



NOVEMBER 2019 *preserving the beauty, resources, and rural character of the Valley since 1949* carmelvalleyassociation.org

PRESIDENT'S LETTER

RESIDENTS REACT TO MID VALLEY SHOPPING CENTER PROPOSALS

by Luana Conley



Priscilla Walton

Around the world the summer holidays saw protests against "over-tourism."

Local residents from Venice to Barcelona protested the negative impacts of too many visitors, the takeover of houses and apartments

as short-term rentals, and the replacement of local resident-serving businesses with international chains, trinket shops, and the like.

In response to this phenomenon, European groups are forming citizen-based organizations, and groups are taking on the problems of over-developed tourism that the politicians and land use planners have not dealt with. Is there a lesson here for us in Carmel Valley?

Locally, we have witnessed the national and international tourist deluge that has turned the pristine Big Sur Coast into a parking lot filled with "selfie-takers," who clog the approach to the iconic Bixby Bridge. A leisurely drive down Highway 1 or an early morning hike at Point Lobos or Garland Regional Park has led local residents to scramble for times when the locations are not invaded by tourists and unrelenting traffic. Over-tourism also has led to the formation of local groups now involved in "push back" to try to preserve the unique beauty of the area.

Real estate managers argue that tourists want to have authentic and immersive experiences during their visits. It is argued that short-term rentals are part of the egalitarian "sharing economy." But residents of many tourism-dependent destinations are watching the special characteristics and unique sense of place that their towns provide vanish under a wave of trinket and t-shirt shops, crowds, tour buses, and wine bars. Local amenities

Residents first noticed something was afoot when the word spread that the Carmel Valley Auto Service was losing its lease, and a liquor license notice was posted on its window. The Land Use Advisory Committee meeting in mid-July was then swarmed by 250 concerned residents, their ire compounded by a painting crew having partially covered the natural pebbled columns and trim with white paint before a stop work order was issued. Residents learned that The Stanley Group, Inc., the new owner of the Mid Valley Shopping Center, proposed extensive alterations to the center and rebranding as "The Marketplace @ Carmel Valley." The meeting became unmanageable, and Supervisor Mary Adams offered to moderate a community forum coordinated by the CVA. That August 6 meeting was standing room only to hear the applicant's design proposals and to show support for the current tenants. The CVA President, Priscilla Walton; Acting Chief of County Planning, Brandon Swanson; and Adams arranged the format of the meeting to facilitate open communications between the residents and the developer.

An outcome of that meeting was the formation of an ad hoc committee, which agreed to produce a survey to learn more about how the community is responding to the proposed changes. The survey was open to the entire Carmel Valley community and was distributed widely through various organizations and individuals and through social media. Locals were eager to respond, and the survey was closed at 1,076 respondents, with 34% listing 93923 as their zip code, and 56% from 93924.

A five-point Likert Scale was used to allow individual residents to express levels of agreement or disagreement with the proposals. This method reduces the level of frustration in attempting to answer a Yes or No set of questions and is considered one of the most reliable ways to measure opinions, perceptions, and behaviors. The degrees can make a difference in understanding feedback. For example, on Question 1, if one combines

'Strongly' and 'Somewhat,' on either end of the scale, over two-thirds of the respondents disagree with the proposal to cover the existing columns with white paint, and 20% approve.

The landscape plans were opposed strongly and somewhat strongly by 68% with residents citing concerns about native plants, habitats for birds, bees, hummingbirds, and artificial grass. One resident said, "The water feature, with its granite boulders, represents the character of Carmel Valley and the river that created it," and another, "It's nice to have an area where dogs can hang out." The landscaping plans are subject to state and local ordinances regarding drought tolerance and water use.

Question 5 on the breezeway connecting the buildings brought another series of comments with 79% in opposition to the "industrial" look. Many commenters feared losing protection from the weather: "It was designed with a purpose and blends into the Valley around it. . .overhangs are needed when it's wet or when the sun is blasting down."



Sign concept from The Stanley Group, Inc.

Question 7 is particularly significant with 75% strongly disapproving of the red "HEART CARMEL VALLEY" sign and highly visible "MARKETPLACE" advertising. Residents are not in favor of the developer's pictured banners, flags or ranch fencing. One commented, "It's not an amusement park."

Question 9 asked about the proposal for parks on the Center parking lot. Some said more activities would be welcome: "Perhaps consider enticing a farmers market or art festivals or even pop up shops to that area." Other comments were negative: "We have

HIDDEN VALLEY MUSIC SEMINARS



*Celebrating
the diversity of
our beloved
Carmel Valley
and wishing all
Happy Holidays.*



*More than 56 years offering the
highest quality educational
and performance opportunities
to extraordinarily talented
young artists in the fields of
music, theatre, opera
and dance.*

- Hidden Valley Master Class Series
- Hidden Valley Masters Festival
- Hidden Valley Dance Center
- Hidden Valley Opera Ensemble
- Hidden Valley String Orchestra
- Hidden Valley Orchestral Institute
- Northern California Flute Camp
- Hidden Valley Road Scholar Program

**Post Office Box 116
Carmel Valley, California 93924
www.hiddenvalleymusic.org •
info@hiddenvalleymusic.org
(831) 659-3115**



View of water feature at Mid Valley Shopping Center, by Paola Berthoin

and infrastructure are also suffering and put under enormous strain.

The recent purchase of the Carmel Mid-Valley shopping center by a non-local developer has shown that those who don't have a history and appreciation of Carmel Valley bring visions for changes that are the antithesis of what exists, visions formed in an urban environment. Those visions often destroy what made the community attractive and unique in the first place. The rustic and friendly characteristics of Carmel Valley, with its close social networks and high level of overlap between friendships and businesses, are under threat.

While it is true that relationships between property owners and the businesses which lease from them is a private matter, the community takes note when the goal to make more profits comes at the expense of community residents and local businesses

and what they value.

Fortunately, we still have time and the dedication of hundreds of local residents and businesses who want to be involved in the path that Carmel Valley takes.

The Carmel Valley Association is working with these dedicated volunteers to lead the efforts to maintain the rural character that makes Carmel Valley so special. Together we can forge a strong local community alliance that works with local business interests and the county to honor and enforce the Carmel Valley Master Plan and its stated mission of protecting the natural resources and rural character.

Please join us in this critically important effort. If you are not presently a member of the Carmel Valley Association, please join us today. If you are a member, please donate or volunteer some time to help. If we want to preserve Carmel Valley, it is up to us.

Know the Legal Solutions to Problems with Neighbors' Trees

by Justin Ono, Board Certified Master Arborist

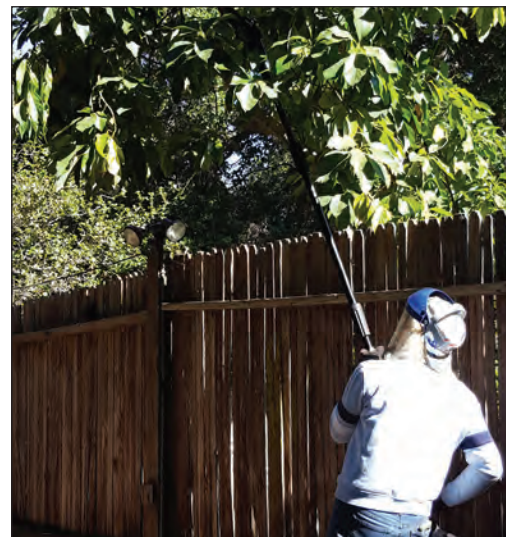
Trees can frame and define our worlds and make it feel like our neighbors are miles away. This barrier between properties can serve as either a significant benefit or a curse. Branches or roots from neighbors' trees can shade out yards, rip up fences and hardscape, or even become infested with insects and drip a sticky substance into your yard, possibly infesting your plants. While California homeowners have rights to manage vegetation encroaching onto their properties with trunks originating on neighboring lots,

they do not have rights to clear the trees back to an invisible line reaching above or below ground. Branches and roots crossing property boundaries do in a sense become the property of the homeowners who are encroached upon and become their responsibility to maintain. While this vegetation can be cleared to a reasonable extent, cutting a root or branches back to the point of serious injury or instability was ruled illegal in a 1994. A homeowner's walkway was being cracked by a pine root from the neighbor's tree, so he

BUD CARLSON: A Life of Service and Adventure

Story and photo by Carolyn Rice

hired a contractor to cut a trench eliminating the encroaching roots. The tree's owner filed a lawsuit citing that this trench made the tree unsafe. An appellate court ruled that while you have a right to manage your own land, these rights are tempered by a duty to act reasonably, and that disregarding this duty can make you held responsible for damage caused to the neighbor's tree. In an update to that case, another lawsuit was filed in 2012 in which a neighbor hired an unlicensed day laborer to hack back a tree encroaching over his property. The tree's owner sued for wrongful injury to the tree and won the case citing the loss of esthetic value. Not only did the court award damages in the range of \$20,000 but also doubled them and added legal fees on top of that. In summary, if a tree is damaged by a neighbor, the neighbor can be held liable for the loss of the tree and can be fined up to three times the cost to repair the tree or the loss of esthetic value. Although encroaching branches from trees with trunks originating on neighboring properties become the encroached property owner's responsibility, friendly neighbors often agree to split the cost and responsibility. The best first step to dealing with neighboring trees is to have a kindly discussion with your neighbor to work out an amicable solution to avoid unwanted damage to trees and tense situations with neighbors.



Robles del Rio resident Marie Taney tends to shared tree on fenceline.

Photo by Luana Conley

Imagine landing at the small Carmel Valley airport in a private plane and seeing a friendly man scurrying toward the grass and dirt runway to greet you. With his pilot background and home near the landing field, Bud Carlson was a natural for his self-appointed, unpaid job of airport ambassador.

A flight instructor at the beginning of his military service in 1949, Bud went on to study meteorology at the Naval Post Graduate School in 1960. A naval officer throughout his 28-year military career, with weather officer command positions in Rhode Island, Japan, Bermuda, and Antarctica, Bud said his time in Antarctica was the most exciting. "What did I do wrong?" was his first reaction when hearing about the assignment. A fellow serviceman reassured him it would be his best job of his life. At the Antarctica research unit with 2,000 people, including scientists from many countries, he worked as a weatherman. The second highest officer stationed there, Bud was in charge of the Operation Deep Freeze when the admiral went to New Zealand for breaks. He recalled it could get exciting when ships got stuck in the ice.

It was the early days of satellite photos, and weathermen relied on their own skills rather than the sophisticated satellite information available today. "From the photos we had to be able to read the shadows of clouds over snow, and sometimes they were a bit tricky to read," Bud recalled. He was back and forth between Antarctica, Washington D.C., and New Zealand during this assignment, and that's when he met his New Zealand wife, Elizabeth. They married in 1972 and moved to Carmel Valley Village in 1976. Bud and Elizabeth raised their three children—Drew, Kristen, and Brent—there. They frequently visit Elizabeth's New Zealand family and also have taken a number of other international trips, including a recent Russia river cruise.

A funny quip is a typical Bud answer to a question. When asked why he has volunteered for so many things, his quick retort was "the pay." Bud coached his children's soccer and baseball teams. He volunteered for years at the Concours d'Elegance administrative office then located in the village and at the Pebble



Beach show, the Quail, and the Italiano. For a number of years he helped at the Carmel Valley Community Chapel Thrift Shop. He has been on the Carmel Valley Youth Center Board since 1999 and joined the effort to establish a working Carmel Valley Village Vintage Airport that never came to fruition. Another volunteer group he assisted was the Community Against Substance Abuse, now known as Impact.

Bud was raised in Greenwich Village, N.Y., where he and his mother both juggled. He appeared in variety shows at Cornell University, at the Waldorf Astoria in NYC, and at Constitution Hall in Washington D.C. His step-father manufactured wooden juggling clubs in Jamestown, New York. Bud found it particularly rewarding to teach local young people to juggle, including a developmentally challenged boy in a residential home in Salinas.

To hear his upcoming plans, you would never guess his next birthday will be number 90 or that he was a recent recipient of a new heart valve. The Carlsons like to keep on the move with time-share stays, van camping trips, and family visits.



HOLIDAY SAVE THE DATES

November 28, Angel Project Community Thanksgiving Dinner, noon-3, at the CV Community Youth Center. The Angel Project Store opens for families that need extra help during the holidays: Call Alicia at 831-298-7425 for appointments. Details: cvangelproject.org. The CV Community Youth Center sponsors the **December 7**, Tree Lighting 4:30 p.m. and the **December 14**, Santa Fly-In 10:30 a.m. Holiday Parade follows. Details: cvcyc.org



CVSOS: Airfield Property Purchase Needs Funds and Volunteers

By Sandy Schachter

What's happening with the airfield? About 30 curious valley residents attended a community meeting on September 17 at the Carmel Valley Community Youth Center to find out. The Board of Directors of the non-profit group Carmel Valley Save Open Space (CVSOS) was there to impart the latest news and let residents know how they can help.

After board member and Development Committee Chair Lorraine Surprenant introduced the other board members in attendance-- President Joe Hertlein, Vice-President Eric Sand, Secretary Sandy Schachter, Treasurer Alan Cosseboom, and Nominating Committee Chair Cynthia Hall, the committee heads spoke a bit about the activities of their committees and introduced the CVSOS web page (cvsos.org), Facebook page, and Instagram account ([cvsaveopenspace](https://www.instagram.com/cvsaveopenspace)).

Vice-President and Fundraising Committee Chair Eric Sand presented a slide show of the recently completed business plan and donor packet. Residents are encouraged to look at the documents on the CVSOS website and/or to obtain a printed copy to hand to potential large donors. Contact Eric at Eric.sand@icloud.com if you are interested in obtaining a copy for distribution.

President Joe Hertlein discussed the two purchase offers made by CVSOS in the past and the possibility of a district benefit

assessment in the future to help with the purchase price, whether through an existing district such as the Carmel Valley Recreation and Parks District, whose representatives were present at the meeting, or a new expanded district. Several people inquired about the property's value and whether an appraisal had been done. Hertlein explained that a high-level appraisal is necessary for credibility with grant donors and legal issues and that this will cost \$5,000-7,000. Funds are needed as soon as possible for an appraisal of the property and other operating expenses. Donations can be made on line at cvsos.org or by sending a check to CVSOS at PO Box 28, Carmel Valley, CA, 93924.



The attendees then broke up into two groups to discuss ideas for the Fundraising/Development Committee and for the Outreach Committee. Volunteers are still needed to work for these committees. If interested in helping with fundraising, contact Lorraine at surprenane@aol.com. Cynthia can be reached at cynthiabhall@comcast.net.

If you want to join in this community effort, please sign up on the website at cvos.org. Once successful, we'll have an accomplishment that will benefit generations to follow.

Mid Valley, continued from pg. 1



Mid Valley Center, photo by Paola Berthoin

plenty of community areas between Carmel and Carmel Valley." Some felt it too close to Carmel Valley Road for children and pets. Disagrees came in at 49%, 30% agree, and 23% neutral on this one.

Residents are nearly unanimous with an 89% landslide desire for the Center to remain resident-serving. Most comments were about the practical aspects: "This has always been a shopping center for locals, from those in Cachagua to those in the Village, to those who live in Mid Valley. We depend on being able to shop and have services that are close to our homes."

The traffic mitigation question brought a mixed response, with comments mentioning existing safety problems, and others citing the Center as a way to avoid traffic and driving out of the valley for needed goods and services. Specific proposals might clarify attitudes.

Locals overwhelmingly support the current design and appearance of the Olof Dahlstrand-designed complex and its outdoor areas by 68%. While shoppers would appreciate a Safeway upgrade, most comments expressed appreciation of the design as it stands, as this answer: "The Center is a functioning part of a functioning community, for people who live and/or work in the community. It is part of the Valley neighborhood, in concept, design, and function." At the other end of the spectrum, a handful of respondents believe, "They own it; they can do what they want."

Locals are frequent visitors to the Center. Nearly 69% visit the Center from six to ten times per month, with 31% of locals shopping between one and five times monthly.

Many points of contention will be solved if the Carmel Valley Master Plan and county codes are followed. For example, the response to lighting showed nearly half strongly disagree and the remainder neutral or approving. Lighting codes will largely determine the outcome.

The next steps will be another LUAC hearing and a public forum to hear the owners respond to public opinion. Be sure to subscribe at carmelvalleyassociation.org to receive the free weekly CVA e-bulletin.



CVA hosted its most popular picnic yet on September 22 with three Carmel Valley homeowners associations attending in addition to many new members. Above, picnic-goers are enjoying the catering by Jeffrey's Grill, music by Rick Chelew and Nick Leahey, and listening to the speakers, who included Supervisor Mary Adams.

Photo by Paola Berthoin

Local Birds & WHOLEHEARTED CHORUS

Share Joy and Welcome All To Sing Along

by Andy Sudol



Wholehearted Chorus enjoying a recent retreat

Photo by Andy Sudol

Carmel Valley is known for the wide variety of birds that gather in the area due to the unique confluence of the Carmel River and the Pacific Ocean. Many of these birds sing, especially around sunrise and sunset. Like these birds, we have many residents of Carmel Valley who like to sing, too. The Wholehearted Chorus is one of the local singing groups that includes Carmel Valley residents: Kristin Ramsden, Terri Beatty, Suzy McGowan, Laverne Whitmill, Cynthia Fernandes, Paul Fridlund, Barry Kitzer, James Bronson, Christine Dawson, Cristin Devine, Zephyr Miller, and Andy Sudol.

“No experience required” is one of the mottos of the eleven-year-old chorus of over 130 local, enthusiastic amateurs who are led by

a charismatic song leader, Lisa G. Littlebird. She teaches harmonies simply by having singers listen and repeat. Many of the singers do not read music. Fun-filled practices take place weekly in Monterey and Big Sur. Some participants say that the sessions are uniquely therapeutic. The song lyrics often contain deep meaning and help through challenges such as grief, as well as good times. Other participants say that it’s anti-dementia medicine as everyone’s memory gets a good workout. And they sound good too.

Last year the Wholehearted Chorus shared their fall concert before a capacity audience at Hidden Valley Music. This year the chorus will feature special guest artist, violinist Edwin Huizinga, a Carmel Bach Festival favorite,

on Friday, December 13, at 7 p.m. at Hidden Valley Music in Carmel Valley and on Sunday, December 15, at 3 p.m. at the Pacific Grove Performing Arts Center.

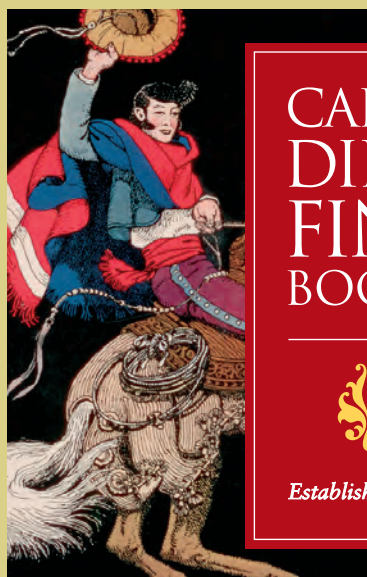
The program features an eclectic collection of uplifting songs, some written by Littlebird or one of her fellow community song leaders. Songs are mostly in English, but Spanish and other languages are also heard. And there are usually a couple of familiar popular tunes that are audience favorites. Singing along is always encouraged.

Last September, Littlebird led a five-day singers’ workshop with over a dozen talented song leaders at the Esalen Institute and a three-day summit of song leaders in Carmel Valley. They write and share harmonious uplifting songs that remind us to care about one another, appreciate the present, and be grateful for the personal connections, beauty, and nature that support us.

The number of community singing groups is growing around the country. The Roundabouts is a Carmel Valley group of singers led by Kristin Ramsden who meet in her living room on Wednesdays and share songs at local senior living centers and other gatherings.

Singing together is the antidote for screen time for many. It builds community through weekly gatherings, and Wholehearted Chorus members also have a weekend retreat allowing greater bonding while camping and singing around the campfire on Big Sur cliff-side property overlooking the ocean. They encourage everyone to find their voice and sing. Confidence grows with practice and Littlebird’s gentle encouragement. Purchase tickets for the joyous, interactive concerts and learn more at wholeheartedchorus.com. Join the birds, share your song, and celebrate daily, as our birds do.

Paid Advertisement



CARPE
DIEM
FINE
BOOKS



Established 1995

Books, Manuscripts & Ephemera **Wanted**

House Calls made – call for details!

245 Pearl Street
Monterey, California
(831) 643-2754
info@carpediemfinebooks.com

Celebrating our 25th year



Kristin Ramsden and the Roundabout Singers lead residents of Rippling River in song. Rippling River is an independent living development in Carmel Valley Village for low-income seniors and the physically challenged.



BOARD OF DIRECTORS

Priscilla Walton, President

president@carmelvalleyassociation.org

Rick Manning, Vice President

Sandy Schachter, Secretary

Mibs McCarthy, Treasurer, President Emerita

Paola Berthoin

Kate Daniels

Karin Strasser Kauffman

Donna Kneeland

Marlene Martin

Eddie McDonald

Lesley Nall

Eric Sand

Bob Siegfried

Dick Stott

Andy Sudol

Bob Tasner

Jeff Wood

* Eleanor Avila, Historian

* Janet Brennan, Advisor

* Luana Conley, Advisor

Newsletter Production Mgr

* Rich Fox, Advisor

Front page banner photo
by Paola Berthoin

Paid Advertisement

CHAMBER MUSIC MONTEREY BAY

Juilliard String Quartet
October 26, 2019

INSCAPE
November 23, 2019

Horszowski Trio
February 1, 2020

Escher String Quartet
March 7, 2020

St. Lawrence String Quartet with
Stephen Prutsman, piano
April 4, 2020

Subscriptions on sale now.
Single tickets available Sept. 10



Juilliard
String
Quartet

Saturdays, 7:30 p.m. / Sunset Center, Carmel
(831)-625-2212 ChamberMusicMontereyBay.org

Local
Postal Customer

Carmel Valley Association Holiday Dinner and Dance

Sunday, December 8
Hidden Valley Theater
4 – 7 p.m.

Music by the Dick Whittington Trio
Dinner by Jerome Viel Catering

Meet old friends
Make new ones!

RSVP: 831-320-9914

Pay at the Door
\$30.00 per person
Free one-year
membership for non-
members with ticket
purchase.



A CVA membership makes a fine stocking-stuffer for new neighbors!

COUPON

**If you live, work, or own property in
Carmel Valley, please join the CVA today!**

Joining or renewing
at the \$100 level or
above will greatly help
our efforts to preserve
Carmel Valley. Have a
voice in Valley affairs
and help sustain our
mission!

MEMBERSHIP LEVELS

| SINGLE | FAMILY |
|------------|------------|
| \$25 Basic | \$40 Basic |
| \$50 | \$75 |
| \$100 | \$150 |
| \$500 | \$750 |
| \$1,000 | \$1,500 |

CLIP AND MAIL WITH YOUR CHECK TO:

CVA
P.O. Box 157
Carmel Valley, CA 93924

Please provide your name,
mailing address, phone,
and *email.

**Your information will be used only for CVA business and news.
Your email provides a free subscription to the weekly e-bulletin*

CLIP

MAIL

COUPON