



## President's Letter by Pris Walton



Residents of Carmel Valley frequently write to us expressing their concerns about the increasing traffic and congestion. The numbers of people pouring in are posing concerns for traffic safety, zoning, and increasing levels of noise that are beginning to harm the quality of life for year-round residents. The *New York Times* recently featured Carmel Valley as one of those hidden tourist destinations. We are no longer the laid back place where locals come to get out of the fog. We are impacted by short-term rentals, special events, wine tasting, and hiking. Slowly Carmel Valley is changing from a laid back, quiet, rural community where residents and tourists commune with nature in a pastoral setting. Each source of increased traffic deserves study because each contributes to the problems in different ways. The focus of this communication is on special events. As far as we can tell, during the last 20 years there has been no systematic plan to monitor or control the impacts of special events.

CVA has been following the development of the proposed special events ordinance. During this

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## WHY CVA ASKS THE COUNTY TO FOLLOW THE LAW

*by Tim Sanders and Eric Sand*

The Carmel Valley Association (CVA) is adamant that the county failed to follow the law by approving the Rancho Canada Village (RCV) subdivision EIR, which does not adhere to the Carmel Valley Master Plan, the Monterey County General Plan, or the California Environmental Quality Act. These are agreements and written contracts which we ask our county to respect and enforce for our mutual benefit. Unfortunately, the county has decided unilaterally and arbitrarily to change and/or abrogate the contracts, to the significant disadvantage of those who live in Carmel Valley. We object, after having carefully studied the relevant documents, especially environmental impact reports, and our judgments are based solidly on facts or discrepancies revealed in those public documents.

Consider two situations that the RCV will affect: potential flooding at the mouth of the Carmel Valley and traffic on Highway 1.

First, note that RCV is adjacent to the Carmel River and can affect its potential for flooding. This was a major issue in the original 2008 review of the 281-unit RCV proposal, because three very serious floods had occurred at the mouth of the valley in 1995 and 1998, forcing evacuations, isolating communities, and destroying a bridge. The 2008 draft EIR revealed substantial exacerbation of flooding threats in the RCV proposal, so CVA hired a nationally respected hydrologist to review and comment on the flooding potential. The resulting report showed substantial deficiencies in the project's flood analysis, and soon thereafter the developer suspended activity on the project. The county never responded to the CVA comments.

The CVA board recently reviewed specific sections of the 2016 RCV EIR in response to claims that constructing the new RCV project would resolve major long-standing flood threats for the Riverwood and Arroyo Carmel communities. A citizen committee monitoring flooding west of Rancho Canada, CSA 50, announced its support of RCV, citing the same unsubstantiated claims.

- ▶ Drainage across the RCV property is

responsible for only between 1.2% and 2.1% of river flow during flood conditions.

- ▶ The 2016 RCV EIR notes the developer's aim to deviate from the county's stated intention to construct a flood control channel at the west boundary of the RCV property,

- by replacing the southern half of the county's intended open channel with a seven-foot buried pipe,
- in order to avoid having a roadway in the developer's RCV site plan block the path of the more efficient, less costly county open channel, and
- with the cost of the buried, less efficient, less protective and more costly pipe under the RCV roadway being borne not by the developer, but by the county through reimbursement of the developer.

Further flooding relief might be achieved in the RCV project through the construction of sufficient pond capacity to collect and hold flooding water on RCV property upstream of the CSA 50 boundary, but this has not been explored.

CVA's conclusions are this proposed RCV flood pipe would minimally improve flood protection west of RCV, and the cost to the county and/or affected residents would be higher than an open channel.

Second, consider the impact of the RCV project on traffic on Highway 1. It has been known for years that existing peak hour traffic exceeds the capacity of Highway 1 between Carmel Valley Road and Carpenter Street, a condition called level of service F (LOS F). The RCV project would add approximately 1,300 vehicle trips each day to this segment of Highway 1. The CVA board notes this is an unacceptable price for our residents and businesses to pay for access to their property and work.

A designation of "multimodal level of service" (MMLOS) was claimed by the developer's consultants in the 2016 RCV EIR for the traffic flow status for Highway 1. However, this

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# HIDDEN VALLEY MUSIC SEMINARS



## 2017 MASTERS FESTIVAL

June 5

**Keith Underwood, flute**

*International teaching/performing artist*

June 8

**Ali Ryerson, jazz flute**

*International teaching/performing artist*

June 12

**Elaine Douvas, oboe**

*Principal oboe, Metropolitan Opera Orchestra*

June 23

**Judith LeClair, bassoon**

*Principal bassoon, NY Philharmonic*

**Robert Walters, English horn**

*Solo English horn, The Cleveland Orchestra*

August 15

**Mark Kosower, cello**

*Principal cello, The Cleveland Orchestra*

## *Carmel Valley Garden Show*

May 6 & 7

10 am – 4 pm

Admission Free

*Live Music*

*Photography Show*

*Hidden Garden Cafe*

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

# TICKETS

659-3115

[hiddenvalleymusic.org](http://hiddenvalleymusic.org)  
104 W. Carmel Valley Rd

slow-moving process, with little resident participation, three applications for special event permits are moving forward prior to the enactment of an ordinance. We find these very troubling.

The case in point is Hilltop Ranch/ Cima Collina. The applicant has filed three separate applications with the county (PLN 160833, PLN 140234, and PLN130041). All the applications would violate existing regulations for zoning, traffic, and noise. More importantly, approving the permit for this special event center before an ordinance is developed would set a very bad precedent.

Division of the application into three parts attempts to hide the magnitude and nature of this large, noisy, intrusive, and non-conforming project on a shared one-lane private driveway in a quiet residential neighborhood.

PLN130041 is a combined development permit consisting of a use permit to allow up to 25 wine hospitality and viticultural functions per year with 75 attendees; up to ten social events, including engagement parties and weddings with 75-250 guests and staff at each gathering; an administrative permit for transient occupancy to allow the use of an existing 1,200-square-foot dwelling in conjunction with events or to rent out.

PLN140234 is a use permit application to allow the assembly of up to 250 people at a time for corporate wine events, educational dinners, and social events. It would allow up to ten events a year within a 2,400 square-foot-barn and outdoors on lawn areas and the vineyard.

PLN160833 is an administrative permit to allow Hilltop Vineyard to operate as an extension of the wine-tasting room (Cima Collina) located in Carmel Valley Village. It would permit wine business dinners, meetings, member tastings, and other routine vineyard activities.

The problems are significant.

Number 1: Zoning. This property is in an area zoned for residential use and designated as Low Density Residential, 2.5 acres per unit, by the Carmel Valley Master Plan.

Number 2: Private Road. Access to the property is on a narrow, single-lane, **private residential driveway** built to serve a limited number of residential lots, maintained by residents near the property. The road is not constructed for commercial uses.

Number 3: Noise. The expected noise from events would be intrusive to residents living in the immediate area and beyond and is not appropriate to low-density residential classification. Residents have already reported unpermitted gatherings that generate high levels of crowd and vehicle noise. Neighbors have written a letter with strong objections to this project.

The greatest problem is that allowing this use would set a major precedent by permitting intensified public and commercial uses in a residential neighborhood. It would mean that any resident living in unincorporated Carmel Valley - including your next-door neighbor - could justify turning his/her property into an event center.

This hits at the heart of Carmel Valley Association's mission to protect the rural and natural characteristics of Carmel Valley. CVA is concerned about the project moving forward without adequate review. We encourage you to write to your supervisor and to the county to urge denial of this use in order to prevent this from happening all over Carmel Valley.

Here is how to make your opinion heard. Contact your supervisor:

5th District Mary Adams,  
[district5@co.monterey.ca.us](mailto:district5@co.monterey.ca.us) - 831-755-5055 or 831-647-7755.

## CVA MEMBER QUESTIONNAIRE

At our annual CVA meeting, March 26, we distributed a questionnaire: "We Want to Know What You Think." We would like you to tell us what you think is important to maintain Carmel Valley's rural character and continued well-being.

Please go to our website, [carmelvalleyassociation.org](http://carmelvalleyassociation.org), and follow the link to the questionnaire. We would like to hear from everyone and use the information as a guide.

# New Natural Resources Committee Formed

by Paola Berthoin



Drew Lander speaking overlooking Carmel River Lagoon, photo by Mibs McCarthy

The Carmel Valley Association has recently formed a Natural Resources Committee. The intention is to inspire a larger constituency of community members to help preserve the rural nature of the valley by going outside and experiencing it. Currently, the committee members are Mibs McCarthy, Molly Attel, Bob Siegfried, and Paola Berthoin. We encourage new members to join us by contacting Paola at 831-624-9467.

Our first offering took place March 11 with an informative talk by Drew Lander, Principal Engineer of the Carmel Area Wastewater Treatment Plant. It was an opportunity to learn onsite about the history of the ongoing restoration of the lagoon, its management needs for the protection of habitat and homes along the edge of the lagoon, and the wastewater treatment plant east of the lagoon.

Beginning in June, the Natural Resources Committee will be offering a new year-long program called Exploring a Sense of Place. It is based on a similar program initiated

in the San Francisquito Watershed in the 1990s.

The goal of the program is to offer stories of the natural aspects of the watershed: how the plants and animals and natural systems of the river, land, and geology interact to create and support a whole ecosystem/bioregion. These outings will include reflective opportunities such as creating a simple drawing of what one is seeing or writing a poem about the experience of being next to the river or what it may be like to be an animal of the bioregion. It will be an opportunity to share readings, walks, and encounters to gain a closer connection to the watershed that sustains all our lives.

Every other month a specific aspect will be offered on the second Saturday, building toward a whole experience of the watershed. The outings are open to children and adults. Our first outing will take place June 10 at the Los Padres Dam. Stay tuned for more information about this new program!



Lagoon photo by Keith Vandevere, taken in 2014 after bulldozers lowered the south end of the bar just enough to ensure the river would breach it before homes began to flood.

## HISTORY FLOWS ON

Delving into the “ancient history” of Carmel Valley is not an easy task. Even in our little valley, myths abound. For example, have you heard the story that Rippling River, the affordable housing facility in the village area, was originally built as a hunting lodge by W. C. Fields and registered under his wife’s name? Well, a quick check at the Carmel Valley History Center yields different information: A news article in the *Carmel Valley News* of February 1956 states that a Mrs. Stephen Field of Monterey had recently bought the Dalton Ranch property and intended to make it a rest home named Rippling River Ranch, with luxury accommodations for six people. She planned “a gay and happy thing for elderly persons.” At some point, the building had



Guest speaker 5th District Supervisor Mary Adams above, at March's Annual CVA meeting. Supervisor Adams remarked on her surprise at finding that so much of substance was covered in closed sessions, and related how she and her staff have deliberately planned how to maintain a guiding vision for the county amidst all the daily urgencies.

Photo by Luana Conley

# AT RIPPLING RIVER

by Sandy Schachter



Photos by Luana Conley

also been a private school, but it is not clear when.

Evidently, the enterprise did not go as well as Mrs. Field expected, and by 1962 it was being advertised as a resort called the Rippling River Inn. According to one of the current residents, who has been there since 1976, some time in the 70s, a family bought the property with the help of an HUD loan, intending it to be used as a facility for the disabled. However, they ran into insurance problems, and the county took over the property in the early 70s and hired a management company to oversee the operations.

Apparently, the facility was very comfortable at that time, with a shared living room, a van for transportation, dining room and maid service, and a chance for residents to work part-time to help pay their rent. With the transfer of ownership to the Housing Authority in the 80s, these services were eliminated and kitchens were added to the apartments, making them independent units.

Now Rippling River is a government-subsidized housing facility for disabled

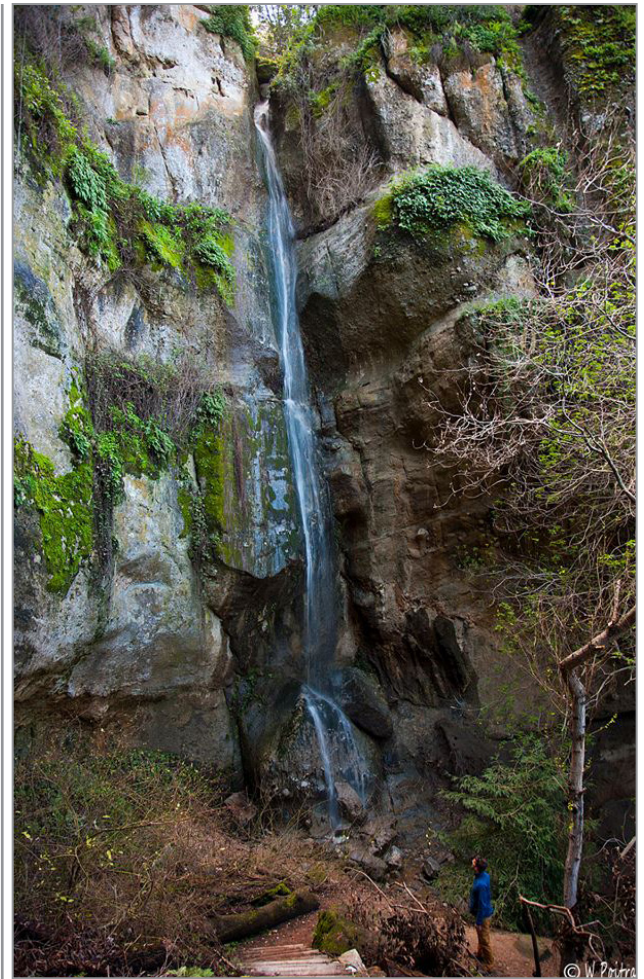


This tom turkey is stylin' and profilin' photo by Miibs McCarthy

and elderly persons overseen by the Monterey County Housing Authority Development Corporation, a 501(c)(3) public benefit corporation.

The facility ran into some serious problems in the early 2000s, when the county threatened the residents with eviction because of rising costs, insurance problems, and the high cost of necessary renovations. Residents were very unsettled at the prospect, as the waiting list for subsidized housing suitable to their needs is very long. With the support of valley residents, who formed a group called the Friends of Rippling River (FoRR), intervention by former 5th District Supervisor Dave Potter, and a determined effort by the tenants' Residents Association, these problems were solved, renovations were made, and the residents remained.

FoRR has reactivated recently to advocate on behalf of residents, to assure the facility managers maintain a respectful atmosphere that allows our neighbors and friends to thrive.



Garland Falls, a rare sight

Photo courtesy of Warren "Pete" Poitras

## Carmel Valley Garden Show Attracts Major Crowd

Story and photo by Carolyn Rice



Expect the biggest and healthiest garden plants in the county, vibrant blooms and fragrant arrangements, live music, local wine, and delectable food at the Carmel Valley Garden Show on May 6 and 7. About 2,000 people typically attend the free show at Hidden Valley Music Seminars in Carmel Valley Village.

"With all the rain this year, it should be a great show," said Betsy Shea, CV Garden Club president. "I have heard people catch their breath when they walk into the show and see the riot of color. People from San

Francisco who have just happened upon the show say they are amazed that such a varied event takes place in this small community."

The club's 179 members organize and volunteer for the two-day event. A photography competition with the theme of Monterey County plants and landscapes is a new feature this year, with entry open to all, as is the plant and floral competition. Other features include a Children's Discovery Garden, demonstrations, a silent auction, and plant and garden product vendors.

During the past nine years the club has raised more than \$60,000 for Carmel Valley nonprofits. Recipients include Carmel Valley Community Youth Center, Friends of Carmel Valley Library, Carmel Valley Civic Improvement Committee, Hidden Valley Music Seminars, MEarth, Carmel Valley Historical Society, and the Children's Garden at Tularcitos School. For more information on the show please see [cvgarden.org](http://cvgarden.org).

# TRIBUTE TO ALAN DELFINO

by Paul J. Ingram

Alan Peter Delfino passed away on February 11 as a result of a jeep accident at his home. Alan was born in Carmel, California, to Mary and Peter Delfino on February 22, 1947. His family owns the Carmel Valley airstrip. CVA always found Alan friendly and cooperative in dealing with him about the airstrip and will miss his positive influence on the valley and its residents. The following is a tribute from his good friend, Paul Ingram:

My relationship with Alan Delfino began when I was president of the Carmel Valley Community Youth Center, and we became the overall sponsor of the Carmel Valley Santa's Fly-In. Each year I called Alan and his mother Mary Delfino to let them know the Fly-In was coming and that the certificate of insurance for the use of the airfield property was on the way. That led to Alan calling me from time to time to check on the property for various reasons. Mary has been the guest of honor at the Fly-In as long as I've been a part of it.

For a long time I have paid close attention to the future of the property, with a desire that it continue as open space for the use of the community and also as a base for emergency operations, as it was with the Basin and Soberanes Fires and various search and rescue operations through the years. I had the occasion to sit down for several lunches at the Running Iron with Alan to explore the possibilities. Usually,

those meetings were about half of the time discussing the airfield and the rest on all manner of subjects. He even had a very funny story about my father that I had never heard.

What emerged was discovery of a fascinating personality as we shared common interests, particularly in the outdoors. In December, I invited Alan and his wife, Patricia, to our family cabin

at White Rock. My last memory of Alan is sitting on the patio looking out to the Ventana Wilderness, enjoying a drink and the cheese plate they had brought.

It is my belief and hope that, as with the Monterey Peninsula Regional Park District acquisition of the Rancho Canada property, all the pieces are coming together that will preserve all or most of the airfield as permanent open space and honor the Delfino family for keeping the property available for community use all these decades past. Land use issues are always complicated in this county, but at the end of the day it is often relationships that open up possibilities that might not otherwise exist. I was glad to have known Alan Delfino, and my deepest condolences go out to Patricia, Mary, and the rest of the family.



"Gang of Deer" in Robles del Rio, photo by Mibs McCarthy

**ALERT!**

While the ground is still moist, pull out or eradicate as best you can the yellow genista/ French Broom. The seeds live in the ground for 80 years and the plants set millions of seeds per year! The north side of Carmel Valley, in particular, is being exponentially overrun by it, destroying the native plants that bees and other animals depend on for habitat and food. It is also a fire hazard. It is the native habitats that make Carmel Valley the beautiful place it is. The example on the left is the blighted Robles del Rio Lodge.

Carmel Valley Association  
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Follow the Law, continued from Pg. 1  
designation was intended for urban streets and to assist in the design of roadway "architecture" such as medians, turn lanes, etc., rather than to evaluate traffic levels. It does not use vehicle counts to "measure" traffic intensity and results in an erroneous level of service C (LOS C). When actual vehicles are counted and conventional standards are applied, the current level of service F (LOS F) designation for Highway 1 is greatly exceeded.

The RCV project would result in the "externalizing of costs" to the community and appear in the form of wasted time spent in traffic and its side effects as well as costly unintended consequences in an already congested area.

These are among the many reasons that CVA has declined to support the Board of Supervisors' certification of the Rancho Canada Village EIR.

**SAVE THE DATE**

**48th Annual Carmel Valley Garden Show**  
**May 6th & 7th • 10 am to 4 pm**

**Participate!**  
 in this free Community Event  
 Anyone may enter

**Ready your best cut flower plants**  
**Plant a beautiful container garden**  
**Volunteer • Sponsor**  
**Donate to silent auction**

**Enjoy!**

**Bring friends • Bid at auctions • Enjoy live music**  
**Buy from vendors • Learn at demos**  
**Attend Saturday Evening Gala**  
**Children's activities, Hidden Valley Cafe**  
**Proceeds benefit Carmel Valley nonprofits**

**Hidden Valley Music Seminars**  
**[www.cvgardenclub.org](http://www.cvgardenclub.org)**  
**For rules and more info**

**Garden of Delights**  
*Just Willow*