

# Carmel Valley Voice

A quarterly publication of the Carmel Valley Association

*To preserve, protect, and defend the natural resources, beauty, and rural character of Carmel Valley*



CVA Newsletter~August 2014

[carmelvalleyassociation.org](http://carmelvalleyassociation.org)

## CALENDAR

**Friday, Aug. 1, 5:30 pm**  
**Carmel Valley Fiesta**  
**Hoopla BBQ – The Money Band**  
CV Trail & Saddle Club

**Saturday, Aug. 2, 10 am-6 pm**  
**Sunday, Aug. 3, 10 am-5 pm**  
**CV Fiesta**  
CV Community Park

**Tuesdays, 9 am-1 pm**  
**Now-September**  
**Rain or Shine Farmers' Market**  
CV Barnyard

**Aug. 15 – Sept. 14**  
**The Mountaintop**  
**Magic Circle Theatre**  
[magiccircletheatre.net](http://magiccircletheatre.net)

**Aug. 28, 7 p.m.**  
**Documentary Film: Rebels With A Cause**  
Hidden Valley Music Seminars

**1st Wed. & 2nd Sat 10am-12pm**  
**Point Lobos Easy Access Adventures**  
**Sea Lion Point**  
[www.pointlobos.org/](http://www.pointlobos.org/)

**Sept. 21 11:30 am-3 pm**  
**CVA Annual Picnic**  
**65th Anniversary**  
Trail and Saddle Club

## Dam Removal Project Progressing

*By David Burbidge*



San Clemente Dam observers – Joe McCarthy

It was a cool and foggy morning when a dozen hardy Carmel Valley residents met at the Carmel Valley Community Youth Center for a first-hand tour of the San Clemente Dam Removal Project on May 31. Three Granite Construction officials - Bill, the project executive; Pierre, a project engineer; and Luke, an environmental engineer - met with us to conduct the tour and first gave a briefing of the project and its progress. After being issued protective helmets and vests, we piled into vans to proceed to the site via the old Tularcitos road, which has been improved to bypass the Sleepy Hollow residential development after concerns about construction traffic going through the subdivision. We took the lower dam road to the site, where we were able to view the project from the top of the dam. At this point in the project, vegetation

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## President's Letter *Happy 65th Birthday, CVA!*



Mibs McCarthy

Carmel Valley Association is looking back over its 65-year history and celebrating its accomplishments. Back in the 1940s ranch owners began to subdivide their properties, although some like Robles del Rio had been subdivided in the '20s. Concerned citizens of Carmel Valley went to the Planning Commission and the County Supervisors' meetings and found that developers were asking for exceptions to the zoning ordinances. In 1947, these activists influenced the county to pass an ordinance for one-acre minimum lots for a single-family dwelling. From these beginnings, the group went on to found the Carmel Valley Property Owners Association in 1949. In more recent years, it was re-named the Carmel Valley Association to better reflect the makeup of the membership.

The original purpose was to study the problems of the Valley and disseminate accurate information to the members. In 1951, the Carmel Valley Property Owners Association Board asked the Planning

Commission to lay out a plan for the development of Carmel Valley, and a Master Plan Committee was formed. The first real Carmel Valley Master Plan was adopted in 1961. It was the first in the nation for an unincorporated area within a county.

Developing the Carmel Valley Master Plan involved defining our vision of rural atmosphere. This means different things to different people, but as seen in our recent CVA survey, it usually includes no freeways, little traffic congestion, large lot sizes, interspersed agriculture, hiking trails, horse trails, parkland, oak woodlands, and a natural river.

The County General Plan was recently updated and with it the Carmel Valley Master Plan. The CVA negotiated on behalf of Carmel Valley residents every step of the way on the re-writing of the plan. When it was done and the county refused to correct an important error in the measurement of traffic, the CVA filed a lawsuit against the county and reached a settlement.

Now the county is in the stage of writing ordinances to enforce the plan. This is arguably the most important part. This is where the lawyers for developers look for loopholes. The CVA is closely monitoring this process.

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# Hidden Valley Dance Center

- \* Tap
- \* Ballet
- \* Creative Movement



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Fall Session begins September 1

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## Short-Term Rentals Under Review

By Tracy Kugelman and Luana Conley

Short-term rentals have a long history on the Monterey Peninsula. Many of us can recall families that temporarily moved out of their homes to rent them to event spectators as far back as the Crosby Clambake days. The practice is now year round, escalated by technology such as the AirBnB website rental hub, and new problems are emerging which are giving rise to a demand for regulations.

To respond to residents' concerns, St. Philip's Lutheran Church on Carmel Valley Road was the setting for the June 23 special community meeting concerning short-term rentals, sponsored by the Monterey County Resource

Management Agency and facilitated by John Ford, Planning Services Manager. The impact of special events was added to the agenda as an item of related concern to Carmel Valley. Since sessions held in September of last year, many of those concerned have become divided into short-term rental pros and cons. A new Monterey County Vacation Rental Coalition represents the interests of businesses that currently own, rent and manage multiple units under existing laws, and some single homeowners who offer "home-stays" in their guesthouse or caretaker units that include personal hosting services.

Those in favor of expanded regulations and enforcement are individuals who have already had negative experiences with a short-term rental and find that there is little or no enforcement available.

Residents aired complaints of weekly rentals of large homes turning into loud parties in residential areas, with no regard for neighbors and no enforcement available other than to call the sheriff. Other concerns were about the impact of increased traffic, cars navigating down private roads filled with event parking, the amount of dust generated on dirt roads, and the beneficiaries not contributing towards maintenance.

Another public policy area of great

concern to the county, says Ford, is the serious reduction of housing available for rent. As one Valley renter reports, "One nice and affordable space I saw last month had over 50 people filling out applications in a 3-hour open house." Local working people are now spending most of their paycheck on housing costs, moving out of the area, living in illegal buildings, or dealing with health and safety code issues

that they are afraid to mention for fear of eviction.

Many said that the lack of enforcement should be handled by adding more staff to the planning department, while some proposed that neighborhood associations could be formed to monitor rules, regulations and behaviors. The county does not do proactive enforcement; it is up to the affected

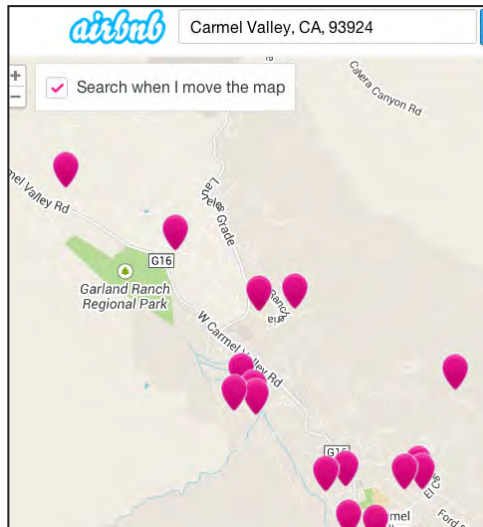
county resident to inform the planning department of violations, but the county will investigate and enforce, preferring compliance to fine assessment.

The county ordinance currently in effect provides for short-term rental inspection and a transient occupancy tax (TOT) just like a hotel or motel room. Tax Collector Mary Zeeb reports that the 10.5% tax goes into the discretionary revenue fund after a percentage is apportioned to the Monterey County Visitors and Convention Bureau (6%), the County Arts Council (1.98%) and Film Commission (.95%), and the road fund (21%), using adopted formulas. The draft ordinance does not specify any revenue to enhance planning and inspection functions or boost personnel to the Sheriff's office for weekend enforcement.

The current Title 21 Code is found here: <http://tinyurl.com/lewydru>.

The Inland Discussion Draft is here: <http://tinyurl.com/ke2zyxj>.

A county survey will be drafted, circulated and advertised, as county officials are eager to hear from a wide constituency. Further public hearings will be held after the draft re-working. Be sure you are on the CVA mailing list to be informed of future meetings.



# SAVE THE DATE!

## CELEBRATE CVA'S 65th BIRTHDAY!

CVA's Annual Picnic is set for Sunday, September 21, from 11:30 a.m. to 3:00 p.m., at Carmel Valley Trail & Saddle Club (end of East Garzas Road).

Barbeque is \$25/person or \$40/couple.

RSVP Priscilla Walton at [priswalton@sbcglobal.net](mailto:priswalton@sbcglobal.net) or phone 236-7123 for reservations. Come enjoy an afternoon of fun and festivities with your friends and neighbors! Prize drawings, art displays, music and more!



## VALLEY GROUPS INVITED

Non-profit groups serving the valley are invited to set up tables, free of charge, first-come, first-served. Groups must provide their own tables and chairs. Tickets for the BBQ are required for all who wish to dine.

Reserve space by contacting Donna Kneeland, Chair of Outreach for Carmel Valley Association, at [crmlndonna@aol.com](mailto:crmlndonna@aol.com) or phone 625-0929.

Dam, cont. from page 1

had been cleared from the silted area and a water-filtering plant had been installed to assure good water quality for the river as the dam removal is in progress. There are usually eight to ten environmental engineers on site at all times to insure proper handling of the flora and fauna. Also, preparations are being made to blast through a hill in order to re-route the river temporarily through large pipes. Almost one million cubic feet of dirt and silt will have to be moved in preparation for actually taking the dam down. The silt is almost eighty feet deep at the dam and will be moved as fill to build up the old river channel. When completed, the new hills will be vegetated to fit in with the present surroundings. The actual dam removal will begin next season and the entire project should be finished by the end of 2015.

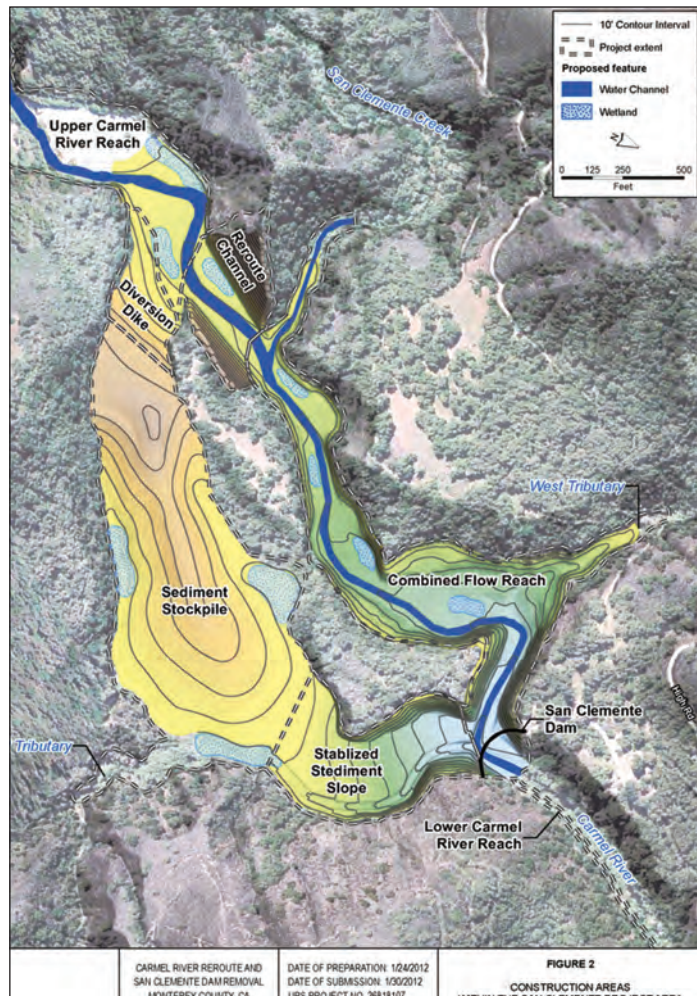
After our tour, we proceeded back via the upper dam road, which will be used to bring in more heavy equipment, and we were able to get a panoramic view of the entire project from the top of the hills. Jane Sanders of CVA organized the tour, and anyone interested in a similar tour may contact Bill McGowan, the Project Executive, at 831 768 4326 or at [bill.mcgowan@gcinc.com](mailto:bill.mcgowan@gcinc.com).



The environmental engineers on site insure proper handling of the flora and fauna, like this roadrunner. Picture from John Meyer's trail camera.



Old fish ladder – Joe McCarthy



Carmel River Reroute and San Clemente Dam Removal



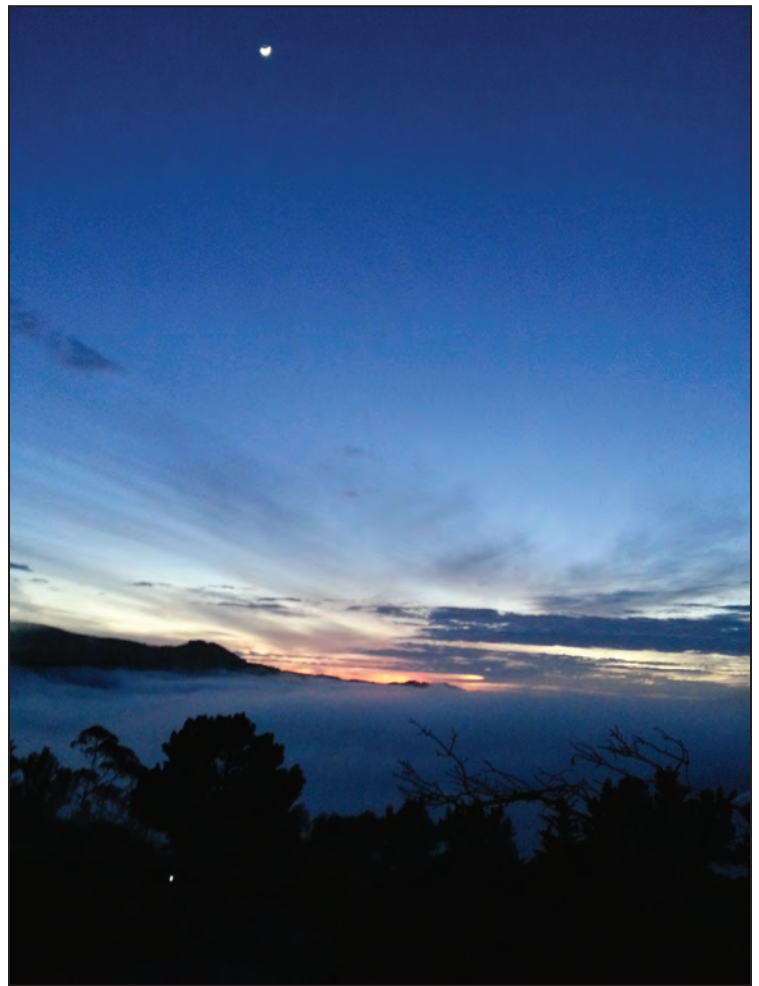
Silt accumulation in the old Carmel River stream bed above San Clemente Dam – Joe McCarthy



San Clemente Creek flows into dam – Joe McCarthy



*Coyote – from John Meyer’s trail camera*



*These sightings of the night sky and a grazing deer were beautifully captured and shared by Mildred Price of Tierra Grande.*

## Three Passions: Music, Environment and Mountain Biking

*By Sandra Schachter*



Peter Mellinger

Among Carmel High’s graduating seniors this year, one stands out as particularly noteworthy: Carmel Valley resident Peter Mellinger. Peter, 18, an accomplished violinist who has been playing since he was six, can claim a number of awards, most notably the 2013 Youth Music Monterey County Ruth Fenton Music Scholar Award, the 2013 Carmel High School Music Department Student of the Year Award, and first place in the 2013 Youth Music Monterey Concerto Competition. He credits his teacher of ten years, Rochelle Walton, for much of his success. But there is a surprise in his musical profile: Although he enjoys playing orchestral music more than any other type, his favorite for listening is Eastern European folk music, particularly the bands

Fish Tank Ensemble and Giles Apap.

But music is not his only passion. Inspired by his environmentally conscious parents, Pam Hopkins and Ed Mellinger, he is also dedicated to environmental causes. Although he has been accepted to the prestigious Oberlin Conservatory in Ohio with a scholarship, he has chosen to attend Pomona College and major in environmental analysis and hopes to pursue a career in that field. As an avid mountain biker, he would like to see better quality trails in Carmel Valley and a safe bike trail along Carmel Valley Road.

Peter’s family has lived in Carmel Valley since 1964, when his grandparents, Joan and Peter Hopkins, moved here.

Peter will be interning at a biodiesel factory in Watsonville this summer and then will travel to England for three weeks before embarking on his college career. We have no doubt that he will be successful!

# Airstrip History Highlighted at CV Historical Society

By Cherie Ohlson, Historical Society

One of the latest exhibits at the Carmel Valley Historical Society is about the Carmel Valley Vintage Airfield located above Carmel Valley Village. Many now think of as a public park although it is privately owned. It was the dream of brothers Byington and Tirey Ford to develop a small community of hangar/homes where owners could land and taxi into a hangar attached to an individual's home. The airstrip was used for many years, and although the original dream of an airpark was never realized, it played a significant role in the development of the village. The exhibit showcases original airport signage as well as other memorabilia that generous donors have made available. Pick up a copy of the Spring/Summer issue of Carmel Magazine, which features a great article on the airport. (From *The Carmel Valley Historian*, June 2014)



Photo from Wikimapia

# Traffic Meeting Raises Questions *By Tim Sanders*

Measurement of traffic volume on Carmel Valley Road was the focus of discussion in a meeting in Supervisor Dave Potter's office on June 17. The informational meeting was arranged and hosted by Kathleen Lee, Potter's principal assistant, at the request of attorney Molly Erickson, following a public records request for traffic data held by Public Works.

Ms. Erickson explained her concerns about traffic measurement procedures, based on her examination of the records she received. These included raw data for several recent years through 2013, and information on Carmel Valley Master Plan (CVMP) policies. She noted that the raw data revealed several important opportunities for improving traffic measurement procedures, as well as deficiencies that require remedy in order to be consistent with CVMP policies. Her observations included, among other things, that the data she received showed neither of the two traffic counts made in 2013 were made while school was in session, as mandated by plan policies. Subsequent to this meeting, the Public Works Department has provided additional data collected while

school was in session. She also suggested a number of significant procedural changes that would help prevent future deficiencies; these were considered in some detail.

Discussants, besides Kathleen Lee and Molly Erickson, included Bob Murdoch, Director of Monterey County Public Works; Ryan Chapman, traffic engineer with Public Works; Les Girard, Monterey County Counsel's office; Ann Mahoney, Friends of Quail; and Margaret Robbins, Tim Sanders, and Eric Coburn, all from CVA. Supervisor Potter was not present, but Kathleen Lee represented him and his office. The goal of CVA's engagement in this consultation was to help raise and pursue important and pressing issues on which the Carmel Valley Road Committee, chaired by Supervisor Potter, will provide advice and comments to County Officials in accordance with CVMP provisions.

More recently, Ryan Chapman for the Department of Public Works has delivered to the Road Committee a review and report on the relevant traffic measurements for 2013, which usefully carries forward discussion of some of these matters.

The CVA Board regards compliance with the traffic policies of the CVMP as critical to the goal of preserving Carmel Valley's rural character. As traffic approaches levels deemed unacceptable in the CVMP, heightened vigilance by its members is, and will be critical to pursuit of CVA's mission. Attendance at the Supervisor's Road Committee is a useful way to exercise that vigilance.

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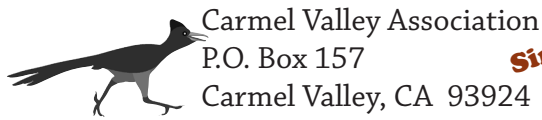
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## CVA Statement on the Future of the CV Library

The following statement was approved unanimously at the April CVA Board meeting: The Carmel Valley Association strongly supports Carmel Valley Library patrons, who showed in a recent county-sponsored survey their desire to keep the library building in the village area and to retain the comfortable, home-like atmosphere and rural character of the present building in any future renovation, purchasing or building plans.



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

*Since 1949 The Carmel Valley Association Needs You!  
 Join CVA to make sure our voice is heard on county decisions impacting Carmel Valley.  
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\*\*\*\*\*ECRWSS\*\*\*\*\*

Local Residential Customer

**Protect Your Neighborhood with Neighborhood Watch**

*By Sandy Schachter*

Do you remember the days when Carmel Valley residents could leave their doors and cars unlocked? Alas, those days are now ancient history as the valley has been



confronted with waves of break-ins and burglaries. One of the responses to this problem has been the establishment of Neighborhood Watch Crime

Prevention Programs in which neighbors get to know each other and work together for mutual assistance. Six Neighborhood Watch groups have been established since January in Carmel Valley and Carmel, according to Donna Galletti, Crime Prevention Specialist

with the Sheriff's Department.

It is surprisingly easy to organize these programs. Donna is happy to come out to neighborhoods and conduct a Neighborhood Watch Meeting to explain how to recognize and report suspicious activities and implement crime prevention techniques. A patrol deputy is also invited to these meetings so that neighbors can become acquainted with their local law-enforcement authorities. A number of informational brochures on crime prevention are also available. You can call Donna at 647-7909 to find out whether there is a program in your neighborhood or to organize a new one.

Always remember the three elements that must be present in order for a crime to happen: DESIRE, ABILITY, and OPPORTUNITY. A burglar already has the desire and ability, so we need to remove the opportunity by doing the following: lock doors/windows whenever you leave the house, keep vehicle doors locked and use your car alarm, and do not leave items of value(purses/laptops, etc) in your vehicle.

**In Memoriam**

**Robert Greenwood  
 January 25, 1923 - July 9, 2014**

It is with sadness that we notify residents of the death of Robert Greenwood on July 9 of this year at the age of 91. We also want to acknowledge the countless valuable contributions he made to the community over the years. He served as President of the Carmel Valley Association in 1984. After completing his term as president, he remained on the CVA Board as Treasurer and also Chair of the Water Committee. He retired from the Board in 2010.

Robert was a familiar figure in the valley and was much admired for his sound advice and insightful comments. He leaves his wife, Helena, as well as Daphne and Scott, Andrew, Claire and Bill.



CVA Birthday, cont. from page 1

Our mission is to preserve, protect and defend the natural beauty, resources, and rural nature of Carmel Valley. Our by-laws specify that we encourage appropriate residential and commercial growth so as to preserve and/or enhance scenic values, air quality, water quality and availability, natural resources, traffic circulation and safety, and the general quality of life.

Carmel Valley, as part of the larger county, contributes inordinately to the finances of the county through high property taxes. The majority of county supervisors have no allegiance or accountability to Carmel Valley and often make decisions adverse to our interests. For this reason, every ten years or so the question of autonomy comes up. The CVA worked for incorporation in 2009 and it was defeated by only 275 votes out of 5,459.

Sustainability, both environmental and economic, is key to preserving our rural atmosphere and an important part of the CVA mission. There are federal orders to protect the Carmel River steelhead and the red-legged frog. And there is a state order to cease and desist from overdrafting the river. We support these measures. We also support local businesses, especially those focused on services needed by valley residents.

The CVA's strength with the County comes from our history of diligence on the issues and the number of people we represent. Everyone who lives in Carmel Valley and wants to preserve it should be active and informed, but that's not always possible or practical. So the CVA is here to do that for you - with your help. Your participation is needed. Please join us!