

Exhibit R

This page intentionally left blank.



HEXAGON TRANSPORTATION CONSULTANTS, INC.

April 29, 2026

Mr. John Haupt
Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

Re: Addendum to Transportation Analysis for the Proposed Carmel Valley Manor Master Plan in Monterey County, California

Dear Mr. Haupt:

Hexagon prepared a Transportation Analysis for the proposed Carmel Valley Manor Master Plan, located at 8545 Carmel Valley Road in Carmel-by-the-Sea in Monterey County, California. The site currently has 146 independent living units, 24 assisted living units, a nursing home with 36 beds, and 7 visitor quarters. The project proposes 17 additional independent living units, 1 additional visitor quarter, a new 12-bed memory care facility, and removal of 1 single family unit. Access to the project site is currently provided by the Manor's main roadway at Carmel Valley Road and the project proposes no access changes.

The study concluded that the Carmel Valley Manor Master Plan would result in a less than significant VMT impact, as it would generate a net trip increase of less than 110 daily trips, and the addition of project traffic would not cause adverse effects to local traffic operations, as the local intersections would continue to operate at acceptable levels of service (LOS) with the project.

There are 6 single-family dwelling units also owned by Carmel Valley Manor located immediately adjacent to Los Arboles Drive and currently have residents living in them under contract with Carmel Valley Manor. The Carmel Valley Manor Master Plan does not propose changes to these dwelling units. There would be no additional traffic generated by these six units under project conditions. Traffic conditions on Los Arboles Drive would remain as is.

Sincerely,
Hexagon Transportation Consultants, Inc.

Ollie Zhou, T.E.
Principal Associate

Andrea Lin
Planner

This page intentionally left blank