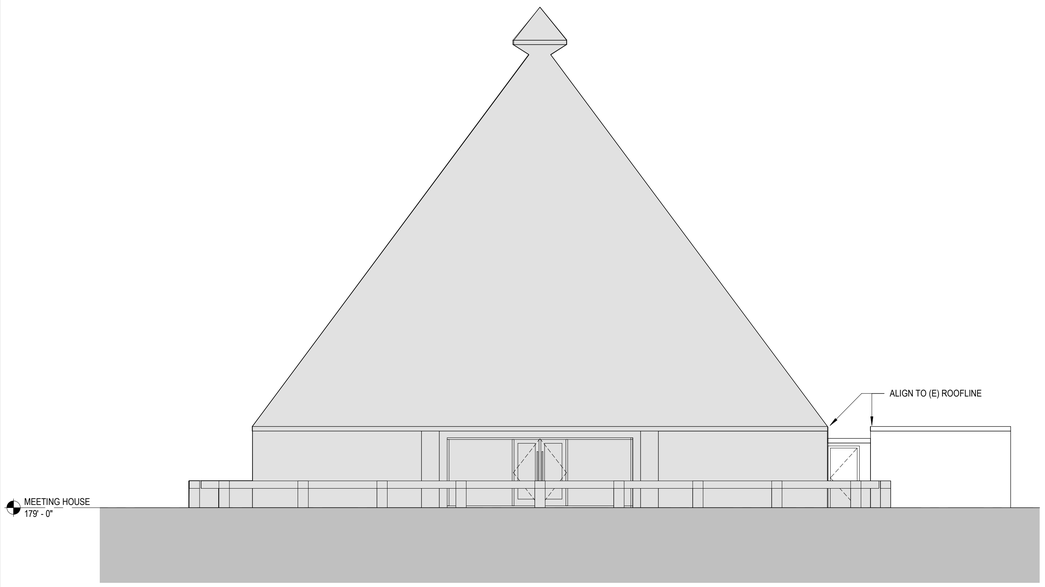
REVISED ELEVATIONS

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



MEETING HOUSE & ADDITION - SOUTH ELEVATION (REVISED)

2 — 1/8" = 1'-0"

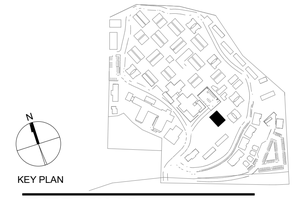


MEETING HOUSE & ADDITION - WEST ELEVATION (REVISED)

1 — 1/8" = 1'-0"

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

SEAL



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PROJECT No: 0097890.00

DRAWING TITLE:

MEETING HOUSE - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

A-12E

2

MASTERPLAN SUBMITTAL

01/09/2025

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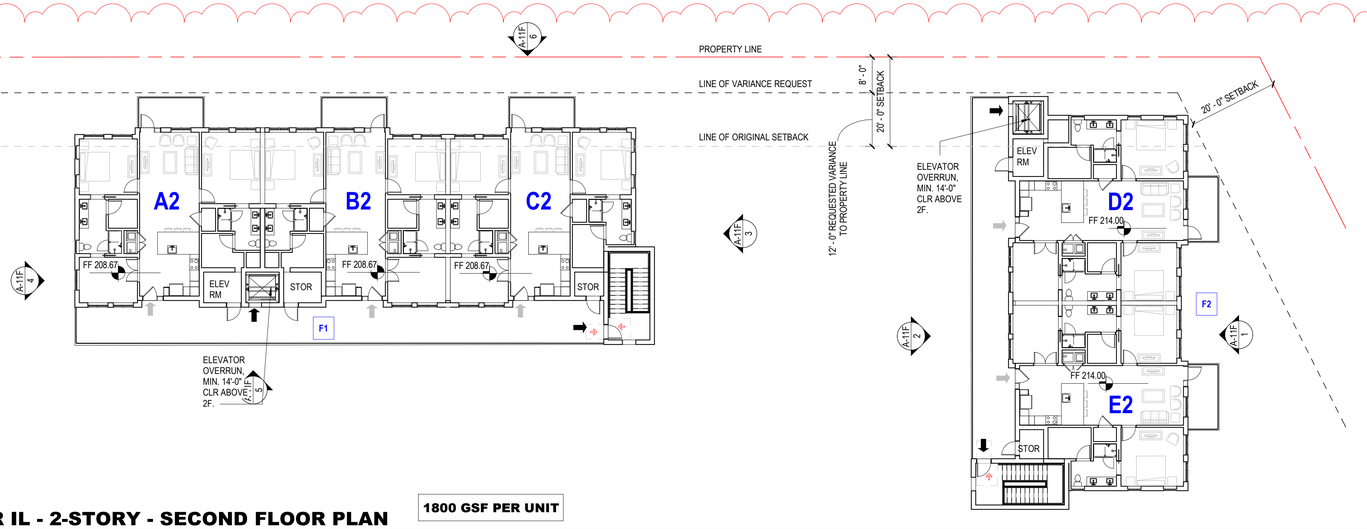
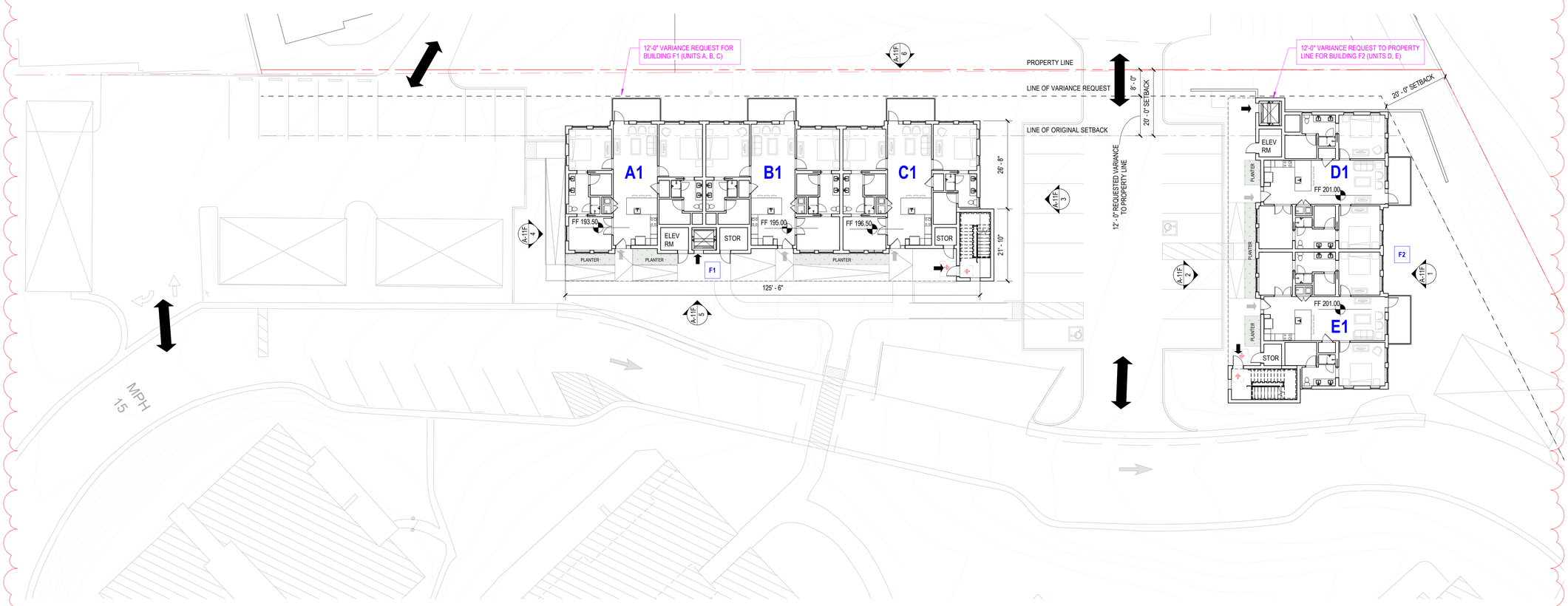


2 UPPER IL - 2-STORY - SECOND FLOOR PLAN

1/16" = 1'-0"

1800 GSF PER UNIT



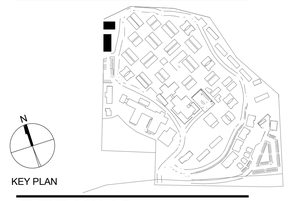
1 UPPER IL - 2-STORY - FIRST FLOOR PLAN

1/16" = 1'-0"

1800 GSF PER UNIT

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

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

UPPER IL UNITS - 2-STORY - ENLARGED PLANS

A-10F

MASTERPLAN SUBMITTAL

01/09/2025

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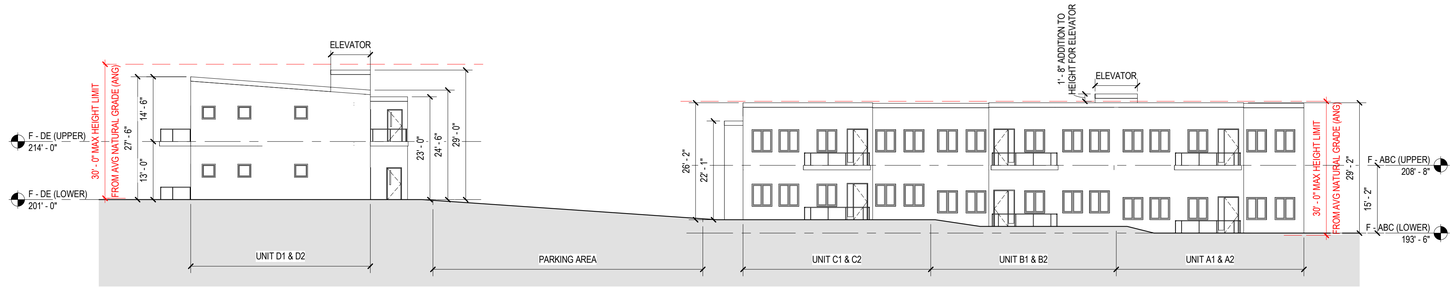
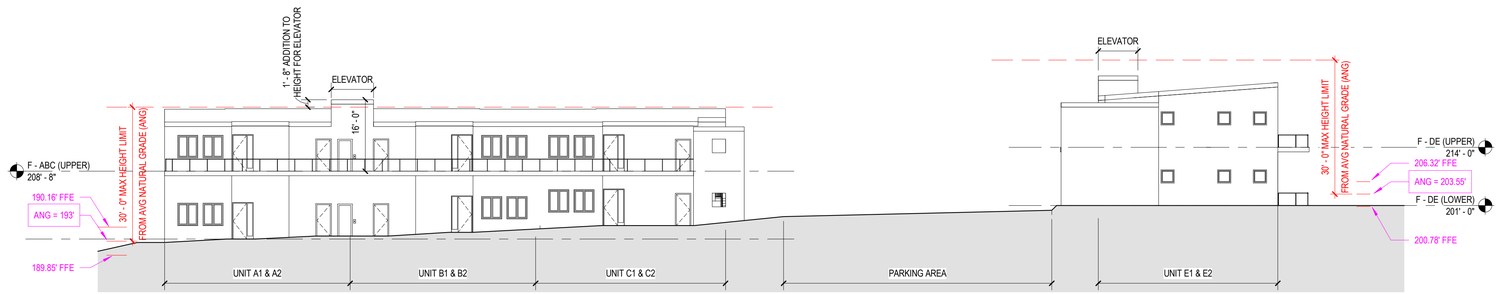


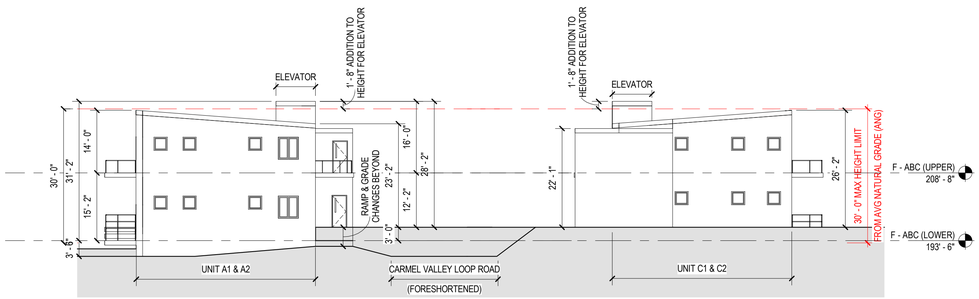
6 UPPER IL - ABCDE - NORTH ELEVATION

1/16" = 1'-0"



5 UPPER IL - ABCDE - SOUTH ELEVATION

1/16" = 1'-0"

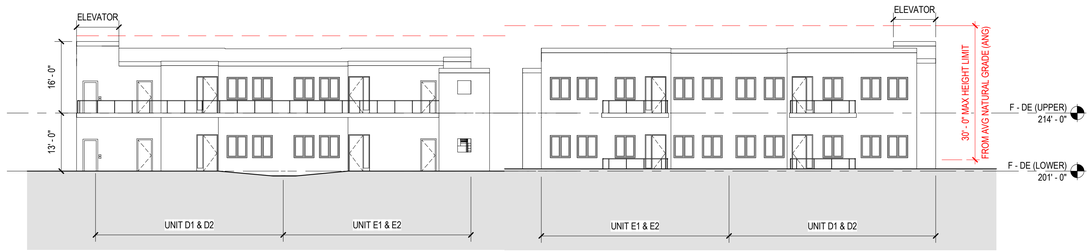


4 UPPER IL - ABC - WEST ELEVATION

1/16" = 1'-0"

3 UPPER IL - ABC - EAST ELEVATION

1/16" = 1'-0"



2 UPPER IL - DE - WEST ELEVATION

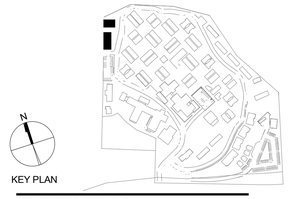
1/16" = 1'-0"

1 UPPER IL - DE - EAST ELEVATION

1/16" = 1'-0"

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

SEAL



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CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

UPPER IL UNITS - 2-STORY - ENLARGED ELEVATIONS

A-11F 3

MASTERPLAN SUBMITTAL

01/09/2025

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GENERAL

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

EARTHWORK AND AREA ESTIMATES

C = 7,100 CY
F = 7,100 CY (3) (2)
BALANCED SITE

ESTIMATED AREA OF SOIL DISTURBANCE = 3.79 AC (3) (2)

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

SURVEY AND EXISTING CONDITIONS

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

GRADING AND DRAINAGE

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

LEGEND

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

ABBREVIATIONS

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

VICINITY MAP

CIVIL SHEET INDEX

C–001	CIVIL COVER SHEET
C–002	NOTES AND DETAILS
C–003	NOTES AND DETAILS
C–010AB	HILLSIDE DUPLEXES, GUEST UNITS – DEMOLITION PLAN
C–010C	MEMORY CARE – DEMOLITION PLAN
C–010DE	FITNESS CENTER & MEETING HOUSE ADDITIONS – DEMOLITION PLAN
C–010F	UPPER IL UNITS – 2 STORY – DEMOLITION PLAN (3)
C–100	CIVIL OVERALL SITE PLAN
C–100AB	GRADING AND DRAINAGE PLAN – PARKING, HILLSIDE AND GUEST UNITS
C–100C	GRADING AND DRAINAGE PLAN – MEMORY CARE
C–100DE	GRADING AND DRAINAGE PLAN – FITNESS CENTER & MEETING HOUSE ADDTIONS
C–100F	GRADING AND DRAINAGE PLAN – UPPER IL UNITS – 2 STORY (3) (2)
C–200	EROSION AND SEDIMENT CONTROL PLAN – NOTES & DETAILS
C–201	PRE–EARTHWORK EROSION AND SEDIMENT CONTROL PLAN
C–202	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN (1)
C–300	CONSTRUCTION MANAGEMENT PLAN

SLOPE DISTURBANCE

DISTURBANCE IN AREAS OF 25% OR GREATER SLOPE = 0.66 ACRES (3) (2)

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

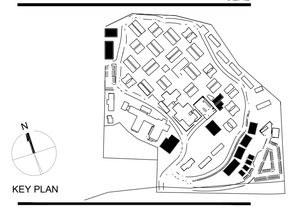
THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING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

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

No.	Description	Date
1	PLAN CHECK RESPONSES #1	4/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	2/13/2026

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

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

CIVIL COVER SHEET

C-001

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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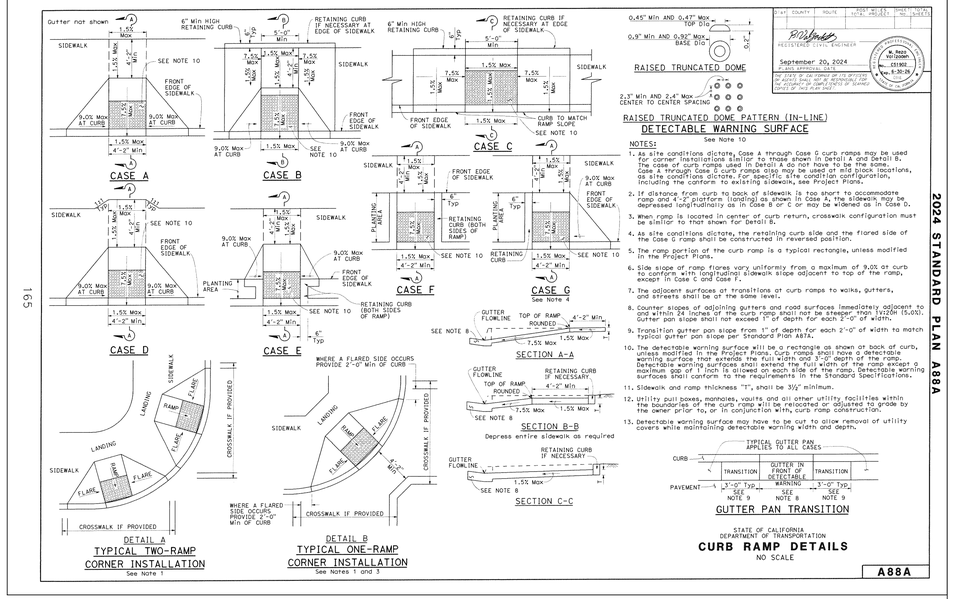
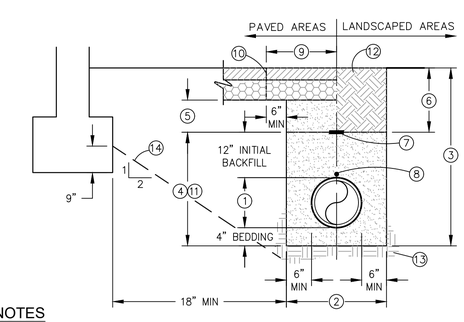


2024 STANDARD PLAN A88A

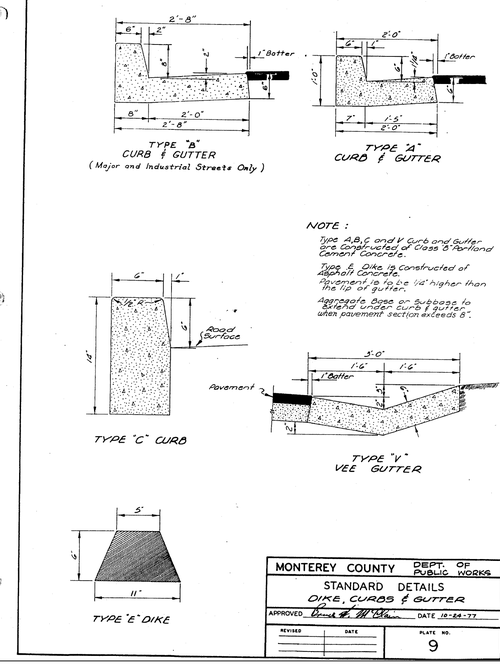


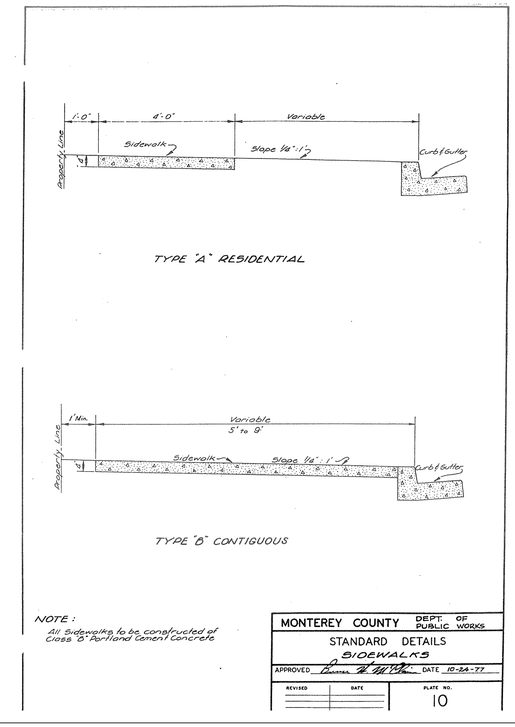
KEYNOTES

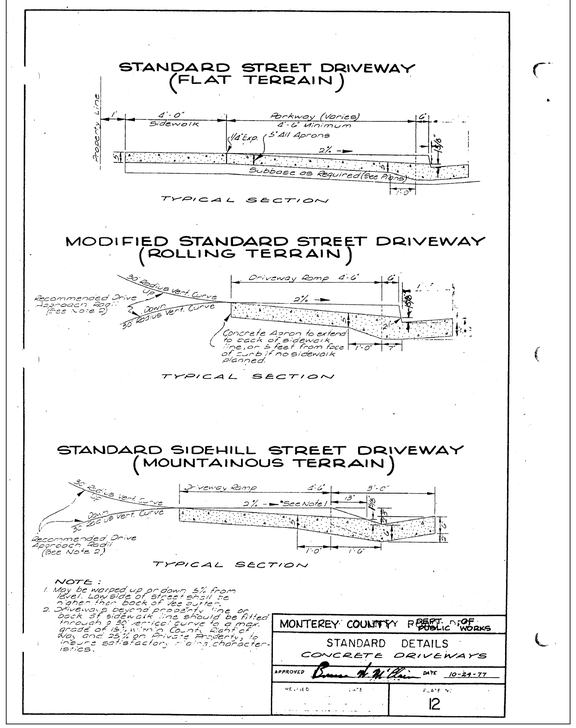
1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
4. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487–10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM D2487–17, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
7. PLACE 3"–WIDE WARNING TAPE 12" ABOVE PIPE.
8. PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON–METALLIC WATER AND GAS PIPES 4"–DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
9. PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC. AND AB SHALL BE EQUIVALENT TO THE EXISTING AC. AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
10. ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1–1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
11. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5–SACK CONCRETE.
12. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
13. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
14. UTILITY TRENCHES THAT ARE PARALLEL WITH FOOTINGS SHALL NOT BE BELOW A PLANE HAVING A DOWNWARD SLOPE OF 2:1 (H:V) FROM A LINE 9" ABOVE THE BOTTOM OUTSIDE EDGE OF THE FOOTING, AND NOT CLOSER THAN 18" FROM THE FACE OF THE FOOTING.
15. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

1 -- PRIVATE UTILITY TRENCHING

SCALE: NONE







No.	Description	Date

SEAL

Whitson ENGINEERS
Civil Engineering
Land Surveying
831.649.5225
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

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

Civil / Site:
WHITSON ENGINEERS
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EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

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

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SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

NOTES AND DETAILS

C-002

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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STORM DRAINAGE

STORM DRAIN PIPE

4" AND 6" PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D–3034, SDR 35 OR SDR 26. ALTERNATE, 4" AND 6" RAIN WATER LEADERS: SOLVENT WELD ABS SEWER PIPE CONFORMING TO ASTM D–2661, SCH 40.

8" AND LARGER PIPE: HDPE TYPE "S" (SMOOTH INTERIOR, CORRUGATED EXTERIOR) PIPE WITH WATERTIGHT JOINTS CONFORMING TO AASHTO DESIGNATION M 294. ALTERNATE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D–3034, SDR 35 OR SDR 26.

PERFORATED PIPE

SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D–1785, SCH 40; ASTM D–3034, SDR 35 OR SDR 26; OR ASTM D–2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D–2661, SCH 40.

PERFORATION PATTERN SHALL CONFORM TO AASHTO M–27 OR ASTM D–2729.

POND LINER

POND LINER SHALL BE 30–MIL HDPE OR PVC. SEAMS SHALL BE OVERLAPPED AND SEALED AS RECOMMENDED BY THE LINER MANUFACTURER.

PERMEABLE MATERIAL

PERMEABLE MATERIAL (DRAIN ROCK) SHALL CONFORM TO THE PROVISIONS IN SECTION 68, "SUBSURFACE DRAINS," OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

FILTER FABRIC

FILTER FABRIC SHALL CONFORM TO AASHTO M288 CLASS 2 (MIRAFI 160N OR APPROVED EQUAL) OR CLASS 3 (MIRAFI 140N OR APPROVED EQUAL). IF NOT OTHERWISE NOTED, USE CLASS 3 FILTER FABRIC.

BIORETENTION POND

SEE BIORETENTION POND DETAIL FOR BIORETENTION POND AND SOIL MIX SPECIFICATIONS.

CONCRETE DRAINAGE STRUCTURES

CONCRETE DRAINAGE STRUCTURES SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" AND THESE SPECIAL PROVISIONS. PRECAST MEMBERS SHALL CONFORM TO SECTION 70–1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.

PRECAST UNIT JOINTS SHALL BE SEALED WITH PREFORMED BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C–990.

PLASTIC PIPE CONNECTIONS TO CONCRETE STRUCTURES SHALL BE FITTED WITH AN ELASTOMERIC GASKET OR WATERSTOP CONFORMING TO ASTM C–923 OR ASTM C–1478 (FOR PVC PIPE), OR ASTM F–2510 (FOR HDPE TYPE 'S' PIPE).

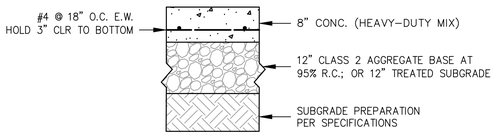
THE BASE OF CONCRETE INLETS AND MANHOLES, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE TO THE PIPE SPRING LINE (HALF–BENCH). THE INVERT PAVING THICKNESS IN PRECAST BASE UNITS SHALL BE AT LEAST 4"–THICK BELOW THE BOTTOM OF PIPE.

ALL CONCRETE DRAINAGE STRUCTURES SHALL BE H–20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE. CONCRETE DRAIN INLET WALL THICKNESS "T" SHALL BE 4" FOR 12" INLETS, 5" FOR 15"–27" INLETS, AND 6" FOR 30" AND LARGER INLET SIZES.

ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA–COMPLIANT. ADA–COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PATH OF TRAVEL. ALL GRATES SHALL BE BOLT– OR LOCK–DOWN

INLET SCHEDULE

TYPE 103BR: x	COMBINATION INLET PER CITY OF MONTEREY STANDARD DETAIL 103 BR. FRAME: 18–8S.
12"CB:	12" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H–20 LOAD RATED CAST IRON FLAT GRATE.
12"CB–ADA:	SAME AS 12"DI, EXCEPT WITH ADA–COMPLIANT GALVANIZED STEEL FLAT GRATE
18"CB:	18" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H–20 LOAD RATED GALVANIZED STEEL FRAME AND FLAT GRATE.
36"CB:	36" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H–20 LOAD RATED GALVANIZED STEEL FRAME AND FLAT GRATE.
6"AD:	6"–DIA ROUND OR 6"x6" SQUARE DRAIN INLET WITH BLACK HDPE GRATE. ADS OR NDS 6" DROP–IN GRATE, OR APPROVED EQUAL. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER.
6"AD–DOME: x	SAME AS 6"AD EXCEPT WITH DOMED HDPE GRATE. GRATE ELEVATION SHOWN ON PLANS IS MEASURED AT THE TOP OF FRAME, NOT AT THE TOP OF THE ELEVATED PORTION OF GRATE.
6"AD–BZ: x	SAME AS 6"AD EXCEPT WITH 6"–DIA ROUND BRONZE DRAIN INLET WITH ADA COMPLIANT SQUARE HEEL–PROOF OPENINGS AND SCREW–DOWN GRATE. ZURN Z(ZB)400BZ–6BZ, OR APPROVED EQUAL. PIPE RISER SHALL BE 4 INCHES IN DIAMETER.
8"AD:	CHRISTY F08BOX (IN PLANTER AREAS) OR FL08TBOX (IN CONC. PEDESTRIAN AREAS) WITH CHRISTY V1–71C CAST IRON ADA–COMPLIANT GRATE, OR EQUIVALENT. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER. GROUT ANNULAR SPACE BETWEEN PIPE RISER AND BOX (MIN 4" DEEP), AND SLOPE TO DRAIN INTO PIPE.
4"TD:	4"–WIDE TRENCH DRAIN WITH DECORATIVE GRATE PER.
4"TD:	4"–WIDE THROAT, MIN. 8" DEEP TRENCH DRAIN WITH BUILT–IN SLOPE (MIN. 0.5%). PRODUCT: MEA–JOSAM OR EQUIVALENT. FRAME AND GRATE: . OUTLET: 4"–DIA. BOTTOM OUTLET.



1 -- HEAVY-DUTY CONCRETE VEHICULAR PAVING
SCALE: NONE

DEMOLITION

REMOVAL OF PAVEMENTS AND STRUCTURES

ALL EXISTING PAVEMENT, STRUCTURES AND FOOTINGS WITHIN THE LIMITS OF WORK NOT SHOWN TO BE RETAINED SHALL BE REMOVED AND RESULTING VOIDS SHALL BE BACKFILLED WITH ENGINEERED FILL OR CONTROLLED DENSITY FILL.

SAWCUTTING

MARK THE PLANNED SAWCUT LOCATIONS IN THE FIELD AND NOTIFY THE ENGINEER FOR THEIR REVIEW. THE ENGINEER MAY REVISE THE SAWCUT LIMITS BASED ON ACTUAL FIELD CONDITIONS, SUCH AS TO COINCIDE WITH EXISTING JOINTS. SAWCUTTING SHALL BE DONE SO AS TO PROVIDE A STRAIGHT, NEAT EDGE. WHERE CONSTRUCTION OPERATIONS CAUSE DAMAGE BEYOND THE LIMITS OF A COMPLETED SAWCUT LINE, THE DAMAGED AREA SHALL ALSO BE REMOVED AND REPLACED TO A NEAT, SAWCUT EDGE.

SAWCUT ASPHALT CONCRETE AND CONCRETE CURBS, GUTTERS, SIDEWALK, RAMPS, DRIVEWAYS, AND CROSS–GUTTERS FULL–DEPTH AT THE LOCATIONS SHOWN ON THE PLANS AND WHERE INDICATED BY THE ENGINEER IN THE FIELD. SAWCUT LINES IN CONCRETE PAVEMENTS SHALL COINCIDE WITH EXISTING SCORE MARKS OR JOINTS WHERE POSSIBLE.

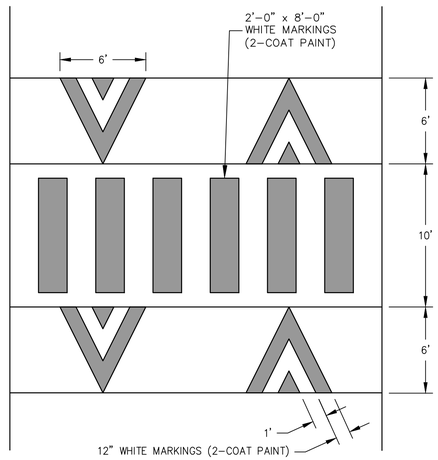
SAWCUT SLURRY SHALL BE VACUUMED AND SHALL NOT BE ALLOWED TO RUN OUT OF THE WORK AREA.

UTILITY REMOVAL AND ABANDONMENT

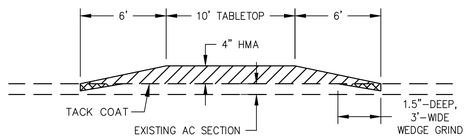
PIPES 4" AND LARGER, VAULTS, RISERS, BOXES, INLETS, ETC., WHICH ARE NOT TO BE RETAINED IN SERVICE SHALL BE COMPLETELY REMOVED FROM WITHIN THE WORK AREA. PIPES SMALLER THAN 4" MAY BE ABANDONED IN PLACE BY CAPPING BOTH ENDS OF THE PIPE, UNLESS OTHERWISE NOTED.

UTILITY COVER ADJUSTMENTS

ADJUST TO GRADE ALL UTILITY COVERS AND BOXES, AND SURVEY MONUMENT BOXES, WITHIN THE WORK AREA, UNLESS THE COVER OR BOX WILL BE ADJUSTED TO GRADE BY THE UTILITY OWNER, OR AS OTHERWISE NOTED ON THE PLANS OR DIRECTED BY THE ENGINEER. SALVAGE EXISTING COVERS AND BOXES AND FURNISH AND INSTALL NEW COVERS AND BOXES, UNLESS THE THE EXISTING COVER OR BOX IS SPECIFICALLY APPROVED FOR REUSE BY THE ENGINEER. PROVIDE SALVAGED COVERS AND BOXES TO THE UTILITY OWNER.

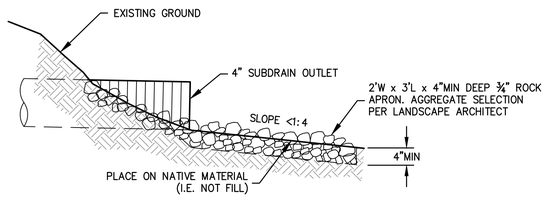


PLAN VIEW

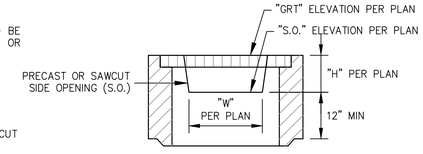


SECTION VIEW

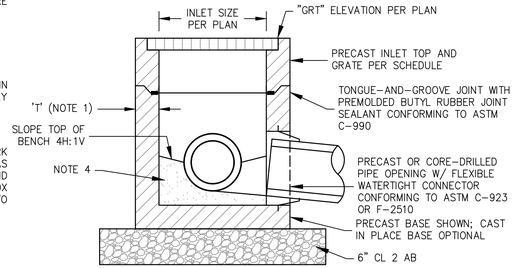
2 - SPEED TABLE, OPTION 'B'
SCALE: NONE REF: 2014 MUTCD, FIG 3B–30



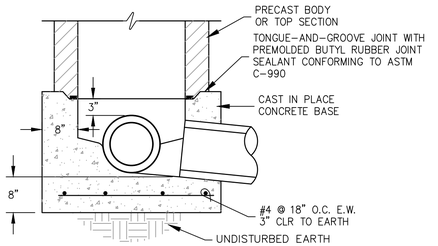
3 -- SUBDRAIN OUTLET EROSION PROTECTION
SCALE: NONE



SIDE OPENING



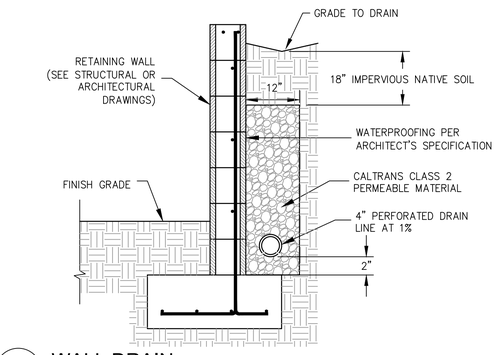
PRECAST DRAIN INLET



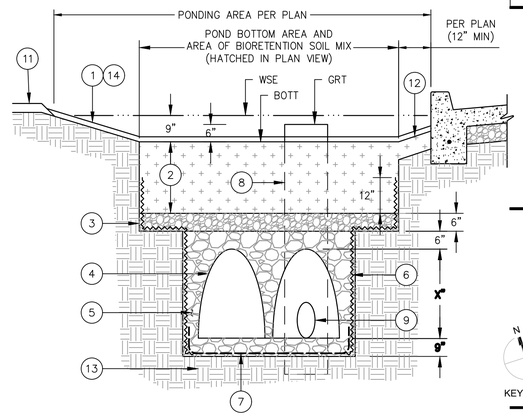
OPTIONAL CAST–IN–PLACE BASE

NOTES:
1. WALL 'T'=4" FOR 12" INLETS, T=5" FOR 15"–27" INLETS, AND T=6" FOR 30" AND LARGER INLET SIZES.
2. CAST IN PLACE CONCRETE AND PRECAST CONCRETE DRAIN INLETS SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" OF THE STANDARD SPECIFICATIONS, AND THESE SPECIFICATIONS.
3. PRECAST MEMBERS SHALL CONFORM TO SECTION 70–1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.
4. THE FLOW LINE OF CONCRETE INLETS, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE WITH BENCH AT THE PIPE SPRING LINE. PRECAST INLET INVERT PAVING THICKNESS SHALL BE AT LEAST 3" BELOW THE BOTTOM OF THE LOWEST PIPE.
5. STRUCTURES SHALL BE H–20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE.
6. CAST–IN–PLACE CONCRETE MAY BE UTILIZED IN LIEU OF PRECAST UNIT BASE.
7. CAST–IN–PLACE CONCRETE MAY BE UTILIZED IN LIEU OF PRECAST BOX IF APPROVED BY THE ENGINEER. SUBMIT SHOP DRAWINGS.
8. ADA–COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PEDESTRIAN PATH OF TRAVEL. ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA–COMPLIANT.

4 - PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



5 -- WALL DRAIN
SCALE: NONE



DRAFT

KEYNOTES

1. X" AGED COMPOST MULCH (USE WITHIN THE ENTIRE PONDING LIMITS): SEE SPECIFICATIONS.
2. 24" BIORETENTION SOIL MIX (BSM): SEE SPECIFICATIONS.
3. X" GRAVEL FILTER COURSE: WASHED CALTRANS CLASS 2 PERMEABLE MATERIAL
4. CHAMBER SYSTEM: STORMTECH MC–3500 CHAMBERS OR APPROVED EQUAL; SEE SPECIFICATIONS.
5. STONE BACKFILL AROUND CHAMBERS: WASHED CRUSHED STONE, GRADATION PER CHAMBER SYSTEM MANUFACTURER'S RECOMMENDATIONS.
6. FILTER FABRIC: PER CHAMBER SYSTEM MANUFACTURER'S RECOMMENDATIONS, MIRAFI 160N OR BETTER. PLACE FABRIC ON SIDE AND END WALLS OF CHAMBER EXCAVATION AND EXTEND 12" ABOVE GRAVEL FILTER COURSE". TUCK FABRIC 12" ALONG BOTTOM OF CHAMBER EXCAVATION UNDER THE GEONET. OTHER THAN THIS 12" OF FABRIC, DO NOT PLACE FILTER FABRIC HORIZONTALLY, ON TOP OF OR BELOW ROCK.
7. GEONET: PER CHAMBER SYSTEM MANUFACTURER'S RECOMMENDATIONS, ADS TN220 OR BETTER. PLACE GEONET ON BOTTOM OF EXCAVATION AND MIN 12" UP SIDE AND END WALLS, OVERLAPPING AT LEAST 12" WITH THE FILTER FABRIC ON THE SIDE WALLS.
8. OVERFLOW INLET: 24"x24" FLAT GRATE INLET: SEE DRAIN INLET SCHEDULE. NO JOINTS ARE ALLOWED IN INLET BODY FOR DRAIN INLETS WITHIN BIORETENTION PONDS. (A JOINT IS ALLOWED BETWEEN THE BASE AND THE BODY SECTION ONLY.)
9. CONNECT CHAMBERS TO OVERFLOW INLET WITH MIN. 24"–LONG SECTION OF 18"–DIA. NON–PERFORATED HDPE TYPE 'S' PIPE
10. CAST IN PLACE DRAIN INLET BASE SHALL BE EXCAVATED MIN. 8" INTO UNDISTURBED SOIL. FOR PRECAST BASE, PROVIDE MIN. 8" FOUNDATION OF CALTRANS CLASS 1A PERMEABLE MATERIAL.
11. GENERAL MULCH (OUTSIDE PONDING LIMITS): S.L.D.
12. USE BSM TO BACKFILL BETWEEN CONCRETE FLATWODK AND POND, WHERE BACKFILL IS REQUIRED.
13. PROTECT THE POND EXCAVATION SUBGRADE FROM CONSTRUCTION SEDIMENT AND COMPACTION. DO NOT OVER–EXCAVATE AND RECOMPACT POND SUBGRADE. DO NOT PLACE ENGINEERED FILL SOIL WITHIN THE POND EXCAVATION. SEE SPECIFICATIONS.
14. POND SIDE SLOPES SHALL BE 3H:1V OR FLATTER.

GRADE CALLOUTS (SEE PLAN)

LAG – LOWEST ADJACENT GRADE
WSE – DESIGN MAXIMUM WATER SURFACE ELEVATION
GRT – OVERFLOW GRATE ELEVATION
BOTT – POND BOTTOM ELEVATION

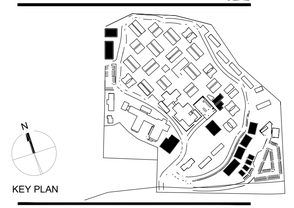
GENERAL NOTES

1. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.
2. NO WEED FABRIC, CHEMICAL FERTILIZERS OR HERBICIDES WITHIN THE PONDING AREA.
3. LOWEST ADJACENT GRADE MUST BE ABOVE THE DESIGN MAXIMUM WATER SURFACE ELEVATION.

6 - BIORETENTION POND W/ STORMTECH CHAMBERS
NOT TO SCALE

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

SEAL



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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

NOTES AND DETAILS

C-003

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

T:\Monterey Projects\3718.01 – CV Manor_3718.04 – CV Manor\CAD\PLANSET\3718.04 – C0.dwg mrivera Feb 17, 2026 – 4:18pm

DEMOLITION NOTE:

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

LEGEND

- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH FACILITY AS SHOWN
- REMOVE TREE (69)
- SC SAWCUT

KEYNOTES (#)

1. DEMOLISH EX. CURB
2. DEMOLISH EX. RETAINING WALL
3. EX. COMPACTOR TO BE RELOCATED
4. REMOVE EX. SD
5. REMOVE EX. CHAIN LINK FENCE
6. DEMOLISH EX. CMU WALL
7. REMOVE EX. SSMH
8. PROTECT IN PLACE SDMH
9. DEMOLISH ELECTRICAL LINE
10. REMOVE UTILITY BOX
11. REMOVE WOOD RAISED PLANTER
12. DEMOLISH EX. IRRIGATION LINE
13. DEMOLISH EX. WATER LINE
14. DEMOLISH EX. GAS LINE
15. DEMOLISH EX. SS LINE
16. DEMOLISH EX. SIGNAL LINE
17. DEMOLISH EX. WATER LINE
18. DEMOLISH EX. IRRIGATION LINE
19. DEMOLISH EX. STREET LIGHT
20. DEMOLISH EX. ROLLED CURB
21. REMOVE EX. RETAINING HEADER
22. ABANDON EX. WATER LINE
23. DEMOLISH ELECTRICAL LINE
24. REMOVE CATCH BASIN
25. DEMOLISH AC DIKE
26. REMOVE JOINT TRENCH
27. PROTECT IN PLACE

No.	Description	Date

SEAL

KEY PLAN

Whitson ENGINEERS

Civil Engineering
Land Surveying
831.649.5225
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - DEMOLITION PLAN

SCALE: 1" = 20'

C-010AB

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

Know what's below. Call before you dig.

LEGEND

- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH UTILITY AS SHOWN
- REMOVE TREE
- DEMOLISH EX. CONCRETE CURB/C&G
- SC — SAWCUT

KEYNOTES (#)

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7. REMOVE EX. SSMH
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11. REMOVE WOOD RAISED PLANTER
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14. DEMOLISH EX. GAS LINE
15. DEMOLISH EX. SS LINE
16. DEMOLISH EX. SIGNAL LINE
17. DEMOLISH EX. WATER LINE
18. DEMOLISH EX. IRRIGATION LINE
19. DEMOLISH EX. STREET LIGHT
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24. REMOVE CATCH BASIN
25. DEMOLISH AC DIKE
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27. PROTECT IN PLACE

DEMOLITION NOTE:

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

PROTECT IN PLACE SSMH
PROTECT IN PLACE SDDI
LIMIT OF SURVEY
PROTECT IN PLACE GAS LINE
PROTECT IN PLACE SDDI
PROTECT IN PLACE 12" SD
PROTECT IN PLACE ELECTRICAL LINE AND STREET LIGHT
LIMIT OF SURVEY
20 121 LF
SSMH 'D' INV: 5.51
Conc.
Planters
Asph.
6"T ACACIA
13" MAPLE

No.	Description	Date

SEAL

KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

MEMORY CARE - DEMOLITION PLAN

C-010C

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

SCALE: 1" = 10'

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

LEGEND

- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH FACILITY AS SHOWN
- REMOVE TREE (69)
- SC — SAWCUT

KEYNOTES (#)

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14. DEMOLISH EX. GAS LINE
15. DEMOLISH EX. SS LINE
16. DEMOLISH EX. SIGNAL LINE
17. DEMOLISH EX. WATER LINE
18. DEMOLISH EX. IRRIGATION LINE
19. DEMOLISH EX. STREET LIGHT
20. DEMOLISH EX. ROLLED CURB
21. REMOVE EX. RETAINING HEADER
22. ABANDON EX. WATER LINE
23. DEMOLISH ELECTRICAL LINE
24. REMOVE CATCH BASIN
25. DEMOLISH AC DIKE
26. REMOVE JOINT TRENCH
27. PROTECT IN PLACE

DEMOLITION NOTE:

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FITNESS CENTER

MEETING HOUSE

REMOVE AC UNIT

REMOVE VEGETATION AS SHOWN

SDDI 19 18" CONC INV (S)-5.7 10" PVC INV (N)-5.4 18" CONC INV (NE)-5.4 6" PVC INV (NE)-5.4 18" CONC INV (SW)-5.1 6" PVC INV (SW)-5.1

SDDI 25 6" INV IN-1.0 INV OUT-2.4

SDDI 29 UNDER SILVER ROCKS AND FINER FABRIC

SDDI 27 8" IN 2" INV OUT-2.7

212 @183.64 ON SET MAG & WSHR IN ARROW TIP

220 @181.66 ON SET MAG & Shiner & TP

NO SD STRUCTURE FOUND IN THIS AREA

6"SDL

4"SD

Pavers

Spa

Conc.

Asph.

Dense Trees Ground Not Visible

19

20

SCALE: 1" = 10'

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

11/7/2024 9:53:36 AM

No.	Description	Date

SEAL

KEY PLAN

Whitson ENGINEERS

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

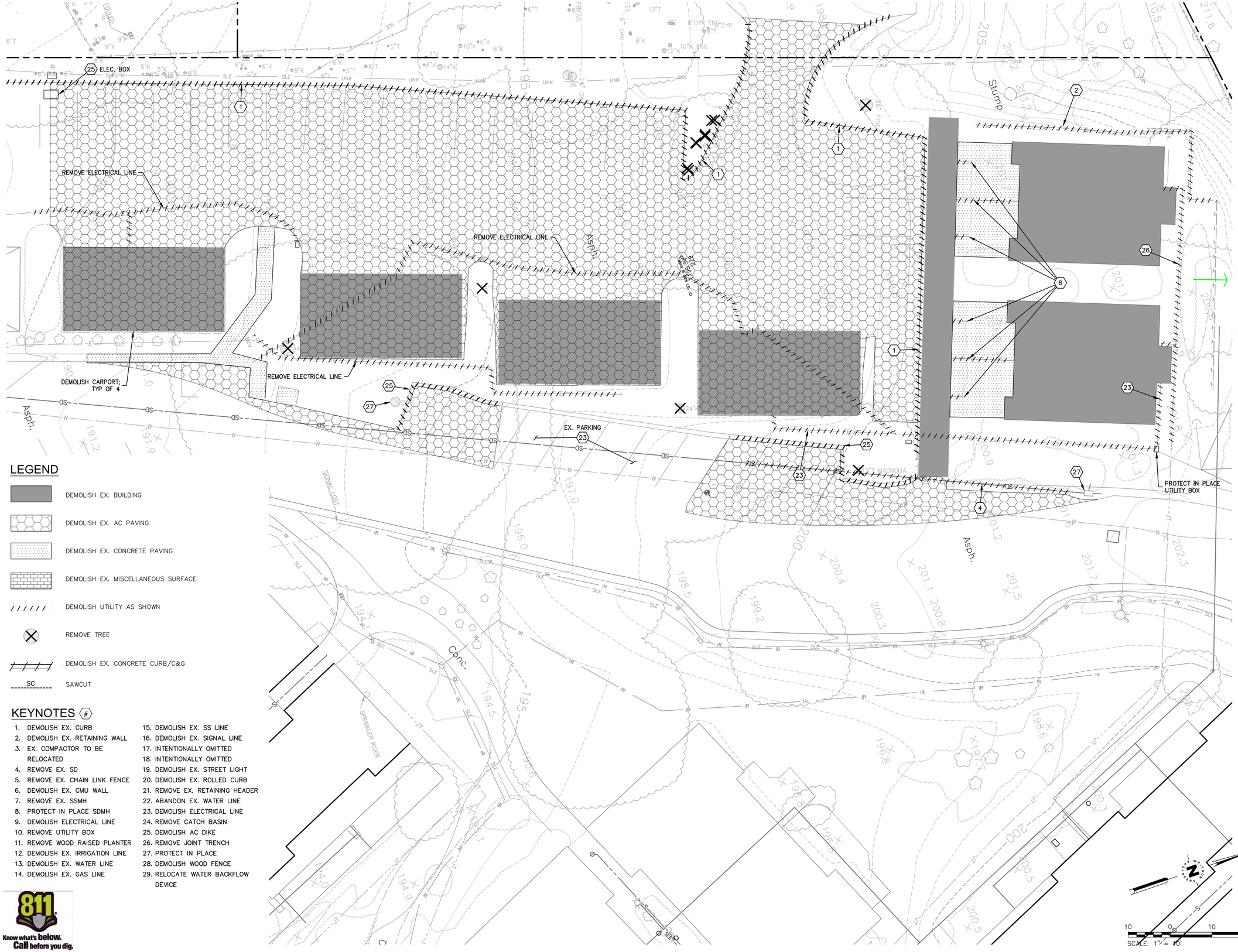
DRAWING TITLE:

FITNESS CENTER & MEETING HOUSE ADDITIONS - DEMOLITION PLAN

C-010DE

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025



LEGEND

- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH UTILITY AS SHOWN
- REMOVE TREE
- DEMOLISH EX. CONCRETE CURB/C&G
- SC SAWCUT

KEYNOTES (#)

1. DEMOLISH EX. CURB
2. DEMOLISH EX. RETAINING WALL
3. EX. COMPACTOR TO BE RELOCATED
4. REMOVE EX. SD
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11. REMOVE WOOD RAISED PLANTER
12. DEMOLISH EX. IRRIGATION LINE
13. DEMOLISH EX. WATER LINE
14. DEMOLISH EX. GAS LINE
15. DEMOLISH EX. SS LINE
16. DEMOLISH EX. SIGNAL LINE
17. INTENTIONALLY OMITTED
18. INTENTIONALLY OMITTED
19. DEMOLISH EX. STREET LIGHT
20. DEMOLISH EX. ROLLED CURB
21. REMOVE EX. RETAINING HEADER
22. ABANDON EX. WATER LINE
23. DEMOLISH ELECTRICAL LINE
24. REMOVE CATCH BASIN
25. DEMOLISH AC DIKE
26. REMOVE JOINT TRENCH
27. PROTECT IN PLACE
28. DEMOLISH WOOD FENCE
29. RELOCATE WATER BACKFLOW DEVICE

Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

No.	Description	Date
3	UPPER IL DENSIFICATION	2/13/2026

SEAL

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

UPPER IL UNITS - 2-STORY - DEMOLITION PLAN

3

C-010F

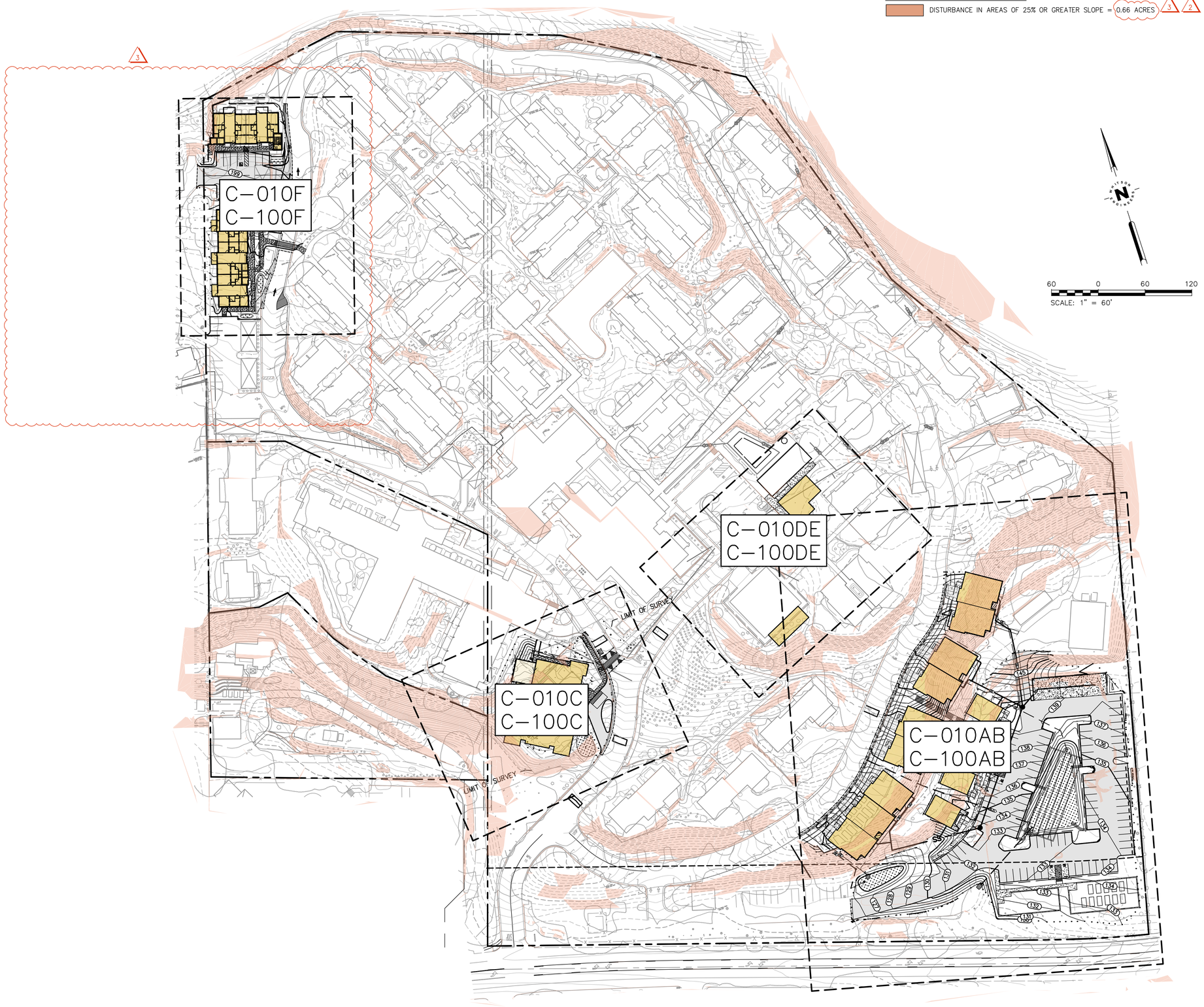
MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

SLOPE DISTURBANCE

DISTURBANCE IN AREAS OF 25% OR GREATER SLOPE = 0.66 ACRES 3 2

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

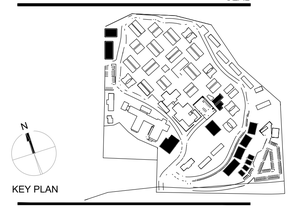


N

60 0 60 120

SCALE: 1" = 60'

SEAL



KEY PLAN

Whitson ENGINEERS

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

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

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

Geotechnical Engineer:
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1514 MOFFETT STREET, SUITE A
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SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

CIVIL OVERALL SITE PLAN

C-100

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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

T:\Monterey Projects\3718.01 - CV Manor_3718.04 - CV Manor\CAD\PLANSET\3718.04 - C1.dwg mvierra Feb 12, 2026 - 5:14pm

LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVING (AC)
- BUILDING FOOTPRINT
- DECOMPOSED GRANITE PAVING (DG); S.L.D.
- SC — SAWCUT

KEYNOTES (#)

1. "CASE C" CURB RAMP PER DETAIL A88A
2. CONCRETE VERTICAL CURB
3. CONCRETE SIDEWALK
4. DRIVEWAY APRON
5. PRECAST CONCRETE DRAIN INLET
6. ROLLED CURB & GUTTER
7. ROCK SLOPE PROTECTION
8. CAST-IN-PLACE COMBINATION DRAIN INLET
9. ADA PARKING
10. CURB CUT
11. SPEED TABLE
12. CONCRETE CURB & GUTTER
13. COMMUNITY GARDENS; S.L.D.
14. DOG RUN; S.L.D.
15. 2-FT VEHICLE OVERHANG
16. TRENCH DRAIN
17. ROOF DOWNSPOUT W/SPLASH BLOCK
18. ROOF DOWNSPOUT CONNECTED TO STORMDRAIN
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

SEAL

KEY PLAN

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

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

Civil / Site:
WHITSON ENGINEERS
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MONTEREY, CA 93940

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

GRADING AND DRAINAGE PLAN - PARKING, HILLSIDE AND GUEST UNITS

C-100AB

MASTERPLAN SUBMITTAL

01/09/2025

SCALE: 1" = 20'

Know what's below. Call before you dig.

T:\Monterey Projects\3718.01 – CV Manor_3718.04 – CV Manor\CAD\PLANSET\3718.04 – C1.dwg rmisenis Nov 07, 2025 – 11:43pm

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVING (AC)
- BUILDING FOOTPRINT
- DECOMPOSED GRANITE PAVING (DG); S.L.D.
- SC SAWCUT

KEYNOTES

1. "CASE C" CURB RAMP PER DETAIL A88A
2. CONCRETE VERTICAL CURB
3. CONCRETE SIDEWALK
4. DRIVEWAY APRON
5. PRECAST CONCRETE DRAIN INLET
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7. ROCK SLOPE PROTECTION
8. CAST–IN–PLACE COMBINATION DRAIN INLET
9. ADA PARKING
10. CURB CUT
11. SPEED TABLE
12. CONCRETE CURB & GUTTER
13. COMMUNITY GARDENS; S.L.D.
14. DOG RUN; S.L.D.
15. 2–FT VEHICLE OVERHANG
16. TRENCH DRAIN
17. ROOF DOWNSPOUT W/SPLASH BLOCK
18. ROOF DOWNSPOUT CONNECTED TO STORMDRAIN
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS

Know what's below. Call before you dig.

T:\Monterey Projects\3718.01 – CV Manor_3718.04 – CV Manor\CAD\PLANSET\3718.04 – C1.dwg mrisbero Nov 07, 2025 – 10:30am

SEAL

KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

GRADING AND DRAINAGE PLAN - MEMORY CARE

C-100C

MASTERPLAN SUBMITTAL

01/09/2025

SCALE: 1" = 10'

LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVING (AC)
- BUILDING FOOTPRINT
- DECOMPOSED GRANITE PAVING (DG)
- SC — SAWCUT

KEYNOTES (#)

1. "CASE C" CURB RAMP PER DETAIL A88A
2. CONCRETE VERTICAL CURB
3. CONCRETE SIDEWALK
4. DRIVEWAY APRON
5. PRECAST CONCRETE DRAIN INLET
6. ROLLED CURB & GUTTER
7. ROCK SLOPE PROTECTION
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14. DOG RUN; S.L.D.
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18. ROOF DOWNSPOUT CONNECTED TO STORMDRAIN
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS
21. PROTECT EXISTING TREE

EX. FITNESS CENTER

FFE: 189.00

EX. MEETING HOUSE

FFE: 180.17

EX. WALL TO REMAIN

EX. DI TO REMAIN

(188.07±) (188.51±) (189.05±) (189.10±) 188.98 FS (189.01±) (188.83±) (186.62±) 187.0 FG (186.69±) 1.5% 186.48 FS (187.06±) (187.05±)

SDDI 19 18" CONC INV (S) -5.97 10" PVC INV (N) -5.54 18" CONC INV (NE) -5.54 6" PVC INV (E) -5.4 6" PVC INV (W) -5.1

SDDI "G" 6" INV NE -7.0" 6" INV OUT -7.11"

SDDI 28 UNDER SOLAR ROCKS AND FILTER FABRIC

SDDI 27 8" INV OUT -2.7"

INV. 7'8"

Pavers Asph. Conc. Spa

Dense Trees Ground Not Visible

Please Not Visible

No Structure Found in Area

Eucalyptus

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

SEAL

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Whitson ENGINEERS

Civil Engineering
Land Surveying
831.649.522
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6 Harris Court
Monterey, CA 93940

Owner:
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SAN JOSE, CA 95112

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21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:
GRADING AND DRAINAGE PLAN
FITNESS CENTER & MEETING HOUSE ADDITIONS

C-100DE

MASTERPLAN SUBMITTAL

01/09/2025

SCALE: 1" = 10'

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

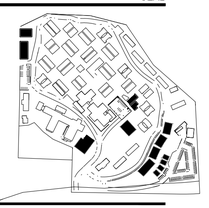
11/7/2024 9:53:36 AM

T:\Monterey Projects\3718.01 - CV Manor_3718.04 - CV Manor\CAD\PLANSET\3718.04 - C1.dwg mmoreno Nov 07, 2025 - 10:32am

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

3

SEAL



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SALINAS, CA 93906

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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

GRADING AND DRAINAGE PLAN UPPER IL UNITS - 2-STORY

C-100F

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVING (AC)
- BUILDING FOOTPRINT
- DECOMPOSED GRANITE PAVING (DG); S.L.D.
- SC — SAWCUT

KEYNOTES (#)

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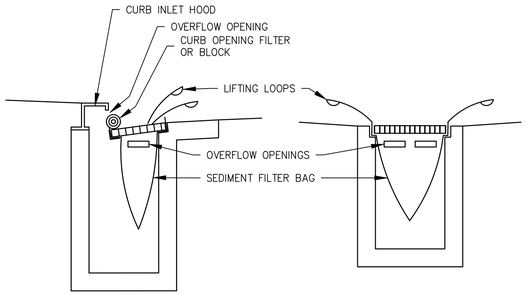
18. ROOF DOWNSPOUT CONNECTED TO STORMDRAIN
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS
21. PROTECT EXISTING TREE
22. STORMWATER FACILITY
23. "CASE F" CURB RAMP
24. ADA RAMP

SCALE: 1" = 10'

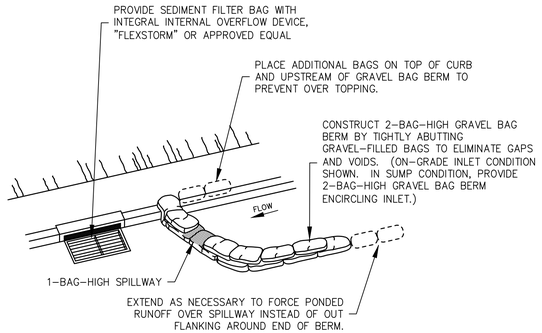
Know what's below. Call before you dig.

T:\Monterey Projects\3718.01 - CV Manor_3718.04 - CV Manor\CAD\PLANSET\3718.04 - C1.dwg rmilanes Feb 17, 2026 - 5:20pm

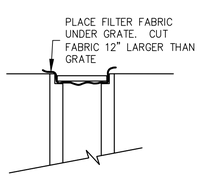


TYPE 5 (COMBINATION INLET)

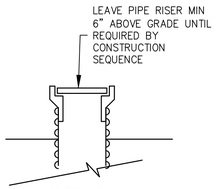
TYPE 5 (FLAT GRATE INLET)



TYPE 3



TYPE 1

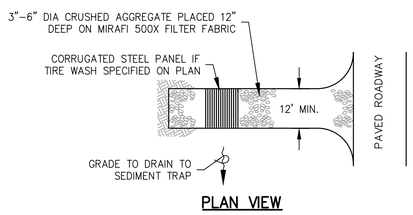


TYPE 2

NOTES:
1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
2. TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
3. TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

SE-10 -- STORM DRAIN INLET PROTECTION

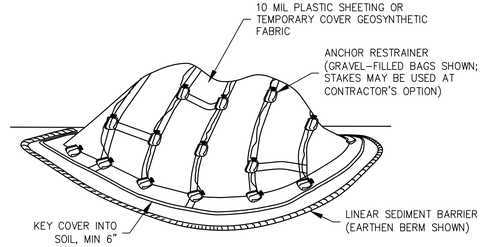
SCALE: NONE



PLAN VIEW

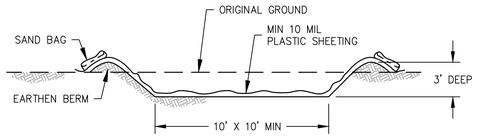
TC-1 -- STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



WM-3 -- TEMPORARY COVER ON STOCKPILE

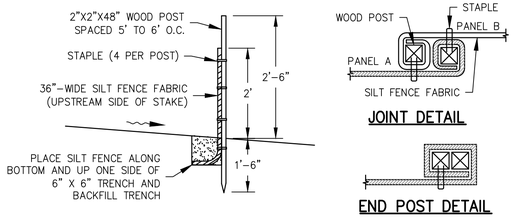
SCALE: NONE



NOTES:
1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

WM-8 -- TEMPORARY CONCRETE WASHOUT FACILITY

SCALE: NONE



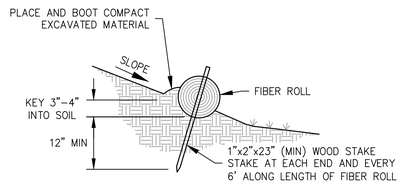
JOINT DETAIL

END POST DETAIL

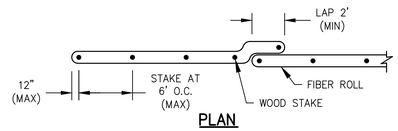
NOTES:
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

SE-1 -- TEMPORARY SILT FENCE

SCALE: NONE



SECTION



PLAN

NOTES:
1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
3. AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

SE-5 -- FIBER ROLL

SCALE: NONE

GENERAL

1. ESTIMATED TOTAL DISTURBED SOIL AREA: 3.79 ACRES. THIS PROJECT IS SUBJECT TO THE CONSTRUCTION GENERAL PERMIT. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS SHOWN ON THESE PLANS, AS SPECIFIED IN THE PROJECT SPECIAL PROVISIONS, AND AS REQUIRED BY THE SWPPP AND CONSTRUCTION GENERAL PERMIT.
3. THIS PLAN DOES NOT NECESSARILY REFLECT THE BMP DEPLOYMENT REQUIRED DURING ALL CONSTRUCTION STAGES OR FOR ALL CONSTRUCTION SITE CONDITIONS. THE CONSTRUCTION CONTRACTOR'S QSD AND QSP SHALL REGULARLY EVALUATE SITE CONDITIONS AND IMPLEMENT ALL BMP'S NECESSARY TO PROTECT WATER QUALITY AND TO COMPLY WITH THE CONSTRUCTION GENERAL PERMIT.
4. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   A. THE 2019 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
   B. THE 2023 EDITION OF THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).

   BMP DESIGNATIONS REFER TO THE DESIGNATIONS GIVEN IN THE CASQA BMP MANUAL.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. THE CONTRACTOR SHALL MONITOR THE SITE PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE OWNER'S REPRESENTATIVE OR THE JURISDICTION HAVING AUTHORITY.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL PERSONS WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER IF THE PROJECT DOES NOT HAVE A SWPPP, OR BY THE CONTRACTOR-PROVIDED QSP IF THE PROJECT DOES HAVE A SWPPP. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO: GOOD HOUSEKEEPING, MATERIAL MANAGEMENT PRACTICES, SPILL PREVENTION AND RESPONSE, LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES, AND FINES AND PENALTIES

CONTRACTOR-PROVIDED QSD AND QSP

THE PROJECT SWPPP WAS PREPARED BY THE OWNER-PROVIDED QSD. ONE ORIGINAL "FIELD COPY" SWPPP WILL BE PROVIDED TO THE CONTRACTOR BY THE OWNER, IN ADDITION TO ELECTRONIC (PDF) FILES. THE CONSTRUCTION CONTRACTOR SHALL PERFORM ALL ACTIVITIES REQUIRED BY THE PROJECT SWPPP AND THE CONSTRUCTION GENERAL PERMIT DURING CONSTRUCTION, EXCEPTING ONLY SIGNING OF DOCUMENTS WHICH MUST BE SIGNED BY THE LEGALLY RESPONSIBLE PERSON.

THE CONSTRUCTION CONTRACTOR SHALL:

1. PROVIDE CONSTRUCTION-PHASE QUALIFIED SWPPP DEVELOPER (QSD) AND QUALIFIED SWPPP PRACTITIONER (QSP) SERVICES. THE CONTRACTOR-PROVIDED QSD BECOMES THE PROJECT'S DESIGNATED QSD ON THE CONSTRUCTION CONTRACT EXECUTION DATE.
2. TRAIN ITS EMPLOYEES AND SUBCONTRACTORS AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT
3. MAINTAIN THE FIELD COPY SWPPP BINDER
4. PERFORM ALL STORM WATER INSPECTIONS, SAMPLING AND ANALYSIS
5. UPDATE THE SWPPP PRIOR TO CONSTRUCTION TO INDICATE:
   5.1. CONTACT INFORMATION FOR CONTRACTOR-PROVIDED QSD, QSP AND QSP DELEGATE
   5.2. CONTRACTOR LIST
   5.3. CONTRACTOR PERSONNEL TRAINING
   5.4. ANY INITIALLY PROPOSED CHANGES IN BMP DEPLOYMENT OR LOCATIONS OF CONTRACTOR STAGING AREA, SANITARY FACILITIES, STOCKPILES, ETC.
6. PREPARE THE STORMWATER ANNUAL REPORT EACH YEAR, AND PRIOR TO PROJECT COMPLETION
7. PROVIDE NOTICE OF TERMINATION (N.O.T.) DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION. THIS INCLUDES THE N.O.T. APPLICATION, SITE PHOTOGRAPHS, SITE MAP. THE OWNER WILL PROVIDE THE REQUIRED DESIGN-PHASE DOCUMENTS: STORM WATER CONTROL PLAN (SWCP), OPERATION AND MAINTENANCE PLAN (O&M PLAN) AND RECORDED MAINTENANCE AGREEMENT, AS APPLICABLE.
8. SERVE AS DATA SUBMITTER FOR THE OWNER FOR EACH ON-LINE SUBMITTAL THROUGH THE STATE'S WEBSITE (SMARTS).
9. ASSIST THE OWNER IN COORDINATING WITH THE REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL BOARD, AS NEEDED.
10. IMPLEMENT ALL BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY TO PROTECT WATER QUALITY, AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT, AND AS OUTLINED IN THE PROJECT SWPPP.
11. PAY FOR NON-VISIBLE STORMWATER TESTING, IF REQUIRED DUE TO A LEAK, SPILL, OR FAILURE TO IMPLEMENT A REQUIRED BMP.
12. PAY ANY FINES IMPOSED FOR FAILURE TO COMPLY WITH THE SWPPP, CONSTRUCTION GENERAL PERMIT OR OTHER LAWS, REGULATIONS, OR REQUIREMENTS OF THE VARIOUS JURISDICTIONS HAVING AUTHORITY.

BEST MANAGEMENT PRACTICES

1. SCHEDULE THE WORK (BMP EC-1) TO MINIMIZE THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
2. PROVIDE CONSTRUCTION SITE PERIMETER PROTECTION PRIOR TO GROUND DISTURBANCE AND MAINTAIN THROUGHOUT THE COURSE OF CONSTRUCTION. USE SILT FENCE (BMP SE-1) AND STABILIZED CONSTRUCTION ENTRANCE AND EXIT (BMP TC-1) UNLESS OTHERWISE SHOWN. A LINEAR SEDIMENT BARRIER BMP (E.G., LARGE-DIAMETER FIBER ROLL) MAY BE USED IN LIEU OF SILT FENCE AS A PERIMETER PROTECTION BMP ONLY IF APPROVED BY THE QSD AND OWNER'S REPRESENTATIVE. REMOVE PERIMETER PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
3. PROVIDE INLET PROTECTION (BMP SE-10) AT ALL DRAIN INLETS WITHIN THE CONSTRUCTION SITE AND AT DRAIN INLETS THAT RECEIVE RUNOFF FROM STREETS AND OTHER PAVED AREAS THAT MAY HAVE SEDIMENT TRACKED ONTO THEM FROM THE CONSTRUCTION SITE. REMOVE INLET PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
4. INSTALL LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES ACCORDING TO SHEET FLOW LENGTHS AS SHOWN IN TABLE 1 UNTIL THE SLOPE HAS REACHED NOTICE OF TERMINATION CONDITIONS FOR EROSION PROTECTION. WHEN INFEASIBLE TO COMPLY WITH TABLE 1 DUE TO SITE-SPECIFIC GEOLOGY OR TOPOGRAPHY, THE QSD SHALL INCLUDE IN THE SWPPP A JUSTIFICATION FOR THE USE OF AN ALTERNATIVE METHOD TO PROTECT SLOPES FROM EROSION AND SEDIMENT LOSS.

---- TABLE 1 ----

SLOPE (H:V)	SHEET FLOW LENGTH (MAX.) PER QSD DIRECTION
<20:1	35 FEET
20:1 TO 4:1	20 FEET
4:1 TO 3:1	15 FEET
3:1 TO 2:1	10 FEET
2:1 AND STEEPER	

LINEAR SEDIMENT CONTROL BMP'S SHALL BE ONE OF THE FOLLOWING, AS DIRECTED BY THE QSP:
- SE-5 FIBER ROLL
- SE-12 MANUFACTURED LINEAR SEDIMENT BARRIER
- SE-13 COMPOST SOCK OR COMPOST BERM

5. FINISH GRADE AND INSTALL PERMANENT EROSION CONTROL (MULCH AND LANDSCAPING) AS EARLY IN THE CONSTRUCTION SEQUENCE AS FEASIBLE. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL "INACTIVE DISTURBED AREAS" (DEFINED AS AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF FINAL LANDSCAPING CANNOT BE INSTALLED WITHIN THE REQUIRED 14 DAY WINDOW. FOR FINISH GRADED AREAS, IMPLEMENT PERMANENT SOIL COVER AS SHOWN ON THE LANDSCAPE DRAWINGS. WHERE PERMANENT EROSION CONTROL WILL NOT BE IMPLEMENTED, IMPLEMENT ONE OF THE FOLLOWING TEMPORARY BMP'S:
   - EC-3 TEMPORARY HYDRAULIC MULCH
   - EC-4 TEMPORARY HYDROSEED
   - EC-6 TEMPORARY STRAW MULCH
6. SELECT THE TEMPORARY SOIL COVER BMP BASED ON THE DURATION THAT THE BMP IS NEEDED.
7. FOR TEMPORARY HYDRAULIC MULCH AND TEMPORARY HYDROSEED, APPLY FIBER AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKED STRAW AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKIFIER AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE SLOPE, SOIL AND WIND CONDITIONS.
8. PROVIDE WIND EROSION CONTROL (BMP WE-1) AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
9. PROVIDE VELOCITY DISSIPATION DEVICE (BMP EC-10) AT ALL PIPE DISCHARGE LOCATIONS AND OTHER LOCATIONS WHERE CONCENTRATED STORMWATER DISCHARGE MAY CAUSE EROSION.
10. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) WHERE NEEDED TO PREVENT STORMWATER RUN-ON FROM OFFSITE AREAS FROM ENTERING THE WORK AREA AND CAUSING EROSION. THE QSP SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
11. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) AND SLOPE DRAINS (BMP EC-11) WHERE NEEDED TO COLLECT AND CONVEY CONCENTRATED DRAINAGE DOWN A GRADED SLOPE. THE QSP SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
12. IMPLEMENT ALL APPLICABLE NON-STORMWATER BMP'S (NS- SERIES BMP'S) AND MATERIAL MANAGEMENT BMP'S (WM- SERIES BMP'S).
13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.

MONTEREY COUNTY REQUIREMENTS

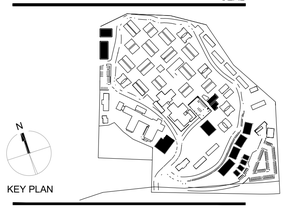
1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
3. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
4. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
5. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
6. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
7. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
8. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
10. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

BMP OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMP'S) AS FOLLOWS:
   A. WEEKLY, AND
   B. WITHIN 72 HOURS PRIOR TO EACH STORM EVENT, AND
   C. WITHIN 96 HOURS AFTER EACH STORM EVENT.
   D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMP'S WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMP'S BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMP'S DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACK-WALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

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

SEAL



KEY PLAN

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Monterey, CA 93940

Owner:
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8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

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Geotechnical Engineer:
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Landscape Design:
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Traffic Consultant:
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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS

C-200

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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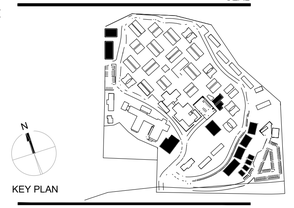
LEGEND

SYMBOL	BMP #	DESCRIPTION
	EC-9	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SE-1, SE-5, SE-6	LINEAR SEDIMENT BARRIER: LARGE-DIAMETER FIBER ROLL, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SE-1	LINEAR PERIMETER SEDIMENT CONTROL: SILT FENCE
	SE-6	GRAVEL BAG CHECK DAM
~~SE-7~~	SE-7	STREET SWEEPING
	SE-10	INLET PROTECTION
CWM	WM-8	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
C.S.A.	WM-1	CONSTRUCTION STAGING AREA: MATERIAL STORAGE, VEHICLE AND EQUIPMENT STAGING, MAINTENANCE AND FUELING, LOADING/UNLOADING, AND WASTE MANAGEMENT
WM-3	WM-3	TEMPORARY STOCKPILES
SS	WM-9	SANITARY FACILITIES
	–	DIRECTION OF DRAINAGE
#1	–	DISCHARGE MONITORING AND SAMPLING LOCATION
	–	DEMOLISH EXISTING IMPROVEMENT (i.e. BUILDING, STRUCTURE, PAVEMENT)

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

SEAL



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BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
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Traffic Consultant:
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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
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SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

PRE-EARTHWORK EROSION AND SEDIMENT CONTROL PLAN

1

C-201

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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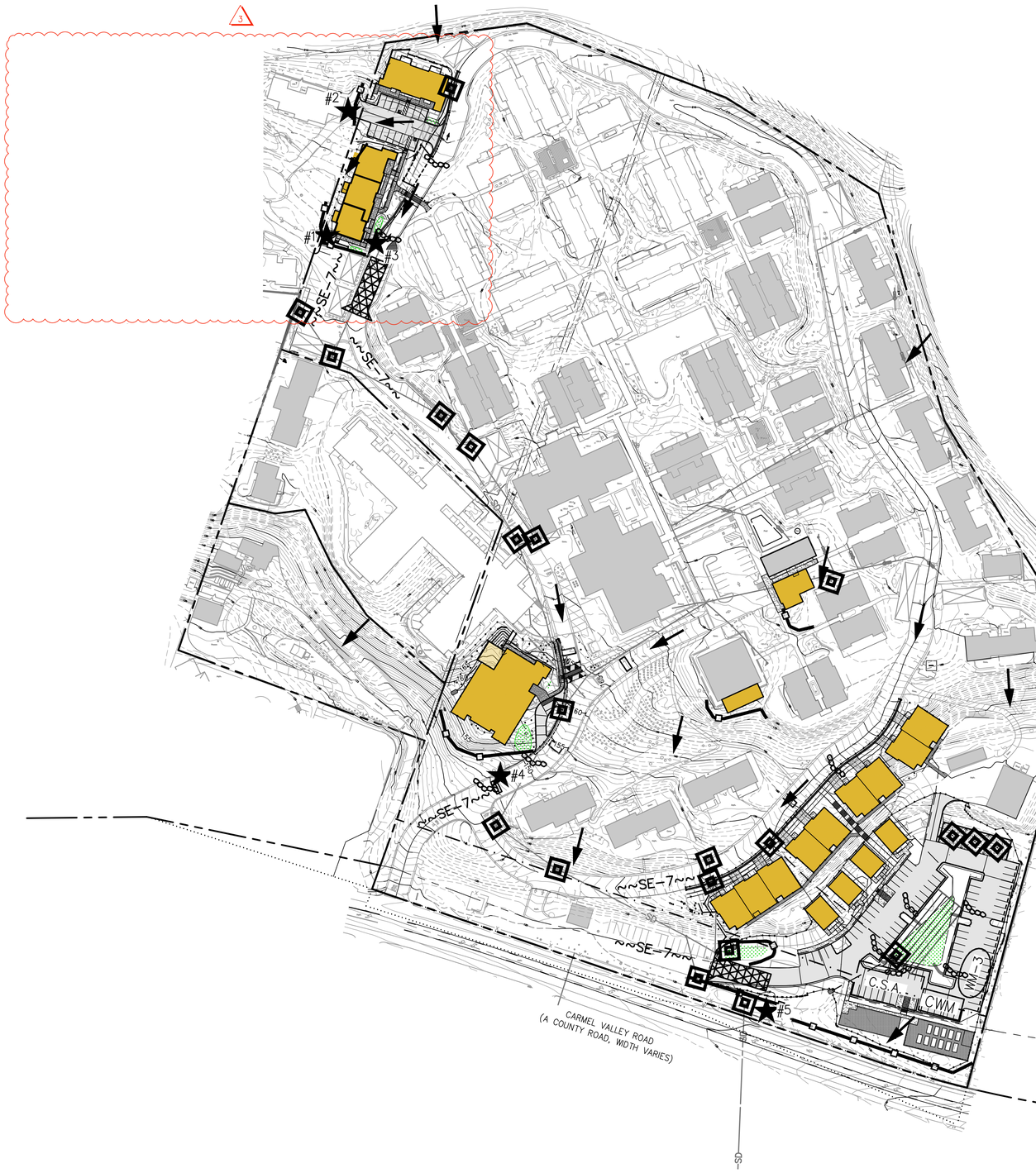

LEGEND

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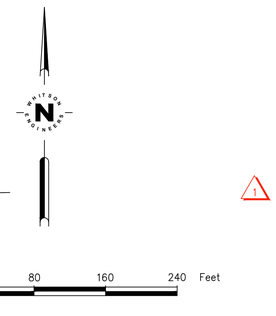
WM-3	WM-3	TEMPORARY STOCKPILES
SS	WM-9	SANITARY FACILITIES
	–	DIRECTION OF DRAINAGE
#1	–	DISCHARGE MONITORING AND SAMPLING LOCATION
	–	PERMANENT STORMWATER CONTROL MEASURE (SCM): SEE PROTECTION NOTES HEREON

BIORETENTION PONDS
CONSTRUCTION SCHEDULING AND POLLUTION PROTECTION

1. AS FIRST ORDER OF WORK, THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A CONSTRUCTION SCHEDULE OUTLINING THE PROPOSED CONSTRUCTION SEQUENCE AND DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. PROPER SCHEDULING IS THE PRIMARY METHOD USED TO PROTECT THE BIORETENTION POND FROM DAMAGE AND CONTAMINATION DURING CONSTRUCTION.
2. THE CONSTRUCTION CONTRACTOR SHALL REQUEST AND OBTAIN THE ENGINEER'S APPROVAL PRIOR TO COMMENCING POND EXCAVATION.
3. POND EXCAVATION SHALL COMMENCE AFTER APRIL 15 AND THE POND SHALL BE COMPLETED (INCLUDING INSTALLATION OF MULCH, COBBLE, PLANTING AND IRRIGATION, AS APPLICABLE) PRIOR TO OCTOBER 15 OF THE SAME YEAR. IF POND EXCAVATION NEEDS TO OCCUR BETWEEN OCTOBER 15 AND APRIL 15, THE WORK SHALL COMMENCE WHEN THERE IS NO RAIN FORECAST, AND THE PERMEABLE MATERIAL, BSM AND MULCH SHALL BE INSTALLED A MAXIMUM OF 15 WORKING DAYS AFTER INITIATION OF POND EXCAVATION.
4. THE CONSTRUCTION CONTRACTOR SHALL DEPLOY TEMPORARY BMP's TO PREVENT LOOSE SOIL, SUCH AS FROM ADJACENT GRADING, STOCKPILES, OR TRENCH SPOILS, FROM ENTERING THE POND DURING CONSTRUCTION. DURING ACTIVE POND CONSTRUCTION THERE SHOULD BE A CLEAR AND LEVEL AREA AROUND THE POND, FREE OF SPOILS AND STOCKPILED SOIL. AFTER THE POND HAS BEEN BACKFILLED WITH BSM, TEMPORARY SILT FENCE OR TEMPORARY GEOTEXTILE COVER SHALL BE PROVIDED TO AVOID CONTAMINATING THE BSM WITH SITE SOIL DURING CONSTRUCTION OF ADJACENT IMPROVEMENTS.
5. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR POND MAINTENANCE DURING CONSTRUCTION UNTIL CONTRACT ACCEPTANCE. THIS INCLUDES REMOVAL OF SEDIMENT, TRASH AND DEBRIS WHICH ARE DEPOSITED IN THE PONDS DURING CONSTRUCTION.
6. IMMEDIATELY PRIOR TO CONTRACT ACCEPTANCE, THE CONSTRUCTION CONTRACTOR SHALL REMOVE ALL TRASH, DEBRIS AND ACCUMULATED SEDIMENT FROM WITHIN THE POND, TO THE SATISFACTION OF THE ENGINEER. IF A SIGNIFICANT AMOUNT OF SEDIMENT ENTERED THE POND DURING CONSTRUCTION, THE ENGINEER MAY REQUIRE REMOVAL AND REPLACEMENT OF THE AFFECTED AREA OF MULCH, AND MAY ALSO REQUIRE REMOVAL AND REPLACEMENT OF ANY CONTAMINATED BSM.
7. THE PROJECT DRAINAGE PLAN AND OUTLINE THE OPERATION AND MAINTENANCE REQUIREMENTS AFTER CONTRACT ACCEPTANCE.

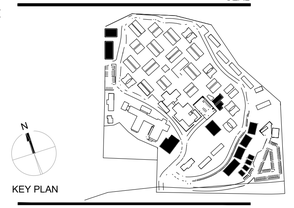


SCALE: 1" = 80'

1

No.	Description	Date
1	PLAN CHECK RESPONSES #1	4/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	2/13/2026

SEAL



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Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
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BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

C-202

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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LEGEND

- PROPERTY LINE
- PROJECT AREA
- WORKER PARKING
- EQUIPMENT PARKING
- TRUCK ROUTE FOR CONSTRUCTION DEBRIS AND RECYCLING
- WM-3 — TEMPORARY STOCKPILES (LOCATIONS WILL VARY)
- SS — SANITARY FACILITIES (LOCATIONS WILL VARY)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH

EARTHWORK QUANTITIES

7,100 CY CUT
7,100 CY FILL

3 2

BALANCED SITE

CONSTRUCTION COORDINATOR

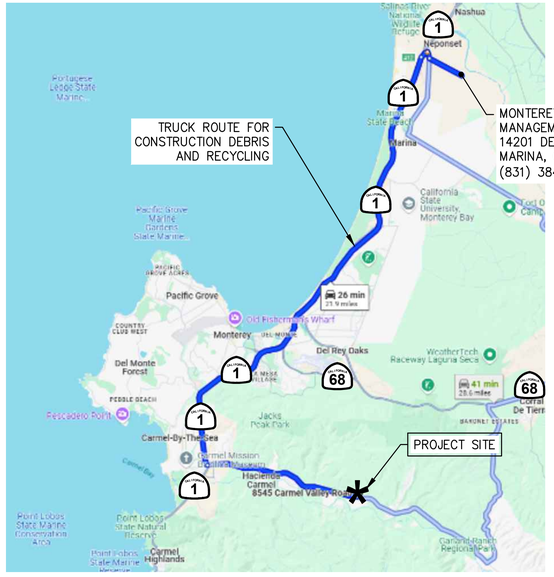
CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IN READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTICATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS TO BE DETERMINED. EXACT DURATION WILL BE DETERMINED AT TIME OF BUILDING PERMIT ISSUANCE.
2. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET (B|CM1) UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT AND/OR RECYCLING.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 10 TO 100.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE EROSION CONTROL PLAN PREPARED WITH THE BUILDING PERMIT PLAN SET.
6. STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS AS POSSIBLE.
7. CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.

A CM1 CONSTRUCTION SITE PLAN

SCALE: 1"=150'



B CM1 TRUCK ROUTING PLAN

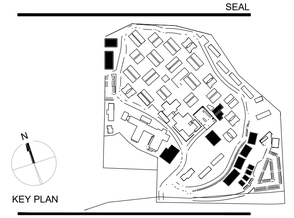
SCALE: 1"=5,000'

C CM1 OVERALL SITE PLAN

SCALE: 1"=200'

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	10/15/2025
3	UPPER IL DENSIFICATION	02/13/2026

SEAL



KEY PLAN

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21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

CONSTRUCTION MANAGEMENT PLAN

C-300

MASTERPLAN SUBMITTAL

WE PROJECT No: 3718.04
01/09/2025

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CARMEL VALLEY MANOR: MASTERPLAN

PLANNING SUBMITTAL
CARMEL, CALIFORNIA

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

GENERAL NOTES

DESIGN INTENT These Drawings and accompanying technical specifications represent the general design intent to be implemented on the site. Contractor shall be responsible for contacting the Owner's Representative for any additional clarification or details necessary to accommodate site conditions.

CONTRACTOR COORDINATION The Contractor shall coordinate and otherwise integrate his work with that of others in an efficient, craftsmanlike and timely manner so as to provide the Owner with a well-constructed, easily maintainable project. Each contractor shall notify others at least two working days in advance of covering, completing or exposing work to be installed by others.

CONTRACTORS' JOB SITE CONDITIONS Refer to Division 00 and Division 01 of the Project Specifications

GENERAL SITE NOTES The Contractor agrees to assume sole and complete responsibility for site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Design Consultant harmless from any and all liability, real or alleged in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Owner or the Design Consultant.

COMPOSITE BASE SHEET The proposed improvements shown on these Drawings are superimposed on a base sheet. This base sheet is compiled from a boundary survey, a topographic survey, architectural and/or engineering documents and other data as made available by the Owner. The Design Consultant shall not be held liable for changes, inaccuracies, omissions or other errors on these documents. The composite base sheet is provided only as an aid, and the Contractor shall be responsible for reviewing these documents and incorporating/integrating all construction as required to accommodate same.

UTILITIES A reasonable effort has been made to locate and delineate all known underground utilities. The Contractor is cautioned that only excavation will reveal the types, extent, sizes, location and depths of such underground utilities. However, the Design Consultant can assume no responsibility for the completeness or accuracy of delineation of such underground utilities, nor for the existence of other buried objects or utilities which are not shown on these Drawings.

- For areas under public ownership or private lands with public utility easements, the Contractor is responsible for contacting utility companies prior to commencing construction, and requesting a visual verification of the locations of their underground utilities. The utility companies are members of the Underground Service Alert (USA) one-call program. Notification shall be a minimum of (2) working days in advance of performing excavation work by contacting USA North at 811 / 1-800-227-2600 / www.usanorth.org for Northern California, and DigAlert 811 / www.digalert.org for Southern California.
- For areas under private ownership and campuses not members of USA, the Contractor is responsible for engaging the services of a private utility locator for a visual verification of the locations of underground utilities. Excavation is defined as being 6 or more inches in depth below the existing surface.

CODES / STANDARDS

GENERAL: Bring conflicts between Codes, Referenced Standards, Drawings, and Specifications to the attention of the Construction Manager in writing, for resolution before taking any action. Where differences exist between codes and standards, the one affording the greatest protection shall apply. If the year of adoption is omitted from the Code or Standard designation, it shall mean the latest revision in effect on the Bid date.

PROJECT SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2010 ADA Standards for Accessible Design, Department of Justice; Public Accommodations and Commercial Facilities (Title III regulations, 28 CFR Part 36, Subpart D, as amended by the final rules published on August 11, 2016, and December 2, 2016; 2004 ADAAG, 36 CFR part 1191, Appendices B and D).

Accessibility provisions of the 2022 California Building Codes (CBC): Part 2 of California Code Of Regulations, Title 24, including but not limited to:
Division 4 Accessible Routes: 11B-402 Accessible Routes; 11B-403 Walking Surfaces; 11B-404 Doors & Gates; 11B-405 Ramps; 11B-406 Curb Ramps
Division 5 General Site & Building Elements: 11B-502 Parking Spaces; 11B-503 Passenger Drop-off & Loading Zones; 11B-504 Stairways; 11B-505 Handrails
Division 7 Communication Elements & Features: 11B-703 Signs; 11B-705 Detectable Warnings

California Model Water Efficient Landscape Ordinance 2015 or local ordinance if applicable.

ABBREVIATIONS

AB	Aggregate Base
AC	Asphalt Concrete
AD	Area Drain
ALT	Alternate
APPROX	Approximate
ARCH	Architectural
BLDG	Building
BC	Bottom of Curb
BW	Bottom of Wall
BS	Bottom of Step
BOT	Bottom
CB	Catch Basin
CBC	CA Building Code
CI	Cast Iron
CL, ℄	Centerline
CLR	Clear
CM	Centimeter
CMU	Concrete Masonry Unit
CONC	Concrete
CONST	Construction
CONT	Continuous
CO	Cleanout
COORD	Coordinate
CY	Cubic Yard
DBL	Double
DEMO	Demolition
DET	Detail
DG	Decomposed Granite
DIA, Ø	Diameter
DN	Down
DWG	Drawing
(E), EX	Existing
EA	Each
EG	Existing Grade
EJ	Expansion Joint
EP	Edge of Paving
ELEV	Elevation
ELEC	Electrical
EQ	Equal
EQUIP	Equipment
EXP	Exposed
EXT	Exterior
FFE	Finished Floor Elevation
FG	Finished Grade
FL	Flow Line
FOB	Face of Building
FOC	Face of Curb
FPS	Feet Per Second
FS	Finish Surface
FSF	Finish Surface Field
FT	Foot
GA	Gauge
GALV	Galvanized
GB	Grade Break
GI	Galvanized Iron
GPH	Gallons Per Hour
GPM	Gallons Per Minute
HDG	Hot Dipped Galvanized
HDR	Header
HORIZ	Horizontal
HP	High Point
HSS	Hollow Structural Steel
ICV	Irrigation Control Valve
ID	Inside Diameter
INT	Interior
INV	Invert
LB	Pound
LF	Linear Feet
LOW	Limit of Work
LP	Low Point
MAX	Maximum
MECH	Mechanical
MED	Medium
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MM	Millimeter
MTL	Metal
(N)	New
NIC	Not In Contract
NO	Number
NOM	Nominal
NTS	Not To Scale
OC	On Center
OD	Outside Diameter
OPP	Opposite
PA	Plant Area
PB	Pull Box
PE	Polyethylene
PERF	Perforated
POB	Point of Beginning
POC	Point of Connection
POS	Point on Slope
PNT	Point
PREFAB	Prefabricated
PSI	Pounds per Square Inch
PT	Pressure Treated
PVC	Polyvinyl Chloride
QTY	Quantity
R, RAD	Radius
REBAR	Reinforcement Bar
REF	Reference
REQD	Required
RIM	Rim Elevation
RND	Round
RWL	Rain Water Leader
S4S	Surface Four Sides
SCH	Schedule
SD	Storm Drain
SF	Square Foot
SIM	Similar
SPECS	Specifications
SQ	Square
SS	Sanitary Sewer
STL	Steel
SY	Square Yard
SYN	Synthetic
TBD	To be Determined
TC	Top of Curb
THK	Thick
TS	Top of Step
TYP	Typical
TW	Top of Wall
U/G	Underground
UON	Unless Otherwise Noted
VERT	Vertical
VIF	Verify in Field
W	Water
WP	Weaked Plane Joint
WV	Water Valve
WWM	Welded Wire Mesh
W/	With
WD	Wood

SHEET INDEX

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L-001	Landscape Cover Sheet	
L-002	Landscape Overall Site Plan	
L-100	Tree Disposition Legends & Notes	
L-100AB	Hillside Duplexes, Guest Units - Tree Disposition Plan	
L-100C	Memory Care - Tree Disposition Plan	
L-100DE	Fitness Center, Meeting House - Tree Disposition Plan	
L-100F	Upper IL Units - 2-Story - Tree Disposition Plan	3
L-101F	Upper IL Units - 2-Story - Tree Disposition Plan	
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L-200AB	Hillside Duplexes, Guest Units - Landscape Site Plan	
L-200C	Memory Care - Landscape Site Plan	
L-200DE	Fitness Center, Meeting House - Landscape Site Plan	
L-200F	Upper IL Units - 2-Story - Landscape Site Plan	3
L-200H	Dog Run, Garden - Landscape Site Plan	
L-301	Landscape Materials	
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L-500F	Upper IL Units - 2-Story - Planting Plan	3
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L-502	Planting Palette	
L-503	Planting Palette	
L-600	Fuel Management Legend & Notes	
L-601	Fuel Management Plan	
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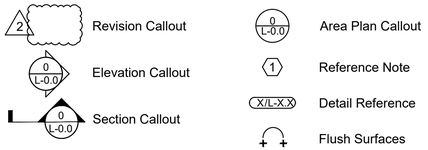
SYMBOLS



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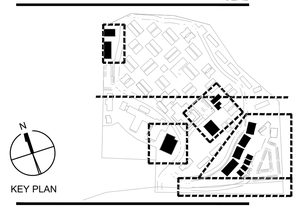

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
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Owner:
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Civil / Site:
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Geotechnical Engineer:
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Landscape Design:
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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

LANDSCAPE COVER SHEET

L-001

MASTERPLAN SUBMITTAL

01/09/2025

TREE DISPOSITION LEGEND

ID	DBH (Diameter at Breast Height in Inches)	TREE COMMON NAME	PROTECTED	HEALTH	REMOVE
96	40	Coast Live Oak	X	Fair	
97	14	Coast Live Oak	X	Good	
98	16	Coast Live Oak	X	Fair	
99	11	Coast Live Oak	X	Good	
100	7	Coast Live Oak	X	Fair	
101	10	Coast Live Oak	X	Fair	
102	15	Coast Live Oak	X	Fair	
103	16	Coast Live Oak	X	Fair	
104	14	Coast Live Oak	X	Fair	
105	13	Coast Live Oak	X	Fair	
106	12	Coast Live Oak	X	Good	
107	12	Coast Live Oak	X	Good	
108	13	Coast Live Oak	X	Good	
109	21	Coast Live Oak	X	Fair	
110	20	Coast Live Oak	X	Fair	
111	40	Monterey Pine		Fair	
112	8	Coast Live Oak	X	Fair	
113	9	Coast Live Oak	X	Fair	
114	9	Coast Live Oak	X	Poor	
115	11	Coast Live Oak	X	Fair	
116	9	Coast Live Oak	X	Fair	
117	11	Coast Live Oak	X	Fair	
118	6	Coast Live Oak	X	Fair	
119	7	Coast Live Oak	X	Poor	
120	16	Coast Live Oak	X	Fair	
121	6	Coast Live Oak	X	Fair	
122	10	Coast Live Oak	X	Poor	
123	8	Coast Live Oak	X	Fair	
124	26	Coast Live Oak	X	Good	
125	10	Coast Live Oak	X	Fair	
126	8	Coast Live Oak	X	Fair	
127	36	Monterey Pine		Fair	X
128	29	Coast Live Oak	X	Fair	N/A
129	30	Coast Live Oak	X	Fair	
130	42	Coast Live Oak	X	Fair	X
131	27	Coast Live Oak	X	Good	
132	14	Coast Live Oak	X	Fair	
133	15	Coast Live Oak	X	Fair	
134	16	Coast Live Oak	X	Good	
135	14	Coast Live Oak	X	Fair	
136	13	Coast Live Oak	X	Fair	X
137	7	Coast Live Oak	X	Poor	X
138	10	Coast Live Oak	X	Poor	X
139	9	Coast Live Oak	X	Fair	X
140	18	Coast Live Oak	X	Fair	
141	8	Coast Live Oak	X	Poor	X
142	9	Coast Live Oak	X	Poor	X
143	23	Coast Live Oak	X	Fair	
144	15	Coast Live Oak	X	Fair	
145	18	Coast Live Oak	X	Fair	
146	20	Coast Live Oak	X	Fair	
147	13	Coast Live Oak	X	Fair	
148	12	Coast Live Oak	X	Poor	
149	28	Coast Live Oak	X	Fair	
150	30	Coast Live Oak	X	Fair	
151	15	Coast Live Oak	X	Fair	
152	9	Coast Live Oak	X	Fair	
153	7	Coast Live Oak	X	Fair	
154	7	Coast Live Oak	X	Fair	X
155	7	Coast Live Oak	X	Fair	X
156	7	Coast Live Oak	X	Fair	X
157	12	Coast Live Oak	X	Fair	X
158	16	Coast Live Oak	X	Fair	X
159	12	Coast Live Oak	X	Good	X
160	10	Coast Live Oak	X	Good	X
161	12	Coast Live Oak	X	Fair	X
162	20	Coast Live Oak	X	Good	X
163	14	Coast Live Oak	X	Fair	
164	17	Coast Live Oak	X	Poor	
165	19	Coast Live Oak	X	Good	X
166	20	Coast Live Oak	X	Fair	
167	22	Coast Live Oak	X	Fair	X
168	18	Coast Live Oak	X	Poor	X
169	10	Coast Live Oak	X	Poor	X
170	10	Coast Live Oak	X	Fair	X
171	17	Coast Live Oak	X	Fair	X
172	11	Coast Live Oak	X	Fair	X
173	7	Coast Live Oak	X	Fair	
174	13	Coast Live Oak	X	Good	
175	18	Coast Live Oak	X	Fair	X
176	23	Coast Live Oak	X	Fair	X
177	20	Coast Live Oak	X	Good	X
178	10	Coast Live Oak	X	Fair	X
179	11	Coast Live Oak	X	Good	X
180	24	Coast Live Oak	X	Fair	X
181	10	Coast Live Oak	X	Fair	X
182	12	Coast Live Oak	X	Fair	X
183	17	Coast Live Oak	X	Fair	X
184	14	Coast Live Oak	X	Fair	X
185	11	Coast Live Oak	X	Fair	X
186	15	Coast Live Oak	X	Fair	X
187	9	Coast Live Oak	X	Poor	X
188	15	Coast Live Oak	X	Fair	X
189	10	Coast Live Oak	X	Fair	X
190	10	Coast Live Oak	X	Fair	X
191	9	Coast Live Oak	X	Poor	X
192	17	Coast Live Oak	X	Fair	
193	11	Coast Live Oak	X	Fair	
194	18	Coast Live Oak	X	Fair	X
195	11	Coast Live Oak	X	Fair	X
196	18	Coast Live Oak	X	Fair	X
197	11	Coast Live Oak	X	Fair	X
198	9	Coast Live Oak	X	Fair	
199	9	Coast Live Oak	X	Fair	
200	14	Coast Live Oak	X	Fair	
201	11	Coast Live Oak	X	Poor	
202	9	Coast Live Oak	X	Fair	
203	15	Coast Live Oak	X	Fair	
204	6	Coast Live Oak	X	Fair	X
205	10	Coast Live Oak	X	Fair	X
206	8	Coast Live Oak	X	Fair	X
207	10	Coast Live Oak	X	Fair	
208	12	Coast Live Oak	X	Fair	X
209	16	Coast Live Oak	X	Fair	X
210	10	Coast Live Oak	X	Fair	X
211	16	Coast Live Oak	X	Fair	X
212	11	Coast Live Oak	X	Fair	X
213	15	Coast Live Oak	X	Fair	X
214	24	Coast Live Oak	X	Poor	X
215	18	Coast Live Oak	X	Poor	X
216	17	Coast Live Oak	X	Fair	X
217	14	Coast Live Oak	X	Fair	X
218	6	Coast Live Oak	X	Fair	X
219	7	Coast Live Oak	X	Fair	X
220	9	Coast Live Oak	X	Fair	X
221	10	Coast Live Oak	X	Fair	
222	10	Coast Live Oak	X	Fair	
223	12	Coast Live Oak	X	Fair	
224	18	Coast Live Oak	X	Poor	
225	8	Coast Live Oak	X	Poor	
226	8	Coast Live Oak	X	Fair	
227	7	Coast Live Oak	X	Poor	
228	12	Coast Live Oak	X	Fair	
229	26	Coast Live Oak	X	Fair	
230	22	Coast Live Oak	X	Fair	
231	19	Coast Live Oak	X	Fair	
232	17	Coast Live Oak	X	Fair	
233	11	Coast Live Oak	X	Fair	
234	27	Monterey Pine		Poor	X
235	10	Coast Live Oak	X	Fair	
236	13	Coast Live Oak	X	Fair	X
				TOTAL*:	61 Oaks, 2 Pines
				MITIGATION:	43 Oaks

*NOTE: See Tree Removal Notes

TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes

See Planting Plans for mitigation tree locations

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4. See Arborist Report prepared by Project Arborist Thompson Wildland Management dated February 13, 2026.
5. See Tree Mitigation Plan.

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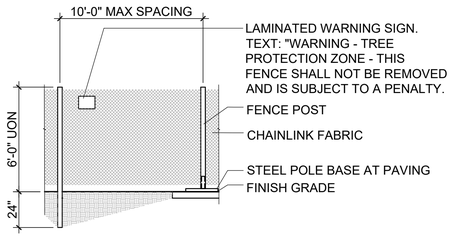
8. Trees removed mistakenly in field will be replaced with 36" box size specimen trees in the areas shown on the Tree Mitigation Plan at no additional cost to the Owner.



(1) Tree Protection Zone (Edge of Drip lines, UON)
NTS

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

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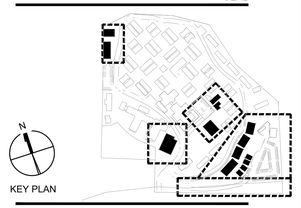

KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
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Owner:
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8545 CARMEL VALLEY ROAD
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Civil / Site:
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Geotechnical Engineer:
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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

TREE DISPOSITION LEGENDS & NOTES

L-100

MASTERPLAN SUBMITTAL

01/09/2025

TREE REMOVAL LEGEND

- Limit of Work Line
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- Tree To Be Removed: See Tree Protection Notes
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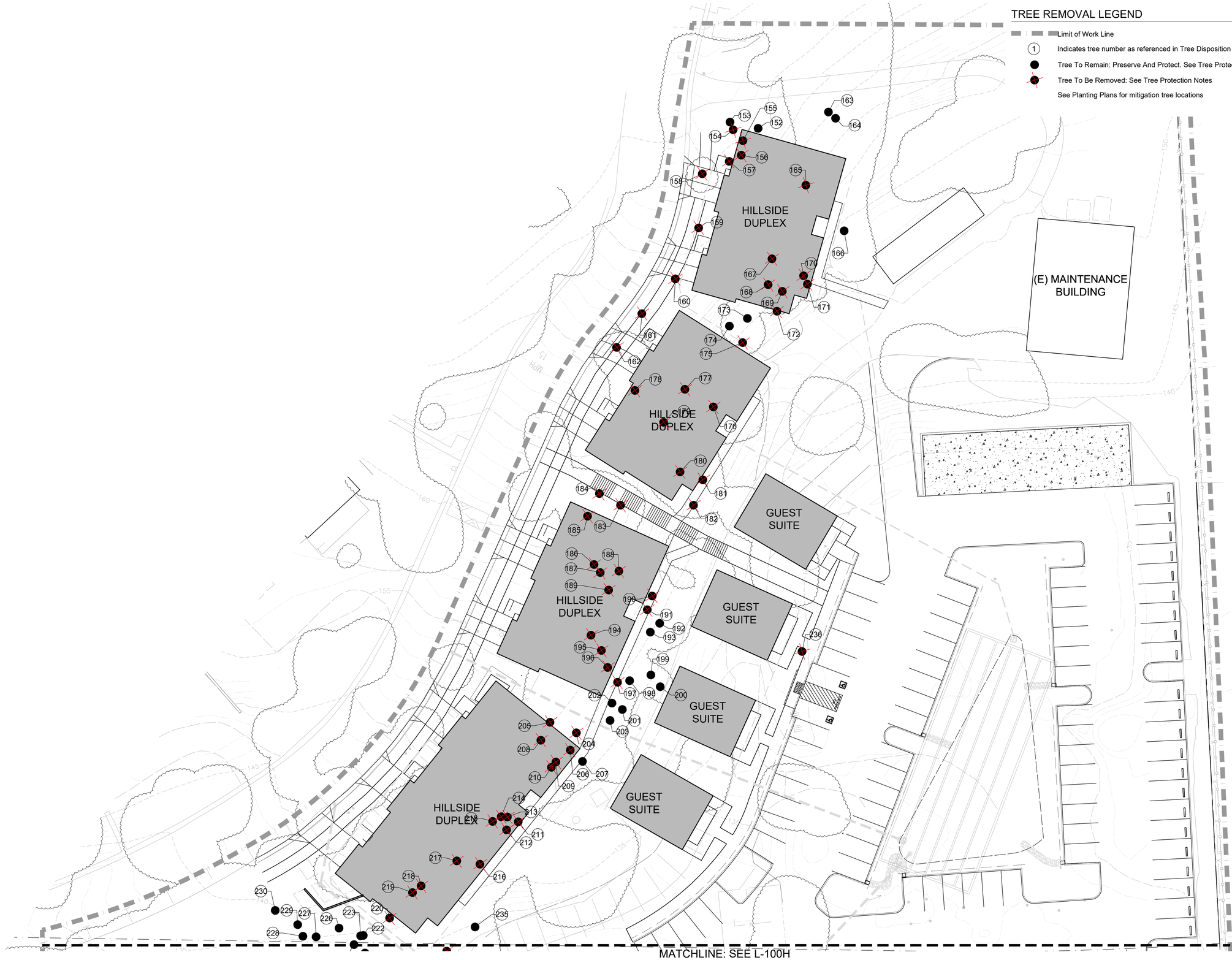

No.	Description	Date
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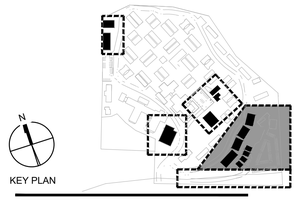

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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

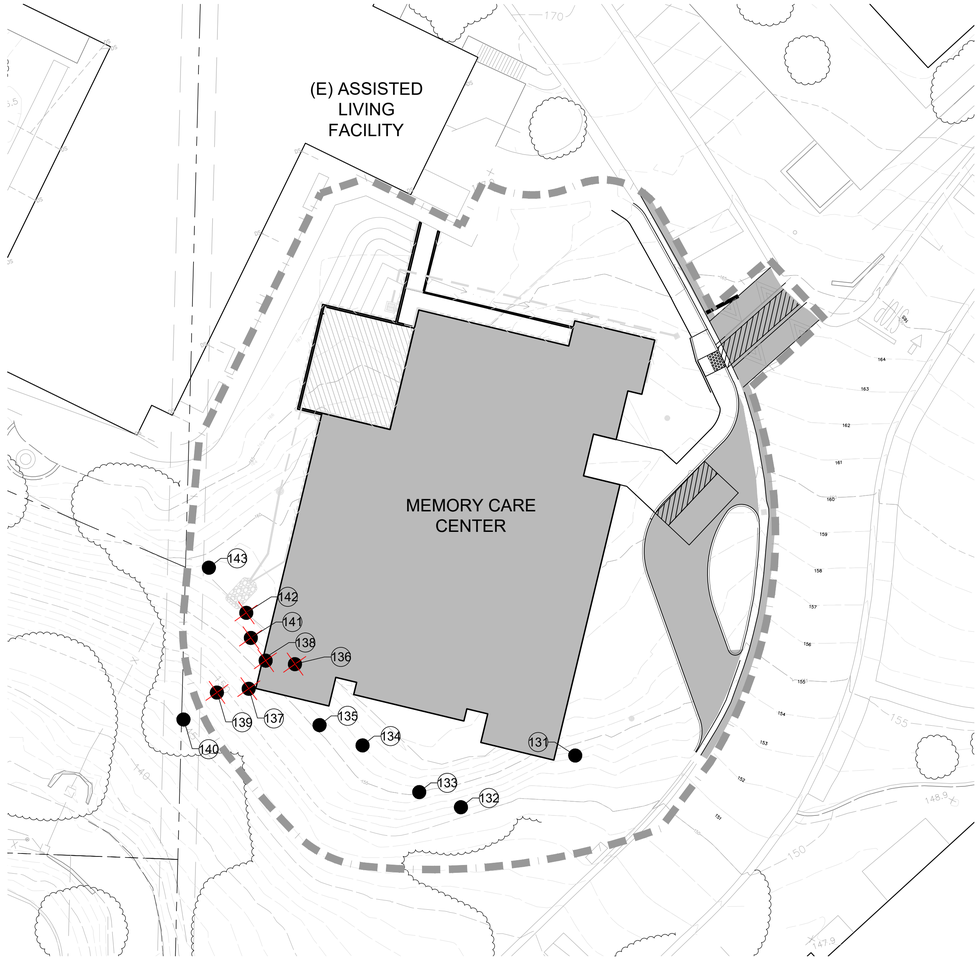
DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - TREE DISPOSITION PLAN

L-100AB

MASTERPLAN SUBMITTAL

01/09/2025



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20 0 20 40

No.	Description	Date
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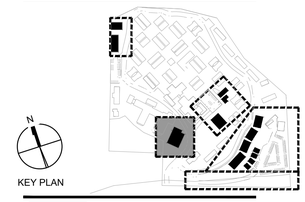
SEAL



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EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

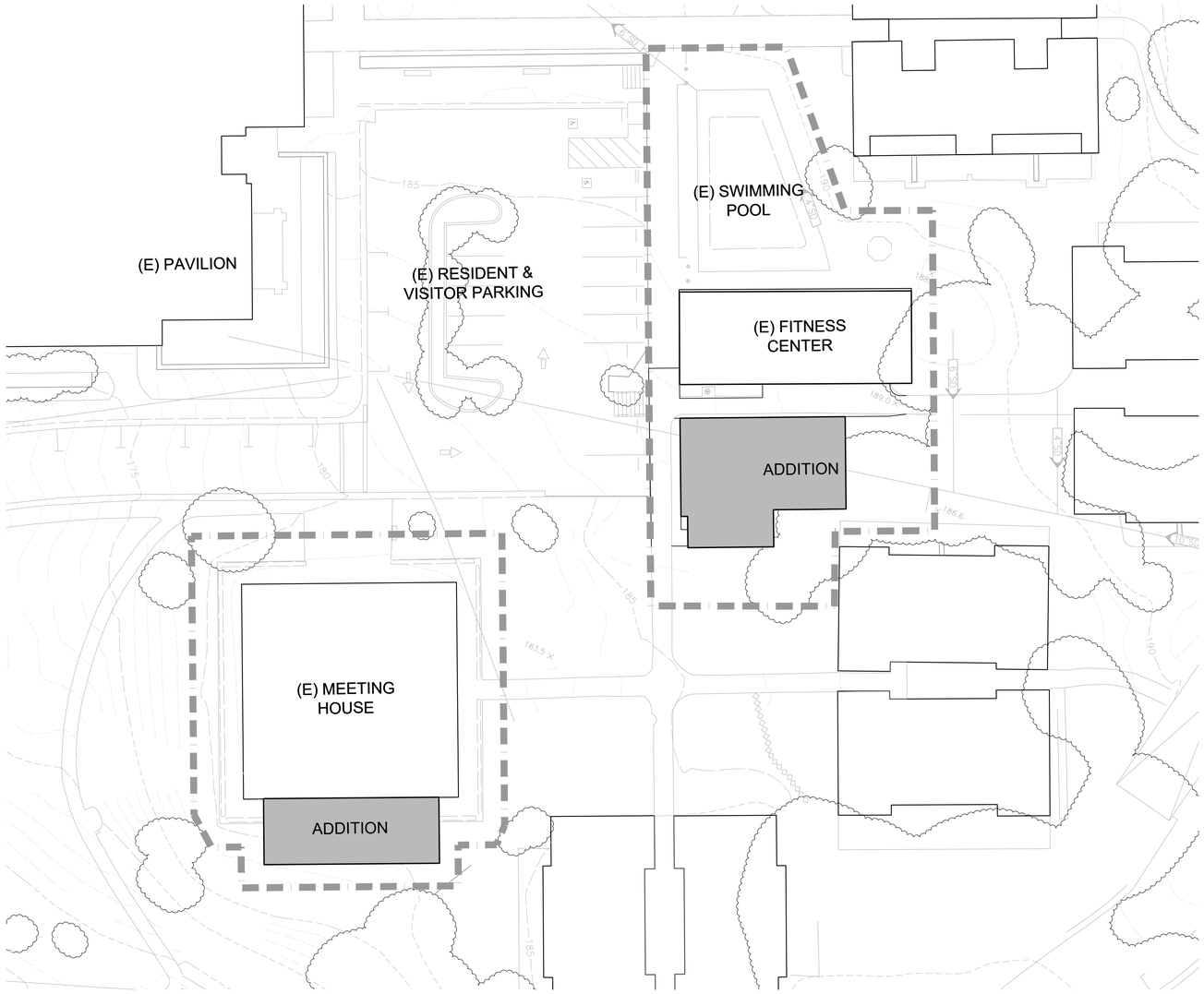
DRAWING TITLE:

MEMORY CARE - TREE DISPOSITION PLAN

L-100C

MASTERPLAN SUBMITTAL

01/09/2025



TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

TREE REMOVAL NOTES

1. Summary: (63) Trees to be Removed, including (61) Coast Live Oaks; (43) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
2. Accuracy of existing tree locations, count, and mitigation replacement is not guaranteed.
3. At the recommendation of the Project Arborist, the tree removal and mitigation quantities have been reduced to reduce fire hazard and combustible fuel load. All other standards provided in Monterey County Preservation of Oaks and Other Protected Trees to be met.
4. See Arborist Report prepared by Project Arborist Thompson Wildland Management dated February 13, 2026.
5. See Tree Mitigation Plan.

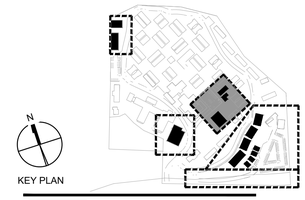
TREE PROTECTION NOTES

1. All trees scheduled for preservation shall be temporarily fenced during construction. Fencing shall be installed prior to starting work, and located as shown on the plan. Fencing shall consist of 72" high chain link fence. Fencing shall be rigidly supported and maintained during construction. Fenced areas shall be maintained in a natural condition and not compacted. Removal of fencing shall be allowed following approval by the owner. All trees required to be fenced shall be clearly marked with a spot of paint. The marking is required to notify the County inspectors that the subject trees are to be fenced at all times during construction. All fencing to comply with County of Monterey Tree Protection Standards.
2. All construction required within tree protection fencing shall be pre-approved and supervised by project Arborist. Excavation and construction under tree canopy shall be done by hand or "Air Spade". Any cut roots, 2" diameter or larger, must be sealed with non-petroleum based sealant.
3. Where equipment must pass through tree protection fencing, a root buffer shall be required. The root buffer shall consist of 10" of wood chips covered and capped with full 1" plywood sheets tied together.
4. The Contractor shall not be allowed to store equipment or material within the dripline area under trees to remain. Any excavation in rooted areas will conform with the County Protected Tree Ordinance.
5. Number, Species, Size, and Location of replacement trees shall be determined at time of Final approval of Landscape Plan. Replacement trees shall be subject to the review and approval of the County.
6. Dead trees to be removed; quantity not included in Tree Disposition Plan.
7. Selectively prune any tree crowns that lean into the construction area. Pruning to be done under supervision of Arborist and Landscape Architect.
8. Trees removed mistakenly in field will be replaced with 36" box size specimen trees in the areas shown on the Tree Mitigation Plan at no additional cost to the Owner.

20 0 20 40

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

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

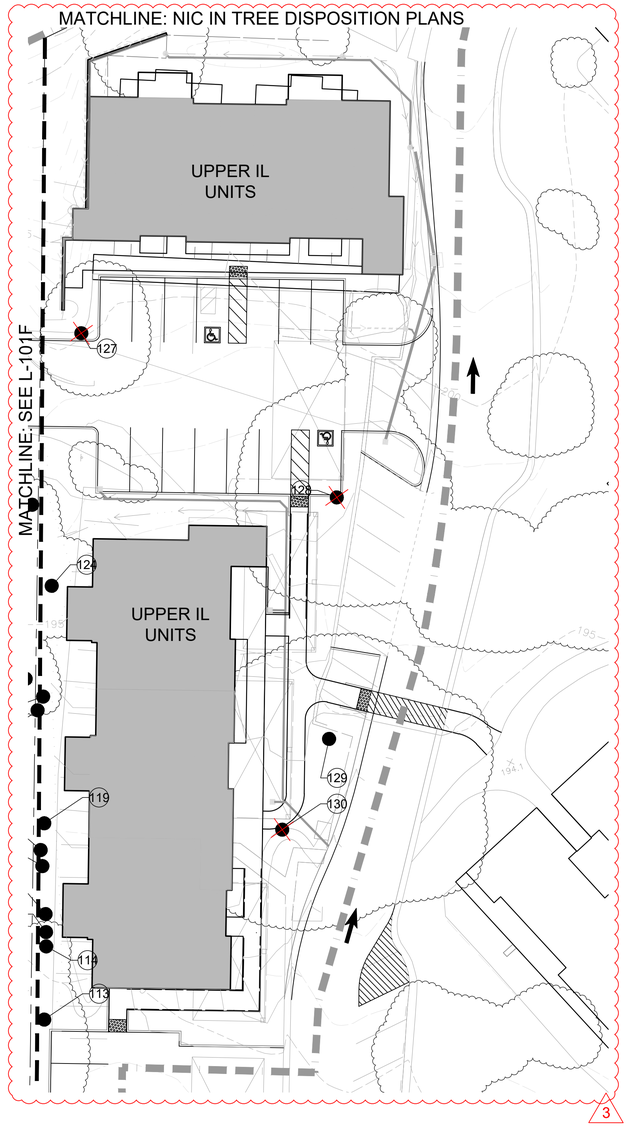
DRAWING TITLE:

FITNESS CENTER, MEETING HOUSE - TREE DISPOSITION PLAN

L-100DE

MASTERPLAN SUBMITTAL

01/09/2025



TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes

See Planting Plans for mitigation tree locations

TREE REMOVAL NOTES

1. Summary: (63) Trees to be Removed, including (61) Coast Live Oaks; (43) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
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3. At the recommendation of the Project Arborist, the tree removal and mitigation quantities have been reduced to reduce fire hazard and combustible fuel load. All other standards provided in Monterey County Preservation of Oaks and Other Protected Trees to be met.
4. See Arborist Report prepared by Project Arborist Thompson Wildland Management dated February 13, 2026.
5. See Tree Mitigation Plan.

TREE PROTECTION NOTES

1. All trees scheduled for preservation shall be temporarily fenced during construction. Fencing shall be installed prior to starting work, and located as shown on the plan. Fencing shall consist of 72" high chain link fence. Fencing shall be rigidly supported and maintained during construction. Fenced areas shall be maintained in a natural condition and not compacted. Removal of fencing shall be allowed following approval by the owner. All trees required to be fenced shall be clearly marked with a spot of paint. The marking is required to notify the County inspectors that the subject trees are to be fenced at all times during construction. All fencing to comply with County of Monterey Tree Protection Standards.
2. All construction required within tree protection fencing shall be pre-approved and supervised by project Arborist. Excavation and construction under tree canopy shall be done by hand or "Air Spade". Any cut roots, 2" diameter or larger, must be sealed with non-petroleum based sealant.
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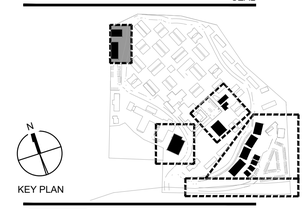
20 0 20 40

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
3	UPPER IL DENSIFICATION	02/13/2026
3	UPPER IL DENSIFICATION	02/13/2026

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

UPPER IL UNITS - 2-STORY - TREE DISPOSITION PLAN

L-100F

MASTERPLAN SUBMITTAL

01/09/2025

TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

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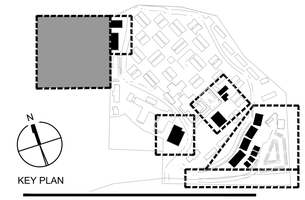
20 0 20 40

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

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

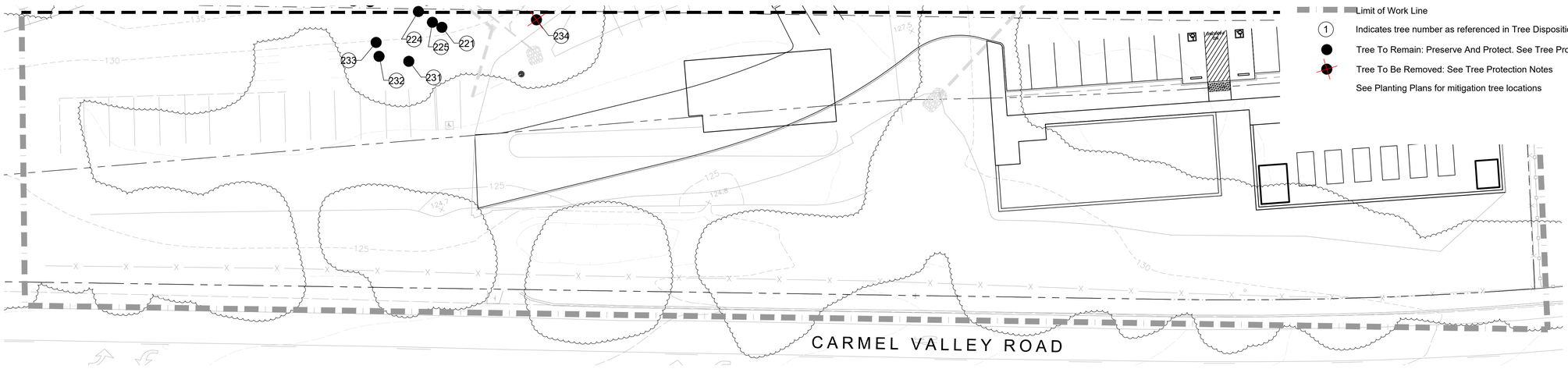
UPPER IL UNITS - 2-STORY - TREE DISPOSITION PLAN

L-101F

MASTERPLAN SUBMITTAL

01/09/2025

MATCHLINE: SEE L-100AB



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- (1) Indicates tree number as referenced in Tree Disposition Legend
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5. See Tree Mitigation Plan.

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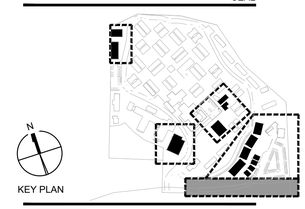
8. Trees removed mistakenly in field will be replaced with 36" box size specimen trees in the areas shown on the Tree Mitigation Plan at no

20 0 20 40

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

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

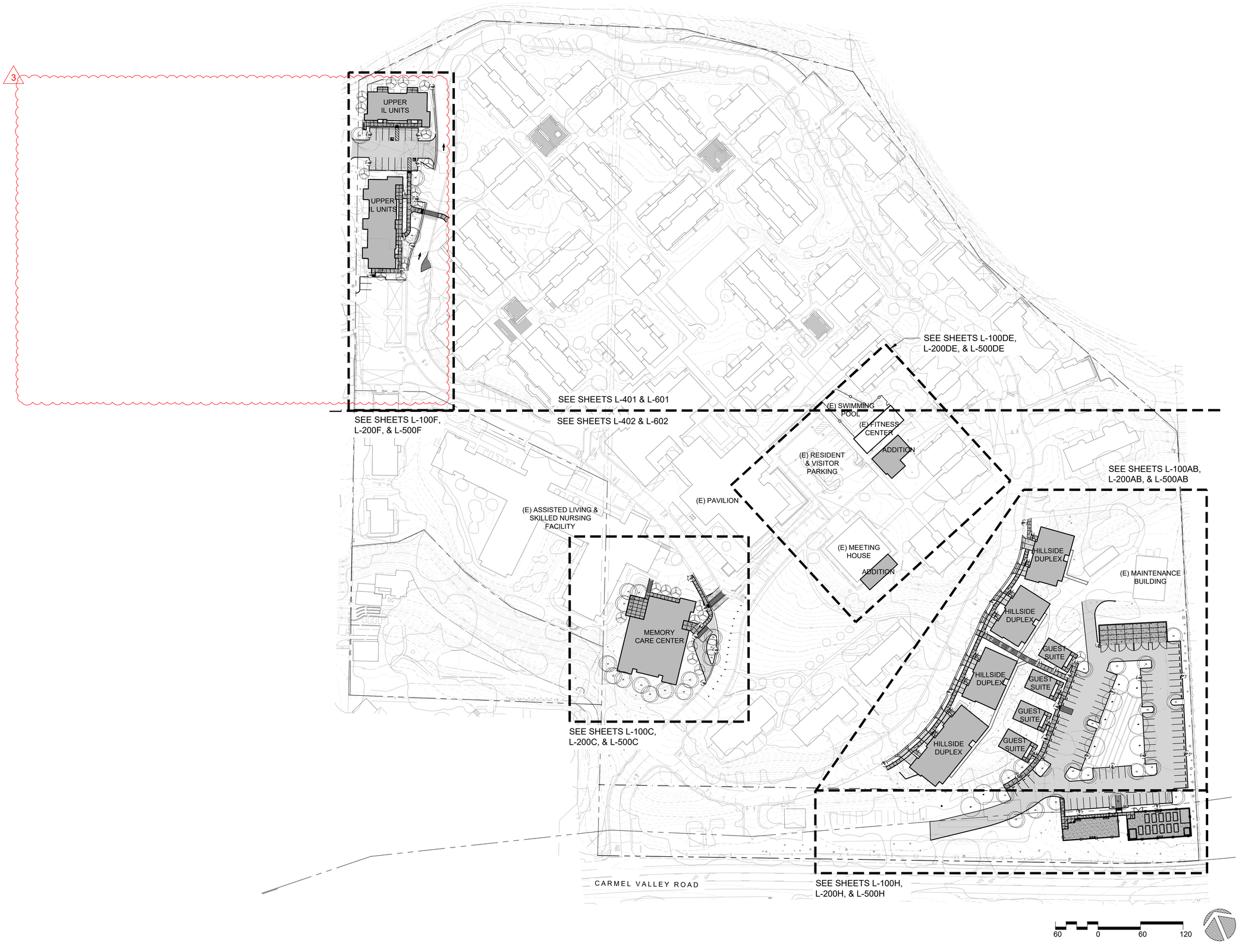
DOG RUN, GARDEN - TREE DISPOSITION PLAN

L-100H

MASTERPLAN SUBMITTAL

01/09/2025

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



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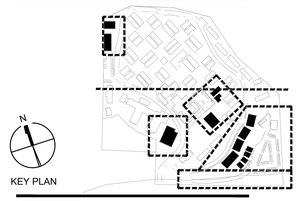


KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

LANDSCAPE OVERALL SITE PLAN

L-002

MASTERPLAN SUBMITTAL

01/09/2025

MATCHLINE: SEE L-200H

20 0 20 40

LANDSCAPE SITE PLAN LEGEND

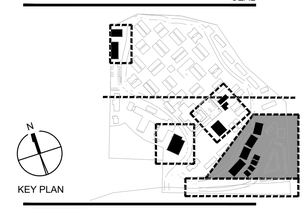
- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
- Vehicular Concrete Paving: See Civil Drawings
- Asphalt Paving: See Civil Drawings
- 5' Tall Tubular Steel Fence: See Detail X/L-301
- 3'-6" Tall Welded Wire Mesh Fence: See Detail 4/L-301
- 6' Tall Pool Fence: See Detail X/L-301
- Pedestrian Lighting
- Vehicular Lighting
- Planting Area & Proposed Trees: See Planting Plan

GENERAL NOTES

1. CODES
   1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant in compliance with 11B-302 Floor or Ground Surfaces.
   2. Curb ramps shall be in compliance with CBC 11B-406 Curb Ramps, Blended Transitions and Islands
   3. Steps, including handrails, shall be in compliance with CBC 11B-504 Stairways
   4. Accessible parking stalls shall be in compliance with CBC 11B-502 Parking spaces
   5. Detectable walking surfaces shall be in compliance with CBC 11B-705 Detectable Warnings and Detectable Directional Texture
   6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones

No.	Description	Date

SEAL



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

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

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

Geotechnical Engineer:
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SALINAS, CA 93906

Landscape Design:
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MONTEREY, CA 93940

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

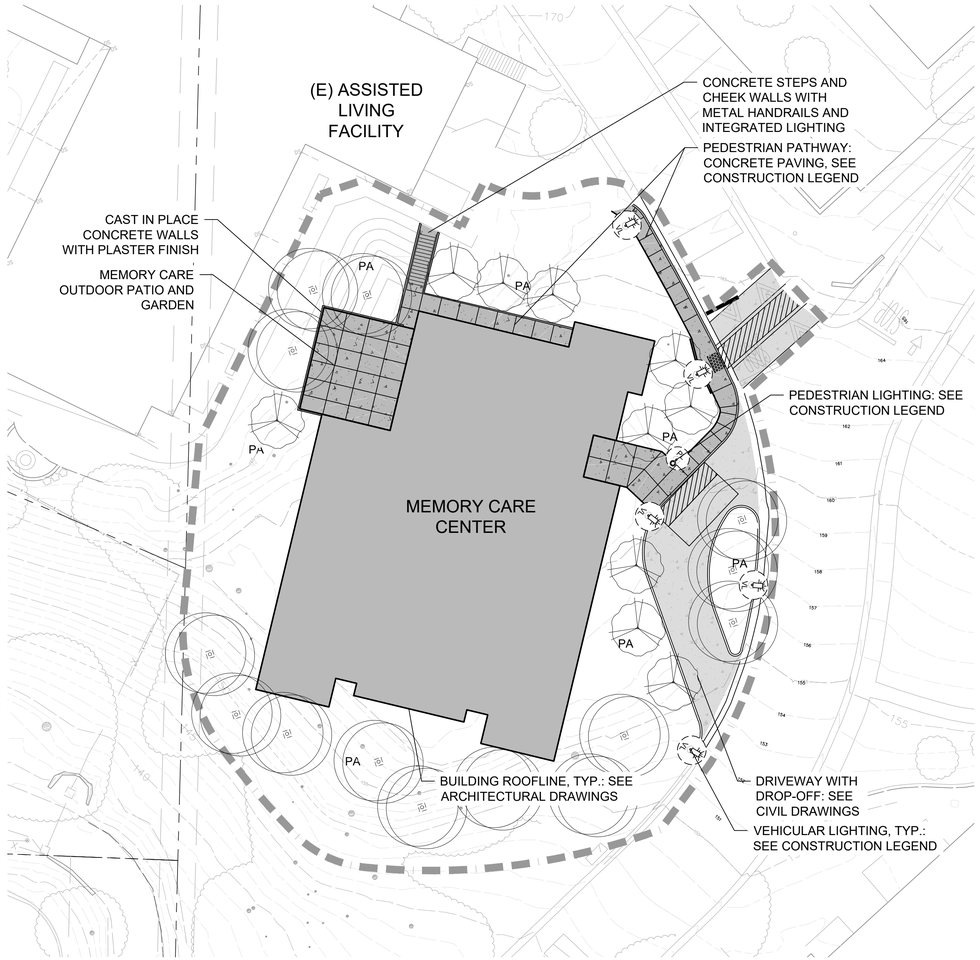
DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - LANDSCAPE SITE PLAN

L-200AB

MASTERPLAN SUBMITTAL

01/09/2025



LANDSCAPE SITE PLAN LEGEND

- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
- Vehicular Concrete Paving: See Civil Drawings
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    1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant in compliance with 11B-302 Floor or Ground Surfaces.
    2. Curb ramps shall be in compliance with CBC 11B-406 Curb Ramps, Blended Transitions and Islands
    3. Steps, including handrails, shall be in compliance with CBC 11B-504 Stairways
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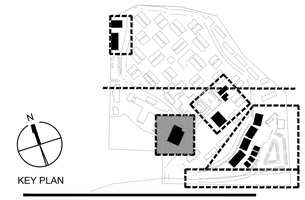
No.	Description	Date

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

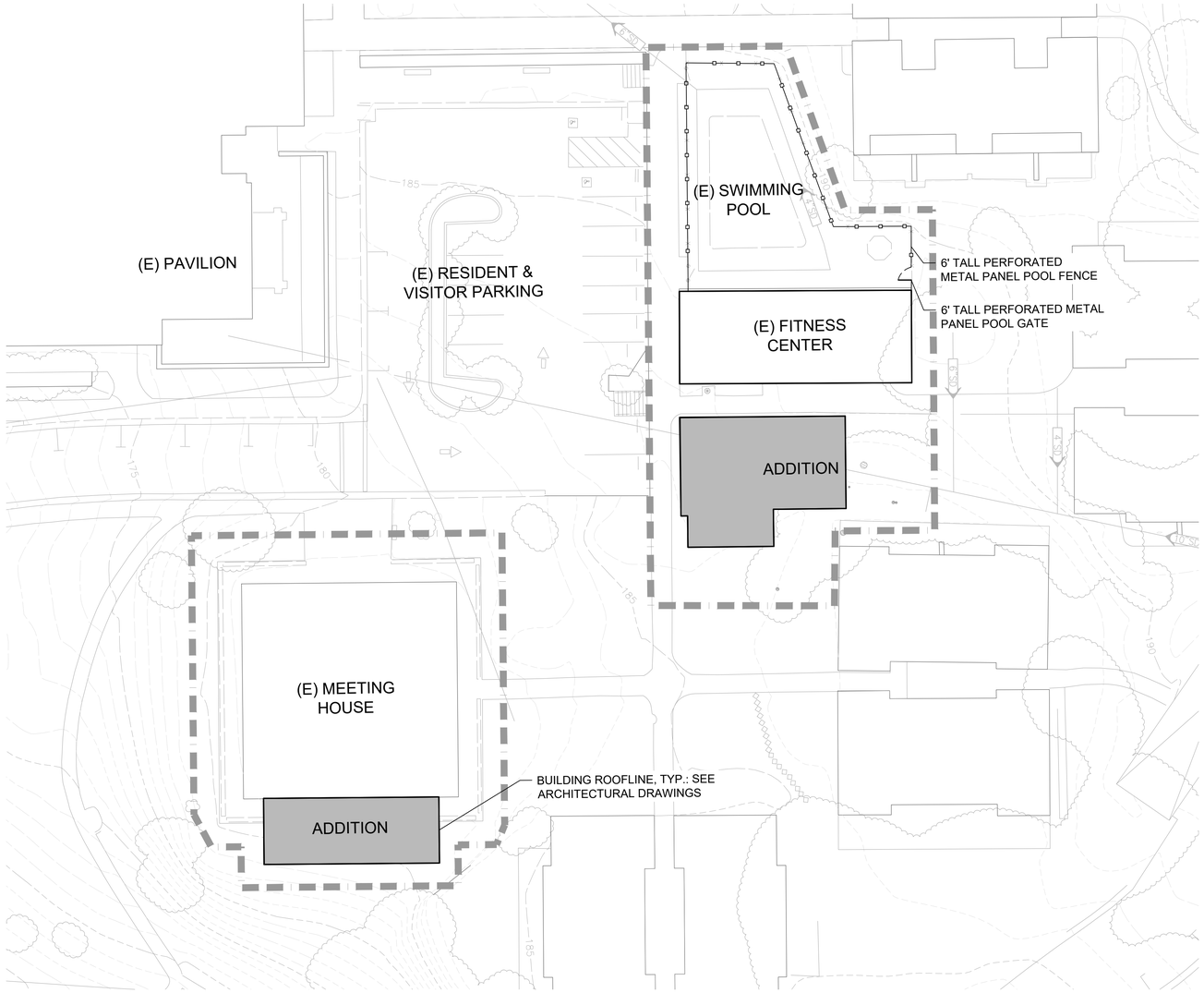
DRAWING TITLE:

MEMORY CARE - LANDSCAPE SITE PLAN

L-200C

MASTERPLAN SUBMITTAL

01/09/2025



LANDSCAPE SITE PLAN LEGEND

- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
- Vehicular Concrete Paving: See Civil Drawings
- Asphalt Paving: See Civil Drawings
- 5' Tall Tubular Steel Fence: See Detail X/L-301
- 3'-6" Tall Welded Wire Mesh Fence: See Detail 4/L-301
- 6' Tall Pool Fence: See Detail X/L-301
- Pedestrian Lighting
- Vehicular Lighting
- Planting Area & Proposed Trees: See Planting Plan

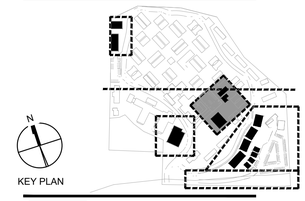
GENERAL NOTES

1. CODES
   1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant in compliance with 11B-302 Floor or Ground Surfaces.
   2. Curb ramps shall be in compliance with CBC 11B-406 Curb Ramps, Blended Transitions and Islands
   3. Steps, including handrails, shall be in compliance with CBC 11B-504 Stairways
   4. Accessible parking stalls shall be in compliance with CBC 11B-502 Parking spaces
   5. Detectable walking surfaces shall be in compliance with CBC 11B-705 Detectable Warnings and Detectable Directional Texture
   6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones

20 0 20 40

No.	Description	Date

SEAL



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MONTEREY, CALIFORNIA 93940
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1514 MOFFETT STREET, SUITE A
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MONTEREY, CA 93940

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SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

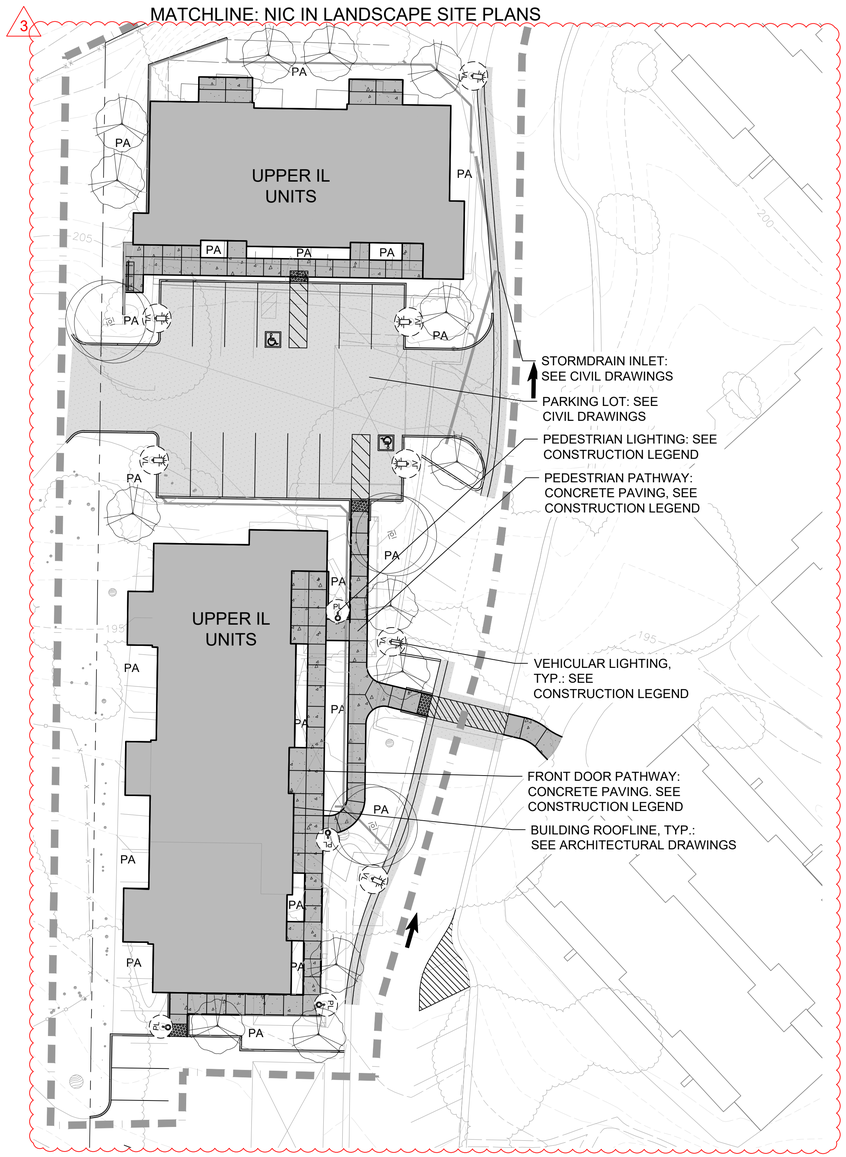
DRAWING TITLE:

FITNESS CENTER, MEETING HOUSE - LANDSCAPE SITE PLAN

L-200DE

MASTERPLAN SUBMITTAL

01/09/2025



LANDSCAPE SITE PLAN LEGEND

- Limit of Work
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- 6' Tall Pool Fence: See Detail X/L-301
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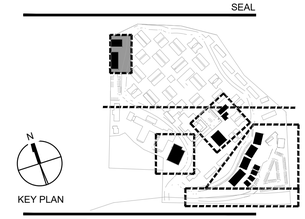
No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	02/13/2026

SEAL



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1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

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MONTEREY, CA 93940

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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

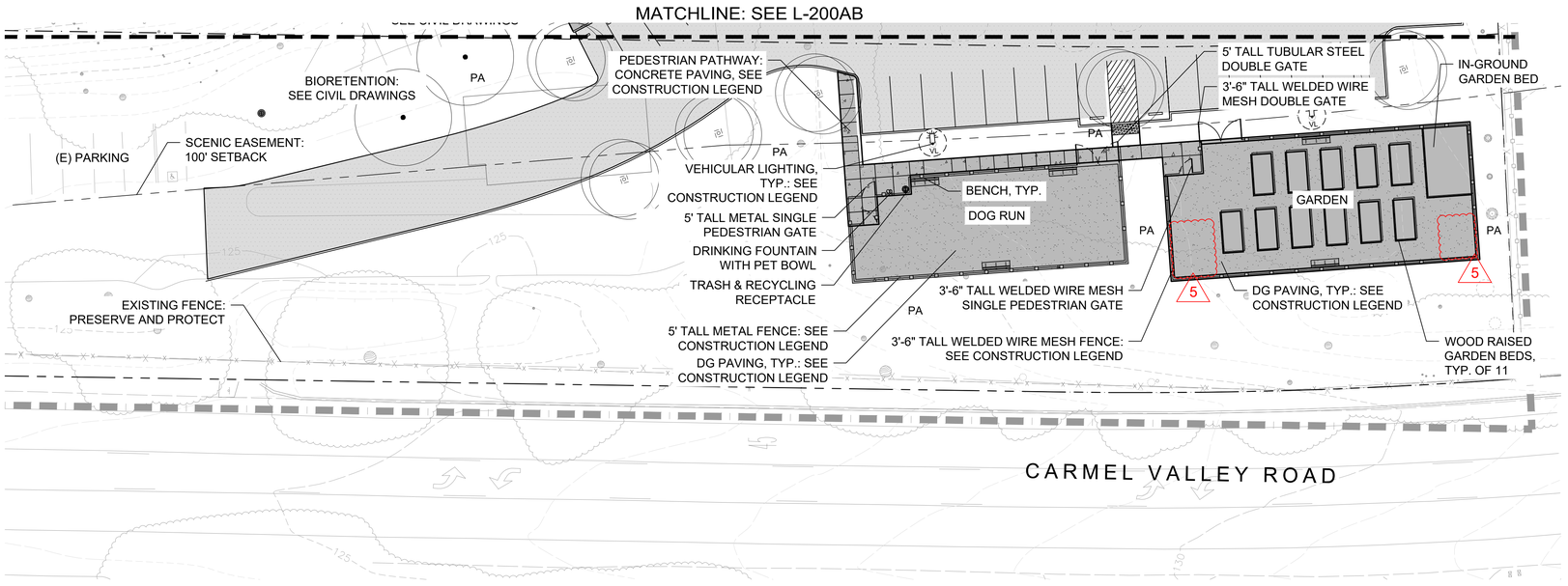
UPPER IL UNITS - 2-STORY - LANDSCAPE SITE PLAN

L-200F

MASTERPLAN SUBMITTAL

01/09/2025

20 0 20 40



5

(E) GREENHOUSE TO BE REMOVED: WOOD FRAME STRUCTURE WITH TRANSPARENT GREENHOUSE PANELS. APPROX. 13'-9" x 10'-0" x 12'-0"

(E) SHED TO BE REMOVED: WOOD STRUCTURE. APPROX. 10'-0" x 8'-0" x 10'-0"

LANDSCAPE SITE PLAN LEGEND

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- 6' Tall Pool Fence: See Detail X/L-301
- Pedestrian Lighting
- Vehicular Lighting
- Planting Area & Proposed Trees: See Planting Plan

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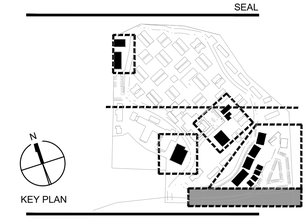
    6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones

20 0 20 40

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

SEAL



KEY PLAN

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425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
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6 HARRIS COURT
MONTEREY, CA 93940

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

DOG RUN, GARDEN - LANDSCAPE SITE PLAN

L-200H

MASTERPLAN SUBMITTAL

01/09/2025

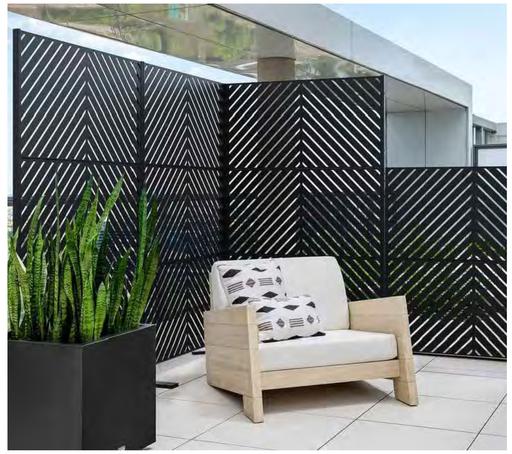
9 DOG PARK FOUNTAIN

6 Integrated Handrail Light

FENCING AT DOG RUN

3 5' Tall Metal Steel Fence

8 TRASH AND RECYCLING BINS



FENCING AT POOL

5 6' TALL PERFORATED METAL PANEL FENCE

DOG PARK & GARDEN SURFACING

2 Decomposed Granite (D.G.) Paving

7 Bench

FENCING AT GARDEN

4 3'-6" Tall Welded Wire Mesh Fence

FRONT DOOR ENTRY WALK

1 Pedestrian Concrete Paving

No.	Description	Date

SEAL

KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

LANDSCAPE MATERIALS

L-301

MASTERPLAN SUBMITTAL

01/09/2025

Specification Sheet

Solana™
SL730 Large Arm Mount

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

SL730-FG

SL730-SA

7 Year Warranty

Description

The Large Solana™ Arm Mount Luminaire's stylish design is a perfect accent for urban settings. The subtle, yet sophisticated look enhances the impact of any project. The Solana's wide array of optics, lenses and distributions makes this an easy choice for a variety of commercial institutional and municipal projects.
EPA: 1.2 (ft²)
WEIGHT: 54 LBS

Mounting Configuration

Wall Mount · 1 Arm Mount · 2 Arm Mount @ 180° · 2 Arm Mount @ 90° · 3 Arms @ 120° · 3 Arms @ 90° · 4 Arms @ 90° · 1 Arm Mid-Mount · 2 Arm Mid-Mount @180°

Finish

Black Textured · Urban Gun Metal Textured · Urban Gun Metal Matte · Urban Bronze Textured · Urban Bronze Matte · Urban Silver Textured · Urban Silver Matte · Urban White Textured · Urban White Matte · Custom Match

Features

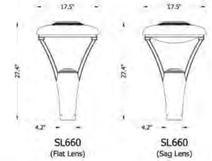
Mounting Configuration	**1W:** Wall Mount **1A:** 1 Arm Mount **2A:** 2 Arm Mount @ 180° **2A90:** 2 Arm Mount @ 90° **3A:** 3 Arms @ 120° **3A90:** 3 Arms @ 90° **4A:** 4 Arms @ 90° **1AM:** 1 Arm Mid-Mount **2AM:** 2 Arm Mid-Mount @180°
Optional Control Receptacle	**R7:** 7-Pin control receptacle only
Optional Control	**PE:** Twist-Lock Photocontrol (120V-277V) **PE4:** Twist-Lock Photocontrol (347V-480V) **SC:** Shorting Cap **PEC:** Electronic Button Photocontrol (120V-277V) **PEC4:** Electronic Button Photocontrol (480V)
Optional Fuse	**FHD:** Double Fuse and Holder
Optional House Side Shield	**HSS:** 120° House Side Shield **BLOC:** Back Light Optical Control
Optional Fixed Dimming Resistor Board	**FDRB:** Fixed Dimming Resistor Board
Physical	
Fixture	**SL730:** Large Solana Arm Mount

Specification Sheet

Solana™
SL660 Medium Post Top

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



SL660
(Flat Lens)

SL660
(Sag Lens)

7 Year Warranty

Description

The Solana™ Post Top Luminaire's modern geometric design complements a diverse assortment of contemporary architectural settings. It's urbanesque yoke design offers not only aesthetic beauty, durability and optical efficiency, but takes street, area, and medium mount lighting to another level. The Medium Solana™ SL660 is well suited for all site and pedestrian environments.
EPA: .9 (ft²) | WEIGHT: 29 LBS

Mounting Configuration

Wall Mount · Post Top · 1 Arm Mount · 1 Arm & Post Top · 2 Arm Mount @180° · 2 Arm Mount @ 90° · 2 Arm @ 180° & Post Top · 3 Arms @ 120° · 3 Arms @ 90° · 3 Arm @ 120° & Post Top · 4 Arms @ 90° · 4 Arm @ 90° & Post Top · 1 Arm Mid-Mount · 2 Arm Mid-Mount @180°

Features

Mounting Configuration	**1W:** Wall Mount **PT:** Post Top **1A:** 1 Arm Mount **1APT:** 1 Arm & Post Top **2A:** 2 Arm Mount @ 180° **2A90:** 2 Arm Mount @ 90° **2APT:** 2 Arm @ 180° & Post Top **3A:** 3 Arms @ 120° **3A90:** 3 Arms @ 90° **3APT:** 3 Arm @ 120° & Post Top **4A:** 4 Arms @ 90° **4APT:** 4 Arm @ 90° & Post Top **1AM:** 1 Arm Mid-Mount **2AM:** 2 Arm Mid-Mount @180°
Optional Control Receptacle	**R7:** 7-Pin control receptacle only
Optional Control	**PE:** Twist-Lock Photocontrol (120V-277V) **PE4:** Twist-Lock Photocontrol (347V-480V) **SC:** Shorting Cap **PEC:** Electronic Button Photocontrol (120V-277V) **PEC4:** Electronic Button Photocontrol (480V)
Optional Fuse	**FHD:** Double Fuse and Holder
Optional House Side Shield	**HSS:** 120° House Side Shield **BLOC:** Back Light Optical Control

3 Trash Enclosure Gates

2 Vehicular Lighting

1 Pedestrian Lighting

No.	Description	Date

SEAL

KEY PLAN

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

Owner:
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Geotechnical Engineer:
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1514 MOFFETT STREET, SUITE A
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Landscape Design:
BFS LANDSCAPE ARCHITECTS
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Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
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SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

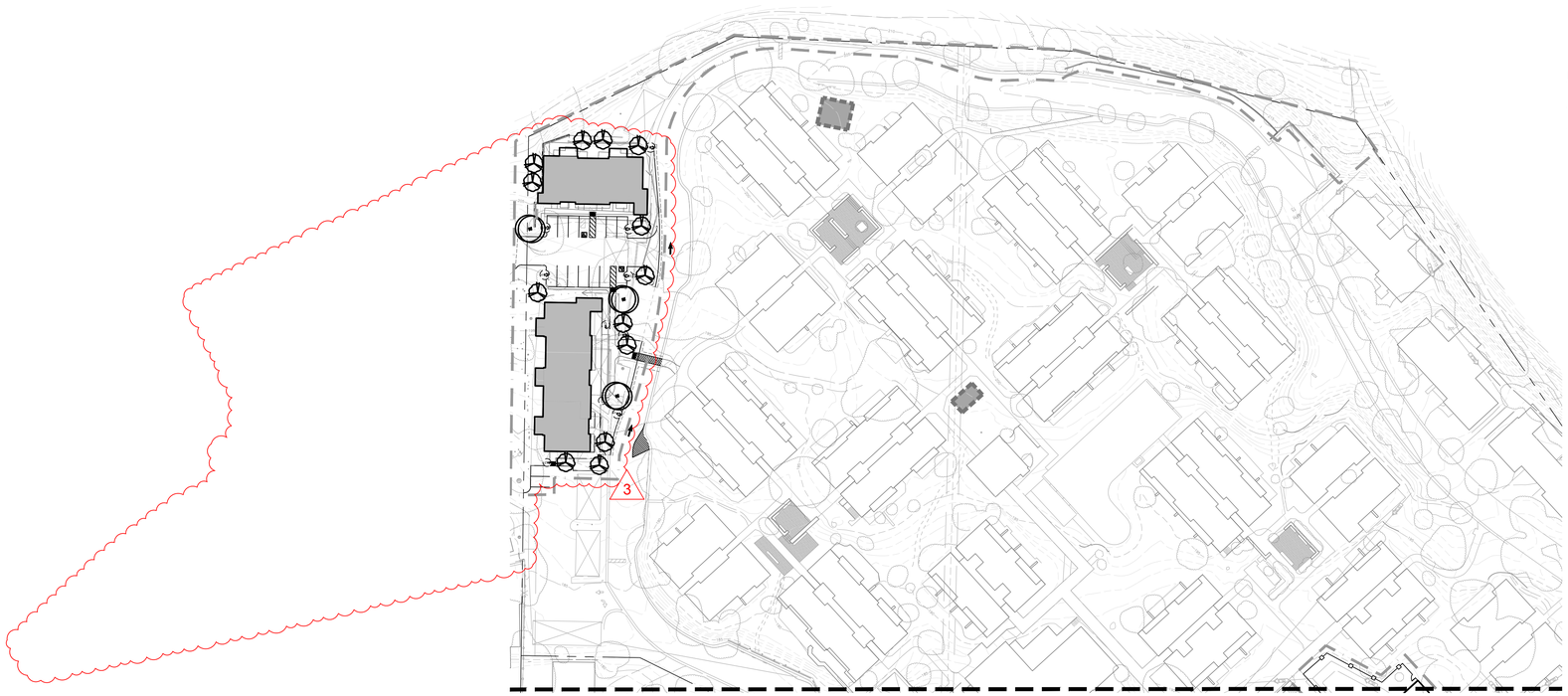
DRAWING TITLE:

LANDSCAPE MATERIALS

L-302

MASTERPLAN SUBMITTAL

01/09/2025



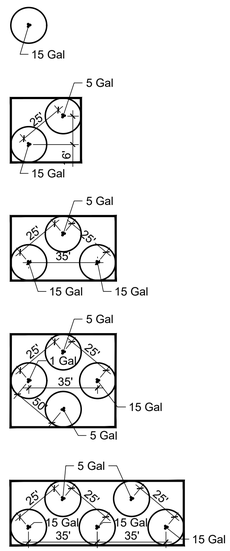
MATCHLINE: SEE L-402

TREE MITIGATION LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
TREE MITIGATION: Temporary irrigation until establishment				
	Quercus agrifolia	Coast Live Oak	VL	5 - 15 Gal

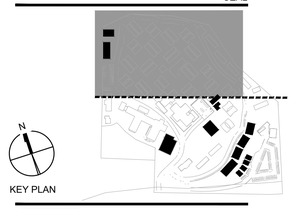
Note: See Tree Disposition Plan and Tree Mitigation Groupings

TREE MITIGATION GROUPINGS



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

SEAL



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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

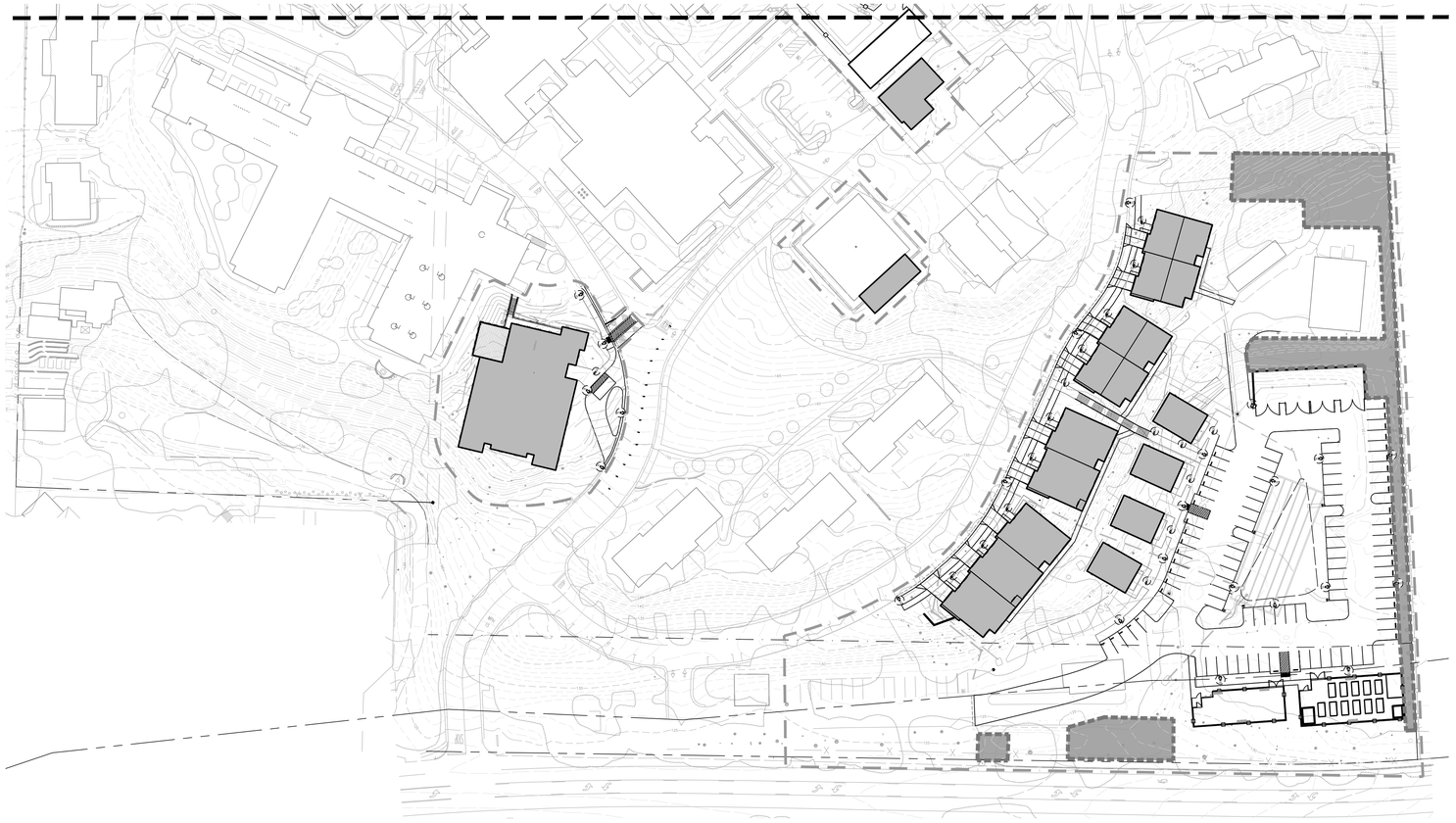
TREE MITIGATION PLANTING PLAN

L-401

MASTERPLAN SUBMITTAL

01/09/2025

MATCHLINE: SEE L-401

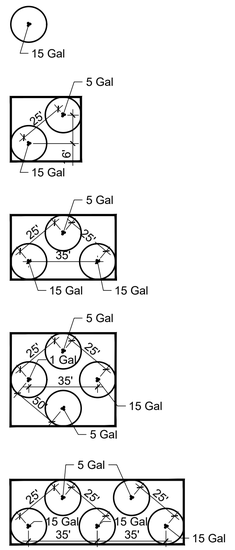


TREE MITIGATION LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
TREE MITIGATION: Temporary irrigation until establishment				
	Quercus agrifolia	Coast Live Oak	VL	5 - 15 Gal

Note: See Tree Disposition Plan and Tree Mitigation Groupings

TREE MITIGATION GROUPINGS



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

SEAL

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8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

TREE MITIGATION PLANTING PLAN

L-402

MASTERPLAN SUBMITTAL

01/09/2025

PRELIMINARY WATER CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name: Carmel Valley Manor
Project Number: 2024.42
Status:
Date: 02/13/2026
Calc By: MH/NL

Reference Evapotranspiration (ETo) 49.70

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b] b, s, or d	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Z1 Trees (VL-L)	0.1	b	0.81	0.12	162	20.00	616.28
Z2 Trees (L-M)	0.35	b	0.81	0.43	345	149.07	4593.57
Z3 Vegetative Screening (L-M)	0.35	s	0.75	0.47	8,300	3873.33	119352.89
Z4 Entry/Common Areas (L)	0.2	s	0.75	0.27	32,489	8663.73	266964.28
Z5 Parking Areas (L)	0.1	s	0.75	0.13	19,138	2551.73	78629.11
Z6 Memory Care Center (L-M)	0.35	s	0.75	0.47	9,090	4242.00	130712.99
Z7 Bioretention (VL-L)	0.1	s	0.75	0.13	8,128	1083.73	33394.16
Z8 Native Hydroseed (VL-L)	0.1	s	0.75	0.13	1,570	209.33	6450.40
				Totals	(A) 79,222	(B) 20792.94	640713.68
Special Landscape Areas							
				1.00		0.00	0.00
				1.00		0.00	0.00
				Totals	(C) 0	(D) 0.00	0.00
						ETWU Total (Gallons)	640713.68
						Maximum Allowed Water Allowance (MAWA)[e] (Gallons)	1098516.02
						ETWU (Acre Feet)	1.97
						MAWA (Acre Feet)	3.37

Hydrozone / Planting
Identify water use as:
Very low / low / moderate / high / mixed

Irrigation Method
b bubbler
d drip
s sprinkler

Irrigation Efficiency
0.75 sprinklers- spray, rotor, stream
0.81 drip, dripline, multi-outlet
0.81 bubbler

MAWA (Annual Gallons Allowed) = *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

***ETWU* (Annual Gallons Required) =** *Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	20792.94
Total Area	(A)	79222.00
Average ETAF	**B ÷ A**	0.26

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	20792.94
Total Area	(A+C)	79222.00
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.26

3

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
LARGE CANOPY TREES: Tree bubbler irrigation				
	Acer macrophyllum	Big Leaf Maple	M	24" Box
	Arbutus menziesii	Madrone	L	24" Box
	Liquidambar styraciflua	American Sweetgum	M	24" Box
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	L	24" Box
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	M	24" Box
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)	L	15 Gal
	Quercus agrifolia	Coast Live Oak	VL	24" Box
	Ulmus parvifolia 'Drake'	Drake Chinese Elm	L	24" Box
ACCENT TREES: Tree bubbler irrigation				
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	L	15 Gal
	Aesculus californica	California Buckeye	VL	15 Gal
	Arbutus unedo 'Marina'	Marina Strawberry Tree	L	15 Gal
	Cercis occidentalis	Western Redbud	VL	15 Gal
	Eriobotrya japonica	Loquat	L	15 Gal
	Garrya elliptica	Coast Silktassel	L	15 Gal
	Magnolia x soulangeana	Saucer Magnolia	M	15 Gal
VEGETATIVE SCREENING: Overhead spray irrigation				14,000 SF
	Arctostaphylos spp.	Manzanita	L	5 Gal
	Calycanthus occidentalis	Western Spicebush	M	5 Gal
	Carpenteria californica	Bush Anemone	M	5 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Heteromeles arbutifolia	Toyon	L	5 Gal
	Myrica californica	Pacific Wax Myrtle	M	5 Gal
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)	L	5 Gal
	Rhamnus californica cvs.	Coffeeberry	L	5 Gal
	Rhus integrifolia	Lemonade Berry	L	5 Gal
	Romneya coulteri	Matilija Poppy	VL	5 Gal
ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation				90,750 SF
	Agave spp.	Agave	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Arctostaphylos spp.	Manzanita	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Hesperaloe parviflora	Red Yucca	L	5 Gal
	Heuchera maxima cvs.	Island Alum Root	M	1 Gal
	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose	L	1 Gal
	Penstemon 'Margarita BOP'	Margarita BOP Penstemon	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)	L	5 Gal
	Ribes viburnifolium	Evergreen Currant	L	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Teucrium chamaedrys 'Prostratum'	Creeping Germander	L	1 Gal
	Westringia fruticosa cvs.	Dwarf Coast Rosemary	L	5 Gal
ZONE B - PARKING AREAS (Native & Non-native): Overhead spray irrigation				17,760 SF
	Arctostaphylos spp.	Manzanita	VL	5 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Festuca californica cvs.	California fescue	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Mimulus aurantiacus cvs.	Sticky Monkey Flower	VL	5 Gal
	Ribes sanguineum	Red Flowering Current	L	5 Gal
	Salvia spp.	Sage	L	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
ZONE C - MEMORY CARE CENTER (Native & Non-native): Overhead spray irrigation				9,090 SF
	Acacia cognata 'Cousin Itt'	Cousin Itt River Wattle	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Citrus x meyeri 'Improved'	Improved Meyer Lemon	M	15 Gal
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal
	Lavandula intermedia cvs.	Lavender	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rosa spp.	Rose	M	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Stachys byzantina	Lamb's Ear	L	1 Gal
ZONE D - BIORETENTION (Native): Overhead spray irrigation				7,810 SF
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal/Sod
	Hordeum californicum	California Barley	NL	1 Gal/Sod
	Hordeum brachyantherum	Meadow Barley	NL	1 Gal/Sod
	Iris douglasiana cvs.	Douglas Iris	L	1 Gal
	Juncus patens cvs.	California Grey Rush	L	1 Gal
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye	L	1 Gal
	Nassella pulchra	Purple Needlegrass	VL	1 Gal/Sod
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				1,625 SF
	Pacific Coast Seed Erosion Control Habitat Mix:			
	Bromus carinatus	Native California Brome	NL	
	Elymus glaucus	Blue Wildrye	L	
	Festuca idahoensis	Red Fescue	VL	
	Hordeum californicum	California Barley	NL	
	Nassella pulchra	Purple Needlegrass	VL	
	Poa secunda	Native Pine Bluegrass	NL	

* WATER USE CATEGORY (WUC) KEY

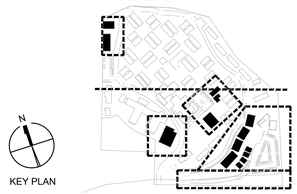
WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R.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

IRRIGATION DESIGN NOTES

1. The design will comply with the California State Model Water Efficient Landscape Ordinance.
2. The irrigation system will connect to a new irrigation meter.
3. A soil management report with an analysis of the existing site soil and site specific recommendations will be included with the landscape documentation package.
4. The irrigation system will be designed to the recorded static pressure available onsite.
5. Design will include an automatic irrigation controller with evapotranspiration data and rain sensors.
6. The system will be designed to prevent runoff and over-spray.
7. The system will be designed per hydrozones as established by the planting plan.
8. All sprinkler heads will be matched precipitation.
9. No overhead spray will be used in areas less than 10' in width.
10. Overhead irrigation will be set back 24" from non-permeable surfaces.
11. Irrigation distribution will be through a mix of:
    a. Low flow, high efficiency spray nozzles.
    b. Bubblers.

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

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

PLANTING LEGEND & NOTES

L-500

MASTERPLAN SUBMITTAL

01/09/2025

MATCHLINE: SEE L-500H

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
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	Liquidambar styraciflua	American Sweetgum
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	Magnolia x soulangeana	Saucer Magnolia
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	Arctostaphylos spp.	Manzanita
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	Carpenteria californica	Bush Anemone
	Ceanothus spp.	California Lilac
	Heteromeles arbutifolia	Toyon
	Myrica californica	Pacific Wax Myrtle
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)
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	Rhus integrifolia	Lemonade Berry
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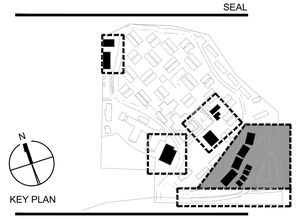
	Mimulus aurantiacus cvs.	Sticky Monkey Flower
	Ribes sanguineum	Red Flowering Current
	Salvia spp.	Sage

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

No.	Description	Date

SEAL



KEY PLAN

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MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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

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

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

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
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Traffic Consultant:
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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

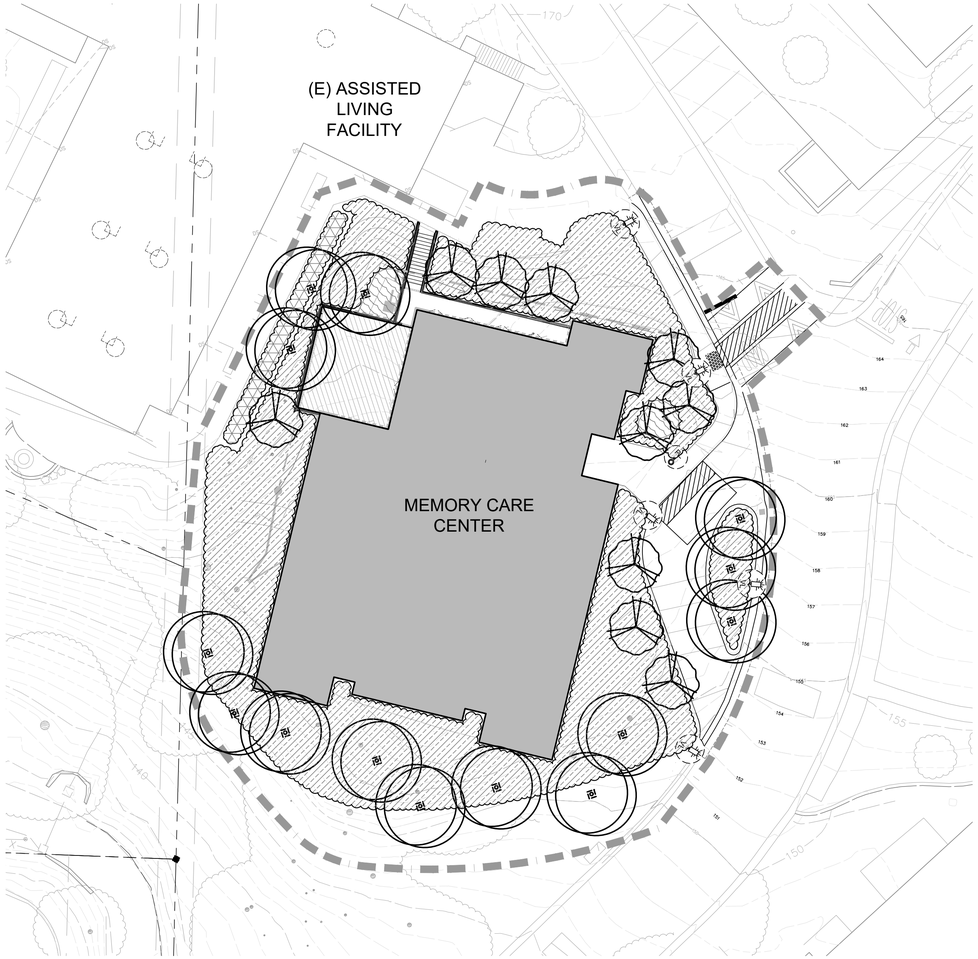
DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - PLANTING PLAN

L-500AB

MASTERPLAN SUBMITTAL

01/09/2025



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
LARGE CANOPY TREES: Tree bubbler irrigation		
	Acer macrophyllum	Big Leaf Maple
	Arbutus menziesii	Madrone
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	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)
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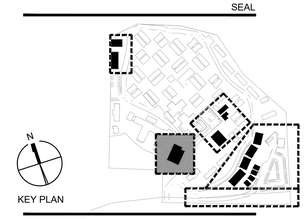
	Achillea millefolium cvs.	Common Yarrow
	Bouteloua gracilis	Blue Grama
	Citrus x meyeri 'Improved'	Improved Meyer Lemon
	Festuca rubra 'Molate'	Molate Red Fescue
	Lavandula intermedia cvs.	Lavender
	Polystichum munitum	Western Sword Fern
	Rosa spp.	Rose
	Salvia spp.	Sage
	Stachys byzantina	Lamb's Ear
ZONE D - BIORETENTION (Native): Overhead spray irrigation		
	Festuca rubra 'Molate'	Molate Red Fescue
	Hordeum californicum	California Barley
	Hordeum brachyantherum	Meadow Barley
	Iris douglasiana cvs.	Douglas Iris
	Juncus patens cvs.	California Grey Rush
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye
	Nassella pulchra	Purple Needlegrass

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

20 0 20 40

No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
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Owner:
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Geotechnical Engineer:
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Landscape Design:
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Traffic Consultant:
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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

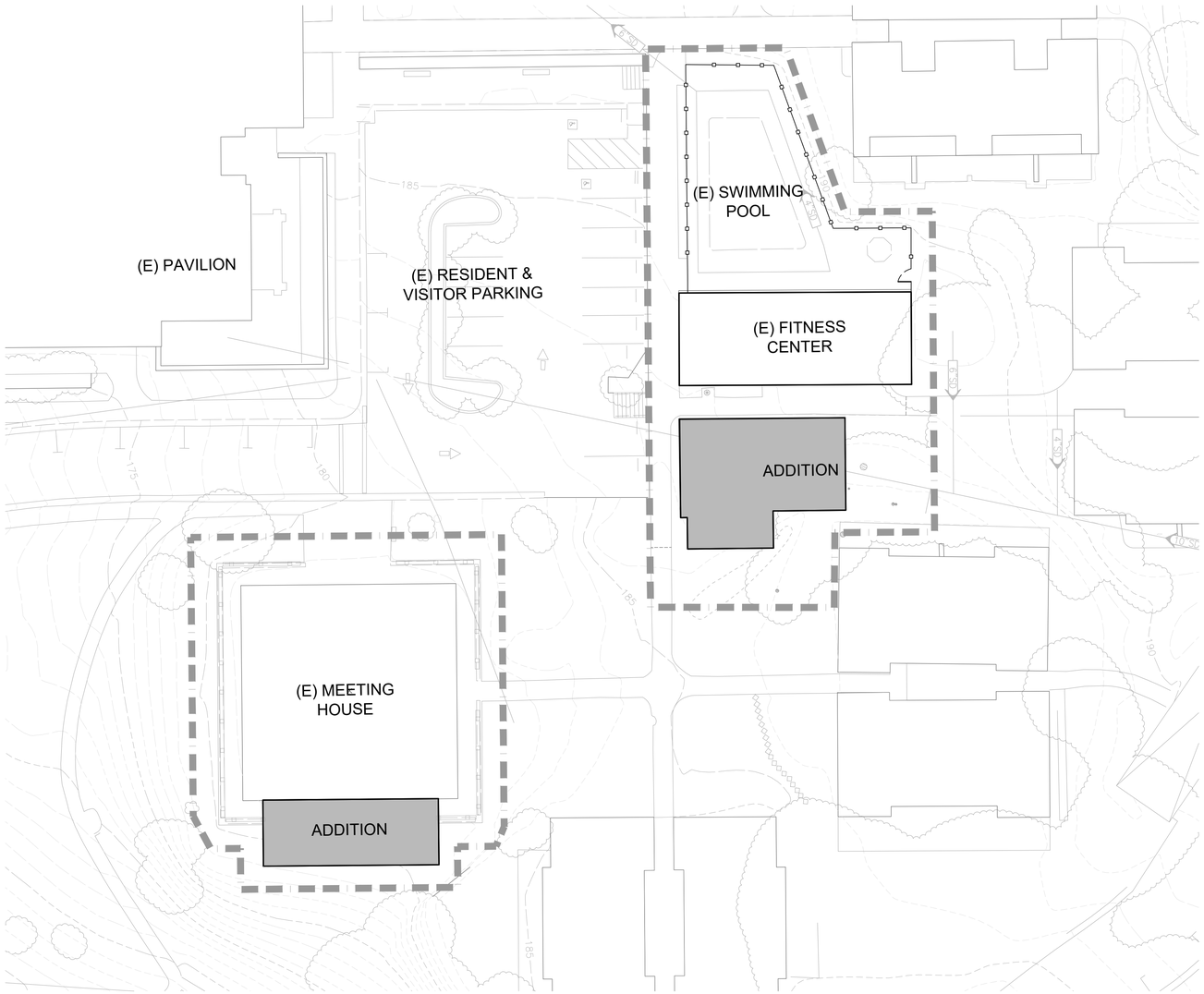
DRAWING TITLE:

MEMORY CARE - PLANTING PLAN

L-500C

MASTERPLAN SUBMITTAL

01/09/2025



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No.	Description	Date

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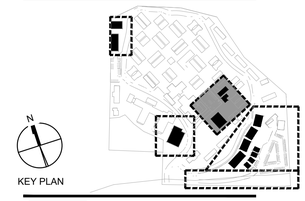

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CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
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MONTEREY, CA 93940

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

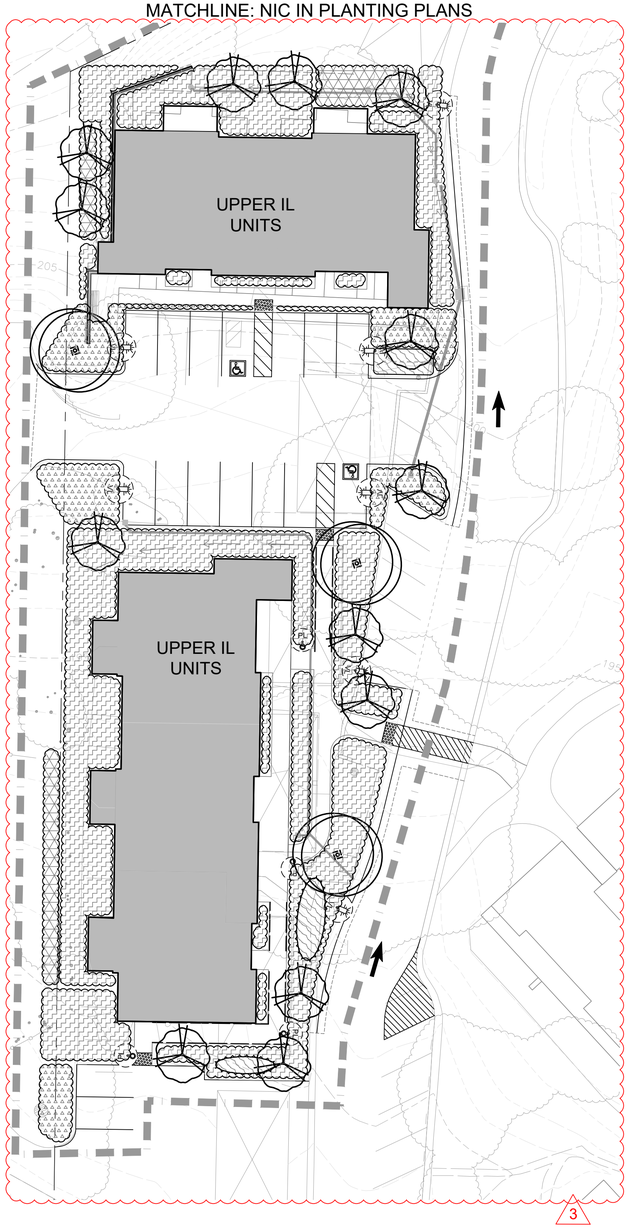
FITNESS CENTER, MEETING HOUSE - PLANTING PLAN

L-500DE

MASTERPLAN SUBMITTAL

01/09/2025

MATCHLINE: NIC IN PLANTING PLANS



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	Arbutus unedo 'Marina'	Marina Strawberry Tree	L	15 Gal
	Cercis occidentalis	Western Redbud	VL	15 Gal
	Eriobotrya japonica	Loquat	L	15 Gal
	Garrya elliptica	Coast Silktassel	L	15 Gal
	Magnolia x soulangeana	Saucer Magnolia	M	15 Gal
VEGETATIVE SCREENING: Overhead spray irrigation				14,000 SF
	Arctostaphylos spp.	Manzanita	L	5 Gal
	Calycanthus occidentalis	Western Spicebush	M	5 Gal
	Carpenteria californica	Bush Anemone	M	5 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Heteromeles arbutifolia	Toyon	L	5 Gal
	Myrica californica	Pacific Wax Myrtle	M	5 Gal
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)	L	5 Gal
	Rhamnus californica cvs.	Coffeeberry	L	5 Gal
	Rhus integrifolia	Lemonade Berry	L	5 Gal
	Romneya coulteri	Matilija Poppy	VL	5 Gal
ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation				90,750 SF
	Agave spp.	Agave	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Arctostaphylos spp.	Manzanita	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Hesperaloe parviflora	Red Yucca	L	5 Gal
	Heuchera maxima cvs.	Island Alum Root	M	1 Gal
	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose	L	1 Gal
	Penstemon 'Margarita BOP'	Margarita BOP Penstemon	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)	L	5 Gal
	Ribes viburnifolium	Evergreen Currant	L	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Teucrium chamaedrys 'Prostratum'	Creeping Germander	L	1 Gal
	Westringia fruticosa cvs.	Dwarf Coast Rosemary	L	5 Gal
ZONE B - PARKING AREAS (Native & Non-native): Overhead spray irrigation				17,760 SF
	Arctostaphylos spp.	Manzanita	VL	5 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Festuca californica cvs.	California fescue	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Mimulus aurantiacus cvs.	Sticky Monkey Flower	VL	5 Gal
	Ribes sanguineum	Red Flowering Current	L	5 Gal
	Salvia spp.	Sage	L	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
ZONE C - MEMORY CARE CENTER (Native & Non-native): Overhead spray irrigation				9,090 SF
	Acacia cognata 'Cousin Itt'	Cousin Itt River Wattle	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Citrus x meyeri 'Improved'	Improved Meyer Lemon	M	15 Gal
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal
	Lavandula intermedia cvs.	Lavender	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rosa spp.	Rose	M	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Stachys byzantina	Lamb's Ear	L	1 Gal
ZONE D - BIORETENTION (Native): Overhead spray irrigation				7,810 SF
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal/Sod
	Hordeum californicum	California Barley	NL	1 Gal/Sod
	Hordeum brachyantherum	Meadow Barley	NL	1 Gal/Sod
	Iris douglasiana cvs.	Douglas Iris	L	1 Gal
	Juncus patens cvs.	California Grey Rush	L	1 Gal
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye	L	1 Gal
	Nassella pulchra	Purple Needlegrass	VL	1 Gal/Sod
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				1,625 SF
	Pacific Coast Seed Erosion Control Habitat Mix:			
	Bromus carinatus	Native California Brome	NL	
	Elymus glaucus	Blue Wildrye	L	
	Festuca idahoensis	Red Fescue	VL	
	Hordeum californicum	California Barley	NL	
	Nassella pulchra	Purple Needlegrass	VL	
	Poa secunda	Native Pine Bluegrass	NL	

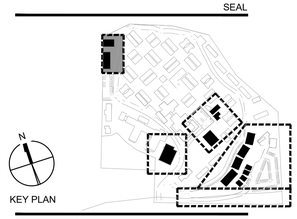
* WATER USE CATEGORY (WUC) KEY

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

20 0 20 40

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

SEAL



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

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

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MONTEREY, CA 93940

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

Landscape Design:
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Traffic Consultant:
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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

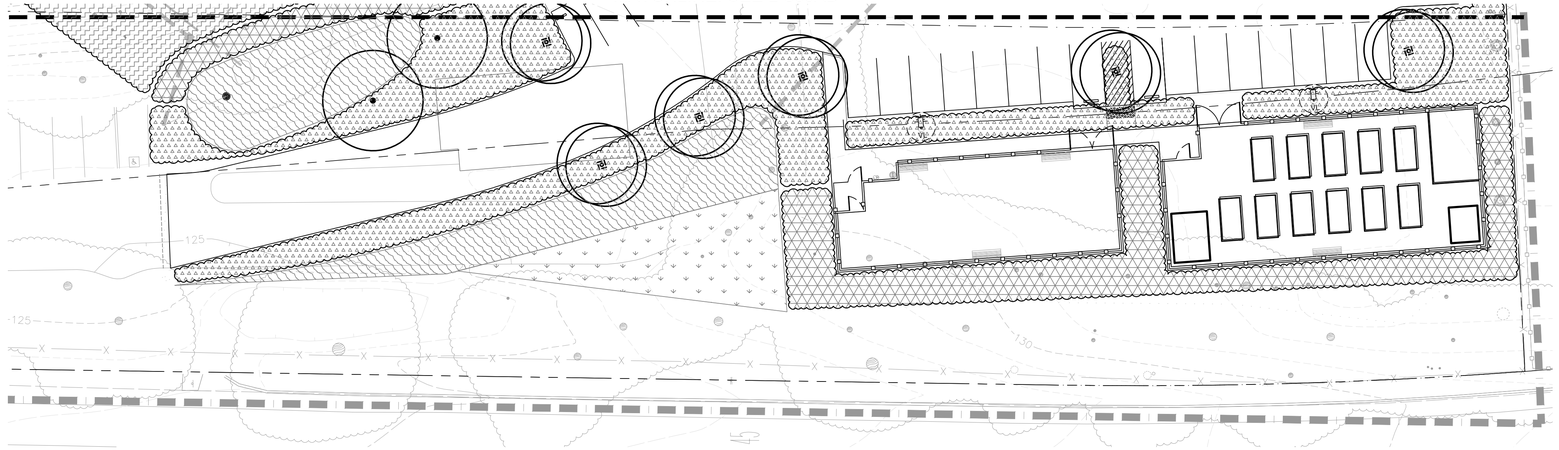
UPPER IL UNITS - 2-STORY - PLANTING PLAN

L-500F

MASTERPLAN SUBMITTAL

01/09/2025

MATCHLINE: SEE L-500AB



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
LARGE CANOPY TREES: Tree bubbler irrigation				
	Acer macrophyllum	Big Leaf Maple	M	24" Box
	Arbutus menziesii	Madrone	L	24" Box
	Liquidambar styraciflua	American Sweetgum	M	24" Box
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	L	24" Box
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	M	24" Box
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)	L	15 Gal
	Quercus agrifolia	Coast Live Oak	VL	24" Box
	Ulmus parvifolia 'Drake'	Drake Chinese Elm	L	24" Box
ACCENT TREES: Tree bubbler irrigation				
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	L	15 Gal
	Aesculus californica	California Buckeye	VL	15 Gal
	Arbutus unedo 'Marina'	Marina Strawberry Tree	L	15 Gal
	Cercis occidentalis	Western Redbud	VL	15 Gal
	Eriobotrya japonica	Loquat	L	15 Gal
	Garrya elliptica	Coast Silktassel	L	15 Gal
	Magnolia x soulangeana	Saucer Magnolia	M	15 Gal
VEGETATIVE SCREENING: Overhead spray irrigation				14,000 S
	Arctostaphylos spp.	Manzanita	L	5 Gal
	Calycanthus occidentalis	Western Spicebush	M	5 Gal
	Carpenteria californica	Bush Anemone	M	5 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Heteromeles arbutifolia	Toyon	L	5 Gal
	Myrica californica	Pacific Wax Myrtle	M	5 Gal
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)	L	5 Gal
	Rhamnus californica cvs.	Coffeeberry	L	5 Gal
	Rhus integrifolia	Lemonade Berry	L	5 Gal
	Romneya coulteri	Matilija Poppy	VL	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation				90,750 S
	Agave spp.	Agave	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Arctostaphylos spp.	Manzanita	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Hesperaloe parviflora	Red Yucca	L	5 Gal
	Heuchera maxima cvs.	Island Alum Root	M	1 Gal
	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose	L	1 Gal
	Penstemon 'Margarita BOP'	Margarita BOP Penstemon	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)	L	5 Gal
	Ribes viburnifolium	Evergreen Currant	L	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Teucrium chamaedrys 'Prostratum'	Creeping Germander	L	1 Gal
	Westringia fruticosa cvs.	Dwarf Coast Rosemary	L	5 Gal
ZONE B - PARKING AREAS (Native & Non-native): Overhead spray irrigation				17,760 S
	Arctostaphylos spp.	Manzanita	VL	5 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Festuca californica cvs.	California fescue	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Mimulus aurantiacus cvs.	Sticky Monkey Flower	VL	5 Gal
	Ribes sanguineum	Red Flowering Current	L	5 Gal
	Salvia spp.	Sage	L	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
ZONE D - BIORETENTION (Native): Overhead spray irrigation				7,810 S
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal/Sc
	Hordeum californicum	California Barley	NL	1 Gal/Sc
	Hordeum brachyantherum	Meadow Barley	NL	1 Gal/Sc
	Iris douglasiana cvs.	Douglas Iris	L	1 Gal
	Juncus patens cvs.	California Grey Rush	L	1 Gal
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye	L	1 Gal
	Nassella pulchra	Purple Needlegrass	VL	1 Gal/Sc
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				1,625 S
	Pacific Coast Seed Erosion Control Habitat Mix:			
	Bromus carinatus	Native California Brome	NL	
	Elymus glaucus	Blue Wildrye	L	
	Festuca idahoensis	Red Fescue	VL	
	Hordeum californicum	California Barley	NL	
	Nassella pulchra	Purple Needlegrass	VL	
	Poa secunda	Native Pine Bluegrass	NL	

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H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
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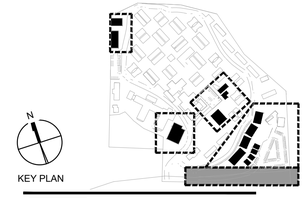
20 0 20 40

No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
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Owner:
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MONTEREY, CA 93940

Geotechnical Engineer:
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Planning Consultant:
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SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

DOG RUN, GARDEN - PLANTING PLAN

L-500H

MASTERPLAN SUBMITTAL

01/09/2025

LARGE CANOPY TREES

LIQUIDAMBAR STYRACIFLUA
AMERICAN SWEETGUM
Moderate Water Use

PISTACIA CHINENSIS 'KEITH DAVEY'
KEITH DAVEY CHINESE PISTACHE
Low Water Use

ULMUS PARVIFOLIA 'DRAKE'
DRAKE CHINESE ELM
Low Water Use

ACCENT TREES

ARBUTUS UNEDO 'MARINA'
MARINA STRAWBERRY TREE
Low Water Use

MAGNOLIA x SOULANGEANA
SAUCER MAGNOLIA
Medium Water Use

TREE MITIGATION

QUERCUS AGRIFOLIA
COAST LIVE OAK
Very Low Water Use, Native

VEGETATIVE SCREENING

CARPENTERIA CALIFORNICA
BUSH ANEMONE
Moderate Water Use, Native

RHAMNUS CALIFORNICA CVS.
COFFEEBERRY
Low Water Use, Native

ROMNEYA COULTERI
MATILIJA POPPY
Very Low Water Use, Native

No.	Description	Date

SEAL

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8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

PLANTING PALETTE

L-501

MASTERPLAN SUBMITTAL

01/09/2025

ZONE A: ENTRY/COMMON AREAS

ENTRY / COMMON AREAS
INSPIRATION IMAGE

HESPERALOE PARVIFLORA
RED YUCCA
Low Water Use

WESTRINGA FRUTICOSA CVS.
DWARF COAST ROSEMARY
Low Water Use

ZONE B: PARKING AREAS

ARCTOSTAPHYLOS SPP.
MANZANITA
Low Water Use, Native

CEANOTHUS SPP.
CALIFORNIA LILAC
Low Water Use, Native

EPILOBIUM CANUM CVS.
CALIFORNIA FUCHSIA
Low Water Use, Native

ZONE C: MEMORY CARE CENTER

MEMORY CARE CENTER
INSPIRATION IMAGE

LAVANDULA INTERMEDIA CVS.
LAVENDER
Low Water Use

ROSA SPP.
ROSE
Moderate Water Use

No.	Description	Date

SEAL

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CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

PLANTING PALETTE

L-502

MASTERPLAN SUBMITTAL

01/09/2025

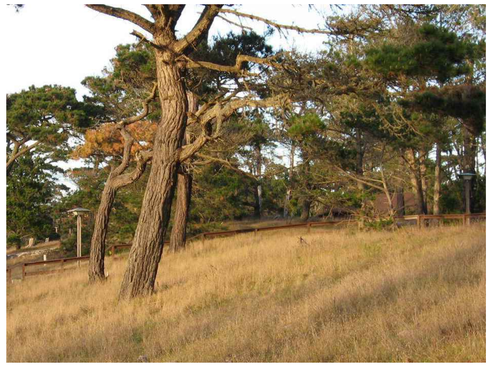
ZONE D: BIORETENTION AREAS

BIORETENTION
INSPIRATION IMAGE

IRIS DOUGLASIANA CVS.
DOUGLAS IRIS
Low Water Use, Native

LEYMUS CONDENSATUS 'CANYON PRINCE'
CANYON PRINCE WILD RYE
Low Water Use

ZONE E: NATIVE HYDROSEEDED AREAS



NATIVE HYDROSEEDED AREAS
INSPIRATION IMAGES

No.	Description	Date

SEAL

KEY PLAN

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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

PLANTING PALETTE

L-503

MASTERPLAN SUBMITTAL

01/09/2025

FUEL MANAGEMENT NOTES

1. Fuel management shall comply with the latest edition of all applicable laws and codes, including but not limited to AB 3074.
2. Fuel is defined as any combustible material, including petroleum-based products and wildland fuels.
3. Trees or other vegetation that are well-pruned and maintained per the measures below as to effectively manage fuels to not form a means of rapidly transmitting fire are allowed within the defensible space zones. Vegetation not maintained in compliance with the measures below may be directed to be removed.
4. Plant replacements as part of routine landscape maintenance shall be in kind and in accordance with the Planting Plan.
5. Refer to the Planting Plans and Tree Mitigation Plans for additional information.

ZONE 0: "EMBER-RESISTANT ZONE"

1. An ember-resistant zone shall be maintained within 5' of buildings.
2. Combustible materials and items within this zone shall be limited.
3. Combustible mulches are not permitted within the ember-resistant zone.
4. Routinely remove dead and dry plants and plant debris.
5. Maintain trees, shrubs, or other plants adjacent to or overhanging a building free of dead or dying wood.
6. Maintain trees to keep roof and rain gutters free of leaves, needles, or other vegetative materials.
7. Prune trees to not hang over the roof, and remove tree branches that extend over the roof.
8. Remove tree branches that extend within 10 feet of a buildings' chimney or stovepipe outlines.
9. Prune and remove tree branches routinely to create a 10-foot clearance from other trees.
10. Trees shall be routinely pruned in compliance with the latest edition of ANSI A300 Tree Care Standards and ANSI Z133 Safety Standards.

ZONE 1: "GREEN ZONE"

1. A green zone shall be maintained within 30' of buildings.
2. Routinely remove dead and dry plants and plant debris.
3. Maintain trees, shrubs, or other plants adjacent to or overhanging a building free of dead or dying wood.
4. Maintain trees to keep roof and rain gutters free of leaves, needles, or other vegetative materials.
5. Prune trees to not hang over the roof, and remove tree branches that extend over the roof.
6. Remove tree branches that extend within 10 feet of a buildings' chimney or stovepipe outlines.
7. Prune and remove tree branches routinely to create a 10-foot clearance from other trees.
8. Trees shall be routinely pruned in compliance with the latest edition of ANSI A300 Tree Care Standards and ANSI Z133 Safety Standards.
9. Mow turf down to 4 inches maximum.
10. Mow turf before 10 A.M.

ZONE 2: "MANAGEMENT ZONE"

1. Maintain a managed zone of defensible space from 30' to 100' from structures or to property line, whichever is closer. Greater distance may be required by state law or local ordinance, rule, or regulation.
2. Routinely remove dead and dry plants and plant debris.
3. Prune and remove tree branches routinely to create a horizontal clearance between trees:
   - Slopes less than 20%: Maintain a 10-foot horizontal clearance between trees.
   - Slopes 20-40%: Maintain a 20-foot horizontal clearance between trees.
   - Slopes exceeding 40%: Maintain a 30-foot horizontal clearance between trees.
4. Limb up all trees to create a vertical clearance of 6 feet minimum. Additional vertical clearance is required between shrubs and trees to ensure that the vertical clearance between the shrubs and lowest tree limbs is a minimum of 3 times the shrub height.
5. Trees shall be routinely pruned in compliance with the latest edition of ANSI A300 Tree Care Standards and ANSI Z133 Safety Standards.
6. Prune and remove dead or dry shrubs and other vegetation routinely to create a horizontal clearance between shrubs:
   - Slopes less than 20%: Maintain a horizontal clearance between shrubs at a minimum of 2 times the shrub height.
   - Slopes 20-40%: Maintain a horizontal clearance between shrubs at a minimum of 4 times the shrub height.
   - Slopes exceeding 40%: Maintain a horizontal clearance between shrubs at a minimum of 6 times the shrub height.
7. Mow turf down to 4 inches maximum.
8. Mow turf before 10 A.M.

FUEL MANAGEMENT LEGEND

Fire Hazard Severity Zone: Very High (SRA)

Natural Vegetation Retained: See Tree Disposition and Mitigation Plans

Project Limit of Work

Defensible Space Zone Boundary: Zone 0 (See below)

Defensible Space Zone Boundary: Zone 1 (See below)

Defensible Space Zone Boundary: Zone 2 (See below)

Existing Emergency Vehicle Access: See Civil Drawings

Zone 0: "Ember-Resistant Zone" (0'-5' from Structures)

Proposed Low Shrub Planting Area: See Planting Plans

Zone 1: "Green Zone" (0'-30' from Structures)

Proposed Tree: See Planting Plans

Proposed Tree Mitigation Area: See Planting Plan

Proposed Shrub Planting Area: See Planting Plan

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

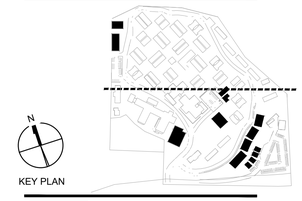
Proposed Tree: See Planting Plans

Proposed Tree Mitigation Area: See Planting Plan

Proposed Shrub Planting Area: See Planting Plan

No.	Description	Date

SEAL



KEY PLAN

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

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

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

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

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

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

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

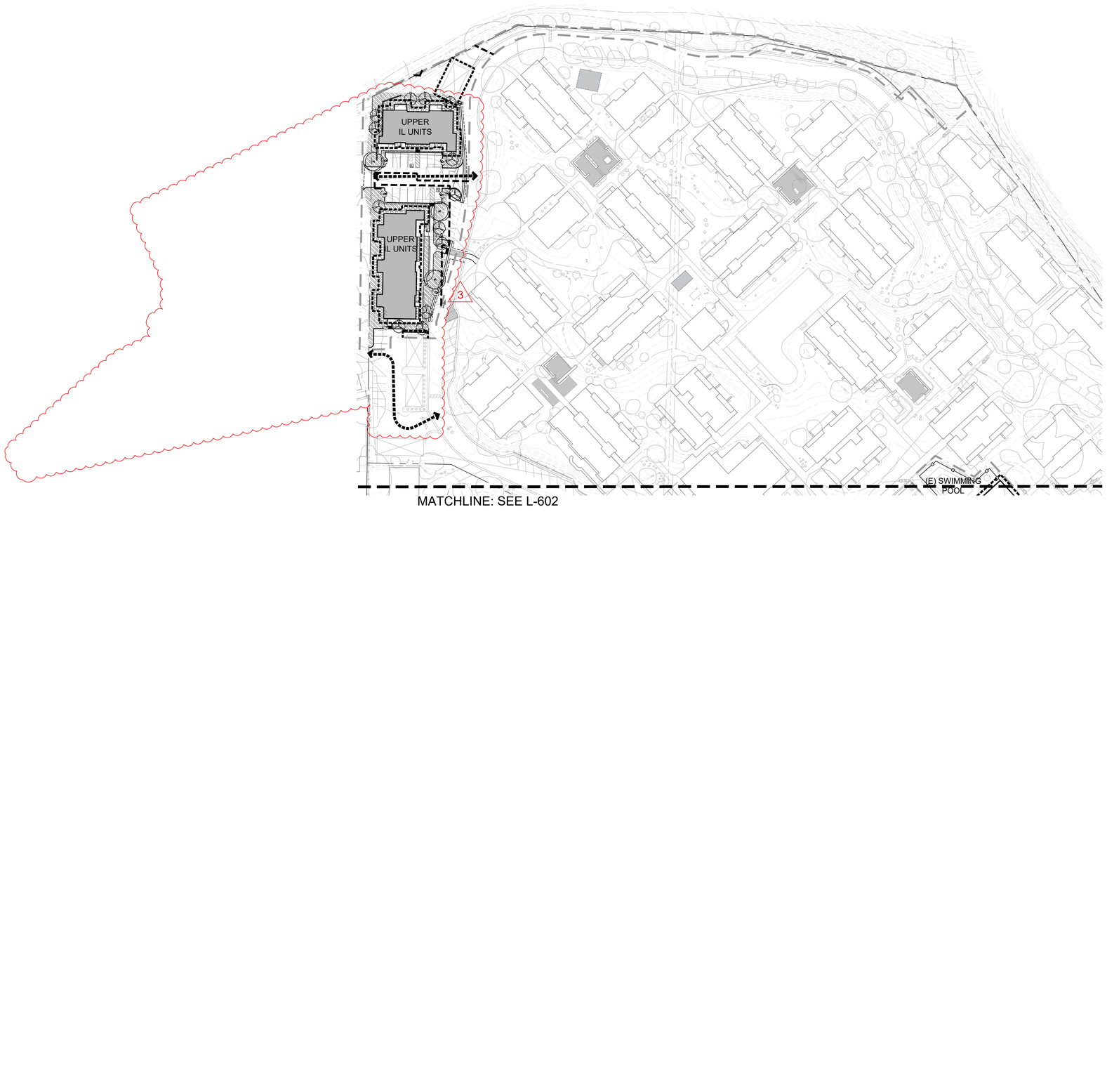
DRAWING TITLE:

FUEL MANAGEMENT LEGEND & NOTES

L-600

MASTERPLAN SUBMITTAL

01/09/2025



FUEL MANAGEMENT LEGEND

Fire Hazard Severity Zone: Very High (SRA)

Natural Vegetation Retained: See Tree Disposition and Mitigation Plans

Project Limit of Work

Defensible Space Zone Boundary: Zone 0 (See below)

Defensible Space Zone Boundary: Zone 1 (See below)

Defensible Space Zone Boundary: Zone 2 (See below)

Existing Emergency Vehicle Access: See Civil Drawings

Zone 0: "Ember-Resistant Zone" (0'-5' from Structures)

Proposed Low Shrub Planting Area: See Planting Plans

Zone 1: "Green Zone" (0'-30' from Structures)

Proposed Tree: See Planting Plans

Proposed Tree Mitigation Area: See Planting Plan

Proposed Shrub Planting Area: See Planting Plan

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

Proposed Tree: See Planting Plans

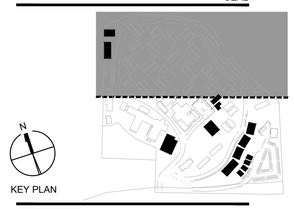
Proposed Tree Mitigation Area: See Planting Plan

Proposed Shrub Planting Area: See Planting Plan

60 0 60 120

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

SEAL



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MONTEREY, CA 93940

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

Landscape Design:
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MONTEREY, CA 93940

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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

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

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

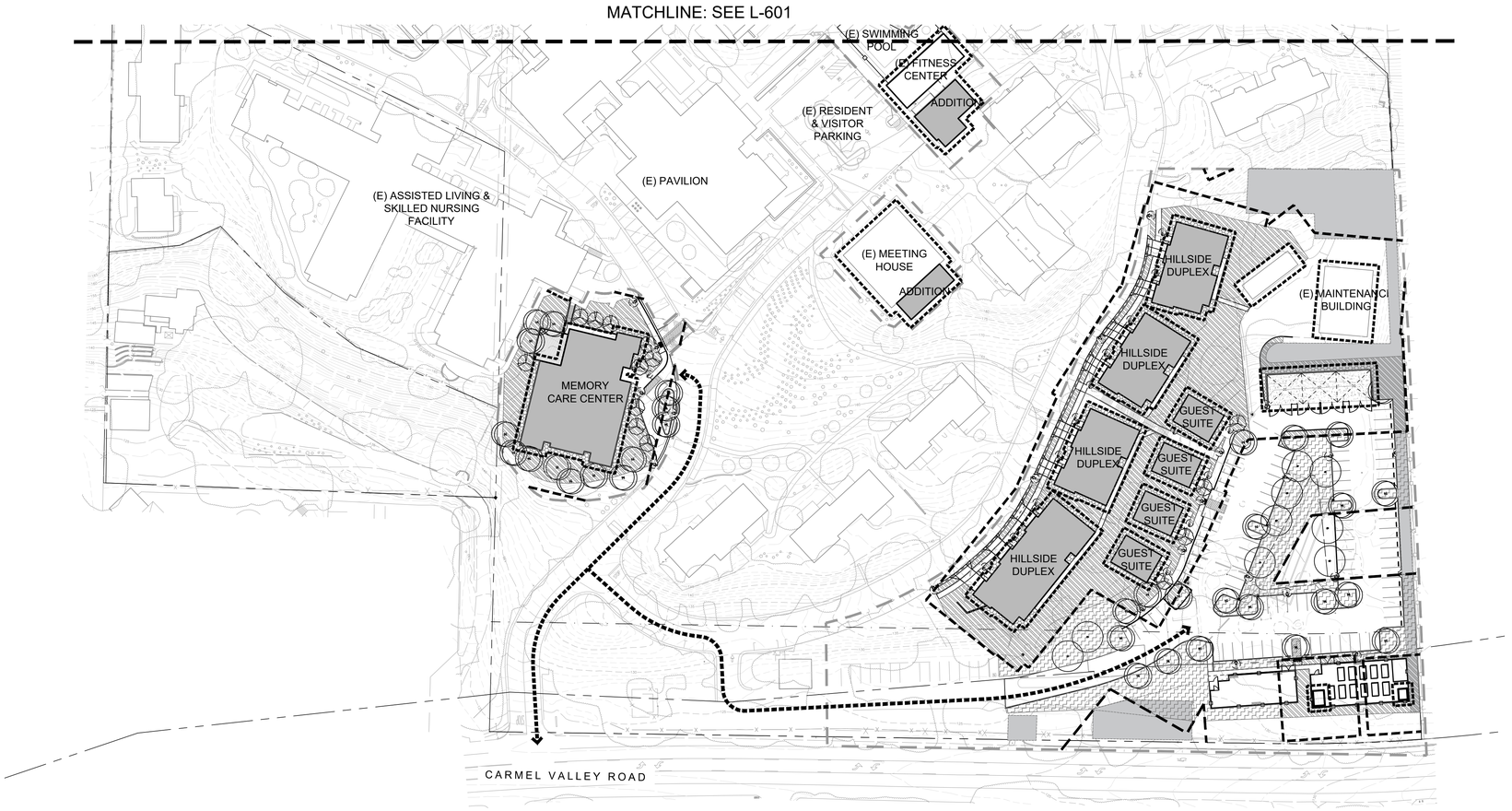
DRAWING TITLE:

FUEL MANAGEMENT PLAN

L-601

MASTERPLAN SUBMITTAL

01/09/2025



FUEL MANAGEMENT LEGEND

Fire Hazard Severity Zone: Very High (SRA)

Natural Vegetation Retained: See Tree Disposition and Mitigation Plans

- Project Limit of Work
- Defensible Space Zone Boundary: Zone 0 (See below)
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Zone 0: "Ember-Resistant Zone" (0'-5' from Structures)

- Proposed Low Shrub Planting Area: See Planting Plans

Zone 1: "Green Zone" (0'-30' from Structures)

- Proposed Tree: See Planting Plans
- Proposed Tree Mitigation Area: See Planting Plan
- Proposed Shrub Planting Area: See Planting Plan

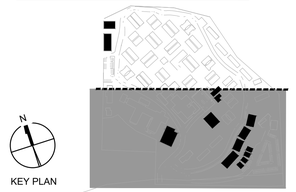
Zone 2: "Management Zone" (30'+ from Structures)

- Proposed Tree: See Planting Plans
- Proposed Tree Mitigation Area: See Planting Plan
- Proposed Shrub Planting Area: See Planting Plan

60 0 60 120

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

SEAL



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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

FUEL MANAGEMENT PLAN

L-602

MASTERPLAN SUBMITTAL

01/09/2025